Planning & Development Committee Meeting  
Minutes of November 24, 2014 – 7:15 p.m.  
Council Chambers - Lorraine H. Morton Civic Center

D. Wilson, M. Wynne

STAFF PRESENT: M. Masoncup, M. Muenzer, B. Newman, L. Pearson, C. Plante

PRESIDING OFFICIAL: Ald. Fiske

I. DECLARATION OF QUORUM  
A quorum being present, Chair Fiske called the meeting to order at 7:26 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF OCTOBER 27, 2014  
Ald. Wynne moved to approve the minutes of the October 27, 2014 meeting, seconded by Ald. Tendam.

The Committee voted unanimously 7-0 to approve the October 27, 2014 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 145-O-14, Granting a Special Use for a Single Family Detached Dwelling at 1513 Greenleaf Street

The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 145-O-14 granting a special use permit for a single family detached dwelling in the B1 Business District at 1513 Greenleaf Street. The requested special use permit will allow for the rehabilitation of a blighted property in an existing neighborhood business district. The applicant has complied with all zoning requirements, and meets all of the standards for a special use in the B1 Business District.

For Introduction


The Committee voted unanimously 7-0 to recommend Ordinance 145-O-14 for introduction and action.

(P2) Ordinance 146-O-14, Granting a Special Use for Commercial Indoor Recreation, Barre Code, at 604 Davis Street

The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 146-O-14 granting a special use permit for Commercial Indoor Recreation, Barre Code, at 604 Davis Street. The requested special use permit will allow a new business within the city that will utilize a currently vacant space in an existing downtown retail district. The applicant has complied with all zoning requirements in the B1 Business District.

For Introduction
requirements, and meets all of the standards for a special use in the D2 Downtown Retail Core District.

**For Introduction**


Ald. Wynne said she had a letter from a neighboring business owner regarding another business's garbage dumpster being placed on his property.

Andy Spatz of 1216 Main, Evanston, said he has asked Groot several times to replace the dumpsters where they belong.

At Ald. Wilson’s inquiry, Mr. Spatz said he has effectively soundproofed the room where music will be played.

The Committee voted unanimously 7-0 to introduce Ordinance 146-O-14.

**(P3) Ordinance 147-O-14, Granting a Special Use for a Type 2 Restaurant, Domino’s Pizza, at 911 Foster Street**
The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 147-O-14 granting a special use permit for a Type 2 Restaurant, Domino’s Pizza, in the B1 Business District. The applicant has complied with all zoning requirements, and meets all of the standards for a special use for this district. *Suspension of the Rules is requested to permit introduction and action by City Council on November 24, 2014.*

**For Introduction and Action**

Ald. Grover moved to recommend introduction and action of Ordinance 147-O-14, seconded by Ald. Holmes.

Chair Fiske said she has received several calls from neighbors concerned about noise after midnight from the many deliveries being made downtown and on campus, so she is not voting in favor of the special use. She said it is a concentrated residential neighborhood and delivery people do not turn their radios down. She asked that the owner educate the drivers and ask them to be considerate of the neighbors.

Reece Arroyave, owner of 20 Domino’s Pizza stores, said he runs criminal background checks and intense training and the vehicles are inspected. He said he:

- Has won awards for running great businesses and he is committed to excellence
- Has been working with the City to identify a location that could benefit from a Domino’s
- Has worked very hard on Domino’s image and training
- Will not deliver after midnight during the week; it will be carry-out only after a certain time
- Drivers will park in the rear lot, not on Foster
- They will also have bike deliveries
• Will have a theater concept where people can watch the pizza being made
• Will have electronic menu boards
• Is investing $500,000 in the location
• Invited the neighbors to check out the restaurant

Regarding noise, he noted that the trains run until 2:00 a.m. on weekdays and that the maid service next door has 8-10 cars in and out at all times.

