



AGENDA

PLANNING & DEVELOPMENT COMMITTEE MEETING

Monday, January 24, 2011

7:15 p.m.

**Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston
City Council Chambers**

- I. DECLARATION OF QUORUM**
- II. APPROVAL OF MEETING MINUTES OF MEETING December 13, 2010**
- III. ITEMS FOR CONSIDERATION**
 - (P1) HOME Funding Request From Housing Opportunity Development Corporation (HODC) For 131 Callan Avenue**

The Housing Commission and staff recommend approval of the application for HOME funding from Housing Opportunity Development Corporation (HODC) for the rehabilitation of 4, 1-bedroom units at 131 Callan Avenue with a not to exceed amount of \$520,000. HOME funds will be structured as a \$229,500 loan with a balloon payment at the end of the 20 year term and a HOME grant of \$290,500. The loan portion of the HOME funding will be used for the refinance of the current mortgage on the property. The grant portion will be used for the rehabilitation costs.
For Action
 - (P2) Approval of Plat of Subdivision for 2408 Orrington Avenue, former site of Kendall College**

Staff recommends approval of the proposed plat of subdivision of the former site of Kendall College – the block bounded by Orrington Avenue, Colfax Street, Sherman Avenue, and Lincoln Street and also referred to as 2408 Orrington Avenue – into nineteen single-family lots as shown in the plat dated November 3, 2010, to City Council for approval.
For Action

(P3) Ordinance 11-O-11, accepting the Dedication of Public Alleys as a Product of Approval of a Plat of Subdivision for 2408 Orrington, the Former site of Kendall College

Staff recommends approval. The cost of constructing alleys for the proposed subdivision is a developer responsibility. Ordinance 11-O-11 accepts the dedication of public alleys included in the proposed plat of subdivision for 2408 Orrington. If the plat is approved on January 24, 2011 then Ordinance 11-O11 should be introduced.

For Introduction

(P4) Ordinance 07-O-11 Granting a Special Use for a Type 2 Restaurant at 824 Clark Street in the D2 Downtown Retail Core Zoning District

Staff and the Zoning Board of Appeals recommend the adoption of ordinance 7-O-11, granting a special use permit for the operation of a type 2 restaurant at 824 Clark Street. ZBA recommends allowing the proposed business to operate until, 2 AM on Friday and Saturday nights, while staff recommends that the store operate until midnight on Friday and Saturday nights, due to nearby residential development, with deliveries allowed until 1 AM.

For Introduction

(P5) Ordinance 6-O-11 Granting a Special Use for a Dwelling - Multiple-Family at 1932 Maple Avenue in the B1 Business District

Staff recommends denial of the proposed Special Use Permit to protect the integrity and potential revitalization of the commercial area centered at Maple Avenue and Foster Street. Approval of the special use application would remove the possibility of commercial space occupying current commercial storefronts and lessen the critical mass of commercial space in the business district. The ZBA, by a 4-2 vote, recommended approval of the application. The Site Plan and Appearance Review Committee also recommended approval of the project.

For Introduction

IV. ITEMS FOR DISCUSSION

(PD1) Update on Evanston Foreclosure Activity in October, November and December 2010

V. COMMUNICATIONS

VI. ADJOURNMENT