



# LAND USE COMMISSION ACTIONS

Wednesday, January 25, 2023  
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/boards-commissions-and-committees/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](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

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

| <i>Present</i> | <i>Absent</i> |
|----------------|---------------|
| G. Halik       | M. Arevalo    |
| J. Hewko       |               |
| B. Johnson     |               |
| J. Lindwall    |               |
| K. Mirintchev  |               |
| M. Puchtel     |               |
| K. Westerberg  |               |
| M. Rodgers     |               |
| 8              | 1             |

### II. APPROVAL OF MEETING MINUTES: January 11, 2023

*Action: Motion to approve with minor edits, carried 8-0.*

### III. NEW BUSINESS

#### A. Public Hearing: Major Variation | 2311 Prospect Avenue | 22ZMJV-0098

David S. Howes and Ruth B. Rosenthal, property owners, request a Major Variation from Section 6-8-2-8(A)(3) of the Evanston Zoning Code to allow an

interior side yard of 2 feet 9 inches where an interior side yard of 5 feet is required along the north interior side lot line to allow for an addition to an existing single-family home located on property commonly known as 2311 Prospect Avenue, Evanston, in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code and Ordinance 92-O-21. PIN: 10-11-308-009-0000.

**Action:** Motion to approve, carried 8-0.

**B. Public Hearing: Special Use & Major Variations | 2201 Oakton Street | 22ZMJV-0087**

Daniel Grove, PLA, AICP, of Kimley Horn and applicant on behalf of the property owner, The Home Depot, requests a Special Use Permit to allow for outdoor storage and open sales on the property located at 2201 Oakton Street in the I1 Industrial/Office District and the oRD Redevelopment Overlay District. The applicant also requests two Major Variations from the Evanston Zoning Code to allow for the proposed outdoor storage to be located in the front yard where outdoor storage is prohibited [Section 6-14-1-8(A)] and to not screen the proposed outdoor storage where screening on all sides by an eight-foot-tall solid fence is required [Section 6-14-1-8(B)]. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Zoning Code Section 6-3-5-9, and Ordinance 92-O-21. PIN: 10-24-310-049-0000.

**Action:** Motion to recommend approval to City Council, carried 8-0, with the following conditions:

1. The garden area and equipment rental area are clearly marked within the parking lot
2. The number of parking spaces devoted to each use, including the garden area to the west and equipment rental area to the east, are specified on plans.
3. The applicant prepares a pedestrian and ingress and egress plan related to pedestrian safety as part of materials provided to City Council.

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, February 8, 2023, 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](mailto: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).