

AGENDA
EVANSTON PLAN COMMISSION

Meeting of WEDNESDAY, DECEMBER 19, 2007 / 7:00 P.M.
Evanston Civic Center, 2100 Ridge Avenue, COUNCIL CHAMBERS

I. CALL TO ORDER / DECLARATION OF QUORUM

II. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 07-04 PD&M 708 Church Street

An application by 700 Church Street, LLC, the contract purchaser of the subject property commonly known as 708 Church Street (the "Subject Property"), for a Planned Development and a Map Amendment. The Subject Property is presently located within the D2 Downtown Retail Core 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 with a mixed use multi-family residential, retail, and office building that will contain accessory parking. In addition, the applicant requests that subject property be rezoned from the D2 Downtown Retail Core District to the D3 Downtown Core Development District. Generally, the applicant proposes to construct a new building with multi-family residential, retail, and office uses at 708 Church Street with the following characteristics: a) Approximately 218 dwelling units; b) Approximately 28,650 square feet of retail/office space; c) A defined floor area (excluding parking loading, storage, mechanicals, and uses accessory to the building) of approximately 457,752 square feet, resulting in a floor area ratio of about 15.77; d) A maximum building height of approximately 523' to the top of the roof of the building; and e) Approximately 234 parking spaces.

III. CONTINUATION – DRAFT DOWNTOWN PLAN AND ZONING RECOMMENDATIONS

The Downtown Plan Committee of the Plan Commission has been leading a downtown planning process. Residents, businesses, institutions, and other property owners have participated throughout the process and have provided their ideas for the future of downtown. A draft downtown plan has been prepared by Duncan Associates and their partners The Lakota Group, 180 Degrees Design Studio, Goodman Williams Group, and KLOA. The draft is now ready for Plan Commission consideration and citizen comment. The anticipated meeting format is below.*

- A. Additional Comments / Questions
- B. Plan Commission Discussion

** The draft plan and supplemental information are available online at www.cityofevanston.org/downtown. Hard copies of the draft plan may be viewed at the following locations: Evanston Public Library, 1703 Orrington Ave., third floor Reference Desk; North Branch Library, 2026 Central St.; South Branch Library, 949 Chicago Ave.*

The plan can also be viewed between 8:30 a.m. to 5 p.m. at the City Clerk's Office, Room 1200, and in the Planning Division, Room 3900.

IV. ADJOURNMENT

The next regular Plan Commission meeting is scheduled for WEDNESDAY, JANUARY 9, 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 Tracy Norfleet, General Planner, at 847/866-2928 or norfleet@cityofevanston.org. 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 the Facilities Management Office at 847/866-2916 (voice) or 847/328-4080 (TDD).