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

MEMBERS ABSENT ...................................Doug Doetsch, Sharon Bowie, Lawrence
...........................................................................Widmayer, David Galloway

STAFF PRESENT .........................................Martin Travis, 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 7:20pm.

II. APPROVAL OF MEETING MINUTES FROM AUGUST 9, 2006.
Member Opdycke motioned to approve the August 9 minutes. Member Rebechini 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.
Testimony in opposition concluded, and the applicant requested a continuance to the next meeting to allow time to review public comment and revise plans. Plan Commission members offered comments for the applicant’s consideration. The design was generally commended, but the applicant was encouraged to reconsider height (one story less), parking configuration, access, loading, depth of retail spaces, whether to keep the landmark house, and whether to keep the planters due to the narrow sidewalk width (applicant was referred to design of 2607-2617 Prairie). Continued at the request of the applicant to October 11 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. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-10 PD&M 2424 Oakton Avenue
An application by Lee Fry, on behalf of Real Estate Evanston, LLC, property owners, for a Map Amendment and a Planned Development. The applicant is the owner of the property commonly known as 2424 Oakton Street, presently located within the I2 General Industrial District and the oRD Redevelopment Overlay District. The applicant also proposes to subdivide the subject property into 7 lots of record. The applicant requests that the City place a portion of the property commonly referred to as 2424 Oakton Street wholly within the C1 Commercial District. The applicant also 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 2424 Oakton Street for retail, commercial, and office uses. Generally, the proposed project by Real Estate Evanston, LLC has the following characteristics: a) The subject property comprises a total of 308,913.13 square feet. The applicant proposes to subdivide the subject property into seven lots of record of varying sizes to allow redevelopment for retail, commercial, and office uses. b) Proposed uses include a retail goods establishment, financial institution with a drive-through facility, automobile service station, convenience store, type II restaurant with a drive-through facility, car wash, automobile repair service establishment, warehouse (self-storage), offices, and accessory parking. c) The applicant proposes to construct eight new structures on six lots. Seven structures will have maximum defined building heights of less than 45’. One structure will have a maximum defined building height of approximately 50’, which requires a development allowance. d) One lot comprising 44,025 square feet (lot 2) is vacant with no structure proposed at the time of application. Future redevelopment of this lot will require a planned development as a form of special use.

The applicants presented the proposal, and Members asked questions. No one from the audience wished to comment. Mr. Marino provided comments for Members to consider in their deliberation. Members then took a straw poll in which they generally favored the project. Member Woods suggested refining the stormwater management system, and Member Hunter was concerned about the warehouse design and that lot 2 was vacant at the time of application.
Continued to allow time to prepare findings to October 11 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.

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.

The Zoning Committee will continue discussing this issue on September 27 at 6pm in the Civic Center.

VI. COMMITTEE REPORTS

- **Downtown Plan Committee.** Member Opdycke stated that the committee is considering form-based codes. Mr. Marino noted that a form-based codes consultant has been retained for a separate planning effort on the West Side. The next Downtown Plan Subcommittee meeting is scheduled for September 27 at 8am.

- **Zoning Committee.** The next meeting is scheduled for September 27 at 6pm.

VII. ADJOURNMENT

The Plan Commission adjourned at 11pm.

The next Plan Commission meeting is scheduled for Wednesday, October 11 at 7pm in the Civic Center.

Respectfully submitted,
Tracy Norfleet
Planning Division