



LAND USE COMMISSION ACTIONS

Wednesday, October 12, 2022
7:00 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council
Chambers

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/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Plan Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. APPROVAL OF MEETING MINUTES: September 14, 2022

Action: Motion to approve, carried 6-0.

III. OLD BUSINESS

A. (Continued from July 13, 2022) Public Hearing: Map Amendment & Planned Development | 2044 Wesley Avenue | 22PLND-0010

John Cleary, applicant, submits for a Zoning Map Amendment to the Zoning Ordinance, Title 6 of the City Code, to remove properties known as 2024 Green Bay Road, 2026 Green Bay Road, and 2026 Wesley Avenue, PINs 10-13-205-003-0000, 10-13-205-002-0000, and 10-13-205-010-0000, from the oWE Evanston Overlay District and to rezone properties known as 2017 Jackson Avenue and 2021 Jackson Avenue, PINs 10-13-204-023-0000 and 10-13-204-022-0000, from the R5 General Residential District to the R4 Residential District. The proposed Map Amendment is in conjunction with a Planned Development application.

John Cleary also submits for a Special Use for a Planned Development to construct 19 townhomes and a 12-unit multiple-family dwelling, 55 off-street parking spaces, and a new street connecting Jackson Avenue with Wesley Avenue on properties known as

2017 Jackson Avenue, 2021 Jackson Avenue, 2032 Jackson Avenue, 2026 Wesley Avenue, 2044 Wesley Avenue, 2024 Green Bay Road, 2026 Green Bay Road, and vacated Jackson Avenue north of Foster Street, PINs 10-13-203-024-0000, 10-13-204-021-0000, 10-13-204-022-0000, 10-13-204-023-0000, 10-13-204-030-0000, 10-13-205-002-0000, 10-13-205-003-0000, 10-13-205-010-0000. The applicant seeks site development allowances for impervious surface coverage, building height, single-family attached dwellings not having frontage onto a public street, elimination of required transition landscape strips, setback from street and development boundary line to a dwelling, yard obstructions into required setbacks, and separation between residential buildings. The applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for these cases in accordance with Section 6-3-5-8 of the Evanston Zoning Ordinance and Ordinance 92-O-21.

Action: *None taken; should the applicant desire to pursue the project, a new application will be required, a new case number will be assigned, and the project will require public noticing as is required by state statute and the Evanston Zoning Ordinance.*

B. (Continued from September 28, 2022) Public Hearing: Planned Development | 2222-2310 Oakton Street | 22PLND-0025

Shane Cary, applicant on behalf of the City of Evanston, submits for a proposed Planned Development at 2222 - 2310 Oakton Street to demolish the existing one-story Animal Shelter and construct a new one-story Animal Shelter with approximately 8,810 sq. ft. of ground floor area in the I2 General Industrial District and oRD Redevelopment Overlay District. The applicant requests a Special Use for a Kennel, and seeks the following Site Development Allowances: 1) 16 parking spaces where 25 parking spaces are required for the Animal Shelter (kennel) use, and 2) one short open loading berth that is not located within the rear yard and is substandard in length. No changes are proposed to the existing Recycling Center building or area. The applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-6 of the Evanston Zoning Code and Ordinance 92-O-21.

Action: *Motion to recommend approval of the aforementioned requests with the following conditions, carried 6-0:*

1. *That the trash/recycle enclosure be of a more durable, non-porous material that matches the building's primary materials and be protected against rats and other pests and infestations;*
2. *That all signage illustrated on the proposed elevation be subject to a separate sign permit review per Chapter 6-19 of the Zoning Ordinance;*

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/land-use-commission>. Questions can be directed to Katie Ashbaugh, AICP, Planner at kashbaugh@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).

3. *That the proposed wood material on the exterior elevations be replaced with imitation wood or a similarly compatible material, subject to approval by the Community Development Department.*

IV. NEW BUSINESS

A. Public Hearing: Special Use Permit | 321 Howard Street | 22ZMJV-0073

Gemal Alhelali, lessee, requests a Special Use Permit for a Convenience Store to sell food, beverages, and tobacco products in the B3 Business District (Zoning Code Section 6-9-4-3). 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 and Ordinance 92-O-21.

Action: *Motion to continue to Wednesday, November 9, 2022 Land Use Commission meeting, carried 6-0.*

B. Public Hearing: Appeal | 3331 Dartmouth Place | 22ZMJV-0065

Jacek Wlodek, property owner, appeals the Zoning Administrator's decision to partially deny minor zoning relief (case number 22ZMNV-0049) to construct a 6 foot solid fence with a zero foot setback from the street side yard property line where 2 feet is required (Section 6-4-6-7-F-2-b), to allow the fencing set back less than 3 feet from the front façade of the building (Section 6-4-6-7-F-2-c), and to allow the 6 foot solid fence within the 8 foot by 8 foot sight triangle that is required at the intersection of the driveway and property line where a maximum 4 foot and 70% opacity fence is permitted within the sight triangle (Section 6-4-6-7-E). The appellant was granted zoning relief to allow the fencing set back less than 3 feet from the front façade of the building, and was granted zoning relief to allow the 6 foot solid fence within the sight triangle subject to a 4 foot street side yard setback, and was denied zoning relief for a zero foot street side yard setback. The appellant appeals the partial denial and requests approval of the 6 foot solid fence within the sight triangle with a zero foot setback from the street side yard property line, in the R2 Single Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-8 of the Evanston Zoning Code and Ordinance 92-O-21.

Action: *Motion to grant a 4-foot by 4-foot sight triangle required for a fence where the driveway intersects the street, carried by 6-0.*

C. Public Hearing: Text Amendment | Adjustments to Planned Developments | 22PLND-0071

City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to clarify and modify the process for Adjustments to Development Plans for Planned Developments (Section 6-3-6-12). The Land Use Commission makes a recommendation to the City Council, the determining body for this case per Section 6-3-4-6 of the Evanston Zoning Code and Ordinance 92-O-21.

Action: *Motion to recommend approval with changes made on the floor, carried 6-0.*

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V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, October 26, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

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