

**AGENDA**  
**PLANNING & DEVELOPMENT COMMITTEE**  
Monday, December 8, 2008  
6:30 P.M. – 8:20 P.M.  
EVANSTON CIVIC CENTER  
City Council Chambers

I. DECLARATION OF QUORUM

II. APPROVAL OF NOVEMBER 24, 2008 MEETING MINUTES

III. ITEMS FOR CONSIDERATION

(P1) **Ordinance 130-O-08 Granting a Special Use for a Multi-Family Residential and Commercial Mixed-Use Planned Development with Enclosed Accessory Parking Located at 631-749 Chicago Avenue in the C1a Commercial Mixed Use Zoning District (Evanston DevCo/AMLI Development)**

Consideration of a Plan Commission recommendation of approval for a Special Use in the form of a Planned Development at 631-749 Chicago Avenue. Request to allow suspension of City Council rules to introduce and adopt ordinance on 12-8-08.

(P2) **Consideration of Recommendation to Provide Partial Interest Rate Subsidy and Marketing Assistance for Four Affordable Housing Providers (Reba Place Development Corporation, Evanston Community Development Association, Citizens' Lighthouse Community Land Trust, and Econ Housing Corporation), Using Federal Home Funds Supplied by HUD**

Request approval of \$67,066 in additional HOME funds in conjunction with a range of activities to assist four affordable ownership developments complete sales by June 30, 2009. The funding consists of \$33,566 in interest subsidy, \$8,000 for marketing and \$25,500 for broker incentives.

(P3) **Consideration of Plan Commission Recommendation to Adopt the Downtown Plan – as Revised by the Plan Commission**

Plan Commission recommendation to approve the Draft Downtown Plan as revised by the Plan Commission.

(P4) **Ordinance 127-O-08 Amending the Text of the Zoning Ordinance by Adding Section 6-15-15, “oWE West Evanston Overlay District” and Section 6-15-16, “WE1 West Evanston Transitional District”**

Consideration of a Plan Commission recommendation for approval of text amendments to the Zoning Ordinance to add a new zoning district “WE1 – West Evanston Transitional District” and to add a new overlay district “oWE – West Evanston Overlay District” to Chapter 15 - Special Purpose and Overlay Districts. Held in Committee on November 24, 2008.

**(P5) Ordinance 128-O-08 Amending the Zoning Map to Re-Zone Certain Properties Pursuant to the West Evanston Physical Planning and Urban Infill Design Master Plan**

Consideration of a Plan Commission recommendation for approval of map amendments to change the base zoning district designations for several properties within the West Evanston Plan area as specified in the West Evanston Plan Zoning Implementation document, Base Zoning District Changes map and to designate properties currently within the West Evanston Plan area to be included in the oWE West Evanston Overlay District as specified in the West Evanston Plan Zoning Implementation document, West Evanston Zoning Overlay map. This item was held in Committee on November 24, 2008.

**(P6) Ordinance 133-O-08 Amending Various Building, Zoning, Construction and Fire Service Fees**

Proposed increases and restructuring of plan review and inspection fees for Building, Fire and Zoning fees.

**(P7) Ordinance 134-O-08 Amending Section 5-2-5 of the City Code, Lodging Establishment "License Fees"**

Proposed increases in fees related to lodging establishments.

**IV. ITEMS FOR DISCUSSION**

**V. COMMUNICATIONS**

**VI. TABLED ITEMS**

**Ordinance 32-O-08 Plan Commission Recommendation for a Map Amendment & Planned Development at 708 Church Street**

Consideration of a recommendation from the Plan Commission to rezone the property at 708 Church Street from D2, Downtown Retail Core Zoning District, to D3, Downtown Core Development District, and to grant a Planned Development on that site of a 49-story residential and retail tower known as the "Fountain Square Development." (Revised plan is for a 38-story residential & retail tower.) This item was tabled in Committee until Council adopts the Downtown Plan.

**VII. ADJOURNMENT**