Planning & Development Committee Meeting
Minutes of September 9, 2013
City Council Chambers – 7:15 p.m.
Lorraine H. Morton Civic Center


STAFF PRESENT:  W. Bobkiewicz, M. Kl lotz, M. Masoncup, M. Muenzer, B. Newman

PRESIDING OFFICIAL:  Ald. Wynne

I. DECLARATION OF QUORUM
A quorum being present, and Chair Wynne called the meeting to order at 7:30 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF AUGUST 12, 2013

Ald. Holmes moved approval of the minutes of the August 12, 2013 P&D meeting, seconded by Ald. Fiske.

The minutes of the August 12, 2013 meeting were approved unanimously 7-0.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 98-O-13, Granting Special Use for a Resale Establishment
The Zoning Board of Appeals and City staff recommend the adoption of Ordinance 98-O-13 granting a special use permit for the operation of a Resale Establishment, Minouchic Boutique, at 1900 Asbury Avenue. The applicant has complied with all zoning requirements, and meets all of the standards for a special use in the B1 Business District. Introduction and Action is requested for adoption at the September 9, 2013 City Council meeting.

For Introduction and Action

Mark Muenzer, Director of Community Development, stated that staff and the Zoning Board of Appeals recommend approval of the special use which meets all criteria and will bring vitality to the area. The owner has years of retail experience.

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

Ald. Rainey said she is in support of it 100% but does not understand the need to suspend the rules since the work at the site is not finished.

Chair Wynne called the applicant to the podium:
Mary May Toussaint confirmed that the work is not yet complete and had been suspended and that someone would be coming to the City to obtain a permit the next day.
Ald. Holmes explained that she had made the request to suspend the rules before learning that the work on the store had not been completed.

The Committee discussed whether there was a need to suspend the rules and determined that it would not affect the business owner if City Council voted on the special use in 2 weeks.

The Committee explained to Miss Toussaint that they are in support of the special use and that the procedure is for the Ordinance to be introduced at City Council and voted upon in 2 weeks.

Ald. Rainey asked that staff follow up with the owner to be sure the work is done.


The Committee voted unanimously 7-0 to introduce Ordinance 98-O-13.

(P2) Ordinance 99-O-13 Granting Major Zoning Relief to Establish Open Parking in the Street Side Yard at 1202 Sherman Avenue

City staff recommends denial of the requested zoning relief to allow one open parking space in the street side yard with a 3’ street side yard setback where 15’ is required for parking. The Zoning Board of Appeals found this as well in its findings for a negative recommendation of the requested zoning relief due to the proximity of the parking space to the neighboring fence, the nearby intersections of Sherman Avenue and Crain Street, and the lack of a unique hardship that is particular to this property.

For Introduction


Ald. Grover asked whether there are parking regulations in the area relating to competing parking with commuters. Ald. Wilson said it is not a sticker area and the whole area is parking-challenged; he would appreciate getting another car off the street.

Ald. Grover wondered whether the parking spot impairs lot coverage issues.

Chair Wynne said she tends to agree with staff and not start a precedent of parking in side yards. She said it is remarkable how much high speed traffic is on Sherman.

Ald. Holmes said she has driven through the area and asked whether the applicant has consulted his neighbors about the parking pad.

Senthil Rajarathinam, the applicant, explained that he is in need of zoning relief for 2 items: the side street parking as well as the setback. He said he is 3’ from the neighbor’s fence, the length of the stall is compliant and his neighbor has no problem with the proposed parking place. He explained that when he and his family moved to Evanston, they had one child. They now have 4 children and it is very difficult for his
wife, who must park at the Jewel parking lot and walk with the children and groceries. They have one car.

Ald. Wilson agreed that it is difficult to find parking, and even worse on street cleaning days.

Chair Wynne said it is an unfortunate, uncomfortable situation that cars race along the wall, which she is more concerned about than the site lines. It is a precedent she does not want to set, though this is an odd house on an odd corner of an odd intersection and she appreciates the need. She said she is leaning towards letting them do it. She asked the applicant whether he has considered renting a parking space.

Ald. Grover said this is a permanent solution and the City cannot dictate who lives there in the future.

Chair Wynne suggested he speak with his Alderman about the possibility of having parking stickers for one side of the street. She said she can only remember City Council approving one other variance and it was for a disabled person. She is concerned that the City will be inundated with requests for parking pads.

Mr. Rajarathinam noted that this is the only house where the lot was split up. Ald. Wilson acknowledged that parking in this area is a problem; he is having a meeting about parking in another area soon. There is simply not enough parking. He said he is inclined to introduce the item and asked that staff get a better perspective on the situation; perhaps add restrictions and ask the Parking Division to do a count.

Ald. Fiske confirmed with the applicant that he owns his house, then advised him that when you make a curb cut, you eliminate 2 parking spaces. She said if she were a neighbor she would be concerned about that and therefore she cannot support it.

Ald. Rainey asked that staff find some options for the applicant who has only one car; she said she is inclined to vote in favor but understands everyone’s concerns. She does not believe a parking sticker will be a solution.

The Committee voted unanimously 7-0 to recommend introduction of Ordinance 99-O-13.

(P3) Approval of Vacation Rental License for 2353 Ridge Avenue
City staff recommends approval of a Vacation Rental License for the property located at 2353 Ridge Avenue. The property is a single family residence owned and operated by Stephan and Margaret Romm. The vacation rental meets all of the standards and procedures for license approval.

For Action

Ald. Grover moved to approve the vacation rental license, seconded by Ald. Rainey.
At Ald. Fiske’s request, Ms. Romm explained that she recently retired, their son has moved out and she is planning on being home; they would like to rent a bedroom and bath on a monthly basis to a maximum of 2 people. She said she understands the issues involved. They will not be serving breakfast so it will not be a B&B. They have passed out notices to their neighbors asking them to call them if they have any concerns, and none have responded negatively. Ald. Fiske complimented them.

Chair Wynne thanked them for going through the process.

The Committee voted unanimously 7-0 to recommend approval of the Vacation Rental License.

IV. ITEMS FOR DISCUSSION

(PD1) Bed & Breakfast Establishment Distance and Ownership Requirements

Staff submits for discussion and possible referral to Plan Commission changes to the requirements for Bed & Breakfast Establishments relating to distance and ownership requirements.

For Discussion

The Committee determined that the next step is for the item to be referred back to the Plan Commission.

Ald. Rainey said if she was going to open a B&B, she would want someone else to manage it, so she would like the Plan Commission to thoroughly vet the idea of requiring that the owner manage the B&B, if they are not competent to do so. She said there is a lot of work involved.

Chair Wynne said she would be willing to separate the 2 points, as long as the owner lives there.

V. COMMUNICATIONS

There were no communications.

VI. ADJOURNMENT

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

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Bobbie Newman