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

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

MEMBERS ABSENT ......................Doug Doetsch, Sharon Bowie

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

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

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

I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Woods determined that a quorum was present and began the meeting.

II. APPROVAL OF MEETING MINUTES
Minutes from the February 21, 2007 meeting were approved unanimously.

III. 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.

Mr. Murray, attorney for the applicant, requested a continuance without discussion to the April
11, 2007 meeting. Ms. Cutillo, citizen, stated that an expert witness who has testified will be out
of town but could be available by phone. Staff will try to accommodate the witness by speaker
phone at the next meeting.

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 07-01 PD  1890 Maple Avenue
An application by Robert King, o/b/o Carroll Properties, Inc. contract purchaser, with
permission from 1890 Maple, LLC, property owner, for a Planned Development. The
subject property, commonly known as 1890 Maple, is presently located within the RP
Research Park 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 1890 Maple for a mixed-use development with accessory parking.
Generally, the applicant proposes to construct a new structure at 1890 Maple to develop
a multi-family residential building with the following characteristics: a) approximately
152 dwelling units; b) approximately 40,000 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 183,927 square feet, resulting in a floor area
ratio of about 4.93; d) a maximum defined building height of approximately 158 feet; and
e) approximately 313 parking spaces (269 off-street parking spaces enclosed within the
building and 44 off-street parking spaces provided off-site). The applicant is requesting
special use approval, development allowances, and exceptions to development
allowances for the following regulatory concerns: 1) The applicant requests grant of a
special use as authorized by §6-12-2-3 for a planned development. 2) The subject
property at 1890 Maple is located on a lot that is approximately 37,283 square feet in
size. In addition, the project will result in the development of approximately 152 new
residential units. Both characteristics trigger a mandatory planned development request
to obtain approval for the proposed project. §6-12-2-8 establishes the maximum building
height for properties within the RP district as 85 feet. The applicant is proposing to
construct a building with a defined maximum building height of approximately 158’. The

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applicant requests an exception to a planned development site development allowance under §6-12-1-7 (C) 1 allowing this height.

Mr. David Reifman, attorney for the applicant, stated that he would like to begin with responses to requests from Plan Commission members at the last meeting. Mr. Deutsch, architect, presented material samples and a landscape plan. He also described how the project will meet LEED-NC requirements (the goal is to be LEED certified). Mr. Fitzgerald, architect, presented the results of a shadow study. Mr. Russell, traffic consultant, presented additional traffic and parking information.

Additional testimony in support was then taken, followed by testimony in opposition and Plan Commission deliberation. Several members liked the design and commended the development team for seeking LEED certification, but they were concerned about the proposed height. One member asked Mr. King, developer, if it is too late to look at both parcels together to get a better product, such as an L-shaped building of moderate height with a courtyard. Mr. King stated that it is too late. Another member thought that a height precedent had been set by the approval of 1881 Oak and felt that it was difficult to vote on 1890 Maple, which otherwise has good design. Other member concerns included:

- Public benefits are not compelling (more information was requested).
- Courtyard circulation is problematic.
- Whether there is a market for rental units.
- Whether residential in this location makes uncertain the future of office/commercial uses.
- Retail space may be too large to be viable.

Ms. Jackson, Interim Zoning Administrator, stated that in response to questions raised at the last meeting regarding the public notice mailing for 1881 Oak, the City’s historical postage data supports the City’s Certificate of Mailing for this project.

The matter was continued due to lack of time to the April 11, 2007 meeting.

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V. 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 the Zoning Committee meeting scheduled for April 11, 2007 at 6pm.

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**VI. COMMITTEE REPORTS**

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

**VII. ADJOURNMENT**

The Plan Commission adjourned at 11pm.

Upcoming meetings:

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<tr>
<th>Plan Commission 7pm, Council Chambers</th>
<th>Downtown Plan Committee 8am, Room 2404</th>
<th>Zoning Committee See time/room below</th>
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<tbody>
<tr>
<td>April 11</td>
<td>April 20</td>
<td>April 11 (5:30pm, room 2200)</td>
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<td>May 9</td>
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Respectfully submitted,

Tracy Norfleet
Planning Division