I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Widmayer determined that a quorum was present and began the meeting at 7:25pm.

II. APPROVAL OF MEETING MINUTES FROM JULY 13, 2005.
There being no changes, Member Rebechini motioned to approve the July 13, 2005 minutes. Member Opdycke 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.

At the last meeting, the vote on the motion (as amended) to approve the project was 4-4 with one member left to vote. Member Opdycke stated that he read the transcripts and voted ‘nay,’ bringing the vote to 4-5. Member Rebechini motioned to deny the project and read into the record the findings and standards. Mr. Woods seconded the motion, and the motion passed 5-2 with Members Raffel and Rodgers voting ‘nay.’ 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.

IV. 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.

Public testimony in support of the project was completed, and cross-examination was initiated. Refer to the transcript for the proceedings. Due to a lack of time, the matter was continued to the regular meeting scheduled for September 14, 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.
V. COMMITTEE UPDATES AND REPORTS

- **Zoning Committee**—Member Doetsch stated that the committee has been working with staff on text for the Central Street B1a zoning issue, and the next step will be to notice the public hearing. The committee also has begun discussing the issue of R1 districts next to tall buildings. He acknowledged the tremendous assistance provided by Mr. Alterson and Ms. Jackson over the years and stated that Mr. Alterson will be missed.

- **Design Guidelines Committee**—Member Woods stated that the committee discussed turning the existing draft documents into guidelines. Staff are doing an internal review of the documents, and a draft is anticipated in early fall. The final timeframe is expected to be the end of the year.

- **Economic Development Committee**—Member Rebechini stated that at the last meeting, the committee agreed to give sales tax relief to Autobarn so that they will stay in Evanston.

- **Community Development Committee**—Member Rodgers stated that the application for CDBG funds is now available and described the process and deadlines.

- **Parking Committee**—Member Raffel stated that due to construction on Main Street, the committee is considering free parking on Saturdays. He thought if this is done for Main Street, then it should be done for other parts of the city during construction.

- **Neighborhood Planning Committee**—No report.
- **Planning & Development Committee**—No report.
- **Downtown Visioning**—No report.
- **Lighthouse Committee**—No report.
- **Place Names Committee**—No report.

VI. ADJOURNMENT

The Plan Commission adjourned at 11pm. The next regular meeting of the Plan Commission is scheduled for Wednesday, September 14, 2005 at 7pm in the Civic Center. A special meeting of the Plan Commission is scheduled for Wednesday, September 21, 2005 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division