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 JUNE 22, 2005.
There being no changes, Member Rodgers motioned to approve the June 22, 2005 minutes. Member Raffel seconded, and the vote was unanimous.

III. NOMINATION / INTRODUCTION OF NEW MEMBERS
Chair Widmayer introduced Stuart Opdycke, an attorney and lifelong Evanston resident who was confirmed as a full Member by City Council on July 11, 2005. Chair Widmayer also introduced Mr. David Galloway, an architect and member of Design Evanston, and motioned to nominate him as an Associate Member. Member Hunter seconded, and the vote was unanimous.

IV. 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 33½ 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.

Two members absent from the last meeting were asked to vote on the amended motion. Members Rebechini and Woods voted ‘nay,’ bringing the vote to 4-4. Because 5 votes are needed to make a recommendation to City Council, the question of whether Member Opdycke could vote was raised. Ms. Szymanski, Assistant Corporation Counsel, deferred to past practice of the Plan Commission for voting by new members but gave the opinion that Member Opdycke can be treated the same as any other Member who could not attend previous meetings due to illness, travel, or other reasons and who could cast a vote on the basis of the transcript. To allow time for him to review all transcripts and materials, the matter was continued to the regular meeting scheduled for August 10, 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. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

ZPC 05-06 T Remedies and Penalties for Zoning Violations

To consider amendments to Chapters 3, “Implementation and Administration;” 4, "General Provisions," 18, “Definitions,” and any other related sections of the Zoning Ordinance, to amend the text of the Zoning Ordinance to affect those regulations of the Zoning Ordinance regarding penalties and remedies for violations, including though not limited to amending §6-3-10-5: PENALTIES AND REMEDIES FOR VIOLATIONS, which currently reads as follows: (A) Violations of the provisions of this Ordinance or failure to comply with any of its requirements, including violations of any conditions and safeguards established in connection with approval of a variation, special use, unique use, zoning certificate, or development plan approval, shall constitute a misdemeanor, punishable by a fine of not less than twenty-five dollars ($25.00) nor more than five
hundred dollars ($500.00). (B) Each day that any violation continues after notification by the Zoning Administrator that such violation exists, shall be considered a separate offense for purposes of the penalties and remedies specified in this subsection 6-3-10-5(A) above. (C) This Ordinance may also be enforced by an appropriate equitable action. The Plan Commission will consider specific modifications to the text of the Zoning Ordinance allowing for the more efficient enforcement of the provisions of the Zoning Ordinance, including without limitation, revisions to allow for adjudication of zoning ordinance violations in the system of administrative adjudication as established and operated under Title 11, ADMINISTRATIVE ADJUDICATION, of the Evanston City Code, as well as in Circuit Court, and modifications to the penalty provisions to increase fines and make violations punishable by a fine only.

Mr. Alterson read into the record the notice for the issue. Following discussion, Member Bowie motioned approval. Member Woods read into the record the findings of fact. Member Rebechini seconded, and the vote was unanimous. Refer to the transcript for the proceedings.

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VI. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-05 PD 422 Davis / 1615 Hinman (Mather 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 remained recused from discussion. The development team resumed their presentations, including traffic/parking, zoning relief requested, stormwater, a real estate market assessment, economic impact analysis, and relation to the city’s Comprehensive Plan. Mr. Reifman, attorney, stated that the development team will be present at subsequent meetings to answer questions. Public testimony in support of the project was initiated. Due to a lack of time, the matter was continued to the regular meeting scheduled for August 10, 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.

VII. COMMITTEE UPDATES AND REPORTS
Due to a lack of time, 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, August 10, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division