
STAFF PRESENT: M. Masoncup, M. Muenzer, B. Newman

PRESIDING OFFICIAL: Ald. Fiske

I. DECLARATION OF QUORUM
A quorum being present, Chair Fiske called the meeting to order at 7:22 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF MARCH 9, 2015
Ald. Holmes moved to approve the minutes of the March 9, 2015 meeting, seconded by Ald. Wilson.

The Committee voted unanimously 5-0 to approve the March 9, 2015 minutes. (Aldermen Tendam and Grover had not arrived.)

III. ITEMS FOR CONSIDERATION
(P1) Ordinance 36-O-15, granting a Special Use for a Convenience Store and accessory Type 2 Restaurant, Ad Val’s Sweet, at 900 Chicago Avenue
The Zoning Board of Appeals and City staff recommend adoption of Ordinance 36-O-15 granting a special use permit for a Convenience Store and accessory Type 2 Restaurant, Ad Val’s Sweet, in the C1a Commercial Mixed Use District. The applicant has complied with all zoning requirements, and meets all of the standards for a special use for this district.

For Introduction

Ald. Grover arrived.


The Committee voted unanimously, 6-0 to introduce Ordinance 36-O-15.

(P2) Ordinance 37-O-15, Granting a Special Use for a Type 2 Restaurant, Epic Burger, at 1622 Sherman Avenue
The Zoning Board of Appeals and City staff recommend adoption of Ordinance 37-O-15 granting a special use permit for a Type 2 Restaurant, Epic Burger, in the D3 Downtown Core Development District. The applicant has complied with all zoning requirements, and meets all of the standards for a special use for this district.

For Introduction

Chair Fiske asked Scott Norrich, CEO of Epic Burger, whether the exhaust issues had been resolved, to which he answered that they hired a mechanical engineer and worked with the building engineer and they resolved the issue. The exhaust pipe will go through the stairwell and the exhaust will be directed away from the building.

Ald. Tendam arrived.

At Ald. Rainey’s inquiry, Mr. Norrich said the burgers are as healthy as a burger can be, made with no chemicals and meat with no hormones.

Ald. Grover arrived at the meeting and asked how the business will thrive with so many burger places in Evanston, to which Mr. Norrich replied that they have done market studies and watched Evanston for 20 years.

The Committee voted unanimously 7-0 to introduce Ordinance 37-O-15.

(P3) Ordinance 22-O-15 Zoning Ordinance Text Amendment for Fences and Invisible Pet Fences

The Plan Commission and staff recommend approval of the Zoning Ordinance Text Amendment to modify Section 6-4-6-7, Special Regulations Applicable to Fences and Section 6-18-3, Definitions regarding zoning regulations for Invisible Pet Fences.

For Introduction


Mark Muenzer, Director of Community Development, explained that for people who want fences on corner lots, the current setback had been making their rear yards unusable. Consequently, all of their requests for variances have been approved. Staff recommends a 2’ set back to allow for backyards to be usable for corner lots. Mr. Muenzer explained regarding invisible fences, that they currently don’t require a permit and people are putting them right on their property lines, which does not allow for safety for pedestrians and other dogs on the right of way. Staff proposes a 6’ setback on the public way and no setback for side yards, since neighbors would know a dog lives there.

Ald. Tendam noted that some incidents have happened in the 6th ward.

Chair Fiske asked whether there is signage notifying passersby of an invisible fence.

The Committee discussed the effect of the shock system used by invisible fences, on the dogs.

At Ald. Grover’s inquiry of how many people have requested 6’ high fences, Mr. Muenzer said there were several. Ald. Grover said she would like to see fewer high fences.

The Committee voted unanimously 7-0 to introduce Ordinance 22-O-15.
The Plan Commission and staff recommend adoption of Ordinance 20-O-15 and 25-O-15 (Agenda Items P4.1 and P4.2), which amend the Map and Text of the Zoning Ordinance to establish a new Dempster-Main Overlay District. The Overlay District would allow office and financial institution uses as a Special Use on the ground floors. The proposed overlay district will foster enhancement and preservation of two of the City’s oldest shopping areas or primarily neighborhood-oriented commercial and retail uses.

(P4.1) Ordinance 20-O-15, Amending the Text of the Zoning Ordinance by Enacting a New Section 6-15-17, “oDM Dempster-Main Overlay District” For Introduction

(P4.2) Ordinance 25-O-15, Amending the Zoning Map to Place Certain Properties within the oDM Dempster-Main Overlay District For Introduction

Mr. Muenzer explained that the Main St. and Dempster St. Business Associations had discussed the problem that offices, professional services and financial institutions do not promote retail shopping. Staff proposes permitting them on the second floor and on the first floor by special use, with the first floor to be used for retail.

Ald. Rainey said this is an excellent solution as there are more and more non-pedestrian uses.

The Committee voted unanimously 7-0 to introduce Ordinances 20-O-15 and 25-O-15.

IV. ITEMS FOR DISCUSSION
There were no items for discussion.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
Ald. Grover moved to adjourn, seconded by Ald. Tendam.

The Committee voted unanimously 7-0 to adjourn.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Bobbie Newman