

MINUTES
EVANSTON PLAN COMMISSION
Thursday, September 20, 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

STAFF PRESENTJudith Aiello, 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 August 8, 2007 meeting were approved unanimously.

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

Chair Woods stated that the following meetings have been scheduled:

Plan Commission 7pm, Council Chambers	Downtown Plan Committee 8am, Room 2404	Zoning Committee See time below
10/10/07	10/3/07	9/26/07 (Central Street, 7pm) 10/3/07 (Central Street, 7pm)
11/14/07		11/7/07 (West Evanston, 6pm)

IV. 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 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, October 10, 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.

V. ADJOURNMENT

The Plan Commission adjourned at 11pm. The next regular Plan Commission meeting is scheduled for WEDNESDAY, OCTOBER 10, 2007 at 7pm in the Civic Center. Upcoming meetings:

Plan Commission 7pm, Council Chambers	Downtown Plan Committee 8am, Room 2404	Zoning Committee See time below
10/10/07	10/3/07	9/26/07 (Central Street, 7pm) 10/3/07 (Central Street, 7pm)
11/14/07		11/7/07 (West Evanston, 6pm)

Respectfully submitted,

Tracy Norfleet
Planning Division