

Planning & Development Committee
Minutes of January 14, 2008
Room 2200 – 6:30 p.m. (Council Chambers)
Evanston Civic Center

Alderman Present: S. Bernstein, D. Holmes, A. Hansen, L. Jean-Baptiste, E. Moran, A. Rainey, E. Tisdahl, C. Wollin, M. Wynne

Staff Present: J. Wolinski, J. Aiello, J. Brownlee, J. Carroll, J. Chambers, K. Cox, P. D'Agostino, B. Dorneker, B. Dunkley, D. Gaynor, S. Levine, D. Marino

Presiding Official: Alderman Hansen

DECLARATION OF QUORUM

Chair Hansen called the meeting to order at 7:02 p.m. Due to overcrowding she moved the meeting into the Council Chambers.

Chair Hansen explained her plan for the order of this meeting in consideration of the items on tonight's agenda that will require lengthy amounts of time for deliberation. She will allow sufficient time at the end of this meeting for the Lake Front Master Plan Consultants to give their presentation since they are present. She informed all those that came out tonight for this matter that realistically this matter will require more time than allotted at this meeting. She asked the will of the Committee. Mr. Gaynor informed the Committee that the consultant will not be available for the next 2 regularly schedule P&D meeting dates of January 28th and February 11th, therefore a special meeting would be preferable. After some discussion, the Committee agreed to schedule the special meeting for Tuesday, January 22, 2008 at 7:00 p.m. in the Council Chambers.

APPROVAL OF THE DECEMBER 10, 2007 MEETING MINUTES

Ald. Tisdahl moved approval of the December 10, 2007 meeting minutes, seconded by Ald. Wynne. The minutes were approved with a vote of 9-0.

ITEMS FOR CONSIDERATION

(P1) Request for Planned Development Extension Ordinance 7-O-07, 1700-1722 Central Street
Ald. Wynne moved approval, seconded by Ald. Jean-Baptiste.

Mr. Wolinski informed the Committee that staff recommends approval of the applicants request provided the following conditions as stated on the agenda item summary:

- 1) If construction has not begun by May 1, 2008, the construction fence around the perimeter of the property must be removed by May 15, 2008. The construction fence will be replaced when a building permit is obtained and no work may commence until the fence has been installed and approved by the City.
- 2) The lot will be graded and seeded by May 15, 2008.
- 3) The lot will be checked and cleaned on a weekly basis for litter, fly dumping, etc.
- 4) The grass on the lot will be mowed weekly.
- 5) Parking of vehicles and equipment on the lot during this period is prohibited.

Mr. Bob Horne, Principal of Eastwood of Evanston LLC along with his partner John Crocker, requested if the Committee could grant them a 30-day relief from staff's recommended date of May 15, 2008 to June 15, 2008. He explained that there may be a need for the start date of construction to extend beyond the recommended date, preferably within a months time because the building start is predicated on pre-sale funds. In view of the tough market situation, this extra month might allow them the opportunity for more sales with the spring market period. Mr. Horne noted that they are close with their pre-sale predicted funds therefore even if they don't make any sales within that month's time, they will still be prepared to begin construction. He said they are trying to avoid having to take the fence down and then putting it right back up within this 30-day window.

Ald. Bernstein stated that realistically if the lot is graded and seeded it will not start to grow until after May or June anyways. Therefore he does not see a problem with granting the applicants request for a little extra time. However, he clarified the he definitely support all of staff's recommended conditions.

Ald. Tisdahl stated that she fully supports staff's recommendations and the May 15, 2008 date. She is not supportive of any relief time and prefers that a set date be decided and specified for these conditions whether it be May or June 15th.

Ald. Bernstein moved to extend staff's recommended date of May 15, 2008 to June 15, 2008 for construction fencing to be removed and the lot graded and seeded, seconded by Ald. Jean-Baptiste. The vote was 4 in favor (Wollin, Wynne, Jean-Baptiste, Bernstein) and 5 voting nay (Hansen, Holmes, Moran, Tisdahl, Rainey). Motion denied.

