PLAN COMMISSION
Wednesday, November 29, 2017
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES: November 8, 2017
   Action: Approved unanimously, 7-0.

3. OLD BUSINESS
   A. Planned Development
      601 Davis Street
      David Cocagne, Vermilion Enterprises, LLC, requests approval of a Planned Development and
      Special Uses in order to construct a 33-story, 318-unit residential building with 7,481 square feet
      of ground floor commercial space (including a drive through for a financial institution, Chase
      Bank) and 176 parking spaces. The applicant seeks site development allowances for: 1) Number
      of dwelling units (318 where 93 allowed); 2) Floor Area Ratio (approximately 12.25
      where 8.0 allowed as a site development allowance); 3) Building height (313-feet, excluding 40
      feet of parking floors, where 220-feet allowed as a site development allowance); 4) Number
      of parking spaces (176, including 36 compact, where 267 required); 5) A curb cut/driveway on
      Davis Street, where it is not allowed (between building and ROW); 6) 5 total loading berths
      required (1 commercial, 1 university, 3 residential), 3 total loading berths proposed (1 existing);
      7) A ziggurat setback of 29.3’ at 58’ building height along Davis Street where 40’ at 42’ building
      height is required; and 8) A ziggurat setback of 21.6’ at 63’ building height along North property
      line where 25’ ziggurat setback required above 42’ along north property line (interior side yard).
      In addition, the applicant may seek and the Plan Commission may consider additional Site
      Development Allowances as may be necessary or desirable for the proposed development.
      Action: The Commission voted unanimously, 7-0, to recommend denial of the planned
      development and special uses.

4. PUBLIC COMMENT

5. ADJOURNMENT

Order of agenda items is subject to change. Information about the Plan Commission is available online at: http://www.cityofevanston.org/plancommission. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at 847-448-8170 or via e-mail at mmjones@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8683 (Voice) or 847-448-8064 (TTY).

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
The next regular meeting of the Plan Commission is scheduled for **WEDNESDAY, December 6, 2017** at **7:00 P.M.** in **JAMES C. LYTLE CITY COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.

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