



LAND USE COMMISSION

Wednesday, April 12, 2023 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

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 Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

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	
Total		5	4

II. APPROVAL OF MEETING MINUTES: March 22, 2023

Action: Motion to approve with a minor edit, carried 5-0.

III. NEW BUSINESS

A. Public Hearing: Special Use | 100 Chicago Avenue | 23ZMJV-0020

CESAM LLC, potential lessee, represented by Ashley Brant, attorney, requests Special Use Permits to establish two independent businesses, a Cannabis Dispensary, OKAY

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 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).

Cannabis, and a Type 2 Restaurant, West Town Bakery, in the B3 Business District (Sections 6-9-4-3, 6-4-11-3). 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. PINs: 11-30-212-008-0000, 11-30-212-007-0000, 11-30-212-006-0000, 11-30-212-005-0000, 11-30-212-004-0000

Action: *Motion to recommend approval of the Special Uses at 100 Chicago Avenue, 23ZMJV-0020, carried 5-0, with following conditions:*

1. *Additional bicycle racks shall be installed on-site prior to business operation.*
2. *A Waste Management Plan is required prior to permit issuance.*
3. *Hours of operation for the dispensary shall not exceed 10 am – 8 pm, 7 days a week.*
4. *Hours of operation for the bakery shall not exceed 7 am – 8pm, 7 days a week.*
5. *Sustainability measures including but not limited to recycling, recyclable or compostable to-go bakery containers, and litter collection within 250' of the subject property are required.*
6. *Employees shall not park on-site or in metered on-street parking spaces or in the adjoining neighborhood.*
7. *If in the future, the operator of the dispensary changes, a new Special Use Permit is required.*
8. *Shall offer access to security cameras and system for EPD.*

IV. COMMUNICATION

Staff provided update on the Comprehensive Plan and Zoning RFP as well as the Land Use Commission schedule for the rest of April and May.

V. PUBLIC COMMENT

VI. ADJOURNMENT

The Evanston Land Use Commission will hold a special meeting **on Wednesday, April 19, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

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