AGENDA

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

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

III. ITEMS FOR CONSIDERATION

(P1) Vacation Rental License for 1918 Jackson Avenue
City 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

(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

(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
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

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

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

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT