Planning & Development Committee Meeting  
Minutes of November 12, 2012  
City Council Chambers – 7:15 p.m.  
Lorraine H. Morton Civic Center

MEMBERS PRESENT:  J. Fiske, D. Holmes, A. Rainey, D. Wilson  
MEMBERS ABSENT: M. Wynne  
STAFF PRESENT: G. Chen, K. Cox, S. Griffin, D. Marino, B. Newman,  
S. Robinson  
PRESIDING OFFICIAL: Ald. Fiske

I. DECLARATION OF QUORUM  
A quorum being present, Chair Fiske called the meeting to order at 7:17 p.m.

II. APPROVAL OF THE OCTOBER 22, 2012 MEETING MINUTES  
Ald. Holmes moved approval of the minutes, seconded by Ald. Rainey.  
The minutes of the October 22, 2012 meeting were approved unanimously 4-0.

III. ITEMS FOR CONSIDERATION  

(P1) Approval of a First-time Application for a Sidewalk Café (SWC) for Pret A Manger (1701 Sherman Ave.)  
The Site Plan and Appearance Review Committee (SPAARC) and City staff recommend consideration for approval of a first-time application for a sidewalk café (SWC) permit for Pret A Manger, a Type 2 Restaurant located at 1701 Sherman Ave.  
For Action  


Chair Fiske called Dennis Marino, Manager of the Planning & Zoning Division, to the podium.

Mr. Marino explained that staff recommends that only the Sherman side of the sidewalk café be approved because of issues with the Church Street side. John Panzer, owner’s representative, asked to speak. Mr. Panzer explained that he had recently received notice that there is a dimensional discrepancy since the Public Works Department had moved a tree and curb as part of the newly completed streetscape on Church Street. He said he would remove 1 table and chair seating from the Church Street side but would like to have the Sherman Avenue side approved first, as advised by staff, and work through the issue on Church Street later.
Ald. Rainey explained that it is advisable to get both sides of the sidewalk café approved at once stressing that they probably would not be seating people outside in November so it is not necessary to get the Sherman Avenue side approved immediately. Ald. Holmes agreed with Ald. Rainey.

Suzette Robinson, Director of Public Works, explained that the application for the sidewalk café was submitted before the Church Street streetscape was completed and that a bike shelter is planned for the area. She said she wants to be sure the widened sidewalk space is not filled in with a sidewalk café.

The Committee discussed the process of doing the sidewalk café on 2 streets separately and decided it would be better for the applicant to amend the application after resolving the issue with Public Works. Mr. Valentini agreed to work with Public Works to resolve the issue and then submit an amended application that includes both Sherman Ave. and Church St. in the sidewalk café.

Ald. Rainey moved to hold the issue until the Church Street Plan can be reviewed with staff, seconded by Ald. Wilson.

The Committee voted unanimously 4-0 to approve.

(P2) Ordinance 95-O-12, Amending the Special Use for a Sheltered/Skilled Care Home at 2520 Gross Point Road in the C2 Zoning District (Alden Estates)
Staff recommends the adoption of proposed Ordinance 95-O-12 that was requested by Alden Estates to permit greater flexibility in the management of the 99 beds within their facility.

For Introduction

Mr. Marino explained that Ordinance 95-O-12 is an amendment to the existing space use, dropping the distinction of skilled care and sheltered care beds and allowing Alden Estates to change the configuration of the 99 beds. Secondly, the proposed amendment to the special use reduces the set aside for Evanston Medicaid beds from 8 to 5. He introduced Steve Friedland, attorney representing Alden Estates.

Mr. Friedland of Applegate & Thorne-Thompson, explained that Alden Estates opened in 1990. In 1996, Alden Estates was authorized by the Illinois Health Facility Planning Board to provide 42 skilled beds and 57 sheltered beds. In 2009, they were able to utilize 10 more skilled beds, and the authorization was changed from 42 to 47 skilled beds. They would like to get authorization for as many skilled beds as possible, since under Evanston’s zoning law they may have 99 beds. Regarding the request to reduce the number of Medicaid beds from 8 to 5, he explained that the percentage of Evanston Medicaid patients was sometimes more and sometimes less than the 8 beds set aside for Evanston Medicaid patients and they would like to change that number to 5. He said at other facilities they do not have the same requirements as in Evanston.

Ald. Rainey said she is not concerned about request for the number of skilled or sheltered beds but she is concerned about the request to set aside less beds for Evanston residents on Medicaid, given the aging and indigent population of Evanston.
She asked that the applicant provide more information about the numbers supporting this part of their request and requested that they meet with the Commission on Aging. Ald. Holmes said she had the same question.

Randy Schullo of Alden Estates said she would meet with the Commission on Aging before the December 10, 2012 City Council meeting and report on their opinion. She said she had discussed the reasons for the changes with Ald. Tendam. She said there had been 26 total Medicaid patients over the last 2 years. She explained that Alden purchased the facility in 1995. She said there are 300 skilled beds needed in this area and Alden would like to be better able to accommodate this need.

Ald. Rainey moved to introduce Ordinance 95-O-12 with a request for more information from the Commission on Aging regarding the request to reduce the number of Medicaid beds, seconded by Ald. Wilson.

The Committee voted unanimously 4-0 to introduce Ordinance 95-O-12 with a request for information and a review by the Commission on Aging regarding the request to reduce the number of Medicaid beds.

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