MINUTES
EVANSTON PLAN COMMISSION
Wednesday, February 14, 2007 / 7:00 p.m.
Evanston Civic Center, Council Chambers

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

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

ASSOCIATE MEMBERS PRESENT........None

ASSOCIATE MEMBERS ABSENT ........Lawrence Widmayer

STAFF PRESENT ...............................Arlova Jackson, Tracy Norfleet, Susan Guderley

COURT REPORTER.........................Meeting taped and transcribed

I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Woods determined that a quorum was present and began the meeting at 7:20pm.
Lawrence Widmayer was confirmed as an Associate Member.

II. APPROVAL OF MEETING MINUTES
The January 10 and January 17 minutes were approved unanimously.

III. REVIEW AND ADOPTION OF REVISED RULES FROM JANUARY 17
Chair Woods summarized the changes to the rules, which are as follows:

- Revisions to the Procedure for Public Hearings (Article XI, Section (O)) were adopted at
the January 17, 2007 Plan Commission meeting. Now that the Klaeren ruling no longer
applies, the intent of this revision is to streamline the public hearing process but have
flexibility to add structure at the Chair’s discretion for controversial cases (e.g.,
separating out support/opposition, allowing for questions and comments on revised
proposals, etc).

- In consultation with the Law Department following the January 17, 2007 Plan
Commission meeting, an addition was made to Article XI, Section (O) 7b pertaining to
the timing and number of requests for a continuance by citizens:
7. At the discretion of the Chair, a continuance may be granted to a date certain under the following circumstances:
   a. To allow time for the applicant/development team to review comments and suggestions
   b. To allow time for citizens to review the record and prepare questions and comments
      i. Only one continuance of this type may be requested and should be made following the initial presentation, except in the case of a revised proposal in which case one additional continuance may be requested for the purpose of reviewing the revisions only
   c. To allow time for Plan Commission members to review the record prior to deliberation
   d. To continue proceedings to a date certain due to a lack of time

   - Finally, Klaeren language throughout Articles X and XI has been revised to be more legislative in nature (changes begin on page 9).

Following deliberation, Member Opdycke motioned to approve the revised rules, Member Galloway seconded, and the vote was unanimous (7-0).

IV. 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 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.

**ZPC 06-12-M&T** MU/MUE Map and Text Amendment

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.

Member Doetsch, Zoning Committee Chair, briefly summarized the history of MU/MUE district review. Ms. Jackson, Interim Zoning Administrator briefly summarized proposed changes to the zoning ordinance and zoning map that resulted from related Zoning Committee hearings on this issue. Following deliberation, Member Opdycke motioned to approve the text and map amendments, Member Doestch seconded, and vote was unanimous (7-0).

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 or at the Civic Center in the Planning Division or Zoning Division during business hours.

V. CONTINUATION OF 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 67feet; 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.

At the January 10 meeting, cross-examination began. At tonight’s meeting, cross-examination resumed, followed by testimony. Opposing parties provided information on the rich architectural history of the neighborhood and stated concerns that mostly pertained to traffic (e.g., alley width, sightlines for traffic exiting the proposed building), lack of guest and retail parking, and loss of sunlight/privacy for residences across the alley from a building of this proposed height. Zoning questions were also raised, as well as the issue of construction at the adjacent site (Autobarn).

Plan Commission Members then offered comments, which are summarized as follows:

- Member Galloway thanked the citizens for their presentations and made the following information requests:
  - **Staff:** plans for the Autobarn and minutes of the Site Plan and Appearance Review Committee for Autobarn and the proposed planned development at 1001 Chicago (especially comments regarding traffic/engineering).
  - **Development team:** detailed large-scale elevations showing materials and window type/operation, verification of the model’s scale and addition of the Autobarn proposal to the model, vehicle use/access diagrams for retail, residential, and loading, roof plans, and revision of floor plans 2-6 to show adjacent properties.

- Member Burrus suggested that the public benefits be re-examined. She also suggested that the developers work with the neighbors, since this produced a good result for the proposed planned development at 959 Dobson.

- Member Rebechini thought the building was designed from the inside out and was market-driven, resulting in a structure that is architecturally disappointing. She thought that creative solutions needed to be applied, especially for the alley issues. She also thought that the retail depth was too shallow and that the retail space would not be viable.

- Member Doetsch did not think this proposal was in keeping with streetscape goals for Chicago Avenue and suggested that setbacks be reconsidered. In addition, he supported a four-story height for this location with better design, an alley setback, and a more desirable streetscape along Chicago Avenue.

- Member Opdycke noted that the C1a zoning district ends mid-block and did not agree with the C1a zoning designation for this site.

- Chair Woods commended the architectural history presentation by one of the neighbors. He thought that the top and bottom of the proposed building did not relate to the middle and rather, the design needs to look like one building. He did not think the green space on Lee was appropriate, considering the alley issues. He suggested that the building be at
the lot line on Lee and set back along the alley to push the mass of the building away from the single family residences across the alley.

- Member Hunter supported a four-story height with an alley setback and perhaps five stories closer to Chicago Avenue as a trade-off.

Continued at the request of the developer to March 14, 2007 at 7pm in the Civic Center.

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**VI. CONTINUATION OF 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 March 14, 2007 at 7pm in the Civic Center.

**VII. COMMITTEE REPORTS**

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

**VIII. ADJOURNMENT**

The Plan Commission adjourned at 11:10pm. Upcoming meetings:

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<th>Plan Commission</th>
<th>Downtown Plan Committee</th>
<th>Zoning Committee</th>
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<tr>
<td>7pm, Council Chambers</td>
<td>8am, Room 2404</td>
<td>See time/room below</td>
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<tr>
<td>February 21</td>
<td>March 1</td>
<td>March 8 (7pm, room 2200)</td>
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<td>March 14</td>
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Respectfully submitted,
Tracy Norfleet
Planning Division