

**OFFICIAL NOTICE – CITY OF EVANSTON**

The Evanston Plan Commission will conduct a public hearing in the City Council Chambers, 2nd floor, Civic Center, 2100 Ridge Avenue, Evanston, Illinois, at 7:00 PM., on August 8, 2007 when they will consider the following matter:

**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.

The Subject Property commonly known as 708 Church Street bears the following Permanent Identification Number for real estate purposes: 11-18-305-005-0000. The property is legally described as follows:

LOTS 1, 2, 3, 4, 12, 13, 14 AND 15 IN RESUBDIVISION OF BLOCK 28 IN VILLAGE OF EVANSTON IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 applicant is requesting special use and map amendment approval, development allowances, exceptions to development allowances, and other relief that may be necessary for the following regulatory concerns:

1. The applicant requests grant of a special use as authorized by §6-11-4-3 for a planned development.
2. §6-11-1-10 (D) establishes the mandatory planned development thresholds for a project located in the D3 Downtown Core Development District. The proposed project at 708 Church Street includes the development of 218 dwelling units with an approximate gross floor area of 626,033. These characteristics trigger a mandatory planned development request to obtain approval for the proposed project.
3. §6-11-4-8 establishes the maximum building height for structures in the D3 district as 85', with up to an additional 40' allowed for levels devoted to accessory parking. The applicant requests an exception to a site development allowance under §6-11-1-10 (C) 1 for building height. The proposed actual building height to the top of roof is 523', with a regulatory building height of 484' (excluding 39' for levels devoted to accessory parking).
4. §6-11-1-4 establishes ziggurat setbacks for properties within downtown zoning districts abutting certain streets. The applicant requests a site development allowance under §6-3-6-5 (C) from the required 40' ziggurat setback from the Church Street, Sherman Avenue, and Orrington Avenue lot lines for the portion of the building greater than 42' in height.
5. §6-11-4-4 establishes a minimum lot size of 300 square feet per dwelling unit in the D3 district. The subject property is approximately 29,024 square feet in size, yielding a maximum of 96 dwellings units. The applicant requests a site development allowance under §6-3-6-5 (E) to allow 218 dwelling units on the subject property.
6. §6-11-4-6 establishes the maximum floor area ratio as 4.5 in the D3 District. The applicant requests an exception to a site development allowance under §6-11-1-10 (C) 2 to allow a floor area ratio of approximately 15.77 (excluding areas dedicated to parking, loading, and mechanical equipment).
7. Table 16-B in §6-16-3-5 establishes the minimum off-street parking spaces for principal structures. The proposed project (assuming non-residential uses as retail and a residential unit mix of 70 1-bedroom units, 94 2-bedroom

units, and 54 3-bedroom units) requires a total of 396 off-street parking spaces. The applicant requests a site development allowance under §6-3-6-5 (D) to allow the provision of a total of 234 off-street parking spaces.

8. §6-16-4 establishes the minimum number of off-street loading berths for principal structures. The proposed project requires three short loading berths for the residential uses and two long loading berths for the retail/office uses (assuming all such uses as retail uses). The applicant requests a site development allowance under §6-3-6-5 (D) to provide a total of two long loading berths on the subject property.

The Zoning Ordinance contains the following relevant sections including sections for which the applicant may seek development allowances and exceptions to development allowances within the planned development special use permit.

§6-11-1-10 contains the allowances, requirements, procedures, and standards for planned developments in Downtown zoning districts, including the D3 Downtown Core Development District.

§6-11-4 contains the requirements, standards, and limitations within the D3 Downtown Core Development District.

§6-16 contains the requirements and standards for off-street parking and loading facilities.

§6-3-4 contains the requirements, procedures, and standards for amendments to the Zoning Ordinance, including the rights of the applicant and neighboring land users.

§6-3-6 contains the requirements, procedures, and standards for planned developments, including the rights of the applicant and neighboring land users.

The public hearing may be continued to a further date, time and place without the delivery of an additional notice such as this one.

For information, contact the Department of Community Development, Zoning Division at 847/ 866-2930 (phone), 847/448-8120 (fax), or [zoning@cityofevanston.org](mailto:zoning@cityofevanston.org) (e-mail). Persons needing mobility or communications access call Facilities Management 847/866-2916 (voice) or 847/328-4080 (TDD).

The City's website at <http://www.cityofevanston.org> provides access to the entire City Code, including the Zoning Ordinance. Join the ZONING\_INFORMATION electronic bulletin board from the City's home page: click on the following: SIGN UP FOR E-MAIL NEWS; E-MAIL MAILING LISTS – Enter your name and email address and select ZONING\_INFORMATION; Click on SUBSCRIBE