MINUTES
EVANSTON PLAN COMMISSION
Wednesday, February 8, 2006 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT..................................Albert Hunter (Chair), Stuart Opdycke, James
........................................................................Woods (Vice Chair), Alice Rebechini, Lawrence
........................................................................Raffel, Sharon Bowie, Lawrence Widmayer

ASSOCIATE MEMBERS PRESENT...........David Galloway

MEMBERS ABSENT .................................Douglas Doetsch, Kenneth Rodgers

ASSOCIATE MEMBERS ABSENT ...........Steve Samson

STAFF PRESENT ...................................James Wolinski, Arlova Jackson, Dennis Marino,
........................................................................Tracy Norfleet

COURT REPORTER...............................Denise Andras

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 30, 2006.
There being no changes to the January 30 minutes, Member Galloway motioned approval, Member Opdycke seconded, and the vote was unanimous.

III. CONTINUATION OF 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.

The applicants presented revisions to the proposal (e.g., design, site plan) based on feedback received at the January 18 Plan Commission meeting. Cross-examination and testimony pertaining to the revisions was taken, followed by Plan Commission deliberation. The motion to recommend approval, subject to keeping the gables as originally proposed, passed unanimously (7-0).

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 06-01 PD 1515 Chicago

An application by Matt Cison, o/b/o Optima Esplanade LLC, contract purchaser, with permission from Davis Chicago, LLC, property owner, for a Planned Development. The subject property, commonly known as 1515 Chicago Avenue, is presently located within the D4 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 1515 Chicago Avenue for a mixed-use development with accessory parking. Generally, the applicant proposes to construct a new structure at 1515 Chicago to develop a mixed-use building with the following characteristics: a) Approximately 175 dwelling units; b) Approximately 9,450 square feet of retail/commercial space; c) Approximately 30,000 square feet of office space; d) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 265,200 square feet, resulting in a floor area ratio of about 5.88; e) A maximum defined building height of approximately 185 feet; and f) A minimum number of 340 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, lot size, number of units, floor area ratio, building height, setback and yard requirements.

Persons who do not have a legally-protected interest in property within one thousand feet (1,000') of the subject property who wish to cross-examine witnesses at the hearing must register on a form provided by the City Clerk and file it with that office no later than two (2) business days prior to the hearing. Persons subject to the registration requirement...
must provide their name and address, and allege some interest beyond that of the general public. Applicants and persons who have a legally-protected interest in property within one thousand feet (1,000’) of the subject property need not pre-register.

The applicants began the presentation for the proposal (e.g., design, site plan, traffic study). Due to a lack of time, the matter was continued to a special meeting scheduled for March 1 at 7pm in the Civic Center.

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

VI. ADJOURNMENT
Chair Hunter noted that Member Raffel’s term has expired and thanked him for his service as a Plan Commission Member. The Plan Commission adjourned at 11:10pm.

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

Respectfully submitted,

Tracy Norfleet
Planning Division