

**MINUTES**  
**EVANSTON PLAN COMMISSION**  
Wednesday, December 14, 2005 / 7:00 p.m.  
Evanston Civic Center, Council Chambers

MEMBERS PRESENT.....Lawrence Widmayer (Chair), Albert Hunter (Vice  
.....Chair), Stuart Opdycke, James Woods, Kenneth  
.....Rodgers, Sharon Bowie

ASSOCIATE MEMBERS PRESENT.....David Galloway, Steve Samson

MEMBERS ABSENT .....Douglas Doetsch, Alice Rebechini, Lawrence  
.....Raffel

ASSOCIATE MEMBERS ABSENT .....None

STAFF PRESENT .....James Wolinski, Arlova Jackson, Dennis Marino,  
.....Ellen Szymanski, Tracy Norfleet

COURT REPORTER.....Laura Bernar  
.....

**I. CALL TO ORDER / DECLARATION OF QUORUM**

Chair Widmayer determined that a quorum was present and began the meeting at 7:20pm.

**II. APPROVAL OF MEETING MINUTES FROM DECEMBER 7, 2005.**

There being no changes to the November 9 minutes, Member Opdycke motioned approval, Member Hunter seconded, and the vote was unanimous.

**III. REPORT ON DECEMBER 12 EXECUTIVE COMMITTEE MEETING**

Chair Widmayer summarized the 2006 recommendations from the Executive Committee. Member Hunter was nominated as the Chair, Member Woods was nominated as the Vice Chair, and both were approved by the Commission. Membership in new/existing committees will be:

- Rules (new): Doetsch (Chair) and Opdycke (staff: Ms. Szymanski and Ms. Norfleet)
- Downtown Plan (new): Widmayer (Chair), Galloway, Woods (staff: Ms. Norfleet)
- Neighborhood (existing): Hunter (Chair), Bowie, Raffel (staff: Ms. Guderley).
- Zoning (existing): Doetsch (Chair), Widmayer, Woods, Opdycke and Samson (staff: Ms. Jackson).
- Design Guidelines (existing): The committee will remain in place with Member Woods as the Chair until the Design Guidelines are passed by the Plan Commission and City Council.

- Liaisons to Other Committees:
  - Community Development Committee—Member Rodgers (second term expires May 2006, after which Sharon Bowie will be the liaison).
  - Economic Development Committee—Member Rebechini.
  - Planning & Development Committee—Member Hunter.
  - Parking Committee—Member Raffel.
  - Downtown Visioning—Chair Widmayer and Member Doetsch.
  - Place Names—Member Bowie.

Member Woods motioned approval of the December 12 Executive Committee minutes, Member Rodgers seconded, and the vote was unanimous. Member Hunter thanked Chair Widmayer for his service as Plan Commission Chair.

#### **IV. DISCUSSION OF PLAN COMMISSION RULES**

Ms. Szymanski summarized the proposed revisions. Following discussion, Member Woods motioned to approve the revised rules, Member Rodgers seconded, and the vote was unanimous.

#### **V. DISCUSSION OF DESIGN GUIDELINES**

Member Woods, Chair of the Design Guidelines Committee, provided an overview of the draft design guidelines. Mr. Galloway acknowledged the contributions of past Plan Commission members and staff. Following discussion, Member Bowie motioned approval, Member Hunter seconded, and the vote was unanimous.

#### **VI. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING**

##### **ZPC 05-09 PD&M 2100 Greenwood**

*An application by 2100 Greenwood Lofts, LLC, property owner, for a Map Amendment and a Planned Development. The applicant is the owner of the property commonly known as 2100 Greenwood, presently located within the I2 General Industrial Zoning District. The applicant requests that the City remove the subject property from the I2 General Industrial District and place it wholly within the MU Transitional Manufacturing District. The applicant also 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 2100 Greenwood for multi-family residential with accessory parking. Generally, the applicant proposes to renovate the existing structure at 2100 Greenwood to develop a multi-family residential building with the following characteristics: a) approximately 26 live-work loft condominium units; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 46,131 square feet, resulting in a floor area ratio of about 0.84; c) a maximum defined building height of approximately 45 feet; and d) approximately 32 off-street parking spaces enclosed within the building and one open off-street parking space.*

At the last meeting, the applicant began the presentation of the proposed planned development, which is an adaptive reuse of an industrial building to live/work units with a goal of LEED-silver certification. At this meeting, the presentation resumed, followed by cross-examination, testimony in support of the project, opposing testimony, rebuttal, summation by the applicant and the opposition, and deliberation by the Plan Commission. Member Woods motioned to recommend approval and read into the record the findings and standards. Member Rodgers seconded, and the vote was unanimous. Refer to the transcript for the proceedings.

