

**MINUTES  
EVANSTON PLAN COMMISSION**

Wednesday, June 11, 2008 / 7:00 p.m.  
Evanston Civic Center, Council Chambers

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

MEMBERS ABSENT .....None

ASSOCIATE MEMBERS PRESENT.....Lawrence Widmayer

STAFF PRESENT .....Dennis Marino, Susan Guderley, Carlos Ruiz, Bill  
.....Dunkley, Tracy Norfleet

COURT REPORTER.....LeGrand Reporting

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

Chair Woods determined that a quorum was present and began the meeting.

**II. APPROVAL OF MAY 14 MEETING MINUTES**

Draft minutes from the May 14 meeting were approved unanimously.

**III. ZONING ORDINANCE MAP AMENDMENT PUBLIC HEARING  
ZPC 08-01-M 1829-1831 Simpson Street Map Amendment**

*An application by Flepspace, LLC, property owner, to consider an amendment to the map of the Zoning Ordinance for the property located at 1829-1831 Simpson Street. The applicant requests that the City remove the property commonly referred to as 1829-31 Simpson from the R3 Two-Family Residential District and place it wholly within the B1 Business District. The Plan Commission will consider specific modifications and additions to the map of the Zoning Ordinance (and/or the City Code) to rezone the subject property from the R3 Two-Family Residential District to the B1 Business District or another appropriate zoning district within the Evanston Zoning Ordinance. The applicant, if successful with the map amendment request, proposes to utilize the existing building on the subject property for an artist's studio.*

Zoning Committee Chair Nyden summarized the issue and Zoning Committee recommendation. She then motioned to recommend approval of the proposed map amendment to rezone the property from R3 to MU. Member Opdycke seconded, and Member Nyden read into the record the findings and standards. The motion passed with Member Freeman abstaining (7-0-1).

*A verbatim transcript of the proceedings of this Plan Commission agenda item is available from the City of Evanston's web site. The proposal and transcripts can be viewed at the Downtown Library's 3<sup>rd</sup> floor reference desk or at the Civic Center in the Planning Division or Building & Zoning Division during business hours.*

**IV. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING**  
**ZPC 08-03 PD&M                      1031 Sherman Avenue**

*An application by Michael Dalton, property owner, for a Planned Development and Map Amendment. The subject property, commonly known as 1031 Sherman Avenue, is presently located within the R3 and MUE Zoning Districts. The applicant requests that the City grant a map amendment to change the zoning designation of the entire property from the R3 Two-Family Residential district and MUE Transitional Manufacturing – Employment district to the C1a Commercial Mixed Use district or to another appropriate zoning district within the Evanston Zoning Ordinance, and to 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 1031 Sherman Avenue as a multi-family development with accessory parking. Generally, the applicant proposes to construct a new structure at 1031 Sherman to develop a multi-family residential building with the following characteristics: a) Approximately 45 dwelling units; b) Approximately 1,000 square feet of lobby space on the ground floor; c) A defined gross floor area of approximately 71,476 square feet, resulting in a floor area ratio of about 3.4; d) A six-story building height of approximately 64 feet; and e) Approximately 74 parking spaces (33 parking spaces on the ground floor and 41 in an underground garage). 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. However, the applicant is requesting no site development allowances above what is permitted in the C1a district.*

Mr. Dan Shapiro, attorney for the applicant, provided an opening statement and introduced the development team. Mr. Steve Lenet, planner and landscape architect, described the project context, site plan, landscape plan, and results of the fiscal impact study. Mr. John Mitchell, architect, described the building design, materials, and floor plans. Mr. Luay Aboona, traffic consultant, summarized the findings of the traffic study. Mr. Frank Lorenz, real estate appraiser, provided a market analysis.

Following the presentation, Members asked questions and commented on the proposal. Several Members commended the applicant for the public benefits but generally, the Members did not think that the proposed height and density were right for this location. Members then asked the development team if they wished to continue the discussion to the next meeting to allow time to revise the proposal. Mr. Shapiro asked that the Plan Commission make a recommendation tonight. Public comment was then heard. Following deliberation, Member Nyden then motioned to recommend denial of the map amendment and proposed planned development. Member Burrus seconded, and the motion passed unanimously (8-0). Member Nyden then read into the record the findings and standards.

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**V. 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. The draft is now ready for Plan Commission consideration and citizen comment. The anticipated meeting format is below.*

- A. Additional Comments / Questions
- B. Plan Commission Discussion

*\* The draft plan and supplemental information are available online at [www.cityofevanston.org/downtown](http://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 City Clerk's Office, Room 1200, and in the Planning Division, Room 3900.*

Members discussed the potential need for a special meeting in July to continue discussing the draft downtown plan and agreed that if such a meeting is needed, it would be held on July 16, 2008 at 7pm in Council Chambers. Members also discussed the special City Council meeting held on May 19, 2008.

Members then reviewed changes made to the draft downtown plan at the last meeting and proceeded to discuss the text and make revisions as needed. Continued to the next regular meeting scheduled for Wednesday, July 9, 2008 at 7pm in the Council Chambers.

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**VI. ADJOURNMENT**

The Plan Commission adjourned at 10:50pm. The next regular meeting is scheduled for WEDNESDAY, JULY 9, 2008 at 7pm in the Civic Center. A special meeting has been scheduled for WEDNESDAY, JULY 16, 2008 at 7pm in the Civic Center.

Respectfully submitted,  
Tracy Norfleet  
Planning Division