

AGENDA
PLANNING & DEVELOPMENT COMMITTEE MEETING

Monday, July 27, 2009

7:15 P.M. – 8:20 P.M.

LORRAINE H. MORTON CIVIC CENTER

City Council Chambers

I. DECLARATION OF QUORUM

II. APPROVAL OF MEETING MINUTES OF JULY 13, 2009

III. ITEMS FOR CONSIDERATION

- (P1) **Ordinance 51-O-09 Granting a Special Use for a Child Daycare Center at 526 Davis Street in the D4 Downtown Transition Zoning District**
Consideration of Ordinance 51-O-09 granting a special use for a child daycare center at 526 Davis Street in the D4 Downtown Transition zoning district. ZBA recommends approval with conditions.
- (P2) **Ordinance 63-O-09 Granting a Major Variation and Amending a Special Use for a Religious Institution with Accessory Parking Located at 1825 Dodge Avenue (Seventh Day Adventist Church) in the R4 Residential District**
Consideration of Ordinance 63-O-09 amending the special use permit and variations at the Seventh Day Adventist Church at 1825 Dodge Avenue due to the acquisition of additional lots and proposed addition. ZBA recommends approval of amendment but denial of the front yard setback variance.

The following 8 items (P3 through P10) propose minor text amendments to the Zoning Ordinance:

- (P3) **Ordinance 43-O-09 Amending the Text of Subsection 6-9-5-7(H) of the Zoning Ordinance, “Yard Requirements” for the B1a Business District**
Consideration of Ordinance 43-O-09 amending the text of Subsection 6-9-5-7 (H) of the Zoning Ordinance, “Yard Requirements” for the B1a Business District. This amendment corrects an error in the yard requirements regulations.
- (P4) **Ordinance 44-O-09 Amending the Sections of the Zoning Ordinance Relating to Office Uses in Residential Districts**
Consideration of Ordinance 44-O-09 amending sections of the Zoning Ordinance relating to office uses in residential districts. This amendment moves an important section regarding conditions for office uses in residential districts into Chapter 8, “Residential Districts,” a more appropriate chapter.
- (P5) **Ordinance 45-O-09 Amending the Text of Section 6-16-2 and Table 16-B of the Zoning Ordinance, “General Off-Street Parking Requirements”**
Consideration of ordinance 45-O-09 amending the text of Section 6-16-2 and Table 16-B of the Zoning Ordinance, “General Off-Street Parking Requirements.” This

amendment reformats a critical table of parking requirements to be more identifiable and useful.

(P6) Ordinance 46-O-09 Amending the Text of Subsection 6-3-8-3 (A) of the Zoning Ordinance, “Minor Variations”

Consideration of Ordinance 46-O-09 amending the text of Subsection 6-3-8-3 (A) of the Zoning Ordinance, “Minor Variations.” This amendment removes an unnecessary variance for lot depth from the list of eligible minor variances.

(P7) Ordinance 47-O-09 Amending the Text of Subsection 6-1-2 (H) of the Zoning Ordinance, “Purpose and Intent”

Consideration of Ordinance 47-O-09 amending the text of Subsection 6-1-2 (H) of the Zoning Ordinance, “Purpose and Intent.” This amendment corrects a grammatical error.

(P8) Ordinance 48-O-09 Amending the Text of Subsection 6-15-1-8 of the Zoning Ordinance, “Historic Preservation”

Consideration of Ordinance 48-O-09 amending the text of Subsection 6-15-1-8 of the Zoning Ordinance, “Historic Preservation.” This amendment fixes an incorrect cross-reference.

(P9) Ordinance 49-O-09 Amending the Definition of “Rooming House” in Section 6-18-3 of the Zoning Ordinance

Consideration of Ordinance 49-O-09 amending the definition of “Rooming House” in Section 6-18-3 of the Zoning Ordinance. This amendment brings the zoning definition of “Rooming House” into conformity with that used by Property Standards.

(P10) Ordinance 50-O-09 Re-Titling Subsection of the Zoning Ordinance Relating to Access to On-Site Parking in Residential Districts

Consideration of Ordinance 50-O-09 re-titling Subsection of the Zoning Ordinance relating to access to on-site parking in residential districts. This amendment re-titles a critical section of regulations to be more reflective of the content.

(P11) Ordinance 62-O-09 Amending the Special Use for a Sheltered Care Home/Skilled Care Home Located at 2520 Gross Point Road in the C2 Commercial Zoning District Granted and Amended by Ordinances 147-O-89 and 29-O-96.

Consideration of a request by Alden Estates of Evanston to amend the conditions of the special use permit to allow a change from 42 skilled care beds and 57 sheltered care beds to 52 skilled care beds and 47 sheltered care beds.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT