MINUTES
EVANSTON PLAN COMMISSION
Wednesday, June 8, 2005 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT.................................Lawrence Widmayer (Chair), Albert Hunter (Vice Chair), Alice Rebechini, Lawrence Raffel, Douglas Doetsch, Steve Knutson, James Woods

ASSOCIATE MEMBERS PRESENT...........Steve Samson

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

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

STAFF PRESENT ...................................Arthur Alterson, Dennis Marino, Arlova Jackson, 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 7:15pm.

II. APPROVAL OF MEETING MINUTES FROM MAY 11, 2005.
There being no changes or comments, Member Raffel motioned to approve the May 11, 2005 minutes. Member Woods seconded, and the vote was unanimous.

III. 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.

Member Raffel recused himself from discussion because he lives next door. There being no further revisions or comments from the Plan Commission, Member Woods motioned approval and read into the record the standards and findings. Member Doetsch seconded, and the motion passed with Member Rebechini voting ‘nay’ and Member Raffel abstaining (5-1-1).

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 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 33 1/4 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.

Mr. Alterson read into the record the notice for the revised planned development proposal. Mr. James Murray, attorney, introduced the development team.

Mr. Robert Horner, developer, provided an overview of the project and stated that he is amenable to creating a down-payment assistance program for first-time homebuyers. Mr. Patrick Fitzgerald, architect, presented the site plan, elevations, floor plans (mix of 1, 2, and 3-bedroom units), and landscaping. He also described the building materials and noted that this could be the first LEED certified building in Evanston. Ms. Bonnie Flock, traffic engineer, summarized the traffic and parking study for the project and stated that based on national standards used in the analysis, no significant impacts are expected.
Following the presentation, members of the Plan Commission and audience asked questions. Members of the audience then offered testimony in support of and in opposition to the project. Refer to the transcript for the proceedings.

Due to a lack of time, the matter was continued to the special meeting scheduled for June 22, 2005 at 7pm in the Civic Center.

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V. ACKNOWLEDGEMENT OF STEVE KNUTSON
Chair Widmayer stated that tonight is Steve Knutson’s last Plan Commission meeting, as he will be out of town for the June 22 special meeting. Chair Widmayer thanked him for 9 years of service, and Mr. Knutson thanked the City for the opportunity. He received a round of applause.

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

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