

## OBSERVER REPORT

### Planning & Development Committee

April 8, 2008

**Observer:** Nancy Bashook

**Aldermen Present:** All aldermen present

**Staff Present:** Jim Wolinski, Ken Cook, Judy Aiello, Dona Spiccuza

**Media Present:** Evanston Review, Roundtable, Daily Northwestern, Evanston Now

**Meeting began:** 7:00 pm

**Meeting adjourned:** 8:15 pm

#### Items for Consideration

(P1) **Request for Renewal of Families in Transition Funding for Connections for the Homeless**

**Consideration of the Housing Commission recommendation to approve the request from Connections for the Homeless for a second year of Families in Transition funding of \$5,520 through the Affordable Housing Fund to subsidize the rent for a two person very low income household.**

Unanimously approved.

(P2) **Sidewalk Café for Type 1 Restaurant**

**Consideration of the Site Plan and Appearance Review Committee's Recommendation for approval of the sidewalk café for Tommy Nevin's Pub, 1450 Sherman Avenue.**

Mr. Wolinski explained that once a restaurant is approved for a sidewalk café they do not need to come back, unless there is a violation of the ordinance. In this case there was a violation of the smoking ordinance. The restaurant was fined \$100.

The owner of Tommy Nevins said that they paid the fine and always make every effort to comply with all regulations.

Unanimously approved.

(P3) **Ordinance 32-O-08 – Plan Commission Recommendation for a Map Amendment & Planned Development at 708 Church Street.**

**Consideration of a recommendation from the Plan Commission to rezone the property at 708 Church Street from D2, Downtown Retail Core Zoning District, to the D3, Downtown Core Development District, and to grant a Planned Development on that site of a 49-story residential and retail tower known as the Fountain Square Development.” This item was held in Committee at the March 10 meeting, the special meeting on March 17, 2008,**

**and on March 24<sup>th</sup>. This item was continued at the request of the applicant until April 8, 2008.**

Tim Anderson President of Focus Development explained that the new plan is designed for reduced height from 49 stories to 38. This is a 20% reduction in height. Larry Booth, the architect did a slide presentation showing the new design. He sees the building as a centerpiece and unification of downtown Evanston. Setbacks would be retained on the ground floor. They wanted to respond to the concerns about height and still make the project financially viable. Some of the features he described:

- Reduced 11 stories
- Wider at midpoint on down
- Base stays the same with 4 stories
- Midpoint up is capstone
- Delicate, light and reflective
- Ground floor – more retail
- Roof garden at 4-story base
- 20 ft. setback on Orrington

Steve Freeman(?), the attorney, wanted clarification on a timetable. Ald. Holmes said they needed time to digest the new concept. The financial information from Economic Development won't be available until April 30. Ald. Wollin suggested that all aldermen attend the Economic Development meeting on April 30 at 7:30 pm. They agreed to do this. Ken Cook was asked why, if the design is different, this doesn't go back to the Plan Commission. It's not necessary if the request for zoning relief is not greater than the original request. The aldermen asked about public benefits. The lawyer wants to deal with that once the city consultants material is reviewed. There was much discussion about all of this and whether or not the Plan Commission members should be invited to the next meeting. Finally, Ald. Hansen made a motion to schedule a special meeting for May 7, at 6:30 pm. 90 minutes should be set aside for public comment, with discussion by the aldermen afterwards. This motion was approved.