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

II. APPROVAL OF REGULAR MEETING MINUTES OF JUNE 9, 2014
Ald. Grover moved approval of the minutes of the June 9, 2014 meeting, seconded by Ald. Wynne.

The Committee voted unanimously 7-0 to approve the June 9, 2014 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Approval of Sidewalk Café for Naf Naf Grill, 1629 Orrington Ave
The Site Plan and Appearance Review Committee (SPAARC) and staff recommend approval of a first-time application for a sidewalk café (SWC) permit for Naf Naf Grill, a Type #2 restaurant located at 1629 Orrington Ave.
For Action

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

The Committee voted unanimously 7-0 to recommend approval of the sidewalk café.

(P2) Approval of Sidewalk Café for DMK Burger & Fish, 815 Noyes St
The Site Plan and Appearance Review Committee (SPAARC) and staff recommend approval of a first-time application for a sidewalk café (SWC) permit for DMK Burger & Fish, a Type #2 restaurant located at 815 Noyes St
For Action

Ald. Tendam moved to recommend approval of the sidewalk café, seconded by Ald. Grover.

At Ald. Fiske’s inquiry, Mr. Muenzer confirmed that there would be no alcohol served at the sidewalk café, adding that alcohol is not served at Type 2 sidewalk cafés.
Ald. Fiske made a friendly request that the manager try to control any kind of gathering as it is a narrow, heavily traveled sidewalk.

Ald. Holmes asked about the amount of space between the tables and the green space at the curb. Ald. Wynne said there is 12' from the curb to the window and if they use 3’, that leaves 9’. Ald. Holmes wondered how wide the grassy area is.

Michael Cornick, co-owner of DMK reported that people have not been having trouble passing the two 24” tables and 4 chairs that are against the window. Ald. Fiske maintained that it is very tight with the laundromat traffic, commuters and students.

Ald. Grover suggested that the Committee approve the sidewalk café for this year and review any complaints before approving it for next year. Ald. Fiske agreed, as long as people are not having to walk in the street. Chair Rainey said there is traffic by any business district.

The Committee voted unanimously 7-0 to recommend approval of the sidewalk café.

(P3) Approval of Community Partners for Affordable Housing (CPAH) $300,000 Forgivable HOME Loan

Staff recommends the approval of a $300,000 forgivable HOME loan to Community Partners for Affordable Housing (CPAH) for the acquisition and rehabilitation of a five-flat property at 1620 Washington Street. HOME funds will be used for the acquisition and rehab of three of the five units for rental by households with incomes ≤ 60% of the area median income (AMI). Funding is provided by the City’s HOME grant (Account 240.10060.014.5430.65535).

For Action

Ald. Holmes moved to recommend approval of the forgivable loan, seconded by Ald. Grover.

Housing Planner Mary Ellen Poole introduced Rob Anthony, Executive Director of CPAH, who explained that one of the units will be rented to a household that earns up to 60% of the median income; the other 2 units to households up to 80% of the median income.

Ald. Grover thanked Mr. Anthony for his work.

The Committee voted unanimously 7-0 to recommend approval of the loan.

(P4) Approval of Affordable Housing Fund Loan for Security Cameras at the Claridge Apartments (319 Dempster)

The Housing and Homelessness Commission and staff recommend approval of a forgivable loan from the City’s Affordable Housing Fund to Housing Opportunity Development Corporation (HODC) in an amount not to exceed $25,000. The loan will be used to purchase and install a comprehensive security camera system in the common areas of the 48-unit Claridge Apartment building located at 319 Dempster.
Funding is provided by the Affordable Housing Fund (Account 250.10060.004.5465.65510).

For Action

Ald. Wilson moved to recommend approval of the forgivable loan, seconded by Ald. Grover.

The Committee voted unanimously 7-0 to recommend approval of the loan.

(P5) Ordinance 90-O-14, Granting Zoning Relief for a Rear Yard Setback and Zero Parking Spaces at 1026 Davis Street

The Zoning Board of Appeals and City staff recommend the adoption of Ordinance 90-O-14 granting zoning relief for a 9.9' rear yard setback and zero parking spaces where 31 parking spaces are required for a new two-story commercial building with retail and two Type 1 Restaurants at 1026 Davis Street.

For Introduction

Ald. Wynne moved to recommend introduction of Ordinance 90-O-14, seconded by Ald. Grover.

John Myefski, architect, and Dan Kelch, owner, presented slides of the plans for the site:

- Project is to move Taco Diablo and Lulu’s restaurants to the current site of the Tom Thumb hobby shop
- Taco Diablo and Lulu’s will occupy the east half of the 1st floor and will share a kitchen
- 1 - 2 retail stores will be on the west half of the 1st floor
- An entrance to the 2nd floor will be in the center
- Rear 10’ easement can be used for loading only, not parking, and will provide 2 loading spaces, as required
- Propose to pull the 2nd floor back to provide a 25’ deep terrace
- 2 stairways in the rear will be enclosed
- Materials: tile and stone with steel wrap-around frame
- Trash area in rear will be enclosed
- No windows across rear of property will prevent noise from reaching the residential area in the rear
- Ald. Fiske confirmed that there would be 3 restaurants occupying the building
- Seating capacity is approximately 60 seats for each of the 1st floor restaurants
- 2nd floor will have a small bar, dining room, kitchen, private function space, game room, rest rooms, mechanical and electrical rooms
- All 3 restaurants will be open 7 days a week (to make the large space financially feasible)
- 2nd floor will hold approximately 50 inside and 80 when the outside area is in season
- Private function space will hold 150–180
- Parking will have to be provided off-site in lots such as the one on Oak just north of the alley behind Davis, the Sherman Avenue garage
Ald. Wynne said she does not see a problem with off site parking and a curb cut would remove existing parking

The Committee voted unanimously 7-0 to recommend introduction of Ordinance 90-O-14.

Agenda Items P6 and P7: The following two ordinances 83-O-14 and 89-O-14 provide for rezoning and zoning variations which will accommodate redevelopment to establish one two-unit dwelling and one single family home at 1409 Dodge Avenue and 1825 Greenwood Street.

(P6) Ordinance 83-O-14 Zoning Ordinance Map Amendment from I2 to R4 for 1409 Dodge Avenue and 1825 Greenwood Street
The Plan Commission, Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 83-O-14 to rezone the subject property from I2 General Industrial to R4 General Residential district
For Introduction


Chair Rainey said she is against the ordinance as she is opposed to eliminating industrial zoning in Evanston, since there is so little industry.

The Committee voted by majority of 6-1 with Chair Rainey opposed, to recommend introduction of Ordinance 83-O-14.

(P7) Ordinance 89-O-14 Zoning Relief for Two Principal Structures, Setbacks, and Parking at 1409 Dodge Avenue and 1825 Greenwood Street
The Plan Commission, Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 89-O-14 to approve zoning relief for two principal structures on one lot, a 14.4’ front yard setback, 8.5’ street side yard setback, 1.9’ interior side yard setback, 1.7’ interior side yard setback, 6.6’ rear yard setback, and two parking spaces where three are required.
For Introduction

Ald. Grover moved to recommend introduction of Ordinance 89-O-14, seconded by Ald. Wynne.

Chair Rainey commented that this is a fabulous project.

The Committee voted unanimously 7-0 to recommend introduction of Ordinance 89-O-14.

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

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT

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

The Committee voted unanimously 7-0 to adjourn.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Bobbie Newman