



LAND USE COMMISSION ACTIONS

Wednesday, March 8, 2023
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/boards-commissions-and-committees/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

<i>Present</i>	<i>Absent</i>
M. Arevalo	
G. Halik	
J. Hewko (8:10 pm)	
B. Johnson	
J. Lindwall	
K. Mirintchev	
M. Puchtel	
M. Rodgers	
K. Westerberg	
9	0

II. APPROVAL OF MEETING MINUTES: February 22, 2023

Action: Motion to approve with edits, carried 7-0, with one abstention.

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.**

Action: No action taken. Case will be heard at the April 26, 2023 meeting.

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.

Action: Motion to recommend approval of the Special Use Permit for a Planned Development with associated Site Development Allowances and the following conditions, failed by a vote of 4-5:

1. That up to three (3) on-street parking stalls immediately in front of the subject property be changed to 30-minute-maximum metered stalls;
2. That the applicant completes Phase 1 of the Alley Management Plan dated March 2, 2023 within 12 months of final Certificate of Occupancy issuance.
3. That the applicant comply with Phase 2 of the Alley Management Plan dated March 2, 2023.
4. That the applicant lease no more than 23 off-site parking stalls within 1,000 feet of the subject property via either a private lease agreement subject to approval by the Zoning Administrator or execute a lease

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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).

agreement with the City for stalls at a City-owned facility prior to Certificate of Occupancy issuance. The Applicant shall not be responsible to provide off-site parking if proposed development's commercial space is vacant and unoccupied.

5. That the development complies with Chapter 4-13, Floodplain Regulations, of the Evanston City Code and the Watershed Management Ordinance of the Metropolitan Water Reclamation District, prior to the issuance of any building permits;
6. That the development complies with the City's bird-friendly design requirements per Ordinance 83-O-22 prior to the issuance of any building permits;
7. That the development complies with the City's electric vehicle parking requirements per §4-2-2, Table 406.2.7.2 of the City Code prior to the issuance of any building permits;
8. That the applicant sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to the issuance of any building or demolition permits. The CMP must include but is not limited to the following: water and sewer utility connections, construction staging plan, on-street and on-site construction parking restrictions, hours of operation, a plan including cross-sections showing pedestrian access around the site with the use of curb ramps, signage and/or striping, if necessary, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, a proposed schedule for street opening for utility connections with cross-section details, and project updates via monthly newsletter and project website.
9. That the applicant provides a Final Waste Management Plan elaborating upon and consistent with those items listed in the Preliminary Waste Management Plan dated January 23, 2023, subject to review and approval by the Office of Sustainability before temporary Certificate of Occupancy issuance.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held 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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