



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

ACTIONS

I. CALL TO ORDER/DECLARATION OF A QUORUM

Attendance			
	Name	Present	Absent
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	
Total		7	2

II. APPROVAL OF MEETING MINUTES:

A. April 19, 2023

Action: Motion to approve, carried 5-0 with two abstentions.

B. April 26, 2023

Action: Motion to approve with minor edits, carried 6-0 with one abstention.

III. NEW BUSINESS

A. Public Hearing: 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

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).

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 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

Action: *Motion to recommend approval to the Planning & Development Committee of the City Council, with the following conditions, failed 3-4:*

- 1. Provide a permit from IDOT for any work within the Gross Point Road right-of-way.*
- 2. Provide a revised photometric plan showing light levels measured to the property line. A maximum of 0 lumens is permitted at the property line.*
- 3. After operations begin, if traffic added by the daycare center becomes an issue on Central Street, the right-out only turn onto Central Street will be restricted to outside peak traffic hours. If this is unsuccessful in resolving traffic issues, the owner will be required to engage an IDOT pre-qualified SCAT consultant to complete an analysis to retime the traffic signals.*
- 4. Staff are not allowed to park in the neighborhood.*
- 5. Comply with Tree Preservation Ordinance City Code Section 7-8-8.*
- 6. Coordinate maintenance of existing trees along the west property line with the property to the west.*
- 7. Make reasonable efforts to hire local contractors to do work to construct this child care center.*
- 8. Make reasonable efforts to hire Evanston residents to work at this child care center*
- 9. The applicant shall monitor and control vehicle ingress/egress and traffic flow during peak hours.*

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.