PLAN COMMISSION  
Wednesday, February 13, 2019  
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: January 9, 2019  

3. NEW BUSINESS  

   A. Text Amendment  
      Ground Floor Uses in the Central Street Overlay District  
      A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to Section 6-15-14-7 of the Zoning Ordinance, to revise the regulations of the oCSC Central Street Overlay District regarding active ground floor uses.  

   B. Planned Development  
      2425 Oakton Street  
      HPCW, LLC, the applicant, proposes to construct a car wash facility with 20 vacuum spaces and 4 parking spaces in the I1 Industrial District and oRD Redevelopment Overlay District. The applicant seeks a site development allowance for an accessory structure that is 3 ft. away from the principal structure where 10 ft. is required. In addition, the applicant may seek and the Plan Commission may consider Site Development Allowances as may be necessary or desirable for the proposed development.  

   C. Planned Development  
      910-938 Custer Avenue  
      Kevin Lee, property owner, proposes to construct 40 single family attached townhomes in five standalone buildings with 2 enclosed parking spaces per dwelling unit. The applicant requests a Map Amendment to rezone the property from the MUE Transitional Manufacturing-Employment District to the MXE Mixed-Use Employment District. The applicant requests a special use for a Planned Development with Site Development Allowances for: 1) 40 dwelling units where 32 dwelling units are allowed; 2) 44.2 ft. and 4 stories in height where 41 ft. and 3 stories is allowed; 3) 5 ft. west rear yard setback where 15 ft. is required; 4) townhouse orientation facing interior and side yards where townhouse orientation must face the street; 5) 7
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 que 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).