Ald. Rainey stated that she does have some concerns about the request for extension of time by the applicant, however she would have no problem with amending the conditions to authorize the Community Development Director to give that exception if they see fit. She feels the C.D. Director would certainly have the knowledge of the applicants/developers situation and status to make an administrative decision at that point which she trust staff would make within reason. Ald. Tisdahl stated she still supports the May 15th date and would like to see the fencing come down by that date. If the developer needs more time to do pre-sale funding, then they can do so then come back and put up the construction fencing again when they are ready to begin construction; she does not see this as being any real financial strain on the developer. With Ald. Rainey's suggestion the Committee asked Legal staff if it would be allowable to keep the date set by staff of May 15, 2008 in the conditions and leave it up to the Community Development Director's discretion to allow the developer 30-day relief beyond the set date if they see fit to do so. Mr. Cox responded that this would be allowable as long as it is agreed by this Committee.

Ald. Rainey motioned to amend to authorize the discretion of the Community Development Director to allow 30 additional days as they see fit. Ald. Bernstein seconded the motion and the vote was 7 to 2 voting nay (Hansen, Moran).

Vote on the main motion by Ald. Wynne, seconded by Ald. Jean-Baptiste was 9-0 in favor of the motion.

(P2) Ordinance 4-O-08 – Special use Request for a Convenience Store at 510 Main Street

Ald. Wynne moved approval of Ordinance 4-O-08, seconded by Ald. Rainey. The vote was 9-0 in favor of the motion. Ald. Wynne requested that a suspension of the rules this evening to allow the applicant/owner to open this store as soon as possible in consideration of loosing the

neighborhood long-time convenient store recently. The Committee members support Ald. Wynne's request.

(P3) Ordinance 5-O-08 – Central Street Plan Implementation – Text Amendment
Ald. Moran moved approval, seconded by Ald. Tisdahl.

Mr. Dunkley suggested to the Committee, in the interest of time and recognition that Ordinance's 5-O-08 and Ordinance 6-O-08 for the Text and Map Amendments are "sister" ordinances for amendments to the Central Street Plan and that the two items be considered by Planning & Development Committee in combination. The Committee members all agreed to this and Chair Hansen amended and added **(P4) Ordinance 6-O-08 – Central Street Plan Implementation – Map Amendment** along with Ald. Moran's motion.

Mr. Dunkley proceeded with an overview of the Central Street Master Plan. He began with the text amendments to the Zoning Ordinance explaining the addition of the proposed new overlay District, oCSC-Central Street Corridor, in Section 6-15-14 and additional definitions to Chapter 18 of this overlay district, as a primary means of implementing the zoning recommendations for the Central Street Master Plan. He referred to the Elements of these proposed zoning implementations for the overlay district to the Zoning Map Amendments. In conjunction of those text amendments to the proposed map amendments, Mr. Dunkley pointed out those 5 rezoning elements as: Area 1 – Central/Crawford/Gross Point Intersection from C2 to B1a, Area 2 – Central Street from Hartrey to Eastwood from B2 to B1a, Area 3 – Green Bay/Harrison from C2 to B1a, Area 4 – NE corner of Central/Eastwood from O1 to B1a, and Area 5 – Central Street CTA Transit Station from OS to B2. He used overhead/power point exhibits to illustrate those map amendments. He further pointed out the 7 sub-areas of the overlay district and the definitions to the Zoning Ordinance. He elaborated on sub area #3 and went through the history of events regarding this area in view of the existing concerns and attention remaining with this location regarding National Louis University's PACE program proposed dormitory use. Mr. Dunkley referred to his memorandum handed out this evening referring to staff's position on 1620 Central Street. He clarified that the addition of "dormitory" use as a special use in sub area #3 of the oCSC Overlay District would not grant any right to National Louis University or any present owner of the subject property to use this location as a dormitory. It would only permit the property owner to apply for a special use for such project and be subject to subsequent public process the same as any other special use that would require Zoning Board, Planning & Development Committee hearings and then heard before Council.

