

**Planning & Development Committee Meeting
Minutes of August 9, 2010**

City Council Chambers – 7:00 p.m.

(or 15 minutes after the Administration & Public Works (A&PW) meeting adjourns)

Lorraine H. Morton Civic Center

ALDERMEN PRESENT: D. Holmes, L. Jean-Baptiste, A. Rainey, D. Wilson,

ALDERMEN ABSENT: M. Wynne

STAFF PRESENT: T. Anger, W. Bobkiewicz, C. Caneva, B. Dunkley, G. Farrar,
D. Gaynor, M. Johns, M. Lyons, D. Marino, S. Mora,
B. Newman, E. Thomas

PRESIDING OFFICIAL: Ald. Rainey

DECLARATION OF QUORUM

A quorum being present, Chair Rainey called the meeting to order at 7:50 p.m.

APPROVAL OF THE JULY 26, 2010 MEETING MINUTES

Ald. Holmes moved approval, seconded by Ald. Jean-Baptiste.

The minutes of the July 26, 2010 meeting were approved unanimously, 4-0.

ITEMS FOR CONSIDERATION

(P1) Approval of Plat of Subdivision for 2146 Brown

Staff recommends Council approval of the proposed plat of subdivision of 2146 Brown Avenue located in the R1 Single Family Residential zoning district from a single improved lot into two lots for the purpose of constructing a single-family detached residence on the resulting unimproved lot. The Site Plan and Appearance Review Committee (SPAARC) reviewed the proposal on July 28, 2010 and voted to send a favorable recommendation to the Planning and Development Committee.

Ald. Jean-Baptiste moved approval, seconded by Ald. Wilson.

Ald. Holmes said she assumed it was the property at the dead end. Terry Weppeler, on behalf of owner Terry Upton, said the single family home is on Lot 1 and that each lot is the same size. He said some work is being done on the existing home.

The Committee voted unanimously 4-0 to recommend approval of the subdivision.

(P2) Approval of Request for an Extension of the Expiration of the Planned Development at 1603 and 1619 Orrington Avenue

Staff recommends Council approval to extend the expiration date of the 1603 and 1619 Orrington Avenue Planned Development by three years to September 1, 2013. Original authorization was granted by Council with Ordinance 57-O-05, as amended by Ordinance 62-O-08. The amended ordinance requires complete construction of proposed retail improvements by September 1, 2010. Due to continuing weak market conditions, especially in the retail sector, construction has not yet begun. The applicant requests an extension of the completion date of three years until September 1, 2013.

Ald. Wilson moved approval, seconded by Ald. Jean-Baptiste.

Attorney David Reifman of DLA Piper, representing the owner, stated that the owner has just completed the 3 year extension of the loan, so the extension for the planned development goes just beyond this time. He said even though the retail is not prepared to commence, the owner has put millions of dollars in plaza and environmental improvements, all with the intention of recouping his investment. He said the underground garage and surface parking are being undertaken now.

Ald. Rainey commented that we would not be keeping anyone else from doing this project if we approve the extension and she is happy the owner still wants to invest.

The Committee voted unanimously 4-0 to recommend approval of the extension of the planned development.

(P3) Approval of Request for Sidewalk Café for Andy's Frozen Custard, 719 Church Street

Site Plan and Appearance Review Committee (SPAARC) recommends approval of a first-time application for a sidewalk café (SWC) permit for Andy's Frozen Custard, a Type 2 restaurant located at 719 Church Street. At the June 28, 2010 Site Plan and Appearance Review Committee (SPAARC) meeting the Committee reviewed the findings of the Health Department, Engineering Division and Legal Department. They approved the request for a sidewalk café permit.

Ald. Wilson moved approval, seconded by Ald. Jean-Baptiste.

The Committee voted unanimously 4-0 to recommend approval of the sidewalk café permit.

(P4) Major Variation Application for 1408 Dempster Street

Staff, the Site Plan and Appearance Review Committee, and the Zoning Board of Appeals recommend denial of an application for major variations to establish an open parking space in the front yard of 1408 Dempster Street and to allow an impervious surface coverage of 49% where the maximum permitted is 45%.

Ald. Wilson moved approval, seconded by Ald. Holmes.

Ald. Wilson stated that he has a number of questions about this very challenged

property. He said he has driven by several times.

Bill Dunkley, Zoning Administrator, said staff has no ideas on how to resolve the parking issue as there is a narrow alley in back of the property and the owner would have to back into the street if a front space were approved.

Ald. Holmes said she went by and she agrees that it is a very challenging property. She asked why ZBA did not recommend a curb cut, to which Mr. Dunkley replied that there is an alley to the south of the property with a T-shape making it very difficult to maneuver. He added that the alley behind the property is 8' wide.

Ald. Wilson said he had spoken to the applicants and that they had been notified of the meeting.

The Committee voted unanimously 4-0 to hold the item in Committee for more information from the applicants.

(P5) Ordinance 62-O-10 Granting a Special Use for a Type 2 Restaurant at 616 Davis Street in the D2 Downtown Retail Core Zoning District (“Tiny Dog Bakery/Café”)

The Zoning Board of Appeals and staff recommend the adoption of Ordinance 62-O-10. The Ordinance specifies that the business shall operate in substantial compliance with the applicant’s testimony and documents on file for the case, including the litter collection plan. Hours of operation will be limited to 6:00 a.m. to midnight, daily.

Ald. Wilson moved approval, seconded by Ald. Jean-Baptiste.

The Committee voted unanimously 4-0 to recommend approval of Ordinance 62-O-10.

ITEMS FOR DISCUSSION

(PD1) Update on Evanston Foreclosure Activity

Dennis Marino, Assistant Director for Planning & Zoning, stated he has not spoken with Jasmine Brewer but that mailings will go out every month to home owners in foreclosure.

COMMUNICATIONS

There were no communications.

ADJOURNMENT

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,
Bobbie Newman