I.  CALL TO ORDER / DECLARATION OF QUORUM

II.  APPROVAL OF AUGUST 6 MEETING MINUTES

III. PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

08PLND-0083  631-749 Chicago Avenue

An application by Evanston Devco, LLC as contract purchaser for the subject property, for a Planned Development. The subject property, commonly known as 631-749 Chicago Avenue, is presently located within the C1a Commercial Mixed Use 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 631-749 Chicago Avenue as a mixed-use development including multi-family residential, live-work, retail, and accessory parking uses. Generally, the applicant proposes to construct two new attached structures at 631-749 Chicago Avenue to develop a mixed-use development with the following characteristics: a) Approximately 232 dwelling units; b) Approximately 8,400 square feet of retail commercial space on the ground floor; c) A gross floor area of approximately 225,250 square feet, resulting in a floor area ratio of about 2.73; d) Two connected five-story buildings of approximately 62 feet each; e) Approximately 329 parking spaces distributed both below and above ground within the two buildings. The applicant is requesting special use approval for a planned development as required by Section 6-10-1-9(D) for a development that includes the construction of more than 24 new residential units. The applicant is requesting no site development allowances above what is permitted in the C1a district.

IV. COMMUNICATIONS

• DISCUSSION OF REFERRAL FROM THE PLANNING & DEVELOPMENT COMMITTEE
• DISCUSSION OF DRAFT PROPOSAL FOR PLAN COMMISSION MEMBER ORIENTATION AND TRAINING

V.  ADJOURNMENT

The next regular Plan Commission meeting is scheduled for WEDNESDAY, SEPTEMBER 10, 2008 at 7pm in the Civic Center.

Order of agenda items is subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to the General Planner at 847/866-2928. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact Facilities Management at 847/866-2916 (voice) or 847/448-8052 (TTY).