



JOINT MEETING OF THE EVANSTON PLAN COMMISSION AND ZONING BOARD OF APPEALS

Wednesday, August 8, 2018

7:00 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM
2. NEW BUSINESS

A. TEXT AMENDMENT, SPECIAL USE AND MAJOR ZONING RELIEF

2119-2125 Ashland Street

18PLND-0064

Mike Chookaszian, operator, requests a text amendment to permit brewpubs as a Permitted or Special Use in the MXE Mixed-Use Employment District (Zoning Code Sections 6-13-4 & 6-18-3, Title 6 of the City Code). The City may propose additional modifications to alcohol producing uses within the Business, Commercial, Downtown, Transitional Manufacturing, and Industrial Zoning Districts (various Zoning Code Sections 6-9 through 6-15) and within Definitions (Section 6-18-3). The applicant also requests a special use permit for a brewpub and a banquet hall in the MXE Mixed-Use Employment District (Zoning Code Section 6-13-4-3), and zoning relief to reduce the required front yard setback from 10' to 0', to reduce the required north interior side yard setback from 5' to 0' and to reduce the required rear yard setback from 5' to 0' (Zoning Code Section 6-13-4-6), and to eliminate 1 required short loading dock (Zoning Code Section 6-16-4-5) in order to construct additions at the first floor to an existing building. The Plan Commission and Zoning Board of Appeals make recommendations to the City Council, the determining body for this case.

Action: The Plan Commission voted 5-0 to recommend approval of the text amendment as amended by the Commission to include language regarding sealing containers in the brewpub definition and making brewpubs and type-1 restaurants special uses in the M Districts. The ZBA voted 6-0 to recommend approval of the special use with conditions.

B. TEXT AMENDMENT AND SPECIAL USE

1108 Dodge Avenue

18PLND-0040 & 18ZMJV-0061

Steve Tuszynski, property owner, requests a text amendment to permit auto and recreational vehicle sales as a Permitted Use and auto storage lots, auto body repair, auto

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towing, and auto salvage as Special Uses in the C1 Commercial District (Zoning Code Section 6-10-2, Title 6 of the City Code). The applicant also requests a special use permit for auto sales with accessory auto repair and towing in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Plan Commission and Zoning Board of Appeals make recommendations to City Council, the determining body for this case. ***This case has been withdrawn from the agenda and will be reviewed at a date uncertain.***

3. ADJOURNMENT

The Zoning Board of Appeals will convene immediately following adjournment of the meeting.

The next regular Plan Commission meeting is scheduled for **WEDNESDAY, September 12, 2018** at 7pm in **COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.

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