I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN WILSON, CHAIR
    A quorum being present, Ald. Wilson called the meeting to order at 7:12 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF OCTOBER 8, 2018

    Ald. Fiske moved to approve the minutes of the October 8, 2018 meeting, seconded by Ald. Rue Simmons. The committee voted unanimously 7-0, to approve the October 8, 2018 minutes.

III. ITEMS FOR CONSIDERATION

    (P1) Vacation Rental License for 1918 Jackson Avenue
    Staff recommends approval of a Vacation Rental License for the property located at 1918 Jackson Avenue. The Vacation Rental meets all of the Standards and Procedures for license approval. This item was held at the October 8 meeting until the next Planning & Development meeting. 
    **For Action**

    Ald. Rue Simmons noted additional information has been provided since the previous meeting.

    Ald. Fiske confirmed that the unit was not owner occupied.

    **Ald. Wilson moved approval, seconded by Ald. Rue Simmons. The Committee voted 6-1 to approve this item.**

    (P2) Vacation Rental License for 1005 Dewey Avenue
City staff recommends approval of a Vacation Rental License for the property located at 1005 Dewey Ave. The Vacation Rental meets all of the Standards and Procedures for license approval.

**For Action**

Ald. Revelle moved approval of the item, seconded by Ald. Rue Simmons. The Committee voted 7-0 to approve this item.

**(P3) Resolution 99-R-18, Authorizing the City Manager to Purchase Two Vacant Lots Located at 2122 Darrow Avenue and 2113 Dewey Avenue**

Staff recommends approval of Resolution 99-R-18 authorizing the City Manager to purchase two vacant lots located at 2122 Darrow Avenue and 2113 Dewey Avenue in Evanston, Illinois for the sum of two dollars ($2.00). 2122 Darrow Avenue and 2113 Dewey Avenue are vacant land acquired as foreclosed housing with Neighborhood Stabilization Program 2 (NSP2) funds. The properties are being transferred to the City so the City may close out its NSP2 grant with Housing and Urban Development by December 31, 2018.

**For Action**

Ald. Rue Simmons moved to approval of this item, seconded by Ald. Wynne. The Committee voted 7-0 to approve this item.

**(P4) Ordinance 112-O-18, Granting Major Zoning Relief for Building Lot Coverage, Setbacks, and Open Parking at 2626 Reese Avenue**

City staff recommends adoption and the Zoning Board of Appeals recommends denial of Ordinance 112-O-18 for major zoning relief for 42.5% building lot coverage where a maximum 30% is allowed, a 3’ south interior side yard setback where 5’ is required for the principal structure, a 3.5’ street side yard setback where 15’ is required for the principal structure, an 8.5’ street side yard setback where 15’ is required for a deck, a 10’ street side yard setback where 15’ is required for a detached garage, and a 1’ street side yard setback where 15’ is required for open parking, in the R1 Single Family Residential District. The Zoning Board of Appeals determined the proposal does not meet all Standards for Major Variation, specifically that the proposal would result in a substantial adverse impact on the use, enjoyment or property values of adjoining properties, and that the requested variations are not the least deviation from the applicable regulations among the feasible options identified.

**For Introduction**

Ald. Wilson moved to introduce Ordinance 112-O-18, seconded by Ald. Rue Simmons.

Joseph Paradi, 2907 Hartzell, spoke in opposition noting the Zoning Board of Appeals recommendation for denial.
Nancy Crane, 2821 Hartzell, spoke in opposition.

George and Liza Kirkpatrick, 2904 Hartzell, spoke in opposition, agreeing with Mr. Paradi.

Jeff Clark, spoke in opposition, noting that the applicant could build by purchasing adjacent lot, receive a variance, or by change the rules.

Dick Horsting, 2624 Reese, spoke in opposition, noting the history of the property and reasons for disapproval including impact on his abutting property.

Sue Carlson, stated that her property has been affected by a previous impervious surface variation at another location.

Mark Newman, could build similar to corner houses across the street.

Kathy Miller, 2031 Hartzell, spoke in opposition because of water runoff issues and proposed setbacks.

Bill Seyle, spoke in opposition, noting the previous submittals were not reasonable and were rejected.

Robert Ryan, 2831 Hartzell, spoke in opposition, believes the hardships are self-imposed because the lot size was known at time of purchase.

Colleen Barkley, agrees with previous statements and added that heritage trees would be impacted and expressed concerns about downspout locations.

In response to a question from Ald. Wynne, Scott Mangum, Planning and Zoning Administrator, noted that the zoning of the lot allows a single family residence and that the lot was legally created like many in the City that pre-date zoning requirements.