*A verbatim transcript of the proceedings of this Plan Commission case is on file with the Evanston Zoning Division. The Zoning Division is located in Room 3700 of the Evanston Civic Center.*

## **VII. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING**

### **ZPC 05-10 PD 1708-1710 Darrow/1801-1805 Church**

*An application by Housing Opportunity Development Corporation, property owner of 1708-1710 Darrow and contract purchaser of 1801-1805 Church, for a Planned Development for the property commonly known as 1708-1710 Darrow/1801-1805 Church, presently located within the B2 Business 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 1708-1710 Darrow/1801-1805 Church with a mixed-use building with ground floor office and community space, multi-family residential uses, and accessory parking. Generally, the applicant proposes to construct a four-story multi-family residential building with the following characteristics: a) approximately 27 affordable housing units; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 40,167 square feet, resulting in a floor area ratio of about 2.4; c) a maximum defined building height of approximately 45 feet; and d) approximately 19 off-street parking spaces enclosed within the building and 11 open off-street parking spaces.*

Continued without discussion to the regular meeting of the Plan Commission scheduled for Wednesday, January 11, 2006 at 7pm in the Civic Center.

## **VIII. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING**

### **ZPC 05-08 PD 1881 Oak (Vacant Lot Immediately West of 1890 Maple Avenue)**

*An application by Robert King, o/b/o Carroll Properties, Inc. contract purchaser, with permission from 1881 Oak, LLC, property owner, for a Planned Development. The subject property, commonly known as 1881 Oak, 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 1881 Oak for a mixed-use development with accessory parking. Generally, the applicant proposes to construct a new structure at 1881 Oak to develop a multi-family residential building with the following characteristics: approximately 175 dwelling units; approximately 7,000 square feet of retail/commercial space; a defined*

*gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 297,414 square feet, resulting in a floor area ratio of about 9.89; a maximum defined building height of approximately 210 feet; and approximately 175 off-street parking spaces enclosed within the building. The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns: special use for a planned development; building lot coverage; number of dwelling units; floor area ratio; height; setback; off-street parking requirements; and off-street loading requirements including number of berths and clearance height.*

Continued without discussion to the regular meeting of the Plan Commission scheduled for Wednesday, January 11, 2006 at 7pm in the Civic Center.

**IX. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING**  
**ZPC 05-11-PD&M 1613 Church Street**

*An application by Church Street Village, LLC for a Map Amendment and a Planned Development. The applicant is the owner of the property commonly known as 1613 Church, presently located within the I2 General Industrial Zoning District. The applicant requests that the City remove the subject property from the I2 General Industrial District and place it wholly within the R5 General Residential District. The applicant also 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 1613 Church for single-family attached residential units with accessory parking. Generally, the project proposed by Church Street Village, LLC will have the following characteristics: forty-two (42) single-family attached dwelling units, approximately 82 off-street parking spaces, and setbacks. The proposal as laid out provides yards or setbacks as follows: approximately 7 feet from the front property line (Church); approximately 3 feet from the west property line; approximately 3 feet from the east property line; and approximately 5 feet from the rear property line. The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns: land use, impervious surface, lot width, yards, fence location, and parking geometry.*

Continued without discussion to the regular meeting of the Plan Commission scheduled for Wednesday, January 11, 2006 at 7pm in the Civic Center.

**X. COMMITTEE UPDATES AND REPORTS**

- Community Development Committee: Member Rodgers stated that the Committee has approved its budget and voted on projects.
- No other committee reports were provided.

**XI. ADJOURNMENT**

The Plan Commission adjourned at 10:45pm.

The next regular meeting of the Plan Commission is scheduled for Wednesday, January 11 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet  
Planning Division