I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Widmayer determined that a quorum was present and began the meeting at 7:30pm.

II. APPROVAL OF MEETING MINUTES FROM JUNE 8, 2005.
There being no changes or comments, Member Hunter motioned to approve the June 8, 2005 minutes. Member Rodgers seconded, and the vote was unanimous.

III. CONTINUATION OF 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 the last meeting ran late and asked if any audience members were present who did not get to speak last time. There was no one present who wished to speak.

Mr. Murray, attorney, entered into the record supplemental information on the U.S. Green Buildings Council and Leadership in Energy and Environmental Design (LEED) rating system for buildings. He noted that this could be the first LEED building in Evanston (aiming for a silver LEED rating), and LEED for residential development is a fairly new trend compared to other types of development. He also provided additional information on the proposed $150,000 contribution for a downpayment assistance program, which also is a new type of program for Evanston. Plan Commission members then asked the development team questions, and Mr. Murray provided a closing statement.

Following deliberation, Member Raffel motioned to approve the proposed planned development and read into the record the standards and findings. Member Rodgers seconded. Member Hunter proposed an amendment that consideration be given to two major concerns that have been addressed in the Plan Commission’s discussion about the building and how it fits into its neighborhood context: 1) the height may be too great and of concern especially along Maple Avenue and 2) the parking structure presents a monolithic three-story block wall to pedestrians and neighboring buildings, also along Maple Avenue. Member Doetsch clarified that these are reservations attached to the proposal sent to City Council. On the understanding that these are reservations, Member Doetsch seconded. The amendment passed unanimously (6-0).

The vote for the planned development was 4 ayes (Rodgers, Hunter, Raffel, Widmayer) and 2 nays (Doetsch, Bowie). Since 5 votes are needed to make a recommendation to City Council, and 2 members were absent from the vote (Rebechini, Woods), the matter was continued to the regular meeting scheduled for July 13, 2005 at 7pm 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.
VI. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-05 PD 422 Davis / 1615 Hinman (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 requested to be recused from discussion because his mother is a resident of a Mather facility. Mr. Alterson read into the record the notice for the proposed planned development.

Mr. David Reifman, attorney, provided an opening statement and introduced the development team. Ms. Mary Leary, President/CEO of Mather Life Ways, provided history and background on Mather and the project. Mr. Larry Okrent, consultant, presented the land use context for the project. Mr. Jim Curtain, architect, presented renderings and elevations. Mr. Dan Weinback, landscape architect, presented the landscape plan. Due to a lack of time, presentations will continue at the next meeting. The matter was continued to the regular meeting scheduled for July 13, 2005 at 7pm 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. COMMITTEE UPDATES AND REPORTS
Due to a lack of time, no committee reports were provided.

VI. ADJOURNMENT
The Plan Commission adjourned at 11:30pm. The next regular meeting of the Plan Commission is scheduled for Wednesday, July 13, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division