



LAND USE COMMISSION

Wednesday, March 8, 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 22, 2023
- III. NEW BUSINESS

A. Public Hearing: Special Use Permit | 1566 Oak Avenue | 22ZMJV-0078

Donna Pugh & Michael Noonan, Foley & Lardner LLP, attorneys representing Connections for the Homeless, request a Special Use Permit for a Rooming House at 1566 Oak Avenue, commonly known as the Margarita Inn, in the R6 General Residential District (Section 6-8-8-3). This case was previously heard by the Land Use Commission at a public hearing on November 30, 2022, and will be reopened to hear testimony from BCH1555, LLC & their representative based on their continuance request dated November 29, 2022 as required by court order. No additional testimony from any member of the public will be heard on the matter. 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 and Ordinance 92-O-21. ***Per court order, this agenda item will not be heard at this meeting and will be continued to the April 26, 2023 Commission meeting. Additional notice will not be provided.***

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, 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).

B. Public Hearing: Special Use for a Planned Development | 1621-31 Chicago Avenue | 22PLND-0102

Jeffrey Michael of Horizon Realty Group, applicant, requests a Special Use for a Planned Development to construct a 15-story, 165-foot tall from grade, mixed-use building with approximately 7,200 square feet of ground floor commercial, 140 dwelling units, and 57 parking stalls within a two-level parking garage in the D4 Downtown Transition District. The applicant also requests the following Site Development Allowances as part of the Planned Development: 1) 100 dwelling units where no more than 54 are allowed [City Code §6-11-5-4(B)]; 2) a building height of 145 feet where no more than 105 feet is permitted (City Code §6-11-5-8) 3) 57 on-site parking stalls where a minimum of 118 are required (City Code §6-16-3-5, Table 16-B) and 4) eight (8) compact 90-degree parking stalls with a depth of 15 feet where a minimum depth of 18 feet is required (City Code §6-16-2-7, Table 16-A). Forty of the 140 dwelling units are considered bonus units per City Code §6-11-1-11(A)(2), given that 10 of the first 100 units will serve as the required on-site affordable units per City Code §5-7-4(A). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with City Code §6-3-6-8.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, March 22, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

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