PLAN COMMISSION
Wednesday, December 11, 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: November 13, 2019
   Action: Approved, 4-0.

3. OLD BUSINESS
   A. Text Amendment
      New Residential Zoning District 19PLND-0090
      A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to create a new general residential zoning district designation with a maximum height limit of 3 and one-half stories.
      Action: The Commission voted, 3-0, to continue this item to the January 22, 2020 Plan Commission meeting due to lack of quorum for this agenda item.

   B. Map Amendment
      Emerson Street Rezoning 19PLND-0089
      A Zoning Ordinance Map Amendment pursuant to City Code Title 6, Zoning, to rezone properties located north of Emerson Street roughly between Asbury Avenue to the east, Gilbert Park and former Mayfair railroad property to the west, and the block north of Foster Street to the north, from the existing R5 General Residential District zoning district to a new general residential zoning district with a height limit of 3 and one-half stories.
      Action: The Commission voted, 3-0, to continue this item to the January 22, 2020 Plan Commission meeting due to lack of quorum for this agenda item.

4. NEW BUSINESS
   A. Planned Development
      999-1015 Howard Street 19PLND-0012
      David Block, applicant, submits for a Special Use for a Planned Development to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. Addition includes 60

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).
affordable dwelling units for seniors and 55 parking spaces, in the B2 Business District. The applicant seeks site development allowances for: 1) A building height of 51’ where 45’ is allowed, 2) To reduce the required interior side yard setback for parking to 0’ where 5’ is required from the east property line, 3) To reduce the required rear yard setback for parking to 0’ where 15’ is required from the north property line when adjacent to a residential district, and 4) To reduce the required number of off-street parking spaces from 69 to 55. 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, 4-0, to recommend approval of the development with conditions as presented by staff.

### B. Text Amendment

**Setbacks for Planned Developments in Residential Districts** 19PLND-0103

A Zoning Ordinance Text Amendment pursuant to City Code Title 6, Zoning, to revise section 6-8-1-10 relating to limitations on site development allowances regarding setbacks for planned developments in Residential Zoning Districts.

**Action:** The Commission voted, 4-0, to recommend approval of the text amendment.

### 5. OTHER BUSINESS

#### A. 2020 Plan Commission Meeting Schedule

**Action:** Approved, 4-0.

### 6. PUBLIC COMMENT

### 7. ADJOURNMENT

The next meeting of the Plan Commission is scheduled for **Wednesday, January 8, 2019** at 7:00 P.M. in **James C. Lytle City Council Chambers** of the Lorraine H. Morton Civic Center.