

**Observer Report**  
**Planning and Development Committee**  
**July 27, 2009**

**Observer:** Nancy Bashook

**Aldermen Present:** Jean-Baptiste, Wilson, Wynn, Holmes, Rainey

**Staff:** Dennis Marino, Bill Dunkley, Ken Cox

**Media:** EvanstonNow, Evanston Review, Daily Northwestern

**Meeting began:** 7:40 pm (called for 7:15 pm)

**Meeting ended:** 8:15 p.m.

**Items for Consideration**

- (P1) Ordinance 51-O-09 Granting a Special Use for a Child Daycare Center at 526 Davis Street in the D4 Downtown Transition Zoning District. ZBA recommends approval with conditions.**

Ald. Fiske spoke to recommend holding this item until the August 10 meeting because of several issues to work through: 1) two retail store fronts used for daycare center (non-retail business); 2) drop off and pickup; 3) space too small for number of children allowed (39).

The owner of the for-profit daycare said there are 8 spaces behind the building and use of the insurance company parking lot. This has already been resolved. DCFS already approved the space and architectural drawings for the build-out, which allows for up to 39 children. Rainey said the store front issue is not a legitimate concern. Since this is a for-profit business, they will pay taxes. DCFS will only approve space if adequate, and the space had already been approved. Ald. Fiske's concerns were not legitimate. It would have been nice if she had done her homework.

Approved.

- (P2) Consideration of the ordinance amending the special use permit and variations at the Seventh Day Adventist Church at 1825 Dodge Avenue due to the acquisition of additional lots and proposed addition. ZBA recommends approval of amendment but denial of the front yard setback variance.**

The applicant was asked to fulfill certain requirements, and Bill Dunkley was satisfied this would happen. Ald. Rainey suggested that perhaps the city could review the traffic issues, as opposed to a traffic engineer, which would cost around \$5,000. Dennis Marino will check with the appropriate dept.

Amendment for special use approved.

- (P3-P10)** taken as a group they are minor amendments to the Zoning Ordinance.

All approved.

**(P11) Ordinance Amending the special Use for a Sheltered Care Home/Skilled Care Home Located at 2520 Gross Point road in the C2 Commercial Zoning District Granted and Amended by Ordinances 147-O-80 and 29-O-96.**

**Consideration of a request by Alden Estates of Evanston to amend the conditions of the special use permit to allow a change from 42 skilled care beds and 57 sheltered care beds to 52 skilled care beds and 47 sheltered care beds.**

The question of why the specific breakdown in number of beds was addressed. The attorney representing the applicant said this was what the license provided for at the time of adoption by the ZBA in 1996. When Alden purchased the facility he wanted more skilled care beds. The overall number of beds is the same.

Approved.