

## Observer Report

**Council or Committee:** Planning & Development

**Date:** April 28, 2008

**Observer:** Nancy Bashook

**Aldermen Present/Absent:** All present

**Staff Present:** Jim Wolinski, Ken Cook, Bill ?, Dona Spiccuza

**Media Present:** Roundtable, Evanston Review

**Meeting began:** 7:15 pm (called for 7 pm)

**Meeting adjourned:** 8:15 pm

### **Items for Consideration**

**(P1) Ordinance 35-O-08 – Text Amendment: Solar Collectors**

**Consideration of the Plan Commission recommendation to approve the text Amending chapter 4 “General Provisions” of the Zoning Ordinance to Regulate Solar Collectors, and Amending chapter 18 “Definitions” to add a definition for “Solar Collectors.”**

Mr. Wolinski said this was a wonderful collaboration between the Plan Commission, Preservation Commission and the Environmental Board. This will contribute to a more green community.

Unanimously approved.

**(P2) Ordinance 48-O-08 – Text Amendment: B1 District Special Uses Update**

**Consideration of the Plan Commission recommendation to approve the text Amendment to the B1 District Special Use category, to allow single family detached housing as a special use.**

Mr. Wolinski noted that the staff have issues with this recommendation to make this a special use. The purpose of B1 districts is to provide a neighborhood oriented commercial pedestrian district. Rezoning would be more appropriate.

The house in question is on a corner and could be rezoned to R3. Not compatible with special uses currently allowed.

Bernstein suggested that a class of existing properties legally nonconforming uses be created versus nonexistent. Ken Cook will do further research creating a distinction based upon when property was categorized

Rainey wants more information on how currently existing single homes can be treated differently. Moran agrees that more information is needed and said that B1 districts are small so cohesiveness of district is important. If the wrong project comes in, it could result in an undoing of the concept.

Held in committee.

- (P3) **Ordinance 58-O-08 – Special Use Request for 2650 Ridge Avenue (Evanston Hospital): Expansion of the Kellogg Cancer Care Unit**  
**Consideration of the Zoning Board of Appeals recommendation to approve the request for a special use for expansion of the Kellogg Cancer Care Unit at Evanston Hospital.**

The President and CEO of Evanston Hospital showed a slide presentation and provided the history of the Cancer Care Center. The old building will be demolished and replaced with a new five story facility with the same footprint. The first and second floors are for patient care, with the other floors designated for clinical support services. They met all requirements for special use. The new building will fit comfortably into the neighborhood. Expect an 8.2% increase in cancer care in the next five years and this will ensure capability to handle.

The architect explained the current Cancer Care Center is 25 years old, antiquated and too small. The new building has a 140 foot setback from Ridge. The architecture will de-emphasize the mass of the building. There is more glass to fill the building with natural light. It is LEED certified.

Medical Director/Oncologist explained that the focus is on patient care – subspecialty oriented. Evanston’s CCC is among the top 50 oncology programs in the country. There were 25,000 treatment encounters last year. Old model was physician, nurse, patient. New model – physician, nurse, patient, patient navigator, nutritionist, pharmacologist, psychosocial, etc. Right now not enough space to see all patients – there are long waits.

Unanimously approved.

- (P4) **Major Variance Request Denial for 1233 Central Street (Bahai Parking Lot)**  
Put on May 12 agenda.

- (P5) **Ordinance 59-O-08 – Major Variance for 1812 Lyons Street: Bethel AME Church Parking Lot**  
**Consideration of the Zoning Board of Appeals recommendation to approve the major variance request by Bethel AME Church to expand the existing parking lot.**

Unanimously approved.

- (P6) **Time extension Request – Ordinance 80-O-06 – Planned Development for 1881 Oak**

**Consideration of a request from Carroll Place LLC, owner and developer, for a two-year extension of Ordinance 80-O-06 to July 12, 2010. This is a second extension request, the first being granted by the City Council on June 25, 2007 for a one-year extension to July 12, 2008.**

Mr. Wolinski said staff is in agreement with extension provided certain conditions are met: 1) payment of outstanding right of way permit; 2) removal of fence at construction site. Citizen disagrees with extension because developer has not

followed through with previous promises to beautify site and keep grass cut and snow shoveled. Not an appropriate building for the site.

The representative for the developer said the \$200,000 fee will be paid and they will seed and maintain grass. They do not want to remove the fence because it protects the property from other uses. All agreed it fence. Aldermen Moran and Wynne opposed extension based on their previous votes of not wanting the project in the first place.

Approved with two opposing.

**(P7) Time Extension Request – Ordinance 57-O-05 – Planned Development 1603-1629 Orrington Avenue**

**Consideration of a request from Greg Graines of DLA US LLP, on behalf of the joint venture of Lowe Enterprises & Golub & Company, for a 90-day time extension of Ordinance 57-O—05, a planned development for 1603-1629 Orrington Avenue, to July 31, 2008. The current planned development expires on April 30, 2008.**

Approved, with Wynn and Moran opposing for same reason as (P6).

**Communications**

The Downpayment Assistance Program is starting May 1. Jean-Baptiste said that closing costs are usually an impediment for people buying a regular home. He would like an amendment that requires either a down-payment or closing costs. Foreclosures are having an impact. In stable neighborhoods there are now two or three empty homes. These need to be marketed for this program. Dona Spicuzza said they are doing outreach to realtors, lenders and others and have produced news releases and brochures. Twenty people are now interested.