

AGENDA
PLANNING & DEVELOPMENT COMMITTEE MEETING

Monday, August 9, 2010

Convenes 15 minutes after conclusion of A&PW meeting

LORRAINE H. MORTON CIVIC CENTER

City Council Chambers

I. DECLARATION OF QUORUM

II. APPROVAL OF MEETING MINUTES OF July 26, 2010

III. ITEMS FOR CONSIDERATION

(P1) Approval of Plat of Subdivision for 2146 Brown Avenue

Staff recommends Council approval of the proposed plat of subdivision of 2146 Brown Avenue located in the R1 Single Family Residential zoning district from a single improved lot into two lots for the purpose of constructing a single-family detached residence on the resulting unimproved lot. The Site Plan and Appearance Review Committee (SPAARC) reviewed the proposal on July 28, 2008, and voted to send a favorable recommendation to the Planning and Development Committee.

For Action

(P2) Approval of Request for an Extension of the Expiration of the Planned Development at 1603 and 1619 Orrington Avenue

Staff recommends Council approval to extend the expiration date of the 1603 and 1619 Orrington Avenue Planned Development by three years to September 1, 2013. Original authorization was granted by Council with Ordinance 57-O-05, as amended by Ordinance 62-O-08. The amended ordinance requires complete construction of proposed retail improvements by September 1, 2010. Due to continuing weak market conditions, especially in the retail sector, construction has not yet begun. The applicant requests an extension of the completion date of three years until September 1, 2013.

For Action

(P3) Approval of Request for Sidewalk Café for Andy's Frozen Custard, 719 Church St

Site Plan and Appearance Review Committee (SPAARC) recommends approval of a first-time application for a sidewalk café (SWC) permit for Andy's Frozen Custard, a Type 2 Restaurant located at 719 Church St. At the June 28, 2010 Site Plan and Appearance Review Committee (SPAARC) meeting, the committee reviewed the findings of the Health Department, Engineering Division and Legal Department. They approved the request for a SWC permit.

For Action

(P4) Major Variation Application for 1408 Dempster Street

Staff, the Site Plan and Appearance Review Committee, and the Zoning Board of Appeals recommend denial of an application for major variations to establish an open parking space in the front yard of 1408 Dempster Street and to allow an impervious surface coverage of 49% where the maximum permitted is 45%.

For Action

(P5) Ordinance 62-O-10 Granting a Special Use for a Type 2 Restaurant at 616 Davis Street in the D2 Downtown Retail Core Zoning District (“Tiny Dog Bakery/Cafe”)

The Zoning Board of Appeals and staff recommend the adoption of ordinance 62-O-10. The ordinance specifies that the business shall operate in substantial compliance with the applicant’s testimony and documents on file for the case, including litter collection plan. Hours of operation limited to 6:00 a.m. – midnight, daily.

For Introduction

IV. ITEMS FOR DISCUSSION

(PD1) Update on Evanston Foreclosure Activity

V. COMMUNICATIONS

VI. ADJOURNMENT