

AGENDA
EVANSTON PLAN COMMISSION

Meeting of WEDNESDAY, MAY 14, 2008 / 7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, ROOM 2404

I. CALL TO ORDER / DECLARATION OF QUORUM

II. APPROVAL OF APRIL 9 MEETING MINUTES

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.

IV. 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. Citizens have provided comments on the draft plan at several Plan Commission meetings, and the Plan Commission is now discussing and deliberating the draft plan. Additional citizen comments/questions may be heard at the Planning & Development Committee, which is the next step after the Plan Commission.*

** The draft plan, supplemental information, and transcripts from previous meetings are available online at 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 Civic Center, 2100 Ridge Ave, in the City Clerk's Office, Room 1200, and in the Planning Division, Room 3900.*

V. 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.

*** NOTE: IT IS ANTICIPATED THAT TIME WILL ONLY ALLOW FOR THE INITIAL PRESENTATION BY THE DEVELOPMENT TEAM AND THAT PUBLIC COMMENT MAY BE HELD UNTIL THE NEXT MEETING.**

VI. ADJOURNMENT

The next regular Plan Commission meeting is scheduled for WEDNESDAY, JUNE 11, 2008 at 7pm in the Civic Center.

Order of agenda items is subject to change. Information about the Plan Commission is available online at: <http://www.cityofevanston.org/plancommission>. Questions can be directed to the General Planner at 847/866-2928. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Facilities Management Office at 847/866-2916 (voice) or 847/448-8052 (TTY).