MINUTES
EVANSTON PLAN COMMISSION
Wednesday, October 15, 2008 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT.................................James Woods (Chair), Stuart Opdycke (Vice Chair), Coleen Burrus, Seth Freeman, David Galloway, Johanna Nyden, Robin Schuldenfrei, Charles Staley

MEMBERS ABSENT .........................None

ASSOCIATE MEMBERS PRESENT.........Lawrence Widmayer

ASSOCIATE MEMBERS ABSENT ..........Albert Hunter

STAFF PRESENT ...............................Dennis Marino, Susan Guderley, Carlos Ruiz, Bill Dunkley, Tracy Norfleet

COURT REPORTER..................LeGrand Reporting

I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Woods determined that a quorum was present and began the meeting.

II. APPROVAL OF AUGUST 13 MEETING MINUTES
Draft minutes from the August 13 meeting were approved unanimously.

III. CONTINUATION OF PROPOSED ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
08PLND-0098 Definitions: Retail Goods Establishment and Retail Services Establishment
To specifically consider, pursuant to a reference from the Planning and Development Committee of the City Council and City Code § 9-8-3 (“No person, firm or corporation shall engage in the business of a dealer in firearms or handguns or ammunition in the city, including exchange, loan, rental or other transfer for consideration”), proposed text amendments.

Mr. Bill Dunkley, Zoning Administrator, briefly summarized this agenda item. Member Galloway motioned to recommend approval, Member Schuldenfrei seconded, and the vote was unanimous (8-0). Member Galloway read the findings into the record, and members voted unanimously to approve the findings (8-0).
IV. CONTINUATION OF ZONING ORDINANCE MAP AMENDMENT PUBLIC HEARING

**ZPC 08-02-M 912-946 Pitner Avenue**

An application by Joseph Birgman, property owner of 920 Pitner Avenue, and Andy Spatz, property owner of 940 Pitner Avenue and representative of the property owners of 930 Pitner Avenue, to consider an amendment to the map of the Zoning Ordinance for the property located at 912-946 Pitner Avenue. The applicants request that the City remove the property commonly referred to as 912-946 Pitner from the I2 Industrial District and place it wholly within the MXE Mixed Use Employment District.

Member Burrus, who is not a member of the Zoning Committee, stated for the record that she has read the transcripts and attended several recent Zoning Committee meetings. Chair Woods noted that the findings were read at the Zoning Committee hearing. Member Freeman motioned to recommend approval, and Member Staley seconded. The motion passed with Members Nyden and Burrus voting ‘nay’ (6-2).

V. CONTINUATION OF PROPOSED ZONING ORDINANCE TEXT & MAP AMENDMENT PUBLIC HEARING

**ZPC 07-03-M&T West Evanston Zoning Changes**

To consider amendments to Chapters 8, “Residential Districts;” 17, “Landscaping and Screening;” 18, “Definitions;” 3, “Implementation and Administration;” 7, “Zoning Districts and Map;” and any other related sections of the Zoning Ordinance, to amend the map and the text of the Zoning Ordinance to affect the regulations of the Zoning Ordinance as applied to that area of the City presently within the West Evanston Master Plan Area and part of the Canal-Green Bay Road/Ridge Avenue-Church Street Study Area. This hearing may include, among other considerations, a prospective recommendation to the City Council to place parts or all of the subject area within a different zoning district, within an overlay district not yet established within the Evanston Zoning Ordinance, or to apply another appropriate overlay district (continued from the August 20, 2008 Zoning Committee meeting).

Mr. Bill Dunkley, Zoning Administrator, briefly summarized this agenda item. Ms Susan Guderley, Interim Planning Division Director, briefly summarized the history of this plan, including the planning process, for audience members and others who may be new to this issue. Chair Woods then summarized the process for tonight and next steps. Member Nyden then motioned to recommend approval, and Member Staley seconded. Discussion followed about the
status of public comment and next steps. Member Nyden then read the findings into the record. The motion passed with Member Freeman voting ‘nay’ (7-1).

