PLANNING & DEVELOPMENT COMMITTEE MEETING
Monday, February 11, 2019
6:30 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 REVELLE, CHAIR

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

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 re-
subdivision of the property located at 2102 Darrow Avenue.
For Action

(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

(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
(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

(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

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT