MINUTES
EVANSTON PLAN COMMISSION
Wednesday, October 11, 2006 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT..........................Albert Hunter (Chair), James Woods (Vice Chair),
........................................................................Stuart Opdycke, David Galloway, Coleen Burrus,
........................................................................Sharon Bowie, Lawrence Widmayer

MEMBERS ABSENT .........................Doug Doetsch, Alice Rebechini

STAFF PRESENT ..............................Arlova Jackson, Dennis Marino, Tracy Norfleet

COURT REPORTER.............................Cheryl Sandecki

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 SEPTEMBER 13, 2006.
Member Opdycke motioned to approve the September 13 minutes. Member Burrus seconded,
and the vote was unanimous.

III. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-06 PD 1700-1722 Central Street
An application by Evanston Central I, LLC, with permission from One Seven Zero Zero Central LLC and from Lauren I Kaplan as Trustee of the Julius R. Kaplan Trust, property owners, for a Planned Development. The applicant is the contract purchaser of the properties commonly known as 1700-1722 Central Street, presently located within the B2 Business 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 1700-1722 Central Street for multi-family residential with accessory parking and ground floor retail. Generally, the applicant proposes to construct a new structure at 1700-1722 Central Street with the following characteristics: a) Approximately 55 dwelling units; b) Approximately 9,220 square feet of retail/commercial space; c) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 99,957 square feet, resulting in a floor area ratio of about 2.27; d) A predominant maximum building height of approximately 57 feet; and e) Approximately 99 off-street parking spaces enclosed within the building.
The applicants presented revised plans. To lower the height of the proposed building, the historic house will be demolished. Garage access and landscaping also have been revised. Plan Commission Members generally commended the applicant for responding to concerns raised by the public and Plan Commission, but some members preferred the previous design. Other issues raised included the potential implications of the softening condo market, the small size of the retail spaces (while larger than previously proposed, they are still tight), and the need for the City Engineer to review garage access by the next meeting. It was noted that the revision is scheduled for the Preservation Commission meeting of October 17. Continued due to lack of time to November 8 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. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 06-10 PD&M 2424 Oakton Avenue

An application by Lee Fry, on behalf of Real Estate Evanston, LLC, property owners, for a Map Amendment and a Planned Development. The applicant is the owner of the property commonly known as 2424 Oakton Street, presently located within the I2 General Industrial District and the oRD Redevelopment Overlay District. The applicant also proposes to subdivide the subject property into 7 lots of record. The applicant requests that the City place a portion of the property commonly referred to as 2424 Oakton Street wholly within the C1 Commercial District. The applicant also 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 2424 Oakton Street for retail, commercial, and office uses. Generally, the proposed project by Real Estate Evanston, LLC has the following characteristics: a) The subject property comprises a total of 308,913.13 square feet. The applicant proposes to subdivide the subject property into seven lots of record of varying sizes to allow redevelopment for retail, commercial, and office uses. b) Proposed uses include a retail goods establishment, financial institution with a drive-through facility, automobile service station, convenience store, type II restaurant with a drive-through facility, car wash, automobile repair service establishment, warehouse (self-storage), offices, and accessory parking. c) The applicant proposes to construct eight new structures on six lots. Seven structures will have maximum defined building heights of less than 45’. One structure will have a maximum defined building height of approximately 50’, which requires a development allowance. d) One lot comprising 44,025 square feet (lot 2) is vacant with no structure proposed at the time of application. Future redevelopment of this lot will require a planned development as a form of special use.

Members Widmayer, Bowie, and Galloway were absent from the last meeting and stated that they read the transcripts. There being no questions or discussion among members, Member
Woods motioned to recommend approval and read into the record the findings and standards. Member Burrus seconded, and the vote was unanimous (7-0).

