PLAN COMMISSION
Wednesday, February 26, 2020
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: Minutes will be available at the next Plan Commission meeting

3. NEW BUSINESS

A. Planned Development
1555 Ridge Avenue 19PLND-0108
Thomas Meador, applicant, submits for Special Use for a Planned Development to construct a 5-story, 68 dwelling unit multi-family residence with 57 off-street parking spaces in the R6 General Residential District. The applicant seeks site development allowances for: 1) A 3 ft. setback along the north property line where 15 ft. is required for dwelling units, 2) No landscaping where a 10 ft. transition landscaped strip is required along the north property line, 3) A 10 ft. X 25 ft. loading space with 1 ft. rear yard setback where a 10 ft. X 35 ft. loading space with a 3 ft. rear yard setback 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.

B. Subdivision & Major Adjustment to a Planned Development
1619 Chicago Avenue 19PLND-0059
The applicant, Horizon Realty Group, submits for a subdivision and Major Adjustment to a Planned Development in the D4 Downtown Transition District. The requested adjustment will increase FAR from 3.15 to 4.2, increase parking spaces from 32 (23 on-site, 9 leased) to 38 (all leased off-site), and a decrease in total number of units from 205 to 186 (includes 65 dwelling units). No new site development allowance will be needed.

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. Planned Development
1621 Chicago Avenue 18PLND-0112
The applicant, Horizon Realty Group, submits a planned development application to construct a 19-story apartment building with 240 units, 85 subterranean parking spaces, and approximately 3,540 sq. ft. of ground floor retail space in the D4 Downtown Transition District. Site development allowances are being requested for: 1) a building height of 211 ft. 8 in. where 105 ft. is allowed), 2) an FAR of 11.62 where a maximum of 5.4 is allowed, 3) 240 dwelling units where 54 is maximum is allowed, 4) 85 parking spaces where a minimum 185 is required, and 5) 1 short loading berth where 2 short loading berths are 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.

4. PUBLIC COMMENT

5. ADJOURNMENT

The next meeting of the Plan Commission is scheduled for WEDNESDAY, March 11, 2020 at 7:00 P.M. in JAMES C. LYTLE CITY COUNCIL CHAMBERS of the Lorraine H. Morton Civic Center.