PLANNING & DEVELOPMENT COMMITTEE MEETING
Monday, January 8, 2018
7:15 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston
James C. Lytle Council Chambers

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN WYNNE, CHAIR

II. APPROVAL OF REGULAR MEETING MINUTES OF NOVEMBER 27, 2017

III. ITEMS FOR CONSIDERATION

(P1) Vacation Rental License for 710 Madison Street
City staff recommends City Council approval of a Vacation Rental License for the property located at 710 Madison Street. The Vacation Rental meets all of the Standards and Procedures for license approval.
For Action

(P2) Ordinance 3-O-18, Extension of Time for Applicant to Obtain Building Permit to Construct the Planned Development at 1815 Oak Avenue
Staff recommends adoption of Ordinance 3-O-18 to extend the time for commencement of construction of the Planned Development at 1815 Oak Avenue, originally approved on July 25, 2016. The Ordinance grants a one-year extension for building permit issuance to January 8, 2019. Alderman Braithwaite recommends suspension of the rules for Introduction and Action at the January 8, 2018 City Council meeting.
For Introduction and Action

(P3) Ordinance 4-O-18, Amending Portions of the City of Evanston Zoning Ordinance to Amend the Requirements Within the C1a Zoning District
The Plan Commission recommends no change to the requirements within the C1a Mixed Use Commercial Zoning District. Should the Council decide to adopt amendments to the C1a Zoning District, recommendations provided by the Zoning Committee of the Plan Commission are provided in Ordinance 4-O-18.
For Introduction
(P4) Ordinance 5-O-18, Granting Special use Permit for a Planned Development Located at 601 Davis Street
The Plan Commission and staff recommend denial of Ordinance 5-O-18 for approval of the Planned Development to construct a 33-story, 318-unit residential building with 7,481 square feet of ground floor commercial space (including a drive through for a financial institution, Chase Bank) and 176 on-site parking spaces. The applicant is requesting 8 site development allowances. The proposed development exceeds the maximum site development allowances for building height and FAR, therefore, a super-majority (two-thirds) vote by the City Council is required for approval.

For Introduction

IV. ITEMS FOR DISCUSSION

(PD1) Affordable Housing Work Plan
City staff provides City Council with an update on actions being undertaken to address the need for affordable housing in Evanston following discussion at the October 30, 2017 City Council meeting.

For Discussion

(PD2) Accessory Dwelling Units to Address Affordable Housing Needs
At its meeting on October 30, 2017, City Council referred the review of City code relating to Accessory Dwelling Units to the Planning and Development Committee. Staff seeks direction on next steps for this program.

For Discussion

(PD3) Effect of Residential Occupancy Limits on Affordable Housing
At its meeting on October 30, 2017, City Council referred the review of City code relating to occupancy of residential dwelling units by no more than three unrelated person to the Planning and Development Committee. Staff seeks direction on next steps for this program.

For Discussion

(PD4) Vacation Rental Licenses
At the November 27, 2017 meeting of the Planning & Development Committee, Alderman Rainey made a reference to discuss a consideration of a moratorium on vacation rental licenses in Evanston until further research could be conducted on the regulation and licensing of this activity. Staff seeks further direction on pursuing a moratorium at the next Rules Committee meeting, the issues that Council seeks to address, or if staff should continue to work on this topic.

For Discussion

V. COMMUNICATIONS

VI. ADJOURNMENT