

**Planning & Development Committee Meeting  
Minutes of October 24, 2011  
City Council Chambers – 7:15 p.m.  
Lorraine H. Morton Civic Center**

COMMITTEE PRESENT: J. Fiske, D. Holmes, A. Rainey, D. Wilson, M. Wynne

OTHERS PRESENT: G. Chen, G. Farrar, S. Griffin, Ald. Grover, W. Hallen,  
D. Marino, B. Newman

PRESIDING OFFICIAL: Ald. Holmes

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**I. DECLARATION OF QUORUM**

A quorum being present, Chair Holmes called the meeting to order at 7:53 p.m.

**II. APPROVAL OF THE OCTOBER 10, 2011 MEETING MINUTES**

**Ald. Fiske moved approval of the minutes, seconded by Ald. Wynne.**

**The minutes of the October 10, 2011 meeting were approved unanimously 4-0 (Ald. Rainey was not yet present).**

**III. ITEMS FOR CONSIDERATION**

**(P1) Ordinance 90-O-11, Amending Certain Portions of Title 4, Chapter 12 of the Evanston City Code, Sign Regulations**

The Sign Review and Appeals Board and staff recommend approval of Ordinance 90-O-11 that amends the Sign Regulations to improve administration. The Sign Regulations were created in 1987 and amended in 2003. **For Introduction**

**Ald. Wynne moved to introduce Ordinance 90-O-11, seconded by Ald. Fiske.**

Ald. Fiske asked about the history of blade signs to which the Committee members commented that they believed blade signs were deemed old fashioned in 1987.

Ald. Rainey asked that staff investigate the signs on Howard Street where merchants use peg boards in their windows and there are many unsightly signs. She also asked that collapsible burglar grates be outlawed in Evanston as they do not keep out burglars and look terrible.

Mr. Griffin agreed to submit a report in 4 to 6 weeks regarding which signs are compliant and non-compliant and if necessary, an ordinance will be drafted to improve the look appearance of store windows

**The Committee voted unanimously 5-0 to introduce Ordinance 90-O-11.**

**(P2) Ordinance 89-O-11, Granting Major Variances for the Construction of a Multifamily Dwelling Located at 2500 Green Bay Road in the R5 General Residential District**

The Zoning Board of Appeals (ZBA), Site Plan and Appearance Review Committee (SPAARC) and staff recommend the adoption of Ordinance 89-O-11 that grants zoning relief at 2500 Green Bay Road to allow the construction of 12 residential units where the zoning code allows a maximum of nine units, and to permit 15 on-site parking spaces where the zoning code requires 18 off-street parking spaces.

**For Introduction**

**Ald. Rainey moved to introduce Ordinance 89-O-11, seconded by Ald. Wynne.**

Michael Rourke, representing the owner of 2500 Green Bay, stated that the Site Plan and Appearance Review Committee (SPAARC) suggested a shared car space, which the owner would consider, and the Zoning Board of Appeals (ZBA) recommended an increase in 3 off site parking spaces. He said he believes the 15 spaces proposed are sufficient at a 1.25 ratio, for a transit-oriented rental development and requested that Section 4, Paragraph B be stricken from the Ordinance in objection to the requirement of 3 off-site parking spaces.

At Ald. Wynne's inquiry he stated that there are (7) 2-bedrooms, (4) 3-bedroom and (1) 1-bedroom units proposed. They are reconfiguring the units but staying within the originally proposed footprint and height.

He explained that the lot has been vacant since 2007: In 2006, 8 by-right condos were proposed (9 allowed) at roughly 1850 sq. ft. each; the current owner bought the project in 2010.

The Committee discussed where the developer would find 3 off-site parking spaces.

Chair Holmes asked Ald. Grover, alderman of the 7<sup>th</sup> Ward, where the development is proposed, to speak. Ald. Grover said she is getting comfortable with the increased density and that it would be difficult to find off-site parking to satisfy the ZBA's requirement.

Ald. Rainey said the City should be grateful for the proposal.

