

**Planning & Development Committee Meeting  
Minutes of April 23, 2018  
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, R. Rue Simmons

STAFF PRESENT: M. Masoncup, E. Storlie, S. Mangum

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 8:07 p.m.

II. **APPROVAL OF REGULAR MEETING MINUTES OF APRIL 9, 2018**

Ald. Rainey moved to approve the minutes of the April 9, 2018 meeting, seconded by Ald. Wynne.

**The committee voted unanimously 7-0, to approve the April 9, 2018 minutes.**

III. **ITEMS FOR CONSIDERATION**

**(P1) Granting Vacation Rental License for 1500 Main Street**

City staff recommends approval of a Vacation Rental License for the property located at 1500 Main Street. The Vacation Rental meets all of the Standards and Procedures for license approval.

**For Action**

**Ald. Revelle moved approval of the item, seconded by Ald. Wynne. The Committee voted, 7-0 to recommend approval.**

**(P2) Granting Vacation Rental License for 1419 Elmwood**

City staff recommends approval of a Vacation Rental License for the property located at 1419 Elmwood Avenue. The Vacation Rental meets all of the Standards and Procedures for license approval.

**For Action**

Ald. Wilson has spoken to applicants and has heard no concerns from neighbors.

**Ald. Wilson moved approval of the item, seconded by Ald. Rue**

**Simmons. The Committee voted, 7-0 to recommend approval.**

**(P3) Ordinance 29-O-18, Amending the City Code Title 2, Chapter 8  
“Historic Preservation”**

The Preservation Commission and staff recommend City Council approval of Ordinance 29-O-18, Amending Title 2, Chapter 8 of the Evanston City Code, “Historic Preservation.” The focus of the text amendment is to update, when appropriate, the language and definitions and also streamline procedures to make it more user friendly for the staff, the Commission, and the public. The original intent and principles of the current Preservation Ordinance have been maintained.

**For Introduction**

Betty Esther, has questions about architectural changes and the process/impact of landmark designation.

Diane Williams, Chair of the Preservation Commission, clarified that no significant changes to the designation criteria proposed.

**Ald. Revelle moved to recommend introduction of Ordinance 29-O-18, seconded by Ald. Wilson. The Committee voted 7-0 to Introduce Ordinance 29-O-18.**

**(P4) Ordinance 47-O-18, Amending the Definition of “Coach House” in  
the City Code Section 6-18-3**

Staff recommends adoption of Ordinance 47-O-18, amending the Zoning Ordinance to modify the definition of a Coach House. A previous version of the proposed text amendment did not receive a recommendation from the Plan Commission. Ordinance 47-O-18 was held on April 9, 2018 until April 23, 2018 for Introduction.

**For Introduction**

**Ald. Wilson moved to recommend introduction of Ordinance 47-O-18, seconded by Ald. Rue Simmons. The Committee voted 7-0 to Introduce Ordinance 47-O-18.**

**(P5) Ordinance 40-O-18, Amending the City Code, “Permitted  
Obstructions in Required Yards: General Provisions” Relating to Front  
Porches**

Following input from the current and former Zoning Board of Appeals Chair, staff recommends direction from the Committee regarding the scope of amendments to the front porch regulations. If the proposed amendments are limited to sections of the Zoning Ordinance that were included in the Plan Commission legal notice (6-4-1-9 Yards, and 6-18-3 Definitions), Ordinance 40-O-18 can be approved and/or amended. However, if the Committee desires to amend other regulations such as the appropriate determining body for porch variations (6-3-8-3 Authorized Variations), a Plan Commission meeting would need to be re-noticed accordingly. Ordinance 40-O-18 was

held on April 9, 2018 until April 23, 2018 for Introduction.

**For Introduction**

Ald. Suffredin, inquired about the current issues that need resolving and the locations where the issues exist.

Matt Rodgers, former Chair of the Zoning Board of Appeals, summarized his concerns with the Plan Commission proposal with encroachments, including enclosing porches that become living space and then adding a new front porch. He stated this is a long-term concern and belief that porches are no longer used for socialization as those activities have moved to rear decks.

In response to Ald. Fiske, Mr. Rodgers stated that a roofed and enclosed front porch is treated the same in the code, and also that there is still a variation process to restore houses to their original footprint if a front porch has been removed.

Ald. Wynne, noted that front yard green space important for everyone on a block because of smaller front yards. Zoning regulations create a level of certainty for neighbors as a social compact.

Ald. Wilson is supportive of allowing residents to use yards and is concerned with pushing people to rear yards. Believes there will be a greater impacts in some neighborhoods and feels that a 6-foot front porch is not overly large.

In response to and inquiry from Ald. Rue Simmons, Scott Mangum, Planning and Zoning Administrator, provided background information about existing setback regulations and allowed projections.

Ald. Fiske expressed concerns about reduced setbacks over time.

Ald. Rue Simmons wanted more information about the impacts on different neighborhoods.

**Ald. Wynne moved to table the item seconded by Ald. Rue Simmons. The Committee voted 7-0 to table the item.**

**(P6) Ordinance 58-O-18 Granting a Special Use for a Type 2 Restaurant, Falcon Eddy's Barbecue at 825 Church Street**

The Zoning Board of Appeals and City Staff recommend adoption of Ordinance 58-O-18 granting a special use approval for a Type 2 Restaurant, Falcon Eddy's Barbecue in the D2 District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

**For Introduction**

**Ald. Wynne moved to introduce, suspend the rules, and approve Ordinance 58-O-18, seconded by Ald. Wilson. The Committee voted unanimously to introduce, suspend the rules, and approve Ordinance**

**58-O-18.**

IV.      **ITEMS FOR DISCUSSION**

V. **COMMUNICATIONS**  
There were no communications.

VI. **ADJOURNMENT**  
**Ald. Revelle moved to adjourn, seconded by Ald. Wilson. The meeting adjourned at 8:40 p.m.**

Respectfully submitted,  
Scott Mangum  
Planning and Zoning Administrator