



# LAND USE COMMISSION

Wednesday, April 19, 2023 | 7:00 P.M.

SPECIAL MEETING

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](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

### I. CALL TO ORDER/DECLARATION OF A QUORUM

Attendance			
	<i>Name</i>	<i>Present</i>	<i>Absent</i>
Commissioner	Myrna Arevalo	X	
Commissioner	George Halik	X	
Commissioner	John Hewko		X
Commissioner	Brian Johnson	X	
Commissioner	Jeanne Lindwall		X
Commissioner	Kiril Mirintchev	X	
Vice-Chair	Max Puchtel	X	
Commissioner	Kristin Westerberg	X	
Chair	Matt Rodgers	X	
<b>Total</b>		7	2

### II. NEW BUSINESS

#### A. Public Hearing: Major Variations | 2000 Simpson Street | 23ZMJV-0022

Alex Lopez of Cordogan Clark Architects, applicant and architect for the property owner, submits for the following Major Variations in order to construct a 3-story, K-8 educational institution - public: 1) Floor Area Ratio (FAR) of .62 where the maximum is 0.15 (Section 6-15-9-6), 2) a proposed height of 3 stories at 55 ft. where 2.5 stories or 35 ft. is maximum (Section 6-15-9-7). 3) Open parking location within the front yard (Section

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6-16-2-1.C), 4) Loading area located in the required front yard (Section 6-16-4-1.B), 5) Loading area abutting a residential district and not screened (Section 6-16-4-1.A), and 6) Loading area dimension (10 X 35) that is located within the drive aisle width of the parking lot (Section 6-16-4-4). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Zoning Code Section 6-3-8-10, and Ordinance 92-O-21. PIN: 10-13-201-028-0000.

**Action:** Motion to recommend approval of the Major Variations for the property located at 2000 Simpson Street, zoning case no. 23ZMJV-0022, carried 5-2 with the following conditions:

1. Provide a final landscape plan prior to City Council
2. Provide a tree removal and replacement plan prior to City Council
3. Provide a waste removal plan prior to City Council
4. A Construction Management Plan is required prior to construction to include how restoration of adjacent properties will be accomplished as a result of proposed construction activities.
5. A Pedestrian and Traffic Circulation Plan shall be provided within 3 months of approval of the project. This plan will be evaluated, amended, and submitted to the City, as necessary, by the School District to address impacts to the neighborhood. Plan should include the following:
  - Recommendations included within the Traffic Study provided by KLOA
  - Confirmation and City approval of any proposed street closures for pick-up/drop-off times (Ashland Ave, Dewey Ave, etc.)
  - Confirmation and City approval of any temporary one-way street designations for streets bordering the site during pick-up/drop-off times
  - Use of crossing guards or other staff to direct traffic
6. A robust educational Active Transportation Safety Initiative for students shall be developed to raise student and parent awareness regarding safe pedestrian and bicyclist behaviors. This program should not only teach safety principles but also encourage active transportation through the use of challenges and goal setting. The curriculum and plan shall be submitted for approval at least six months prior to the project completion.
7. Additional parking alternatives should be pursued to support the City's CARP goals. Items to consider:
  - The School District could consider increasing incentives to further promote staffers commuting via CTA, Metra and ride share. As stated above, the District has an existing program that enables staff to put money towards transit cards to encourage use of public transit.
  - District 65 should regulate their parking lot via a permit program either virtual permit (license plate based) or stickered. This would allow correlation with a transit program. The District intends to regulate parking for teachers in this manner.

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- *Work with the City to utilize additional parking spaces within the Ecology Center or Civic Center parking lots*
- *Parallel parking spaces on Ashland should be very short term parking. This will allow residents and visitors to use the spaces. A 1 Hour max limit would be our suggestion. In addition, the spaces can disallow parking during certain hours of the day, example: "no parking between 7am-9am / 2pm-4pm Mon-Fri.*
- 8. *Should the surrounding community implement residential parking districts (permit parking) in the future, school staff will not be granted residential parking district permits.*
- 9. *The Applicant may be required to contract at their own expense with a traffic consultant to study pedestrian and traffic circulation over time and make necessary revisions to the pedestrian and traffic circulation and parking plan if the City identifies pedestrian and/or traffic issues with the development at any time in the future.*
- 10. *A Shared Use Agreement is required for City access to the required parking for Fleetwood-Jourdain and the playfield. Signage may be required to designate Fleetwood-Jourdain parking.*
- 11. *An easement agreement must be negotiated and approved by the City Council for the City to access the Fleetwood Jourdain maintenance drive on the west side of the parking lot.*
- 12. *A pedestrian path must be established through the parking lot.*
- 13. *A pick-up/drop-off area on the southern part of Ashland is added to mirror the parent pick-up/drop-off to the north.*
- 14. *Dimension the existing right-of-way & widen Ashland to 36' foot back of curb to back of curb*
- 15. *A rodent control plan designed by a certified operator is provided before, during and after construction.*
- 16. *Snow removal plan required to be submitted within 6 months of project approval; snow must be stored on-site or hauled away.*
- 17. *Mechanical equipment is screened and designed to minimize noise impacts to the surrounding neighborhood.*
- 18. *Street light replacement required for all existing lights affected by the pick-up/drop-off areas and construction.*
- 19. *Public refuse containers are installed per Public Works standards.*
- 20. *Use of permeable pavers in the parking lot.*
- 21. *Use of grass instead of artificial turf for the playfield.*
- 22. *Tie in from Dewey Avenue to Family Focus parking lot.*
- 23. *Explore ways to further reduce the program and physical building in light of the testimony received during the public hearing.*

### **III. COMMUNICATION**

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**IV. PUBLIC COMMENT**

**V. ADJOURNMENT**

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, April 26, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

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