Planning & Development Committee Meeting
Minutes of January 12, 2015
7:15 p.m.
Council Chambers - Lorraine H. Morton Civic Center


STAFF PRESENT: M. Masoncup, M. Muenzer, B. Newman

PRESIDING OFFICIAL: Ald. Fiske

I. DECLARATION OF QUORUM
A quorum being present, Chair Fiske called the meeting to order at 7:21 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF DECEMBER 8, 2014

Ald. Wynne moved to approve the minutes of the December 8, 2014 meeting, seconded by Ald. Grover.

The Committee voted unanimously 6-0 to approve the December 8, 2014 minutes. Ald. Tendam had not yet arrived at the meeting.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 3-O-15, Granting a Special Use for a Type 2 Restaurant, Jimmy John’s Gourmet Sandwiches, at 1241 Chicago Avenue

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 3-O-15 granting a special use permit for a Type 2 Restaurant, Jimmy John’s Gourmet Sandwiches, in the B1 Business District. The applicant has complied with all zoning requirements, and meets all of the standards for a special use for this district.

For Introduction

Ald. Wynne moved to introduce Ordinance 3-O-15, seconded by Ald. Holmes.

Ald. Wilson said they are looking forward to having Jimmy John’s in the 3rd Ward.

The Committee voted unanimously 6-0 to introduce Ordinance 3-O-15.

(P2) Ordinance 154-O-14 Zoning Ordinance Text Amendment Amendment to Chapter 16 Off-street Parking and Loading Regarding Parking Requirements for Increased Residential Density

The Plan Commission and staff recommend adoption of Ordinance 154-O-14 to modify Chapter 16 Off-street Parking and Loading to establish parking requirements for increase in residential density (number of dwelling units) on a property.

For Introduction

Ald. Rainey moved to introduce Ordinance 154-O-14, seconded by Ald. Holmes.
Mark Muenzer, Director of Community Development, explained that currently if a property owner increases the number of residential units but not the size of the building, the number of parking spaces is not required to increase. The amendment would require the owner to comply with parking requirements for the number of units, regardless of whether the building mass increased.

Ald. Rainey noted that there are property owners who need to increase the number of units for income purposes and this could cause a hardship for them, to which Mr. Muenzer replied that they could apply for a variance. Ald. Rainey said the amendment was not well-thought out and is narrowly focused.

Ald. Tendan arrived at the meeting.

The Committee voted 6-1 with Ald. Rainey opposed, to introduce Ordinance 154-O-14.

Chair Fiske asked the public who wished to speak to the podium.

Betty Ester, of 2031 Church Street, said she would like to have a community meeting about the West Evanston Master Plan before Phase 2 is implemented. She said the City has not fulfilled its promise to the community regarding affordable housing and other components of the plan. Ms. Ester will contact Ald. Holmes about her concerns.

Ald. Holmes mentioned that she received many complaints over the holidays about illegally parked cars blocking walkways, making it difficult for handicap access.

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

V. COMMUNICATIONS
   There were no communications.

VI. ADJOURNMENT
   Ald. Holmes moved to adjourn, seconded by Ald. Tendam.
   The Committee voted unanimously 7-0 to adjourn.

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

Respectfully submitted,
Bobbie Newman