MEETING MINUTES
PLAN COMMISSION
Wednesday, October 8, 2014
7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Scott Peters (Chair), Jim Ford, Terri Dubin, Carol Goddard, Richard Shure, Colby Lewis,

Members Absent: Kwesi Steele, Lenny Asaro, Andrew Pigozzi

Associate Members Present: None

Associate Members Absent: David Galloway, Seth Freeman, Stuart Opdycke,

Staff Present: Damir Latinovic, Neighborhood and Land Use Planner
Lorrie Pearson, Planning and Zoning Administrator
Mario Treto, Assistant City Attorney

Presiding Member: Scott Peters, Chairman

1. CALL TO ORDER / DECLARATION OF QUORUM

Chairman Peters called the meeting to order at 7:00 P.M and explained the general meeting procedure, schedule, agenda items, time limits on public testimony and opportunities for cross examination of witnesses. Chairman Peters concluded the opening statement by saying that the Plan Commission forwards a recommendation to the City Council which makes the final determination on any matters discussed by the Plan Commission.

2. APPROVAL OF MEETING MINUTES: September 10, 2014

Commissioner Ford made a motion to approve the minutes as prepared. Commissioner Shure seconded the motion.

A voice vote was taken and the minutes were approved by voice call 6-0.

3. NEW BUSINESS

A. Planned Development 14PLND-0118

1571 Maple Avenue

Michael McLean of 1571 Maple Avenue, LLC. developer of the proposed project, has applied for a Special Use for a Planned Development in the D3-Downtown Core Development District (Title 6-Zoning of the Municipal Code, Section 6-11) to construct a 12-story (133.3-foot high) multiple-family building with 101 residential units, 3,696-square feet of commercial space and 13 open parking spaces. The applicant seeks
site development allowances for the number of dwelling units, building height, floor area ratio (FAR), number of on-site parking spaces provided, and building setbacks from the east, north and northwest property lines. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Plan Commission makes a recommendation to the City Council, the final determining body for this proposal.

Mr. Latinovic stated staff initially recommended in its memo to the Board that the case be continued to November 12, 2014. However, upon further review of potential number of cases for the November 12 meeting, staff has determined a special Plan Commission meeting is necessary. As such, staff is recommending the petition for Planned Development approval at 1571 Maple Avenue be continued to a special Plan Commission meeting on November 5, 2014 at 7 pm in Council Chambers.

Chairman Peters invited the applicant to make a statement.

Michael, McLean of 1571 Maple Avenue LLC., the applicant, confirmed they are requesting continuance of the case. The November 5, 2014 meeting date is acceptable to his team.

Chairman Peters stated if the case is continued, additional notice will not be required and invited a motion.

Commissioner Goddard made a motion to continue the case to November 5, 2014.

Commissioner Dubin seconded the motion.

The motion was approved by voice call 6-0.

Mr. Latinovic reminded everyone there will be a Zoning Committee meeting next week on October 15, 2014.

4. ADJOURNMENT

There being no further discussion, Commissioner Goddard made a motion to adjourn the meeting. Commissioner Lewis seconded the motion.

A voice vote was taken and the motion was approved by voice call 6-0. The meeting was adjourned at 7:10 pm.

Respectfully Submitted,
Damir Latinovic
Neighborhood and Land Use Planner
Community Development Department