

**Planning & Development Committee Meeting  
Minutes of September 11, 2017  
7:15 p.m.**

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

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

STAFF PRESENT: J. Leonard, D. Stoneback

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Rainey

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

A quorum being present, Ald. Rainey called the meeting to order at 7:36 p.m.

II. **APPROVAL OF REGULAR MEETING MINUTES OF AUGUST 14, 2017**

Ald. Fiske moved to approve the minutes of the August 14, 2017 meeting,  
seconded by Ald. Wynne.

**The committee voted unanimously 7-0, to approve the August 14, 2017  
minutes.**

III. **ITEM FOR CONSIDERATION**

**(P1) Ordinance 87-O-17, Granting a Special Use for a Type 2 Restaurant,  
Amanecer Taco Shop, at 512 Main St.**

The Zoning Board of Appeals and staff recommend adoption of Ordinance  
87-O-17 granting special use approval for a Type 2 Restaurant, Amanecer  
Taco Shop, at 512 Main St. in the C1a Commercial Mixed-Use District and  
the oDM Dempster-Main Overlay District. The applicant has complied with all  
zoning requirements and meets all of the standards for a special use for this  
district. *Alderman Wynne recommends suspension of the rules for  
Introduction and Action at the September 11, 2017 City Council meeting.*

**For Introduction and Action**

**Ald. Wynne moved to introduce, suspend the rules, and approve  
Ordinance 87-O-17, seconded by Ald. Rue Simmons. The Committee  
voted unanimously to introduce, suspend the rules, and approve  
Ordinance 87-O-17.**

**(P2) Ordinance 89-O-17, Extending the Time for the Applicant to Obtain  
a Building Permit to Construct the Residential Unit in the Planned  
Development at 318-320 Dempster Street**

Staff recommends adoption of Ordinance 89-O-17 to extend the time for completion of the Planned Development at 318-320 Dempster Street, originally approved in March of 2008. The Ordinance grants a two-year extension to obtain building permits for construction of the third dwelling unit within the former livery stable on the property by September 25, 2019. *Alderman Wynne recommends suspension of the rules for Introduction and Action at the September 11, 2017 City Council meeting.*  
**For Introduction and Action**

At Ald. Revelle's request Ms. Leonard explained the reason for the Planned Development.

Ald. Wynne clarified the scope of the project.

**Ald. Wynne moved to introduce, suspend the rules, and approve Ordinance 89-O-17, seconded by Ald. Fiske. The Committee voted unanimously to introduce, suspend the rules, and approve Ordinance 89-O-17.**

**(P3) Ordinance 91-O-17, Granting a Special Use and Major Variations to Allow Expansion of a Retirement Home at 120 Dodge Avenue**

The Zoning Board of Appeals and staff recommend adoption of Ordinance 91-O-17 granting special use approval for the expansion of an existing Retirement Home, Dobson Plaza, and major zoning relief for a one-story addition and patio with 46.8% building lot coverage where 40% is allowed, 85.4% impervious surface coverage where 55% is allowed, a 1.2' front yard (Dobson St.) setback where 27' is required, a .9' street side yard (Dodge Ave.) setback where 15' is required, and a patio in the front yard where patios are only permitted in rear yards, at 120 Dodge Ave. The applicant has complied with all other zoning requirements, and meets all of the standards for special use and major variation in the R4 General Residential District. *Alderman Rainey recommends suspension of the rules for Introduction and Action at the September 11, 2017 City Council meeting.*  
**For Introduction and Action**

In response to an inquiry from Ald. Revelle, Public Works Agency Director Stoneback explained that downspouts are allowed to drain into the sewer for a commercial project.

**Ald. Rainey moved to introduce, suspend the rules, and approve Ordinance 91-O-17, seconded by Ald. Fiske. The Committee voted unanimously to introduce, suspend the rules, and approve Ordinance 91-O-17.**

**(P4) Ordinance 92-O-17, Zoning Text Amendment Regarding Transit Oriented Development Parking Requirements**

The Plan Commission and staff recommend adoption of Ordinance 92-O-17 of the Zoning Ordinance Text Amendment to reduce the parking requirements

for residential uses in Transit Oriented Development (TOD) areas, based on the Evanston Transit Oriented Development Parking Study completed by Sam Schwartz Engineering and Duncan Associates. The proposal would modify the parking requirements for residential developments in TOD areas to more accurately reflect vehicle ownership rates.

**For Introduction**

Ald. Fiske expressed concerns about existing parking conditions in these Transit Oriented Development areas and that the high parking rates charged by developers pushes parking onto streets.

**Ald. Wynne moved to introduce Ordinance 92-O-17, seconded by Ald. Revelle. The Committee voted unanimously, 7-0, to introduce Ordinance 92-O-17.**

Ald. Rainey asked for Public Comment.

Betty Ester, resident, spoke about affordable housing issues including the criteria for including residents in affordable developments, the fee-in-lieu options within the Inclusionary Housing Ordinance, and the geographic dispersal of affordable units per the Fair Housing Ordinance.

**IV. ITEM FOR DISCUSSION**

There were no items for discussion.

**V. COMMUNICATIONS**

There were no communications.

**VI. ADJOURNMENT**

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

**The committee voted unanimously 7-0 to adjourn.**

**The meeting adjourned at 7:52 p.m.**

Respectfully submitted,  
Scott Mangum