



AGENDA

Planning & Development Committee

Monday, June 14, 2021

**Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800
5:00 PM**

Those wishing to make public comments at the Administrative & Public Works Committee, Planning & Development Committee or City Council meetings may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by completing the City Clerk's Office's online form at www.cityofevanston.org/government/city-clerk/public-comment-sign-up or by calling/texting 847-448-4311.

Community members may watch the City Council meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

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(I) CALL TO ORDER/DECLARATION OF A QUORUM

Q1. Suspension of the Rules Allowing for Remote Participation

Due to an executive order issued by Governor J.B. Pritzker, staff recommends a suspension of the rules regarding in-person attendance requirements for public meetings, allowing for City Council members and City staff to participate in this meeting remotely.

For Action

(II) APPROVAL OF MINUTES

M1. Approval of the Minutes of the Regular Planning & Development Committee meeting of May 10, 2021 5 - 8

Staff recommends approval of the Minutes of the Regular Planning &

Development Committee meeting of May 10, 2021.

For Action

[Planning & Development Committee - May 10 2021 - Minutes - Pdf](#)

(III) PUBLIC COMMENT

(IV) ITEMS FOR CONSIDERATION

- P1. **Ordinance 63-O-21, Granting a Special Use Permit for a Wholesale Goods Establishment Located at 1731 Howard Street in the C1 Commercial District ("Montelimar Bread Company")** 9 - 17

The Zoning Board of Appeals (ZBA), and staff recommend the City Council adoption of Ordinance 63-O-21, granting a Special Use for a Wholesale Goods Establishment, Montelimar Bread Company, in the C1 Commercial District, with conditions. The applicant has complied with all zoning requirements and meets the Standards for Special Use for this district.

For Introduction

[Ordinance 63-O-21, Granting a Special Use Permit for a Wholesale Goods Establishment Located at 1731 Howard Street in the C1 Commercial District \("Mon - Pdf](#)

- P2. **Ordinance 62-O-21 Granting a Special Use Permit for a Tattoo and Body Art Establishment Located at 1577 Maple Avenue in the D3 Downtown Core Development District** 18 - 25

The Zoning Board of Appeals and staff recommend the adoption of Ordinance 62-O-21 granting a Special Use for a Tattoo & Body Art Establishment for a microblading and permanent cosmetics business at 1577 Maple Avenue in the D3 Downtown Core Development District. The applicant has complied with all zoning requirements and meets all of the Standards for Special Use for this district.

For Introduction

[Ordinance 62-O-21 Granting a Special Use Permit for a Tattoo and Body Art Establishment Located at 1577 Maple Avenue in the D3 Downtown Core Development Di - Pdf](#)

- P3. **Ordinance 35-O-21 granting a Special Use for an Office Use, Richard Shapiro Attorney at Law, at 1327 Chicago Ave. and 528 Greenwood St. in the R5 General Residential District.** 26 - 56

The Zoning Board of Appeals recommends City Council adoption of Ordinance 35-O-21, granting a Special Use for an Office Use, Richard Shapiro Attorney at Law, at 1327 Chicago Ave. and 528 Greenwood St. in the R5 General Residential District. Planning & Zoning staff

recommends denial of Ordinance 35-O-21 due to the residential nature of the properties. Specifically, staff feels that up to 15 employees each at 1327 Chicago Ave. and 528 Greenwood St., in a residential zoning district surrounded on three sides by residential zoning and uses, is not keeping with the purposes and policies of the adopted Comprehensive General Plan, causes a negative cumulative effect, potentially creates a precedent for commercial uses in residential neighborhoods, and diminishes the value of property in the residential neighborhood. Staff appreciates the modifications to the proposal the applicant has made throughout the ongoing special use process that reduces the requested occupancy, and therefore impact, at each structure from 22 employees to 15, and adds an off-site ADA-compliant office location for additional staff at 990 Grove St. in lieu of on-site ADA alterations. However, the request not to alter either structure at 1327 Chicago Ave. or 528 Greenwood St. for ADA improvements further exemplifies the inappropriateness of the special use request for a commercial use in residential structures in a residential neighborhood. Planning & Zoning staff reaffirms a recommendation for denial.

For Introduction

[Ordinance 35-O-21 granting a Special Use for an Office Use, Richard Shapiro Attorney at Law, at 1327 Chicago Ave. and 528 Greenwood St. in the R5 Gene - Pdf](#)

(V) ITEMS FOR DISCUSSION

D1. Discussion of Use of City-Retained Traffic Consultant for Planned Development Review 57 - 58

Staff seeks feedback from the Planning & Development Committee to consider the use of a City-retained multimodal traffic consultant for planned development reviews requiring a traffic analysis. Currently, the City's requirement for a traffic study for planned developments is fulfilled by the developer-retained consultant.

For Discussion

[Discussion of Use of City-Retained Traffic Consultant for Planned Development Review - Attachment - Pdf](#)

D2. Greenleaf Shared Street Pilot Program 59 - 60

Staff seeks feedback and direction from the Planning & Development Committee on a shared street pilot program on Greenleaf Street to test the use of public streets as places for people of all ages to walk, bike, and run and to expand green transportation modes for commuting and recreation in response to the increasing use and demand for these mobility options resulting from a response to COVID-19 and its recovery. Funding will be provided through the Neighborhood Traffic Calming (Account 415.40.4120.65515 - 621029). Costs include \$21,000 for 54

barricades, 2 lights per barricade, and 1 pallet of sandbags, which the City could utilize for this project and already needs to purchase for special events and other street closure activities, and \$700 for shared street signs, which also may be utilized for other shared street events.

For Discussion

[Greenleaf Shared Street Pilot - Attachment - Pdf](#)

(VI) ITEMS FOR COMMUNICATION

(VII) ADJOURNMENT