MINUTES
EVANSTON PLAN COMMISSION
Wednesday, April 5, 2006 / 7:00 p.m.
Evanston Civic Center, Council Chambers

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

ASSOCIATE MEMBERS PRESENT...........David Galloway

MEMBERS ABSENT .........................Kenneth Rodgers

ASSOCIATE MEMBERS ABSENT ..........None

STAFF PRESENT ................James Wolinski, 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. He introduced new Plan Commission Member Coleen Burrus.

II. APPROVAL OF MEETING MINUTES FROM MARCH 15, 2006.
Member Woods motioned approval of the March 15 minutes, as amended. Member Widmayer seconded, and the vote was unanimous.

III. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-01 PD 1515 Chicago
An application by Matt Cison, o/b/o Optima Esplanade LLC, contract purchaser, with permission from Davis Chicago, LLC, property owner, for a Planned Development. The subject property, commonly known as 1515 Chicago Avenue, is presently located within the D4 Zoning 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 1515 Chicago Avenue for a mixed-use development with accessory parking. Generally, the applicant proposes to construct a new structure at 1515 Chicago to develop a mixed-use building with the following characteristics: a) Approximately 175 dwelling units; b) Approximately 9,450 square feet of retail/commercial space; c) Approximately 30,000 square feet of office space; d) A defined gross floor area
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(excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 265,200 square feet, resulting in a floor area ratio of about 5.88; e) A maximum defined building height of approximately 185 feet; and f) A minimum number of 340 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, lot size, number of units, floor area ratio, building height, setback and yard requirements.

Persons who do not have a legally-protected interest in property within one thousand feet (1,000') of the subject property who wish to cross-examine witnesses at the hearing must register on a form provided by the City Clerk and file it with that office no later than two (2) business days prior to the hearing. Persons subject to the registration requirement must provide their name and address, and allege some interest beyond that of the general public. Applicants and persons who have a legally-protected interest in property within one thousand feet (1,000') of the subject property need not pre-register.

At the last meeting, the applicants finished their presentation (i.e., land use/planning, economic/market analysis), testimony in support of the project was taken, and cross-examination began. At tonight’s meeting, cross-examination was completed, and testimony in opposition to the project began. Continued due to a lack of time to Wednesday, May 10, 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.

IV. 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 U1, 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, testimony in support of the project and cross-examination were completed,
and testimony in opposition to the project began. At tonight’s meeting, testimony in opposition
to the project continued. Continued due to lack of time to Wednesday, May 10, 2006 at 7pm in
the Civic Center.

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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 11:30pm.

Upcoming Plan Commission meetings are scheduled for Wednesday, May 10 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division