



LAND USE COMMISSION

Wednesday, February 22, 2023 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

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/boards-commissions-and-committees/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 at www.cityofevanston.org/channel16 or on Cable Channel 16.

- I. CALL TO ORDER/DECLARATION OF A QUORUM
- II. APPROVAL OF MEETING MINUTES: February 8, 2023
- III. OLD BUSINESS (Continued from February 8, 2023)

A. Public Hearing: Major Variations | 1420 Leonard Place | 23ZMJV-0002

David Reid, property owner, requests four Major Variations from the Evanston Zoning Code to allow for the construction of a new single-family home in the R3 Two-Family Residential District. The variations are as follows: a front yard setback for the principal structure of 7.7 feet where a minimum front yard setback of 27 feet is required [Section 6-8-4-7(A)(1)]; a west interior side yard of 3 feet for the principal structure where a minimum of 5 feet is required [Section 6-8-4-7(A)(3)]; a west interior side yard of 2.5 feet for the eave (roof overhang) where a minimum of 4.5 feet is required [Section 6-4-1-9(B)(1)]; and a west interior side yard of 3 feet for the air conditioning equipment where a minimum of 6 feet is required [Section 6-4-6-9]. 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. ***Due to an initial vote of 4-4 on a motion to approve the requested zoning relief with conditions, the application for zoning relief was continued to this meeting in order to obtain a fifth vote to render a majority of the 9 seated members.***

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B. Public Hearing: Major Variation | 1811-1815 Church Street and 1708-1710 Darrow Avenue | 22ZMJV-0092

Richard Koenig, Housing Opportunity Development Corporation, applicant, submits for the following Major Variations from the Evanston Zoning Code:

1) Reduce the required front yard build to zone from 5'-10' to 0' (Section 6-15-15-IX-A.3), 2) Reduce the required west and east interior side yard setbacks from 5' to 0' (Section 6-15-15-IX-A.5), 3) Reduce the required rear yard setback from 5' to 0' (Section 6-15-15-IX-A.6), 4) Increase the maximum permitted impervious surface coverage from 90% + 5% semi-pervious surface area to 99.7% of lot area (Sections 6-15-15-IX-A.7 and 6-15-15-IX-A.8), 5) Increase the maximum permitted building height from 3 stories and 47' to 5 stories and 57.7' (Section 6-15-15-IX-B.1), 6) Eliminate the required 8' ziggurat setback at the 3rd story (Section 6-15-15-IX-B.1), 7) Eliminate the required one short loading berth (Section 6-16-5, Table 16-E), in order to construct a 5-story mixed-use building with ground floor retail, 44 dwellings, and on-site parking in the B2 Business and oWE West Evanston Overlay Districts. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Zoning Code Section 6-3-5-9, and Ordinance 92-O-21.

C. Public Hearing: Special Use & Major Variation | 1801-1805 Church Street and 1708-1710 Darrow Avenue | 22ZMJV-0089

Pastor Clifford Wilson, Mt. Pisgah Ministry, Inc., applicant, submits for a Special Use for a use (religious institution) in the oWE West Evanston Overlay District exceeding 10,000 square feet but less than 40,000 square feet (Sections 6-15-15-XVII-B.4 and 6-15-15-XVII-B.6), and submits for the following Major Variations from the Evanston Zoning Code: 1) Reduce required front yard build to zone from 5'-25' to 0' at upper floors (Section 6-15-15-XVII-A.2), 2) Reduce required west interior side yard setback from 5' to 0' (Section 6-15-15-XVII-A-6), 3) Increase impervious surface coverage from 60% + 20% semi-pervious surface material to 90.3% (Sections 6-15-15-XVII-A.8 and 6-15-15-XVII-A.9), 4) Increase building height from 2 stories or 30' to 3 stories at 44.0' to parapet (Section 6-15-15-XVII-B.1), 5) Eliminate the required building stoop base type and provide a storefront base type instead (Section 6-15-15-IV, Table IV.A, and 6-15-15-V-C.4), 6) Provide occupied space behind building parapet cap type where occupied space is not permitted (Section 6-15-15-IV, Table IV.A, and 6-15-15—VI-A.3), 7) Eliminate the required one short loading berth (Section 6-16-5, Table 16-E), 8) Increase yard obstruction from 10% to 40% into corner side setback for exterior building fins and vertical trellis (Section 6-4-1-9-B.1), 9) Eliminate the required 3'-4' tall steel or PVC picket fence around the parking area (6-15-15-XVIII.B.5), in order to construct a 3-story building for a religious institution with both on-site and leased offsite parking in

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the B2 Business and oWE West Evanston Overlay Districts. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Zoning Code Section 6-3-5-9, and Ordinance 92-O-21.

IV. NEW BUSINESS

A. Public Hearing: Zoning Text Amendment | U2 University Athletic Facilities District | 23PLND-0010

Luke Figora, applicant on behalf of Northwestern University, requests a Text Amendment to the Zoning Ordinance, Section 6-15-7-2 Permitted Uses, to modify the list of permitted uses in the U2 District and conditions required for public facing concerts. The Land Use Commission is the recommending body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code and Ordinance 92-O-21. ***The applicant has requested to continue this case to a date uncertain. The case will not be discussed at this meeting and will be re-noticed for a future meeting date.***

B. Public Hearing: Zoning Text Amendment | List of Special Uses in B1 | 23PLND-0007

In conjunction with zoning case no. 23ZMJV-0008, Hana Samuels of Blue Star Properties, applicant on behalf of 1243 Chicago (Evanston) LLC and Chicago Roadhouse, owners of properties located at 1243 Chicago Avenue and 1245 Chicago Avenue, respectively, request an amendment to Evanston City Code §6-9-2-3 to add 'performance entertainment venues' to the list of Special Uses in the B1 Business District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with City Code §6-3-4-6.

C. Public Hearing: Special Use Permit & Major Variation | 1243-45 Chicago Avenue | 23ZMJV-0008

In conjunction with zoning case no. 23PLND-0007, a request for an amendment to add 'performance entertainment venues' to the list of Special Uses in City Code §6-9-2-3 of the Evanston City Code, Hana Samuels of Blue Star Properties, applicant on behalf of 1243 Chicago (Evanston) LLC and Chicago Roadhouse, owners of properties located at 1243 Chicago Avenue and 1245 Chicago Avenue, respectively, requests a Special Use Permit to allow a performance entertainment venue (City Code §6-9-2-3) and a Major Variation to not provide one (1) loading stall where one (1) is required (City Code §6-16-5, Table 16-E) for an addition to an existing type 1 restaurant (Union Pizzeria) in the B1 Business District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with City Code §6-3-5-9.

V. COMMUNICATION

VI. PUBLIC COMMENT

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VII. ADJOURNMENT

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, March 8, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

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