MINUTES
EVANSTON PLAN COMMISSION
Wednesday, April 11, 2007 / 7:00 p.m.
Evanston Civic Center, Council Chambers

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

MEMBERS ABSENT .........................Albert Hunter, Doug Doetsch

ASSOCIATE MEMBERS PRESENT........Lawrence Widmayer

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

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

COURT REPORTER.........................LA Reporting

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 March 14, 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 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.

Mr. Murray, attorney for the applicant, asked to extend the continuance without discussion to the meeting scheduled for May 9, 2007 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. 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
applicant requests an exception to a planned development site development allowance under §6-12-1-7 (C) 1 allowing this height.

Mr. Reifman, attorney for the applicant, stated that the development team met with Evanston Northwestern Healthcare (ENH) to discuss their concerns as an immediately affected neighbor. He acknowledged recent correspondence from the representative for ENH, Mr. Ivan Kane, which included five points of concern. In response, a revised site plan was presented that showed changes to traffic circulation and access. Other issues/modifications were then discussed (e.g., noise/vibrations). A member of the public who wished to speak then offered her comments. There being no one else who wished to speak, the Plan Commission deliberated. Member Galloway then motioned to recommend approval, and Member Bowie seconded. Member Rebechini amended the motion to include Mr. Kane’s five suggested conditions, as amended by Mr. Reifman during tonight’s discussion. Member Galloway accepted the amendment and read into the record the findings and standards. The motion passed unanimously (6-0).

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V. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 07-02 PD&M 1200 Davis Street

An application by the General Board of Pension and Health Benefits of The United Methodist Church, owner of the subject property commonly known as 1200 Davis (the “Subject Property”), for a Planned Development and a Map Amendment. The Subject Property is presently located within the O1 Office 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 the Subject Property and the Park Parcel (as defined herein) with an office building that will contain accessory parking. In addition, the applicant requests that approximately 8,859 square feet of the northern portion of Alexander Park (the “Park Parcel”) be rezoned from the OS Open Space District to the O1 Office District. Generally, the applicant proposes to construct a new office building at 1200 Davis Street and the Park Parcel with the following characteristics: a) approximately 100,000 square feet of office space; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 94,195 square feet, resulting in a floor area ratio of about 0.92; c) a maximum defined building height of approximately 64.25’ to the top of the flat roof of the building; and d) approximately 227 parking spaces. The applicant is requesting special use and map amendment approval, development allowances, exceptions to development allowances, and other relief that may be necessary for the following regulatory concerns: 1) The applicant requests grant of a special use as authorized by §6-15-2-3 for a planned development. 2) 6-15-1-9 (D) establishes the mandatory planned development thresholds for a project located in the O1 Office District. The subject property at 1200 Davis Street (including that portion located on the
Park Parcel) is located on a lot that is approximately 102,035 square feet in size. This characteristic triggers a mandatory planned development request to obtain approval for the proposed project.

Continued without discussion at the request of the applicant to Wednesday, June 13, 2007 at 7pm in the Civic Center.

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 the Zoning Committee meeting scheduled for May 9, 2007 at 6:45pm.

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VII. ADJOURNMENT

The Plan Commission adjourned at 8:20pm.

Upcoming meetings:

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<td>7pm, Council Chambers</td>
<td>8am, Room 2404</td>
<td>See time/room below</td>
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<tr>
<td>May 9</td>
<td>April 20</td>
<td>May 9 (6:45pm, room 2200)</td>
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Respectfully submitted,

Tracy Norfleet
Planning Division