I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Hunter determined that a quorum was present and began the meeting at 7:20pm.

II. APPROVAL OF MEETING MINUTES FROM NOVEMBER 8, 2006.
Member Widmayer motioned to approve the November 8 minutes. Member Woods seconded, and the vote was unanimous.

III. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-06 PD 1700-1722 Central Street
An application by Evanston Central I, LLC, with permission from One Seven Zero Zero Central LLC and from Lauren I Kaplan as Trustee of the Julius R. Kaplan Trust, property owners, for a Planned Development. The applicant is the contract purchaser of the properties commonly known as 1700-1722 Central Street, 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 1700-1722 Central Street for multi-family residential with accessory parking and ground floor retail. Generally, the applicant proposes to construct a new structure at 1700-1722 Central Street with the following characteristics: a) Approximately 55 dwelling units; b) Approximately 9,220 square feet of retail/commercial space; c) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 99,957 square feet, resulting in a floor area ratio of about 2.27; d) A predominant maximum building height of approximately 57 feet; and e) Approximately 99 off-street parking spaces enclosed within the building.
At the last meeting, testimony was completed, after which the Plan Commission offered comments. Tonight, following brief discussion, the Plan Commission deliberated the matter. Members commended the applicant for revising the design per comments received throughout the hearing, but they generally preferred the original proposal because of its design and because it preserved the landmark house.

Member Opdycke noted that the revised proposal does not substantially lower height, but the trade-off is the loss of the landmark house. Member Widmayer stated that this project reminded him of several projects in the past in which the trade-off for height was design quality. He also thought that demolishing the landmark house would set a bad precedent. Member Bowie certified that she read the transcripts and stated that she too preferred the original proposal. Member Woods preferred the original proposal but stated that he would support the revised proposal had he never seen the original proposal. Member Hunter raised the issue that the revised proposal does not offer affordable housing, while also tearing down the landmark house. Mr. Reifman, attorney for the applicant, reminded the members of several concerns with the original proposal (e.g., not enough parking, shallow retail depth).

Member Widmayer motioned to recommend denial of the revised proposal and read into the record the findings and standards. Member Opdycke seconded. The motion passed with Member Woods voting nay (4-1). Member Widmayer then motioned to draft a letter from the Plan Commission to the Planning and Development Committee reinforcing the preference for the original proposal. Member Opdycke seconded, and the motion passed unanimously (5-0).

A verbatim transcript of the proceedings of this Plan Commission case is available from the City of Evanston’s web site. The proposal and transcripts can be viewed at the Downtown Library’s 3rd floor reference desk or at the Civic Center in the Planning Division or Zoning Division during business hours.

IV. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-10 PD    1001 Chicago Avenue
An application by Gregory Greif, o/b/o Greif Properties, Inc., property owner, for a Planned Development. The applicant is the current owner of the property commonly known as 1001 Chicago Avenue, presently located within the C1a Commercial Mixed-Use 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 1001 Chicago Avenue for a multi-family residential building with accessory parking and ground floor retail. Generally, the applicant proposes to construct a new structure at 1001 Chicago Avenue with the following characteristics: a) Approximately 65 dwelling units; b) Approximately 3,650 square feet of retail/commercial space; c) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 87,015 square feet, resulting in a floor area ratio of about 3.46; d) A predominant maximum building height of approximately 67 feet; and e) Approximately 91 off-street parking spaces enclosed within the building. The applicant requests grant of a special use as authorized by §6-10-3-3 for a planned development and
for a use that exceeds 20,000 square feet. §6-10-1-9(D) establishes the mandatory planned development thresholds for a project located in the C1a Commercial Mixed-Use District. The subject property at 1001 Chicago Avenue is located on a lot that is approximately 25,185 square feet in size. In addition, the project will result in the development of 65 new residential units. Both characteristics trigger a mandatory planned development request to obtain approval for the proposed project.

At the October 11 meeting, the presentation of the proposal began. Tonight, presentations were heard regarding design (clarifications to questions raised last time and presentation of material samples), traffic, planning/land use, and the real estate market. Following the presentations, a representative for persons with a legally protected interest requested a continuance to the January meeting to allow time to review the evidence. Continued at the request of the opposition to the meeting of January 10, 2007 at 7pm in the Civic Center.

A verbatim transcript of the proceedings of this Plan Commission case is available from the City of Evanston’s web site. The proposal and transcripts can be viewed at the Downtown Library’s 3rd floor reference desk or at the Civic Center in the Planning Division or Zoning Division during business hours.

V. COMMITTEE REPORTS
Due to lack of time, no committee reports were provided.

VI. ADJOURNMENT
The Plan Commission adjourned at 10pm. The next regular Plan Commission meeting is scheduled for Wednesday, December 13 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division