Ald. Bernstein questioned if the PACE program would qualify under any separate regulations in accordance to their program that would deem them exempt from the required procedural process for all special use applications. Mr. Dunkley assured that the PACE program would be considered no different or given any preferential status from the normal special use process. With this, Chair Hansen called on representatives in attendance to speak on behalf of National Louis University and their PACE Program operations proposed for this location.

Mr. Jack Lawler, Lawyer representing National Louis University addressed the Committee. He first noted that PACE stands for "Professional Assistant Care Center for Education." This program not only provides post-secondary education for young adults with multiple learning disabilities but also help them learn how to work and live independently. Mr. Lawler acknowledged the many representatives from the PACE program here along with him beginning with Ms. Carol Burns, Director for the PACE Program; Bill Roberts, Vice President for Facilities & Operations for National Louis University; Mr. Dan Roff, Consulting Architect; Mr. Patrick

Hughes, qualifying with many years of experience in working with the learning disabled; Mr. Henry Ross, National Louis Professor experienced in working with the PACE Program; Mr. Ira Mitchell, PACE Alumni; several current PACE students: Nat Smith, Richard Flair and Jane Theodor; and realtor Mr. Joe Goodman of Orrington Realty who for many years has leased units in the commercial market place to students and alumni's of the PACE Program.

On behalf of his client, Mr. Lawler requested that the Planning & Development Committee and City Council consider their application for the proposed Special Use for the property located at 1620 Central as a dormitory use under the normal and regulatory requirements for the required public hearing process. He called on Ms. Burns to give a brief overview of their program. Ald. Bernstein interrupted at this point of any further testimony regarding the PACE Program and their operations. In his opinion, there is no question on the operation, purpose or quality of this program; the question and concern lies with the use requested for this property as a dormitory. There is no opposing parties are not against this program but instead the timing of this use being added and the end or "last hour" of the entire Central Street Plan zoning process and the allowance a dormitory use as a special use for this property. This has been so noted by the Zoning Administrator at this point so there is no need for an overview of the actual program at this time. Upon discussion, the consensus of the Committee agreed with Ald. Bernstein's position and Chair Hansen asked Ms. Burns to defer her comments at this time.

Discussion continued regarding proper notice and discussion with the Plan Commission for this property and the legalities of allowing the last minute zoning at this point. Mr. Dunkley responded that this item along with a few others did not have much deliberation by the Plan Commission. Ald. Rainey requested that Mr. Dunkley forward copies of the transcript where this reference was made and any discussion of this matter.

Chair Hansen recognized at this time that there will not be sufficient time to complete deliberations for this item and will have to be held over to the next regularly scheduled meeting on January 28, 2008. At that meeting they will call on all those signed up for comment as well, as time permits. However, she did acknowledge Mr. Ken Bailey's correspondence distributed too the Committee this evening and said that she would allow him to comment since he represents a numerous amount of property owners in the immediate area surrounding 1620 Central.

(Ald. Bernstein left the meeting at this time – 7:55 p.m.)

Mr. Ken Bailey addressed the Committee representing a large group of citizens with properties abutting the 1620 Central Street property located in sub area #3. He first made it clear that they are supportive of the Master Plan in itself with the requested amendment: to eliminate Additional Permitted Uses (A) and Additional Special Uses (B) for Sub area #3 contained in "Table 1: Additional Uses." The basis for their request, as noted in his memorandum handed out to the Committee this evening, are as follows:

- 1) They believe that their proposal will quell citizen outrage over the process followed late in the implementation process and serve to support the full intent of the Master Plan.
- 2) They believe that the implementation ordinance for the central Street master Plan should not contain elements that are not in the Master Plan itself.
- 3) They believe their proposal will do no harm and serve to preserve the purpose, spirit, and integrity of the Central Street Master Plan and Ordinance 5-O-08.

