

**Planning & Development Committee Meeting  
Minutes of April 28, 2008  
Council Chambers – 7:00 p.m.  
Evanston Civic Center**

**Alderman Present:** S. Bernstein, D. Holmes, A. Hansen, L. Jean-Baptiste, E. Moran, A. Rainey, E. Tisdahl, C. Wollin, M. Wynne

**Staff Present:** J. Wolinski, J. Brownlee, J. Carroll, K. Cox, B. Dunkley, D. Marino, D. Spicuzza

**Presiding Official:** Alderman Holmes

**DECLARATION OF QUORUM**

Chair Holmes called the meeting to order at 7:18 p.m.

**APPROVAL OF THE APRIL 8, 2008 MEETING MINUTES**

Ald. Wynne moved approval of the April 8, 2008 minutes, seconded by Ald. Tisdahl. The minutes were approved with a vote of 9-0.

**ITEMS FOR CONSIDERATION**

**(P4) Major Variance Request Denial for 1233 Central Street (Bahai Parking Lot)**

Chair Holmes announced that staff has informed her that the applicant could not be present this evening and has asked for a continuance to be on the May 12<sup>th</sup> P&D agenda. The Committee members accepted the applicant's request.

**(P1) Ordinance 35-O-08 – Text Amendment: Solar Collectors**

**Ald. Moran moved approval, seconded by Ald. Wynne.**

Mr. Wolinski directed the Committee's attention to the legislative history on this item, which goes back to June 14, 2006 when the Plan Commission originally recommended approval of staff's proposed text amendment to add a definition to the Zoning Ordinance for "Solar Collectors." He noted that this text amendment will regulate the placement and materials for these accessory structures and assist in specifying the zoning calculations for building lot coverage and impervious surface coverage. Mr. Wolinski assured the Committee that staff feels this proposed ordinance is a well-crafted text amendment for a needed definition to regulate solar collectors. He concluded that staff supports this ordinance and the Plan Commission's recommendation for approval.

**The vote was 9-0 in favor of the motion.**

**(P2) Ordinance 48-O-08 – Text Amendment: B1 District Special Uses Update**

**Ald. Jean-Baptiste moved approval, seconded by Ald. Wynne.**

Mr. Wolinski informed the Committee that staff has some concerns with this proposed text amendment and the Plan Commission's recommendation for approval. He explained the reason staff does not support this recommendation to add single-family detached uses as a special use in the B1 district is because they question if this is the best public policy in accordance with the Purpose Statement for the B1 neighborhood business district nor would it be compatible with the existing permitted or special uses for this district. Mr. Dunkley further explained the purpose for the B1 zoning district is to provide neighborhood oriented retail that is very pedestrian oriented and caters to the surrounding neighborhood residents. He reiterated Mr. Wolinski's comments and stressed the point that making special uses in this district for single-family detached does not fit in this zoning category. However, Mr. Dunkley informed the Committee that staff recommends a possible rezoning and map amendment for specific B1 district or all the B1 districts if there is enough support to do so.

Ald. Bernstein questioned Legal Staff if the Committee were to support staff's proposed recommendation, would this have to go back before the Zoning Committee of the Plan Commission and the usual application procedure that takes approximately 4 months to get to this point. Also, he questioned how legally possible is it to only rezone specific B1 districts and make map amendments to only specific areas within a zoning district. Mr. Cox responded that he can not give a definitive answer at this moment without doing further research; however he would assume that it might be possible to do so. Further discussion followed regarding the Preliminary Findings report for the B1 District Single Family Detached Uses, which was included in the packet materials as a staff memorandum dated December 6, 2007. Ald. Wynne pointed out that it is stated in the report that single family detached uses within the B1 districts comprise of approximately 11%, which is the smallest percentage of uses within this district. She questioned if these single-family structures are clustered together enough to do a site specific rezoning and map amendments? Upon review of the Preliminary Findings report of the listed addresses within the 12 sub areas affected, it was noted that all the single-family detached structures are not so closely located to each other.

After lengthy discussion, several Committee members expressed that they would like to have the concerns and questions addressed before moving forward with this proposed text amendment. Ald. Rainey stated that she would like to have more information from Legal staff on how they can legally treat single-family homeowners within the B1 district different who would like to make renovations or structural improvements to their legal non-conforming homes within this district. Ald. Moran stated that he is not comfortable with making any final decision on this proposed text amendment, especially in view of the discussion and questions that were raised by the Committee this evening. He feels that it is too premature on this issue to move any further ahead before more research has been done by staff and more options can be considered for single-family detached property owners within the B1 zoning district.

