Planning & Development Committee Meeting
Minutes of April 23, 2012
City Council Chambers – 7:15 p.m.
Lorraine H. Morton Civic Center

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

STAFF PRESENT: G. Chen, G. Farrar, S. Griffin, D. Marino, B. Newman

PRESIDING OFFICIAL: Ald. Holmes

I. DECLARATION OF QUORUM
A quorum being present, Chair Holmes called the meeting to order at 7:15 p.m.

II. APPROVAL OF THE MARCH 26, 2012 MEETING MINUTES

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

The minutes of the March 26, 2012 meeting were approved unanimously 5-0.

III. ITEMS FOR CONSIDERATION

(P1) Resolution 35-R-12 Reserving $7,076,170 of the City’s Bond Volume Cap Allocation for the Year 2012 for Single Family Housing and the Industrial/Commercial Revenue Bond Program

Staff recommends adoption of Resolution 35-R-12, which reserves the City’s right to issue $7,076,170 in tax exempt bonds under the bond volume cap allocation. This Resolution must be adopted by May 1, 2012. By filing the Resolution, the City prevents the State of Illinois from using Evanston’s bond volume cap throughout Illinois for eligible purposes.

For Action

Ald. Rainey moved approval, seconded by Ald. Fiske.

Ald. Rainey asked Dennis Marino, Manager of the Planning & Zoning Division, to explain how the bond volume cap allocation could be used.

Mr. Marino explained that the bond volume cap relates to tax exempt bonds named in 1976 which can be used for industrial and economic development to provide lower interest rates on mortgages and costs of financing, but since interest rates are very low at the moment, there is not a great advantage to using them. Reserving the bonds protects them from being used by the State of Illinois in areas other than Evanston. Mr. Marino explained that they are revenue bonds which must be repaid. Reserving them does not mean there is an obligation to use them.

At Ald. Rainey’s further inquiry Mr. Marino explained that the cost of underwriting these bonds is high to the applicant, so it is worthwhile to use them for projects over
$2 million. Determination of creditworthiness of an applicant for the use of such bonds would be by the bond underwriter and ultimately the buyer of the bond, which would often be the bank. He added that the last one the City participated in was for Ozinga, which was dealing with multiple sites.

The Committee voted unanimously 5-0 to recommend approval of Resolution 35-R-12.

(P2) Ordinance 42-O-12 Granting a Special Use for a Commercial Indoor Recreation Facility at 2125 Ashland Avenue
Zoning Board of Appeals and City staff recommend the adoption of Ordinance 42-O-12 granting a special use permit for the operation of a Commercial Indoor Recreation Facility at 2125 Ashland Avenue. The applicant has complied with all zoning requirements and meets all of the standards of a special use for this District. CrossFit e-Town will only offer personal strength and conditioning in individual or small group classes.

For Introduction

Ald. Rainey moved approval of Ordinance 42-O-12, seconded by Ald. Fiske.

Ald. Rainey said this is a fabulous use of this property.

Ms. Debbie Sabin, proprietor, was on hand to answer questions.

The Committee voted unanimously 5-0 to recommend approval of Ordinance 42-O-12.

(P3) Ordinance 36-O-12 Granting a Major Variation and Special Use Permits for the for a Planned Development and Drive-Through Facility Located at 635 Chicago Avenue (“Walgreens”)
Plan Commission and City staff recommend the adoption of Ordinance 36-O-12, granting planned development approval, a special use permit for the proposed drive thru (replacing the existing drive thru) and approval of a major variation for the proposed new Walgreens at 635 Chicago Avenue. Zoning Board of Appeals recommends approval of the special use for the drive thru and recommends denial of the major variation.

For Introduction

Ald. Wynne moved approval of Ordinance 36-O-12, seconded by Ald. Rainey.

Mr. Marino explained that the proposed ordinance is for a planned development recommended by the Plan Commission and includes the request for relief from the required rear setback of 10’ for a setback of 0’, adding that all the existing stores in the shopping center other than Walgreens, have a 0’ setback, so it will match theirs. He added that if the City Council voted in favor of the Ordinance, it would grant relief from the required setback.

