I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Hunter determined that a quorum was present and began the meeting at 7:15pm. He stated that this is Member Rodgers’ last meeting and thanked him for serving on the Plan Commission.

II. APPROVAL OF MEETING MINUTES FROM APRIL 5, 2006.
The draft minutes mistakenly listed the wrong date to which 2408 Orrington was continued. It should have been May 10. Member Bowie motioned approval of the amended April 5 minutes. Member Doetsch seconded, and the vote was unanimous.

III. 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
The applicants presented the revised proposal, followed by testimony, closing statements, and Plan Commission deliberation. Members generally commended the revised design but several were concerned about height. Member Woods motioned to recommend denial and read into the record the negative findings. Member Doetsch seconded, the motion passed with Members Bowie, Rodgers, and Burrus opposed (5-3).

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 business hours.

IV. 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 tonight’s meeting, testimony in opposition was completed, and the applicant provided a closing statement. The next meeting will begin with a closing statement from interested parties. Continued due to a lack of time to Wednesday, May 31, 2006 at 7pm in the Civic Center.

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V. CONTINUATION OF 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.

At tonight’s meeting, testimony in opposition to the project continued, and it will resume with a group presentation by citizens at the next meeting. Continued due to lack of time to Wednesday, May 31, 2006 at 7pm in the Civic Center.

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VI. 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.
Member Doetsch stated that the Zoning Committee met today on the solar panels issue, and another meeting is needed before discussion by the full Plan Commission. Continued without discussion at the request of the Zoning Committee Chair to Wednesday, June 14, 2006 at 7pm in Civic Center.

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

VIII. ADJOURNMENT
The Plan Commission adjourned at 11pm.

Upcoming Plan Commission meetings are scheduled for Wednesday, May 31 and Wednesday, June 14 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division