**Ald. Rainey moved to hold this item at the consensus of the Committee to allow staff to do more research as directed this evening and withdraw the original motion for approval. Ald. Moran seconded the motion and the vote was unanimously in favor.**

(P3) Ordinance 58-O-08 – Special Use Request for 2650 Ridge Avenue (Evanston Hospital): Expansion of the Kellogg Cancer Care Unit

**Ald. Jean-Baptiste moved approval, seconded by Ald. Tisdahl.**

Mr. Ray Grady, CEO of the Evanston Northwestern Healthcare Corporation (applicant), opened the presentation by introducing the other representatives in attendance with him. He introduced Mr. Roy Eckenhoff, Architect for the project, Dr. Bruce Boxten, Oncologist for the Kellogg Cancer Care Unit; and Ms. Kathleen Dove, patient perspective representative. Mr. Grady gave an informative overview of the existing operations of the Cancer Care Unit and noted the successful work that has been done over the years since it opened ranging from research, patient care, updated technology, etc. As a result of this success, the current facilities have become overcrowded and insufficient due to the steady increase in patient care and the needed space to provide expanded space for technology and continued research. Mr. Grady summarized the proposed expansion and additions to the Cancer Care Unit which will provide the needed space to provide the maximum level of care for their patients. He noted that they have successfully proceeded and complied with all zoning application and procedures through the City's meeting requirements and have obtained recommendations for approval up to this point. At this time, he turned the presentation over to his architect for a more detailed overview of the proposed expansion and addition.

Mr. Roy Eckenhoff continued with the overview using slides and a power point presentation visualizing the proposed expansion and addition to the existing Kellogg Cancer Care Unit at Evanston Hospital. He showed several slides with views of the existing building, the proposed new building expansion and many aerial views. He explained in detail the specifics of the interior design within the expansion. He also informed the Committee that the building addition will be LEED certified also.

Dr. Bruce Boxten, currently an oncologist at the Kellogg Cancer Care Unit, gave an informative overview of the actual day-to-day operations that the medical staff faces in order to care for their patients. He informed the Committee that this cancer facility was originally formed and started from a grant in 1981 from the Kellogg family to Evanston Hospital. Since the Unit originally opened, it has expanded on a continuous, yearly basis and has outgrown its current space to operate property and efficiently to provide the best care for their patients. He noted that within the last year, the Cancer Care Unit has assisted approximately 2300 new patients in various forms of care and assistance. Dr. Boxten also noted that with the expansion of the number of patients they care for, there is also the need for a larger patient care team to provide the proper service needed. He stressed the acknowledgement of the physical limitations they are facing with the current facility and urged the Committee's support to approve this request for the special use for expansion of the Kellogg Cancer Care Unit.

Ms. Kathleen Dove commented on her personal experience with the Kellogg Cancer Care Unit in relation to the assistance they received for her daughter's battle with breast cancer. She described in detail the caring atmosphere and professionalism of the staff at Kellogg. She supports the hospital's request for this much needed expansion because there were times when she brought her daughter in and the unit was so busy and overcrowded with patients needing assistance, that she was treated in the auditorium. Ms. Dove said that the Kellogg Cancer Care Center gives more than just medical attention to the patients; they also provide the much needed family support system to deal with a loved one going through cancer. She said the staff here provided every assistance they needed from the onset of her daughter's illness until even after her death. Ms. Dove strongly urged the Committee's support for this request for special use to expand the Kellogg Cancer Care Unit.

**The vote was 9-0 in favor of the motion.**

(P5) Ordinance 59-O-08 – Major Variance for 1812 Lyons Street: Bethel AME Church Parking Lot

**This item was approved unanimously by the Committee subject to all the conditions stated by the Zoning Board of Appeals in their recommendation.**

(P6) Time Extension Request – Ordinance 80-O-06 – Planned Development for 1881 Oak

Mr. Wolinski outlined the conditions that staff suggests to go with this time extension if granted by the Committee. He recommends approval with the following conditions:

1. Payment of the outstanding Right-Of-Way permit fee of \$2,000, from July 17, 2007 to April 30, 2008. Renewal of the permit at \$200 per month.
2. Removal of the construction fence and restoration of the Emerson Street sidewalk by June 30, 2008.

The Committee agreed with Mr. Wolinski's recommended conditions.

Ms. Tina Paden expressed her total disapproval of this project from the beginning and stressed her opinion that it is way too much for the land it is being built on and much too dense for this location. She also suggested that a condition be added to enforce the applicant to maintain the grass at all times and to shovel the walk clear of snow in the winter months. She complained that neither one of these things have ever been done since the applicant has owned the property.

Ald. Moran said that he is in opposition of granting this time extension request because he feels the reasoning for the extension is not sufficient enough to support this request. He also has never supported this project from the beginning because he feels it is not the right location for the project development on this site.

Ald. Wollin agrees that the sidewalk in front of the site is in really bad shape and would like to see it fixed as soon as possible.

Ald. Wynne seconded Ald. Moran's comments for the same reasons; she is also in opposition of this request.

**A motion was made and seconded for approval of the time extension request of Ordinance 80-O-06. The vote was 7 in favor of the motion and 2 voting nay (Ald. Moran and Ald. Wynne).**

(P7) Time Extension Request – Ordinance 57-O-05 – Planned Development – 1603-1629 Orrington Avenue

**Ald. Rainey moved approval, seconded by Ald. Hansen. The vote was 9-0 in favor of the motion.**

**COMMUNICATION**

(PD1) Downpayment Assistance Program

Staff informed the Committee that this program will start on May 1<sup>st</sup>, 2008. The specifics and requirements are stated in the memorandum. Ms. Spicuzza said the two lenders will initially be

used. Staff will send out news releases and advertisements, including the City Web Site to reach out to community organizations and participation of more lenders.

**ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

---

Jacqueline E. Brownlee