MEMBERS PRESENT..................................Albert Hunter (Chair), James Woods (Vice Chair),  
........................................................................Stuart Opdycke, Lawrence Widmayer, Coleen  
..............................................................................Burrus  

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

MEMBERS ABSENT ............................Sharon Bowie, Alice Rebechini, Doug Doetsch  

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

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

COURT REPORTER.............................Cheryl Sandecki  

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 MAY 10, 2006.  
Member Woods motioned approval of the May 10 minutes. Member Burrus seconded, and the  
vote was unanimous.  

III. 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, rebuttal, and summary/closing statements were completed, and the Plan Commission began deliberation. Several members wished for a more creative proposal that would save some of the structures on the site (they are contributing structures in the historic district), allow for more green space, and foster diversity by providing different housing types (e.g., an adaptive reuse of Wesley Hall, townhomes on Orrington to offset costs, and the remainder developed with single family homes, possibly with coach houses). It was noted that this would not be possible under R1 zoning and in fact, the Plan Commission did not rezone the property after Kendall College left to allow for creative
redevelopment proposals. Following deliberation, a straw poll was taken with Member Widmayer in favor of the project and Members Hunter, Burrus, Woods, and Opdycke opposed (1-4). Continued to allow time to prepare the motion/findings to Wednesday, June 14, 2006 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 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, interested parties provided a closing statement, and the Plan Commission began deliberation. Members commended the design, LEED concept, and mix of uses (office, retail, residential), but they were concerned about height, number of units, traffic impacts, impacts to immediate neighbors, and retail accessed through the park instead of along the street,
which would detract from the retail area along Chicago Avenue. They also were concerned that the park would not be usable most of the year due to climate/lack of light, and passersby could consider it to be a private park instead of a public amenity. Following deliberation, a straw poll was taken with all five members present opposed to the project as it is currently proposed but in favor of it if conditions are imposed (0-5). Continued to allow time to prepare the motion/findings to Wednesday, June 14, 2006 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 business hours.

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 Wednesday, June 14, 2006 at 7pm in 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 11pm.

Upcoming Plan Commission meetings are scheduled for Wednesday, June 14 and Wednesday, July 12 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division