AGENDA

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

II. APPROVAL OF REGULAR MEETING MINUTES OF JUNE 24, 2019

III. PUBLIC COMMENT

IV. ITEMS FOR CONSIDERATION

(P1) Approval to Issue a Request for Qualifications (RFQ) for the Property at 1714-1720 Chicago Avenue
Staff recommends that the City Council authorize the City Manager and/or his designee to issue a request for qualifications to identify interest by parties for the redevelopment of the property at 1714-1720 Chicago Avenue with following terms: Qualifications Summary Statement, Development Team Overview, Representative Projects and/or Experience, Current Projects, Financial Information, References and Points of Contact for Project.

For Action

(P2) Ordinance 73-O-19, Granting Major Zoning Relief to Construct a Second Story Addition at 1124 Florence Ave.
City staff and the Zoning Board of Appeals recommend adoption of Ordinance 73-O-19 granting major zoning relief to construct a second story addition for live-work units with a 7’ south interior side yard setback for an eave where 9’ is required, and for three parking spaces where four parking spaces are required, in the B1 Business District. The applicant has complied with all zoning requirements and meets all of the standards for a variation for this district. Ald. Braithwaite requests suspension of the rules for introduction and action at the July 8, 2019 City Council meeting.

For Introduction and Action
(P3) **Ordinance 64-O-19, Major Zoning Relief for a Curb Cut and Driveway to the Street at 2650 Sheridan Road – Variations in the R1 District**

The Zoning Board of Appeals and staff recommend denial of Ordinance 64-O-19 authorizing a major variation to establish a curb cut and driveway from the street frontage (Sheridan Rd.) on a newly subdivided property with alley access in the R1 Single Family Residential District. The property currently features a single family residence with a curb cut and driveway from the street frontage. The existing single family residence will be demolished and a new residence will be constructed. The proposal does not meet the Standards for Variation, specifically the proposal is not keeping with the intent of the Zoning Ordinance, does not have a hardship or practical difficulty peculiar to the property, is based upon a desire to extract additional income from the property, and is not limited to the minimum change necessary.

**For Action**

(P4) **Ordinance 54-O-19, Amending Various Parts of Title 6, “Zoning,” of the Evanston City Code To Conform with the City of Evanston Inclusionary Housing Ordinance – Zoning Text Amendment**

The Plan Commission and staff recommend adoption of Ordinance 54-O-19, amending various parts of Title 6, “Zoning,” of the Evanston City Code to conform with the City of Evanston Inclusionary Housing Ordinance to revise density and parking bonuses established by the City of Evanston’s revised Inclusionary Housing Ordinance (IHO), 107-O-18.

**For Action**

V. **ITEMS FOR DISCUSSION**

(PD1) **Discussion of City Code Section 6-7-4 “Municipal Use Exemption”**

Staff is seeking direction from the City Council if the Zoning Code Section 6-7-4 “Municipal Use Exemption” should be considered and reviewed by the Zoning Committee of the Plan Commission for its continued use by the City for its projects and City-owned land.

**For Discussion**

VI. **COMMUNICATIONS**

VII. **ADJOURNMENT**