



# LAND USE COMMISSION ACTIONS

Wednesday, December 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	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	
<b>Total</b>		5	4

### II. APPROVAL OF MEETING MINUTES: November 29, 2023

*Action: Motion to approve November 29, 2023 minutes, carried 4-0 with 1 abstention.*

### III. OLD BUSINESS

#### A. Public Hearing: Major Variation | 2505 McCormick Blvd. | 23ZMJV-0064

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single-family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-14-205-031-0000. ***Due to an initial vote of 4-2 on a motion to approve the requested zoning relief with conditions, the application for zoning relief was***

*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](mailto: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).*

***continued to this meeting in order to obtain 5 concurrent votes to render a majority of the 9 seated members.***

***Action:*** One additional commissioner voted against the previous motion to approve the request with the conditions listed below, revising the vote count to 4-3. Due to a concurring vote of five (5) Commissioners being necessary to decide any matter upon which the Commission is the determining body, the matter was continued to the January 10, 2024 meeting, with the votes so far recorded standing, to allow additional Commissioners to view the minutes and/or audio-visual recording of the proceedings, and then vote on the motion at the hearing, until a concurrent vote of 5 commissioners is obtained.

***Conditions:***

- 1. The variation runs with the current property owner only.*
- 2. The recreational vehicle is on the property no more than 6 months out of the year, May 1 through October 31.*
- 3. Temporary parking of the recreational vehicle in the front yard is limited to 2 consecutive days at a time, for purposes of loading and unloading, between November 1 through April 30.*

#### **IV. NEW BUSINESS**

##### **A. Public Hearing: Text Amendment | Efficiency Homes | 23PLND-0060**

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 definition of efficiency homes (Section 6-18-3) and 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.

***Action:*** Motion to recommend approval, passed 5-0, with the following amendments:

- 1. Update Section 6-18-3.- Definitions to increase the maximum square footage of the ground level to 600 square feet.*
- 2. Update Section 6-4-1-6. – Number of Buildings or Uses on a Zoning Lot, also limits the number of principal buildings on a lot to one within the R1-R4 Zoning Districts and would need to be amended to add a subsection (C) to require a Planned Development if more than one efficiency home is sought on for a property, except when authorized as a Planned Development pursuant to Section 6-3-6.*
- 3. Update Section 6-8-1-14. – Efficiency Homes to reference the new subsection stated above.*

##### **B. Public Hearing: Special Use | 1915-1917 Grant Street | 23ZMJV-0046**

In association with 23PLND-0060, David Wallach submits for a Special Use to construct 12 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.) 12 proposed dwelling units where a maximum of 6 are permitted on the zoning lot (8 permitted with an IHO bonus), and 2.) 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.

**Action:** *Motion to recommend approval, with conditions listed below, failed with a 1-4 vote. Conditions:*

1. *Provide 1 electric vehicle charging station in addition to the required EV-ready spaces.*
2. *Continue to work with staff on the building façade materials and layout of interior walkways for creation of an outdoor common area.*
3. *Elimination of curb cuts on Grant Street.*
4. *Work with staff on design that includes reorienting front homes to Grant Street.*
5. *Improving access to the garbage enclosure.*
6. *Full revised set of plans including material use, home design and green spaces.*

**V. COMMUNICATION**

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**

The **next regularly scheduled** Evanston Land Use Commission meeting is **Wednesday, January 10, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.