



LAND USE COMMISSION ACTIONS

Wednesday, November 8, 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	John Hewko		
Commissioner	Brian Johnson	x	
Commissioner	Jeanne Lindwall	x	
Commissioner	Kiril Mirintchev		
Vice-Chair	Max Puchtel		
Commissioner	Kristin Westerberg	x	
Chair	Matt Rodgers		
Total		5	0

II. APPROVAL OF MEETING MINUTES: October 25, 2023

Action: Motion to approve October 25, 2023 minutes as amended, carried 4-0 with 1 abstention.

III. NEW BUSINESS

A. Public Hearing: Special Use | 2105-2107 Crawford Avenue | 23ZMJV-0056

David Heredia, Project Manager, submits for the expansion of existing Special Use Ordinance 81-O-97 for an Animal Hospital, Blue River Pet Care / Fox Animal Hospital, in the C1 Commercial District (Section 6-10-2-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-11-317-025-0000

Action: Motion to recommend approval, carried 5-0.

B. Public Hearing: Text Amendment | Efficiency Homes | 23PLND-0060

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).

David Wallach, Blue Paint Development, submits for a text amendment to the Zoning Ordinance, Title 6 of the City Code, to adjust regulations related to the construction of efficiency homes within residential districts (Section 6-4-1-6; Section 6-8-1-14). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code. ***The applicant has requested that this item be continued to the December 13, 2023 meeting.***

Action: Motion to continue this item to the December 13, 2023 meeting, carried 5-0.

C. Public Hearing: Special Use | 1915-1917 Grant Street | 23ZMJV-0046

In association with 23PLND-0060, David Wallach submits for a Special Use to construct 13 efficiency homes with related zoning relief at 1915-1917 Grant Street in the R3 Two-family Residential District. The request requires the following zoning relief: 1.) 13 proposed dwelling units where a maximum of 6 are permitted on the zoning lot (8 permitted with an IHO bonus), 2.) A front yard setback of 18 ft. where 27 ft. is required, 3.) A parking drive aisle of 23 ft. where 24 ft. is required, 4.) A parking space width of 8 ft. where 8.5 ft. is required, and 5.) An open parking setback of 0 ft. where 3 ft. is required. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-12-309-020-0000, 10-12-309-021-0000. ***The applicant has requested that this item be continued to the December 13, 2023 meeting.***

Action: Motion to continue this item to the December 13, 2023 meeting, carried 5-0.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next regularly scheduled Evanston Land Use Commission meeting is **Wednesday, November 29, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.