PLANNING & DEVELOPMENT COMMITTEE MEETING

Monday, November 24, 2014
7:15 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston
Council Chambers

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN FISKE, CHAIR

II. APPROVAL OF REGULAR MEETING MINUTES OF OCTOBER 27, 2014

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 145-O-14, Granting a Special Use for a Single Family Detached Dwelling at 1513 Greenleaf Street

The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 145-O-14 granting a special use permit for a single family detached dwelling in the B1 Business District at 1513 Greenleaf Street. The requested special use permit will allow for the rehabilitation of a blighted property in an existing neighborhood business district. The applicant has complied with all zoning requirements, and meets all of the standards for a special use in the B1 Business District.

For Introduction

(P2) Ordinance 146-O-14, Granting a Special Use for Commercial Indoor Recreation, Barre Code, at 604 Davis Street

The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 146-O-14 granting a special use permit for Commercial Indoor Recreation, Barre Code, at 604 Davis Street. The requested special use permit will allow a new business within the city that will utilize a currently vacant space in an existing downtown retail district. The applicant has complied with all zoning requirements, and meets all of the standards for a special use in the D2 Downtown Retail Core District.

For Introduction
(P3) **Ordinance 147-O-14, Granting a Special Use for a Type 2 Restaurant, Domino’s Pizza, at 911 Foster Street**

The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 147-O-14 granting a special use permit for a Type 2 Restaurant, *Domino’s Pizza*, in the B1 Business District. The applicant has complied with all zoning requirements, and meets all of the standards for a special use for this district. 

*Suspension of the Rules is requested to permit introduction and action by City Council on November 24, 2014.*

**For Introduction and Action**

(P4) **Ordinance 144-O-14, Zoning Ordinance Text Amendment: Modifications to Central Street Overlay District (oCSC)**

The Plan Commission and staff recommend City Council adoption of Ordinance 114-O-14 to modify certain portions of Section 6-15-14 Central Street Overlay District (oCSC).

**For Introduction**

(P5) **Ordinance 120-O-14, Granting a Special Use for a Daycare Center-Child at 1909-1911 Howard Street**

The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 120-O-14 granting a special use permit for a Daycare Center-Child in the C1 Commercial District at 1909-1911 Howard Street. In response to a request at the October 13, 2014 P&D meeting, the applicant has now provided a Letter of Intent outlining the proposed tenant lease that commenced September 1, 2014.

**For Introduction**

IV. **ITEM FOR DISCUSSION**

(PD1) **Presentation on the Implementation of the West Evanston Plan**

In May 2007, City Council adopted the West Evanston Master Plan, which covered an area of primarily vacant or underutilized industrial properties, the former Mayfair railroad right-of-way and embankment, and the adjacent Church/Dodge commercial district. Staff will provide a presentation on the steps taken, which include revising the zoning ordinance, making streetscape improvements, and encouraging new businesses and housing development.

**For Discussion**

V. **COMMUNICATIONS**

VI. **ADJOURNMENT**