



# LAND USE COMMISSION ACTIONS

Wednesday, May 24, 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	
<b>Total</b>		6	3

### II. APPROVAL OF MEETING MINUTES:

#### A. May 10, 2023

*Action: Motion to approve, carried 5-0 with 3 absent and one abstention.*

### III. NEW BUSINESS

#### A. Public Hearing: Special Use | 831 Foster Street | 23ZMJV-0026

Mohammed Abdelmajid, lessee, requests a Special Use Permit for a Convenience Store to sell food, beverages, household goods, and tobacco in the B1 Business District (City Code Section 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: 11-18-104-019-0000

*Action: Motion to recommend approval to the Planning & Development Committee of the City Council, with the following conditions, carried 6-0 with 3 absent:*

1. *That the cashier is located at the front of the store;*

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](mailto: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 (TYY) 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).

2. *That tobacco sales are not to exceed 50 percent of total sales or floor display;*
3. *That storefront window obstruction is restricted to a height of 3 feet above the grade;*
4. *That a refuse receptacle is to be placed near the cashier and is to be accessible to customers;*
5. *The store owner will clean up litter within 250 feet of the front of the store;*
6. *That hours of operation are 6:00 am to 11:00 pm Sunday through Thursday and 6:00 am to 12:00 am Friday and Saturday; and*
7. *That employees will not park on the street.*

**B. 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

***Action:** Motion to continue the public hearing to the Wednesday, June 24, 2023 meeting of the Land Use Commission, carried 6-0 with three absent.*

**C. Public Hearing: Text Amendments | Omnibus Text Amendment Package | 23PLND-0006**

A City-initiated Text Amendment to the Zoning Ordinance, Title 6 of the Evanston City Code, for an Omnibus Text Amendment package relating to the following:

1. Amend the definition and applicability of Unified Comprehensive Sign Plans and establish a review process with the Land Use Commission as the final determining body (Chapters 3, 19).
2. Modify eligible Major and Minor Variations related to signs and establish Standards for Approval for Major and Minor Variations related to signs (Chapters 3, 19).
3. Amend the TOD (Transit Oriented Development) Area definition to encompass a consistent and predictable distance from mass transit lines (Section 6-18-3).
4. Clarify language and procedures for continuance requests to public hearings (Chapter 3).
5. Modify the Unique Use process into a Unique Adaptive Use process that is eligible to historic and non-historic properties (Section 6-3-7, Section 6-18-3).
6. Clarify language that prohibits curb cuts to the street when alley access is present in Residential Districts (Chapter 8).
7. Clarify accessory structure required setbacks and yards in non-residential districts (Section 6-4-6).
8. Clarify open parking required setbacks and yards also apply to loading berths (Section 6-4-6, Chapter 16).
9. Clarify definitions, yards, and setbacks for Patios and Terraces (Section 6-18-3, Section 6-4-6)
10. Establish a Mixed-Use Market as an eligible principal use in non-residential and non-university districts (Title 6, Section 6-18-3).

11. Modify the existing Apartment Hotel use and/or definition for clarity (Section 6-18-3, Section 6-8-8, Section 6-11-4).
12. Clarify and modify the process for Adjustments to Development Plans for Planned Developments (Section 6-3-6-12).

The Land Use Commission makes a recommendation to the City Council, the determining body for this case per City Code Section 6-3-4-5.

**Action:** *Motion to recommend approval to the Planning & Development Committee of the City Council, with the following amendments to the proposed changes, carried 6-0 with 3 absent:*

1. *Adjustment to the definition of 'directory sign' under Section 6-19-3(C)*
2. *Clarifying the floor area size range of the new use, 'mixed-use market', allowed in certain zoning districts as either a permitted, special, or administrative review use.*

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The **Wednesday, June 14, 2023 meeting** of the Evanston Land Use Commission is **canceled** due to a lack of agenda items.

The **next regularly scheduled** Evanston Land Use Commission meeting is **Wednesday, June 28, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.