



LAND USE COMMISSION

Wednesday, February 9, 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/84943789735?pwd=cVlgZDNmZHNoUEJXMFRPdSs3ejY4QT09>

Meeting ID: 849 4378 9735

Passcode: 906817

One tap mobile +13126266799,,84943789735# US (Chicago)

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

- I. CALL TO ORDER
- II. APPROVAL OF MEETING MINUTES: January 26, 2022
- III. NEW BUSINESS

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).

A. Public Hearing: 1414 Church Street | 22ZMJV-0002

Daniel Tornheim, architect and applicant, requests the following: a Major Variation from Section 6-8-2-8(A)(4) of the Evanston Zoning Code to allow a rear yard of 3 feet where 30 feet is required; a Minor Variation from Section 6-8-2-7 of the Evanston Zoning Code to allow a building lot coverage of approximately 38.1% or 1,783 square-feet where no more than 30% or 1,404 square-feet is permitted; and a Minor Variation from Section 6-8-2-10(A) of the Evanston Zoning Code to allow an impervious surface lot coverage of approximately 49% or 2,291 square-feet where no more than 45% or 2,106 square-feet is permitted, all for the construction of an addition to the existing principal structure in the R1 Single-Family Residential District. The Land Use Commission is the determining body in accordance with Section 6-3-8-9 of the Evanston Zoning Code and Ordinance 92-O-21.

B. Public Hearing: 1000 Grove Street | 21ZMJV-0097

Richard Lehner, LCM Architects, applicant on behalf of the McGaw YMCA, requests two zoning variations from the Evanston Zoning Ordinance to allow for the addition of an approximately 431 square-foot entry vestibule to the existing recreation and community center with men's residences, commonly known as the McGaw YMCA, in the R6 General Residential District. The applicant requests one Major Variation to allow a street side yard setback from Maple Avenue of zero (0) feet where a minimum of 15 feet is required [Section 6-8-8-7(B)(2)]. The applicant also requests a Minor Variation to allow the building lot coverage of approximately 43,331 square-feet or 60.22% percent where the maximum permitted is 35,977 square-feet or 50% of the lot area (Section 6-8-8-6). The subject property is currently improved with one 5-story building and a surface parking lot. The Land Use Commission is the determining body for this request.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, February 23, 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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