

MINUTES
EVANSTON PLAN COMMISSION
Wednesday, August 8, 2007 / 7:00 p.m.
Evanston Civic Center, Council Chambers

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

MEMBERS ABSENTSharon Bowie

ASSOCIATE MEMBERS PRESENT.....Lawrence Widmayer

STAFF PRESENTJudith Aiello, Bill Dunkley, Tracy Norfleet

COURT REPORTER.....LeGrand Reporting

.....

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 June 13, 2007 meeting were approved unanimously.

III. RECOGNITION OF OUTGOING MEMBER

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

IV. INTRODUCTION OF NEW MEMBER

Chair Woods introduced a new Plan Commission member, Robin Schuldenfrei. Member Schuldenfrei is an Assistant Professor of Design History at UIC. A PhD candidate at Harvard's Graduate School of Design, she relocated from Cambridge, MA in 2006.

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

Chair Woods stated that the following Zoning Committee meetings have been scheduled:

DATE	TIME	LOCATION	TOPIC
8/15	6pm	Council Chambers	Central St Plan
8/22	6pm	Council Chambers	West Evanston Plan/Central St Plan

In addition, the Downtown Plan Committee will meet on August 14 at 8am in room 2404.

VI. CONTINUATION OF PROPOSED PLANNED DEVELOPMENT PUBLIC HEARING

ZPC 06-10 PD 1001 Chicago Avenue

Mr. James Murray, attorney for the applicant, requested that the Plan Commission close the public hearing because the application was withdrawn on August 3, 2007. Member Burrus motioned to accept the request and close the hearing, and Member Galloway seconded. The motion passed (6-0-1). Member Schuldenfrei recused herself because she testified as an expert witness during the public hearing.

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 3rd floor reference desk or at the Civic Center in the Planning Division or Zoning Division during business hours.

VII. 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.

Mr. Steve Friedland, attorney for the applicant, introduced the development team. Mr. James Klutznick and Tim Anderson, developers, gave an overview of the project. Mr. George Halik, architect, described the design, including ground floor retail, the parking structure, and the residential tower. A model was presented. Mr. Neil Kenig, traffic consultant, summarized the traffic impacts and used a computer model to help visualize key points. The development team summarized the development goals for the project and public benefits. Following the presentation, the Plan Commission asked questions and the public comment period began. Continued due to lack of time to Wednesday, September 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 3rd floor reference desk or at the Civic Center in the Planning Division or Zoning Division during business hours.

VIII. ADJOURNMENT

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

Plan Commission 7pm, Council Chambers	Downtown Plan Committee 8am, Room 2404	Zoning Committee See time/room below
9/12/07	8/14	8/15/07 (6pm, Council Chambers)
10/10/07		8/22/07 (6pm, Council Chambers)

Respectfully submitted,

Tracy Norfleet
Planning Division