Planning & Development Committee Meeting
Minutes of August 11, 2014 – 7:15 p.m.
Council Chambers - Lorraine H. Morton Civic Center

D. Wilson, M. Wynne

STAFF PRESENT: M. Masoncup, B. Newman, L. Pearson, J. Williams-Kinsel

PRESIDING OFFICIAL: Ald. Rainey

I. DECLARATION OF QUORUM
A quorum being present, Chair Rainey called the meeting to order at 7:24 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF JULY 28, 2014
Ald. Fiske moved approval of the minutes of the July 28, 2014 meeting,
seconded by Ald. Wynne.

The Committee voted unanimously 6-0 to approve the July 28, 2014 minutes.
(Ald. Grover had not yet arrived.)

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 99-O-14 Planned Development – Evanston Sports Dome
2454 Oakton Street, 14PLND-0080
The Plan Commission and staff recommend adoption of Ordinance 99-O-14 for
approval of a Planned Development to construct a 67,660-square foot indoor
recreation facility (Evanston Sports Dome) at 2454 Oakton Street. The petitioner is
requesting five site development allowances: height of the building, number of off-
street parking spaces, side yard setback for open parking spaces, number of loading
spaces, and dimensions of parking spaces.
For Introduction

Chair Rainey moved to introduce Ordinance 99-O-14, seconded by Ald. Wilson.

Chair Rainey referred to Paragraph D on Page 441 of the packet regarding
staggering the times with 30 minutes gaps for use of the 3 indoor fields, which would
cause a serious problem for the operators. This recommendation of staggering the
times was proposed before there were 90 parking spaces.

Chair Rainey moved that Paragraph D be deleted, seconded by Ald. Fiske

The Committee voted unanimously 6-0 to delete Paragraph D.

Randall Mayne of 321 Lake Street, Evanston, owner of the business, said he is the
Vice Chairman of the Parks and Recreation Board and his youngest child is going to
be a senior at ETHS. He introduced his partner, William Kindra and said they are
available to answer questions.

Chair Rainey moved to suspend the rules, seconded by Ald. Grover.
The Committee voted unanimously 7-0 to introduce Ordinance 99-O-14 and suspend the rules for action the same night.

(P2) Ordinance 101-O-14 Granting Major Zoning Relief for Building Lot Coverage, Impervious Surface Coverage, Setbacks, and Parking at 910 Hinman

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 101-O-14 granting major zoning relief for building lot coverage, impervious surface coverage, north interior side yard setback, rear yard setback, and a parking variance for a 4-story, 7-unit multifamily residence at 910 Hinman Avenue. Suspension of the Rules is requested for introduction and action by City Council on August 11, 2014. For Introduction and Action

Ald. Wynne moved to introduce Ordinance 101-O-14, seconded by Ald. Grover.

Ald. Wynne explained that 910 Hinman originally had a single family home that had been divided into apartments and had been abandoned. Subsequently, squatters had been living in the garage and there was a rodent problem. The property backs up to 2 commercial spaces on Main Street and has an easement on it for access by those commercial properties. Ald. Wynne and the Property Standards Division pushed the bank who owned the property to do something about its condition. The property was eventually sold and demolished. The City has waited a long time for this redevelopment. Ald. Wynne explained that all of the proposed variances are designed to make the lot usable by allowing parking for the residents and continuing the long time easement needed by the 2 commercial properties on Main. All have come to an agreement. The development will bring new families to the community. The area is surrounded by traditional courtyard buildings and the proposed condos are 3.5 stories high with elevators and will provide something different and fill a niche along the train lines.

Ald. Grover thanked Ald. Wynne and said she is glad to see this project and with 80% surface lot coverage, she appreciates their effort to reduce the pervious surface by using pervious pavers.

Ald. Wynne moved to suspend the rules, seconded by Ald. Rainey.

The Committee voted unanimously 7-0 to introduce Ordinance 101-O-14 and to suspend the rules for action.

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

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
The meeting was adjourned at 7:36 p.m.

Respectfully submitted,
Bobbie Newman