Planning & Development Committee Meeting
Minutes of June 25, 2018
7:00 p.m.
James C. Lytle Council Chambers - Lorraine H. Morton Civic Center


STAFF PRESENT: M. Masoncup, S. Mangum, J. Leonard

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Fiske

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN FISKE, CHAIR
A quorum being present, Ald. Fiske called the meeting to order at 7:32 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF MAY 29, 2018
Ald. Wilson moved to approve the minutes of the May 29, 2018 meeting, seconded by Ald. Rue Simmons with a correction to note Ald. Revelle was present.

The committee voted unanimously 6-0, to approve the May 29, 2018 minutes subject to corrections.

III. ITEMS FOR CONSIDERATION

(P1) Vacation Rental License for 2001 Orrington Avenue
City staff recommends approval of a Vacation Rental License for the property located at 2001 Orrington Avenue. The Vacation Rental meets all of the Standards and Procedures for license approval.

For Action

Ald. Fiske, will request to table to next meeting.

Rob Biesenbach, neighbor and resident of 2011 Orrington Avenue, stated that he met with the owner and expressed concerns with location near institutions and the loss of residential character on his street. Mr. Biesenbach suggested a few conditions: a maximum of 2 rooms may be rented at one time, the owners must live in the home at all times, and there shall be renewal annually or biannually, giving the neighborhood the opportunity to weigh in.
Mary Bishop, neighbor, addressed the university’s lack of hotel space. She stated that this additional BnB satisfies the need for hotel space, but does not account for the needs of the neighborhood. Bishop suggested the formation of a committee that reviews BnBs and complaints, and listed examples of other cities that are reviewing ordinances.

Irena Vujanovic, applicant, stated that she has letters from neighbors who are in support. Vujanovic explained how she hopes to have rentals that are less than 30 days in duration and noted her extensive work to improve the condition of the home, assuring that she does not plan on putting the neighborhood in jeopardy.

Ald. Fiske suggested a neighborhood meeting to answer questions and discuss the BnB. Ald. Fiske also spoke in concern, hoping for clarification about whether or not the property will be owner occupied, and what the duration of rentals will be.

**Ald. Fiske moved to table to July 9, 2018 P&D meeting, seconded by Ald. Revelle. The Committee voted 6-0 to approve table the item to July 9, 2018.**

**(P3) Resolution 34-R-18, Approving a Plat of Resubdivision for 2020 Greenwood Street**

City staff recommend adoption of Resolution 34-R-18 approving the proposed resubdivision of the property located at 2020 Greenwood Street. The applicant, Nikita Turik, Co-Manager, Greenwood Storage, LLC, is proposing to re-subdivide the property into 2 lots. The storage facility will remain; the new lot will be created at the west end of the property. The proposed lots will exceed minimum lot dimension requirements for the district.

**For Action**

Ald. Brathwaite requested to hold to the next meeting for staff to meet with owner and adjacent property owners.

**Ald. Rainey moved to hold the item until the next P&D meeting, seconded by Ald. Rue Simmons. The Committee voted 6-0 to hold the item.**

Sue Loellbach, with Connections for the Homeless and Joining Forces for Affordable Housing, spoke in concern about Accessory Dwelling Unit’s affordability, small lot development, and discussion of the 3-unrelated rule being held in P&D. She expressed the need to evaluate the Northwestern University on-campus policy and measurement of community impact.
Loellbach stated that she hopes that an initial affordable housing need assessment will be discussed before the affordable housing meeting in July. She also encouraged the City to move forward with the affordable housing plan to add affordable units and expressed the need to have an additional discussion.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT
Ald. Wilson moved to adjourn, seconded by Ald. Rue Simmons. The meeting adjourned at 7:49 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Administrator