Planning & Development Committee Meeting
Minutes of February 11, 2019
6:30 p.m.
James C. Lytle Council Chambers - Lorraine H. Morton Civic Center


STAFF PRESENT: M. Masoncup, J. Leonard, S. Mangum

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Revelle

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN REVELLE, CHAIR
   A quorum being present, Ald. Revelle called the meeting to order at 6:40 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF JANUARY 28, 2019

   Ald. Fiske moved to approve the minutes of the January 28, 2019 meeting, seconded by Ald. Rue Simmons. The committee voted unanimously 7-0, to approve the January 28, 2019 minutes.

III. ITEMS FOR CONSIDERATION

   (P1) Resolution 13-R-19, Approving a Plat of Resubdivision for 2102 Darrow Avenue
   City staff recommends adoption of Resolution 13-R-19 approving the proposed resubdivision of the property located at 2102 Darrow Avenue.
   For Action

   Ald. Rue Simmons expressed support for request.

   Ald. Rue Simmons moved approval of Resolution 13-R-19, seconded by Ald. Fiske. The Committee voted 7-0 to approve this item.

   (P2) Ordinance 12-O-19, Granting a Special Use for a Type 2 Restaurant, Spice, at 1905 Church Street
   The Zoning Board of Appeals and City staff recommend adoption of Ordinance 12-O-19 granting special use approval for a Type 2 Restaurant, Spice, at 1905 Church St. in the B2 Business District and the oWE West Evanston Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district.
Alderman Rue Simmons requests suspension of the rules for Introduction and Action at the February 11, 2019 City Council meeting.

For Introduction and Action

Ald. Rue Simmons expressed support for request.

Ald. Rue Simmons moved for suspension of the rules to Introduce and Approve Ordinance 12-O-19, seconded by Ald. Wynne. The Committee voted 7-0 to suspend the rules and introduce and approve this item.

(P3) Ordinance 11-O-19, Granting a Special Use for a Type 2 Restaurant, Philz Coffee, at 1030 Davis Street

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 11-O-19 granting special use approval for a Type 2 Restaurant, Philz Coffee, at 1030 Davis St. in the D2 Downtown Retail Core District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district. Alderman Wilson requests suspension of the rules for Introduction and Action at the February 11, 2019 City Council meeting.

For Introduction and Action

Ald. Wilson moved for suspension of the rules to Introduce and Approve Ordinance 12-O-19, seconded by Ald. Fiske. The Committee voted 7-0 to suspend the rules and introduce and approve this item.

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

The Zoning Board of Appeals recommends denial of Ordinance 112-O-18 for major zoning relief for three (3) variations. The Zoning Board of Appeals determined the proposal does not meet all Standards for Major Variation. Staff recommends approval of the proposed variations with modifications.

For Introduction

Ald. Suffredin stated a new proposal was received this morning and therefore requested to table the item to a future date to be determined. Ald. Wilson agreed.

Richard Horsting, neighbor, spoke in opposition including details of 3-year process and issues with notice.

Joseph Parodi, neighbor, reviewed requests from previous Planning and Development Committee meeting including meeting with neighbors, an offer to purchase the lot for $25,000, and the city staff comparison of other developments, but without information regarding the variances granted.
Kathy Miller, neighbor, spoke with concerns about the alley sightlines, in the highly trafficked commercial alleys and the removal of trees. Would like ZBA to consider new proposal.

Scott Kirkpatrick, 2904 Hartzell, stated the transparency of process could be improved. The ZBA has been reasonable in consideration of requests.

Ald. Suffredin moved to table Ordinance 112-O-18, seconded by Ald. Wilson. The Committee voted 7-0 to table the item.

(P5) Ordinance 4-O-19, Granting a Special Use Permit for a Planned Development Located at 1714-1720 Chicago Avenue and Amending the Zoning Map
The Plan Commission and staff recommend denial of Ordinance 4-O-19 for approval of a Map Amendment from the R6 General Residential to the D3 Downtown Core Development District and a Planned Development for a 13-story office building with 112 on-site parking spaces. Passage of the Map Amendment shall require a favorable vote of three-fourths (3/4) of all the Aldermen per City Code 6-3-4-7 because a petition signed and acknowledged by 30% of owners of property within 500-feet of the subject property was submitted to the City. This Ordinance was held at the January 28, 2019 City Council meeting until February 11, 2019 for Introduction.