Ald. Holmes said she attended the Zoning meeting and one resident spoke about noise, at which time a solution was worked out

Ald. Holmes recommended suspending the rules so they can get started on revitalizing the area, adding that the theater concept will be interesting and a benefit to the neighborhood.

At Chair Fiske’s comment that it is important that the neighbors have a chance to speak, Mr. Arroyave replied that he will have a pizza party for the neighbors.

The Committee voted unanimously 7-0 for introduction of Ordinance 147-O-14.

The Committee voted 6-1 with Chair Fiske opposed, to introduce 147-O-14 for action.

(P4) Ordinance 144-O-14, Zoning Ordinance Text Amendment: Modifications to Central Street Overlay District (oCSC)

The Plan Commission and staff recommend City Council adoption of Ordinance 114-O-14 to modify certain portions of Section 6-15-14 Central Street Overlay District (oCSC).

For Introduction

Ald. Grover moved to introduce Ordinance 144-O-14, seconded by Ald. Rainey.

John Walsh, President of the Central Street Neighbors Association (CSNA), said it is important for the current committee to be aware of the original Central Street Master Plan that was adopted unanimously in 2007. The proposed amendment asks to eliminate most prohibitions that benefit property owners butting up to or adjacent to planned developments.

CSNA urges the committee to maintain:
• Site development allowances for all setbacks
• Transitional height planes
• Set back
• Side yards

CSNA strives to:
• To prevent canyonization
• To maintain the integrity of the neighborhood and property values from the hospital to Crawford
To reduce development intensity on Central St.
To prevent the dislocation of certain buildings, such as 1620 Central St.

Ald. Grover said the text amendments are the result of a five step process and conversation with the Central St. Business Association. She said the new staff understand the Central St. Overlay and that the Master Plan got it 95% right in 2007; they are tinkering with 5%.

Ald. Grover explained that prohibiting all site plan allowances, particularly at 1620 Central St., makes it difficult to find a way for developers and architects to bring benefit to the neighborhood. She encouraged the Committee to support the text amendments.

Ald. Tendam agreed that the current prohibitions inhibit the development of the project at 1620 Central St.

The Committee voted unanimously 7-0 to recommend introduction of Ordinance 144-O-14.

(P5) Ordinance 120-O-14, Granting a Special Use for a Daycare Center-Child at 1909-1911 Howard Street
The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 120-O-14 granting a special use permit for a Daycare Center-Child in the C1 Commercial District at 1909-1911 Howard Street. In response to a request at the October 13, 2014 P&D meeting, the applicant has now provided a Letter of Intent outlining the proposed tenant lease that commenced September 1, 2014.

For Introduction

Ald. Holmes moved to recommend introduction of Ordinance 120-O-14, seconded by Ald. Rainey.

Ald. Rainey encouraged everyone to embrace the special use for the site, which has been vacant a long time. She said the Vet Center has stabilized the corner and the daycare center is a perfect addition. The timing of the two centers allows there to be enough parking.

The Committee voted unanimously 7-0 to recommend Ordinance 120-O-14 for introduction.

Ald. Rainey moved to suspend the rules and recommend Ordinance 120-O-14 for action, seconded by Ald. Grover.

The Committee voted unanimously 7-0 to suspend the rules and recommend 120-O-14 for action.

IV. ITEMS FOR DISCUSSION

(PD1) Presentation on the Implementation of the West Evanston Plan
In May 2007, City Council adopted the West Evanston Master Plan, which covered an area of primarily vacant or underutilized industrial properties, the former Mayfair
railroad right-of-way and embankment, and the adjacent Church/Dodge commercial district. Staff will provide a presentation on the steps taken, which include revising the zoning ordinance, making streetscape improvements, and encouraging new businesses and housing development

For Discussion

Evanston resident, Betty Ester, asked whether there will be a public meeting at which this item will be discussed.

The discussion item has been tabled until December 8, 2014 P&D meeting.

V. COMMUNICATIONS

There were no communications.

VI. ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Bobbie Newman