



# LAND USE COMMISSION

Wednesday, February 28, 2024 | 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](#), 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](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

### I. CALL TO ORDER/DECLARATION OF A QUORUM

### II. APPROVAL OF MEETING MINUTES: January 10, 2024 and January 24, 2024

### III. OLD BUSINESS

#### A. Public Hearing: Special Use | 1630 Orrington Avenue | 23ZMJV-0069

Luz Garcia, business operator, requests a special use for a Resale Establishment, JBS Thrift Co., in the D3 Downtown Core Development District (Section 6-11-4-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code. PIN: 11-18-305-005-0000. ***This item was sent back to the Land Use Commission by the Planning & Development Committee of the City Council for additional review.***

### IV. NEW BUSINESS

#### A. Public Hearing: Major Adjustment to a Planned Development & Unique Use | 1590 Elmwood Avenue/1571 Maple Avenue/910 Davis Street | 24PLND-0004 & 24ZMJV-0003

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 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

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).

Scholar Evanston, LLC, property owner, submits for a Major Adjustment to a Planned Development and a Unique Use Special Use to convert vacant ground-floor commercial space into two dwelling units in the D3 Downtown Core Development District. The applicant requests a Major Adjustment to increase the existing Site Development Allowance for density, previously approved in Ordinance 19-O-15, from 101 dwelling units to 103 dwelling units. The applicant also requests a Unique Use Special Use (Section 6-3-7-1) to allow dwelling units on the ground-floor where ground-floor dwelling units are not an eligible use in the D3 District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Sections 6-3-6-12 and 6-3-7 of the Evanston Zoning Code. PINs: 11-18-310-006-0000, 11-18-310-007-0000, 11-18-310-008-0000, 11-18-310-020-0000, 11-18-310-030-0000, 11-18-310-031-0000. ***This application was withdrawn by the applicant.***

**B. Public Hearing: Major Variation | 518 & 520 Barton Avenue | 24ZMJV-0002**

Michael Willman, potential purchaser, submits for a Major Variation to eliminate unimproved required parking areas where 3 parking spaces are required for the existing 2 townhomes, for the intention of combining the area with the adjacent property at 1210 South Boulevard for future construction of a detached garage. The applicant requests zero parking spaces where 3 parking spaces are required for 2 townhomes (Section 6-16-3-5 Table 16-B) in the R2 Single Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Code. PINs: 11-19-325-024-0000, 11-19-325-025-0000.

**V. COMMUNICATION**

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, March 13, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.