PLAN COMMISSION
Wednesday, October 8, 2014
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES: September 10, 2014

3. NEW BUSINESS

A. PLANNED DEVELOPMENT 14PLND-0118
1571 Maple Avenue
Michael McLean of 1571 Maple Avenue, LLC, developer of the proposed project, has applied for a Special Use for a Planned Development in the D3-Downtown Core Development District (Title 6-Zoning of the Municipal Code, Section 6-11) to construct a 12-story (133.3-foot high) multiple-family building with 101 residential units, 3,696-square feet of commercial space and 13 open parking spaces. The applicant seeks site development allowances for the number of dwelling units, building height, floor area ratio (FAR), number of on-site parking spaces provided, and building setbacks from the east, north and northwest property lines. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Plan Commission makes a recommendation to the City Council, the final determining body for this proposal.
Staff requests continuance to November 12, 2014 Plan Commission meeting.

4. ADJOURNMENT

The next regular Plan Commission meeting is scheduled for WEDNESDAY, NOVEMBER 12, 2014 at 7:00 P.M. in COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.

Order of agenda items are subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to Damir Latinovic, Neighborhood and Land Use Planner, at 847-448-8675 or via e-mail at dlatinovic@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).
MEETING MINUTES
PLAN COMMISSION
Wednesday, September 10, 2014
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Room 2404

Members Present: Scott Peters (Chair), Jim Ford, Terri Dubin, Carol Goddard, Lenny Asaro, Richard Shure, Colby Lewis, Andrew Pigozzi

Members Absent: Kwesi Steele,

Associate Members Present: None

Associate Members Absent: David Galloway, Seth Freeman, Stuart Opdycke,

Staff Present: Damir Latinovic, Neighborhood and Land Use Planner
Lorrie Pearson, Planning and Zoning Administrator
Mario Treto, Assistant City Attorney

Presiding Member: Scott Peters, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Peters called the meeting to order at 7:00 P.M and explained the general meeting procedure, schedule, agenda items, time limits on public testimony and opportunities for cross examination of witnesses. Chairman Peters concluded the opening statement by saying that the Plan Commission forwards a recommendation to the City Council which makes the final determination on any matters discussed by the Plan Commission.

2. APPROVAL OF MEETING MINUTES: August 13, 2014

Commissioner Goddard made a motion to approve the minutes as prepared. Commissioner Lewis seconded the motion.

A voice vote was taken and the minutes were approved by voice call 8-0.

3. OLD BUSINESS

A. TEXT AMENDMENT TO THE ZONING ORDINANCE 14PLND-0102

Section 6-15-14-10 Site Development Allowances in oCSC
Specifically consider a text amendment, pursuant to City Code Title 6, Zoning, regarding Section 6-15-14-10 Site Development Allowances of the City Code for Central Street Corridor Overlay District.
Mr. Damir Latinovic, Neighborhood and Land Use Planner stated Staff is recommending the case be continued to the November 12, 2014 Plan Commission meeting. Staff met with members of the Central Street Neighbors Association, area Aldermen and developer of the proposed planned development at 1620 Central Street on August 26, 2014 to discuss the proposed text amendment. Following the meeting staff will investigate possible modifications to the proposed text amendment. Staff would like to present the findings of the investigation to the same group of representatives from the Central Street Neighbors Association, the Aldermen and the developer of 1620 Central Street before the proposal is presented to the Plan Commission.

Commissioner Lewis made a motion to continue the case to November 12, 2014.

Commissioner Shure seconded the motion.

With no further discussion, the motion was approved by voice call 8-0.

B. TEXT AMENDMENT TO THE ZONING ORDINANCE 14PLND-0045
Office and Financial Institution Uses in B1 and B2 Districts
Specifically consider a text amendment, pursuant to City Code Title 6, Zoning, to amend the list of permitted and special uses in the B1, Business and B2, Business Districts.

Mr. Latinovic stated Staff is requesting the item be continued to November 12, 2014 Plan Commission hearing. The proposal was heard at the Plan Commission meeting in June and was sent to the Zoning Committee for refinement. The item was scheduled for the Zoning Committee meeting in August. The agenda for the Plan Commission meeting on September 10 had to be finalized before the Zoning Committee meeting in August. The item was placed on the September 10 Plan Commission agenda in anticipation of the recommendation by the Zoning Committee. However, the Zoning Committee meeting in August was cancelled due to lack of quorum. As such, the proposal had to be rescheduled for the Zoning Committee meeting on September 17, 2014.

Commissioner Ford made a motion to continue the case to November 12, 2014.

Commissioner Goddard seconded the motion.

A voice vote was taken and the motion was approved by voice call 8-0.

