



MEETING MINUTES

LAND USE COMMISSION

Wednesday, March 27th, 2024

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Matt Rodgers, Max Puchtel, Brian Johnson , Kiril Mirintchev, Kristine Westerberg, John Hewko, Myrna Arevalo, George Halik

Members Absent: Jeanne Lindwall

Staff Present: Neighborhood Land Use Planner Meagan Jones and Zoning Administrator Melissa Klotz

Presiding Member: Matt Rodgers

I. Call to Order

Chair Rodgers opened the meeting at 7:02 PM. A roll call was then done and a quorum was determined to be present.

II. Approval of Meeting Minutes

Chair Rogers noted that the meeting minutes were not available for approval at this time. This item was deferred.

III. NEW BUSINESS

A. Public Hearing: Special Use | 530 Kedzie Street | 24ZMJV-0007

David Libert & Steven Libert, lessees, submit for a Special Use for a Tattoo & Body Art Establishment, Sweetheart Ink Co., in the C1a Commercial Mixed Use District (Section 6-10-3-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PINs: 11-19-407-001-0000, 11-19-407-002-0000

Steve Libert introduced himself and provided an overview of the proposed establishment. The location at 530 Kedzie Street is within a mixed-use building. The tattoo studio will operate on the ground floor, while the residential portion of the space will be on the mezzanine level. The business will focus solely on tattooing, with strict compliance to health and safety regulations. Proposed hours are 10:00 AM to 8:00 PM, seven days a week. Most clients will be seen by appointment, with some walk-ins accommodated.

David Libert explained his background and expertise in tattooing, emphasizing safety and professional standards. He discussed his formal training, ongoing education, and commitment to providing a positive and safe tattooing experience.

Commissioner Questions

Commissioners questioned the applicants about the operational details, compliance with health regulations, and potential impacts on the neighborhood. David Libert assured the commission that all artists would be certified and that the studio would adhere to all safety guidelines.

Commissioner Halik asked where the applicant practiced previously. D. Libert responded that he received training and practiced in Rolling Meadows and Bensenville.

Commissioner Hewko asked what the exterior signage would look like. S. Libert explained that the signage would match what is currently on the building and follow what the City and AMLI building allow. Ms. Klotz clarified that there is a unified sign plan that the business must follow.

Chair Rodgers inquired about employees and D. Libert responded that he will be working in the shop and will be vetting possible employees for the other two stations in the shop.

Commissioner Halik asked for clarification on previous tattoo parlors. Ms Klotz responde that one was approved several years ago that did cosmetic tattooing but it has since closed.

Commissioner Miriintchev asked the applicant if they felt the use may conflict with the residential character of the building specifically as it relates to waste. D. Libert explained that there is not much waste and there are specific procedures for disposal of waste that will be followed.

Commissioner Johnson asked for clarification on Sweetheart Inc.'s address and if the Special Use would run with the property or the business owner. D. Libert clarified his business operations and Ms. Klotz confirmed that the Special Use runs with the property, that specific unit.

Commissioner Arevalo voiced concerns about tattooing privacy and staffing. D. Libert stated that other tattoo artists in the space will be self-employed and S. Sibert explained that there are movable privacy screens that will be used in the space and that he does not expect many people to be in the space at the same time. At the absolute max there may be 24 people per day but typically a much lower number.

Public Comment

None

Deliberations

Standards for Approval

The proposed Special Use must follow the Standards for a Special Use (Section 6-3-5-10) For the Land Use Commission to recommend that the City Council grant a special use, the LUC must find that each proposed special use:

1. It is one of the special uses specifically listed in the zoning ordinance; Chair Rodgers stated this is a newer use listed as a Special Use for this zoning district so this standard is met.
2. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time; building is designed for live-work and keeps retail businesses in place for a busy area, filling a vacant commercial space so this standard is met.
3. It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole; There are no other tattoo parlors in the City and max number of stations is 3 and at max there will be 8 clients per day per station so this standard is met.
4. It does not interfere with or diminish the value of property in the neighborhood; most immediate neighbors are part of the AMLI family and the building would not support a business they would not want,
5. It can be adequately served by public facilities and services; this is an existing building specifically built with these types of businesses in mind so this standard is met.
6. It does not cause undue traffic congestion; Based on the expected number of clients and nearby transit access, congestion is not anticipated so this standard is met.
7. It preserves significant historical and architectural resources; this is a fairly new building and no major changes are proposed to the space so this standard is met.
8. It preserves significant natural and environmental features; no major exterior changes are proposed, just the addition of signage so this standard is met.
9. It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation. Applicant intends to stay up to date on required certifications and will meet local requirements so this standard is met.

Commissioner Puchtel motioned to recommend approval of the special use permit with conditions as outlined in the staff memo. Seconded by Commissioner Westerberg. A roll call vote was taken and the motion carried, 8-0.

Ayes: Rodgers, Puchtel, Johnson, Mirintchev, Westerberg, Hewko, Arevalo, Halik

Nays:

IV. DISCUSSION

A. Envision Evanston 2045 Update

Staff will provide an update on progress of the Envision Evanston 2045 process, followed by discussion.

Ms. Jones provided an update on the Envision Evanston 2045 process, which is intended to update the Comprehensive Plan and Zoning Code. Mrs. Jones went through a presentation that covered Project Phases, Community Engagement, Data Collection, Future Steps, and Commissioner Involvement.

Ms. Jones then reviewed the core questions from the Meeting in a Box, which include identifying daily challenges, favorite aspects of Evanston, specific areas needing improvement, envisioning Evanston in 2045, and any additional feedback.

Commissioner Questions

Discussion occurred around having a sense of a good response rate for the surveys and where in the community the responses are coming from. Ms. Jones clarified that there are some demographic questions asked that assist with getting a sense of where responses and participation is coming from and that Ward meetings have occurred and will be scheduled that include this as part of the agenda.

Commissioners asked for clarification about how specific technical and legal drafting will be approached. Ms. Jones responded that previous plans are being reviewed as part of the process and that staff has done a preliminary audit of the code which was provided to the consultant. A sub consultant also completed an earlier equity audit of the code so there is a baseline for that review and creation of an updated plan and code.

Questions were asked about incorporating existing economic development plans and handling potential overlaps in the process.

Public Comment

None

V. COMMUNICATION

None

VI. ADJOURNMENT

Commissioner Westerberg motioned to adjourn, Commissioner Puchtel seconded, and the motion carried, 8-0.

Adjourned 8:06 PM.

The next meeting of the Evanston Land Use Commission is to be held on **Wednesday, April 17, 2024, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,
Justin Bock, Administrative Lead

Reviewed by,
Meagan Jones, Neighborhood and Land Use Planner