MEETING MINUTES
PLAN COMMISSION
Wednesday, March 22, 2017
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

Members Present: Jim Ford (Chair), Patrick Brown, Terri Dubin, Peter Isaac, Colby Lewis, Andrew Pigozzi, Jolene Saul

Members Absent: Simon Belisle, Carol Goddard

Associate Members Present: none

Associate Members Absent: Scott Peters

Staff Present: Meagan Jones, Neighborhood and Land Use Planner
Scott Mangum, Planning and Zoning Administrator

Presiding Member: Jim Ford, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Ford called the meeting to order at 7:00 P.M.

2. APPROVAL OF MEETING MINUTES: March 8, 2017

Chair Ford requested changes to the minutes regarding motions made for the text amendment and Planned Development. Commissioner Pigozzi made a motion to approve the minutes from March 8, 2017 with the suggested changes. Commissioner Dubin seconded the motion.

A voice vote was taken and the minutes were approved, 7-0.

3. OLD BUSINESS

A. PLANNED DEVELOPMENT 17PLND-0011

Tim Anderson, CA/Focus Evanston JV, LLC, has applied for a Planned Development with a rezoning from C1 Commercial and R5 General Residential to C1a Commercial Mixed Use and Special Use for a Convenience Store to construct a 9-story, 242-unit residential building with a 3,300 square foot ground floor commercial space and 174 parking spaces. The applicant seeks site development allowances for: number of dwelling units, building height (103 feet), floor area ratio (4.66), number of parking spaces, 0-foot rear and side yard setbacks for open parking along the north,
east, and west property lines, no landscaping buffer along the rear (north) property line, a loading berth in the front yard which is open to the sky and within 30 feet of an intersection, and reduced setback and screening for transformers located within 2 feet of a building. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

Ms. Jones provided a brief presentation reviewing the plan details for the proposed development and outlining the Standards for Approval which would be reviewed and discussed by the Commission during deliberation.

Chair Ford opened the hearing to public testimony, allowing Ms. Wolan, who requested the continuance, to speak first. Ms. Wolan expressed concerns about the timeline for the proposed environmental remediation of the site and precautions that would be in place for removal of contaminants. Steve Newlin of Apex Companies which will be handling the remediation process explained environmental tests and research previously done on the property and provided the process and likely timeline for remediation of the site. Matt Otto later provided additional information regarding any possible remediation procedures for the existing building.

One additional member of the public spoke with comments including:
- The number of site development allowances.
- Concerns about construction noise and traffic as well as the state of the building in the future.
- Clarification on specific measures that will be taken in consideration of migratory birds.
- Concern regarding how Inclusionary Housing Fund money will be used.

Angela Spadoni, of BkL Architecture, provided some additional information regarding measures that will be taken to mitigate harm to migratory birds including fritting on amenity space railing and tinting of building windows. Katriina McGuire, of Thompson Coburn LLP, then made a closing statement.

Chairman Ford closed the public hearing portion and asked for comments from the Commission. The Commissioners discussed several items including:
- Referencing items required by ordinance as public benefits.
- Clarification on remediation procedures and consideration of additional noticing for Sherman Gardens residents prior to different phases commencing.
- Location and use of the loading berth.
- A contingency for loading and parking should the license between the applicant and the CTA become void.
- The effect of the proposed development on the school district. This also included discussion on how to incorporate determination of potential impact on school districts into the general review process for larger projects.

The Commission then reviewed the standards for approval of the Special Use, Rezoning and overall Planned Development project. Commissioner Isaac moved that
the item be continued so that additional information could be obtained regarding possible effects of the project on the school districts. Due to a lack of a second, the motion failed. Additional discussion occurred regarding addressing the concerns above within the conditions for approval of the planned development.

Commissioner Lewis made a motion that the proposed planned development meets the established Standards for a Special Use, Map Amendment/Rezoning and Planned Development. Commissioner Dubin seconded the motion. A roll call vote was taken and the motion was approved 6-1.

Commissioner Dubin moved to recommend approval of the planned development including conditions as recommended by staff (below) with the added condition that adequate notice is provided to Sherman Gardens residents prior to various phases of demolition and environmental remediation of the subject property.

1. The proposed planned development shall substantially conform to the plans and documents attached to this report.
2. The building residents will not be eligible for residential on-street parking permits in the area.
3. The applicant must agree to a Construction Management Plan (CMP) before issuance of the building permit.
4. Any change in use must be approved as an amendment to the Planned Development.
5. Within one year of the issuance of the final Certificate of Occupancy for the building, the applicant must submit a traffic study analyzing the turning movements at the western access drive including analysis of any traffic incidents adjacent to the site. Based on the analysis of the traffic study, the City reserves the right to restrict movements in or out of the proposed western access drive.
6. Prior to issuance of the Final Certificate of Occupancy, the applicant must submit an approval letter from the Illinois Environmental Agency that any environmental contamination on site has been remedied.
7. The delivery hours for the on-site commercial use are prohibited during 7 AM – 9 AM and 4 PM – 6 PM Monday through Friday.
8. Prior to issuance of the building permit, the applicant must provide an executed copy of the access agreement from the CTA for the use of CTA property adjacent to the railroad tracks.

The motion was seconded by Commissioner Pigozzi.

A roll call vote was taken and the motion was approved 6-1.
Ayes: Brown, Dubin, Ford, Isaac, Pigozzi, Saul
Nays: Isaac
4. PUBLIC COMMENT

There was no public comment.

5. ADJOURNMENT

Commissioner Saul made a motion to adjourn the meeting. Commissioner Isaac seconded the motion.

A voice vote was taken and the motion was approved by voice call 7-0. The meeting was adjourned at 8:55 pm.

Respectfully Submitted,
Meagan Jones
Neighborhood and Land Use Planner
Community Development Department