



LAND USE COMMISSION

Wednesday, May 10, 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:

- A. April 19, 2023
- B. April 26, 2023

III. NEW BUSINESS

A. Planned Development | 3434 Central Street | 22PLND-0012

Charles Marlas, applicant, applies for a Special Use for a Planned Development and a Special Use to demolish the existing church and other site improvements in order to construct a new 2-story, 19,952 square foot building for a Daycare Center-Child, Kensington School, in the R2 Single-Family Residential District. The applicant seeks Site Development Allowances for: 1) Impervious surface coverage of 60.5% where 55% is permitted, 2) Detached accessory use, refuse enclosure, located within the south interior side yard where a detached accessory use is not permitted, 3) Off-street parking located within the southeast front yard where parking is not permitted, 4) Off-street parking located within the south interior side yard where parking is not permitted, 5) Reduce the two-way driveway aisle width from 24' to 17', 6) Reduce the required transition landscape strip along the west rear property line from 10' to 5.6', 7) Eliminate the

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 Katie Ashbaugh, AICP, Planner, at kashbaugh@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).

required 10' wide transition landscape strip along the south interior side property. The applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-6 of the Evanston Zoning Code. PIN: 10-10-200-073-0000

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, May 24, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.