Planning & Development Committee Meeting
Minutes of March 12, 2018
7:15 p.m.
James C. Lytle Council Chambers - Lorraine H. Morton Civic Center


STAFF PRESENT: M. Masoncup, E. Storlie, S. Mangum

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Wynne

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN WYNNE, CHAIR
A quorum being present, Ald. Wynne called the meeting to order at 7:17 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF FEBRUARY 26, 2018
Ald. Wilson moved to approve the minutes of the February 26, 2018 meeting, seconded by Ald. Fiske.

The committee voted unanimously 6-0, to approve the February 26, 2018 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 39-O-18, Granting Major Zoning Relief for a New 2-story, 134,200 square foot Community Center at 1801 Main St., the New Robert Crown Community Center
The Zoning Board of Appeals and City staff recommend adoption of Ordinance 39-O-18 granting major zoning relief to construct a 2-story, 134,200 sq. ft. community center (with ice rinks, gymnasium, public library, preschool, multipurpose rooms) and exterior site work including new parking lot, athletic fields and landscaping in the OS Open Space District. The applicant requests: a Floor Area Ratio (FAR) of 0.18 where a maximum FAR of 0.15 is allowed; 229 off-street parking spaces where a minimum of 334 off-street parking spaces are required; zero loading docks where a minimum of 2 long loading docks are required. The applicant has complied with all other zoning requirements, and meets all of the standards for major variation in the OS Open Space District.
For Introduction

The Plan Commission and staff recommend approval of Ordinance 40-O-18 to amend the Zoning Ordinance to reduce the required front yard setback for porches in order to allow front porches with a usable depth without the need for zoning relief.

For Introduction

Matt Rodgers and Mary Beth Berns, former and current Chairs of the Zoning Board of Appeals stated that the current proposal does not work practically and presented a modified proposal for 25 percent encroachment with maximum depth of 8 feet, a minimum setback of 10-feet from front property line, and that any requested porch increase would be a major variation instead of a minor variation. They further proposed that enclosed porches should not be allowed, because of concern with changing from porch to room in the future with or without a permit, which would however, create a number of nonconformities.

Ald. Wynne and Wilson requested a memo with their proposal.

Ald. Wilson moved to hold Ordinance 40-O-18, seconded by Ald. Fiske. The item was held.

(P3) Ordinance 12-O-18: Amending City Code Title 4, Chapter 13, “Floodplain Regulations”
Staff recommends City Council approval of Ordinance 12-O-18, amending portions of Title 4, Chapter 13 of the Evanston City Code, “Floodplain Regulations.” Staff is proposing amendments that would strengthen regulations addressing permit review and construction concerns on lakefront restoration projects.

For Introduction

Jerry Callahan, on behalf of Breslow’s on 925 Edgemere Court who purchased the property in 2014. Stated that the owners haven’t filled the property and there was no notice of fill in title. If previously filled, it occurred before 2006 and a Certificate of Compliance was issued by the City in 2015. All lakefront property has been altered in some way. Believes the City should not be allowed to deny permit to Breslow’s for revetment. Illinois Department of Natural Resources (IDNR) has already issued a permit and IDNR, not the City, has expertise in lakefront.

In response to an inquiry from Ald. Rainey, Deputy City Attorney Masoncup is unaware of situation of Mr. Callahan’s clients. Ordinance not intended to
target a particular property owner but to provide notice. The City is not trying to hold up permit process.

Ald. Wynne stated that the City has been aware of property and highlights point that City is currently last agency to be notified which this Ordinance would rectify.

In response to an inquiry from Ald. Wilson, Ms. Masoncup clarified that this would be for future situations.

Ald. Revelle stated that the purpose can be clearer to intend to allow property owners to protect their property.

In response to an inquiry from Ald. Revelle, Building and Inspection Services Division Manager Gerdes stated that notification of 625-feet would capture most or all property owners in a given section, which would allow for comment and concerns. The City would be added to the initial review period. Mr. Gerdes also clarified that the ordinance would apply to Northwestern University and that the proposed changes have been sent to IDNR for review.

Mr. Gerdes noted that IDNR allows placement of fill materials in water to protect. The intent is not to create new private property.

Ald. Wilson noted protection of water resources is already in ordinance.


IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
Ald. Wilson moved to adjourn, seconded by Ald. Fiske. The meeting adjourned at 7:47 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Administrator