In conclusion, Mr. Bailey stressed that if something was not in the original draft Plan presented, then it should not be included at this point. He urged the Committee to adopt their proposed amendment his group has presented.

Chair Hansen suggested this item be introduced this evening and referred back to Committee. The vote was 9-0 in favor of the motion. She also informed all those signed up to speak on this matter that they can either comment during Citizen Comment at the Council Meeting or wait until the next regularly scheduled P&D meeting; she assured that citizen comment will be taken first.

(P6) Resolution 6-R-08 – Sale of the Park Evanston Building

Ald. Moran moved approval, seconded by Ald. Wollin. The vote was 7-0 in favor of the motion (Bernstein absent, Wynne temporarily absent).

(P5) Resolution 7-R-08 – Lake Front Master Plan

Mr. Doug Gaynor gave opening comments and a brief overview of the Evanston Lakefront and Corridor Reconstruction Project Master Plan. He gave some background of the Evanston lake front and noted that this long-range master plan was one of the components of the City's Strategic Plan. As a result, the City has committed certain funds in support of this project and additional funds have since been awarded to the City from the State to reconstruct the existing pedestrian/bike pathway between Lee and Clark Street Beaches as a critical component of this master plan implementation. Mr. Gaynor informed the Committee that this entire process with the consultant has been done publicly with several visioning meetings and extensive public involvement activities. On November 15, 2007, the Draft final was presented to the public and subsequently presented to the Playground and Recreation Board on December 13, 2007 at which the Board unanimously approved the Plan and recommended that it move forward for City Council's approval. Mr. Gaynor turned the presentation over to the Consultant Team Project Director.

Mr. Greg Weykamp, Landscape Architect and EDAW Project Manager introduced himself followed by his EDAW Team members. He introduced Ms. Pat Sadana Katke, Principal Architect of URBANWorks Architecture and also an Evanston resident; Mr. Ted Wolff, Principal of Wolff Landscape Architecture who is has 30 years experience with landscape design of lakefront parks; and Ms. Anne McGuire LEED Specialist and Principal of the Architecture Firm of McGuire Igleski Associates which is an Evanston based business and she also is a resident of Evanston. Mr. Weykamp recapped on Mr. Gaynor's previous statement regarding extensive public involvement. He informed the Committee that indeed 7 public meetings were held with the final being held on November 15, 2007 where they presented their final draft of the proposed Lakefront Corridor Master Plan which was supported by the majority. He assured the Committee that what is being presented tonight is exactly the same as what was presented to the final public meeting and approved by the Playground and Recreation Board in December.

Mr. Weykamp followed with the Power Point presentation (included in the packet materials). The presentation was presented in the following order: 1) Lakefront Vision providing a. Natural Environment components, b. Access and Circulation, c. Facilities, d. Programming, and e. Administration and Policy. He followed with process diagram of the lakefront vision. 2) Community Outreach Process illustrating the public engagement process and the public notice and outreach efforts made. 3) Master Plan Process and Guiding Principles; 4) Lakefront Master Plan Process Summary; 5) Draft Consensus Plan summarizing the many ideals, principles, suggestions, proposals, etc. that were brought up and discussed in the public visioning meetings.

6) Illustrations of the Landscape Imagery, and 7) Lakeshore Armoring Options. The presentation concluded with Draft Consensus Plans for Lincoln St. Overlook, Plan for Northwestern to Church Street and Draft Consensus Plan for the Lighthouse Park. He concluded his presentation at this point.

Chair Hansen announced that this matter will be continued to the Special Meeting set for Tuesday, January 22, 2008 at 7:00 p.m. in the Council Chambers.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Jacqueline E. Brownlee