



LAND USE COMMISSION ACTIONS

Wednesday, May 25, 2022
7:00 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

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 in-person 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 Plan Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

- II. APPROVAL OF MEETING MINUTES: May 11, 2022
Action: Approved with edits, 8-0 with one abstention.

III. OLD BUSINESS

A. Appeal | 1566 Oak Avenue | 22ZMJV-0031

Chris Dillow, appellant, appeals the decision of the Determination of Use issued by the Zoning Administrator on March 17, 2022, regarding operations of Connections for the Homeless at the Margarita Inn at 1566 Oak Avenue, which found the operations to be consistent with the Zoning Ordinance definition for Rooming House (Section 6-18-3) and also found existing Special Use Ord. 51-O-74, adopted in 1974, is no longer valid. The Land Use Commission is the determining body for this case in accordance with Section 6-3-9-8 of the Evanston Zoning Code and Ordinance 92-O-21. **Due to an initial vote of 4-3 on a motion to affirm the Zoning Administrator's decision, the appeal was continued to this meeting in order to obtain a concurrent vote of 6, a majority of the current 10 Commission seats.**

Action: Additional Commissioners voted, 2-0, on the previous motion, bringing the total vote count to 6-3. The motion, therefore, passed and the appeal was denied.

IV. NEW BUSINESS

A. Major Adjustment to a Planned Development | 1571 Maple Avenue | 22PLND-0032

1571 Maple Avenue, LLC, applicant, submits for a major adjustment to the planned development approved by ordinance 19-O-15, and amended by ordinances 61-O-16 and 147-O-18 in the D3 Downtown Core Development District. The applicant is requesting to modify the number of required leased parking spaces from 55 to 0, terminating the existing parking lease between the applicant and the City of Evanston. The Land Use Commission

makes a recommendation to the City Council,- the determining body for this case, in May 25, 2022 Land Use Commission Meeting in accordance with Section 6-3-9-8 of the Evanston Zoning Code and Ordinance 92-O-21. **Staff requests that this item be continued to the June 8, 2022 Commission meeting.**

Action: Continued to the June 8, 2022 meeting by a 9-0 vote.

B. Special Use | 1026 Davis Street | 22ZMJV-0034

Renee Ruffing, applicant on behalf of Beacon Academy, requests a Special Use Permit for a Private Educational Institution at 1026 Davis Street in the D2 Downtown Retail Core District (Zoning Code Section 6-11-3-4). 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 Code and Ordinance 92-O-21.

Action: Recommended for approval by a 9-0 vote, subject to the following conditions:

1) That the space not be used as the primary location for student pick-up/drop-off, 2) that a Beacon administrator is assigned to monitor pick-up/drop-off to make sure there is no vehicle congestion on the street, 3) That nighttime lighting is incorporated to the space and 4) that space at the storefront be made available for art displays visible from the street.

C. Appeal | 1566 Oak Avenue | 22ZMJV-0035

Andrew Scott, attorney on behalf of 1566 Oak Ave. LLC, appeals the decision of the Determination of Use issued by the Zoning Administrator on March 17, 2022, regarding operations of Connections for the Homeless at the Margarita Inn at 1566 Oak Avenue, which found the operations to be consistent with the Zoning Ordinance definition for Rooming House (Section 6-18-3) and also found existing Special Use Ord. 51-O-74, adopted in 1974, is no longer valid. The Land Use Commission is the determining body for this case in accordance with Section 6-3-9-8 of the Evanston Zoning Code and Ordinance 92-O-21.

Action: Zoning Administrator's decision upheld by a 9-0 vote.

V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, June 8, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

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).