



PLANNING & DEVELOPMENT COMMITTEE MEETING

Monday, April 22, 2019

6:45 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 REVELLE, CHAIR
- II. APPROVAL OF REGULAR MEETING MINUTES OF APRIL 8, 2019
- III. ITEMS FOR CONSIDERATION

(P1) **Ordinance 112-O-18 Granting Major Zoning Relief for Building Lot Coverage, Setbacks, and Open Parking at 2626 Reese Ave.**

The Zoning Board of Appeals recommends denial of Ordinance 112-O-18 for major zoning relief for the following: 42.5% building lot coverage where a maximum 30% is allowed; 3' south interior side yard setback where 5' is required for the principal structure; and 3.5' street side yard setback where 15' is required for the principal structure, 8.5' street side yard setback where 15' is required for a deck, a 10' street side yard setback where 15' is required for a detached garage, and a 1' street side yard setback where 15' is required for open parking. The Zoning Board of Appeals determined the proposal does not meet all Standards for Major Variation, specifically that the proposal would result in a substantial adverse impact on the use, enjoyment or property values of adjoining properties, and that the requested variations are not the least deviation from the applicable regulations among the feasible options identified. *The applicant submitted revised plans on February 10, 2019 that meets staff's recommendation by reducing the bulk to a 1.5 story house and reducing the building lot coverage by removing an open parking space, which creates a variation for providing less than two required parking spaces.*

For Introduction

(P2) Ordinance 32-O-19, Granting a Special Use and Zoning Relief for an Automobile Service Station and Convenience Store at 140 Chicago Avenue

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 32-O-19 granting special use approval and major zoning relief to reconstruct an Automobile Service Station, Mobile, a Convenience Store, and for a 21' two-way drive aisle where 24' is required, at 140 Chicago Ave in the C1 Commercial District. The applicant has complied with all zoning requirements and meets all of the standards for a special use and variation for this district. *Alderman Rainey request suspension of the rules for Introduction and Action at the April 22, 2019 City Council meeting.*

For Introduction and Action

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT