

February 11, 2019 Observer Report

Committee: Planning and Development

Observer: Kate Julian

Meeting began: 6:40pm

Meeting Ended: 8:10pm

Committee Members: Revelle (Chair), Fiske, Rainey, Rue Simmons, Suffredin, Wilson, Wynne

Staff Present: Johanna Leonard, Michelle Masoncup

Media Present: NU, Roundtable, Evanston Now

ITEMS FOR INTRODUCTION OR ACTION

(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 resubdivision of the property located at 2102 Darrow Avenue. **For Action**

Ald. Rue Simmons supports the proposal, says it is an underutilized lot; would meet zoning requirements; and will add housing to the neighborhood.

Approved 7-0.

(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**

Approved 7-0.

(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**

Approved 7-0.

(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.

Ald. Suffredin says new proposal was received this morning and notice is too short to consider at this meeting. He requests a delay.

Public Comment :four citizens in opposition.

Vote to delay 7-0.

(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**

Ald. Fiske moves introduction, Ald. Rue Simmons seconds.

Architect Paul Janicki presents revised plans for the project. (Revised since last P&D Committee meeting and sent to City on Monday 2/11.) Says have reduced four level parking garage to three levels and reduced nine stories of office space to eight stories. (This is the same as the original proposal.)

Ald Wynne would like more detail.

Ald. Wilson says the alley has been used as a cut through for library patrons and others.

Ald. Rainey says alley could be a problem regardless of the use of the building - office building, restaurant, etc.. Says people will have to adjust if a building is built. Would like to know if changes make the building more acceptable to staff.

Ald. Fiske says developer has spent almost a \$250,000 on the plans so far. Her suggestion was to bring the revised proposal to P&D on 2/11 to get feedback before redoing the entire application for presentation to City Council in two weeks.

Public Comment: eight citizens in opposition; seven of eight commented on the project at the last P&D meeting.

Ald.Revelle appreciates that developer has come back with more of what have asked for. She does not think aldermen appreciated how difficult it would be to design an office building for this site. She appreciates it is now closer to what the purchase and sale agreement asked for, but is still concerned about the minimal side yard setbacks. She says it will "doom" historic trees on WCTU property and cast a deep shadow on the campus. She is concerned about alley issues and does not think public benefits are sufficient. She thinks \$4 million to the city for the sale would be nice, but not enough to justify the compromises required.

Ald. Wilson says DAPR and Plan Commission did good job of laying out the issues. He does not think it would change to send it back. He thinks the city shouldn't keep putting the developers through more hoops. He wants to have complete materials well before the next meeting, if are going to vote then.

Wynne agrees with Revelle. She regrets her vote in favor of an RFP for this site without understanding fully what could have been built. She believes something else may come to the city later, but doesn't think it should be sold for residential use.

Motion to introduce approved 5-2. Revelle and Wynne vote no.

LEAGUE ACTION:

Ald. Suffredin and Wynne do not consistently speak into their microphones. Ald. Suffredin is frequently hard to understand