

Observer Report
Planning & Development Committee
Date: September 8, 2008

Observer: Nancy Bashook

Aldermen Present/Absent: All present except Ald. Bernstein

Staff Present: Dennis Marino, Dona Spicuzza, Dennis Cox

Media Present: Evanston Review, EvanstonNow

Meeting began: 7:25 pm (called for 7:00 pm)

Meeting ended: 8:20 pm

Items for Consideration

(P1) **Motion for Approval of Subdivision Plat for the Proper Located at 604 Judson**
Withdrawn

(P2) **Ordinance 98-O-08 – Request to Amend the Conditions on a Special Use with Related Major Variations at 430 Asbury Avenue (“Farmer’s Best Market”)**
Consideration of a request by Farmer’s Best Market, lessee, for relief from certain conditions imposed by the terms of Ordinances 43-O-99 and 143-O-99 for a Special Use and related major variations for the purpose of operating a drive-through facility at 430 Asbury Avenue in order to allow for the economically-contributing renovation of, and operation of a commercial grocery store within the currently-vacant retail store on the subject property. Staff recommends approval.
Unanimously Approved.

(P3) **Ordinance 99-O-08 – Special Use for a Convenience Store-2536 Ewing Avenue**
Consideration of the Zoning Board of Appeals recommendation for approval of a Special Use for the 7-Eleven Store.
Several citizens spoke to this recommendation. The president of the Central Street Neighbors Association favors the special use. The business is an asset to the community. All speakers worried about noise from delivery trucks idling, lights, litter, and kids hanging out at night.

The manager and the store consultant were present. The following amendments to the ordinance were recommended:

- ∩ All deliveries made between 7 am and 7 pm
- ∩ Garbage pickup between 7 am and 7 pm
- ∩ Bright external lights higher on façade turned off at 9 pm
- ∩ All lights turned off at closing
- ∩ Strict compliance with idling ordinance (no longer than 5 minutes) and sign posted
- ∩ Store managers work with neighbors and police to enforce no loitering

n Delivery vehicles do not block access to alley for emergency vehicles

Unanimously approved ordinance with amendments.

- (P4) Recommended Denial of a Special Use for a Food Store Establishment to be Allowed to Operate Between Midnight and 6 am at 2536 Ewing Avenue**
Zoning Board of Appeals and Staff recommends denial of the application to allow this 7-Eleven Store, in a residential neighborhood, to operate from midnight to 6:00 am.

Unanimously approved.

Items for Discussion

(PD1) Report of City of Evanston Downpayment Assistance Program

Dona Spicuzza reported that the program has been in operation for four months. Has been well-received with lots of interest. More banks are participating. Five loans already made. Provides closing cost assistance to first time buyers. Grants are forgiven. Most loans are for condo units. Some interest in single family foreclosed homes.

Comments: Although the meeting finished on time, it started 25 minutes late with aldermen strolling in. Ald. Wollin finally asked them to take their seats. She is concerned about timing.