For Introduction

Paul Janicki, applicant, described revision to reduce to 11-story building with 3 level parking garage and 8 levels of office space including 74 public parking spaces.

In response to Ald. Wynne, Mr. Janicki stated that revision was submitted to City Manager’s Office and Mayor today and plan to lease 50 spaces in City garage. Greg Stec, developer, noted staff had previously requested added parking level. Mr. Janicki and traffic engineer Steve Corcoran stated alley configuration is acceptable. Mr. Stec expects building to be 60-65% leased at certificate of occupancy, fully leased within 1 ½ years with roughly 300-500 employees.

Ald. Fiske reviewed changes in proposal to provide parking off-site and comply with sales agreement.

Ald. Wilson expressed concerns with alley safety for cut-through and noted that cars will not always stop for stop sign

In response to an inquiry from Ald. Rainey about whether staff is acceptable of alley configuration, Johanna Leonard, Community Development Director, stated that revisions were only received this afternoon.
Ald. Fiske stated that the development was previously held in committee to address issues and thinks can work more safely with development.

In response to Ald. Wynne, Mr. Corcoran stated that none of the spaces on site would be for office users. Mr. Stec noted the proximity of the location to transit. Jill Velan, Parking Manager, described parking usage in the Church Street garage as 50% occupancy the majority of the time prior to 3pm with more spaces available later in the day. Recommends possibility of off-site parking in Sherman and Maple garages for future flexibility. Evanston Place owns spaces in the Church Street garage that aren’t being used.

Ald. Fiske noted the developer has spent $250K so far, was recommended to bring changes to committee, and wishes to introduce the ordinance tonight and discuss at action next meeting.

Laurie Hawlick, 1738 Chicago Ave, brought up questions of how the projected $1M taxes are split between taxing bodies and compare to the current revenue on lot.

Sarah Ward, 220 Hill Ave Knightstown, IN, president of WTCU/Frances Willard noted the house is on National Register of Historic Places and the proposed building would ruin the historic nature of block.

Joan Safford, stated rezoning to D3 because contiguous to alley would be a precedent. The library is the only D3 zoned property on the block but its height is more consistent with the remainder of the block and R6 zoning height. The Council consideration should be based on Planned Development and Amendment standards and noted reasons Plan Commissioners stated for denial.

Sarah Schastok, noted that she has not had chance to review recent changes including new public benefits. Questioned the difference between number of jobs projected by developer, and the dates used for parking lot observations.

Bruce Enenbach, noted packet is obsolete due to new information, therefore not proper to introduce, and should return to DAPR and Plan Commission instead.

Janet Steidl, stated the different building should go to DAPR and Plan Commission for review.

Karl Klein, noted the requirement for future traffic study regarding potential traffic incidents.

Austin Sherer, deferred testimony as he previously spoke against the project.
Amy Kurson, attorney for Woman’s Club, noted conflict of City as seller and determining body and stated the project should return to DAPR and Plan Commission.

Ald. Fiske stated she doesn’t believe it is spot zoning because the site touches D3. R6 calls for 85’ plus 12’, plus 4 parking levels which would be higher than proposed, Office is better than residential use, public benefits to adjacent properties not adequately considered by DAPR or Plan Commission. The developer been easy to work with, and should not restart process at DAPR or Plan Commission because it is time for full City Council to consider.

Ald. Revelle appreciates work of developer, wished would have evaluated better before purchase and sales agreement, has concerns with impacts on adjacent landmark properties with 5’ setbacks and the impact on alley with extension of building. The public benefits don’t offset site development allowances and $4M should not be accepted.

Ald. Wilson noted additional DAPR and Plan Commission review not necessary and Council should move forward with decision, but materials needed for review in advance.

Ald. Wynne agrees with Mr. Klein regarding concern over included condition to reevaluate traffic, is opposed to introduction, and regrets vote to sell property.

Ald. Fiske moved to introduce Ordinance 4-O-19, seconded by Ald. Rue Simmons. The Committee voted 5-2 to introduce the item.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT
Ald. Wynne moved to adjourn, seconded by Ald. Rue Simmons. The meeting adjourned at 8:10 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Manager