

PLANNING AND DEVELOPMENT COMMITTEE
March 26, 2007

Council or Committee: Planning & Development

Date: March 26, 2007

Observer: Nancy Bashook

Aldermen Absent/Present: All Present

Staff Present: James Wolinski

Media Present: Evanston Review, Roundtable

Meeting Began: 6:50 pm

Items for Consideration

(P1) Ordinance 34-O-07 – Establishing a 105-day Moratorium on the Issuance of Building Permits for Construction on Green Bay Road from Isabella to Lincoln Street

Consideration of a request from Alderman Tisdahl to establish a building moratorium on Green Bay Road from Isabella Street to Lincoln Street.

Jane Rover, a citizen, explained that the construction would include a total of 5-6 blocks. She proposes that there should be productive use of the moratorium time to develop a concrete proposal of what can be done on Green Bay Road. The area needs to be pedestrian friendly. Metro tracks need to be upgraded. Neighbors fearful of ‘Berlin Wall’ of buildings.

Wolinski met with Jane and Jeff Smith . They will study the area from Lincoln to Livingston. The character of Green Bay Road will change. There is no development in the area now. Duxler is staying in a reduced area and Domicile is going out.

Approved.

(P2) Ordinance 27-O-07 – Text Amendment to Create a Mixed Use Employment Zoning District (MUE)

Consideration of the Plan Commission recommendation to eliminate the existing Transitional Manufacturing Districts and merge into a new Mixed Use Employment zoning district called MUE.

Ald. Rainey is bothered by the uses and permitted uses. Believes this change will appeal more to not-for profits, which don't bring in tax money. She used Shure Brothers as an example of property off the tax roles. Of 26 permitted uses, ten are not-for-profit, not including Northwestern. Ald. Bernstein talked about Sherman Avenue around the Nichols School, which has been upgraded. Evanston Lumber has been a good neighbor for many years, but he would like some non profits in the area. Putting retail in certain areas is not advisable. Ald. Rainey suggested that all retail establishments be examined

and should be categorized. There seems to be an extreme of retail services, such as a tattoo parlor.

Ald. Bernstein said that residential and retail is the future of Evanston. The reality is that manufacturing is out. Ald. Rainey asked which category artists' studios are in. MUE includes artists.

Andy Spatz (architect) spoke about the Dewey/Payne area. In that area anything goes – the neighborhood is nonconforming. He wants the designation changed from MUE to MU. There is zoning for restaurants, glassblower, etc. This would not be appropriate in all wards, since there are other issues to consider.

Committee felt this is an opportunity to look at the individual areas and individual uses and address this issue again.

Held in committee.

- (P3) **Ordinance 28-O-07 – Zoning Map Amendment**
Consideration of the Plan Commission recommendation to rezone areas currently within the current MU and MUE Transitional Manufacturing zoning districts into the MUE Mixed Use Employment zoning district.
Held in committee.

Communications

(PD1) Staff Memorandum on Joint Meeting for Planning & Development Committee and Plancommission on April 12, 2007

There will be a joint meeting on April 12.

Other

Carol Rozinsky is leaving the City on April 6 for a position with the Village of Northbrook, as Director of Development Services. She thanked everyone and expressed her appreciation to the aldermen for the service they perform. The aldermen thanked Carol for all the work she's done, and Wolinski thanked her for 14 great years of service.

Adjournment: 7:30 pm

Comments: Ruth and I met Mayor Morton as we were walking out at 7:30pm and she was coming in. We told her the P&D meeting was over. She thought it was ridiculous that they would have to wait an hour before the Council began and that we should go back to Committee of the Whole. She said Art Newman had struck it down when he was alderman.