



LAND USE COMMISSION ACTIONS

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

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		9	0

II. APPROVAL OF MEETING MINUTES:

A. May 24, 2023

Action: Motion to approve, carried 6-0 with three abstentions.

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

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).

Action: Motion to recommend approval of the special use permits with the list of conditions as described in the staff report, amending condition 1 to strike 9:00 PM and change it to 11:00 PM, carried 9-0.

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 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.

Action: Motion to approve the requested variation with recommended conditions as outlined by staff and the additional condition that the applicant develop a facade treatment to break up the ground floor facade, carried 9-0.

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.**

No Action Taken

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

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