



PLANNING & DEVELOPMENT COMMITTEE MEETING

Monday, September 17, 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 WILSON, CHAIR**
- II. APPROVAL OF REGULAR MEETING MINUTES OF AUGUST 13, 2018**
- III. ITEMS FOR CONSIDERATION**

(P1) Appeal to Planning & Development Committee of Design and Project Review Committee Decision Denying Variance for Commercial Variable Message Sign (CVMS) for Citgo Station at 1925 Green Bay Rd

The Planning & Development Committee shall decide whether or not to hear the variance appeal, and if granted, set a hearing date for said appeal. The hearing shall be confined to a review of the Design and Project Review (DAPR) decision and written objections submitted by the appellant property owner. No verbal presentation shall be heard except by invitation by the committee. The Planning & Development Committee shall either approve, approve with conditions, deny the application or refer the matter back to DAPR for further proceedings.

For Action

(P2) Landlord-Tenant Services with Metropolitan Tenants Organization & Lawyers' Committee for Better Housing

The Housing and Homelessness Commission and staff recommend City Council approval of a not to exceed \$70,000 contract with Metropolitan Tenants Organization and Lawyers' Committee for Better Housing for landlord-tenant services. The funding source is the City's Affordable Housing Fund (Account 250.21.5465.65497). The Affordable Housing Fund has a current uncommitted cash balance of approximately \$600,000; including \$114,500 budgeted for housing services in FY2018.

For Action

(P3) Ordinance 41-O-18, Amending City Code Section 6-16, Table 16-B, “Schedule of Minimum Off Street Parking Requirements”

The Plan Commission and staff recommend City Council adopt Ordinance 41-O-18, amending the Zoning Ordinance to modify parking requirements for College/University Institutions. Staff is proposing to adjust the parking requirements for dormitories and fraternity and sorority houses. The proposed text amendment still requires more than the 1 to 16 ratio of students with parking permits to those eligible to obtain parking permits. The proposed amendment would reduce the total required parking spaces on Northwestern University’s campus from 4,096 to approximately 3,493.

For Introduction

(P4) Ordinance 105-O-18, Amending Portions of the Zoning Ordinance Creating Brew Pubs and Craft Alcohol Production Facilities

The Plan Commission and staff recommend approval of Ordinance 105-O-18 authorizing Zoning Ordinance Text Amendments to alcohol producing uses that include allowing Brew Pubs as a Special Use in the MXE Mixed-Use Employment District.

For Introduction

(P5) Ordinance 108-O-18, Special Use Permit and Major Variations for a Banquet Hall and a Brew Pub, Double Clutch Brewing Company, at 2119-2125 Ashland Avenue

The Zoning Board of Appeals and staff recommend approval of Ordinance 108-O-18 authorizing Special Uses for a Banquet Hall and Brew Pub and Major Zoning Variations for a 0’ front yard setback where 10’ is required, a 0’ interior side yard setback where 5’ is required, a 0’ rear yard setback where 5’ is required, and to eliminate 1 required short loading dock.

For Introduction

(P6) Ordinance 103-O-18, Granting a Special Use for a Type 2 Restaurant, Backlot Coffee, at 2004 Central Street

The Zoning Board of Appeals and City Staff recommend adoption of Ordinance 103-O-18 granting a special use approval for a Type 2 Restaurant, Backlot Coffee in the B1a Business District and oCSC Central Street Overlay District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district. *Alderman Revelle recommends suspension of the rules for Introduction and Action at the September 17, 2018 City Council.*

For Introduction and Action

(P7) Ordinance 104-O-18, Granting a Special Use and Zoning Relief to Expand a Daycare Center - Child at 2200 Main Street

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 104-O-18 granting special use approval to expand a Daycare Center – Child, the Infant Welfare Society of Evanston, and zoning relief for a one-story addition with a 6.1’ west interior side yard setback where 15’ is required, at 2200 Main St. in the R2 Single Family Residential District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district.

Alderman Braithwaite recommends suspension of the rules for Introduction and Action at the September 17, 2018 City Council.

For Introduction and Action

(P8) Ordinance 102-O-18 Granting a Special Use for a Type 2 Restaurant, Kilwins Chocolates, at 1724 Sherman Avenue

The Zoning Board of Appeals and City Staff recommend adoption of Ordinance 102-O-18 granting a special use approval for a Type 2 Restaurant, Kilwins Chocolates 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

(P9) Ordinance 106-O-18, Granting a Special Use for a Public Utility and Major Zoning Relief for a Fence (Concrete Wall) at 514 Custer Avenue

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 106-O-18 granting special use approval for a Public Utility for the replacement of existing ComEd equipment with “DC-in-a-box” utility equipment, and major zoning relief for a 20’-tall fence (concrete wall) for safety and thermal screening of the utility equipment, at 514 Custer Ave. The applicant has complied with all other zoning requirements, and meets all of the standards for special use and major variation in the R3 Two Family Residential District.

For Introduction

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT