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 JANUARY 11, 2006.
There being no changes to the January 11 minutes, Member Opdycke motioned approval, Member Rebechini seconded, and the vote was unanimous.

III. 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:
The applicants presented the proposal. Testimony in support of the project was taken, followed by cross-examination, testimony in opposition, and questions and comments from Plan Commission members. At the request of applicant, the matter was continued to the February 8th meeting (7pm, Council Chambers) to allow time to consider suggestions for design and site planning.

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 05-01 PD, M&T 2408 Orrington (Former Kendall College)
A revision to an application by Smithfield Properties XXXII, LLC, property owner, for a Planned Development and amendments to the text and map of the Zoning Ordinance. The subject property commonly known as 2408 Orrington is presently located within the U1, University Housing District and consists of the block bounded by Colfax on the south, Orrington on the east, Lincoln on the north, and Sherman on the west. The applicant requests that the City place all or part of the subject property in the R1, Single-Family Residential District and the R4, General Residential District and grant a planned development as a form of special use including such development allowances, exceptions to development allowances, and other relief as may be necessary to allow the redevelopment of the subject property for single family detached and single family attached dwellings. The major changes from the previous proposal include a reduction in the number of single-family attached dwelling units and a modification of the proposed map amendment. Generally, the proposed project by Smithfield Properties has the following characteristics: a) There are 10 attached single-family dwellings in 2 townhouse type buildings. b) There are 16 detached single-family dwellings, all of which are proposed to be in new structures. c) There are 52 enclosed parking spaces which comply with the requirements of the Zoning Ordinance as to minimum number of parking spaces. d) The complex as laid out provides yards or setbacks as follows: 1) approximately 20 feet along Sherman to the west of the subject property; 2) approximately 35 feet along Orrington to the east of the subject property; 2) approximately 27 feet along Lincoln and Colfax, to the north and south of the subject property. The applicant asks for a map amendment to R1 and R4 from U1 under §6-3-4, and for a special use through a planned development permit authorizing development allowances and exceptions to development allowances as to lot area to authorize the number of dwellings allowed, lot width, yard, building height, number of buildings on a zoning lot, and number of uses on a zoning lot requirements. The proposal includes
subdividing the property into separate zoning lots. The interior lot, which has frontage along Sherman Avenue, is proposed to be removed from the U1 District and placed wholly within the R4, General Residential District. This lot will be approximately 34,669 square feet in size and will contain all of the proposed single-family attached dwelling units. The remainder of the property will be removed from the U1 District and placed wholly within the R1 Single-Family Residential District. This area includes the perimeter of the site and has frontage on Sherman, Lincoln, Orrington, and Colfax Streets. This lot will be approximately 118,736 square feet in size and will contain all of the proposed single-family detached dwelling units. The applicant also asks for an amendment to the text of §6-4-1-6(B) adding the words: “Except when authorized as part of a planned development, approved pursuant to Section 6-3-6, ‘Planned Developments’,” to the beginning of that section so that it reads: “Except when authorized as part of a planned development, approved pursuant to Section 6-3-6, ‘Planned Developments’, not more than one principal use shall be established on a zoning lot within the R-1, R-2, R-3 and R-4 single-family zoning districts. For all other districts, except where approved as a mixed use development, not more than one principal use shall be established on a zoning lot.” The applicant asks for special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns for the property as in the R1, Single-Family Residential and the R4, General Residential Districts.

Continued at the request of the applicant to a special meeting of the Plan Commission scheduled for Wednesday, February 15, 2006 at 7pm in the Civic Center.

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

VI. ADJOURNMENT
The Plan Commission adjourned at 11:20pm.

Upcoming Plan Commission meetings are scheduled for Monday, January 30; Wednesday, February 8; and Wednesday, February 15 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division