Planning & Development Committee
Minutes of July 24, 2006
Council Chambers – 6:30 p.m.
Evanston Civic Center


Alderman Absent:  A. Hansen

Staff Present:  J. Wolinski, C. Brzezinski, J. Carroll, K. Cox, C. Ruiz, E. Szymanski, J. Brownlee

Presiding Official:  Alderman Wynne

DECLARATION OF QUORUM

Chair Wynne called the meeting to order at 7:12 p.m.

APPROVAL OF THE MEETING MINUTES OF JULY 10, 2006

Ald. Wollin moved approval of the July 10, 2006 meeting minutes, seconded by Ald. Holmes. The vote was 8-0 in favor of the motion.

ITEMS FOR CONSIDERATION

(P1) Ordinance 82-O-06 – Extending the Building Permit Moratorium in the West Side TIF Area

Ald. Jean-Baptiste moved approval, seconded by Ald. Holmes.

Ald. Jean-Baptiste expressed his concern with the time extension of 125 days being too long since the current moratorium will not end until a month from now. He recommended that consideration of 90 days be given. Chair Wynne ask staff for their view on this recommendation. Mr. Wolinski explained the reason they selected the 125 days was to give the consultants enough time to complete their study and analysis of the TIF area. He informed that the kick-off meeting with the two consultants was held last week and staff anticipates a report coming back from them in late October/early November with a recommendation for rezoning the area. He noted that the consultants recommendation would have to go to the Plan Commission for any type of map or text amendments, therefore staff presumes that this issue would not be ready to come before the P&D Committee/City Council before the December, 2006 meeting.

Ald. Jean-Baptiste suggested that part of the problem could be with communication extended to the Alderman of the two Wards affected. He requested that staff meet with Ald. Holmes and himself to update them so that they understand the pace and process involved. He has no problem with the 125 day extension if absolutely needed, however he would like to make sure no time is wasted in the process and continues to move forward until completed within the extension time frame.

The vote was 8-0 in favor of the motion.
Sidewalk Cafes for Type 2 Restaurants

Ald. Bernstein moved approval of the request for sidewalk cafes for the Italian Coffee Bar at 940 Church Street and the Wild Tree Café at 1100 Davis Street. Ald. Rainey seconded the motion. Chair Wynne acknowledged representatives from both restaurants present in the audience who expressed their awareness of the litter plan for sidewalk cafes. The vote was 8-0 in favor of the motion.

Planned Development Time Extension – 645 Custer Avenue

Chair Wynne recalled that this planned development was approved by Council in July of 2005 and asked Mr. Wolinski the status of why the developer needs a time extension. Mr. Wolinski repeated that this planned development was approved on July 25, 2005 by City Council. He explained that there is a requirement in the Zoning Ordinance that planned developments must be under building permit within a year after passage of the special use ordinance. He was just informed last week by the client’s attorney, Mr. James Murray that the developer would be asking for an extension due to some circumstances which he could explain in further detail. A letter from the developer’s attorney was also received and included in the packet. Mr. Murray informed the Committee that the problem has arisen as a result of the peculiar nature of the foundation of this particular project being one that serves both the four townhouses at the street-end of the property; the major element of this being the parking garage that serves the townhouses. Also the condominium units at the rear of the property as well as becoming the foundation for the rear of the property. He further explained that there have been difficulties and conflicts within the engineering and the elements that deal with waterproofing and other such matters. Mr. Murray stated that there have been some requests that the matter be re-engineered in order to deal more specifically and economically with the issues that have been brought forth. He said that his client is asking for a six-month extension.

Ald. Rainey moved approval, seconded by Ald. Tisdahl. The vote was 8-0 in favor of the motion.

Nomination to the National Register of Historic Places – 1702 Chicago Avenue (The Woman’s Club of Evanston)

Chair Wynne acknowledged in the beginning of the meeting all the citizens that signed up to speak on this matter, however the vast majority of citizens signed up to speak were only signing in support of this matter and not necessarily to speak. She called on the representative speaking on behalf of the Woman’s Club of Evanston.

Ms. Wendy Irwin, stated that she is a past president of the Woman’s Club of Evanston and pointed out that several past presidents were present this evening in the audience in support of their organization and this nomination. She thanked the P&D Committee for their time. She informed the Committee that their organization went before the Preservation Commission on July 11, 2006 with this nomination for inclusion on the National Register of Historic Places. She said the nomination was submitted based on criteria “A” which is “Social Relevance” of the building at 1702 Chicago Avenue. Ms. Irwin stated that the film they are about to view goes into detail of the history of the Woman’s Club of Evanston and their important contribution to this community.

An approximate 8-10 minute film was shown at this time.

Mr. Carlos Ruiz, Preservation Coordinator for the City of Evanston, said that he is here tonight to present the Preservation Commission’s Report on the Nomination which is favorable. Also the findings of the Commission reflect the same findings that the State of Illinois Historic
Preservation Agency noted in their letter indicating that the Woman’s Club of Evanston meets Criteria A for its Social Significance. Mr. Ruiz updated the Commission on the current procedure where they are asked to submit a report with the Council’s consent to the State of Illinois and he would like to request written support of this nomination and approval of the Preservation Commission’s report. He highlighted an issue that has to do with a procedural item that was overlooked inadvertently by staff which is to request permission to conduct the public hearing directly to the City Council. The Preservation Commission did conduct a public hearing on July 11, 2006 and he pointed out the copy of the report and minutes included in the Committee packet. Mr. Ruiz said that he is hopeful that the Committee will be able to consider this nomination and grant the Preservation Commission’s request.

Ald. Moran moved approval, seconded by Ald. Bernstein.  Ald. Rainey commended the Woman’s Club of Evanston on their gracious and beautiful atmosphere and hospitality she experienced at a function she attended on this past Sunday. She expressed her appreciation to the owners for bringing forth this nomination. Ald. Tisdahl added that she has always thought highly of the Woman’s Club and further having read this report, she is even more impressed by all that this organization has over the years and contributed towards the history of Evanston. The vote was 8-0 in favor of the motion.

(P5) Planned Development – 1515 Chicago Avenue – Plan Commission Denial

This item was transcribed by Court Reporter LeGrand Reporting & Video Services, in accordance with the Klaeren Rules. Please refer to the transcript attached.

(P6) Ordinance 85-O-06 – Planned Development & Map Amendment – 2408 Orrington Avenue (Kendall College Property)

This item was transcribed by Court Reporter LeGrand Reporting & Video Services, in accordance with the Klaeren Rules. Please refer to the transcript.

The amended ordinance was introduced with a vote of 7 in favor and 1 voting nay (Tisdahl).

OTHER ITEMS

Mr. Wolinski reminded the Committee of the meeting on August 8, 2006 at 6:00 p.m. in the Council Chambers regarding “Form Based Codes – An Alternative Approach to Regulating and Shaping Development.” He referred the Committee to the flyer handed out to this evening. He noted that a large number of developers have been invited to attend this meeting also.

ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

Respectfully submitted,

Jacqueline E. Brownlee