



## MINUTES

### Planning & Development Committee

Monday, February 13, 2023 @ 6:15 PM

Virtual and Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers,  
Room 2800

**COMMITTEE MEMBER PRESENT:**

Juan Geracaris, Councilmember, Eleanor Revelle, Councilmember, Melissa Wynne, Councilmember, Johnathan Nieuwsma, Councilmember, Clare Kelly, Chair, Councilmember, and Bobby Burns, Councilmember, Devon Reid, Councilmember

**COMMITTEE MEMBER ABSENT:**

**STAFF PRESENT:**

Sarah Flax, Interim Director of Community Development, Elizabeth Williams, Planning and Zoning Manager, Melissa Klotz, Zoning Administrator, Alexandra Ruggie, Deputy City Attorney

**(I) CALL TO ORDER - COUNCILMEMBER REID**

A quorum being present Councilmember Kelly called the meeting to order at 6:15 p.m.

**(II) APPROVAL OF MINUTES**

PM1. **Approval of the Minutes of the Regular Planning & Development Committee meeting of January 23, 2023**

Staff recommends approval of the Minutes of the Regular Planning & Development Committee meeting of January 23, 2023.

**Moved by** Councilmember Bobby Burns

**Seconded by** Councilmember Johnathan Nieuwsma

**Ayes:** Councilmember Johnathan Nieuwsma, Councilmember Juan Geracaris, Councilmember Melissa Wynne, Councilmember Eleanor Revelle, Councilmember Bobby Burns, and Councilmember Clare Kelly

**Carried 6-0 on a recorded vote**

Councilmember Reid joined the meeting at 6:17 p.m.

### (III) PUBLIC COMMENT

John Cleaves, commented on the approval order of special use permits and operating agreements. He also remarked on the Connections for the Homeless draft operating agreement saying it should be more specific regarding liability, compliance, staffing and their training, enforcement, and violation outcomes.

Cecile McCue questioned the role of the Land Use Commission in providing input on Item D1, whether it should have an occupancy cap, and requested to see a marked-up version and a description of each housing type.

Gail Schechter, Executive Director of Housing Opportunities and Maintenance for the Elderly (HOME) in Chicago, questioned the necessity for licensing for independent living facilities and raised awareness for equal treatment of members of protected classes.

Donna Pugh, Foley & Lardner, LLP, spoke in support of the ordinance on behalf of Connections for the Homeless.

Mike Vasilko questioned how the recent court judge ruling impacts discussion of D1.

### (IV) ITEMS FOR CONSIDERATION

- D1. Discussion of Ordinance 4-O-23, Amending Portions of Title 5, Chapter 2, "Lodging Establishments" of the City Code

**Moved by** Councilmember Devon Reid

**Seconded by** Councilmember Eleanor Revelle

Councilmember Nieuwsma asked for corporation counsel input on the discussion. Ms. Ruggie responded that the temporary restraining order only pertains to Connections for the Homeless and Margarita Inn's application for a Special Use permit under the Zoning Code. Item D1 is amending portions of Title 5, Chapter 2, of the Property Standards Code, not the Zoning Code. She also clarified that Item D1 does not go before the Land Use Commission because it is in Title 5 and it is not a zoning text amendment. Title 6 is the Zoning Code which falls under the Land Use Commission.

Councilmember Nieuwsma asked staff to provide background on the ordinance. Ms. Flax responded that discussions began around 2015 to address housing affordability and the different ways people were living together. Ms. Williams summarized the proposed updates intended goals and how they do not affect other city codes and regulations. Councilmember Nieuwsma stated that proposed changes allow regulation of an array of different housing types.

Councilmember Reid inquired about the square foot footage requirements for sleeping purposes. Ms. Williams responded that numbers are the current standards within the ICC building code. Councilmember Reid asked staff to comment on roommates with a lease. Ms. Williams responded that would fall under the rental registration requirements and the

requirements in zoning in terms of the number of occupants within a specific dwelling unit. He believes the proposed license structure provides the ability to manage housing providers.

Councilmember Revelle inquired if the city currently licenses Northwestern dormitories and Ms. Williams responded yes. Councilmember Revelle asked how they are inspected and Ms. Flax described coordinating with Northwestern to inspect all of the dormitories prior to the beginning of each school year. Councilmember Revelle asked staff to comment on cohousing. Ms. Flax responded that regardless of the many ways of housing people the units will still be inspected and appropriately licensed. Ms. Williams added that the HOME model with a family or a group of individuals living within a single-family home does not fit into the proposed shared housing licensing structure.

Councilmember Kelly questioned which shared facilities are subject to licensing and the reason for single license type for differing facilities. Ms. Williams responded that it would be the same shared housing license that would be required of those land uses with an operating agreement containing specifics on how the facility operates. Any new license would also require City Council approval of its associated operating agreement.

Councilmember Kelly expressed concern about the ordinance moving forward as a Special Order of Business at City Council. Councilmember Nieuwsma commented that the material has been prepared for some time and enables future shared housing establishments to be licensed. Further, the operating agreement gives the city the authority to tune regulatory requirements to an individual applicant and he is supportive of moving it forward.

**(V) ITEMS FOR DISCUSSION**

There were none.

**(VI) ITEMS FOR COMMUNICATION**

There were none.

**(VII) ADJOURNMENT**

Councilmember Kelly adjourned the meeting at 6:49 p.m.

Respectfully submitted,  
Amy Ahner, AICP, Planning Consultant