



LAND USE COMMISSION

Wednesday, March 30, 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=NjFfaFMvMzkvL280OTZPVVNzN1FVUT09>

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: March 9, 2022
Action: Approved, 7-0, with edits.
- 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: Map Amendment | 22PLND-0017

City initiated Map Amendment to the Zoning Ordinance, Title 6 of the City Code, to rezone properties known as: 2600 Gross Point Rd., PIN 05-33-318-032-0000; 2608-2620 Gross Point Rd./2620 Crawford Ave., PINs 05-33-318-033-0000, 05-33-318-034-0000; 2628-2636 Gross Point Rd., PINs 05-33-311-054-0000, 05-33-311-040-0000, 05-33-311-053-0000; 2600 Crawford Ave., PIN 05-33-319-001-0000.

The properties are proposed to be removed from the existing oCSC Central Street Corridor Overlay District, and will remain within the existing underlying B1a Business District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Ordinance and Ordinance 92-O-21. **THIS ITEM WILL NOT BE HEARD AT THIS MEETING AND WILL BE RENOTICED FOR A FUTURE MEETING DATE.**

B. Public Hearing: 2356 Colfax Terrace | 22ZMJV-0018

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 46.1% impervious surface coverage where a maximum 45% is allowed (Section 6-8-2-10), a 27.5' east front yard setback where 38' is required to meet the block average (Section 6-4-1-9), a 1.5' north interior side yard setback where 5' is required (Section 6-8-2-8), a 15.6' west rear yard setback where 30' is required (Section 6-8-2-8), a detached accessory structure (chimney/fire pit) 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), 6' and 7.3' solid fencing in the front yard where fencing is not permitted within the front yard or within 3' of the front façade of the house and not over 4' in height or 70% opacity (Section 6-4-6-7). 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: The Commission voted, 6-1, to approve the major variations subject to the following condition: That the fence segment along the alley between the attached garage and Poplar Avenue be no taller than 42 inches.

IV. OTHER BUSINESS

A. Revisions to Land Use Commission Rules & Procedures

Action: Proposed revisions approved, 6-1.

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, April 13, 2022, at 7:00 pm in the James C. Lytle Council Chambers in the Morton Civic Center.**

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