

**Planning & Development Committee Meeting
Minutes of June 24, 2019
6:45 p.m.**

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

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

STAFF PRESENT: M. Masoncup, J. Leonard, S. Mangum

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Rue Simmons

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN RUE SIMMONS, CHAIR

A quorum being present, Ald. Rue Simmons called the meeting to order at 6:48 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF JUNE 11, 2019

Ald. Wilson moved to approve the minutes of the June 10, 2019 meeting, seconded by Ald. Fiske. The committee voted unanimously 7-0, to approve the June 10, 2019 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 64-O-19, Major Zoning Relief for a Curb Cut and Driveway to the Street at 2650 Sheridan Road – Variations in the R1 District

The Zoning Board of Appeals and staff recommend denial of Ordinance 64-O-19 authorizing a major variation to establish a curb cut and driveway from the street frontage (Sheridan Rd.) on a newly subdivided property with alley access in the R1 Single Family Residential District. The property currently features a single family residence with a curb cut and driveway from the street frontage. The existing single family residence will be demolished and a new residence will be constructed. The proposal does not meet the Standards for Variation, specifically the proposal is not keeping with the intent of the Zoning Ordinance, does not have a hardship or practical difficulty peculiar to the property, is based upon a desire to extract additional income from the property, and is not limited to the minimum change necessary.

For Introduction

Shawn Jones, attorney for property owner, discussed the timing of splitting

property prior to Sheridan Road project causing the curb cut to be lost. His client seeks to retain curb cut on Sheridan Road.

Ald. Revelle reviewed the history of the plans for the property and communication with the City and noted that nonconforming rights have been lost for the driveway because of the demolition and subdivision. The alley is adequate width and used by other properties to access garages. Ald. Revelle expressed concerns about precedent as another homeowner initially requested a curb cut and parking pad.

In response to Ald. Wilson, Mr. Jones stated client would be willing to pay for the cost of restoring curb cut. The owner could also provide a 3-point turnaround with pervious surface in the front yard.

Ald. Wilson moved to Introduce Ordinance 64-O-19, seconded by Ald. Rue Simmons. The Committee voted 6-1 on the motion to Introduce the item. The item was Introduced.

(P2) Ordinance 54-O-19, Amending Various Parts of Title 6, “Zoning,” of the Evanston City Code To Conform with the City of Evanston Inclusionary Housing Ordinance – Zoning Text Amendment

The Plan Commission and staff recommend adoption of Ordinance 54-O-19, amending various parts of Title 6, “Zoning,” of the Evanston City Code to conform with the City of Evanston Inclusionary Housing Ordinance to revise density and parking bonuses established by the City of Evanston’s revised Inclusionary Housing Ordinance (IHO), 107-O-18.

For Introduction

Sue Loellbach, Connections for the Homeless and Joining Forces, spoke in favor of P2.

Ald. Wilson moved to Introduce Ordinance 54-O-19, seconded by Ald. Wynne. The Committee voted 7-0 on the motion to Introduce the item. The item was Introduced.

(P3) Ordinance 65-O-19, Extending the Time for Applicant to Obtain a Building Permit to Construct the Planned Development at 100 and 128-132 Chicago Avenue

Staff recommends adoption of Ordinance 65-O-19 to extend the time for commencement of construction of the Planned Development at 100 and 128-132 Chicago Avenue, originally approved on June 26, 2018. The Ordinance would grant a one-year extension for building permit issuance to June 24, 2020.

For Introduction

Ald. Rainey moved for suspension of rules to allow to Introduce and

Approve Ordinance 65-O-19, seconded by Ald. Wilson. The Committee voted 7-0 to suspend the rules.

Ald. Wilson moved for Introduction and Action of Ordinance 65-O-19, seconded by Ald. Rue Simmons. The Committee voted 6-1 to introduce and approve this item.

IV. **ITEMS FOR DISCUSSION**

(PD1) Elgin Road Pilot

Alderman Fiske proposes a pilot to evaluate the temporary closure of Elgin Road between Emerson Street and Orrington Avenue. The purpose of this pilot is to consider the potential benefits of restoring the original street grid system at the northern edge of the downtown business district. Staff seeks further direction from the Planning and Development Committee. If the Committee directs staff to study this area, then a complete evaluation of vehicular turning and detour ability needs further review before initiating a pilot.

For Discussion

James Engleman spoke in favor of closing Elgin Road.

Carl Klein noted a letter of request to close Elgin Road to create green space, area for a civic center, and bike lane and inquired about future plans for civic center and potential future fiscal impacts.

Julie Workman, attorney representing 800 Elgin condo association, expressed concerns regarding primary access provided from Elgin Road including deliveries and move-ins. The property owners are supportive of other safety improvements to Elgin Road. A traffic and safety study should be conducted prior to closure, as closure would constitute a taking.

Carole Bass, member of Downtown Evanston Board and 800 Elgin resident, was surprised at potential closure and spoke in opposition due to heavy utilization of Elgin Road building entrance.

Michael Miller, 800 Elgin Road, did not receive notice and inquired whether studies had been conducted on property value impact.

Clare Kammer, 800 Elgin Road, spoke in opposition due to loss of access and needed reconfiguration to building.

Linda Young, 1864 Sherman, expressed concerns about the impact on vehicular and truck traffic. Suggest reviving plan for North Downtown.

Jerald Segall, 800 Elgin Road, noted closure would barricade access to building.

Jim Stabesh, agreed with previous comments and spoke in opposition due to fire and police access.

Gail Miller, 800 Elgin Road, agreed with previous comments in opposition.

John Jones, agreed with previous comments in opposition.

Robert Mark, 800 Elgin Road, was displeased with lack of communication and planning. Noted building elevators are in high demand. Other improvements could be made to Elgin Road.

Ald. Fiske noted that was only a discussion item. Pedestrian safety issue on Elgin Road and many additional residents coming to northern end of Downtown. Will not support if not win-win for everyone. Studies would involve staff and residents.

Ald. Wilson noted legitimate concerns expressed but everyone could agree Elgin Road could be safer. Not supportive of closing the road, but improving safety.

Ald. Wynne noted a community meeting would be a better starting place to engage community. Would need to evaluate traffic impacts on other roads. Support making Elgin Road safer, but not closing it.

Ald. Rainey was not previously aware of letter. It would be wise to involve 800 Elgin residents, but not supportive of closing Elgin Road.

Ald. Revelle agrees with need to focus on safety rather than closure.

In response to Ald. Fiske, Director Leonard noted staff can review comments and either return or proceed to a neighborhood meeting at the discretion of the Committee. Ald. Fiske would like to have a community meeting to evaluate.

Ald. Rue Simmons suggested prioritizing safety.

Ald. Rainey suggested involving 800 Elgin Road residents as a major stakeholder.

Ald. Wilson summarized that improving safety was priority rather than closing the road.

Ald. Rue Simmons noted that a future public community meeting will be advertised.

V. **COMMUNICATIONS**

VI. **ADJOURNMENT**

Ald. Wynne moved to adjourn, seconded by Ald. Wilson. The meeting adjourned at 8:03 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Manager