PLAN COMMISSION

Wednesday, March 11, 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: February 12, 2020
   Action: Approved, 5-0.

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.
      Actions: The Commission voted, 5-0, to recommend approval of the project with the added condition that the ADA accessible space, currently located on Grove Street in front of the site, be relocated to a nearby site during construction of the development.

4. NEW BUSINESS
   A. Planned Development
      605 Davis Street 19PLND-0036
      Davis Street Development Company 2015, LLC, the applicant, submits for a Planned Development and Special Uses in order to construct a 18-story Class A office building with 40 parking spaces and 4,170 square feet of ground floor retail space and a Special Use for a Chase Bank drive through facility. Site development allowances are being requested for: 1) FAR

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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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).
of 13.0 where 4.5 is allowed, 2) Proposed building height of 220 feet where 85 feet (excluding parking) is allowed, 3) 40 parking spaces where 420 are required, 4) A 15-foot Ziggurat setback is proposed above 29 feet along Davis where a 40-foot Ziggurat setback is required above 42-foot height, 5) A 0-foot Ziggurat setback is requested along the east interior lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height and 6) A 0-foot Ziggurat setback is requested along the west interior side lot line at 29-foot height where a 25-foot Ziggurat setback is required above 42-foot height. 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:** The Commission voted, 5-0, to recommend approval of the project with the added conditions of: 1) 4 ADA accessible spaces being provided, and 2) the condition regarding the drive-through being revised to read “The Drive-through facility shall be limited to use by a financial institution. Should the building owner gain ownership of the facility, the building owner shall remove the curb and the drive-through and obtain a building permit to absorb the drive-through area into the adjacent ground floor retail spaces.

5. COMMUNICATIONS

   A. Potential Text Amendments (no action taken at this time)

   The Commission discussed moving the April meeting date and voted, 5-0, to move the meeting from April 8, 2020 to April 29, 2020.

6. PUBLIC COMMENT

7. ADJOURNMENT

The next meeting of the Plan Commission is scheduled for **WEDNESDAY, April 29, 2020** at **7:00 P.M.** in **JAMES C. LYTLE CITY COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.