



## **PUBLIC NOTICE OF A MEETING**

### **LAND USE COMMISSION Wednesday, August 10, 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](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

- I. CALL TO ORDER / DECLARATION OF QUORUM
- II. APPROVAL OF MEETING MINUTES: July 13, 2022
- III. OLD BUSINESS (Continued from June 22, 2022)

**A. Public Hearing:Planned Development | 3434 Central Street | 22PLND-0012**

Charles Marlas, applicant, applies for a Special Use for a Planned Development and a Special Use to demolish the existing church and other site improvements and to construct a new 2-story, 22,416 square foot building for a Daycare Center-Child, Kensington School. The following site development allowances are needed:1) Off-street parking located within the front yard where parking is not permitted, 2) Off-street parking located within the south interior side yard where parking is not permitted, 3) Detached accessory use, refuse enclosure, located within the south interior side yard where a detached accessory use is not permitted, 4) Reduce the required transition landscape strip along the south property from 10' to 6', 5) Eliminate the required 10-foot wide transition landscape strip along the west property line, and 6) Reduce the two-way driveway aisle width from 24' to 16', in the R2 Single-Family Residential District. 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 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**

#### **IV. NEW BUSINESS**

##### **A. Public Hearing: Amendment to Special Use | 619 Howard Street | 22ZMJV-0043**

India Mussell-McKay of Palmhouse Productions, LLC., applicant, requests an amendment to Ordinance 45-O-19, which granted approval of a Special Use for a Banquet Hall Facility in the B3 Business District (Zoning Code Section 6-9-4-3). The applicant specifically requests the condition of approval requiring the Design and Project Review Committee to review all outdoor special events on the parking lot of the premises to be removed. 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.

##### **B. Public Hearing: Planned Development | 1621-31 Chicago Avenue | 22PLND-0020**

Jeffrey Michael, applicant, Horizon Realty Group, submits a Special Use for a Planned Development to construct a new 18-story mixed-use building with approximately 7,195 square feet of ground floor retail space, 180 dwelling units (including 52 bonus dwelling units per IHO), and 57 parking spaces within a 2-level parking garage in the D4 Downtown Transition District. The applicant seeks the following site development allowances: 1.) To increase the maximum permitted number of dwelling units from 106 to 180; 2.) To increase the maximum permitted Floor Area Ratio (FAR) from 5.4 to 7.8; 3.) To increase the maximum permitted building height from 105' to 174'-8"; 4.) To reduce the number of required parking spaces from 130 to 57; and 5.) To reduce the number of required loading berths from 3 to 2. 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 in accordance with Section 6-3-5-8 of the Evanston Zoning Ordinance and Ordinance 92-O-21.

#### **V. COMMUNICATION**

#### **VI. PUBLIC COMMENT**

#### **VII. ADJOURNMENT**

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, August 10, 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](mailto: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).*