I. CALL TO ORDER / DECLARATION OF QUORUM
Chair Hunter determined that a quorum was present and began the meeting at 7:30pm.

II. APPROVAL OF MEETING MINUTES FROM MAY 31, 2006.
Member Widmayer motioned to approve the May 31 minutes. Member Opdycke 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 the last meeting, a straw poll was taken with Member Widmayer in favor of the project and Members Hunter, Burrus, Woods, and Opdycke opposed. Tonight, Member Opdycke motioned to recommend denial and read into the record the findings/standards. Member Rebechini seconded. The vote was tied with Members Opdycke, Hunter, and Rebechini voting ‘aye’ and Members Bowie, Widmayer, and Doetsch voting ‘nay.’ (3-3)

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 or at the Civic Center in the Planning Division or Zoning Division 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 Avenue 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, a straw poll was taken with the five members present opposed to the project as currently proposed but in favor of it if conditions are imposed. Tonight, Member Widmayer motioned to recommend denial and read into the record the negative findings/standards. Member Doetsch seconded. The negative recommendation passed unanimously (6-0).

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 or at the Civic Center in the Planning Division or Zoning Division 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.

Member Doetsch stated that the Zoning Committee met several times to discuss regulating solar
collectors and to draft a Zoning Ordinance text amendment, as presented tonight. Drawings were
included for reference. Discussion followed, with minor modifications made to the draft text.
Member Doetsch motioned to approve the draft language as amended and read into the record
findings/standards. Member Woods seconded. The motion passed unanimously. (6-0)

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 or at the
Civic Center in the Planning Division or Zoning Division during business hours.

VI. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 06-03-T Planned Development Submission Requirements
To consider amendments to Chapter 3, "Implementation and Administration,” and any
other related sections of the Zoning Ordinance, to amend the text of the Zoning
Ordinance to affect those regulations regarding planned development application
submission requirements, including though not limited to amending §6-3-6-7:
APPLICATION PROCEDURE and §6-3-6-3: PUBLIC BENEFITS. The Plan Commission
will consider specific modifications and additions to the text of the Zoning Ordinance to
require site condition surveys of adjacent building conditions as part of planned
development application submission requirements. The Plan Commission will also
consider adding a requirement that planned development requests include a statement
showing how the proposed development is compatible with the city’s Design Guidelines
for Planned Developments. The Plan Commission will also consider modifications and
additions to the text of the Zoning Ordinance to amend the list of public benefits to
include buildings that exhibit sustainable design, energy conservation, and/or other
related environmental benefits.

Referred to the Zoning Committee, which will discuss the issue on July 12 at 6pm in the Civic
Center.

VII. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING
ZPC 06-04-T MU/MUE District Review
To consider amendments to Chapters 3, "Implementation and Administration;” 4,
Parking and Loading;” 17, “Landscaping and Screening;” 18, “Definitions;” 7,
“Zoning Districts and Map;” and any other related sections of the Zoning Ordinance, to
amend the text of the Zoning Ordinance: 1) to affect the regulations of the Zoning Ordinance as applied to those areas within the MU, Transitional Manufacturing District, and MUE, Transitional Manufacturing – Employment District of the City; and/or 2) to establish new transitional manufacturing zoning districts increasing the maximum floor area ratio, transitional yard requirements, and permitted uses. The specific modifications which the Plan Commission will consider include, without limitation, lot requirements, building height, yard requirements, floor area ratio, and use. The Plan Commission will consider measures to a) broaden the list of permitted uses in the MU and MUE Districts to include residential, retail, and other uses, b) increase the maximum floor area ratio in the MU and MUE Districts, and c) revise the current yard requirements for transitional yards in the MU and MUE Districts.

Referred to the Zoning Committee, which will discuss the issue on July 12 at 6pm in the Civic Center.

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

IX. ADJOURNMENT
The Plan Commission adjourned at 10pm.

Upcoming Plan Commission meetings are scheduled for Wednesday, July 12 and Wednesday, August 9 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division