



# LAND USE COMMISSION ACTIONS

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

### 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>		7	2

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

*Action:* Motion to approve meeting minutes from January 10, 2024 as amended, carried 5-0 with 2 abstentions. Motion to approve meeting minutes from January 24, 2024, carried 7-0.

### 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.***

*Action:* Public testimony was reopened. The application was deemed not substantially different and no new vote was taken. The item will return to Planning & Development

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).

*Committee with the same 6-0 vote in favor as provided at the January 10, 2024 Land Use Commission meeting*

#### 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**

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.***

***Action:*** No action taken.

**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.

***Action:*** Motion to approve, carried 7-0.

**A. Public Hearing:**

#### V. COMMUNICATION

#### VI. PUBLIC COMMENT

#### VII. ADJOURNMENT

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