C. TEXT AMENDMENT TO THE ZONING ORDINANCE 14PLND-0106
Daycare Center-Child and Daycare Center-Adult in C1 and C2 Districts
Specifically consider a text amendment, pursuant to City Code Title 6 – Zoning, regarding § 6-10-2-3 Special Uses in C1 Commercial District and § 6-10-4-3, Special Uses in C2 Commercial District, to add Daycare Center – Adult (subject to the general requirements of Section 6-4-3 of this Title) and Daycare Center – Child (subject to the general requirements of Section 6-4-2 of this Title).

Mr. Latinovic summarized the staff report. Staff believes the proposal meets the standards of approval and recommends that Daycare Centers for children and adults be added as a special use to C1 and C2 commercial districts.
Commissioner Shure asked about the notice requirement for shopping centers. Mr. Latinovic stated that only the owner of the shopping center (tax payer of record) is notified by mail, but a sign is also installed on the property in question.

Upon a question, Chairman Peters stated that the Rules Committee can review notice requirements and see if it would be feasible to notify tenants/renters and not only tax payers of record. Mr. Latinovic stated that staff also notifies merchant associations via email.

Commissioner Asaro asked about a clarification regarding day care centers in Research Park district to which Mr. Latinovic stated that the proposal is only for C1 and C2 districts.

Upon a question by Commissioner Pigozzi about the outdoor space, Mr. Latinovic stated State of Illinois regulates and license such facilities and there are requirements for outdoor play areas.

Discussion followed on specific space needs for daycare centers and why they are allowed by right in the Research Park district and different regulations that affect the D2 district.

Commissioner Ford stated this proposal makes him a little uneasy because there are no specific requirements for outdoor space. Commissioner Dubin stated that daycare centers are often a necessity and not a luxury and requiring all of them to have outdoor space may not be possible.

Discussion followed on what requirements could be added during the Special Use review process.

With no further discussion Commissioner Asaro made a motion to approve the proposed text amendment.

Commissioner Shure seconded the motion.

The motion was approved by a voice call 8-0.

Mr. Latinovic reminded everyone there will be a Zoning Committee meeting next week on September 17, 2014. He also reminded the commissioners about the APA-IL Conference to be held in Evanston Oct 1-3 and asked any member of the Commission interested in attending to let him know. He would register the Commissioners with cost of attendance for the Oct. 2 Plan Commission track covered by the City.

4. ADJOURNMENT

There being no further discussion, Commissioner Godard made a motion to adjourn the meeting. Commissioner Asaro seconded the motion.

A voice vote was taken and the motion was approved by voice call 8-0. The meeting was adjourned at 7:26 pm.
Respectfully Submitted,
Damir Latinovic
Neighborhood and Land Use Planner
Community Development Department
PLAN COMMISSION

CASE # 14PLND-0118

Planned Development

1571 Maple Avenue
Memorandum

To: Chair and Members of the Plan Commission

From: Mark Muenzer, Community Development Director
Lorrie Pearson, Planning and Zoning Administrator
Damir Latinovic, Neighborhood and Land Use Planner

Subject: Planned Development
1571 Maple Avenue, 14PLND-0118

Date: October 3, 2014

Request

The applicant is requesting Special Use approval for a Planned Development located at 1571 Maple Avenue in the D3-Downtown Core Development District to construct a 12-story (133.3-foot high) multiple-family building with 101 residential units, 3,696-square feet of commercial space and 13 open on-site parking spaces. The applicant seeks seven site development allowances: number of dwelling units, building height, floor area ratio (FAR), number of parking spaces provided, and building setbacks from the east, north and northwest property lines.

On October 3, 2014, the applicant submitted a letter (attached) requesting the case be continued to the next regularly scheduled meeting or a special meeting of the Plan Commission. Staff recommends Plan Commission continue the case to the next regularly scheduled meeting on November 12, 2014.
October 3, 2014

VIA FEDERAL EXPRESS

Scott Peters
c/o Damir Latinovich
Neighborhood and Land Use Planner
2100 Ridge Avenue #3700
Evanston, Illinois

Re: Plan Commission Hearing for a Proposed Planned Development Application
(“Application”) at 1571 Maple Avenue filed by 1571 Maple Avenue, LLC (“Applicant”)

Dear Chairman Peters:

Please accept this letter as our formal request to postpone the hearing of our Application.

Given the nature of the Application, it is our understanding that there will be a considerable amount of discussion surrounding this project. As such we respectfully request that this matter is heard either at a special hearing of the Plan Commission, or that it is placed on the next available agenda.

Please feel free to contact me should you have any questions or concerns in regard to this matter.

Very truly yours,

Thompson Coburn LLP

By

Bernard I. Citron

BIC/tah

cc: Michael McLean (via email)
cc: Mark Muenzer (via email)