



# LAND USE COMMISSION ACTIONS - REVISED

Wednesday, October 26, 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 A QUORUM

<i>Present</i>	<i>Absent</i>
G. Halik	M. Arevalo
J. Hewko	V. Cullen
B. Johnson	
J. Lindwall	
K. Mirintchev	
M. Puchtel	
K. Westerberg	
M. Rodgers	
8	2

### II. APPROVAL OF MEETING MINUTES: October 12, 2022

*Action: Motion to approve with no changes, carried 7-0 with one abstention.*

### III. NEW BUSINESS

#### A. Public Hearing: Major Variation | 2125 Madison Place | 22ZMJV-0081

Theodore and Nicole Fancher, property owners, request a Major Variation from Section 6-8-3-7(A)(2) of the Evanston Zoning Code to allow a street side yard of

6 feet 6 inches where a street side yard of 15 feet for an addition to an existing single-family home in the R2 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code and Ordinance 92-O-21. PIN: 10-24-306-025-0000

**Action:** Motion to approve with no conditions, carried 8-0.

**B. Public Hearing: Amendment to an Existing Variation Condition | 3101 Central Street | 22ZMJV-0076**

Lakeside Auto Rebuilders Inc. submits for major zoning relief to amend an existing Major Variation condition required by Ord. 105-O-19, Ord. 27-O-87, and Covenant 87-359274 that requires termination of use upon transfer of ownership of the property for the legally nonconforming use of an Automobile Repair Service Establishment and Auto Body Repair Establishment where said uses are not eligible permitted or special uses in the R4 General Residential District (Section 6-8-5-2 & 6-8-5-3) or an eligible Active Ground Floor Use in the oCSC Central Street Overlay District (Section 6-15-14-7). The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-8-10 of the Evanston Zoning Code and Ordinance 92-O-21. PIN: 05-33-425-032-0000

**Action:** Motion to recommend approval to the City Council with the following conditions, carried 8-0:

1. That condition (F) be removed; and
2. That any new ownership agrees to continue operating by appointment only or seek an amendment to the approving ordinance.

**C. Public Hearing: Major Adjustment to a Planned Development | 1012-1016 Church Street | 22PLND-0077**

Janet Mullet, applicant, Northlight Theatre, submits for a major adjustment to the planned development approved by Ordinance 114-O-19, in the D3 Downtown District. The applicant is requesting to modify the approved building elevations. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-6-12 of the Evanston Zoning Code and Ordinance 92-O-21. PIN: 11-18-302-006-0000

**Action:** Motion to recommend approval, with the condition that the new material comply with the city's bird-friendly ordinance, carried 8-0.

**D. Public Hearing: Appeal | 2012 Maple Avenue | 22ZMJV-0075**

Marcin Kawa, contractor, appeals the Zoning Administrator's decision to deny minor zoning relief (case number 22ZMNV-0059) to construct a 2-car detached garage with proposed building lot coverage of 43.8% where a maximum 40% is permitted (Section 6-8-6-6) and impervious surface coverage of 57.4% where a maximum 55% is permitted (Section 6-8-6-9) in the R4a General Residential District. The appellant was denied zoning relief to construct a 2-car detached

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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).

garage. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-8 of the Evanston Zoning Code and Ordinance 92-O-21. PIN: 11-18-102-027-0000

**Action:** Motion to grant relief previously denied by the Zoning Administrator, failed 8-0.

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, November 9, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

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