



LAND USE COMMISSION ACTIONS

Wednesday, November 9, 2022
7:00 P.M.

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

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:** Meeting opened at 7:03 pm.

<i>Present</i>	<i>Absent</i>
G. Halik	M. Arevalo
B. Johnson (arrived at 7:06 pm)	V. Cullen
J. Lindwall	J. Hewko
K. Mirintchev	
M. Puchtel	
K. Westerberg	
M. Rodgers	
7	3

II. **APPROVAL OF MEETING MINUTES: October 26, 2022**

Action: Motion to approve with one change to page 8, carried 7-0.

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.

Action: Motion to recommend approval to the City Council, carried 7-0, with the following conditions:

1. That the cashier is located at the front of the store;
2. That tobacco sales are not to exceed 50 percent of total sales or floor display;
3. That storefront window obstruction is restricted to a height of 3 feet above the grade;
4. That any deliveries are to be done in the alley;
5. That a refuse receptacle is to be placed near the cashier and is to be accessible to customers;
6. That litter in front and rear of the store is to be cleaned up by the store owner;
7. That the hours of operation be limited to 7:00 am to 10:00 pm daily; and
8. That prior to Certificate of Occupancy issuance, a floor plan be provided that shows the tobacco products behind the sales counter with a note indicating the planned storage and security.

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.

Action: Motion to recommend approval to the City Council, carried 7-0, with the following conditions:

1. That no on-street parking permits be issued to residents of the subject building;
2. That screening be provided around the rooftop mechanical units
3. That they lease parking for at least 15 stalls for review by staff in 2 years; and
4. That they look into alternative solutions for the ADA-required lift with the Preservation Commission Sub-Committee.

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

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).

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.

Action: Motion to recommend approval to the City Council, carried 6-1, with the following conditions:

1. That the tall building identification signs shall include dimmer switches to allow the illumination to be adjusted;
2. That the tall building identification signs shall be turned off at 11:00 PM daily;
3. That the applicant shall use a third-party service to certify mounting and installation is consistent with the approved plans;
4. That all signage for the tenant shall be removed upon termination of the lease for said tenant.
5. That no additional tall building signage shall be approved at the subject property.
6. That signage shall be reviewed by Bird-Friendly Evanston to provide recommendations on timing of the tall building signage lighting prior to issuance of the building permit; and
7. That the signs installed be in substantial compliance with the documents and testimony on record.

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V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

Meeting adjourned at 11:13 pm.

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.**

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