

AGENDA
PLANNING & DEVELOPMENT COMMITTEE MEETING

Monday, December 13, 2010

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 NOVEMBER 22, 2010 MEETING
- III. ITEMS FOR CONSIDERATION

(P1) **Ordinance 96-O-10 Consideration of a Special Use Permit for a Microdistillery at 918 Chicago Avenue in the C1 Commercial Zoning District**

The Zoning Board of Appeals and staff recommend the adoption of Ordinance 96-O-10 granting a special use permit for the operation of a Micro-Distillery at 918 Chicago Avenue in the C1 Commercial Zoning District. The vote of the ZBA was unanimous. This is the first micro-distillery special use application filed. The City established Micro-Distillery as an allowed use through ordinance 71-O-10 on October 25, 2010.

For Introduction

(P2) **Ordinance 90-O-10 Granting a Special Use for an Adult Daycare Center at 524-526 Davis Street in the D4 Downtown Transition Zoning District**

The Zoning Board of Appeals recommended the adoption of Ordinance 90-O-10, granting a special use permit for the operation of a daycare center – adult at 524-526 Davis Street in the D4 Downtown Transition Zoning District. The Planning and Development Committee (P&D) recommended denial during its meeting on November 22, 2010. The City Council referred the issue back to P&D for December 13, 2010.

For Action

(P3) **Major Variance Request for Open Front Yard Parking Space at 1408 Dempster Street**

The Zoning Board of Appeals, the Site Plan and Appearance Review Committee and staff recommend denial of an application for a major variation to establish an open parking space in the front yard of 1408 Dempster Street. This item was held in Committee on August 9, 2010. Staff has visited the site and discussed the proposal with the applicant since its consideration at the Planning and Development Committee meeting that was held on September 27, 2010. Parking can be provided on the owner's property via the alley as of right.

For Action

(P4) Ordinance 77-O-10, Amending Various Portions of the Zoning Ordinance Relating to Religious Institutions in the Business, Commercial, and Downtown Zoning Districts

The Plan Commission and staff recommend adoption of Ordinance 77-O-10, a text amendment to the zoning ordinance to change religious institutions from a permitted use to a special use where it so appears in the Business, Commercial, and Downtown zoning districts, and to remove religious institutions from the general exemption from the re-evaluation of off-street parking requirements for changes of use (Section 6-16-1-2) in those zoning districts. This ordinance was introduced at the October 25, 2010 City Council meeting. This ordinance was held at City Council meeting on November 8, 2010 and referred back to Planning and Development Committee for further discussion. On November 22, 2010, the ordinance was not acted upon by the Committee, but agreed to be a Special Order of Business for the December 13th City Council meeting.

For Action

IV. ITEMS FOR DISCUSSION

(PD1) Public Art Project

V. COMMUNICATIONS

VI. ADJOURNMENT