A verbatim transcript of the proceedings of this Plan Commission agenda item is available from the City of Evanston’s web site. The proposal and transcripts can be viewed at the Downtown Library’s 3rd floor reference desk or at the Civic Center in the Planning Division or Building & Zoning Division during business hours.

VI. CONTINUATION – DRAFT DOWNTOWN PLAN AND ZONING RECOMMENDATIONS

The Downtown Plan Committee of the Plan Commission has been leading a downtown planning process. Residents, businesses, institutions, and other property owners have participated throughout the process and have provided their ideas for the future of downtown. A draft downtown plan* has been prepared by Duncan Associates and their partners The Lakota Group, 180 Degrees Design Studio, Goodman Williams Group, and KLOA. Citizens have provided comments on the draft plan at several Plan Commission meetings, and the Plan Commission is now discussing and deliberating the draft plan. Additional citizen comments/questions may be heard at the Planning & Development Committee, which is the next step after the Plan Commission.

* The draft plan, supplemental information, and transcripts from previous meetings are available online at www.cityofevanston.org/downtown. Hard copies of the draft plan may be viewed at the following locations: Evanston Public Library, 1703 Orrington Ave., third floor Reference Desk; North Branch Library, 2026 Central St.; South Branch Library, 949 Chicago Ave. The plan can also be viewed between 8:30 a.m. to 5 p.m. at the Civic Center, 2100 Ridge Ave, in the City Clerk's Office, Room 1200, and in the Planning Division, Room 3900.

Mr. Tom Smith, consultant, directed Members’ attention to the draft memo summarizing the Plan Commission’s recommendation on the draft downtown plan. Members then discussed several additional changes to the revised plan and stated a preference for these changes to be incorporated into the plan instead of listing them on an errata sheet or addendum. Continued to a special meeting on Monday, October 27, 2008 at 7pm in the Civic Center.

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VII. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

08PLND-0083 631-749 Chicago Avenue

An application by Evanston Devco, LLC as contract purchaser for the subject property, for a Planned Development. The subject property, commonly known as 631-749 Chicago Avenue, is presently located within the C1a Commercial Mixed Use zoning district. The applicant requests that the City grant a planned development as a form of special use permit including such development allowances, exceptions to development allowances,
and other relief as may be necessary to allow redevelopment of 631-749 Chicago Avenue as a mixed-use development including multi-family residential, live-work, retail, and accessory parking uses. Generally, the applicant proposes to construct two new attached structures at 631-749 Chicago Avenue to develop a mixed-use development with the following characteristics: a) Approximately 232 dwelling units; b) Approximately 8,400 square feet of retail commercial space on the ground floor; c) A gross floor area of approximately 225,250 square feet, resulting in a floor area ratio of about 2.73; d) Two connected five-story buildings of approximately 62 feet each; e) Approximately 329 parking spaces distributed both below and above ground within the two buildings. The applicant is requesting special use approval for a planned development as required by Section 6-10-1-9(D) for a development that includes the construction of more than 24 new residential units. The applicant is requesting no site development allowances above what is permitted in the C1a district.

Members of the development team thanked the Plan Commission for their comments at the last meeting and summarized changes to the site plan, streetscape, and elevations. Material samples also were provided. There was no one in the audience who wished to provide public comment. Following deliberation, Member Burrus recommended approval, and Member Staley seconded. Discussion followed, particularly with regard to design and materials. Chair Woods amended the motion with a request that the development team continue studying design issues and materials. Member Burrus seconded the motion as amended, and the vote for the amendment was unanimous (8-0). Member Nyden read the findings into the record, and the vote on the main motion and findings also was unanimous (8-0).

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VIII. ADJOURNMENT
The Plan Commission adjourned at 11:15pm. A special meeting is scheduled for MONDAY, OCTOBER 27, 2008 at 7pm in the Civic Center. The next regular meeting is scheduled for WEDNESDAY, NOVEMBER 12, 2008 at 7pm in the Civic Center.

Respectfully submitted,
Tracy Norfleet
Planning Division