MINUTES
EVANSTON PLAN COMMISSION
Wednesday, November 8, 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

MEMBERS ABSENT ...................Sharon Bowie, David Galloway, Coleen Burrus

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

COURT REPORTER....................Denise Andras

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 OCTOBER 11, 2006.
Member Opdycke motioned to approve the October 11 minutes. Member Widmayer 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.
At the last meeting, the applicants presented revised plans to lower the height of the proposed building and demolish the historic house. At tonight’s meeting, questions, testimony in support, and testimony in opposition were heard, after which the Plan Commission offered comments. Several Members preferred the original design. One Member thought this site was an opportunity for a precedent, and the revised design would not set the precedent that the original proposal could have. Another Member requested material samples and more design detail. Alley width and location of utilities in the alley also were discussed. Continued due to lack of time to a special meeting on November 29 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. PRESENTATION 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 (See Map), 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.

A brief introduction to the project was provided by Mr. Dennis Marino, Planning Division Director, and Ms. Susan Guderley, Neighborhood Planner. Ms. Valerie Kretschmer, consultant, summarized the results and recommendations from her market study of residential, office, and retail in the West Evanston study area. Ms. Leslie Oberholtzer, consultant, presented an overview of the planning process (e.g., image preference survey, charrettes, goal-setting, evaluating design options and selecting preferred alternative). She also presented graphic depictions of the physical planning recommendations for sub-areas 1 and 2 that resulted from the planning process (e.g., reconnect streets, provide a mix of housing, enhance landscaping). Mr. Brad Winick, consultant, summarized the results of the planning process for sub-area 3.

Following the presentation, Plan Commission members generally commended the study and offered comments. One Member noted that it is not known who will live in this area (seniors, young families, etc). Discussion followed on price points, affordable housing, and the mix of
housing types. A high proportion of townhouses was noted. Proposed townhouse design also was discussed, including the need for porches. Continued due to lack of time to December 13 at 7pm in the Civic Center.

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V. 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.

Continued without discussion due to a lack of time to a special meeting on November 29 at 7pm in the Civic Center.

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VI. CONTINUATION OF ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

ZPC 06-05-T MU/MUE District Review

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 the Zoning Committee meeting scheduled for December 13 at 6pm in the Civic Center.

VII. 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 the Zoning Committee meeting scheduled for December 13 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.

Continued without discussion to the Zoning Committee meeting scheduled for December 13 at 6pm in the Civic Center.

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

X. ADJOURNMENT
The Plan Commission adjourned at 12am. A special Plan Commission meeting is scheduled for Wednesday, November 29 at 7pm in the Civic Center. The next regular Plan Commission meeting is scheduled for Wednesday, December 13 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division