



Planning & Development Committee

Monday, December 9, 2019 @ 6:45 PM

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

**COMMITTEE MEMBER
PRESENT:**

Ann Rainey, 8th Ward Alderman, Eleanor Revelle, 7th Ward Alderman, Judy Fiske, 1st Ward Alderman, Thomas Suffredin, 6th Ward Alderman, Melissa Wynne, 3rd Ward Alderman, and Donald Wilson, 4th Ward Alderman

**COMMITTEE MEMBER
ABSENT:**

Robin Rue Simmons, 5th Ward Alderman

STAFF PRESENT:

Johanna Leonard, Director of Community Development, Lara Biggs, Bureau Chief - Capital Planning/City Engineer, Sarah Flax, Housing & Grants Administrator, Scott Mangum, Planning & Zoning Administrator, and Michelle Masoncup, Director

I. CALL TO ORDER/DECLARATION OF A QUORUM: ALDERMAN SUFFREDIN

A quorum being present, Ald. Suffredin called the meeting to order at 7:50 pm.

II. APPROVAL OF MINUTES OF REGULAR MEETING MINUTES OF NOVEMBER 25, 2019

A. Staff recommends approval of the Minutes of the Regular Planning and Development Committee Meeting of November 25, 2019.

For Action

Ald. Wynne moved approval of the minutes of the November 25, 2019 Planning and Development Committee meeting, seconded by Ald. Wilson. The Committee voted unanimously 6-0 to approve the minutes.

III. PUBLIC COMMENT

Ben Schapiro spoke in support of the Accessory Dwelling Unit (ADU) Ordinance and suggested additional height.

Dick Co, president of Evanston Development Cooperative, spoke in support of the Accessory Dwelling Unit (ADU) Ordinance and suggested additional height to be more inclusive.

Kelsey Davies spoke in opposition to the St. Athanasius Special Use for additional parking

due to issues with traffic.

Betsy Baer spoke in opposition to the St. Athanasius Special Use for additional parking due to traffic and neighborhood character and suggested additional fencing.

Susan LeBailey spoke in opposition to the St. Athanasius Special Use for additional parking due to traffic.

Yvi Russel spoke in opposition to the request for alcohol at Northwestern special events.

Renetrice Price spoke requesting the reinstatement of Kevin Brown.

Pete Giangreco spoke in support of the Accessory Dwelling Unit (ADU) Ordinance and suggested additional height.

Willie Floyd spoke requesting the reinstatement of Kevin Brown.

Pat spoke requesting the reinstatement of Kevin Brown.

Mike Vasilko spoke regarding the procedural issues with the request for alcohol at Northwestern special events and Introduction and Action for items at P&D and spoke requesting the reinstatement of Kevin Brown and spoke regarding the Robert Crown Center.

IV. ITEMS FOR CONSIDERATION

P1. Resolution 133-R-19, Approving a Re-subdivision of 2441 Ridge Avenue/840 Milburn Street

Staff does not recommend adoption of Resolution 133-R-19 approving a re-subdivision of 2441 Ridge Avenue/840 Milburn Street.

For Action

In response to Ald. Revelle, Director Leonard stated the preference for a straight property line.

Moved by 1st Ward Alderman Judy Fiske

Seconded by 4th Ward Alderman Donald Wilson

Ayes: 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, 1st Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, 3rd Ward Alderman Melissa Wynne, and 4th Ward Alderman Donald Wilson

Carried 6-0 on a recorded vote

P2. Ordinance 166-O-19, Granting a Special Use for an Educational Institution - Private, and a Religious Institution, St. Athanasius School and Parish, to Expand Off-Street Parking in the R1 Single Family Residential District

The Zoning Board of Appeals recommends denial and staff recommends adoption of Ordinance 166-O-19 granting special use approval for an Educational Institution - Private, and Religious Institution, St. Athanasius School and Parish, to expand off-street parking at 2503 Eastwood Ave./2510 Ashland Ave./1615 Lincoln St. in the R1 Single Family Residential District. The Zoning Board of Appeals found the proposal does not meet all of the Standards for a special use in this district, specifically, the proposed parking expansion would increase the negative cumulative impact on the surrounding residential neighborhood, and may interfere with or diminish the value of property in the neighborhood.

