MINUTES
EVANSTON PLAN COMMISSION
Wednesday, December 10, 2008 / 7:00 p.m.
Evanston Civic Center, Council Chambers

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

MEMBERS ABSENT .........................David Galloway

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

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

STAFF PRESENT ..........................Susan Guderley, Bill Dunkley

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 NOVEMBER 12 MEETING MINUTES
Draft minutes November 12 regular meeting were approved.

III. ANNUAL ELECTIONS AND COMMITTEE SIGN-UP
Chair Woods noted that it is the new practice of the Plan Commission to nominate and elect officers and select committee chairs at its regular December meeting. Member Staley nominated Stu Opdycke as Chair, who accepted. Member Schuldenfrei seconded the nomination and Mr. Opdycke was approved by acclamation. Chair Woods nominated Johanna Nyden as Vice Chair, and she accepted. Member Staley seconded the nomination and Ms. Nyden was approved by acclamation. As Mr. Opdycke is also a candidate for the Office of Mayor in the Spring elections, it was noted that the Plan Commission’s Administrative Rules & Procedures state that Vice-Chair Nyden would succeed Mr. Opdycke as Chairman, should he be elected, and a new Vice Chair would be elected.

Committee Chairs and other assignments were made as follows:

Stu Opdycke  Liason to Citizens Advisory Committee on Public Place Names
Colleen Burrus  Liason to Housing & Community Development Act Committee
Seth Freeman  Liason to Economic Development Committee
David Galloway  Liason to Parking Committee
Jim Woods  Chair, Zoning Committee
Appointment of the Chair for the Neighborhood Committee was tabled to allow time for staff to evaluate and report on the potential for future neighborhood planning initiatives and to hear from Member Hunter on his interest in continuing to serve as Chair for this committee.

Chair Woods nominated Larry Widmayer and Al Hunter to continue to serve as Associate Members. Mr. Widmayer accepted his nomination, noting he wished to continue his work on completing and adopting an updated Downtown Plan. Member Nyden seconded the nominations and Mr. Widmayer and Mr. Hunter and they were approved by acclamation.

IV. PROPOSED ZONING ORDINANCE MAP AMENDMENT PUBLIC HEARING

**08PLND-0119 222 Hartrey Avenue**

An application by Joan Dachs Bais Yaakov School – Yeshivas Tiferes Tevi, Inc. / Yaakov School Orthodox Center, for a map amendment for 222 Hartrey Street. The applicant requests that the City remove the property commonly referred to as 222 Hartrey Street from the I2 Industrial District and place it wholly within the C1 Commercial District. The Plan Commission will consider specific modifications and additions to the map of the Zoning Ordinance (and/or the City Code) to rezone the subject property from the I2 General Industrial District to the C1 Commercial District or another appropriate zoning district or overlay district within the Evanston Zoning Ordinance. §6-3-4 contains the requirements, procedures, and standards for amendments to the Zoning Ordinance, including the rights of the applicant and neighboring land users. §6-14-3 contains the allowances, requirements, standards and limitations within the I2 General Industrial District. §6-10-2 contains the allowances, requirements, standards and limitations within the C1 Commercial District.

**NOTE:** The entire application and associated documents are available for inspection at the Zoning Office at 2100 Ridge Avenue Room 3700 during office hours. For information, contact the Zoning Office at zoning@cityofevanston.org, or (847) 866-2930. Office Hours are Monday–Friday, 8:30am-5:00pm, closed holidays. For mobility/communications access, call (847) 448-8052 (TTY). Bill Dunkley, Zoning Administrator.

Mr. James Murray, attorney for the applicant, clarified that the application for the map amendment did not include the adjacent Vineyard church property. He also introduced supplementary materials which included: the original traffic report, a LEED consultation report, a tax impact study, a neighborhood interaction statement, amended renderings, information on building materials suggested by the project’s architect, project area photographs showing the correct street names, and an environmental report associated with a No Further Remediation (NFR) letter that was part of the property acquisition process.
Mr. Murray introduced project architect Richard Hedlin who discussed the new renderings which had been updated to better depict massing and building materials. Mr. Hedlin also discussed the LEED report, noting that the project’s goal was to achieve a score of 47 on the 2007 LEED checklist which, if achieved, could put the project in the Gold category. Several Commissioners followed with questions related to the NFR letter, specifically regarding the location and the type(s) of hazardous materials on the site.

The applicant Mr. Weiss stated that the school will also make its facilities available to any community organization without charge, provided that it does not conflict with the operations of the school and that it conforms with the principles and context of the Faith of the Orthodox Jewish religion. For example, if any food was served it would have to be kosher food. Mr. Weiss also responded to questions from the Commissioners regarding the current and future prospects of industrial uses for the subject property and in the surrounding area. This was followed by presentations by consultants to the applicant responding to questions from the Commission related to the fiscal impact and traffic.

Member Staley motioned to recommend approval provided the City Council is able to negotiate with the applicant for payments in lieu of real estate taxes that are acceptable to both the applicant and City. Member Schuldenfrei proposed an amendment which would instead read “on-going payments” and it was accepted by Member Staley. Member Freeman seconded the motion as amended. The motion failed to pass, with Members Burrus, Opdycke, Woods, and Nyden voting ‘nay’ (3-4). Member Opdycke motioned to recommend denial and it was seconded by Member Burrus. The motion passed, with members Staley, Schuldenfrei, Freeman voting ‘nay’ (4-3). Member Opdycke read the findings into the record, and members voted to approve the findings, with members Staley, Schuldenfrei, Freeman voting ‘nay’ (4-3).

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.

IV. COMMITTEE REPORTS
There were no Committee Reports.

V. ADJOURNMENT
The Plan Commission adjourned at 10:57 pm. The next regular Plan Commission meeting is scheduled for WEDNESDAY, January 14, 2009 at 7pm in the Civic Center.

Respectfully submitted,
Susan Guderley
Planning Division