I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Hunter determined that a quorum was present and began the meeting at 7:15pm.

II. APPROVAL OF MEETING MINUTES FROM JANUARY 18, 2006.
There being no changes to the January 18 minutes, Member Galloway motioned approval, Member Woods seconded, and the vote was unanimous.

III. CONTINUATION OF 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.

At the last meeting, the development team presented the proposal, and testimony in support of the project began. At tonight’s meeting, testimony in support of the proposal and testimony in opposition to the proposal was taken. Continued to a special meeting on Wednesday, February 15 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. CONTINUATION OF 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.

At the last meeting, the development team presented the proposal for the planned development, and testimony began. At tonight’s meeting, testimony, rebuttal, and summary/closing statements were completed. At the request of the applicant, the matter was continued to the regular meeting on Wednesday, March 8 (7pm, Civic Center) to allow time to consider suggestions from the Plan Commission 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.
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 Wednesday, February 8; Wednesday, February 15; and Wednesday, March 8 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division