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
   Action: Approved, 6-0.

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.
      Action: Recommended for approval, 6-0.

   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.
      Action: A request for a continuance was received and granted. Item continued to the March 13, 2019 Plan Commission meeting.

   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

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.

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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 ft. front yard, 2ft. south interior side yard, and 1ft. west rear yard setbacks for balconies where a 9 ft. front yard setback is required, 4.5 ft. south interior side yard setback is required, and a 13.5 ft. west rear yard setback is required for balconies; and 6) 5’ ft.-10 ft. landscape strip along the south and west property boundaries where a 25 ft. wide landscape strip is required. 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:** Recommended for approval as presented by staff with additional conditions of 1) removal of 2 parking spaces on the north side of Main St. at Custer Ave., and 2) the developer will continue to work with staff on the building design facing Custer Ave.

4. **PUBLIC COMMENT**

5. **ADJOURNMENT**

The next regular meeting of the Plan Commission is scheduled for **WEDNESDAY, MARCH 13, 2019** at **7:00 P.M.** in **JAMES C. LYTLE CITY COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.