Ald. Rainey said she is very much in favor of the renovation of the Walgreens and would like it to occur at other Walgreens in Evanston. Ald. Wynne said she and the
community are thrilled with the renovation of the Walgreens and the continuation of the streetscape plan from Kedzie where Amli will be installing streetscape components also.

Mr. Rick Strusiner, owner of the shopping center on Chicago Avenue, presented the proposal for the renovation of the Walgreens and the Southpoint Plaza shopping center that was developed 30 years ago on a former car dealership site. He presented the idea of renovating the Walgreens to Walgreens, who was willing to renovate it to their new style which has much more glass than the old style. Mr. Strusiner added that the other retailers are very excited about the renovation. The project includes the following elements:

- Demolish existing Walgreens and video store
- Improve façade of small shops between AMLI rental development and Walgreens
- Add new pedestrian walkway and landscaping
- Add paving across the parking lot
- Improve site circulation of vehicle traffic
- Keep the Walgreens drive through, which was granted 30 years ago, but it will no longer require the drivers to go through the alley
- The pharmacy will dispense out of the mailing store during renovation, to prevent interruption of prescription service to the community
- Using some Evanston businesses as subcontractors on the project

The Committee voted unanimously 5-0 to recommend approval of Ordinance 36-O-12.

(P4) Ordinance 38-O-12 Amending Various Portions of the City Code Relating to Bed & Breakfast Establishments

The Plan Commission recommends amending the Zoning Ordinance to modify the regulations concerning bed and breakfast establishments. The Commission and its Zoning Committee considered the recommended changes proposed in Ordinance 38-O-12 during several meetings.

For Introduction

Ald. Fiske moved approval of Ordinance 38-O-12, seconded by Ald. Wynne.

Chair Holmes called the public who wished to speak to the podium:

David Reynolds of 204 Davis, Evanston, addressed a number of issues with the Ordinance:
- He endorses the Plan Commission’s recommendation that the special use is attached to the owner, not the land
- Parking should be required on a 1 space to room basis
- If Bed & Breakfasts (B&B’s) open near one another, it could affect property values as buyers may choose a home that is not next door to a B&B or between 2 B&B’s
- The cumulative special use provision only provides that the ZBA must consider each request before it is granted. Mr. Reynolds believes that good residential zoning should not be that subjective
- Suggested the ordinance provide for a distance of 1,000' between B&B’s
• Prefers no special events are allowed, but if events are allowed they should be limited to one per quarter, not one per month
• Parking should be off-street only
• As a home occupation, clients hours, percentage of home to be used, number of employees and number of deliveries, should all be regulated

Ald. Rainey wondered how other communities deal with B&B’s.

Ald. Fiske agreed with Mr. Reynolds’ remarks, adding that they reflect hers and Ald. Wynne’s sentiments. She agreed with Mr. Reynolds that special events will bring strangers into the community and could have a big impact on the neighbors with catering trucks, noise and the parking imposition on the residents. She supports allowing no special events.

Ald. Rainey suggested that “special event” needs to be defined. Chair Holmes agreed adding that we want people to feel welcomed if they are invited to a special event.

Steve Griffin, Director of the Community and Economic Development Department, stated that the following need to be clarified:
• Ald. Rainey’s point that the parking requirement is currently 1 space per room including on street parking; should on street or rented parking be included?
• The number of special events to be allowed and the definition of special events

Ald. Wilson said the distance restriction should preclude B&B’s within a certain distance

Ald. Wynne suggested as a compromise, that a maximum of 3 special events a year should be permitted

Ald. Fiske said the outgrowth of the Historical Society’s renting grounds for various events caused a disruption because it became so popular.

Ald. Rainey moved to hold in committee, seconded by Ald. Wynne.

The Committee voted unanimously 5-0 to hold the item in Committee.

IV. ITEMS FOR DISCUSSION
There were no items for discussion.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
The meeting was adjourned at 8:06 p.m.

Respectfully submitted,
Bobbie Newman