PLAN COMMISSION
Wednesday, December 12, 2018
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 14, 2018
   Action: Approved, 7-0

3. NEW BUSINESS
   A. Planned Development
      1714-1720 Chicago Avenue 18PLND-0053
      Paul Janicki, architect, proposes to construct a 13-story office building with 112 on-site parking spaces. The applicant requests a Map Amendment to rezone the property from the R6 General Residential to the D3 Downtown Core Development District. The applicant seeks site development allowances for: 1) An FAR of 5.0, where the maximum permitted FAR in the D3 district is 4.5; 2) A building height of 127 feet to roof (excluding eligible parking levels), where the maximum permitted height of a building in D3 is 85 feet to roof; 3) 112 parking spaces with 22 compact stalls where the minimum required number of parking spaces is 213, in addition to a purchase-sale agreement to replace the 74 library parking spaces onsite, and where compact stalls are not allowed; 4) A front yard setback of 25-feet, where 31.4 feet is required; 5) A north side yard setback of 5-feet proposed, where 15-feet is required; 6) A south side yard setback of 5-feet proposed, where 15-feet is required.; and 7) A canopy yard obstruction of 9.7 feet into the required front yard, where a maximum obstruction of 3.1 feet (10%) is allowed. 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: A request for a continuance was submitted and the Commission voted, 7-0 to continue the public hearing to the January 9, 2019 Plan Commission meeting.

   B. Text Amendment
      oRD Redevelopment Overlay District 18PLND-0102
      A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to Section 6-15-13 of the Zoning Ordinance, to revise the regulations of the oRD Redevelopment Overlay District, including language regarding permitted and special uses.
      Action: Recommended for approval, 7-0.

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).
C. Text Amendment
Public Benefits for Planned Developments 18PLND-0103
A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to Section 6-3-6 of the Zoning Ordinance, to revise the regulations relating to Public Benefits of Planned Developments.
Action: Recommended for approval, 7-0.

4. OTHER BUSINESS

A. 2019 Plan Commission Meeting Schedule
Action: Approved, 7-0, with the understanding that the October meeting may be rescheduled due to holiday observance.

B. Election of Officers and Assignment of Liaisons and Committee Members
Action: The Commission voted, 5-0 with 2 abstentions, to make Colby Lewis the Chair and to make Peter Isaac the Vice Chair of the Commission for 2019. The Commission then discussed and appointed members to the Commission subcommittees and liaisons to City boards, committees and commissions.

5. PUBLIC COMMENT

6. ADJOURNMENT

The next regular meeting of the Plan Commission is scheduled for WEDNESDAY, JANUARY 9, 2018 at 7:00 P.M. in JAMES C. LYTLE CITY COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.

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