

APPROVED

MINUTES
EVANSTON PLAN COMMISSION
Wednesday, November 9, 2005 / 8:00 p.m.
Evanston Civic Center, Council Chambers

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

ASSOCIATE MEMBERS PRESENT.....David Galloway, Steve Samson

MEMBERS ABSENTAlice Rebechini, Lawrence Raffel, Kenneth
.....Rodgers

ASSOCIATE MEMBERS ABSENTRichard Cook

STAFF PRESENTJames Wolinski, Arlova Jackson, Dennis Marino,
.....Ellen Szymanski, Tracy Norfleet

COURT REPORTER.....Denise Andras
.....

I. CALL TO ORDER / DECLARATION OF QUORUM

Chair Widmayer determined that a quorum was present and began the meeting at 8pm.

II. APPROVAL OF MEETING MINUTES FROM OCTOBER 26, 2005.

There being no changes to the October 26 minutes, Member Doetsch motioned approval, Member Woods seconded, and the vote was unanimous.

III. PROPOSED ZONING ORDINANCE MAP & TEXT AMENDMENT PUBLIC HEARING

ZPC 05-07 M&T B1a District Review

To consider amendments to Chapters 3, "Implementation and Administration;" 4, "General Provisions," 9, "Business Districts;" 16, "Off-Street Parking and Loading;" 17, "Landscaping and Screening;" 18, "Definitions;" 7, "Zoning Districts and Map;" and any other related sections of the Zoning Ordinance, to amend the text and/or map of the Zoning Ordinance 1) establishing new zoning districts reducing the potential maximum density and height of structures, dwellings, and/or other uses; 2) consider and amend where necessary lot and bulk regulations for said new zoning districts, and 3) to remap all or parts of the following indicated areas from the B2 Business District into one of said new zoning district or other appropriate zoning district or overlay district. The properties that are the subject of potential map amendment recommendations by this Plan Commission hearing consist of, more or less all properties within the B2 Business

District along Central Street bounded by Bennett Avenue on the east and Marcy Avenue on the west. These properties, which include all intervening rights of way, are identified by the following street addresses: (A) any Central Street address within the B2 Business District and between 2700 on the east and 3025 on the west; and (B) any Central Park, Hurd, Lincolnwood, Reese, or Ewing addresses within the B2 Business District and between 2530 on the south and 2630 on the north. The specific modifications which the Plan Commission will consider include, without limitation, lot requirements, building height, yard requirements, floor area ratio, use, number of allowed dwellings, limitations on gross floor area for a given use, and/or an amendment to the zoning map to place all or parts of this area within an appropriate zoning district.

Draft documents produced by staff and the report from a recent community meeting regarding the westernmost B2 district on Central Street were discussed. Testimony was taken, and the Plan Commission deliberated. Member Doetsch motioned to adopt the text amendment, Member Bowie seconded, and the vote was unanimous. Member Doetsch motioned to adopt the map amendment, Member Woods seconded, and the vote was unanimous. Findings and standards were read into the record.

A verbatim transcript of the proceedings of this Plan Commission case is on file with the Evanston Zoning Division. The Zoning Division is located in Room 3700 of the Evanston Civic Center.

IV. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-05 PD 422 Davis / 1615 Hinman (Mather Planned Development)

An application by Mather LifeWays, an Illinois not-for-profit corporation with offices at 1603 Orrington, suite 1800, Evanston, Illinois, property owner, for a Planned Development for the property commonly known as 415 Davis, mapped within the R1, Single Family District; 422 Davis and 1615 Hinman, mapped within the R6, General Residential District. The applicant requests that the city grant a planned development as a form of special use including such development allowances, exceptions to development allowances or other relief as may be necessary to allow the construction in two phases of 245 independent living residences, plus approximately 24 assisted living and 40 long-term care residences, with underground parking for approximately 249 vehicles. The applicant asks for a planned development through a special use permit and development allowances for a planned development relative to the following features affecting bulk and density: height, location and placement of buildings, building lot coverage, impervious surface coverage, number of dwelling units, and off-street parking and loading to permit the construction of the proposed improvements on the subject property.

Member Hunter remained recused from this hearing. Testimony in opposition to the project resumed, followed by cross examination. Rebuttal was initiated, at which time an alternate proposal pertaining to setbacks on Davis was introduced. Members requested material samples, views of Davis showing the revised setbacks, and information on impacts to existing trees. Due

to a loss of a quorum, the matter was continued to the special meeting scheduled for Wednesday, December 7, 2005 at 7pm in the Civic Center.

