Planning & Development Committee Meeting  
Minutes of August 12, 2013  
City Council Chambers – 7:15 p.m.  
Lorraine H. Morton Civic Center


STAFF PRESENT:  W. Bobkiewicz, M. Klotz, M. Masoncup, M. Muenzer, B. Newman, J. Nyden, C. Plante

PRESIDING OFFICIAL:  Ald. Wynne

I. DECLARATION OF QUORUM
A quorum being present, and Chair Wynne called the meeting to order at 7:40 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF JULY 22, 2013
Ald. Rainey moved approval of the minutes of the July 22, 2013 P&D meeting, seconded by Ald. Holmes.

The minutes of the July 22, 2013 P&D meeting were approved unanimously 7-0.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 87-O-13 Granting a Special Use for a Commercial Indoor Recreation Facility at 2025 Dempster Street
The Zoning Board of Appeals and City staff recommend the adoption of Ordinance 87-O-13 granting a special use permit for the operation of a Commercial Indoor Recreation Facility at 2025 Dempster Street. Applicant Lander Brown proposes to utilize the currently vacant warehouse-style facility at as a practice and skills training facility for the Evanston Soccer Association.

For Introduction

Ald. Holmes moved to recommend approval, seconded by Ald. Tendam.

Chair Wynne called Ald. Braithwaite to the podium.

Ald. Braithwaite voiced his support and said he and members of the business community are excited about the positive presence the facility will bring to the Dempster Dodge area. He requested that the Committee consider suspending the rules because of the facility owners’ timeline regarding their need to begin construction and financial consequences of a delay in approval. Ald. Fiske noted that the next City Council meeting is almost a month away.

Melissa Klotz, Interim Zoning Administrator, explained that the facility is in an I2 District between Dodge and Hartrey, surrounded by many commercial entities. She said the proposed soccer practice facility for the Evanston Soccer Association will
have drop off and pick up for which they plan to utilize the well lit easement, so there is no need for parking to accommodate the participants; it could be labeled as a drop off area only. It will not negatively impact the businesses because practice sessions generally do not take place during business hours.

Chair Wynne called the applicants to the podium:

Matt Tobin, President of the Evanston Soccer Association and Lander R. Brown, business owner, explained that they have been looking for a space for the 650 youth who participate in the program for several years, which the space at 2025 Dempster could accommodate. Evanston residents have been driving to Highland Park and Chicago to drop off their children for soccer practice. They provide $75,000 of financial aid to members of the Evanston community.

Ald. Grover thanked them and said she suspected that driving to Highland Park or Chicago could be a barrier for some families. The applicants agreed. Ald. Wilson attested to the inconvenience adding that this location will allow more participation.

At Ald. Rainey’s inquiry, Mr. Tobin explained that they will be leasing the building and they must present a signed letter of intent. They also must notify their current landlords as to whether they intend to rent again, which they would need to do if the Dempster property is not approved.

Ald. Rainey said she is supporting it but is concerned that the intensity renders suspension of the rules, since the building has been vacant a long time. Mr. Brown explained that if they commit to the other 2 locations for the winter because they don’t know whether this location is approved, and if it gets approved later, it will cause them great financial hardship. She wished them good luck and said it was a great project.

Ald. Holmes moved to suspend the rules and recommend approval of the Special Use seconded by Ald. Tendam.

The Committee voted unanimously 7-0 to recommend suspension of the rules and to recommend approval of the Special Use.

(P2) Ordinance 93-O-13, Granting a Special Use for a Type 2 Restaurant, Protein Bar, 1622 Sherman Avenue
The Zoning Board of Appeals and City staff recommend the adoption of Ordinance 93-O-13 granting a special use permit for the operation of a Type 2 Restaurant, Protein Bar, at 1622 Sherman Avenue.

For Introduction

Ald. Fiske moved to recommend introduction of Ordinance 93-O-13, seconded by Ald. Rainey.

Ms. Klotz explained that bicycle delivery service will be provided and mostly lunch, but breakfast and early dinner will be served. They use locally grown, healthy food. He plans to lease a parking spot for the manager, but encourages employees to use public transportation. Truck deliveries will come through the loading dock.
Mr. Matt Matros, founder of Protein Bar, said he has twelve locations, nine of which are in Chicago. His customers, who generously invest in his business have made many requests for him to open a restaurant on the North Shore. He serves high protein, high fiber, low fat food. He plans to open at 7:00 a.m. and close at 9:00 p.m., Monday through Friday, and to operate 9:00 a.m. until 8:00 p.m. on the weekends.

Ald. Fiske welcomed him and wished him well.

The Committee voted unanimously 7-0 to recommend introduction of Ordinance 93-O-13.

(P3) Approval of Three Year Extension of Planned Development at 1603-1629 Orrington Avenue

Staff recommends approval of the requested three year extension to the adopted Planned Development at 1603-1629 Orrington Avenue. The property owner cites challenges due to the economic downturn and does not want to start construction of the final phase of the Planned Development until market conditions improve and leasing activity for the existing retail space at the property improve.

For Action

Ald. Grover moved to approve the extension, seconded by Ald. Rainey.

Ms. Klotz explained that the request for the extension is due to the decline in the market. The developer plans to complete the retail facing Davis Street. The existing retail space is leased. The developer has made substantial improvements with underground parking.

The Committee voted 7-0 to recommend approval of the extension.

Wally Bobkiewicz introduced Mark Muenzer, the new Director of Community Development, who will begin staffing the Planning & Development Committee meetings on September 9th, 2013.

IV. ITEMS FOR DISCUSSION

There were no items for discussion.

V. COMMUNICATIONS

There were no communications.

VI. ADJOURNMENT

Ald. Grover moved to adjourn, seconded by Ald. Tendam.

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Bobbie Newman