I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Widmayer determined that a quorum was present and began the meeting at 7:45pm.

II. APPROVAL OF MEETING MINUTES FROM AUGUST 10, 2005.
There being no changes, Member Doetsch motioned to approve the August 10, 2005 minutes. Member Opdycke seconded, and the vote was unanimous.

III. DISCUSSION OF UPCOMING MEETINGS
Special meetings were scheduled for Wednesday, September 21 and Thursday, October 6. The October regular meeting was rescheduled for Tuesday, October 11. All meetings will take place at 7pm in the 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.

Members of the audience cross-examined the development team based on information presented at previous meetings. There being no further questions, Chair Widmayer stated that he received a request for a continuance from a neighbor, Mr. David Reynolds, to allow time to review information presented and prepare testimony. The matter was continued to the special meeting scheduled for October 6 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. PROPOSED ZONING ORDINANCE MAP & TEXT AMENDMENT PUBLIC HEARING

ZPC 05-07 M&T B1a District Review

To consider amendments to Chapters 3, “Implementation and Administration;” 4, "General Provisions," 9, “Business Districts;” 16, “Off-Street Parking and Loading;” 17, “Landscaping and Screening;” 18, “Definitions;” 7, “Zoning Districts and Map;” and any other related sections of the Zoning Ordinance, to amend the text and/or map of the Zoning Ordinance 1) establishing new zoning districts reducing the potential maximum density and height of structures, dwellings, and/or other uses; 2) consider and amend where necessary lot and bulk regulations for said new zoning districts, and 3) to remap all or parts of the following indicated areas from the B2 Business District into one of said new zoning district or other appropriate zoning district or overlay district. The properties that are the subject of potential map amendment recommendations by this Plan Commission hearing consist of, more or less all properties within the B2 Business District along Central Street bounded by Bennett Avenue on the east and Marcy Avenue on the west. These properties, which include all intervening rights of way, are identified by the following street addresses: (A) any Central Street address within the B2 Business District and between 2700 on the east and 3025 on the west; and (B) any Central Park, Hurd, Lincolnwood, Reese, or Ewing addresses within the B2 Business District and between 2530 on the south and 2630 on the north. The specific modifications which the Plan Commission will consider include, without limitation, lot requirements, building height, yard requirements, floor area ratio, use, number of allowed dwellings, limitations on gross floor area for a given use, and/or an amendment to the zoning map to place all or parts of this area within an appropriate zoning district.

Continued without discussion to the special meeting scheduled for September 21 at 7pm in the Civic Center.
VI. COMMITTEE UPDATES AND REPORTS

Due to a lack of time, no committee reports were provided.

VII. ADJOURNMENT

The Plan Commission adjourned at 11:15pm. Special meetings have been scheduled for WEDNESDAY, SEPTEMBER 21 and THURSDAY, OCTOBER 6. The October regular meeting was rescheduled for TUESDAY, OCTOBER 11. All meetings will take place at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division