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 FEBRUARY 8, 2006.
There being no changes to the February 8 minutes, Member Opdycke motioned approval, Member Rodgers 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, testimony began, and it continued at tonight’s meeting. Continued due to lack of time to a special meeting on Wednesday, March 1 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 (1703 Orrington) or at the Civic Center in the Planning Division (room 3900) or Zoning Division (room 3700) during regular business hours.

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.

The applicant began the presentation (e.g., design, site plan, traffic, economic/market study, civil engineering). Continued due to lack of time to a special meeting on Wednesday, March 15, 2006 at 7pm in the Civic Center.

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V. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 06-02-T Solar Panels
To consider amendments to Chapters 4, "General Provisions", 18, "Definitions," and any other related sections of the Zoning Ordinance, to amend the text of the Zoning Ordinance to affect those regulations regarding passive energy and conservation devices, including though not limited to amending §6-4-6-2: GENERAL PROVISIONS FOR ACCESSORY USES AND STRUCTURES and §6-4-6-3: ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE). The Plan Commission will consider specific modifications and additions to the text of the Zoning Ordinance to address the location, size, and appearance of solar panels and other passive energy devices in efforts to ensure their compatibility with the principal structure and the surrounding neighborhood.

Continued without discussion to a special meeting on Wednesday, March 1 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 11:20pm.

Upcoming Plan Commission meetings are scheduled for Wednesday, March 1; Wednesday, March 8; and Wednesday, March 15 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division