Minutes

46th Ward Zoning and Development Committee
Monday, February 24th, 2014
7:00pm
Weiss Hospital Auditorium

Roll call of voting organizations

New Developments/ Zoning Changes:
Loukas Development proposal - 3936 N Sheridan
View proposal here: http://james46.org/3936-sheridandakin-proposal/

Loukas development owns the existing building on the site, which has 20 rental units and 4 retail spaces. They are proposing a zoning change to B3-5 and the development of a new Transit Oriented Development building which would have 60 rental units, 25 parking spaces and ground floor retail. No vote was taken by the committee.

This proposal will be reviewed by the East Lakeview Neighbors on March 4 at 7pm at the 19th District police station community room.

Maryville/ JDL proposal TIF discussion
View presentation here:

Any significant changes to this framework will be brought back to the committee for further review. The next step is for Department of Planning and Development and JDL to sign an agreed upon terms sheet prior to going to the Community Development Commission for approval of the TIF terms. If no significant changes are made to the TIF terms, the finalized terms sheet will be shared with the committee before the proposal goes to the Plan Commission, Zoning Committee and City Council.

Motion was made by Cindi Anderson to approve the TIF framework as outlined in the presentation. Vote: 26 in favor, 2 against. Motion passed.
Motion was made by Jeffrey Littleton to reaffirm the committee position that the 20% affordable housing requirement be met through 10% built units and 10% paid into the Low income housing trust fund. Vote: 11 in favor, 7 against, 7 abstain. Motion passed.

**Proposed committee rule changes discussion:**

- The meetings are open to the public at the discretion of the committee.
- Discussion process: Members must raise hands, each member may ask their question and may not ask another until all members with raised hands have an opportunity to ask their question.
- Each member has a 3 minute time limit for their question and discussion.
- Vote by members will be roll call by member organization and on record, both verbal and by paper ballot. If No vote, explain what changes would need to be made for a Yes vote.

Next meeting: Monday, March 31, 7pm, location TBD