

OBSERVER REPORT
PLANNING AND DEVELOPMENT COMMITTEE
January 14, 2008

Observer: Ruth Singer

Meeting began at 7:00 PM. Meeting was held in Council Chambers to accommodate overflow crowd

Media attending: Roundtable, Review, NU

III. ITEMS FOR CONSIDERATION

(P1) Request for Planned Development Extension Ordinance 7-O-07, 1700-1722

Central Street

Consideration of a request from Eastwood of Evanston LLC, the owner and developer of the subject property, for a 13 month extension of Ordinance 7-O-07, for the construction of a mixed use development at the 1700-1722 Central Street. Mayor Morton signed the Planned Development Ordinance on March 5, 2007. Zoning Ordinance Section 6-9-1-9 (A5) & (A6) requires a building permit to be issued and construction begun no more than one year from the date of the Ordinance approval, with project completion in two years of the approval. The applicant is requesting an extension to April 5, 2009 for obtaining the building permit and April 5, 2010 for project completion.

The developer requested an extension because of a slow market for condo sales. Staff supported the request with conditions - the fence must be removed, the property graded and seeded, and no equipment be left on the property. Community Development Director can extend the May to June 30 day extension. The Committee approved on a 7-2 vote..

(P2) Ordinance 4-O-08 - Special Use Request for a Convenience Store at 510

Main Street

Consideration of the recommendation from the Zoning Board of Appeals to approve a special use for a convenience store at 510 Main Street (Main Street Pantry).

Unanimously approve

(P3) Ordinance 5-O-08 - Central Street Plan Implementation - Text Amendment

Consideration of the Plan Commission recommendation for approval of text amendments for the Central Street Master Plan.

(P4) Ordinance 6-O-08 - Central Street Plan Implementation - Map Amendment

Consideration of the Plan Commission recommendation for approval of the map amendments for the Central Street Master Plan.

P3 and P4 are considered together. Bill Duntley (?) gave a report and referred to the new overlay districts. (This needs one of the Central Street neighbors who are following this to interpret). I think there are five districts within the Gross Point to Ridge (hospital) location - Gross Point to Hartrey, Gross Point to Crawford, Hartrey to Prairie, Greenbay south of Central and the CTA station.

Mr. Lawler (a lawyer representing National Louis) made a pitch for a special use of the vacant insurance building at 1620 Central for a "Pace" program which is a professional education for college age adults with multiple learning disabilities with the possibility of having dormitories and classrooms that would be available to these students. The Committee felt that P&D was not the place to be considering this and National Louis had to go to the ZBA, with signs posted for a public hearing, then the ZBA would make recommendation to P&D.

Mr. Ken Bailey then talked about the Central Street Plan and if it was not in the plan it shouldn't be in the implementation.

Central Street will again be on the January 28 P&D agenda.

(P5) Resolution 7-R-08 - Lake Front Master Plan

Consideration of the Playground and Recreation Board's recommendation for City Council's approval of the Lakefront Master Plan.

Mr. Greg Wycamp (?) gave the proposal for the deteriorating lake front taking the plan from the Lighthouse through the Cemetery. This will be discussed at a special meeting that P&D will hold on Tuesday, January 22 at 7PM.

The meeting ended at 8:45PM

Ald. Hansen did a good job with an over-the-top agenda. The Lake Front Plan should have been scheduled at a different time. They must know that Central Street comes out in mass.