



LAND USE COMMISSION

Wednesday, November 9, 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: October 26, 2022

III. OLD BUSINESS

A. Public Hearing (Con't from 10/12/2022): 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.

IV. NEW BUSINESS

A. Major Variations | 1453 Maple Avenue | 22ZMJV-0067

Myefski Architects, applicant, requests the following Major Variations from the Evanston Zoning Ordinance to allow adaptive use to multi-family residential in the R6 General Residential District: 1) 24 dwelling units where 14 are permitted (Section 6-8-8-4); 2) a rear-yard setback of 0' where 25' is required and 7.5' is the existing legally non-conforming condition (Section 6-8-8-7); and, 3) 10 leased off-street parking spaces or a parking ratio of .275 per bed where 19 spaces or a parking ratio of .55 per bed is

required (Section 6-16-3-5, Table 16-B). The Land Use Commission makes a recommendation to City Council, the determining body for this case in accordance with Section 6-3-8-13 and Ordinance 92-O-21.

B. Major Variations for Signs | 1603 Orrington Avenue | 22ZMJV-0084

Golub Realty Services LLC, applicant on behalf of GRE GOCO Orrington Owner LLC, requests zoning relief from Chapter 6-19, Sign Regulations, of the Evanston Zoning Ordinance, to allow three new permanent signs on the property located at 1603 Orrington Avenue in the D3 Downtown Core Development District. The Major Variations requested are as follows: 1) to allow two Tall Building Identification Signs for an occupant not occupying the second through top floors of an existing building six stories or taller [Section 6-19-9(A)(6)] 2) to allow two Tall Building Identification Signs, each with a sign surface area of 200 square feet, where no more than 100 square feet per sign is permitted [Section 6-19-9(A)(6)] 3) to allow one Tall Building Identification Sign on a facade not parallel to a public thoroughfare [Section 6-19-9(A)(6)] 4) to allow external illumination of two Tall Building Identification Signs where only internal illumination through the lettering and graphic elements of the sign is permitted [Section 6-19-7(M)(4)] 5) to allow two Freestanding Signs along the Orrington Avenue frontage of the subject property where only one is permitted [Section 6-19-9(B)(1)] 6) to allow a total combined surface area of all signs on the subject property of approximately 795 square feet where no more than 500 square feet is permitted 7) to allow an occupant of approximately 17 percent of the floor area of the existing building on the subject property to use approximately 56.5 percent of the total surface area of all signs where occupants are limited to a sign surface area proportional to the floor area ratio which they occupy [Section 6-19-8(D)(2)] and 8) any other zoning relief as necessary to allow the proposed signs as depicted on the plans presented at the public hearing or at a public meeting of the City Council. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Ordinance.

V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The Evanston Land Use Commission will hold a special meeting on **Wednesday, November 30, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

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 (TYY) 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).