**Ald. Wilson moved to amend the Ordinance to omit the requirement of 3 off-site parking spots, seconded by Ald. Wynne.**

**The Committee voted unanimously 5-0 to approve Ordinance 89-O-11 as amended.**

**(P3) Ordinance 88-O-11, Regarding an Application for a Special Use for a Bed and Breakfast at 300 Church Street in the R1 Single-Family Zoning District**

On September 12, 2011, the City Council in a 7-2 vote rejected the recommendation of the Zoning Board of appeals to deny a special use for a proposed bed and breakfast at 300 Church. Street. Staff was directed to prepare an ordinance for

consideration by the Planning & Development Committee and City Council at a future meeting date. Proposed ordinance 88-O-11 has been prepared in response to this request. **For Introduction**

**Ald. Rainey moved to introduce Ordinance 88-O-11, seconded by Ald. Fiske.**

Andrew Scott of Dykema Gossett PLLC, 10 S. Wacker Dr., Chicago, IL, representing the owner, Evergreen Manor, LLC, asked that the following modifications be made:

- Section 3B be stricken, which locks in Ms. Overend as operator, arguing that Col. Pritzker is investing a great deal into the bed and breakfast and will only hire a top quality person to be the owner/operator should Ms. Overend leave
- Section 3D be modified to resemble the City's zoning ordinance regarding coach houses: that it will not be used in conjunction with the bed and breakfast and provide the opportunity to rent it on a long term lease
- Section 3E be modified to reduce the additional leased parking spaces required from 2 to 1 as Col. Pritzker has agreed to lease a space on his property to the bed and breakfast.

Mr. Scott said Lou Aboona of KLOA had been retained to do a parking study in the interim between the ZBA meeting and the last City Council meeting, which concluded that there is ample parking in the surrounding area. Mr. Aboona was on hand to testify.

At Ald. Wynne's inquiry, Mr. Scott said the coach house is rented and is not intended to be part of the bed and breakfast. The coach house tenant will have a permit to park on the street.

The Committee discussed the issue of the operator/owner.

**Ald. Rainey moved to amend the Ordinance to eliminate the requirement that Ms. Overend be the only owner/operator, seconded by Ald. Wilson.**

Ald. Fiske expressed concern that the bed and breakfast seems more commercial than normally allowed in the zoning ordinance and wanted to ensure that it would be run the way it is proposed and that the special use runs with the proposed owner/operator. The Committee discussed this concern.

**Ald. Rainey moved to amend the Ordinance by eliminating Subsection 3B, which includes the name of an individual who will operate the bed and breakfast and when and if the operator changes, the City will be notified, seconded by Ald. Wilson.**

**The Committee voted 3-2 to amend Section 3B.**

**Ald. Rainey moved that the Ordinance be amended to change the language to state that the coach house is rentable, seconded by Ald. Wilson.**

**The Committee voted 5-0 to amend Section 3D.**

**Ald. Fiske moved to amend the Ordinance to state that the special use would run with Colonel Pritzker's ownership of the property**

**Ald. Wilson moved to amend Ald. Fiske's motion to state that the special use runs with the ownership of Col. Pritzker but in the event that Col. Pritzker is divested of the property, the existing owner/operator may continue to operate the bed and breakfast provided they have 1% ownership and the City is notified of the change in owner/operator.**

**The Committee voted unanimously 5-0 to amend Section 3B.**

Mr. Scott said the 3 coach house parking spaces will be dedicated to the bed and breakfast guests.

**Ald. Wynne moved to amend the Ordinance so that Section 3E states that the required number of leased parking spaces be reduced from 2 to 1, seconded by Ald. Rainey.**

Mr. Scott assured Ald. Fiske at her inquiry, that the bed and breakfast would provide valet service to guests in the case of events as she said she does not want the neighborhood filling up with cars when there is an event at the bed and breakfast.

**The Committee voted unanimously 5-0 to amend Section 3E.**

**The Committee voted 5-0 to introduce Ordinance 88-O-11 with amended Subsections B, D and E.**

#### **IV. ITEMS FOR DISCUSSION**

There were no items for discussion.

#### **V. COMMUNICATIONS**

There were no communications.

#### **VI. ADJOURNMENT**

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,  
Bobbie Newman