A verbatim transcript of the proceedings of this Plan Commission case is on file with the Evanston Zoning Division. The Zoning Division is located in Room 3700 of the Evanston Civic Center.

**V. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 05-02-PD 645 Custer Avenue**

The Plan Commission will review adjustments to the planned development for substantial conformity with the approved development plan that the City authorized by Ordinance 83-O-05. The Plan Commission in making such a determination would be approving the proposed adjustments, as authorized in Section 6-3-6-12 (C). This matter concerns the planned development the City granted to Clearwater, LLC on 7/25/05 for redevelopment of the subject property at 645 Custer located within the MU, Transitional Manufacturing District. The proposed adjustments include an increase in building height from 54' to 56' for the multi-family building and from 43'2" to 45'2" for the townhouses. If the Plan Commission finds that the proposed adjustments are not in substantial conformity with the final development plan, the Commission shall review the request in accordance with the procedures set forth in Section 6-3-6-8.

Item withdrawn at the request of applicant; hearing closed.

**VI. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 05-09 PD&M 2100 Greenwood**

An application by 2100 Greenwood Lofts, LLC, property owner, for a Map Amendment and a Planned Development. The applicant is the owner of the property commonly known as 2100 Greenwood, presently located within the I2 General Industrial Zoning District. The applicant requests that the City remove the subject property from the I2 General Industrial District and place it wholly within the MU Transitional Manufacturing District. The applicant also 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 2100 Greenwood for multi-family residential with accessory parking. Generally, the applicant proposes to renovate the existing structure at 2100 Greenwood to develop a multi-family residential building with the following characteristics: a) approximately 26 live-work loft condominium units; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 46,131 square feet, resulting in a floor area ratio of about 0.84; c) a maximum defined building height of approximately 45 feet; and d) approximately 32 off-street parking spaces enclosed within the building and one open off-street parking space.

Continued without discussion to a special meeting of the Plan Commission scheduled for Wednesday, December 7, 2005 at 7pm in the Civic Center.

VII. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-10 PD 1708-1710 Darrow/1801-1805 Church

An application by Housing Opportunity Development Corporation, property owner of 1708-1710 Darrow and contract purchaser of 1801-1805 Church, for a Planned Development for the property commonly known as 1708-1710 Darrow/1801-1805 Church, 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 1708-1710 Darrow/1801-1805 Church with a mixed-use building with ground floor office and community space, multi-family residential uses, and accessory parking. Generally, the applicant proposes to construct a four-story multi-family residential building with the following characteristics: a) approximately 27 affordable housing units; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 40,167 square feet, resulting in a floor area ratio of about 2.4; c) a maximum defined building height of approximately 45 feet; and d) approximately 19 off-street parking spaces enclosed within the building and 11 open off-street parking spaces.

Continued without discussion to a special meeting of the Plan Commission scheduled for Wednesday, December 7, 2005 at 7pm in the Civic Center.

VIII. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-08 PD 1881 Oak (Vacant Lot Immediately West of 1890 Maple Avenue)

An application by Robert King, o/b/o Carroll Properties, Inc. contract purchaser, with permission from 1881 Oak, LLC, property owner, for a Planned Development. The subject property, commonly known as 1881 Oak, is presently located within the RP Research Park 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 1881 Oak for a mixed-use development with accessory parking. Generally, the applicant proposes to construct a new structure at 1881 Oak to develop a multi-family residential building with the following characteristics: approximately 175 dwelling units; approximately 7,000 square feet of retail/commercial space; a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 297,414 square feet, resulting in a floor area ratio of about 9.89; a maximum defined building height of approximately 210 feet; and approximately 175 off-street parking spaces enclosed within the building. The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns: special use for a planned development; building lot coverage; number of dwelling units; floor area ratio; height; setback; off-street parking requirements; and off-street loading requirements including number of berths and clearance height.

Continued without discussion to the regular meeting of the Plan Commission scheduled for Wednesday, December 14, 2005 at 7pm in the Civic Center.

IX. COMMITTEE UPDATES AND REPORTS

Due to loss of a quorum, no committee reports were provided.

X. ADJOURNMENT

The Plan Commission adjourned at 10:30pm due to loss of a quorum.

A special meeting of the Plan Commission is scheduled for WEDNESDAY, DECEMBER 7, 2005 at 7pm in the Civic Center. The next regular meeting of the Plan Commission is scheduled for WEDNESDAY, DECEMBER 14, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division