

**MINUTES**  
**EVANSTON PLAN COMMISSION**  
Wednesday, October 10, 2007 / 7:00 p.m.  
Evanston Civic Center, Council Chambers

MEMBERS PRESENT.....Coleen Burrus, David Galloway, Albert Hunter,  
.....Johanna Nyden, Stuart Opdycke (Vice Chair),  
.....Robin Schuldenfrei, Charles Staley

MEMBERS ABSENT .....James Woods (Chair), Sharon Bowie

ASSOCIATE MEMBERS PRESENT.....Lawrence Widmayer

STAFF PRESENT .....Dennis Marino, Bill Dunkley, Tracy Norfleet, John  
.....Burke, Rajeev Dahal

COURT REPORTER.....LeGrand Reporting

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**I. CALL TO ORDER / DECLARATION OF QUORUM**

Vice Chair Opdycke determined that a quorum was present and began the meeting.

**II. APPROVAL OF MEETING MINUTES**

Minutes from the September 20, 2007 meeting were approved unanimously.

**III. UPDATE: ZONING COMMITTEE MEETING SCHEDULE FOR WEST EVANSTON AND CENTRAL STREET ZONING RECOMMENDATIONS**

The following committee meetings have been scheduled:

<b>Plan Commission 7pm, Council Chambers</b>	<b>Downtown Plan Committee 8am, Room 2404</b>	<b>Zoning Committee See time below</b>
11/14/07	10/18/07	10/17/07 (Central Street, 6pm)
12/12/07		11/7/07 (West Evanston, 6pm)

**IV. INTRODUCTION OF NEW MEMBER**

Vice Chair Opdycke introduced a new Plan Commission member, Charles Staley. Member Staley has lived in Evanston for 40 years and has served on several boards and committees (e.g., District 65 Board of Education, Ethics Committee, Board of Directors of the McGaw YMCA and its committees). He is an attorney with offices in Chicago, and his areas of practice are commercial and residential real estate and general contract law. He is a graduate of Harvard College and the University of Chicago Law School.

**V. PRESENTATION OF TRAFFIC MODEL FOR DOWNTOWN**

Mr. Rajeev Dahal, Senior Traffic Engineer, introduced the consultant team for the updated downtown traffic model. Mr. John LaPlante, a consultant with TYLin International, presented the model, which was created in 2004 and has been updated with recent planned developments (approved and proposed, including 708 Church). He also summarized preliminary recommendations based on their analysis of the updated model.

**VI. 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.*

The development team responded to issues raised at the last meeting. They also presented revised renderings and additional information that was requested at the last meeting. Following questions and comments from the Plan Commission members, public comment was heard. Continued due to lack of time to Wednesday, November 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 3<sup>rd</sup> floor reference desk or at the Civic Center in the Planning Division or Zoning Division during business hours.*

**VII. ADJOURNMENT**

The Plan Commission adjourned at 11pm. The next regular Plan Commission meeting is scheduled for WEDNESDAY, NOVEMBER 14, 2007 at 7pm in the Civic Center. Upcoming meetings:

<b>Plan Commission 7pm, Council Chambers</b>	<b>Downtown Plan Committee 8am, Room 2404</b>	<b>Zoning Committee See time below</b>
11/14/07	10/18/07	10/17/07 (Central Street, 6pm)
12/12/07		11/7/07 (West Evanston, 6pm)

Respectfully submitted,

Tracy Norfleet  
Planning Division