



LAND USE COMMISSION ACTIONS

Wednesday, February 23, 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=NjlfFaFMvMzkvL280OTZPVVNzN1FVUT09>

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. APPROVAL OF MEETING MINUTES: February 9, 2022
Action: Approved, 5-0, with 4 abstentions.
- III. OLD 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.

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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. ***State law requires that a majority vote of the commission's seated (appointed) members is required. Due to an initial vote of 2-5 on a motion to approve the requested zoning relief, the application for zoning relief was continued to this meeting in order to obtain a sixth vote to render a majority of the 11 seated members.***

Action: The remaining Commissioners voted, 2-2, on the previous motion to approve this request, bringing the total vote count to 4-7. The motion, therefore, failed and the request was denied.

IV. NEW BUSINESS

A. Public Hearing: 1224 Washington Street |21ZMJV-0100

James Tullio, property owner, requests various zoning variations from the Evanston Zoning Ordinance to allow for the subdivision of one 9,226 square-foot, 100-foot wide, residential corner lot into two residential lots in the R3 Two-Family Residential District. The zoning relief requested is as follows: to allow both the proposed corner and interior lots to be 4,613 square feet where a minimum of 5,000 square feet is required for a single family residence (Section 6-8-4-4); to allow the proposed corner lot a building lot coverage of 2,090 square feet or 45.3% where a maximum of 2,076 square feet is permitted (Section 6-8-4-6); to allow the proposed corner lot an impervious surface lot coverage of approximately 3,600 square-feet or 78.04% where the maximum permitted is 2,767.8 square-feet or 60% is permitted (Section 6-8-4-9), and a 2.8' interior side yard setback for an accessory structure (existing patio) where 5' is required [Section 6-8-4-7(C)(3)]. The subject property is currently improved with one two-story building, a driveway, and patio. The Land Use Commission makes a final determination on these requests per Section 6-3-8-10 of the Evanston Zoning Ordinance and Ordinance 92-O-21. The City Council shall consider the draft plat of subdivision per Section 4-11-1 of the Evanston Building Code, should the Land Use Commission approve the aforementioned variations from the Evanston Zoning Ordinance.

Action: Approved, 7-2, with the following conditions: 1) that the new interior lot not be granted any building lot coverage or impervious surface lot coverage variations; 2) that if the existing structure on the corner lot is ever removed, any new structure comply with the current Zoning Code; 3) that the existing concrete patio on the corner lot is replaced with permeable pavers; 4) that the execution of subdivision is recorded within 12 months of Land Use Commission approval; and 5) that the

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development be in substantial compliance with documents and testimony herein.

B. Public Hearing: 1706-10 Sherman Avenue |21ZMJV-0095

Steven Rogin, The Varsity LLC, and Chris Dillion, Campbell Coyle, request a Major Variation from the Evanston Zoning Ordinance to allow two on-site parking stalls where 26 are required (Section 6-16-3-5, Table 16-B) for the addition of 35 upper floor apartments within the existing 4-story building, formerly known as The Varsity Theater, in the D2 Downtown Retail Core District. The co-applicants also propose to maintain +/- 9,850 square feet of ground floor commercial space within the existing building. No changes to building height or footprint are proposed. The Land Use Commission makes a recommendation to the City Council, the determining body for this case per Section 6-3-8-10 of the Evanston Zoning Ordinance and Ordinance 92-O-21.

Action: Recommended approval unanimously with the condition that an additional 16 parking spaces are leased off-site for a total of 18 parking spaces.

C. Public Hearing: 2356 Colfax Terrace |22ZMJV-0005

Sarah and Patrick Hillman, property owners, submit for major zoning relief from the Evanston Zoning Ordinance for additions to a single family residence in the R1 Single Family Residential District. The applicant requests zoning relief for 32.7% building lot coverage where a maximum 30% is allowed (Section 6-8-2-7), 54.5% impervious surface coverage where a maximum 45% is allowed (Section 6-8-2-10), a 1.5' north interior side yard setback where 5' is required (Section 6-8-2-8), a 3.3' north interior side yard setback where 4.5' is required for a yard obstruction (roof overhang) (Section 6-4-1-9), a 17.4' west rear yard setback where 30' is required (Section 6-8-2-8), a 10.5' west rear yard setback where 27' is required for a yard obstruction (roofed walk) (Section 6-4-1-9), detached accessory structures in the front yard where detached accessory structures are only permitted in side and rear yards (Section 6-4-6-2-D, 6-4-6-3-A), a 2' north yard setback where 3' is required to any property line for detached accessory structures (Section 6-4-6-2-E), a 1' north interior side yard setback where 2.5' is required for a yard obstruction on a detached accessory structure (roof overhang) (Section 6-4-1-9), 35' height for a detached accessory structure where a maximum 20' height is allowed for accessory structures that are not garages or ADUs (Section 6-4-6-2-G), a fence in the front yard where fencing is not permitted within the front yard or within 3' of the front facade of the house (Section 6-4-6-7-F), and 7.3' fence height where a maximum fence height of 6' is allowed (Section 6-4-6-7-F). The Land Use Commission is the final determining body for this case per Section 6-3-8-9 of the Evanston Zoning Ordinance and Ordinance 92-O-21.

Action: Denied, 3-6.

D. Text Amendment: Office and Medical Office Uses | 22PLND-0007 City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to modify the parking requirement for Medical Office Uses in existing structures, and to change ground-floor permitted Office Uses in non-residential and non-university districts to Administrative Review Uses. The Land Use Commission makes a recommendation to the City Council, the determining body for this case per Section 6-3-4-6 of the Evanston Zoning Ordinance and Ordinance 92-O-21.

Action: Recommended approval unanimously.

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V. DISCUSSION

Discussion regarding returning to in-person meetings beginning April 2022.

VI. PUBLIC COMMENT

VII. ADJOURNMENT

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