



LAND USE COMMISSION

Wednesday, January 26, 2022

7:00 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, members of the Land Use Commission 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 Land Use 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 Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form.

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

Join Zoom Meeting

<https://us06web.zoom.us/j/89142944948?pwd=NjlfFaFMvMzkvL280OTZPVVZnNlFVUT09>

Meeting ID: 891 4294 4948

Passcode: 925892

One tap mobile +13126266799,,89142944948# US (Chicago)

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

- I. **CALL TO ORDER**
- II. **RECEIPT OF OCTOBER 27, 2021 PLAN COMMISSION DRAFT MEETING MINUTES** (No action taken)
Action: Received by former Plan Commission members, 5-0.
- III. **RECEIPT OF DECEMBER 21, 2021 ZONING BOARD OF APPEALS DRAFT MEETING MINUTES** (No action taken)
Action: Received by former Zoning Board of Appeals members, 4-0.

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/land-use-commission>. Questions can be directed to Meagan Jones at mmjones@cityofevanston.org or 847-448-4311. 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 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

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).

IV. APPROVAL OF MEETING MINUTES: January 12, 2022

Action: Approved, 9-0.

V. NEW BUSINESS

A. Public Hearing: 1732-34, -40 Orrington Avenue Planned Development – 21PLND-0090

John Carlson, Trammell Crow Chicago Development, Inc., applicant, submits for a Zoning Map Amendment and a Special Use for a Planned Development to construct a 10-story mixed-use building with approximately 4,120 square feet of ground-floor retail and approximately 122,100 square-feet of office/laboratory space, and 35 enclosed parking stalls. The applicant requests to amend the current zoning district of the subject property, D2 Downtown Retail Core District (Section 6-11-3 of the Evanston Zoning Ordinance), to D3 Downtown Core Development District (Section 6-11-4). The applicant also requests site development allowances in the D3 district for: 1) a FAR of 7.0 where 4.5 is permitted and up to 8.0 can be requested; 2) a ziggurat setback of 6.4 feet to 11 feet where a minimum of 40 feet is required at the building height of 32 feet along Orrington Avenue; 3) a height of 149.5 feet where 85 feet is allowed and up to 170 feet can be requested; and 4) 35 on-site parking stalls where a minimum of 211 is required. The applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case.

Action: The Commission voted, 9-0, to recommend approval of the map amendment. The Commission voted, 6-3, to recommend approval of the planned development with the 11 conditions as presented by staff, with minor edits as discussed, and in substantial compliance with testimony and documents submitted during the meeting.

VI. COMMUNICATION

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, February 9, 2022, at 7:00 pm, via the virtual meeting platform, Zoom.** Login information will be provided on the agenda posted in advance of the meeting.

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