



LAND USE COMMISSION

Wednesday, September 13, 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](https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission), 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. NEW BUSINESS

A. Public Hearing: Major Variations | 1404 Judson Avenue | 23ZMJV-0041

Errol Kirsch, architect and applicant on behalf of the property owner, requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): 1) a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and 2) building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Land Use Commission is the determining body for the proposed zoning relief in accordance with Code Section 2-19-4 (E). PIN: 11-18-415-020-0000

B. Public Hearing: Major Variations | 1041 Ridge Court | 23ZMJV-0055

Mark Demsky, architect and applicant on behalf of the property owner, requests the following Major Zoning Variations to construct a two-story addition to the homes northeast volume: 1) a rear-yard setback of 6' where 30' is required (Code Section 6-8-2-8 (A) 4); and 2) building lot coverage of 34.5% where 30% is the maximum permitted (Code Section 6-8-2-7). The Land Use Commission is the determining body for the proposed zoning relief in accordance with Code Section 2-19-4 (E). PIN: 11-19-113-018-0000

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, 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).

C. Public Hearing: Special Use for a Planned Development in conjunction with a Zoning Map Amendment | 504-514 South Boulevard | 23PLND-0027

Eugene Hu, requests a Special Use for a Planned Development and concurrent Zoning Map Amendment on behalf of PIRHL Developers, LLC, to rezone from the existing R4 - General Residential Zoning District to the R5 General Residential Zoning District, and construct a 60 unit mixed-income housing development. The applicant is requesting the following site development allowances: an east street side-yard setback of 5' where 15' is required; a west interior side-yard setback of 6'-2" where 15' is required; an impervious surface ratio of 85% where 75% is the maximum permitted; building height of 62' where the lesser of 5 stories or 50' is the maximum permitted; no dedicated off-street loading berth where one short loading berth is required; and, a 25% density increase or +12 for a total of 60 units. The Land Use Commission is the recommending body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21. PINS: 11-19-419-009-0000; and, 11-19-419-010-0000

III. COMMUNICATION

IV. PUBLIC COMMENT

V. ADJOURNMENT

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, September 27, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

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