

MINUTES
EVANSTON PLAN COMMISSION
Wednesday, December 12, 2007 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT.....James Woods (Chair), Stuart Opdycke (Vice
.....Chair), Coleen Burrus, David Galloway, Sara
.....McMurray, Johanna Nyden, Robin Schuldenfrei,
.....Charles Staley

MEMBERS ABSENTSharon Bowie

ASSOCIATE MEMBERS PRESENT.....Lawrence Widmayer

STAFF PRESENTDennis Marino, Bill Dunkley, Arlova Jackson,
.....Tracy Norfleet

COURT REPORTER.....LeGrand 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 November 14, 2007 meeting were approved.

III. INTRODUCTION OF NEW MEMBER

The Plan Commission Chair introduced new Member Sara McMurray, who is an attorney specializing in real estate from a number of different perspectives, from condominium development here in Chicago to oil and gas leases and wind farms in Michigan. She moved to Evanston with her family in 2000.

IV. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 07-04 PD&M 708 Church Street

An application by 700 Church Street, LLC, the contract purchaser of the subject property commonly known as 708 Church Street (the "Subject Property"), for a Planned Development and a Map Amendment. The Subject Property is presently located within the D2 Downtown Retail Core 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 with a mixed use multi-family residential,

retail, and office building that will contain accessory parking. In addition, the applicant requests that subject property be rezoned from the D2 Downtown Retail Core District to the D3 Downtown Core Development District. Generally, the applicant proposes to construct a new building with multi-family residential, retail, and office uses at 708 Church Street with the following characteristics: a) Approximately 218 dwelling units; b) Approximately 28,650 square feet of retail/office space; c) A defined floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 457,752 square feet, resulting in a floor area ratio of about 15.77; d) A maximum building height of approximately 523' to the top of the roof of the building; and e) Approximately 234 parking spaces.

The development team responded to issues raised at the last meeting and presented revised renderings and additional information. Plan Commission members then discussed and deliberated the project, and several Members read statements that they had prepared. Member Staley motioned to recommend approval of the map amendment, and Member Galloway seconded. The motion passed with Members Burrus, Schuldenfrei, and Nyden voting 'nay' and Member McMurray abstaining from the vote (4-3-1). Chair Woods motioned to recommend conditional approval of the planned development (refer to the transcript for conditions). Member Staley seconded. The motion passed with Members Burrus, Schuldenfrei, and Nyden voting 'nay' and Member McMurray abstaining from the vote (4-3-1). The members voting 'nay' indicated that they will file a minority report, per the Plan Commission rules. To allow time to prepare findings of fact, the matter was continued to Wednesday, December 12, 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.

V. ZPC 07-05-M&T Central Street Zoning Review

To consider amendments to Chapters 8, "Residential Districts;" 9, "Business Districts", 10, "Commercial Districts, 15, "Special Purpose and Overlay 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. The purpose of this hearing is 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 Central Street Master Plan 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.

Bill Dunkley, Zoning Administrator, summarized changes recommended by the Central Street Neighbors Association in a memo received since the last meeting. Following discussion, Member Galloway motioned to recommend approval of the Central Street zoning amendments,

which are part of the implementation of the Central Street Master Plan. Member Opdycke seconded. The motion passed unanimously (8-0).

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VI. CONTINUATION OF ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

ZPC 06-02-T Solar Panels

To consider amendments to Chapters 4, "General Provisions", 18, "Definitions," and any other related sections of the Zoning Ordinance, to amend the text of the Zoning Ordinance to affect those regulations regarding passive energy and conservation devices, including though not limited to amending §6-4-6-2: GENERAL PROVISIONS FOR ACCESSORY USES AND STRUCTURES and §6-4-6-3: ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE). The Plan Commission will consider specific modifications and additions to the text of the Zoning Ordinance to address the location, size, and appearance of solar panels and other passive energy devices in efforts to ensure their compatibility with the principal structure and the surrounding neighborhood.

Continued due to lack of time to January 9, 2008 at 7pm in the Civic Center.

VII. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

ZPC 07-06-T B1 District (Special Uses)

To consider amendments to the text of the Zoning Ordinance, Chapter 9, "Business Districts" (and any other related sections), to affect those regulations regarding the B1 Business District, including, though not limited to, amending §6-9-2-3: SPECIAL USES. The Plan Commission will consider specific modifications and additions to the text of the Zoning Ordinance (and/or the City Code) to add the "single-family residential" use to the list of allowable special uses in the B1 Business District. The single-family residential use is not currently allowed in the B1 district, either as a permitted use or as a special use. Special Uses are allowed by application and approval of the City Council.

Referred to the Zoning Committee meeting scheduled for January 9, 2008 at 6pm in the Civic Center.

VIII. ADJOURNMENT

The Plan Commission adjourned at 11pm. The next regular Plan Commission meeting is scheduled for WEDNESDAY, DECEMBER 19, 2007 at 7pm in the Civic Center.

Respectfully submitted,
Tracy Norfleet
Planning Division