MINUTES
EVANSTON PLAN COMMISSION
Wednesday, March 1, 2006 / 7:00 p.m.
Evanston Civic Center, Council Chambers

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

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

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

ASSOCIATE MEMBERS ABSENT ...........None

STAFF PRESENT .......................................James Wolinski, 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 7:15pm.

II. APPROVAL OF MEETING MINUTES FROM FEBRUARY 15, 2006.
There being no changes to the February 15 minutes, Member Woods motioned approval, Member Bowie seconded, and the vote was unanimous.

III. CONTINUATION OF 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.

At the last meeting, the applicants began the presentation for the proposal (i.e., design, site plan, traffic study). At tonight’s meeting, the presentation concluded (i.e., land use/planning, economic/market analysis). Testimony in support of the project was taken, and cross-examination began. Due to a lack of time, the matter was continued to a special meeting scheduled for April 5, 2006 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 05-10 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.

Continued without discussion to March 8, 2006 at the request of the applicant.
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 en

   Referred to the Zoning Committee, which is scheduled to meet on Wednesday, March 8, 2006 at 6pm in Room 2404.

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 11:15pm.

   Upcoming Plan Commission meetings are scheduled for Wednesday, March 8; Wednesday, March 15; and Wednesday, April 5 at 7pm in the Civic Center. The regular meeting scheduled for Wednesday, April 12 has been CANCELLED.

   Respectfully submitted,

   Tracy Norfleet
   Planning Division