

**MINUTES**  
**EVANSTON PLAN COMMISSION**  
Wednesday, November 14, 2007 / 7:00 p.m.  
Evanston Civic Center, Council Chambers

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

MEMBERS ABSENT .....Sharon Bowie, Robin Schuldenfrei

ASSOCIATE MEMBERS PRESENT.....Lawrence Widmayer

STAFF PRESENT .....Judith Aiello, Dennis Marino, Bill Dunkley, Tracy  
.....Norfleet

COURT REPORTER.....LeGrand Reporting

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

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

**II. APPROVAL OF MEETING MINUTES**

Minutes from the October 10, 2007 meeting were approved.

**III. RECOGNITION OF OUTGOING MEMBER**

The Plan Commission Chair and Members recognized outgoing Member Albert Hunter and thanked him for his service on the Plan Commission.

**IV. UPCOMING MEETING SCHEDULE**

- **DRAFT DOWNTOWN PLAN**
  - Special Plan Commission meeting on 11/27 (7pm, Council Chambers)
- **WEST EVANSTON ZONING OVERLAY**
  - Zoning Committee meeting on 12/5 (6pm, Council Chambers)
- **2008 PLAN COMMISSION MEETING SCHEDULE**
  - Schedule of regular meeting dates was adopted as amended: 1/9, 2/13, 3/12, 4/9, 5/14, 6/11, 7/9, 8/13, 9/10, 10/15 (date change from 10/8 due to Yom Kippur), 11/12, 12/10
  - All meetings are scheduled for 7pm in Council Chambers

**V. 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 and presented revised renderings and additional information. Public comment was then heard. When there was no else who wished to speak, Chair Woods closed the public comment portion of this Plan Commission public hearing and stated that additional comments may be heard at the Planning & Development Committee meeting. Plan Commission members then offered their comments. Continued due to lack of time to Wednesday, December 12, 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.*

**VI. ZPC 07-05-M&T Central Street Zoning Review**

*To consider amendments to Chapters 8, “Residential Districts;” 9, “Business Districts”, 10, “Commercial Districts, 15, “Special Purpose and Overlay Districts”, 17, “Landscaping and Screening;” 18, “Definitions;” 3, “Implementation and Administration;” 7, “Zoning Districts and Map;” and any other related sections of the Zoning Ordinance. The purpose of this hearing is to amend the map and the text of the Zoning Ordinance to affect the regulations of the Zoning Ordinance as applied to that area of the City presently within the Central Street Master Plan Area. This hearing may include, among other considerations, a prospective recommendation to the City Council to place parts or all of the subject area within a different zoning district, within an overlay district not yet established within the Evanston Zoning Ordinance, or to apply another appropriate overlay district.*

Bill Dunkley, Zoning Administrator, presented an overview of the Zoning Committee's recommendation for zoning changes along Central St, per the recently approved master plan and comments heard at the Zoning Committee public hearing. Additional public comment was then heard. When there was no else who wished to speak, Chair Woods closed the public comment portion of this Plan Commission public hearing and stated that additional comments may be heard at the Planning & Development Committee meeting. Continued due to lack of time to Wednesday, December 12, 2007 at 7pm in the Civic Center.

**VII. ADJOURNMENT**

The Plan Commission adjourned at 11pm. The next regular Plan Commission meeting is scheduled for WEDNESDAY, DECEMBER 12, 2007 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet  
Planning Division