I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Hunter was introduced as the new Plan Commission Chair, starting with tonight’s meeting. He offered a brief statement and introduced other members of the Plan Commission to the audience. He then determined that a quorum was present and began the meeting at 7:20pm.

II. APPROVAL OF MEETING MINUTES FROM DECEMBER 14, 2005.
There being no changes to the December 14 minutes, Member Rebechini motioned approval, Member Opdycke seconded, and the vote was unanimous.

III. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-10 PD  1708-1710 Darrow/1801-1805 Church
An application by Housing Opportunity Development Corporation, property owner of 1708-1710 Darrow and contract purchaser of 1801-1805 Church, for a Planned Development for the property commonly known as 1708-1710 Darrow/1801-1805 Church, presently located within the B2 Business District. The applicant requests that the City grant 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 1708-1710 Darrow/1801-1805 Church with a mixed-use building with ground floor office and community space, multi-family residential uses, and accessory parking. Generally, the applicant proposes to construct a
four-story multi-family residential building with the following characteristics: a) approximately 27 affordable housing units; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 40,167 square feet, resulting in a floor area ratio of about 2.4; c) a maximum defined building height of approximately 45 feet; and d) approximately 19 off-street parking spaces enclosed within the building and 11 open off-street parking spaces.

The development team presented the proposal for the planned development, and testimony in support of the project began. Refer to the transcript for the proceedings. Continued due to lack of time to a special meeting on Monday, January 30 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.

IV. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 05-08 PD  1881 Oak (Vacant Lot Immediately West of 1890 Maple Avenue)

An application by Robert King, o/b/o Carroll Properties, Inc. contract purchaser, with permission from 1881 Oak, LLC, property owner, for a Planned Development. The subject property, commonly known as 1881 Oak, is presently located within the RP Research Park Zoning District. The applicant requests that the City grant 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 1881 Oak for a mixed-use development with accessory parking. Generally, the applicant proposes to construct a new structure at 1881 Oak to develop a multi-family residential building with the following characteristics: approximately 175 dwelling units; approximately 7,000 square feet of retail/commercial space; a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 297,414 square feet, resulting in a floor area ratio of about 9.89; a maximum defined building height of approximately 210 feet; and approximately 175 off-street parking spaces enclosed within the building. The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns: special use for a planned development; building lot coverage; number of dwelling units; floor area ratio; height; setback; off-street parking requirements; and off-street loading requirements including number of berths and clearance height.

The development team presented the proposal for the planned development. Testimony in support of the project was taken, and testimony in opposition to the project began. Refer to the transcript for the proceedings. Continued due to lack of time to a special meeting on Monday, January 30 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. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 05-11-PD&M  1613 Church Street
An application by Church Street Village, LLC for a Map Amendment and a Planned Development. The applicant is the owner of the property commonly known as 1613 Church, presently located within the I2 General Industrial Zoning District. The applicant requests that the City remove the subject property from the I2 General Industrial District and place it wholly within the R5 General Residential District. The applicant also requests that the City grant 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 1613 Church for single-family attached residential units with accessory parking. Generally, the project proposed by Church Street Village, LLC will have the following characteristics: forty-two (42) single-family attached dwelling units, approximately 82 off-street parking spaces, and setbacks. The proposal as laid out provides yards or setbacks as follows: approximately 7 feet from the front property line (Church); approximately 3 feet from the west property line; approximately 3 feet from the east property line; and approximately 5 feet from the rear property line. The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns: land use, impervious surface, lot width, yards, fence location, and parking geometry.

Continued without discussion to the regular meeting of the Plan Commission scheduled for Wednesday, January 18, 2006 at 7pm in the Civic Center.

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

VII. ADJOURNMENT
The Plan Commission adjourned at 11:15pm.

Special meetings of the Plan Commission are scheduled for Wednesday, January 11 and Monday, January 30 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division