Planning & Development Committee Meeting  
Minutes of June 11, 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: W. Bobkiewicz, P. Braithwaite, 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 7:16 p.m.

II. APPROVAL OF THE MAY 14, 2012 MEETING MINUTES

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

The minutes of the May 14, 2012 meeting were approved unanimously 5-0.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 60-O-12, Granting a Special Use for a Type II Restaurant at 1806 Church Street (“Blues”)
Zoning Board of Appeals and City staff recommend the adoption of Ordinance 60-O-12 granting a special use permit for the operation of a Type II Restaurant (“Blues”) at 1806 Church Street. Suspension of the Rules is requested for Introduction and Action on June 11, 2012.

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

Rebecca Shuford, proprietor, said she was hoping for approval of suspension of the rules since she has been leasing the space for several months.

Ald. Braithwaite said there have been no complaints from the community about the restaurant. Mr. Cheeks, Ms. Shuford’s partner, noted that they have taken a vacant building on the west side of Evanston and it will now generate revenue.

The Committee voted unanimously 5-0 to recommend suspension of the rules and approval of Ordinance 60-O-12.

(P2) Ordinance 38-O-12 Amending Various Portions of the City Code Relating to Bed & Breakfast (B&B) Establishments
The Plan Commission recommends approval of Ordinance 38-O-12 amending the Zoning Ordinance to modify the regulations concerning bed and breakfast establishments. During its meeting of May 14, 2012, the Planning and Development Committee requested that staff further research and clarify certain issues. This ordinance was held in Committee on April 23, 2012 and May 14, 2012.

For Introduction
Ald. Rainey moved approval of the Ordinance, seconded by Ald. Wynne.

Ald. Fiske moved to amend the Ordinance so that the required distance between B&B’s is 750’ instead of 500’. She asked Steve Griffin, Director of the Community & Economic Development Dept., whether on-street parking was included and moved to amend Section 6-4-7 Paragraph F regarding guest parking to eliminate “and/or along curb of abutting lot.” Mr. Griffin clarified that the Ordinance states that if there are, for example, 5 guest bedrooms, 5 off-street parking spaces will be required. Ald. Fiske said this is consistent with controlling the use in the instance of B&B’s in restricted parking areas.

Ald. Rainey asked whether a B&B owner could get parking passes in a restricted area for guests, to which Dennis Marino, Manager of the Planning & Zoning Division, replied that the owner of the B&B can obtain parking passes but guests would not be eligible to do so under current practice of the City’s parking system. Ald. Wynne explained that the City allows 20 guest passes to be purchased per quarter and added that if the B&B is not in a restricted parking area, there is nothing to prevent guests from parking on the street. Ald. Fiske noted that on-street parking would not count towards the number of spaces required. Ald. Wynne noted that in restricted parking neighborhoods, every space is taken up by 7:30 a.m. The Committee discussed the parking problems in areas where parking is restricted to one side of the street.

Mr. Griffin clarified that when a B&B seeks approval, the parking situation will need to be identified, street parking alone will not be allowed, and an off-street parking space for each bedroom will be required.

Ald. Rainey commented that she does not believe B&B’s should be allowed in 2-flats; only in single family homes. Ald. Fiske agreed.

Ald. Fiske moved to change the required distance between B&B’s to 750’ from 500’, seconded by Ald. Wynne.

The Committee voted 3-2 in favor, with Ald. Wilson and Rainey against.

Ald. Fiske moved to eliminate the phrase regarding parking in Paragraph F: “and/or along curb of abutting lot,” seconded by Ald. Wynne.

The Committee voted 4-1 with Ald. Rainey opposed, to eliminate the section of Paragraph F.

Ald. Rainey moved that no B&B’s would be allowed in 2-flats, removing from the Ordinance Section 6-4-7A and any reference to a “2-family” residence, seconded by Ald. Fiske.

The Committee voted unanimously 5-0 to recommend that no B&B’s would be allowed in 2-flats.
The Committee voted unanimously to recommend Ordinance 38-O-12 for introduction.

Ald. Rainey noted that the amendments must be discussed in Council, including the distance amendment.

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

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Bobbie Newman