MEMBERS PRESENT.................................Albert Hunter (Chair), James Woods (Vice Chair),
........................................................................Stuart Opdycke, Kenneth Rodgers, Sharon Bowie,
........................................................................Lawrence Widmayer, Douglas Doetsch

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

MEMBERS ABSENT .........................Alice Rebechini

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

STAFF PRESENT ..................................James Wolinski, 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 FEBRUARY 8, 2006.
There being no changes to the March 1 minutes, Member Bowie 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, testimony began, and it was completed tonight. Plan Commission Members then deliberated. They commended the project’s design and expressed confidence in HODC’s management role but had a number of concerns, including concentrating this income type in this neighborhood, parking, lack of retail space, how divided the community is on the project, and adding more affordable rental units when affordable owner-occupied units are needed. Members generally agreed with the concept of the project but could not support it as currently proposed. Member Doetsch motioned to recommend denial and read into the record the findings and standards. Member Bowie seconded, and the motion passed with Members Opdycke and Rodgers abstaining (5-0-2).

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 06-02 PD&M  2607-2617 Prairie Avenue

An application by Evanston Prairie I LLC with permission from Harris Bank Winnetka N.A., property owner, for a Map Amendment and a Planned Development. The applicant is the contract purchaser of the property commonly known as 2607-2617 Prairie Avenue, presently located within the C2 Commercial Zoning District. The applicant requests that the City remove the property commonly referred to as 2607-2617 Prairie Avenue from the C2 Commercial District and place it wholly within the B2 Business 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 2607-2617 Prairie Avenue for multi-family residential with accessory parking. Generally, the applicant proposes to construct a new structure at 2607-2617 Prairie Avenue to develop a mixed-use building with the following characteristics: a) Approximately 13 dwelling units; b) Approximately 1,200 square feet of retail/commercial space; c) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 27,800 square feet, resulting in a floor area ratio of about 2.05; d) A maximum defined building height of approximately 45 feet; and e) A minimum number of 22 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 and for a single use which exceeds 20,000 square feet; floor area ratio; and to permit open, unenclosed parking and appurtenant areas at grade, including driveway aisles and ramps within a required front yard.
The development team presented the planned development proposal (e.g., site plan, design, floor plans, landscaping, traffic impacts, economic/market analysis). Continued due to lack of time to a special meeting scheduled for Wednesday, March 15 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
The Plan Commission adjourned at 10:45pm.

Upcoming Plan Commission meetings are scheduled for Wednesday, March 15 and Wednesday, April 5 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division