



LAND USE COMMISSION ACTIONS

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

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		6	3

II. APPROVAL OF MEETING MINUTES: November 29, 2023

Action: Motion to approve December 13, 2023 minutes, carried 4-0 with 2 abstentions.

III. OLD BUSINESS

A. 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 an initial vote of 4-2 on a motion to approve the requested zoning relief with conditions, the application for zoning relief was***

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 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).

continued to this meeting in order to obtain 5 concurrent votes to render a majority of the 9 seated members.

Action: Two additional commissioners voted, one for and one against the previous motion to approve the request with the conditions listed below, revising the vote count to 5-4. Motion passed.

Conditions:

1. The variation runs with the current property owner only.
2. The recreational vehicle is on the property no more than 6 months out of the year, May 1 through October 31.
3. Temporary parking of the recreational vehicle in the front yard is limited to 2 consecutive days at a time, for purposes of loading and unloading, between November 1 through April 30.

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.

Action: Motion to recommend approval passed, 6-0, with the following conditions:

1. Hours of operation shall not exceed 8am - 9pm, 7 days a week.
2. Employees shall not utilize street parking while working.
3. Deliveries shall occur via the rear entrance outside of rush hour traffic times.
4. Substantial compliance with the documents and testimony on record.
5. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.
6. The applicant monitors the front entrance to make sure materials are not dumped overnight at that location.

B. Public Hearing: Appeal | 2649 Crawford Avenue | 23ZMJV-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.

Action: Motion to continue this item to the January 24, 2024 meeting, passed 5-1.

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.

***Action:** Motion to recommend amended the zoning code so that cannabis dispensaries shall only be permitted to operate between the hours of 9:00 AM and 9:00 PM unless further regulated as a condition of a special use permit, passed 6-0.*

V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The **next regularly scheduled** Evanston Land Use Commission meeting is **Wednesday, January 24, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.