

**Observer Report
Planning and Development Committee
February 24, 2009**

Observer: Nancy Bashook

Aldermen Present/Absent: All Present

Staff Present: Dennis Marino, Bill Dunphy, Dona Spicuzza, and others

Media Present: Bill Smith, EvanstonNow; Bob Seidenberg, Evanston Review

Meeting began: 7:00 pm

Meeting ended: 8:05 pm

Items for Consideration

(P1) Ordinance 1-O-09, An Ordinance Amending the Zoning Map to Re-Zone the Properties at 912-946 Pitner Avenue from the I1 Industrial District to the MXE Mixed Use Employment District.

Consideration of a Plan Commission recommendation to approve Ordinance 1-O-09 amending the zoning map to rezone the properties at 912-946 Pitner Avenue from the I2 Industrial District to the MXE Mixed Use Employment District. Introduced on 2/9/09; Returned to Committee for additional discussion concerning parking.

Ald. Jean Baptiste met with Mr. Spatz to look at his property. There are five parking spaces on the premise. He wants to add three more. The adjacent businesses are not being cooperative. They see mixed use as an encroachment on the industrial community. There are some private homes all around the area. It will take some work to ensure Mr. Johnson that he will not be impacted negatively. Mr. Couri, lawyer for Nels Johnson, said there has been structure and harmony among the businesses for many years and asked if this change is benefiting the overall public good.

Citizen spoke to this issue that industrial zones in Evanston should be considered a preservation zone just like certain homes. Attorney for Mr. Spatz indicated that residential combined with industrial use is a positive in today's society, and there is no adverse effect on industry.

Approved.

(P2) Ordinance 17-O-09, An Ordinance Amending the Zoning Map and Granting a Special Use and Major Variations for a Private Educational Institution Located at 1200 Davis Street in the R4 General Residential Zoning District ("Roycemore")

Consideration of Ordinance 17-O-09, amending the Zoning Map at 1200 Davis Street from the 01 Office Zoning District to the R4 General Residential Zoning District, granting a Special Use to operate a private educational institution in an R4 Zoning District at that address, and granting major variances on the required street

side yard setback and impervious surface coverage. On 1/9/09 Committee requested that an ordinance be drafted for consideration.

Steve Friedlan (sp?), a representative from Roycemore School, said there are two modifications to the ordinance. 1) Extension of one year period deadline to March 1, 2011; 2) If, for some reason, Roycemore didn't close by December, 2010, the district would revert back to an O1 Office district, as stated in the prior contract with the General Board. Ald. Tisdahl inquired about making the driveway an impervious surface. Asphalt has more longevity, but the architect will be consulted for better explanation. The two amendments were approved.

(P3) 1890 Maple – Planned Development Extension Request

Consideration of a Request to extend Planned Development approved by Ordinance 80-O-06 by 3 years until October 1, 2013, to begin construction.

This is the building which would house Trader Joe's. The grocer is reevaluating all of their projects in the pipeline. Lots of money was spent to bring Trader Joe's to this location. The developer won't spend any more money until it is known who will occupy the space.

Approved. Ald. Wynne voted no.

(P4) 1881 Oak – Planned Development Extension Request

Consideration of a Request to extend Planned Development approved by Ordinance 80-O-06 by 3 years until July 12, 2013, to begin construction.

Approved.

(P5) Consideration of a Request for an additional 1-year time extension for the 959 Dobson Street Approved Planned Development

Consideration of a request for an additional 1-year time extension for the 959 Dobson Street Planned Development (Ordinance 14-O-07, extended retroactively by City Council on August 11, 2008 and which currently expires March 2, 2009.

Attorney said they are requesting changes in architecture and structure. Project will go either this year or next.

Approved.

Items for Discussion

(PD1) Discussion of Foreclosure Activities

Update on Evanston foreclosure situation and activities.

Jessie covered this adequately in her City Council Report. Nothing else to add here.

Tabled Items

Ordinance 32-O-08 Plan Commission Recommendation for a Mp Amendment & Planned Development at 708 Church Street

The revised Plan is on the city's website and in each library for public review. There will be a special Planning & Development Committee meeting on March 3, at 6:00 pm to discuss revised plan.

Comments: Still little concern for starting on time. They all wander in as if nothing special was about to take place. Very disrespectful.