



LAND USE COMMISSION

Wednesday, May 24, 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

II. APPROVAL OF MEETING MINUTES: May 10, 2023

III. NEW BUSINESS

A. Public Hearing: Special Use | 831 Foster Street | 23ZMJV-0026

Mohammed Abdelmajid, lessee, requests a Special Use Permit for a Convenience Store to sell food, beverages, household goods, and tobacco in the B1 Business District (City Code Section 6-9-2-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case per City Code Section 6-3-5-8. PIN: 11-18-104-019-0000

B. Public Hearing: Special Uses | 1806-1808 Dempster Street | 23ZMJV-0028

Danielle Dean, lessee, requests Special Use Permits for two independent businesses, an existing Convenience Store at 1806 Dempster Street, Dempster Snack Shop, currently in operation with approved Special Use Ordinance 120-O-21, and a new Type 2 Restaurant at 1808 Dempster Street, Windy City Flavors, in the B1 Business District (City Code Sections 6-9-2-2.5, 6-9-2-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case per City Code Section 6-3-5-8. PIN: 10-24-200-007-0000

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 (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).

C. Public Hearing: Text Amendments | Omnibus Text Amendment Package | 23PLND-0006

A City-initiated Text Amendment to the Zoning Ordinance, Title 6 of the Evanston City Code, for an Omnibus Text Amendment package relating to the following:

1. Amend the definition and applicability of Unified Comprehensive Sign Plans and establish a review process with the Land Use Commission as the final determining body (Chapters 3, 19).
2. Modify eligible Major and Minor Variations related to signs and establish Standards for Approval for Major and Minor Variations related to signs (Chapters 3, 19).
3. Amend the TOD (Transit Oriented Development) Area definition to encompass a consistent and predictable distance from mass transit lines (Section 6-18-3).
4. Clarify language and procedures for continuance requests to public hearings (Chapter 3).
5. Modify the Unique Use process into a Unique Adaptive Use process that is eligible to historic and non-historic properties (Section 6-3-7, Section 6-18-3).
6. Clarify language that prohibits curb cuts to the street when alley access is present in Residential Districts (Chapter 8).
7. Clarify accessory structure required setbacks and yards in non-residential districts (Section 6-4-6).
8. Clarify open parking required setbacks and yards also apply to loading berths (Section 6-4-6, Chapter 16).
9. Clarify definitions, yards, and setbacks for Patios and Terraces (Section 6-18-3, Section 6-4-6)
10. Establish a Mixed-Use Market as an eligible principal use in non-residential and non-university districts (Title 6, Section 6-18-3).
11. Modify the existing Apartment Hotel use and/or definition for clarity (Section 6-18-3, Section 6-8-8, Section 6-11-4).
12. 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 City Code Section 6-3-4-5.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, June 14, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.