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 JULY 12, 2006.
Member Opdycke motioned to approve the July 12 minutes. Member Burrus seconded, and the vote was unanimous.

III. CONTINUATION OF 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.
At the last meeting, the applicants presented the proposal, including design, landscaping, traffic circulation/parking, and public benefits (i.e., the proposal to restore the landmark house onsite). At tonight’s meeting, the applicants presented enhanced renderings of the proposed development, and testimony in support of the development was taken. The Preservation Commission presented testimony in support of the proposed project as a planned development, including the restoration of the landmark house. Questions from opponents directed to the developer were heard, and testimony by citizens opposed to the development began. Continued due to a lack of time to September 13th 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 or at the Civic Center in the Planning Division or Zoning Division during business hours.

IV. CONTINUATION OF 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.

Jim Woods, Zoning Committee member, stated that the committee discussed planned development submission requirements and recommended the following:

- Submission requirements should be amended to require planned development applicants to provide a statement showing how the proposed development is compatible with the City’s Design Guidelines for Planned Developments.
- The list of public benefits should be amended to include buildings that exhibit sustainable design, energy conservation, and/or related environmental benefits.

Member Woods motioned to approve these two amendments and read into the record the findings and standards. Member Widmayer seconded. Ms. Jackson noted that the Zoning Committee also discussed requiring adjacent building surveys as part of the planned development application but upon discussion, they concluded that this is not recommended. There being no further discussion, the vote was taken, and the motion passed unanimously (7-0).
V. CONTINUATION OF ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING

ZPC 06-04-T MU/MUE District Review

To consider amendments to Chapters 3, “Implementation and Administration;” 4, "General Provisions," 13, “Transitional Manufacturing Districts;” 16, “Off-Street 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.

Continued without discussion to the Zoning Committee meeting scheduled for September 13, 2006 at 6pm in the Civic Center.

VI. 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.

Jim Woods, Zoning Committee member, stated that the committee discussed the proposal to amend the zoning ordinance to include small warehouses in the list of special uses in the C2 Commercial District. The Plan Commission discussed whether these structures are appropriate in all C2 districts (i.e., appearance, etc). It was noted that a warehouse over 20,000 square feet triggers mandatory planned development review. There being no further discussion, Member Woods motioned to recommend approval of the zoning ordinance text amendment and read into the record the findings and standards. Member Burrrus seconded, and the vote was unanimous (7-0).
VII. ZONING ORDINANCE TEXT AMENDMENT PUBLIC HEARING  
ZPC 06-09 T  I2 Special Uses  
An application by Rebecca Anmo 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.

Jim Woods, Zoning Committee member, stated that the committee discussed the proposal to amend the zoning ordinance to include retail in the list of special uses in the I2 Industrial District. Following brief discussion, Member Woods motioned to recommend approval of the zoning ordinance text amendment and read into the record the findings and standards. Member Burrus seconded, and the vote was unanimous (7-0).

VIII. COMMITTEE REPORTS  
• Downtown Plan Committee. The next meeting is scheduled for Wednesday, September 6, 2006 at 8am in the Civic Center.

IX. ADJOURNMENT  
The Plan Commission adjourned at 12am.

The next Plan Commission meeting is scheduled for Wednesday, September 13 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet  
Planning Division