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V. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 05-09 PD&M 2100 Greenwood Street (Revision)
The Plan Commission will review adjustments to the planned development for substantial conformity with the approved development plan that the City authorized by Ordinance 9-O-06. The Plan Commission in making such a determination would be approving the proposed adjustments, as authorized in Section 6-3-6-12 (C). This matter concerns the planned development the City granted to 2100 Greenwood Lofts, LLC on 2/13/06 for redevelopment of the property located at 2100 Greenwood. The proposed adjustments include an increase in the number dwelling units from 26 to 27. Additionally, the applicant proposes to provide approximately 34 off-street parking spaces whereas 33 spaces were provided previously. If the Plan Commission finds that the proposed adjustments are not in substantial conformity with the final development plan, the Commission shall review the request in accordance with the procedures set forth in Section 6-3-6-8.

Mr. Yas presented the revision to the previously approved planned development, including floor plans and elevations. Changes primarily include increasing the number of units from 26 to 27 and increasing the number of parking spaces from 33 to 34. There being no citizens who wished to comment and no questions from the Plan Commission, Member Widmayer motioned to accept the revision and noted that it is not substantially different from the previously approved proposal. Member Opdycke seconded, and the vote was unanimous (7-0).

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VI. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-10 PD 1001 Chicago Avenue
An application by Gregory Greif, o/b/o Greif Properties, Inc., property owner, for a Planned Development. The applicant is the current owner of the property commonly known as 1001 Chicago Avenue, presently located within the C1a Commercial Mixed-Use 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 1001 Chicago Avenue for a multi-family residential building with accessory parking and ground floor retail. Generally, the applicant proposes to construct a new structure at 1001 Chicago Avenue with the following characteristics: a) Approximately 65 dwelling units; b) Approximately 3,650 square feet of retail/commercial space; c) A defined gross...
floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 87,015 square feet, resulting in a floor area ratio of about 3.46; d) A predominant maximum building height of approximately 67 feet; and e) Approximately 91 off-street parking spaces enclosed within the building. The applicant requests grant of a special use as authorized by §6-10-3-3 for a planned development and for a use that exceeds 20,000 square feet. §6-10-1-9(D) establishes the mandatory planned development thresholds for a project located in the C1a Commercial Mixed-Use District. The subject property at 1001 Chicago Avenue is located on a lot that is approximately 25,185 square feet in size. In addition, the project will result in the development of 65 new residential units. Both characteristics trigger a mandatory planned development request to obtain approval for the proposed project.

The applicants presented the proposal, including design and materials, landscape plan, and market analysis. Members were concerned about some of the proposed materials (EIFS cornice, utility sized brick, casement windows). Several members thought these materials and the color scheme were incongruous with the classic style of the building and for a residential building in Evanston. A scale model was requested for context. Continued due to lack of time to November 8 at 7pm in the Civic Center.

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VII. CONTINUATION OF ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

ZPC 06-04-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.

The Zoning Committee will continue discussing this issue on November 8 at 6pm in the Civic Center.
VIII. 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.

The Zoning Committee will begin discussing this issue on November 8 at 6pm in the Civic Center.

IX. COMMITTEE REPORTS
- **Downtown Plan Committee.** Member Widmayer stated that the Downtown Plan Committee has scheduled a public meeting tentatively for November 15 (location to be determined) to discuss downtown planning efforts and next steps. In addition, a survey will be sent to residents of buildings that were constructed after the 2000 Census, and an RFP is being prepared for a downtown form based code pilot.
- **Zoning Committee.** The next meeting is scheduled for November 8 at 6pm.
- **Neighborhhood Committee.** Chair Hunter stated that the committee is working with Northwestern University to research neighborhoods per the City’s Strategic Plan goals. With regard to the West Evanston planning efforts, the consultants will provide a status update at the November 8 Plan Commission meeting.
- **Parking Committee.** Member Galloway volunteered to be the Plan Commission liaison to this committee.
- **Housing and Community Development Act Committee.** Member Burrus stated that the committee will be reviewing CDBG/HOME funding applications over the next three weeks.
- **Rules Committee.** The Rules Committee will meet (date to be determined) to review and revise the Plan Commission rules and procedures for public hearings.

X. ADJOURNMENT
The Plan Commission adjourned at 11:15pm. The next Plan Commission meeting is scheduled for Wednesday, November 8 at 7pm in the Civic Center.

Respectfully submitted,
Tracy Norfleet
Planning Division