PLAN COMMISSION
Wednesday, May 13, 2020
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, Plan Commission members and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at the meeting. Those wishing to make public comments at the Plan Commission meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by calling/texting 847-448-4311 or completing the Plan Commission online comment form available by clicking here or visiting the Plan Commission webpage: https://www.cityofevanston.org/government/agendas-minutes/plan-commission and clicking on Public Comment Form.

Community members may watch the Plan Commission meeting online through the Zoom platform:

Join Zoom Meeting
https://zoom.us/j/99357568426?pwd=UzRWWnpXalVhaEJXSXVzOUJDUHdCdz09

Meeting ID: 993 5756 8426
Password: 279742
One tap mobile
+13126266799,,99357568426# US (Chicago)

Dial by your location
+1 312 626 6799 US (Chicago)

1. CALL TO ORDER / DECLARATION OF QUORUM

2. SUSPENSION OF THE RULES: Members participating electronically or by telephone

3. APPROVAL OF MEETING MINUTES: March 11, 2020 and February 26, 2020

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).
4. OLD BUSINESS

A. 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.

B. Planned Development
   1621 Chicago Avenue 18PLND-0112
   The applicant, Horizon Realty Group, submits a planned development application to construct a 17-story apartment building with 215 units, 85 subterranean parking spaces, and approximately 3,539 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 185 ft. where 105 ft. is allowed), 2) an FAR of 10.38 where a maximum of 5.4 is allowed, 3) 215 dwelling units where 54 is maximum is allowed, and 4) 85 parking spaces where a minimum 162 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 (for Items 4A and 4B): The applicant requested a continuation of these items to the next in-person meeting. The Commission voted, 6-0, to suspend the rules of Article 13N of the Commission’s Administrative Rules and Procedures, which states that the Commission shall issue a recommendation within 120 days of the first presentation by the petitioner to the Plan Commission. The Commission then voted, 6-0, to continue both 4A and 4B to the next in-person Commission meeting.

5. NEW BUSINESS

A. Text Amendment
   20PLND-0024
   City-initiated Text Amendments to the Zoning Ordinance, Title 6 of the City Code, to Chapter 3 (Implementation and Administration) regarding the classification and administration of Minor and Major Variations and to Chapter 4 (General Provisions) regarding Residential Care Homes and Transitional Treatment Facilities in the R4a, General Residential Zoning District.
   Action: The Commission voted, 6-0, to recommend approval of the text amendment.

6. PUBLIC COMMENT

7. ADJOURNMENT

The next meeting of the Plan Commission is scheduled for WEDNESDAY, June 10, 2020 via a virtual meeting. That information will be provided on the meeting agenda.

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).