



AGENDA

Planning & Development Committee

Monday, June 26, 2023

**Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800
5:45 PM**

Join Zoom Meeting

<https://us06web.zoom.us/j/84982067196?pwd=NHNEdXRRdXIBWEtYcWkwSjRQS0lIQT09>

Meeting ID: 849 8206 7196

Passcode: 589957

Those wishing to make public comments at the Administrative & Public Works Committee, Planning & Development Committee or City Council meetings may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by completing the City Clerk's Office's online form at www.cityofevanston.org/government/city-clerk/public-comment-sign-up or by calling/texting 847-448-4311.

Community members may watch the City Council meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

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 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

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(I) CALL TO ORDER - COUNCILMEMBER NIEUWSMA

(II) APPROVAL OF MINUTES

- M1. **Approval of the Minutes of the Planning & Development Committee Meeting of June 12, 2023** 4 - 8

Staff recommends the approval of the Minutes of the Planning & Development Committee meeting of June 12, 2023.

For Action

[Approval of the Minutes of the Planning & Development Committee Meeting of June 12, 2023](#)

(III) PUBLIC COMMENT

A period of forty-five minutes shall be provided for all comment at the Planning and Development Committee meeting, and no individual shall speak longer than two minutes. The committee chair will allocate time among the speakers to ensure that Public Comment does not exceed the allotted time.

(IV) ITEMS FOR CONSIDERATION

- P1. **Resolution 22-R-23, Approving a Plat of Subdivision for 1801-1815 Church Street and 1708-1710 Darrow Avenue, for the Mt. Pisgah Subdivision.** 9 - 19

Staff recommends approval of Resolution 22-R-23, Approving a Plat of Subdivision for 1801-1815 Church Street and 1708-1710 Darrow Avenue for the Mt. Pisgah subdivision.

For Action

[Resolution 22-R-23, Approving a Plat of Subdivision for 1801-1815 Church Street and 1708-1710 Darrow Avenue, for the Mt. Pisgah Subdivision](#)

- P2. **Ordinance 55-O-23, granting a Special Use Permit for a Convenience Store, at 831 Foster Street in the B1 Business District** 20 - 29

The Land Use Commission recommends the adoption of Ordinance 55-O-23 granting a Special Use Permit for a Convenience Store at 831 Foster Street in the B1 Business District. The applicant has complied with all zoning requirements and meets all of the Standards for Special Use for this district.

For Introduction

[Ordinance 55-O-23, granting a Special Use Permit for a Convenience Store, at 831 Foster Street in the B1 Business District](#)

P3. **Ordinance 60-O-23, Granting a Special Use for a Planned Development with Site Development Allowances at 1621-31 Chicago Avenue in the D4 Downtown Transition District**

30 - 89

The Land Use Commission recommends denial of Ordinance 60-O-23, which grants a Special Use for a Planned Development to construct a 15-story, 165-foot tall, mixed-use building with approximately 7,200 square feet of ground floor commercial, 140 dwelling units, and 57 parking stalls within a two-level parking garage in the D4 Downtown Transition District.

For Introduction

[Ordinance 60-O-23, Granting a Special Use for a Planned Development with Site Development Allowances at 1621-31 Chicago Avenue in the D4 Downtown Transition District](#)

(V) ITEMS FOR DISCUSSION

D1. **Discussion regarding a Community Design Commission**

90 - 104

Staff requests the Planning and Development Committee to review, discuss, and provide direction on the next steps related to a Community Design Commission.

For Discussion

[Discussion regarding a Community Design Commission](#)

(VI) ADJOURNMENT