



APPROVED

MEETING MINUTES

ZONING COMMITTEE OF THE PLAN COMMISSION

Wednesday, November 15, 2017

7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, Room 4802

Members Present: Carol Goddard, Colby Lewis, Terri Dubin

Members Absent: Simon Belisle, Peter Isaac

Other Plan Commission Members Present: none

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

Presiding Member: Colby Lewis, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present, Chairman Lewis called the meeting to order at 7:00 pm.

2. MINUTES

Approval of October 11, 2017 Zoning Committee of the Plan Commission Meeting Minutes:

Chair Lewis requested a minor edit to the minutes. Commissioner Dubin then made a motion to approve the minutes as amended.

Commissioner Goddard seconded the motion. A voice vote was taken and the minutes were approved as amended with a voice vote 3-0.

3. OLD BUSINESS

A. DISCUSSION

C1a Regulations

Plan Commission referral to the Zoning Committee to discuss possible retirement of or revisions to the C1a Commercial Mixed-Use Zoning District, per Aldermanic referral.

Ms. Meagan Jones gave a brief overview of what was discussed at the October Zoning Committee meeting, revisions made to the recent development data in the C1a chart, and provided a brief overview of what staff proposed as possible text amendment

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including: Increase in the minimum lot size per dwelling unit from 350 square feet to 400 square feet; reduction of the maximum planned development site development allowance for dwelling units from 40% to 30%; reduction of the the height allowed by right from 67 feet to 55 feet with a height incentive possible should an increase in front yard building setback be provided at a rate of 5 feet in height per additional foot of front yard setback provided or establishing a required front setback from the curb to the face of the building to allow for adequate pedestrian walkway using both public right-of-way and private property.

Discussion followed regarding the intent of the suggested amendments. The proposed reduction of the site development allowance for the number of dwelling units in planned developments and the increase in minimum lot size for the district was intended to encourage larger units. It was emphasized that this is not a guaranteed result due to the ability for Council to grant site development allowances above code requirements with a supermajority vote.

Chair Lewis inquired about how existing and proposed regulations compare to neighboring zoning districts. The zoning district comparison chart indicated the existing and proposed revisions would be in line with nearby zoning districts.

A brief discussion followed regarding sidewalks. Commissioner Goddard inquired about who provides sidewalk widths for larger developments. Staff responded that it can be either the City or the developer who push to provide sidewalks above the minimum requirement. Examples were given where the City pressed for wider sidewalks as well as instances where pedestrian area requirements have been written into the code such as with the Central Street Overlay District. Commissioner Lewis pointed out that a developer ultimately has no control of where a curb is should the City decide to widen a street or alternately, widen a sidewalk.

Commissioner Goddard expressed that she is still uncertain that the proposed amendments are needed. Dubin inquired how much the proposed amendments might reduce density and what consequences may be. A brief discussion followed regarding the optimal location of the district with regards to transit and fairly wide streets. Chair Lewis asked about the establishment of the C1a and if the establishment of the district and changes adopted in 2000 have been optimal. Commissioner Goddard responded that she believes they are but would not support increasing those standards.

Commissioner Lewis stated that he has concerns regarding the sidewalk widths, comparing sidewalks of the AMLI development to those of the townhomes near South Boulevard as an example. He stated that providing an incentive to get wider sidewalks could lead to taller buildings than preferred as well as inconsistent sidewalk widths throughout the district. Additionally, sidewalk furniture and landscaping would need to be taken into consideration.

Clarification was provided on the proposed recommended text amendments and a discussion followed regarding appropriate sidewalk widths, market demand for smaller

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units and studios and possible development sites within the district. It was also stated that a reduction in building heights likely is not needed if the proposed incentive is not adopted.

Commissioner Goddard made a motion to recommend to the Plan Commission to increase the minimum lot size per dwelling unit from 350 square feet to 400 square feet and to require a sidewalk width of 12 feet within the C1a Commercial Mixed Use District. Commissioner Dubin seconded the motion.

The motion was approved by a voice vote, 2-1.

Ayes: Dubin, Goddard

Nays: Lewis

4. ADJOURNMENT

Commissioner Dubin made a motion for adjournment and Commissioner Goddard seconded the motion. With all commissioners in favor, the meeting was adjourned at 8:01 p.m.

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