



# LAND USE COMMISSION

Wednesday, January 10, 2024 | 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](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

- I. CALL TO ORDER/DECLARATION OF A QUORUM
- II. APPROVAL OF MEETING MINUTES: December 13, 2023
- III. OLD BUSINESS

**B. Public Hearing: Major Variation | 2505 McCormick Blvd. | 23ZMJV-0064**

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single-family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-14-205-031-0000. ***Due to a vote of 4-3 on a motion to approve the requested zoning relief with conditions, the application for zoning relief was continued to this meeting in order to obtain 5 concurrent votes to render a majority of the 9 seated members.***

*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 Meagan Jones, Neighborhood and Land Use Planner, at [mmjones@cityofevanston.org](mailto:mmjones@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 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.*

*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).*

**IV. NEW BUSINESS**

**A. Public Hearing: Special Use | 1630 Orrington Avenue | 23ZMJV-0069**

Luz Garcia, business operator, requests a special use for a Resale Establishment, JBS Thrift Co., in the D3 Downtown Core Development District (Section 6-11-4-3). 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. PIN: 11-18-305-005-0000.

**B. Public Hearing: Appeal | 2649 Crawford Avenue | 23ZMNV-0070**

Michele Walker, property owner, appeals the determination of Minor Variation 23ZMNV-0057 at 2649 Crawford Avenue. The Applicant originally requested, and was subsequently denied, zoning relief to construct a 20' x 20' detached garage within the front yard, where detached garages are only allowed in rear yards (Section 6-4-6-3) in the R2 Single Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-8 of the Evanston Zoning Code. PINs: 05-33-311-015-0000, 05-33-311-016-0000.

**C. Public Hearing: Text Amendment | Cannabis Dispensary Hours | 23PLND-0071**

A City-initiated Text Amendment to the Zoning Ordinance to amend the permitted hours of operation for Cannabis Dispensaries (Section 6-4-11-3) in the RP Research Park, D1 Downtown Fringe, D2 Downtown Retail Core, D3 Downtown Core Development, D4 Downtown Transition, C1a Commercial Mixed-Use, C1 Commercial, C2 Commercial, B1a Business, B2 Business, B3 Business, 01 Office, oDM Dempster-Main Overlay, oCSC Central Street Corridor Overlay, and oH Hospital Overlay Districts where Cannabis Dispensaries are eligible Special Uses. The Land Use Commission makes a recommendation to the City Council for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code.

**V. OTHER BUSINESS**

**A. Adoption of 2024 Meeting Calendar**

**VI. COMMUNICATION**

**VII. PUBLIC COMMENT**

**VIII. ADJOURNMENT**

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, January 24, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.