



PLAN COMMISSION

Wednesday, April 14, 2021

6:00 P.M.

Via Virtual Meeting

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 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/95446323865?pwd=T054d3lJYVpsODVYY0M4SXZFz09>

Meeting ID: 954 4632 3865

Passcode: 806362

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 10, 2021
4. ELECTION OF CHAIR AND VICE-CHAIR

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).

5. NEW BUSINESS

A. Text Amendment – Administrative Review Uses

21PLND-0029

City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to modify or eliminate the Substitution of Special Use process, to modify listed Special Uses in all non-residential districts and overlay districts, to establish an Administrative Review process, Standards, and Conditions, and to establish listed Administrative Review Uses in all non-residential districts and overlay districts.

B. Text Amendment – Wireless Facilities (Cellular Towers)

21PLND-0010

City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to establish a definition and regulations for wireless facilities.

6. OLD BUSINESS (Hearing scheduled to begin at 7:00 PM)

A. Planned Development – 2715 Hurd Avenue

20PLND- 0059

Charles Marlas, Kensington School, is requesting a Special Use for a Planned Development and a Special Use for a Daycare Center-Child to demolish the existing church and to construct a 2-story, 19,836 square foot building. The applicant is requesting the following site development allowances: 1) Building height of 39' where 35' not to exceed 2.5 stories is permitted, 2) Impervious surface coverage of 69.1% where 45% is permitted, 3) Location of off-street parking within the east interior side yard, and 4) Elimination of the required 10' wide transition landscape strip along the east property line, in the R1 Single-Family Residential District. 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.

7. DISCUSSION

Staff proposes to revise Commission Rules to implement a vote in order to conduct meeting business past 11:00 PM.

8. PUBLIC COMMENT

9. ADJOURNMENT

The next meeting of the Plan Commission is scheduled for **WEDNESDAY, April 28, 2021** via a virtual meeting. That information will be provided on the meeting agenda.

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