

**Planning & Development Committee Meeting
Minutes of November 27, 2017
7:15 p.m.**

James C. Lytle Council Chambers - Lorraine H. Morton Civic Center

MEMBERS PRESENT: M. Wynne, A. Rainey, T. Suffredin, J. Fiske, E. Revelle, D. Wilson

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

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Wynne

I. **CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN WYNNE, CHAIR**

A quorum being present, Ald. Wynne called the meeting to order at 7:20 p.m.

II. **APPROVAL OF REGULAR MEETING MINUTES OF NOVEMBER 13, 2017**

Ald. Rainey moved to approve the minutes of the November 13, 2017 meeting, seconded by Ald. Revelle.

The committee voted unanimously 6-0, to approve the November 13, 2017 minutes.

III. **ITEM FOR CONSIDERATION**

(P1) Granting Vacation Rental License for 1914 Jackson Avenue

City staff recommends approval of a Vacation Rental License for the property located at 1914 Jackson Avenue. The Vacation Rental meets all of the Standards and Procedures for license approval.

For Action

Ald. Revelle expressed concerns about implications of multiple family residences including impact on affordable housing.

Ald. Rainey brought up the example of Denver, CO which doesn't allow non owner occupied vacation rentals and made a referral to Rules Committee to consider limitations such as number of days per year and the potential for a moratorium for investor-owned properties.

Ald. Fiske mentioned that B&B's were intended to be owner-occupied per zoning, interested in reading more about the issue, and concerned that vacation rentals could destabilize some areas.

In response to an inquiry from Ald. Wilson, Mr. Victor Melecio, Jr., stated that he is a Northwestern University alum and saw the need for visitor housing for University events and wants the option for either seasonal or year-round options.

Ald. Wynne stated that the City should consider these issues for future requests.

In response to an inquiry from Ald. Rainey, Mr. Melecio stated that they have owned the property for 2.5 years and lived in different units within the building.

Ald. Flske cautioned that with the requirement for additional students to live in on-campus housing, that the housing in areas near campus could be used as vacation rental party houses.

Ald. Wilson moved approval of the item, seconded by Ald. Revelle. The Committee voted unanimously, 6-0 to recommend approval.

(P2) Granting Vacation Rental License to 1026 Garnett Place

City staff recommends approval of a Vacation Rental License for the property located at 1026 Garnett Place. The Vacation Rental meets all of the Standards and Procedures for license approval.

For Action

The applicant, Robert Taylor, explained his experience as a property owner in Evanston and as an owner of vacation rental properties nationwide. Mr. Taylor stated that Ald. Rue Simmons was in support of his request.

At the request of Ald. Fiske, Mr. Taylor clarified that he intended to use as a vacation rental during the Summer period, but that it would not be limited to only Summer.

Ald. Wilson moved approval of the item, seconded by Ald. Revelle. The Committee voted, 5-1 to recommend approval.

(P3) Ordinance 148-O-17, Amending Sections of Title 6 to Add a Special Educational Institution - Public as a Special Use within the I2 District

The Plan Commission recommends adoption of Ordinance 148-O-17, a Zoning Ordinance Text Amendment to amend the special uses within the I2 General Industrial Zoning District to include a new use, Special Educational Institution - Public and to add a definition for the use.

For Introduction

Ald. Braithwaite stated that several were present in support in addition to representatives from the school district. The proposed building contains both industrial and nonindustrial uses. The property would remain on tax rolls and provide savings to taxpayers by reducing bussing expenses.

Ms. Mary Rodino, School District 202, stated the reasons for providing the educational services within the community; that other sites within the City did not meet the needs; that there would not be an impact on property taxes; and that the text amendment was preferred to a map amendment.

Dr. Eric Witherspoon, Superintendent of School District 202, stated that the request is win-win for students and families to serve students within the community and create jobs.

Mr. Reid Beidler, property owner, distributed a list of tenants and explained that the building has been mixed between industrial and nonindustrial uses over time, and believes it is a complimentary use with other tenants. Mr. Beidler requested expedited timing to review and process concurrently.

Ald. Rainey stated that the request is not straightforward and that the City incurred legal fees defending against another request in an Industrial District. In response to an inquiry from Ald. Rainey, Dr. Witherspoon and Lanee Walls explained special education curriculum, categories as defined by the State, and student characteristics. Ald. Rainey expressed that the Plan Commission was not briefed sufficiently. Ald. Rainey stated that the school district should not have chosen an Industrial zoning district when other districts are permissive.

Ald. Fiske stated that she is supportive based on other uses that have been added as special uses in Industrial districts as previous Text Amendment.

Ald. Wilson moved to recommend introduction of Ordinance 148-O-17, seconded by Ald. Revelle. The Committee voted 5-1 to Introduce Ordinance 148-O-17.

In response to an inquiry from Ald. Braithwaite, Director Leonard stated that a Special Use request could be considered at the January 23, 2018 Zoning Board of Appeals meeting.

IV. **ITEM FOR DISCUSSION**
(PD1) Lakefront Policy for Private Land

Staff recommends that the City Council review, discuss and provide guidance in creating policy and potential code amendments to the City's Floodplain Ordinance in instances where work is undertaken by private parties for private lakeshore property via fill of the public waters of Lake Michigan.

For Discussion

Mr. Gary Gerdes, Building and Inspection Division Manager, gave a presentation explaining the number of properties adjacent to the lakefront and the concern about the location of shoreline protection. Mr. Gerdes explained the current process for approval by agencies with jurisdiction.

In response to an inquiry from Ald. Fiske, Mr. Gerdes described the location of some of the recent proposed improvements.

There was discussion about the history of landfill at Northwestern's campus and previous request by Loyola University to expand into the lake.

In response to an inquiry by Ald. Fiske, Deputy City Attorney Masoncup stated that there is little case law in Illinois regarding this issue.

Ald. Revelle suggested input from the Illinois Department of Natural Resources on public versus private and suggested a public mtg with the 42 lakefront adjacent property owners, as well as input from experts such as John Shabica.

Mr. William McGrath, 943 Edgemere Court, cautioned that experts such as Shabica are in the business of selling revetments and that policy should address public use of lands and water.

Harry Lowrance asked about the recourse for filling in land without permission.

Director Leonard stated that staff would likely return to the Committee in January.

V. COMMUNICATIONS

There were no communications.

VI. ADJOURNMENT

Ald. Revelle moved to adjourn, seconded by Ald. Wilson.

The committee voted unanimously 6-0 to adjourn.

Junad Rizki inquired about public access to the beach at Northwestern and suggested a 3D plan/model for downtown should show allowable zoning.

The meeting adjourned at 8:31 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Administrator