MINUTES
EVANSTON PLAN COMMISSION
Wednesday, February 21, 2007 / 7:00 p.m.
Evanston Civic Center, Council Chambers

MEMBERS PRESENT.................................Stuart Opdycke, (Vice Chair), Albert Hunter, Doug Doetsch, Alice Rebechini, David Galloway, Coleen Burrus, Sharon Bowie

MEMBERS ABSENT .........................James Woods (Chair)

ASSOCIATE MEMBERS PRESENT.........Lawrence Widmayer

STAFF PRESENT ......................................Arlova Jackson, Tracy Norfleet, John Burke, Rajeev Dahal, Dennis Marino

COURT REPORTER……………………Laura Bernar

I. CALL TO ORDER / DECLARATION OF QUORUM
As Chair Woods was absent, Vice Chair Opdycke was selected to chair the meeting. He determined that a quorum was present and began the meeting at 7:15pm.

II. APPROVAL OF MEETING MINUTES
Minutes from the February 14, 2007 meeting were approved unanimously.

III. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 07-01 PD  1890 Maple Avenue
An application by Robert King, o/b/o Carroll Properties, Inc. contract purchaser, with permission from 1890 Maple, LLC, property owner, for a Planned Development. The subject property, commonly known as 1890 Maple, is presently located within the RP Research Park 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 1890 Maple for a mixed-use development with accessory parking. Generally, the applicant proposes to construct a new structure at 1890 Maple to develop a multi-family residential building with the following characteristics: a) approximately 152 dwelling units; b) approximately 40,000 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 183,927 square feet, resulting in a floor area ratio of about 4.93; d) a maximum defined building height of approximately 158 feet; and e) approximately 313 parking spaces (269 off-street parking spaces enclosed within the
building and 44 off-street parking spaces provided off-site). The applicant is requesting special use approval, development allowances, and exceptions to development allowances for the following regulatory concerns: 1) The applicant requests grant of a special use as authorized by §6-12-2-3 for a planned development. 2) The subject property at 1890 Maple is located on a lot that is approximately 37,283 square feet in size. In addition, the project will result in the development of approximately 152 new residential units. Both characteristics trigger a mandatory planned development request to obtain approval for the proposed project. §6-12-2-8 establishes the maximum building height for properties within the RP district as 85 feet. The applicant is proposing to construct a building with a defined maximum building height of approximately 158’. The applicant requests an exception to a planned development site development allowance under §6-12-1-7 (C) 1 allowing this height.

Member Doetsch recused himself because a law partner is representing a party in interest (who is opposed to the project). Mr. David Reifman, attorney for the applicant, introduced the development team. Mr. Lawrence Okrent, planning consultant, summarized the history of the site and surrounding area leading to its current context. Mr. Randall Deutsch, architect, described the design of the mixed use building, including ground floor retail, setbacks, and proposed streetscape enhancements at the Maple/Emerson corner. Proposed price points are pending the completion of a market study.

Mr. Erik Russell, traffic consultant, summarized the traffic impacts of the proposed project and used a computer model to help visualize key points. Discussion followed on options for addressing traffic flow on Emerson (e.g., removing on-street parking in certain parts of Emerson, signal improvements, etc) and how such measures may affect pedestrians and the viability of proposed ground floor retail.

At the conclusion of the presentation, questions were taken, followed by comments from citizens in support of and in opposition to the project. Due to lack of time, comments in opposition will resume at the next meeting. Several Members offered comments for the applicant before the next meeting:

- Member Galloway requested the following items:
  - More detailed site plan (showing retail parking, turning radii, adjacent properties, cab stands, and related activities at adjacent buildings),
  - Floor plans that show the green roof and elevators/stairs,
  - Revised traffic study that extends to Asbury or Wesley,
  - More detail on design and materials (e.g., glazing, window frames, colors for concrete, balconies, etc)
- Member Burrus requested that a shadow study be done.
- Member Rebechini requested clarification on courtyard circulation details.
- Member Opdycke requested material samples.
• Member Hunter requested a landscape plan and information on how the building is anticipated to meet LEED requirements. He asked if affordable housing could be addressed next time.

There being no further comments, the hearing was continued due to lack of time to Wednesday, March 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.

IV. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING
ZPC 07-02 PD&M_1200 Davis Street
An application by the General Board of Pension and Health Benefits of The United Methodist Church, owner of the subject property commonly known as 1200 Davis (the “Subject Property”), for a Planned Development and a Map Amendment. The Subject Property is presently located within the O1 Office 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 the Subject Property and the Park Parcel (as defined herein) with an office building that will contain accessory parking. In addition, the applicant requests that approximately 8,859 square feet of the northern portion of Alexander Park (the “Park Parcel”) be rezoned from the OS Open Space District to the O1 Office District. Generally, the applicant proposes to construct a new office building at 1200 Davis Street and the Park Parcel with the following characteristics: a) approximately 100,000 square feet of office space; b) a defined gross floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 94,195 square feet, resulting in a floor area ratio of about 0.92; c) a maximum defined building height of approximately 64.25’ to the top of the flat roof of the building; and d) approximately 227 parking spaces. The applicant is requesting special use and map amendment approval, development allowances, exceptions to development allowances, and other relief that may be necessary for the following regulatory concerns: 1) The applicant requests grant of a special use as authorized by §6-15-2-3 for a planned development. 2) 6-15-1-9 (D) establishes the mandatory planned development thresholds for a project located in the O1 Office District. The subject property at 1200 Davis Street (including that portion located on the Park Parcel) is located on a lot that is approximately 102,035 square feet in size. This characteristic triggers a mandatory planned development request to obtain approval for the proposed project.

Continued without discussion at the request of the applicant to Wednesday, April 11, 2007 at 7pm in the Civic Center.
V. COMMITTEE REPORTS
Due to lack of time, no committee reports were provided.

VI. ADJOURNMENT
The Plan Commission adjourned at 11:20pm.

Upcoming meetings:

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<th>Zoning Committee See time/room below</th>
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<tr>
<td>March 14</td>
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<td>April 11</td>
<td>March 22</td>
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Respectfully submitted,

Tracy Norfleet
Planning Division