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 DECEMBER 13, 2006
The December 13, 2006 minutes were approved unanimously.

III. REPORT ON DECEMBER 19, 2006 EXECUTIVE COMMITTEE MEETING
Chair Widmayer summarized the 2007 recommendations from the December 19, 2006 meeting of the Executive Committee. He then nominated Member Woods as the Chair and Member Opdycke as the Vice Chair, and both members accepted the nominations. Member Burrus seconded the nominations, and the vote was unanimous (8-0).

IV. CONTINUATION OF PRELIMINARY PHYSICAL PLANS AND ZONING RECOMMENDATIONS FOR THE WEST EVANSTON PHYSICAL PLANNING AND URBAN INFILL DESIGN STUDY AREA (SUB-AREAS 1, 2, AND 3)
Pursuant to an RFP process conducted last spring, two urban design consultants have been working with community members, staff and elected officials on updating the physical planning and land use regulations which apply within and adjacent to the West Evanston Tax Increment Financing (TIF) District. The full study area was divided into a total of five (5) sub-areas, three of which have been the subject of this first phase of review. The updated master plans and zoning regulations are intended for use in reviewing new development proposals which emerge in and around the TIF District. In developing their planning and zoning recommendations, the consultants were to pay particular attention to creatively integrating new developments with existing neighborhoods, encouraging sustainable, well-designed streetscapes and architecture,
promoting lively, walkable neighborhood centers for economic and community activity, considering alternative modes of transportation, and creating opportunities for public and private green spaces.

At the last meeting, the Plan Commission heard public comment in support and in opposition to the proposed recommendations and began discussion. Tonight, following Plan Commission deliberation, Member Widmayer made a two-part motion:

- Recommend approval to the Planning & Development Committee for the master plan components for subareas 1, 2, and 3; and
- Refer zoning recommendations for all subareas to the Zoning Committee of the Plan Commission to begin public hearings.

Member Doetsch seconded, and the vote was unanimous (8-0). Chair Woods noted that the planning and zoning recommendations for the study area are consistent with the Comprehensive General Plan and the West Evanston neighborhood plan. Member Hunter added that development in proximity to the study areas should reflect the spirit of the proposed recommendations.

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. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 06-13 PD  959 Dobson Street
An application by Robert Kirk, o/b/o Group A Architects, with permission from Thomas, Matheos, and George Douvikas, property owners, for a Planned Development. The applicant is the architect for the property commonly known as 959 Dobson Street, presently located within the R5 General Residential 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 959 Dobson Street for multi-family residential uses with accessory parking. Generally, the applicant proposes to construct a new structure at 959 Dobson Street with the following characteristics: a) Approximately 33 dwelling units; b) A maximum defined building height of 60’ to the average pitch of the roof; and c) Approximately 45 off-street parking spaces enclosed within the building. The applicant is requesting special use approvals, the following development allowances and exceptions to development allowances for the regulatory concerns listed below, and such other relief as may be necessary to allow redevelopment of 959 Dobson Street for multi-family residential with accessory parking: number of units, lot size, lot coverage, impervious surface, height, yard requirements, balconies, and fence.

At the last meeting, the applicants completed their presentation of the proposed planned development. Tonight, cross-examination and testimony in support and in opposition to the
proposal were completed. The Plan Commission then deliberated. Member Rebechini noted a poor correlation between actual pricing and what is recommended in the market analysis that is part of the planned development application. Member Hunter suggested reducing the number of units by five to allow for larger units and less traffic, while also reducing the number of variations requested. There being no further discussion, a straw poll was taken in which all members voted to approve the project. Member Doetsch then motioned to recommend approval of the project as presented and read into the record the findings and standards. Member Galloway seconded, and the vote was unanimous (8-0).

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VI. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 06-10 PD  1001 Chicago Avenue
An application by Gregory Greif, o/b/o Greif Properties, Inc., property owner, for a Planned Development. The applicant is the current owner of the property commonly known as 1001 Chicago Avenue, presently located within the C1a Commercial Mixed-Use 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 1001 Chicago Avenue for a multi-family residential building with accessory parking and ground floor retail. Generally, the applicant proposes to construct a new structure at 1001 Chicago Avenue with the following characteristics: a) Approximately 65 dwelling units; b) Approximately 3,650 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 87,015 square feet, resulting in a floor area ratio of about 3.46; d) A predominant maximum building height of approximately 67 feet; and e) Approximately 91 off-street parking spaces enclosed within the building. The applicant requests grant of a special use as authorized by §6-10-3-3 for a planned development and for a use that exceeds 20,000 square feet. §6-10-1-9(D) establishes the mandatory planned development thresholds for a project located in the C1a Commercial Mixed-Use District. The subject property at 1001 Chicago Avenue is located on a lot that is approximately 25,185 square feet in size. In addition, the project will result in the development of 65 new residential units. Both characteristics trigger a mandatory planned development request to obtain approval for the proposed project.

At the November 29 meeting, the development team completed their presentation of the proposed planned development, and a representative for persons with a legally protected interest requested a continuance to tonight’s meeting to allow time to review the evidence. There being no new evidence to be presented tonight, cross-examination began. Continued due to lack of time to February 14, 2007 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.

VII. COMMITTEE REPORTS
Due to lack of time, no committee reports were provided.

VIII. ADJOURNMENT
The Plan Commission adjourned at 11:20pm. The next regular Plan Commission meeting is scheduled for Wednesday, February 14, 2007 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet
Planning Division