



## **PLANNING & DEVELOPMENT COMMITTEE MEETING**

**Monday, July 23, 2018**

**7:00 p.m.**

**Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston**

**James C. Lytle Council Chambers**

### **AGENDA**

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

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

**III. ITEMS FOR CONSIDERATION**

**(P1) Vacation Rental License for 2001 Orrington Avenue**

City staff recommends approval of a Vacation Rental License for the property located at 2001 Orrington Avenue. The Vacation Rental meets all of the Standards and Procedures for license approval. Following public comment at the Planning and Development Committee and in a neighborhood meeting, a Memorandum of Understanding (MOU) has been drafted to address concerns from neighboring property owners. Approval of the Vacation Rental License can be conditioned upon execution of the MOU.

**For Action**

**(P2) Vacation Rental License for 615 Central Street**

City staff recommends approval of a Vacation Rental License for the property located at 615 Central Street. The Vacation Rental meets all of the Standards and Procedures for license approval.

**For Action**

**(P3) Ordinance 40-O-18, Amending Subsection 6-4-1-9(B)(1) of the City Code, "Permitted Obstructions in Required Yards: General Provisions"**

The Plan Commission and staff recommend approval of Ordinance 40-O-18 to amend the Zoning Ordinance to reduce the required front yard setback for open porches in order to allow front porches with a usable depth without the need for zoning relief.

**For Introduction**

**(P4) Ordinance 81-O-18 Granting Major Zoning Relief to Establish a Third Dwelling Unit in an Existing Two-Family Residence at 1822 Lyons Street**

City staff and the Zoning Board of Appeals recommend adoption of Ordinance 81-O-18 granting major zoning relief to establish a third dwelling unit in an existing two-family residence in the R4 General Residential District. The applicant requests relief for lot size, lot width, and to add zero parking spaces where two additional parking spaces are required. The applicant has complied with all zoning requirements and meets all of the standards for a variation for this district.

**For Introduction**

**(P5) Ordinance 77-O-18 Granting Major Zoning Relief to Eliminate Parking and Add Fencing for Firehouse Grill at 750 Chicago Avenue**

City staff and the Zoning Board of Appeals recommend adoption of Ordinance 77-O-18 granting major zoning relief to eliminate one ADA parking stall (with one remaining) and install a 3' tall fence (planter box) fronting Chicago Ave., and denying major zoning relief to install an 8' tall wood fence with a 0' street side yard (Madison St.) setback, in the C1a Commercial Mixed-Use District. The applicant has complied with all zoning requirements and meets all of the standards for a variation (for parking and the 3' fence) for this district.

**For Introduction**

**(P6) Ordinance 76-O-18 Granting a Special Use for a Type 2 Restaurant, Reprise Coffee Roasters at 710 Main Street**

The Zoning Board of Appeals and City Staff recommend adoption of Ordinance 76-O-18 granting a special use approval for a Type 2 Restaurant, Reprise Coffee Roasters in the B2 District and oDM Dempster-Main Overlay District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district. *Alderman Wilson requests suspension of the rules for Introduction and Action at the July 23, 2018 City Council meeting.*

**For Introduction and Action**

**IV. ITEMS FOR DISCUSSION**

**(PD1) Vacation License Rental**

Staff seeks direction on potential revisions to the vacation rental license to address the ongoing interest by property owners to convert units to vacation rentals.

**For Discussion**

**V. COMMUNICATIONS**

**VI. ADJOURNMENT**