

**MINUTES**  
**EVANSTON PLAN COMMISSION**  
Wednesday, December 19, 2007 / 7:00 p.m.  
Evanston Civic Center, Council Chambers

MEMBERS PRESENT.....James Woods (Chair), Stuart Opdycke (Vice  
.....Chair), Coleen Burrus, David Galloway, Sara  
.....McMurray, Johanna Nyden, Robin Schuldenfrei,  
.....Charles Staley

MEMBERS ABSENT .....Sharon Bowie

ASSOCIATE MEMBERS PRESENT.....Lawrence Widmayer

STAFF PRESENT .....Julia Carroll, Judith Aiello, James Wolinski, Dennis  
.....Marino, Bill Dunkley, Carlos Ruiz, 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. 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.*

James Wolinski, Community Development Department Director, and Fire Chief Alan Berkowsky responded to questions raised at the last meeting about the building code, fire suppression measures, and related issues for high-rises. There being no further comments or questions, Chair Woods read the findings into the record. Member Opdycke motioned to adopt the findings, and Member Galloway seconded. Prior to voting, all Members certified that they had been present at meetings or read the transcripts and that they did not have a conflict of interest. The motion passed with Members Burrus, Schuldenfrei, and Nyden voting 'nay' and Member McMurray abstaining from the vote (4-3-1). Member Burrus then read aloud the minority report, and Members Schuldenfrei and Nyden read the minority findings into the record.

*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.*

### **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](http://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.*

The Plan Commission and staff discussed the public process for the draft plan and the Plan Commission's role and responsibilities. Member Schuldenfrei requested that the Preservation Commission be contacted for their input on the draft plan. Public comment was then heard. Due to lack of time, the matter was continued to Wednesday, January 16, 2008 at 7pm in the Civic Center.

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**IV. ADJOURNMENT**

The Plan Commission adjourned at 11pm. The next regular meeting is scheduled for WEDNESDAY, JANUARY 9, 2008 at 7pm in the Civic Center. A special meeting is scheduled for WEDNESDAY, JANUARY 16, 2008 at 7pm in the Civic Center.

Respectfully submitted,

Tracy Norfleet  
Planning Division