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 JUNE 14, 2006.
Member Opdycke motioned to approve the June 14 minutes. Member Doetsch seconded, and the vote was unanimous.

III. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-06 PD 1700-1722 Central Street
An application by Evanston Central I, LLC, with permission from One Seven Zero Zero Central LLC and from Lauren I Kaplan as Trustee of the Julius R. Kaplan Trust, property owners, for a Planned Development. The applicant is the contract purchaser of the properties commonly known as 1700-1722 Central Street, 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 1700-1722 Central Street for multi-family residential with accessory parking and ground floor retail. Generally, the applicant proposes to construct a new structure at 1700-1722 Central Street with the following characteristics: a) Approximately 55 dwelling units; b) Approximately 9,220 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 99,957 square feet, resulting in a floor area ratio of about 2.27; d) A predominant maximum building height of approximately 57 feet; and e) Approximately 99 off-street parking spaces enclosed within the building.
The applicants presented the proposal including design, landscaping, traffic circulation/parking, and public benefits (i.e., the proposal to restore the landmark house onsite). Plan Commission members asked if the applicants considered providing affordable housing and LEED/green features, and they have not. Members also asked about price points (estimated range from $325K to more than $700K per unit), retail space viability, and context along Central. Continued due to a lack of time to August 9 at 7pm in the Civic Center. The meeting will begin with testimony in support of the project.

*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. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

**ZPC 06-07 PD 2400 Main Street (Outlot 2)**

An application by Fifth Third Bank, with permission from Kap-Sum Properties, property owners, for a Planned Development. The applicant is the contract purchaser of the property commonly known as 2400 Main Street (Outlot 2), presently located within the C1 Commercial 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 2400 Main Street (Outlot 2) for a financial institution with a drive-through facility. Generally, the applicant proposes to construct a new structure at 2400 Main Street (Outlot 2) to develop a financial institution with a drive-through facility having the following characteristics: a) A defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 4,133 square feet, or 0.12; b) Approximately 29 off-street parking spaces.

The applicants presented the proposal including design, landscaping, market/financial feasibility, and traffic circulation/parking. There being no citizens who wished to testify or cross-examine, the Plan Commission deliberated. Members asked questions about materials (samples were provided), site lighting for security, and landscaping/signage along Main. Members generally commended the design and landscaping, with the exception of the species of trees selected. A memo from the Public Works Department regarding traffic/circulation was noted. There being no further discussion, Member Woods motioned to recommend approval with a condition that the Kentucky coffee trees be replaced with lindens and a recommendation that the applicant continue working with Public Works Department staff prior to proceeding to the Planning & Development Committee. He read into the record the findings/standards, Member Doetsch seconded, and the vote was unanimous (7-0).

*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 06-08 T  C2 Special Uses**

An application by Michael L. Stumpf to consider amendments to Chapter 10, "Commercial Districts" and any other related sections of the Zoning Ordinance, to amend the text of the Zoning Ordinance to affect those regulations regarding the C2 Commercial District, including though not limited to amending §6-10-4-3: SPECIAL USES. The Plan Commission will consider specific modifications and additions to the text of the Zoning Ordinance and/or the City Code to include the addition of warehouse uses to the list of special uses in the C2 Commercial District.

Continued without discussion to the Zoning Committee meeting scheduled for August 9 at 6pm in the Civic Center.

VI. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

**ZPC 06-09 T  I2 Special Uses**

An application by Rebecca Anno to consider amendments to Chapter 14, "Industrial Districts" and any other related sections of the Zoning Ordinance, to amend the text of the Zoning Ordinance to affect those regulations regarding the I2 General Industrial District, including though not limited to amending §6-14-3-3: SPECIAL USES. The Plan Commission will consider specific modifications and additions to the text of the Zoning Ordinance and/or the City Code to include the addition of retail establishments, particularly those that allow for pet day care, dog training, and pet grooming services, to the list of special uses in the I2 General Industrial District.

Continued without discussion to the Zoning Committee meeting scheduled for August 9 at 6pm in the Civic Center.

VII. COMMITTEE REPORTS

- **Downtown Plan Committee.** Chair Widmayer stated that the committee is looking at different methods of zoning in the downtown, including form-based codes. To learn more about this new tool, there will be a form-based codes workshop on Tuesday, August 8 at 6pm in the Civic Center. The full Plan Commission will be invited, as well as members of City Council, Preservation Commission, Zoning Board of Appeals, other relevant boards and commissions, and citizens.

- **Zoning Committee.** Chair Doetsch stated that the committee met today to discuss planned development submission requirements and MU/MUE issues. The next meeting will be Wednesday, August 9 at 6pm in the Civic Center. Chair Hunter requested that the committee also begin looking at affordable housing issues.

- **Neighborhood Committee.** Chair Hunter stated that the committee recently met to begin defining neighborhoods, per the City’s Strategic Plan.

- **Community Development.** Member Burrus stated that she attended the last meeting as the Plan Commission’s new liaison. The purpose of the meeting was to hear from organizations receiving CDBG funds, which will continue at the next meeting.
• **Parking Committee.** It was noted that the Plan Commission needs to select a liaison to this committee. Staff will provide information to members about recent committee activities.

**VIII. ADJOURNMENT**  
The Plan Commission adjourned at 11:30pm.

The next Plan Commission meeting is scheduled for Wednesday, August 9 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet  
Planning Division