I. CALL TO ORDER / DECLARATION OF QUORUM

Chair Widmayer determined that a quorum was present and began the meeting at 7:15 pm.

II. APPROVAL OF MEETING MINUTES FROM MAY 4, 2005.

There being no changes or comments, Member Woods motioned to approve the May 4, 2005 minutes. Member Raffel 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 District

To consider amendments to Chapters 3, “Implementation and Administration;” 4, "General Provisions," 7, Zoning Districts and Map, 8, “Residential Districts;” 15, “Special Purpose and Overlay Districts;” 16, “Off-Street Parking and Loading;” 17, “Landscaping and Screening;” 18, “Definitions;” and any other related sections of the Zoning Ordinance, to amend the text and/or the map of the Zoning Ordinance establishing new zoning districts characterized by having certain residential uses, including without limitation, single-family detached and two-family dwellings, allowed as permitted uses "as-of-right" and having certain other residential uses, which may presently be permitted uses "as-of-right" allowed only as special uses ,consider and amend where necessary lot and bulk regulations for said new zoning districts, and to remap all or parts of the following indicated areas from the R4, R5, or R6 General Residential Districts 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 comprise, more or less all properties within the R4, R5, or R6 General Residential Districts bounded by Ridge Ave. on the west, Emerson on the south, Orrington on the east, and Colfax on the north.
Chair Widmayer stated that this matter was a referral from Alderman Newman and has become commonly known as R4a. It has been discussed at previous Plan Commission meetings, and testimony was taken at Zoning Committee meetings. Chair Widmayer stated that there are two parts to the request: the first is the adoption of a new R4a zone, and the second phase is the requested map amendment.

Mr. Alterson, Zoning Administrator, and Ms. Szymanski, Assistant Corporation Counsel, clarified changes to the proposed text. Public testimony was taken, and the Plan Commission deliberated. Member Hunter motioned to adopt the proposed text amendment and read into the record the standards and findings of fact. Member Rebechini seconded. The motion passed unanimously (6-0).

Mr. Alterson clarified the map amendment boundaries. Member Hunter motioned to adopt the proposed map amendment and read into the record the standards and findings of fact. Member Rebechini seconded. The motion passed unanimously (6-0).

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. PROPOSED ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 04-13 T  Federal Historic Districts
To consider amendments to §6-15-11, and Chapters 15, “Special Purpose Districts;” 18, “Definitions;” and any other related sections of the Zoning Ordinance, to review and amend the Evanston Zoning Ordinance to eliminate or modify the requirement, as affects properties within federal historic districts that are not also within Evanston, local, historic districts, at §6-15-11, as follows: "RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to an historic landmark, or a property located in a Federal or local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision-making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: (A) Is necessary and/or appropriate in the interest of historic conservation so as not to adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts; or (B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and (C) Will not be materially detrimental to the public health, safety & welfare or injurious to property in the district or vicinity where the property is located."

Chair Widmayer stated that this matter was a referral from Alderman Rainey, and he noted that she was present. Mr. Alterson distributed information on historic districts to Plan Commission members. Public testimony was taken in support of and in opposition to the proposed text amendment. Also present were Mr. Carlos Ruiz, Preservation Coordinator, and Mr. Christopher Carey, Preservation Commission Chair, both of whom answered questions from the Plan Commission. The Plan Commission then deliberated the issue.
Member Rodgers motioned to make the changes to the zoning ordinance, but the motion was not seconded. Member Raffel motioned not to make the changes to the zoning ordinance, and Member Rebechini seconded. The motion passed with Chair Widmayer opposed (5-1).

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V. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 04-08 PD  1567 Maple
An application by Winthrop Properties, LLC for 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 an area within the D3 Downtown Core Development District. Winthrop Properties, LLC is a limited liability company organized under the laws of the State of Illinois for the purpose of development, contracting, marketing and selling condominium units and commercial space to be constructed on the site at 1567 Maple Avenue, Evanston, Illinois. Winthrop Properties, LLC, is directed by Robert Horner and Ibrahim Shihadeh. The proposal is for a mixed-use development consisting of retail uses; parking; residential uses; and other uses permitted in the D3 district. The instant project is a revision of an earlier development proposal that the City noticed for public hearing on 7/22/04, which hearing the Commission commenced on 8/11/04. Subsequently, the City Council directed the Plan Commission to reopen said hearing for consideration and recommendation on the applicant’s revised proposal. Generally, the applicant proposes to construct a multi-family residential building with the following characteristics: approximately 126 dwelling units; a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 161,000 square feet, resulting in a floor area ratio of about 5.6; a maximum defined building height of approximately 148 feet, resulting from the absolute building height of 180.5 feet less 33¼ feet excluded by reason of 75% or more of the areas of three parking levels being devoted to parking; approximately 210 parking spaces; and approximately 5,200 square feet of ground floor retail/office/commercial space.

Chair Widmayer noted that a citizen’s request for a continuance had been received by email. Mr. Murray, attorney, noted that there may be a notification issue because the Cook County Assessor’s list of taxpayers of record has not been updated to include some of the residents at Church Street Station. Zoning staff will correct this. The matter was continued without discussion to the next regular meeting scheduled for June 8, 2005 at 7pm in the Civic Center.

VI. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-02 PD  645 Custer
A revision to an application by Steven Lome, manager of Clearwater LLC, property owner, for a Planned Development for the property commonly known as 645 Custer presently located within the MU Transitional Manufacturing 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 redevelopment of 645 Custer with 19 residential units and accessory parking. The project has changed since the original public notice to include an increase in height, an increase in the south side yard setback, a reduction in the rear and north side yard setbacks, and the removal of the front yard fencing. The unit count has not changed from the original proposal. Generally, the project proposed by Clearwater LLC will have the following characteristics: four single-family attached units in two buildings; fifteen (15) condominium units in one multi-family building; 28 off-street parking spaces; and a floor area ratio of approximately 2.01. The new proposal as laid out provides yards or setbacks as follows: approximately 15 feet from the front yard (Custer) for the building;
approximately 5 feet from the south property line for the building; approximately 4 feet from the north property line for the building; and approximately 1 foot from the rear property line for the building. The applicant asks for a planned development through a special use permit in the MU, Transitional Manufacturing District for a multi-family residential development, and development allowances, and exceptions to development allowances as to lot size, building height, yard requirements, yard obstructions, floor area ratio, lot coverage, and parking and loading requirements.

Ms. Jackson read into the record the new notice. Member Raffel recused himself from discussion because he lives next door. Mr. James Murray, attorney, submitted new exhibits, including a new zoning analysis and a market study.

The development team presented revisions. It was noted that since the last time this matter was before the Plan Commission, there has been another meeting with the neighbors regarding their concerns. Public testimony was taken, and the Plan Commission deliberated. Regarding affordable housing, Mr. Murray stated that a monetary contribution for affordable housing is possible. He noted that this neighborhood has more affordable housing in than other parts of Evanston.

To give time for the development team to consider concerns raised (e.g., impact to neighbors at northwest corner, drainage, parking requirements, density), the case was continued to the next regular meeting scheduled for June 8, 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.

VII. COMMITTEE UPDATES AND REPORTS
Due to time constraints, no committee reports were provided.

VIII. ADJOURNMENT
The Plan Commission adjourned at 11:30pm. The next regular meeting of the Plan Commission is scheduled for Wednesday, June 8, 2005 at 7pm in the Civic Center. A special meeting of the Plan Commission has been scheduled for Wednesday, June 22, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division