MINUTES
EVANSTON PLAN COMMISSION
Wednesday, April 13, 2005 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT..........................Lawrence Widmayer (Chair), Albert Hunter (Vice Chair), Steve Knutson, Alice Rebechini, James Woods, Sharon Bowie

ASSOCIATE MEMBERS PRESENT.........None

MEMBERS ABSENT..........................Kenneth Rodgers, Douglas Doetsch, Lawrence Raffel

ASSOCIATE MEMBERS ABSENT ..........Richard Cook, Steve Samson

STAFF PRESENT .............................James Wolinski, Ellen Szymanski, Arthur Alterso, Dennis Marino, Arlova Jackson, Carlos Ruiz, Tracy Norfleet

I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Widmayer determined that a quorum was present and began the meeting at 7:15 p.m.

II. APPROVAL OF MEETING MINUTES FROM MARCH 8, 9, 16, 2005.
Chair Widmayer noted that Alice Rebechini was present on March 16, 2005. There being no further changes, Member Rebechini motioned to approve all sets of minutes. Member Woods seconded, and the vote was unanimous (6-0).

III. CONTINUATION OF PROPOSED ZONING ORDINANCE MAP & TEXT AMENDMENT PUBLIC HEARING
ZPC 04-11 M&T Special Multi-Family Zoning District
Continued without discussion to the next regular meeting of the Plan Commission scheduled for May 11, 2005 at 7pm in the Civic Center.

IV. PROPOSED ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 05-02 T B1 District Review
Chair Widmayer stated the Zoning Committee of the Plan Commission has proposed that this hearing be closed with no further action taken because they are looking at different alternatives. Member Knutson motioned to close the hearing, Member Rebechini seconded, and the vote was unanimous (6-0). Chair Widmayer stated that the Plan Commission will be reintroducing other zoning considerations for B districts as they come out of the Zoning Committee.
V. PROPOSED ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING  
**ZPC 04-13- T Federal Historic Districts**  
Continued without discussion to the next regular meeting of the Plan Commission scheduled for May 11, 2005 at 7pm in the Civic Center.

VI. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING  
**ZPC 05-04 PD 1603 Orrington**  
Continued without discussion to a special meeting of the Plan Commission scheduled for May 4, 2005 at 7pm in the Civic Center.

VII. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING  
**ZPC 05-02 PD 645 Custer**  
Continued at the request of Mr. James Murray, attorney for the applicant, to a special meeting of the Plan Commission scheduled for May 4, 2005 at 7pm in the Civic Center.

VIII. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING  
**ZPC 05-01 PD, M&T 2408 Orrington (former Kendall College property)**  
An application by Smithfield Properties XXXII, LLC, property owner, for a Planned Development, and amendments to the text and map of the Zoning Ordinance. The subject property commonly is presently located within the U1, University Housing District and consist of the block bounded by Colfax on the south, Orrington on the east, Lincoln on the north, and Sherman on the east. The applicant requests that the City place the subject property in the R4, General Residential District and grant a planned development as a form of special use including such development allowances, exceptions to development allowances and other relief as may be necessary to provide the applicant with the zoning relief necessary to allow the redevelopment of the subject property for single family detached and single family attached dwellings. Generally, the proposed project by Smithfield Properties has the following characteristics: 36 attached single-family dwellings in 3 townhouse type buildings and 16 detached single family dwellings, of which 15 are proposed to be in new structures, and with one detached single family dwelling in the house at the northwest corner of Colfax and Orrington commonly known as 2340 Orrington. The proposed 51 new houses have defined building heights ranging from approximately 30 feet to approximately 35 feet, no less than 3 floors, and heights to the roof ridge ranging from approximately 35 feet to 44 feet. There are 104 enclosed parking spaces plus 9 open parking spaces which complies with the requirements of the Zoning Ordinance as to minimum number of parking spaces. The project has a building lot coverage of approximately 48,500 square feet, or about 33%, on the approximately 151,500-square foot subject property, which complies with the requirements of the R-4 District. The project has an impervious surface coverage of approximately 77,500 square feet, or about 52%, which complies with the requirements of the R-4 District. The complex as laid out provides yards or setbacks as follows: approximately 20 feet along Orrington and along Sherman, to the east and west of the subject property; approximately 15 feet along Colfax to the south of the subject property; and approximately 19½ feet along Lincoln to the north of the subject property. The applicant asks a map amendment to R4 from U1 under §6-3-4, and for a special use through a planned development permit authorizing development allowances, and exceptions to development allowances as to lot area to authorize the number of dwellings allowed, yard, accessory use, building height, number of buildings on a zoning lot and number of uses on a zoning lot requirements.

Mr. Citron, attorney, stated that the development team will be presenting revised materials. The court reporter swore in all those wishing to speak. Following the presentation, the development team answered questions from the Plan Commission. Members of the public then provided testimony in support of and in opposition to the project, including a presentation by the neighbors. Mr. Wolinski, Director for Community Development, provided a staff recommendation that the project be denied and outlined the reasons why.
Following deliberation by the Plan Commission, Member Rebechini motioned to reject the application, and she read into the record the findings of fact. Member Knutson seconded, and the vote was unanimous (6-0). 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._

IX. COMMITTEE UPDATES AND REPORTS
- Binding Appearance Review Committee—no report.
- Neighborhood Planning Committee—no report.
- Zoning Committee—no report.
- Community Development Committee—no report.
- Economic Development Committee—no report.
- Planning & Development Committee—no report.
- Parking Committee—no report.
- Lighthouse Committee—no report.
- Downtown Visioning—no report.
- Place Names Committee—no report.

X. ADJOURNMENT
The Plan Commission adjourned at 12:45am. A special meeting of the Plan Commission is scheduled for Wednesday, May 4, 2005 at 7pm in the Civic Center. The next regular meeting of the Plan Commission is scheduled for Wednesday, May 11, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division