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 APRIL 13, 2005.

There being no changes or comments, Member Rebechini motioned to approve the April 13, 2005 minutes. Associate Member Samson seconded, and the vote was unanimous (6-0).

III. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

**ZPC 05-02 PD 645 Custer**

Continued without discussion to the May 11, 2005 regular meeting due to revisions that caused it to be re-noticed, but which were not received in time to do so for the May 4 special meeting.

IV. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

**ZPC 05-04 PD 1603 Orrington**

An application by CFRI/Golub Evanston LLC, property owner, for a Planned Development for the property commonly known as 1603-1629 Orrington, located within the D3, Downtown Core Development District. The applicant requests that the city amend Ordinance 50-0-67 & 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 of approximately 13,600 sqft of additional street level retail space. The current proposal provides for the addition of approximately 11,000 sqft of retail space in the current plaza area of 1603 Orrington & the net addition of approximately 2,600 sqft of retail space to the 1629 building. The project also includes an at-grade link connecting the two buildings, a 20-space surface parking lot located to the north of the 1603 building, & the addition of 12 on-street parking spaces on Orrington Ave. In addition the project contemplates relocating the existing ramp access to the underground parking garage. 1603-29 Orrington was developed as a planned development pursuant to Ordinance 50-O-67 & the applicant desires to amend such ordinance.
Mr. Alterson read into the record the description of the project. The court reporter swore in those wishing to speak. Chair Widmayer summarized the procedure for public hearings.

Mr. Gregg Graines, attorney for the applicant, introduced the development team. Mr. Bruce Armstrong, developer, gave a brief statement. Mr. Steven Yas (architect) presented the project, including site plans and elevations, and discussed its urban context. Mr. Neil Koenig, traffic/parking consultant, stated that the project would not cause any significant traffic impacts. Plan Commission Members asked questions throughout the presentations. Following the presentations, members of the audience asked questions and then offered testimony in support of and in opposition to the project. Refer to the transcript for the proceedings.

Following a brief recess, Member Rebechini motioned to approve the application subject to the following conditions:

- The storefront on Davis/Orrington facing the pedestrian way be not more than 25% opaque or visually screened, and that not more than three contiguous glazing modules of 5’ be allowed to be opaque or visually screened;
- The garage exit ramp be equipped with audial/visual signals for pedestrian warning of vehicular exiting and for the visual aid of motorists; and
- Substantial effective screening of mechanical equipment on the rooftop be provided to screen the view from the pedestrian level and from adjacent existing buildings on Davis and Orrington.

Member Rebechini read into the record the findings and standards. Member Doetsch seconded, and the vote was unanimous (5-0, Member Bowie was not present for the vote). Mr. Graines asked for a clarification of relief received. Following discussion, Member Rebechini motioned to include the relief received (e.g., parking, loading, Ziggurat setback). Member Doetsch seconded, and the vote was unanimous (5-0, Member Bowie was not present for the vote).

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

VI. ADJOURNMENT
The Plan Commission adjourned at 11pm. The next regular meeting of the Plan Commission is scheduled for Wednesday, June 8, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division