



LAND USE COMMISSION ACTIONS

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

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	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		6	2

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

Action: Motion to approve, failed 1-5.

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

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, Neighborhood and Land Use Planner, 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).

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. **Action:** *Motion to approve, carried 6-0.*

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 the aforementioned 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. **Action:** *Motion to recommend approval of the map amendment, carried 6-0. Motion to recommend approval of the planned development, carried 5-1, with the following conditions:*

1. *The proposed development shall substantially comply with the documents and testimony on record.*
2. *The applicant shall agree to a Construction Management Plan (CMP) to include but not be limited to vibration and settlement monitoring and a community communications plan before issuance of the building permit.*
3. *The applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Gold Certification Rating or equivalent (Net Zero Certification).*
4. *The applicant to continue to work with staff on design details for the north and east building elevations as well as explore the feasibility of lowering the proposed floor to floor heights.*
5. *The applicant agrees to comply with the General Conditions and Standards for Planned Developments with Code Section 6-8-1-10.*
6. *The applicant shall provide one off-street loading berth.*

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

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