



ACTIONS

Land Use Commission

Wednesday, July 9, 2025 | 7:00 PM

**Lorraine H. Morton City Hall, James C. Lytle City Council Chambers,
909 Davis Street**

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.

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1. CALL TO ORDER/DECLARATION OF A QUORUM: MAX PUCHTEL, VICE-CHAIR

2. APPROVAL OF MEETING MINUTES

- A. **Minutes of February 26, 2025**
[February 26th, 2025 LUC Draft Meeting Minutes](#)
Action: Approved, 7-0, with 1 abstention
- B. **Minutes of March 12, 2025**
[March 12th, 2025 LUC Draft Meeting Minutes](#)
Action: Approved with edits, 7-0, with 1 abstention
- C. **Minutes of March 19, 2025**
[March 19th, 2025 LUC Draft Meeting Minutes](#)
Action: Approved, 7-0, with 1 abstention
- D. **Minutes of March 26, 2025**

[March 26th, 2025 LUC Draft Meeting Minutes](#)

Action: Approved, 7-0, with 1 abstention

3. NEW BUSINESS

A. [Special Use Permit | 2900 Central Street | 25ZMJV-0026](#)

Kristina Rosinia, applicant, requests a Special Use for a kennel (section 6-9-5-3) in order to keep adoptable dogs on-site as part of the retail goods and services operations for Tails Together in the B1a Business District and oCSC Central Street Corridor Overlay District. No outside animals will board or stay overnight at the facility. 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 Ordinance. PIN: 10-11-202-028-0000.

[Special Use - 2900 Central Street - Kennel](#)

Action: Motion to recommend approval with conditions as listed below, passed 8-0.

Conditions:

1. All animal areas where dogs will be staying overnight shall include proper soundproofing, cameras, and white-noise machines.
2. Hours of operation are 12:00 pm – 6:00 pm Wednesday through Sunday with additional community activities. Hours may expand administratively by Community Development staff as operations increase but shall be no earlier or later than 6:00 am - 9:00 pm.
3. The accessory Animal Hospital (“vet care”) use is limited to adoptable animals. Should this use expand to outside animals, staff may administratively expand the special use permit to include this as an additional primary use.
4. Employees are not to park on the street during hours of operation.
5. The Applicant shall construct the associated improvements to the Subject Property as described herein, as authorized by the terms of this ordinance in substantial compliance with all applicable City Code requirements and the Applicant's testimony and representations to the Land Use Commission, the P&D Committee, and the City Council.
6. Applicant to record Ordinance amending the existing Special Use with the Cook County Recorder of Deeds.

B. [Text Amendment | Planned Development Threshold | #25PLND-0029](#)

The City of Evanston requests a Text Amendment to the Zoning Ordinance, Sections 6-8-1-10(D), 6-9-1-9(D), 6-10-1-9(D), 6-11-1-10(D), 6-12-1-7(D), 6-13-1-10(D), and 6-15-1-9(D), Mandatory

Planned Development Minimum Thresholds, to clarify the required inclusionary housing dwelling units and associated bonus dwelling units are not counted towards the twenty four (24) dwelling unit threshold when determining whether a planned development is required. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-4-6 of the Evanston Zoning Code.

[Text Amendment - Planned Development Thresholds](#)

Action: Motion to recommend approval, passed 8-0.

4. PUBLIC COMMENT

5. ADJOURNMENT