

AGENDA
EVANSTON PLAN COMMISSION

Meeting of WEDNESDAY, OCTOBER 15, 2008 / 7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, COUNCIL CHAMBERS

I. CALL TO ORDER / DECLARATION OF QUORUM

II. APPROVAL OF AUGUST 13 MEETING MINUTES

III. CONTINUATION – DRAFT DOWNTOWN PLAN AND ZONING RECOMMENDATIONS

The Downtown Plan Committee of the Plan Commission has been leading a downtown planning process. Residents, businesses, institutions, and other property owners have participated throughout the process and have provided their ideas for the future of downtown. A draft downtown plan has been prepared by Duncan Associates and their partners The Lakota Group, 180 Degrees Design Studio, Goodman Williams Group, and KLOA. Citizens have provided comments on the draft plan at several Plan Commission meetings, and the Plan Commission is now discussing and deliberating the draft plan. Additional citizen comments/questions may be heard at the Planning & Development Committee, which is the next step after the Plan Commission.*

** The draft plan, supplemental information, and transcripts from previous meetings are available online at www.cityofevanston.org/downtown. Hard copies of the draft plan may be viewed at the following locations: Evanston Public Library, 1703 Orrington Ave., third floor Reference Desk; North Branch Library, 2026 Central St.; South Branch Library, 949 Chicago Ave. The plan can also be viewed between 8:30 a.m. to 5 p.m. at the Civic Center, 2100 Ridge Ave, in the City Clerk's Office, Room 1200, and in the Planning Division, Room 3900.*

IV. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

08PLND-0083 631-749 Chicago Avenue

An application by Evanston Devco, LLC as contract purchaser for the subject property, for a Planned Development. The subject property, commonly known as 631-749 Chicago Avenue, is presently located within the C1a Commercial Mixed Use 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 631-749 Chicago Avenue as a mixed-use development including multi-family residential, live-work, retail, and accessory parking uses. Generally, the applicant proposes to construct two new attached structures at 631-749 Chicago Avenue to develop a mixed-use development with the following characteristics: a) Approximately 232 dwelling units; b) Approximately 8,400 square feet of retail commercial space on the ground floor; c) A gross floor area of approximately 225,250 square feet, resulting in a floor area ratio of about 2.73; d) Two connected five-story buildings of approximately 62 feet each; e) Approximately 329 parking spaces distributed both below and above ground within the two buildings. The applicant is requesting special use approval for a planned development as required by

Section 6-10-1-9(D) for a development that includes the construction of more than 24 new residential units. The applicant is requesting no site development allowances above what is permitted in the C1a district.

V. CONTINUATION OF PROPOSED ZONING ORDINANCE TEXT & MAP AMENDMENT PUBLIC HEARING

ZPC 07-03-M&T West Evanston Zoning Changes

To consider amendments to Chapters 8, “Residential Districts;” 17, “Landscaping and Screening;” 18, “Definitions;” 3, “Implementation and Administration;” 7, “Zoning Districts and Map;” and any other related sections of the Zoning Ordinance, to amend the map and the text of the Zoning Ordinance to affect the regulations of the Zoning Ordinance as applied to that area of the City presently within the West Evanston Master Plan Area and part of the Canal-Green Bay Road/Ridge Avenue-Church Street Study Area. This hearing may include, among other considerations, a prospective recommendation to the City Council to place parts or all of the subject area within a different zoning district, within an overlay district not yet established within the Evanston Zoning Ordinance, or to apply another appropriate overlay district (continued from the August 20, 2008 Zoning Committee meeting).

VI. CONTINUATION OF ZONING ORDINANCE MAP AMENDMENT PUBLIC HEARING

ZPC 08-02-M 912-946 Pitner Avenue

An application by Joseph Birgman, property owner of 920 Pitner Avenue, and Andy Spatz, property owner of 940 Pitner Avenue and representative of the property owners of 930 Pitner Avenue, to consider an amendment to the map of the Zoning Ordinance for the property located at 912-946 Pitner Avenue. The applicants request that the City remove the property commonly referred to as 912-946 Pitner from the I2 Industrial District and place it wholly within the MXE Mixed Use Employment District.

VII. CONTINUATION OF PROPOSED ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

08PLND-0098 Definitions: Retail Goods Establishment and Retail Services Establishment

To specifically consider, pursuant to a reference from the Planning and Development Committee of the City Council and City Code § 9-8-3 (“No person, firm or corporation shall engage in the business of a dealer in firearms or handguns or ammunition in the city, including exchange, loan, rental or other transfer for consideration”), proposed text amendments.

VIII. COMMITTEE REPORTS

IX. ADJOURNMENT

The next regular Plan Commission meeting is scheduled for WEDNESDAY, NOVEMBER 12, 2008 at 7pm in the Civic Center.

Order of agenda items is subject to change. Information about the Plan Commission is available online at: <http://www.cityofevanston.org/plancommission>. Questions can be directed to the General Planner at 847/866-2928. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact Facilities Management at 847/866-2916 (voice) or 847/448-8052 (TTY).