MINUTES  
EVANSTON PLAN COMMISSION  
Wednesday, March 15, 2006 / 7:00 p.m.  
Evanston Civic Center, Council Chambers  

I. CALL TO ORDER / DECLARATION OF QUORUM  
Chair Hunter determined that a quorum was present and began the meeting at 7:15pm.  

II. APPROVAL OF MEETING MINUTES FROM MARCH 8, 2006.  
There being no changes to the March 8 minutes, Member Woods motioned approval, Member Widmayer seconded, and the vote was unanimous.  

III. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING  
ZPC 05-01 PD, M&T 2408 Orrington (Former Kendall College)  
A revision to an application by Smithfield Properties XXXII, LLC, property owner, for a Planned Development and amendments to the text and map of the Zoning Ordinance.  
The subject property commonly known as 2408 Orrington is presently located within the UI, University Housing District and consists of the block bounded by Colfax on the south, Orrington on the east, Lincoln on the north, and Sherman on the west. The applicant requests that the City place all or part of the subject property in the R1, Single-Family Residential District and the R4, General Residential District and grant a planned development as a form of special use including such development allowances, exceptions to development allowances, and other relief as may be necessary to allow the redevelopment of the subject property for single family detached and single family attached dwellings. The major changes from the previous proposal include a reduction in the number of single-family attached dwelling units and a modification of the proposed map amendment. Generally, the proposed project by Smithfield Properties has the
following characteristics: a) There are 10 attached single-family dwellings in 2
townhouse type buildings. b) There are 16 detached single-family dwellings, all of which
are proposed to be in new structures. c) There are 52 enclosed parking spaces which
comply with the requirements of the Zoning Ordinance as to minimum number of parking
spaces. d) The complex as laid out provides yards or setbacks as follows: 1) 
approximately 20 feet along Sherman to the west of the subject property; 2) 
approximately 35 feet along Orrington to the east of the subject property; 2) 
approximately 27 feet along Lincoln and Colfax, to the north and south of the subject
property. The applicant asks for a map amendment to R1 and R4 from U1 under §6-3-4,
and for a special use through a planned development permit authorizing development
allowances and exceptions to development allowances as to lot area to authorize the
number of dwellings allowed, lot width, yard, building height, number of buildings on a
zoning lot, and number of uses on a zoning lot requirements. The proposal includes
subdividing the property into separate zoning lots. The interior lot, which has frontage
along Sherman Avenue, is proposed to be removed from the U1 District and placed
wholly within the R4, General Residential District. This lot will be approximately 34,669
square feet in size and will contain all of the proposed single-family attached dwelling
units. The remainder of the property will be removed from the U1 District and placed
wholly within the R1 Single-Family Residential District. This area includes the perimeter
of the site and has frontage on Sherman, Lincoln, Orrington, and Colfax Streets. This lot
will be approximately 118,736 square feet in size and will contain all of the proposed
single-family detached dwelling units. The applicant also asks for an amendment to the
text of §6-4-1-6(B) adding the words: “Except when authorized as part of a planned
development, approved pursuant to Section 6-3-6, ‘Planned Developments’,” to the
beginning of that section so that it reads: “Except when authorized as part of a planned
development, approved pursuant to Section 6-3-6, ‘Planned Developments’, not more
than one principal use shall be established on a zoning lot within the R-1, R-2, R-3 and
R-4 single-family zoning districts. For all other districts, except where approved as a
mixed use development, not more than one principal use shall be established on a zoning
lot.” The applicant asks for special use approval, development allowances, and
exceptions to development allowances for the following regulatory concerns for the
property as in the R1, Single-Family Residential and the R4, General Residential
Districts.

At the last meeting, the applicant began the presentation (e.g., design, site plan, traffic,
economic/market study, civil engineering). Tonight, testimony in support of the project was
taken, followed by cross-examination. Testimony in opposition to the project began. Continued
due to lack of time to a special meeting on Wednesday, April 5, 2006 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 (1703
Orrington) or at the Civic Center in the Planning Division (room 3900) or Zoning Division (room 3700) during
regular business hours.
CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 06-02 PD&M  2607-2617 Prairie Avenue

An application by Evanston Prairie I LLC with permission from Harris Bank Winnetka N.A., property owner, for a Map Amendment and a Planned Development. The applicant is the contract purchaser of the property commonly known as 2607-2617 Prairie Avenue, presently located within the C2 Commercial Zoning District. The applicant requests that the City remove the property commonly referred to as 2607-2617 Prairie Avenue from the C2 Commercial District and place it wholly within the B2 Business 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 2607-2617 Prairie Avenue for multi-family residential with accessory parking. Generally, the applicant proposes to construct a new structure at 2607-2617 Prairie Avenue to develop a mixed-use building with the following characteristics: a) Approximately 13 dwelling units; b) Approximately 1,200 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 27,800 square feet, resulting in a floor area ratio of about 2.05; d) A maximum defined building height of approximately 45 feet; and e) A minimum number of 22 off-street parking spaces enclosed within the building. The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns: special use for a planned development and for a single use which exceeds 20,000 square feet; floor area ratio; and to permit open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps within a required front yard.

At the last meeting, the development team presented the planned development proposal (e.g., site plan, design, floor plans, landscaping, traffic impacts, economic/market analysis). Tonight, testimony in support of the project, cross-examination, testimony in opposition to the project, and closing statements were completed. Following Plan Commission deliberation, Member Woods motioned to recommend approval and read into the record the findings of fact. Member Rebechini seconded, and the vote was unanimous (5-0).

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 (1703 Orrington) or at the Civic Center in the Planning Division (room 3900) or Zoning Division (room 3700) during regular business hours.

V. COMMITTEE UPDATES AND REPORTS

Due to a lack of time, no committee updates or reports were provided.

VI. ADJOURNMENT

The Plan Commission adjourned at 11pm.
Upcoming Plan Commission meetings are scheduled for Wednesday, April 5 and Wednesday, May 10 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division