MINUTES
EVANSTON PLAN COMMISSION
Wednesday, December 7, 2005 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT..................................Lawrence Widmayer (Chair), Albert Hunter (Vice Chair), Stuart Opdycke, James Woods, Alice Rebechini, Lawrence Raffel

ASSOCIATE MEMBERS PRESENT...........David Galloway, Steve Samson

MEMBERS ABSENT ...................................Sharon Bowie, Douglas Doetsch, Kenneth Rodgers

ASSOCIATE MEMBERS ABSENT ...........Richard Cook

STAFF PRESENT .....................................James Wolinski, Arlova Jackson, Dennis Marino, Ellen Szymanski, Tracy Norfleet

COURT REPORTER.....................................Laura Bernar

I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Widmayer determined that a quorum was present and began the meeting at 7:20pm.

II. APPROVAL OF MEETING MINUTES FROM NOVEMBER 9, 2005.
There being no changes to the November 9 minutes, Member Opdycke motioned approval, Member Woods seconded, and the vote was unanimous.

III. SCHEDULING OF EXECUTIVE COMMITTEE MEETING AND DISCUSSION OF 2006 SCHEDULE FOR REGULAR MEETINGS
The Executive Committee of the Plan Commission will meet Monday, December 12, 2005 at 8am in Room 3650 of the Civic Center. The 2006 schedule for regular meetings was approved.

IV. DISCUSSION OF PLAN COMMISSION RULES
Ms. Norfleet distributed copies of the proposed revisions to the Plan Commission rules. Ms. Szymanski summarized the proposed changes for public hearing notice requirements, public hearing procedures, Plan Commission recommendations, and procedures for amending the rules. To give time for Members to review the proposed changes, the matter was continued to the regular meeting scheduled for Wednesday, December 14, 2005 at 7pm in the Civic Center.
V. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-09 PD&M 2100 Greenwood
An application by 2100 Greenwood Lofts, LLC, property owner, for a Map Amendment and a Planned Development. The applicant is the owner of the property commonly known as 2100 Greenwood, presently located within the I2 General Industrial Zoning District. The applicant requests that the City remove the subject property from the I2 General Industrial District and place it wholly within the MU Transitional Manufacturing District. The applicant also 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 2100 Greenwood for multi-family residential with accessory parking. Generally, the applicant proposes to renovate the existing structure at 2100 Greenwood to develop a multi-family residential building with the following characteristics: a) approximately 26 live-work loft condominium units; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 46,131 square feet, resulting in a floor area ratio of about 0.84; c) a maximum defined building height of approximately 45 feet; and d) approximately 32 off-street parking spaces enclosed within the building and one open off-street parking space.

The applicant began the presentation of the proposed planned development, which is an adaptive reuse of an industrial building to live/work units with a goal of LEED-silver certification. Refer to the transcript for the proceedings. Continued due to a lack of time to the regular meeting scheduled for Wednesday, December 14, 2005 at 7pm in the Civic Center.

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.

VI. 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.
Member Hunter remained recused. Mr. Jim Curtain, architect, presented a series of photo mock-ups comparing views of the original and alternate proposals in winter and summer. He also presented building material samples and answered questions from the public and Plan Commission members. There being no further questions, summaries/closing statements were given by Mr. David Reifman, attorney for the applicant, and by two members representing the opposition (Mr. Tom Conley and Mr. David Reynolds). The Plan Commission then deliberated. Member Woods motioned to recommend approval of the revised site plan with the following conditions: 1) the property remains on the tax rolls and 2) a covenant or some other legal means is established to keep and maintain the open space. Member Raffel seconded. Member Rebekini suggested an amendment that the north building be set back an additional 5’ from Davis. Member Woods accepted the amendment. The motion as amended passed unanimously (5-0). Refer to the transcript for the proceedings.

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VII. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 05-10 PD 1708-1710 Darrow/1801-1805 Church
An application by Housing Opportunity Development Corporation, property owner of 1708-1710 Darrow and contract purchaser of 1801-1805 Church, for a Planned Development for the property commonly known as 1708-1710 Darrow/1801-1805 Church, presently located within the B2 Business 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 1708-1710 Darrow/1801-1805 Church with a mixed-use building with ground floor office and community space, multi-family residential uses, and accessory parking. Generally, the applicant proposes to construct a four-story multi-family residential building with the following characteristics: a) approximately 27 affordable housing units; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 40,167 square feet, resulting in a floor area ratio of about 2.4; c) a maximum defined building height of approximately 45 feet; and d) approximately 19 off-street parking spaces enclosed within the building and 11 open off-street parking spaces.

Continued without discussion to the regular meeting of the Plan Commission scheduled for Wednesday, December 14, 2005 at 7pm in the Civic Center.

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

IX. ADJOURNMENT
The Plan Commission adjourned at midnight.
The next regular meeting of the Plan Commission is scheduled for WEDNESDAY, DECEMBER 14, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division