I. CALL TO ORDER / DECLARATION OF QUORUM
Vice Chair Opdycke chaired the meeting since Chair Woods was unable to attend. Vice Chair Opdycke determined that a quorum was present and began the meeting.

II. APPROVAL OF AUGUST 6 MEETING MINUTES
Draft minutes from the August 6 meeting were approved unanimously.

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.

Vice Chair Opdycke opened the public hearing by summarizing the project based on the public notice. Mr. Bill Dunkley, Zoning Administrator, also provided information on the project and directed Members’ attention to various items in their packet (e.g., staff report, minutes from the Site Plan and Appearance Review Committee). Mr. Steve Ross, developer, provided an opening statement and introduced the development team. Members of the development team then presented the elevations, landscape plan, market analysis, fiscal impact analysis, traffic study, and public benefits. Plan Commission Members asked questions and commented on the proposal. The public comment period was then opened. Continued due to lack of time to Wednesday, September 10, 2008 at 7pm in the Civic Center.

A verbatim transcript of the proceedings of this Plan Commission agenda item 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 Building & Zoning Division during business hours.

IV. COMMUNICATIONS

• COMMITTEE REPORTS
  Rules Committee Chair Burrus announced that a new City web page is available for citizens to provide thoughts and suggestions for Plan Commission meetings: www.cityofevanston.org/rulescommittee. Zoning Committee Chair Nyden announced that the Zoning Committee will discuss the draft West Evanston plan at the next meeting on August 20 at 7pm.

• DISCUSSION OF REFERRAL FROM THE PLANNING & DEVELOPMENT COMMITTEE
  The Planning & Development Committee has made a referral to the Plan Commission to study the issue of gun sales, per the recent Supreme Court ruling.

• DISCUSSION OF DRAFT PROPOSAL FOR PLAN COMMISSION MEMBER ORIENTATION AND TRAINING
  Ms. Norfleet, General Planner, provided a brief overview of the draft proposal for Plan Commission Member orientation and training, which was provided in the meeting packet. Members discussed the proposal and provided feedback to staff.

V. ADJOURNMENT
The Plan Commission adjourned at 10:30pm. The next regular meeting is scheduled for WEDNESDAY, SEPTEMBER 10, 2008 at 7pm in the Civic Center.

Respectfully submitted,
Tracy Norfleet, Planning Division