For Introduction

Ald. Revelle noted the balance needed between the institution and the fabric of the community stating the benefits would help create a better play area and improved parking area but there are remaining pickup and dropoff issues that are not resolved. Ald. Revelle suggested a new parking study to evaluate the previous circulation changes.

Ald. Revelle moved to table to February 10, 2020, for a traffic study to be conducted, seconded by Ald. Wilson.

Ald. Rainey raised concerns with the staff time needed for a traffic study.

Lara Biggs, City Engineer, noted the staff time required but stated that the traffic study could be conducted in house.

Moved by 7th Ward Alderman Eleanor Revelle
Seconded by 4th Ward Alderman Donald Wilson

Ayes: 7th Ward Alderman Eleanor Revelle, 4th Ward Alderman Donald Wilson, 8th Ward Alderman Ann Rainey, 1st Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, and 3rd Ward Alderman Melissa Wynne

Carried 6-0 on a recorded vote

P3. **Ordinance 171-O-19 Amending Title 6, Accessory Dwelling Unit Requirements and Qualifications**

Plan Commission and staff recommend City Council adoption of Ordinance 171-O-19, a Zoning Ordinance Text Amendment to revise the definition of coach house and regulations related to accessory dwelling units. Staff is requesting reconsideration of the height restriction proposed by Plan Commission which would require that an ADU be shorter than the primary residential structure as this could hinder the ability to expand affordable housing opportunities in an equitable manner.

For Introduction

Ald. Revelle recused herself due to a personal interest in the Evanston Development Cooperative.

Ald. Fiske noted points made by Mr. Giangreco during public comment regarding height.

Ald. Wilson moved to amend Ordinance 171-O-19 to revise height limitations, seconded by Rainey. The amendment was approved by a vote of 5-0.

Ald. Wilson moved approval of the Ordinance as amended, seconded by Ald. Wynne.

Moved by 4th Ward Alderman Donald Wilson
Seconded by 3rd Ward Alderman Melissa Wynne

Ayes: 8th Ward Alderman Ann Rainey, 1st Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, 3rd Ward Alderman Melissa Wynne, and 4th Ward Alderman Donald Wilson

Abstained: 7th Ward Alderman Eleanor Revelle

Carried 5-0 on a recorded vote

P4. **Ordinance 172-O-19 Extending the Time for the Applicant to Obtain a Building Permit for 1815 Ridge Avenue**

Staff recommends City Council adoption of Ordinance 172-O-19 to extend the time for commencement of construction of the Planned Development at 1815 Oak Avenue, originally approved on July 25, 2016. The Ordinance would grant an extension of thirty (30) days for foundation permit issuance and ninety (90) days from the date of foundation permit issuance for building permit issuance. *Due to the single City Council meeting in December, Alderman Braithwaite requests suspension of the rules for Introduction and Action at the December 9, 2019 City Council Meeting.*

For Introduction and Action

Moved by 6th Ward Alderman Thomas Suffredin
Seconded by 4th Ward Alderman Donald Wilson

Ayes: 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, 1st Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, 3rd Ward Alderman Melissa Wynne, and 4th Ward Alderman Donald Wilson

Carried 6-0 on a recorded vote

P5. **Ordinance 173-O-19, Granting a Special Use for a Cannabis Dispensary at 1804 Maple Ave. in the RP Research Park District**

The Zoning Board of Appeals and staff recommend City Council adoption of Ordinance 173-O-19, granting special use approval for a Cannabis Dispensary at 1804 Maple Ave. in the RP Research Park District. The applicant has complied with all zoning requirements and meets all of the Standards for special use for this district. *Due to the single City Council meeting in December, Ald. Braithwaite requests suspension of the rules for Introduction and Action at the December 9, 2019 City Council Meeting.*

For Introduction and Action

Moved by 1st Ward Alderman Judy Fiske
Seconded by 4th Ward Alderman Donald Wilson

Ayes: 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, 1st
Ward Alderman Judy Fiske, 6th Ward Alderman Thomas Suffredin, 3rd
Ward Alderman Melissa Wynne, and 4th Ward Alderman Donald Wilson

Carried 6-0 on a recorded vote

V. ITEMS FOR DISCUSSION

VI. ITEMS FOR COMMUNICATION

VII. ADJOURNMENT

Ald. Wilson moved to recommend adjournment of the meeting, seconded by Ald. Fiske. The meeting adjourned at 8:23 pm.