



LAND USE COMMISSION

Wednesday, July 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

II. APPROVAL OF MEETING MINUTES: May 24, 2023

III. OLD BUSINESS

A. 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

IV. NEW BUSINESS

A. Public Hearing: Major Variation | 2017 Jackson Avenue | 23ZMJV-0037

John Cleary of TEMP Capital Inc., property owner, requests a Major Variation to construct a 4-story, 24 dwelling-unit residential building with 25 parking spaces. The applicant requests a density variation to allow 20 dwelling units where 14 dwelling units

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).

are allowed (Section 6-8-4-7) as well as 4 bonus units, for a total of 24 dwelling units in the R5 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. PINs: 10-13-204-022-0000, 10-13-204-023-0000.

B. Public Hearing: Major Variations | 1404 Judson Avenue | 23ZMJV-0041

Errol Kirsch, architect and applicant on behalf of the property owner, requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): 1) a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and 2) building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Land Use Commission is the determining body for the proposed zoning relief in accordance with Code Section 2-19-4 (E). PIN: 11-18-415-020-0000. **This case will not be heard at this meeting and will be re-noticed for a future meeting date to be determined.**

V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, July 26, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.