

**Planning & Development Committee
Meeting Minutes of October 12, 2009
Council Chambers 7:00 p.m. – 8:20 p.m.
Lorraine H. Morton Civic Center**

Aldermen Present: D. Holmes, L. Jean-Baptiste, R. Rainey, D. Wilson, M. Wynne

Staff Present: J. Chambers, K. Cox, B. Dunkley, D. Marino, B. Newman

Presiding Official: Alderman Wynne

DECLARATION OF QUORUM

Chair Wynne called the meeting to order at 7:37 p.m., a quorum being present.

APPROVAL OF SEPTEMBER 29, 2009 MEETING MINUTES

Ald. Jean-Baptiste moved approval of the minutes. Ald. Rainey seconded the motion.

The Committee voted unanimously 5-0 to approve the September 29, 2009 P&D Committee meeting minutes.

ITEMS FOR CONSIDERATION

(P1) Ordinance 95-O-09, Amending and Enacting Sections of the Zoning Ordinance That: Relate to Townhouse Orientation; and that Authorize Major Variations to the Pedestrian Area and Active Ground Floor Use Requirements of the oCSC Central Street Corridor Overlay District

- 1. Regulations of the R4 through R6, MU, MUE, MXE and RP zoning districts on townhouse orientation (with Council approval).**
- 2. Regulations of the oCSC overlay zoning district on pedestrian area and depth of active ground floor uses.**

Mr. Marino explained that the two items are on the same page of Ordinance 95-O-09. The two components are: possibly allowing townhouses that do not face the street in certain zoning districts through a variation process, and; the proposed revisions to the Central Street overlay.

Mr. Dunkley explained that both of the components have to do with allowing variations to very specific issues that have come up over the last several years. Currently the City does not have the ability to provide for a builder to apply for a variance for townhouses

that do not face the street. Several developments would have been acceptable if not for this law. The change in this ordinance would allow townhouses to apply for variances on oddly shaped lots and lots in orientations that make it difficult for them to face the street. They would be major variances, which would require City Council approval.

Mr. Dunkley explained that the second issue addressed in the ordinance is regarding the Central Street Corridor, which requires a setback of 5' from the curb to the front of the building with no variance allowed. Sometimes a building will be inches away from the requirement and this, combined with other requirements, prevents development on the site. In cases of shallow and corner lots this law makes development difficult. The proposed ordinance would allow for a major variance request to be approved by City Council.

Ald. Rainey said she is in support of the townhouse issue because she has seen beautiful townhouses that do not face the street, citing the ones at 700 Dodge, which she commended for their upkeep.

Chair Wynne agreed with Ald. Rainey, saying there are several developments in the 3rd ward that were proposed and failed because of the existing ordinance. She said this is a more realistic ordinance that will allow for the development of this type of townhomes, and that there are not many in Evanston.

Chair Wynne said that Ald. Grover and Ald. Tendam have requested that this item be introduced at City Council because the Central Street Neighbors Association wants to have a meeting to discuss it.

Ald. Rainey moved to introduce the item at City Council.

The Committee voted unanimously 5-0 to introduce Ordinance 95-O-09 at City Council.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Bobbie Newman