I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Widmayer determined that a quorum was present and began the meeting at 8pm.

II. APPROVAL OF MEETING MINUTES FROM SEPTEMBER 14, 2005.
There being no changes, minutes from the September 14, 2005 meeting were approved.

III. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 03-14 PD 1100 Clark Street / 1719 Ridge Avenue (Sienna Court)
The Plan Commission will review adjustments to the planned development for substantial conformity with the approved development plan that the City authorized by Ordinance 5-O-04. The Plan Commission in making such a determination would be approving the proposed adjustments, as authorized in Section 6-3-6-12 (C). This matter concerns the planned development the City granted to TR Ridge Partners, LLC on 2/23/04 for redevelopment of the area within the O1, Office District lying generally between Clark Street on the north, Oak Avenue on the east, Church Street on the south, and Ridge Avenue on the west. The proposed adjustments include an increase in the number of dwelling units from 237 to 256. Additionally, the applicant proposes to provide approximately 365 off-street parking spaces whereas 372 spaces are required. If the Plan Commission finds that the proposed adjustments are not in substantial conformity with the final development plan, the Commission shall conduct a public hearing on the proposal, make a recommendation regarding the changes, and forward the project to City Council for final consideration.
Proposed changes to the previously approved planned development include eliminating 10 of the 17 proposed townhouses due to lack of market demand and replacing them with 20 condominiums. Each two story townhouse will be replaced by a condo on each floor, thereby maintaining the facade of the development as proposed and approved in the initial planned development. Modifications to the amount of parking also were discussed. The applicant contended that this number of spaces was sufficient based on the number of excess spaces in previous developments constructed by the developer and excess spaces in this development that will not be needed by the office occupant. A third modification pertained to increasing the median income permitted for buyers of the affordable units voluntarily set aside by the developer (requested change is from 80% of median income to 100% of median income). The developer has been unable to sell these units to people earning less than 80% of median income despite significant marketing efforts by Housing Opportunities Development Corporation. Following deliberation, the Plan Commission recommended approval by a vote of 5-1 to the City Council. Refer to the transcript for the proceedings.

A verbatim transcript of the proceedings of this Plan Commission case is on file with the Evanston Zoning Division. The Zoning Division is located in Room 3700 of the Evanston Civic Center.

IV. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-05 PD 422 Davis / 1615 Hinman (Mather Planned Development)

An application by Mather LifeWays, an Illinois not-for-profit corporation with offices at 1603 Orrington, suite 1800, Evanston, Illinois, property owner, for a Planned Development for the property commonly known as 415 Davis, mapped within the R1, Single Family District; 422 Davis and 1615 Hinman, mapped within the R6, General Residential District. The applicant requests that the city grant a planned development as a form of special use including such development allowances, exceptions to development allowances or other relief as may be necessary to allow the construction in two phases of 245 independent living residences, plus approximately 24 assisted living and 40 long-term care residences, with underground parking for approximately 249 vehicles. The applicant asks for a planned development through a special use permit and development allowances for a planned development relative to the following features affecting bulk and density: height, location and placement of buildings, building lot coverage, impervious surface coverage, number of dwelling units, and off-street parking and loading to permit the construction of the proposed improvements on the subject property.

Following two hours of testimony, the hearing was continued to Wednesday, October 26, 2005 at 8pm in the Civic Center. Refer to the transcript for the proceedings.

A verbatim transcript of the proceedings of this Plan Commission case is on file with the Evanston Zoning Division. The Zoning Division is located in Room 3700 of the Evanston Civic Center.
V. PROPOSED ZONING ORDINANCE MAP & TEXT AMENDMENT PUBLIC HEARING

ZPC 05-07 M&T __ B1a District Review
To consider amendments to Chapters 3, “Implementation and Administration;” 4, "General Provisions," 9, “Business Districts;” 16, “Off-Street Parking and Loading;” 17, “Landscaping and Screening;” 18, “Definitions;” 7, “Zoning Districts and Map;” and any other related sections of the Zoning Ordinance, to amend the text and/or map of the Zoning Ordinance 1) establishing new zoning districts reducing the potential maximum density and height of structures, dwellings, and/or other uses; 2) consider and amend where necessary lot and bulk regulations for said new zoning districts, and 3) to remap all or parts of the following indicated areas from the B2 Business District into one of said new zoning district or other appropriate zoning district or overlay district. The properties that are the subject of potential map amendment recommendations by this Plan Commission hearing consist of, more or less all properties within the B2 Business District along Central Street bounded by Bennett Avenue on the east and Marcy Avenue on the west. These properties, which include all intervening rights of way, are identified by the following street addresses: (A) any Central Street address within the B2 Business District and between 2700 on the east and 3025 on the west; and (B) any Central Park, Hurd, Lincolnwood, Reese, or Ewing addresses within the B2 Business District and between 2530 on the south and 2630 on the north. The specific modifications which the Plan Commission will consider include, without limitation, lot requirements, building height, yard requirements, floor area ratio, use, number of allowed dwellings, limitations on gross floor area for a given use, and/or an amendment to the zoning map to place all or parts of this area within an appropriate zoning district.

Continued without discussion to the regular meeting scheduled for November 9 at 7pm in the Civic Center.

VI. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-08 PD __ 1881 Oak (Vacant Lot Immediately West of 1890 Maple Avenue)
An application by Robert King, o/b/o Carroll Properties, Inc. contract purchaser, with permission from 1881 Oak, LLC, property owner, for a Planned Development. The subject property, commonly known as 1881 Oak, is presently located within the RP Research Park Zoning District. The applicant requests that the City grant a planned development as a form of special use permit including such development allowances, exceptions to development allowances, and other relief as may be necessary to allow redevelopment of 1881 Oak for a mixed-use development with accessory parking.

Generally, the applicant proposes to construct a new structure at 1881 Oak to develop a multi-family residential building with the following characteristics: approximately 175 dwelling units; approximately 7,000 square feet of retail/commercial space; a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 297,414 square feet, resulting in a floor area ratio of about 9.89; a maximum defined building height of approximately 210 feet; and
approximately 175 off-street parking spaces enclosed within the building. The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns: special use for a planned development; building lot coverage; number of dwelling units; floor area ratio; height; setback; off-street parking requirements; and off-street loading requirements including number of berths and clearance height.

Continued at the request of the applicant to the regular meeting scheduled for November 9 at 7pm in the Civic Center.

VII. COMMITTEE UPDATES AND REPORTS
Due to a lack of time, no committee reports were provided.

VIII. ADJOURNMENT
The Plan Commission adjourned at 11:15pm. A special meeting of the Plan Commission is scheduled for WEDNESDAY, OCTOBER 26, 2005 at 7pm in the Civic Center. The next regular meeting of the Plan Commission is scheduled for WEDNESDAY, NOVEMBER 9, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division