



Memorandum

To: Planning and Development Committee

From: Steve Griffin, Director, Community and Economic Development Dept.
Dennis Marino, Manager, Planning & Zoning Division

Subject: 1700 Central Street Planned Development Amendment

Date: September 23, 2011

Discussion

The legislative history included in the memorandum included in the packet for the 1700 Central Street Planned Development amendment under consideration by P&D and City Council on September 26th included a bullet statement under the Legislative History at the end of the document that the Plan Commission recommended approval of the planned development. The Plan Commission recommendation to the City Council included a suggested rejection of the four story version of the proposed development in part because several members of the Plan Commission favored the initial five story version that the developer originally proposed. The developer modified his proposal during the Plan Commission proceedings from five stories to four stories. The Plan Commission also passed a motion that was approved on a 5-0 vote recommending City Council approve the 5 story version. See the attached approved minutes of the meeting for more detail.

The City Council subsequently voted to approve the four story version. Craig Sklenar of City staff will post the available record today of Plan Commission proceedings on this project so that it may be reviewed in context.

<http://www.cityofevanston.org/planning-zoning/plan-commission/info-by-planned-development-address/>

Attachments

Excerpt from November 29, 2006 Plan Commission Meeting Minutes
Approved November 29, 2006 Plan Commission Meeting Minutes

From: Sklenar, Craig
Sent: Friday, September 23, 2011 9:51 AM
To: Marino, Dennis
Subject: 1700 Central Street Meeting Minutes

Per the November 29, 2006 Meeting Minutes...

“At the last meeting, testimony was completed, after which the Plan Commission offered comments. Tonight, following brief discussion, the Plan Commission deliberated the matter. Members commended the applicant for revising the design per comments received throughout the hearing, but they generally preferred the original proposal because of its design and because it preserved the landmark house.

Member Opdycke noted that the revised proposal does not substantially lower height, but the trade-off is the loss of the landmark house. Member Widmayer stated that this project reminded him of several projects in the past in which the trade-off for height was design quality. He also thought that demolishing the landmark house would set a bad precedent. Member Bowie certified that she read the transcripts and stated that she too preferred the original proposal. Member Woods preferred the original proposal but stated that he would support the revised proposal had he never seen the original proposal. Member Hunter raised the issue that the revised proposal does not offer affordable housing, while also tearing down the landmark house. Mr. Reifman, attorney for the applicant, reminded the members of several concerns with the original proposal (e.g., not enough parking, shallow retail depth).

Member Widmayer motioned to recommend denial of the revised proposal and read into the record the findings and standards. Member Opdycke seconded. The motion passed with Member Woods voting nay (4-1). Member Widmayer then motioned to draft a letter from the Plan Commission to the Planning and Development Committee reinforcing the preference for the original proposal. Member Opdycke seconded, and the motion passed unanimously (5-0).”

All items pertaining to this matter can be found:
X:\Planning\General Planner\311 Request\1700 Central

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MINUTES
EVANSTON PLAN COMMISSION
Wednesday, November 29, 2006 / 7:00 p.m.
Evanston Civic Center, Council Chambers

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

MEMBERS ABSENTDouglas Doetsch, Alice Rebechini, David
.....Galloway, Coleen Burrus

STAFF PRESENTJames Wolinski, Dennis Marino, Tracy Norfleet

COURT REPORTER.....Cheryl Sandecki

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I. CALL TO ORDER / DECLARATION OF QUORUM

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

II. APPROVAL OF MEETING MINUTES FROM NOVEMBER 8, 2006.

Member Widmayer motioned to approve the November 8 minutes. Member Woods seconded, and the vote was unanimous.

III. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 06-06 PD 1700-1722 Central Street

An application by Evanston Central I, LLC, with permission from One Seven Zero Zero Central LLC and from Lauren I Kaplan as Trustee of the Julius R. Kaplan Trust, property owners, for a Planned Development. The applicant is the contract purchaser of the properties commonly known as 1700-1722 Central Street, 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 1700-1722 Central Street for multi-family residential with accessory parking and ground floor retail. Generally, the applicant proposes to construct a new structure at 1700-1722 Central Street with the following characteristics: a) Approximately 55 dwelling units; b) Approximately 9,220 square feet of retail/commercial space; c) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 99,957 square feet, resulting in a floor area ratio of about 2.27; d) A predominant maximum building height of approximately 57 feet; and e) Approximately 99 off-street parking spaces enclosed within the building.

At the last meeting, testimony was completed, after which the Plan Commission offered comments. Tonight, following brief discussion, the Plan Commission deliberated the matter. Members commended the applicant for revising the design per comments received throughout the hearing, but they generally preferred the original proposal because of its design and because it preserved the landmark house.

Member Opdycke noted that the revised proposal does not substantially lower height, but the trade-off is the loss of the landmark house. Member Widmayer stated that this project reminded him of several projects in the past in which the trade-off for height was design quality. He also thought that demolishing the landmark house would set a bad precedent. Member Bowie certified that she read the transcripts and stated that she too preferred the original proposal. Member Woods preferred the original proposal but stated that he would support the revised proposal had he never seen the original proposal. Member Hunter raised the issue that the revised proposal does not offer affordable housing, while also tearing down the landmark house. Mr. Reifman, attorney for the applicant, reminded the members of several concerns with the original proposal (e.g., not enough parking, shallow retail depth).

Member Widmayer motioned to recommend denial of the revised proposal and read into the record the findings and standards. Member Opdycke seconded. The motion passed with Member Woods voting nay (4-1). Member Widmayer then motioned to draft a letter from the Plan Commission to the Planning and Development Committee reinforcing the preference for the original proposal. Member Opdycke seconded, and the motion passed unanimously (5-0).

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.

IV. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING **ZPC 06-10 PD 1001 Chicago Avenue**

An application by Gregory Greif, o/b/o Greif Properties, Inc., property owner, for a Planned Development. The applicant is the current owner of the property commonly known as 1001 Chicago Avenue, presently located within the C1a Commercial Mixed-Use 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 1001 Chicago Avenue for a multi-family residential building with accessory parking and ground floor retail. Generally, the applicant proposes to construct a new structure at 1001 Chicago Avenue with the following characteristics: a) Approximately 65 dwelling units; b) Approximately 3,650 square feet of retail/commercial space; c) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 87,015 square feet, resulting in a floor area ratio of about 3.46; d) A predominant maximum building height of approximately 67feet; and e) Approximately 91 off-street parking spaces enclosed within the building. The applicant requests grant of a special use as authorized by §6-10-3-3 for a planned development and

for a use that exceeds 20,000 square feet. §6-10-1-9(D) establishes the mandatory planned development thresholds for a project located in the C1a Commercial Mixed-Use District. The subject property at 1001 Chicago Avenue is located on a lot that is approximately 25,185 square feet in size. In addition, the project will result in the development of 65 new residential units. Both characteristics trigger a mandatory planned development request to obtain approval for the proposed project.

At the October 11 meeting, the presentation of the proposal began. Tonight, presentations were heard regarding design (clarifications to questions raised last time and presentation of material samples), traffic, planning/land use, and the real estate market. Following the presentations, a representative for persons with a legally protected interest requested a continuance to the January meeting to allow time to review the evidence. Continued at the request of the opposition to the meeting of January 10, 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. COMMITTEE REPORTS

Due to lack of time, no committee reports were provided.

VI. ADJOURNMENT

The Plan Commission adjourned at 10pm. The next regular Plan Commission meeting is scheduled for Wednesday, December 13 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division