

**Planning & Development Committee Meeting  
Minutes of August 8, 2011  
City Council Chambers – 7:15 p.m.  
Lorraine H. Morton Civic Center**

ALDERMEN PRESENT: J. Fiske, D. Holmes, A. Rainey

STAFF PRESENT: D. Argumedo, Ald. P. Braithwaite, G. Farrar, D. Gaynor, S. Griffin,  
W. Hallen, B. Newman

PRESIDING OFFICIAL: Ald. Rainey

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**I. DECLARATION OF QUORUM**

A quorum being present, Acting Chair Rainey called the meeting to order at 7:21 p.m.

Chair Rainey called the public to the podium:

Mr. Bill Geiger spoke in favor of items P1 and P3.

Mr. Stuart Updyke spoke in favor of P1 and P3.

**II. APPROVAL OF THE JULY 25, 2011 MEETING MINUTES**

Ald. Holmes moved approval of the minutes, seconded by Ald. Holmes.

The minutes of the July 25, 2011 meeting were approved unanimously 3-0.

**III. ITEMS FOR CONSIDERATION**

**(P1) Resolution 47-R-11 Designating the Portion of Emerson Street between Maple Avenue and Oak Avenue with the Honorary Street Name Sign, "Emerson Branch YMCA"**

Staff and the Citizens' Advisory Committee on Public Place Names recommend City Council approval of Resolution 47-R-11. The Citizens' Advisory Committee on Public Place Names received a request from Robert Reece and Alderman Peter Braithwaite to designate the portion of Emerson Street between Maple Avenue and Oak Avenue with the honorary street name sign, "Emerson Branch YMCA" in honor of the Emerson Street Branch YMCA. At their July 26, 2011 meeting the Committee recommended approval unanimously. Funds for the honorary street name sign program is budgeted in the Streets and Sanitation Division's materials account #2670.65115.

**For Action**

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

The Committee voted unanimously 3-0 to recommend approval of Resolution 47-R-11.

**(P2) Resolution 48-R-11 Designating the Portion of Chicago Avenue between Greenleaf Street and Lee Street with the Honorary Street Name Sign, “Joseph Levy Jr. Way”**

Staff and the Citizens’ Advisory Committee on Public Place Names recommend City Council approval of Resolution 48-R-11. The Citizens’ Advisory Committee on Public Place Names received a request from Rabbi Steven Stark Lowenstein, Michael P. Krasney and Alderman Melissa Wynne to designate the portion of Chicago Avenue between Greenleaf Street and Lee Street with the Honorary Street Name Sign, “Joseph Levy Jr. Way”. At their August 2, 2011 meeting the Committee recommended approval unanimously. For Action

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

The Committee voted unanimously 3-0 to recommend approval of Resolution 48-R-11.

**(P3) Resolution 49-R-11 Designating the Portion of Maple Avenue between Davis Street and Grove Street with the Honorary Street Name Sign, “Jay Rogosich Way”**

Staff and the Citizens’ Advisory Committee on Public Place Names recommend City Council approval of Resolution 49-R-11. The Citizens’ Advisory Committee on Public Place Names received a request from Tyrone Fahner and Alderman Don Wilson to designate the portion of Maple Avenue between Davis Street and Grove Street with the Honorary Street Name Sign, “Jay Rogosich Way”. At their July 26, 2011 meeting the Committee recommended approval unanimously. For Action

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

The Committee voted unanimously 3-0 to recommend approval of Resolution 49-R-11.

**(P4) Resolution 46-R-11 Approval of Plat of Consolidation for 729 Sheridan Road**

Staff recommends that City Council approve Resolution 46-R-11 a consolidation of two lots of record into one zoning lot. John Cara and Joan Cherry, property owners, seek to consolidate two lots of record into one lot of record. A single family residence exists on the southern lot at 729 Sheridan Road while the lot to the north is vacant. For Action

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

The Committee voted unanimously 3-0 to recommend approval of Resolution 46-R-11.

**(P5) Ordinance 67-O-11 Amending Various Portions of the Zoning Ordinance Relating to the Creation of “Domestic Animal Daycare Center” and “Kennel” Uses**

Plan Commission and staff recommend approval of the proposed Ordinance 67-O-11 to establish “Domestic Animal Daycare Center” and “Kennel” uses within the City and as allowable special uses in the following zoning districts: Business-B1, B2, B3, and B1a; Commercial-C1, C1a, and C2; Mixed Use-MXE and MUE; and Industrial- I1, I2, and I3. At present, the only zoning code definition dealing with the care of

**animals is Animal Hospitals. The Animal Hospital definition does not fit proposals where the primary purpose is the daily sheltering of animals. For Introduction**

**Ald. Holmes moved approval, seconded by Ald. Fiske.**

Staff will research State requirements for required outdoor areas and how many square feet are required per animal, whether there will be a time limit to grandfathered animal care centers and more specific guidelines.

**The Committee voted unanimously 3-0 to recommend introduction to Ordinance 67-O-11 with forthcoming information from staff.**

**(P6) Ordinance 66-O-11 Granting Major Variations Necessary for the Construction of a Cultural Facility at 1026 Davis Street in the D2 Downtown Retail Core District**

**The Zoning Board of Appeals (ZBA) and staff recommend the adoption of Ordinance 66-O-11, granting major variations necessary for the construction of a cultural facility at 1026 Davis Street. DS Productions Holding Company LLC proposes to construct a 45' high, 520 seat cultural facility at 1026 Davis Street. For Introduction**

**Ald. Holmes moved approval, seconded by Ald. Fiske.**

Gregg Graines, representing the owner, David Koker, Larry Kerns and Mark Weber presented plans for the facility and explained that the easement would disappear once the two buildings were combined. Mr. Graines asked for some flexibility in addressing the parking in the Ordinance, as they may obtain spaces closer to the facility. Mr. Farrar, Corporate Council, said he would honor the request and insert the appropriate language.

The Ward Alderman was not presented but had requested suspension of the rules.

**The Committee voted unanimously 3-0 to recommend approval of Ordinance 66-O-01.**

**(P7) Consideration of Appeal of the Decision of the Sign Review and Appeals Board Denying the Wall Sign Variation Requested by Office Depot**

**Office Depot filed a request for an appeal on July 25, 2011 of the decision of the Sign Review and Appeals Board denying a sign variation for the Office Depot store at 2722 Green Bay Road. At the August 8, 2011 meeting the Planning and Development Committee has two options per 4-12-17 (C) 3. of the Sign Regulations:**

**Option #1: To decline to hear the appeal.**

**Option #2: To set a date for a hearing to occur at a subsequent Planning and Development Committee meeting to consider the appeal. For Action**

**Ald. Fiske moved to decline listening to the appeal.**

**Ald. Holmes moved to hear the appeal, seconded by Ald. Rainey.**

**Ald. Holmes moved that the appeal be heard at the September 26, 2011 City Council meeting, seconded by Ald. Rainey.**

**The Committee voted by majority 2-1 to hear the appeal.**

**IV. ITEMS FOR DISCUSSION**

There were no items for discussion.

**V. COMMUNICATIONS**

There were no communications.

**VI. ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,  
Bobbie Newman