Planning & Development Committee Meeting
Minutes of June 9, 2014 – 7:15 p.m.
Council Chambers - Lorraine H. Morton Civic Center

MEMBERS PRESENT: J. Fiske, D. Holmes, A. Rainey, D. Wilson, M. Wynne

MEMBERS ABSENT: J. Grover, M. Tendam

STAFF PRESENT: M. Masoncup, B. Newman, L. Pearson

PRESIDING OFFICIAL: Ald. Rainey

I. DECLARATION OF QUORUM
A quorum being present, Chair Rainey called the meeting to order at 7:16 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF MAY 27, 2014
Ald. Holmes moved approval of the minutes of the May 27, 2014 meeting, seconded by Ald. Wynne.

The Committee voted unanimously 5-0 to approve the May 27, 2014 minutes.

III. ITEMS FOR CONSIDERATION

Chair Rainey announced that Item P5 related to 910 Hinman had been struck from the agenda and will be further reviewed by the Zoning Board of Appeals.

(P1) Approval of Sidewalk Café for Café Mozart, 600 Davis Street
Staff recommends approval of a first-time application for a sidewalk café (SWC) permit for Café Mozart, a Type #2 Restaurant located at 600 Davis Street. For Action

Ald. Holmes moved to recommend approval of the sidewalk café, seconded by Ald. Fiske.

Amina Rihana, owner of Café Mozart, said she has owned it for approximately 10 months, business is slow and she hopes the sidewalk café improves business.

The Committee voted unanimously 5-0 to recommend approval of the sidewalk café.

(P2) Resolution 40-R-14, Amendment to the Professional Services Agreement for the Evanston Main Street Transit-Oriented Development Study and Plan
City staff recommends City Council adoption of Resolution 40-R-14, the second amendment to the professional services agreement with Parsons Brinkerhoff (30 N LaSalle Street, Suite 4200, Chicago, IL) to extend the contract completion date from
March 31, 2014 to June 30, 2014. There will be no additional cost incurred by the City for the extension.

For Action

Ald. Wilson moved to recommend approval of Resolution 40-R-14, seconded by Ald. Wynne.

Lorrie Pearson, Planning & Zoning Administrator, explained that the study started 1 and a half years ago with the RTA to look at improvements and strengthen the connectivity between the transit, bicycles and pedestrians. She said most of the recommendations will be the RTA/CTA’s responsibility; the City could be responsible for such things as bicycle parking, cross walking and way-finding signs. The amendment extends the completion date of the agreement.

The Committee voted unanimously 5-0 to recommend approval of Resolution 40-R-14, extending the completion date in the agreement with Parsons Brinckerhoff.

(P3) Adoption of Main Street Transit-Oriented Development Study
The Plan Commission and City staff recommend adoption of the Main Street Station Transit Oriented Development (TOD) Study. The City partnered with Regional Transportation Authority (RTA) to conduct a planning and visioning study focusing on the Main Street Metra and CTA station area enhancements to increase the connectivity between stations, the Main Street Business District and surrounding neighborhoods.

For Action

Ald. Wynne moved to recommend adoption of the Main Street Transit-Oriented Development Study, seconded by Ald. Wilson.

The Committee voted unanimously 5-0 to recommend approval.

(P4) Ordinance 72-O-14, Parking Variance for 802 Florence
City staff and SPAARC Committee recommend adoption of Ordinance 72-O-14 granting major zoning relief necessary in order to subdivide a lot with three legal-nonconforming dwelling units into two lots of record. The Zoning Board of Appeals recommends denial of the zoning relief because the proposal is intended to extract additional income from the property, does not provide a public benefit, and is not the minimum change necessary.

For Introduction

Chair Rainey called the public who wished to speak to the podium.

Karen Pratt, owner of 802 Florence, first corrected the record as she is not requesting the zoning relief to subdivide the property for financial gain. She said she has lived there for 22 years, that the property had been on the market for 3 years before she bought it, and she has developed the corner extensively. She said she was an Evanston teacher for 28 years and is retired. She explained that the plat
does not look large but if you stood in front of the property, it looks very large. She said she needs to sell the 2-flat because the taxes are $12,000, insurance is more, and if she does not divide it she will need to sell it because she cannot afford it. She said she was begging the Committee for their consideration. She said there is off street parking: a 2 car garage and an apron and she will share that with the new owners, if necessary.

Anne Harkoner of 1524.5 Main Street and an Evanston resident for 43 years, who lives ½ block away from Ms. Pratt, explained that Ms. Pratt’s 2-flat faces Washington and the house Ms. Pratt lives in faces Florence. Ms. Harkoner said her own lot has been divided into condos and suggested that as an alternative to the subdivision, if need be.

Ald. Coleen Burrus said the property is in the 9th Ward and that she is in support of the Ordinance. She said she has heard of no issues from the neighbors regarding the request.

Ald. Wilson said he is in support of the Ordinance. He said the suggestion to make the 2 properties condos could lead to complications. Ald. Holmes agreed with Ald. Wilson.

Ald. Wilson moved to recommend introduction of Ordinance 72-O-14, seconded by Ald. Holmes.

The Committee voted unanimously 5-0 to recommend introduction of the Ordinance.

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

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
Ald. Wynne moved to adjourn, seconded by Ald. Holmes.

The Committee voted unanimously 5-0 to adjourn.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Bobbie Newman