Bill James, applicant, built 22 homes in Evanston. Was contacted by the real estate broker of previous owner to purchase. Staff represented that is was buildable with variations and believes ZBA sided with neighbors instead of technical standards. Following the previous proposal that was rejected, revisions were made based on comments at first ZBA meeting including reducing to 1.5 story house. At the second meeting, the ZBA didn’t give direction on how to revise. Some neighbors are in support of building on lot and decisions should not be made based on neighbor sentiment. Believes more definitive guidance could be given by staff.
Ald. Suffredin, stated that he understands the applicant’s situation but believes he is seeking too big of house on too small of lot and urged the Committee to vote no.

In response to Ald. Suffredin, Johanna Leonard, Community Development Director, explained the DAPR process.

Mr. James stated that he would be willing to make reasonable changes.

In response to Ald. Fiske, Matt Rodgers, zoning consultant, stated that there has been no house on the lot since at least 1960, but was not certain when it was subdivided.

Mr. Horsting, provided additional history of the property, with the original 1925 plat showing 3 lots.

Ald. Fiske, noting a number of 25’-wide lots in Northwest Evanston, stated that this could be good lot for small house, but had concerns with depth of basement. Suggested holding in committee, and interested in a list of other 25’-wide lots built in Northwest Evanston.

Mr. James stated that he would work with the Building Division on basement issues.

Ald. Wilson, noted this application was an alternate to the trend of combining lots for larger houses. The home would be smaller 2-bedroom home. Expressed concern with how neighbors opposition tactics affect a potential new neighbor.

Ald. Revelle, agrees with many of Ald. Fiske’s comments. This is challenging because of lot width and the corner lot. Could look at broader conversation of smaller lots, but believes this proposal is too much for this lot.

Ald. Rainey, noted that if trees are main concern, nothing could be built on lot and inquired whether neighbors couldn’t purchase lot. Explained that she has known applicant as a developer and planner for around 30 years.

In response to Ald. Rainey, Ms. Leonard noted that some of the DAPR comments dealt with shoring but not stormwater runoff.

Ald. Wilson, stated that if there is interest in productive conversation, the item could be held in Committee.

Ald. Fiske, believes this is an opportunity to look at a small, affordable house and suggested to meet with neighbors and the Ald.
Ald. Fiske moved to hold until next meeting, seconded by Ald. Rue Simmons. The item was held until the next Planning and Development Committee meeting.

(P5) **Ordinance 144-O-18 Granting a Special Use for a Type 2 Restaurant and Drive-Through Facility, McDonald's Restaurant, at 1919 Dempster St.**

The Zoning Board of Appeals and City Staff recommend adoption of Ordinance 144-O-18 granting special use approval for a Type 2 Restaurant and a dual lane Drive-Through Facility for McDonald’s Restaurant in the C2 District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

**For Introduction**

Ald. Wilson noted that Ald. Braithwaite requests suspension of rules.

Ald. Wilson moved to introduce Ordinance 144-O-18 and to suspend the rules, seconded by Ald. Rue Simmons. The Committee voted 7-0 to introduce Ordinance 144-O-18 and suspend the rules.

(P6) **Ordinance 147-O-18, Major Adjustment to a Planned Development at 1571 Maple Avenue**

Plan Commission and Staff recommend adoption of Ordinance 147-O-18 for approval of a Major Adjustment to a Planned Development at 1571 Maple Avenue in order to modify the parking lease condition of approval (Z) from 101 parking spaces to 70 parking spaces available within either the Maple Avenue or Sherman Avenue garages, as well as to modify the on-site affordable housing condition of approval (Q) to provide one (1) one-bedroom on-site affordable housing unit to households with incomes at or below fifty percent (50%) of Area Median Income (AMI) instead of two (2) housing units affordable to households at or below 100% AMI. The period of affordability of the unit would remain at 10 years from first rent up.

**For Introduction**

Ald. Wilson noted that the project predates the Inclusionary Housing Ordinance and that he would request suspension of the rules.

Ald. Fiske stated she is not in favor of using Sherman Plaza for parking and requested staff speak about affordable housing proposal.

In response to a question from Ald. Fiske, Sarah Flax, Housing and Grants Administrator stated that staff is in favor of providing one affordable housing unit at 50% of AMI.

Ald. Rainey noted opportunities of fee-in-lieu to provide housing for families in other areas of City instead of providing an onsite unit in downtown.
Ald. Wilson moved to introduce Ordinance 147-O-18 and to suspend the rules, seconded by Ald. Rainey. The Committee voted 7-0 to introduce Ordinance 147-O-18 and to suspend the rules.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT
Ald. Fiske moved to adjourn, seconded by Ald. Wynne. The meeting adjourned at 8:34 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Administrator