



City of Arts & Innovation

## CITY PLANNING COMMISSION MINUTES

THURSDAY, SEPTEMBER 6, 2018, 9:00 A.M.  
ART PICK COUNCIL CHAMBER, CITY HALL  
3900 MAIN STREET

### PLANNING COMMISSIONERS

		K I R B Y	S T O S E L	R U B I O	P A R K E R	M I L L	V A C A N T	R O S S O U W	T E U N I S S E N	Z A K I
	WARDS	1	2	3	4	5	6	7	C W 3	C W 3
Roll Call:	Present	X	X	X	X	X		X	X	
Chair Rossouw called the meeting to order at 9:00 a.m. with all members present except Commissioner Zaki.										
The Pledge of Allegiance was given to the flag.										
PLANNING/ZONING MATTERS FROM THE AUDIENCE There were no oral comments at this time.										
<b><u>PUBLIC HEARINGS</u></b>										
<b><u>PLANNING CASES P17-0853 and P17-0854 – General Plan and Zoning Code Amendments – 1705-1761 Seventh Street, Ward 2</u></b> Proposal by Shonda Herold of Wakeland Housing and Development Corporation to consider the following entitlements for consistency with the adopted Chicago-Linden Strategic Plan: 1) a General Plan amendment to change the land use designation of four contiguous parcels from MDR – Medium-Density Residential to HDR – High-Density Residential; and 2) a Zoning Code amendment to change the zone of seven parcels from R-1-7000 – Single-Family Residential Zone to the R-3-1500 – Multi-family Residential Zone. Matthew Taylor, Associate Planner, presented the staff report. Shonda Herold, Project Manager, Wakeland Housing and Development Corporation, stated they were in agreement with the recommended conditions. There were no comments from the audience. Following discussion the Planning Commission recommended that the City Council: 1) Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; 2) Recommend approval of Planning Cases P17-0853 (General Plan Amendment) and P17-0854 (Zoning Code Amendment) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.	Motion Second All Ayes	X	X	X	X	X		X	X	
<b><u>PLANNING CASES P18-0122 and P18-0123 – Conditional Use Permit and Design Review to Establish 58-unit Senior Apartment Complex – 3723-3745 Strong St, Ward 1</u></b> Proposal by Bill Allen, of Harvard Pacific Investments, LLC to consider a Conditional Use Permit to establish the senior apartment complex and Design Review of project plans. Matthew Taylor, Associate Planner, presented the staff report. William Allen, applicant, stated they were in										