MINUTES
EVANSTON PLAN COMMISSION
Wednesday, December 13, 2006 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT............................Albert Hunter (Chair), James Woods (Vice Chair),
........................................................................Doug Doetsch, Alice Rebechini, Stuart Opdycke,
........................................................................Lawrence Widmayer, David Galloway, Coleen
........................................................................Burrus

MEMBERS ABSENT .........................Sharon Bowie

STAFF PRESENT ..............................James Wolinski, Dennis Marino, Martin Travis,
........................................................................Tracy Norfleet

COURT REPORTER.............................Meeting transcribed by LeGrand Reporting &
........................................................................Video Services

I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Hunter determined that a quorum was present and began the meeting at 7:20pm.

II. APPROVAL OF MEETING MINUTES FROM NOVEMBER 29, 2006.
The November 29, 2006 minutes were approved unanimously.

III. CONTINUATION OF PRELIMINARY PHYSICAL PLANS AND ZONING
RECOMMENDATIONS FOR THE WEST EVANSTON PHYSICAL PLANNING
AND URBAN INFILL DESIGN STUDY AREA (SUB-AREAS 1, 2, AND 3)
Pursuant to an RFP process conducted last spring, two urban design consultants have been working with community members, staff and elected officials on updating the physical planning and land use regulations which apply within and adjacent to the West Evanston Tax Increment Financing (TIF) District. The full study area was divided into a total of five (5) sub-areas, three of which have been the subject of this first phase of review. The updated master plans and zoning regulations are intended for use in reviewing new development proposals which emerge in and around the TIF District. In developing their planning and zoning recommendations, the consultants were to pay particular attention to creatively integrating new developments with existing neighborhoods, encouraging sustainable, well-designed streetscapes and architecture, promoting lively, walkable neighborhood centers for economic and community activity, considering alternative modes of transportation, and creating opportunities for public and private green spaces.
Mr. James Wolinski, Community Development Department Director, stated that City Council extended the moratorium affecting the study area, but the area now excludes the Bishop Freeman site. Ms. Jamie Simone, consultant from Farr Associates, then presented an update since the last meeting (November 8) for sub-areas 1 and 2. Mr. Brad Winick, consultant from JJR Associates, presented an update for sub-area 3. Following Plan Commission discussion, public comment in support of and in opposition to the plan was heard. At the next meeting, the Plan Commission will deliberate and vote on the matter. Continued due to lack of time to January 10, 2007 at 7pm in the Civic Center.

A verbatim transcript of the proceedings of this Plan Commission case 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 Zoning Division during business hours.

IV. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-13 PD  959 Dobson Street
An application by Robert Kirk, o/b/o Group A Architects, with permission from Thomas, Matheos, and George Douvikas, property owners, for a Planned Development. The applicant is the architect for the property commonly known as 959 Dobson Street, presently located within the R5 General Residential 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 959 Dobson Street for multi-family residential uses with accessory parking. Generally, the applicant proposes to construct a new structure at 959 Dobson Street with the following characteristics: a) Approximately 33 dwelling units; b) A maximum defined building height of 60’ to the average pitch of the roof; and c) Approximately 45 off-street parking spaces enclosed within the building. The applicant is requesting special use approvals, the following development allowances and exceptions to development allowances for the regulatory concerns listed below, and such other relief as may be necessary to allow redevelopment of 959 Dobson Street for multi-family residential with accessory parking: number of units, lot size, lot coverage, impervious surface, height, yard requirements, balconies, and fence.

The applicants presented the proposal, including context and zoning, design and materials, traffic and circulation, landscape plan, and market analysis. A scale model was provided. Continued due to lack of time to January 10, 2007 at 7pm in the Civic Center.

A verbatim transcript of the proceedings of this Plan Commission case 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 Zoning Division during business hours.

V. CONTINUATION OF ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 06-05-T  MU/MUE District Review
To consider amendments to Chapters 3, “Implementation and Administration;” 4, “General Provisions,” 13, “Transitional Manufacturing Districts;” 16, “Off-Street Parking and Loading;” 17, “Landscaping and Screening;” 18, “Definitions;” 7, “Zoning Districts and Map;” and any other related sections of the Zoning Ordinance, to amend the text of the Zoning Ordinance: 1) to affect the regulations of the Zoning Ordinance as applied to those areas within the MU, Transitional Manufacturing District, and MUE, Transitional Manufacturing – Employment District of the City; and/or 2) to establish new transitional manufacturing zoning districts increasing the maximum floor area ratio, transitional yard requirements, and permitted uses. The specific modifications which the Plan Commission will consider include, without limitation, lot requirements, building height, yard requirements, floor area ratio, and use. The Plan Commission will consider measures to a) broaden the list of permitted uses in the MU and MUE Districts to include residential, retail, and other uses, b) increase the maximum floor area ratio in the MU and MUE Districts, and c) revise the current yard requirements for transitional yards in the MU and MUE Districts.

Continued without discussion to February 14, 2007 at 7pm in the Civic Center.

VI. CONTINUATION OF ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

ZPC 06-12-M&T MU/MUE Map and Text Amendment
To consider amendments to Chapters 3, “Implementation and Administration;” 4, “General Provisions,” 13, “Transitional Manufacturing Districts;” 16, “Off-Street Parking and Loading;” 17, “Landscaping and Screening;” 18, “Definitions;” 7, “Zoning Districts and Map;” and any other related sections of the Zoning Ordinance, to amend the map and/or text of the Zoning Ordinance: 1) to establish a new mixed use zoning district; and 2) to remap all or parts of the following indicated areas from the MU Transitional Manufacturing and the MUE Transitional Manufacturing Employment districts into one of said new zoning district or other appropriate zoning district or overlay district. The properties that are the subject of potential map amendment recommendations by this Plan Commission hearing consist of, more or less, all properties currently within the MU Transitional Manufacturing and MUE Transitional Manufacturing Employment Districts. The specific modifications which the Plan Commission will consider includes, without limitation, lot requirements, building height, yard requirements, floor area ratio, use, number of allowed dwellings, limitations on gross floor area for a given use, and/or an amendment to the zoning map to place all or parts of this area within an appropriate zoning district. The Plan Commission is currently reviewing the existing text of the MU and MUE districts as a part of ZPC 06-05-T.

Continued without discussion to February 14, 2007 at 7pm in the Civic Center.
VII. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 06-11-T (Substandard Lots)

An application by Michael O’Connor to consider amendments to Chapters 4, "General Provisions," 8, “Residential Districts”; 18, “Definitions;” and any other related sections of the Zoning Ordinance, to amend the text of the Zoning Ordinance. The applicant requests a text amendment to affect those regulations regarding the minimum lot size allowed for single family residential dwelling units, including though not limited to amending §6-4-1-7: MINIMUM LOT SIZE, §6-4-1-8: GENERAL LOT AND BULK CONTROLS, and the list of special uses in all of the residential districts. The Plan Commission will consider specific modifications and additions to the text of the Zoning Ordinance and/or the City Code to include the addition of development of single-family dwelling units on substandard lots to the list of special uses in residential districts.

Continued without discussion to February 14, 2007 at 7pm in the Civic Center.

VIII. COMMITTEE REPORTS
Due to lack of time, no committee reports were provided.

IX. ADJOURNMENT
The Plan Commission adjourned at 11:40pm. The next regular Plan Commission meeting is scheduled for Wednesday, January 10, 2007 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division