

MINUTES OF THE ZONING COMMITTEE
Thursday, February 27, 2025 - 3:30 p.m.
City Council Chambers, 3rd Floor
City Hall and Court House
15 West Kellogg Boulevard

The Zoning Committee meeting recording is available on the Zoning Committee website:

<https://bit.ly/ZoningCases>

PRESENT: Grill, Ochoa, Hood, Syed, and Taghioff

EXCUSED: Starling

STAFF: Chris Hong, Stefan Hankerson, Kady Dadlez, Bill Dermody, Josh Williams, Samantha Langer, and Josh Ladd

The meeting was chaired by Commissioner Taghioff.

237 Richmond Nonconforming Use Permit - 25-007-238 - Reestablishment of nonconforming use as a service business with workshop at 237 Richmond Street, NW corner of Richmond Street and Saint Clair Avenue.

Chair Taghioff explained that this was an item laid over from the February 13, 2025, meeting to allow staff to draft alternate recommendations. The public hearing was closed at the February 13 meeting. Mr. Hankerson said that the applicant has requested a layover, and it is supported by staff to allow time for additional analysis.

Commissioner Syed moved to layover reestablishment of nonconforming use to March 13, 2025. Commissioner Hood seconded the motion.

The motion passed by a vote of 4-0-1.

Adopted Yeas-4 Nays 0 Abstained – (Taghioff)

2145 Childs Road CUP - 25-011-075 - Conditional use permit for elevation of a structure in the floodplain on an alternative to fill at 2145 Childs Road, SW of Childs Road and Chicago NW Tran Co.

Josh Williams presented the staff report with a recommendation of approval with conditions for the conditional use permit. He said District 1 made no recommendation, and there were no letters in support or opposition.

No one spoke in support or opposition. The applicant was available for questions.

The public hearing was closed.

Commissioner Grill moved approval with conditions of the conditional use permit. Commissioner Syed seconded the motion.

The motion passed by a vote of 4-0-1.

Adopted Yeas - 4 Nays - 0 Abstained - 1 (Taghioff)

635 Cleveland South Rezoning - 25-010-936 - Rezone from OS office-service to T2 traditional neighborhood at 635 Cleveland Avenue S, SW corner of Cleveland and Bayard Avenue

Kady Dadlez presented the staff report with a recommendation of approval for the rezoning. She said District 15 recommended approval, and there were no letters in support or opposition.

No one spoke in support or opposition. The applicant was available for questions.

The public hearing was closed.

Commissioner Hood moved approval of the rezoning. Commissioner Grill seconded the motion.

The motion passed by a vote of 5-0-0.

Adopted Yeas - 5 Nays - 0 Abstained - 0

959 Payne Rezoning - 25-010-953 - Rezone from B2 community business to T2 traditional neighborhood, 959 Payne Avenue, SW corner of Case Avenue and Payne Avenue

Stefan Hankerson said that Payne Phalen Community Council has requested a layover of four weeks so they can meet with residents at their March 25, 2025, meeting to discuss this application for the rezoning. Mr. Dermody said staff supports the request and added this is the first cannabis related zoning application we have received, and the District Council would like time to review given the policy implications.

Commissioner Syed moved to layover the rezoning to March 27, 2025. Commissioner Hood seconded the motion.

The motion passed by a vote of 4-0-1.

Adopted Yeas - 4 Nays - 0 () Abstained - 1 (Taghioff)

642 Selby CUP - 25-010-981 - Conditional use permit to increase maximum building height from 55' to 60' at 642 Selby Avenue, between Dale Street N. and Saint Albans Street N.

Chris Hong presented the staff report with a recommendation of approval for the conditional use permit. She said District 8 recommended approval, and there were no letters in support, and 1 letter in opposition.

No one spoke in support or opposition. The applicant was available for questions.

The public hearing was closed.

Commissioner Syed moved approval of the conditional use permit. Commissioner Hood seconded the motion.

The motion passed by a vote of 4-0-1.

Adopted Yeas - 4 Nays - 0 Abstained - 1 (Taghioff)

Drafted by:

Submitted by:

Approved by:

Samantha Langer
Recording Secretary

Bill Dermody
Current Planning Manager

Simon Taghioff
Chair