



**MEETING MINUTES**

**LAND USE COMMISSION**

Wednesday, November 8, 2023

7:00 PM

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

Members Present: George Halik, Kristine Westerberg, Brian Johnson, Myrna Arevalo and Jeanne Lindwall

Members Absent: John Hewko, Max Puchtel, Kiril Mirintchev and Matt Rodgers

Staff Present: Assistant City Attorney Kathryn Loan, Neighborhood and Land Use Planner Meagan Jones, and Zoning Administrator Melissa Klotz

Presiding Member: Jeanne Lindwall

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**Call to Order**

Acting Chair Lindwall opened the meeting at 7:00 PM. A roll call was then done and a quorum was determined to be present.

**Approval of October 25, 2023 Meeting Minutes**

Commissioner Westerberg made a motion to approve the Land Use Commission meeting minutes from October 25, 2023, as amended. Seconded by Commissioner Arevalo. A voice vote was taken, and the motion passed 4-0 with one abstention.

**New Business**

**A. Public Hearing: Special Use | 2105-2107 Crawford Avenue | 23ZMJV-0056**

David Heredia, Project Manager, submits for the expansion of existing Special Use Ordinance 81-O-97 for an Animal Hospital, Blue River Pet Care / Fox Animal Hospital, in the C1 Commercial District (Section 6-10-2-3). 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. PIN: 10-11-317-025-0000.

Phil Lator introduced himself as the Director of Operations and David Heredia as the Project Manager. Mr. Lator provided an overview of the proposed expansion, hours of operation, business practices, employees, parking, including staff recommendations and their concurrence thereof.

**Commissioner Questions**

Commissioner Halik asked about parking and how many employees would be added. Mr. Heredia responded that they currently vary between eight to ten employees. Mr. Lator added that they may increase by two employees at some point in the future. Ms. Klotz confirmed that because it is an existing building, the current on-site parking is compliant.

Commissioner Westerberg asked about animals being walked on Simpson Street. Mr. Lator responded that dogs are kept on leashes and picked up after.

Acting Chair Lindwall asked the staff about landscaping responsibility. Ms. Klotz responded that it typically is the responsibility of the property owner. With a Special Use Permit, the property owner must give consent to the tenant's request. Staff recommended the landscape condition in response to Councilmember Suffredin's inquiry if any improvements could be made to the strip center.

### Public Comment

Acting Chair Lindwall called for public comment.

David Cook thanked the commission members for their service.

Acting Chair Lindwall closed public testimony.

The Acting Chair reviewed the Standards for Special Use (Section 6-3-5-10).

1. Is one of the listed special uses for the zoning district in which the property lies: Acting Chair Lindwall stated that the animal hospital has a current Special Use that is consistent with the underlying zoning district so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning Ordinance as amended from time to time: Acting Chair Lindwall said that the proposal promotes business expansion and fills a vacant storefront, so the standard is met.
3. 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: Acting Chair Lindwall said that an animal hospital has been operating in this location for many years with no apparent negative impacts and the use is expanding into a vacant storefront within an existing strip center so the standard is met.
4. Does not interfere with or diminish the value of property in the neighborhood: Acting Chair Lindwall stated that there has been no testimony to indicate that there would be an adverse impact on the neighborhood, and again it fills an existing space, so the standard is met.
5. Is adequately served by public facilities and services: Acting Chair Lindwall reviewed that it is an existing strip center occupied by various businesses and serviced over the years, so the standard is met.

6. Does not cause undue traffic congestion: Acting Chair Lindwall said that the businesses have created no apparent impact on traffic, so the standard is met.
7. Preserves significant historical and architectural resources: Acting Chair Lindwall said that this is not applicable to the project.
8. Preserves significant natural and environmental resources: Acting Chair Lindwall said that no changes are being proposed to the footprint of the development so the standard is met.
9. 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: Acting Chair Lindwall said that it complies.

Acting Chair Lindwall asked for Commissioner comments on the standards. There were none.

**Commissioner Westerberg made a motion to recommend approval to the City Council of the Special Use for the property located at 2105-2107 Crawford Avenue, zoning case number 23ZMJV-0056, with the following conditions:**

1. Hours of operation shall not exceed 8am - 9pm, 7 days a week.
2. One outdoor refuse container is required along with a pet waste station that includes pet waste bags.
3. The dead bushes at the front of the property shall be replaced within one year of the special use approval.
4. No more than 20% of the storefront windows shall be covered as allowed by the Sign Code.
5. The applicant shall submit for a permit to tie the existing fire alarm panel at the Animal Hospital to the expanded area, as required by the Fire Department.
6. Substantial compliance with the documents and testimony on record.
7. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.

**Second by Commissioner Arevalo. A roll call vote was taken, and the motion carried, 5-0.**

**B. Public Hearing: Text Amendment | Efficiency Homes | 23PLND-0060**

David Wallach, Blue Paint Development, submits for a text amendment to the Zoning Ordinance, Title 6 of the City Code, to adjust regulations related to the construction of efficiency homes within residential districts (Section 6-4-1-6; Section 6-8-1-14). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code. ***The applicant has requested that this item be continued to the December 13, 2023 meeting.***

**Commissioner Westerberg made a motion to continue the Public Hearing for a Efficiency Homes Text Amendment, zoning case number 23PLND-0060. Second by Commissioner Halik. A roll call vote was taken, and the motion carried, 5-0.**

**C. Public Hearing: 1915-1917 Grant Street | 23ZMJV-0046**

In association with 23PLND-0060, David Wallach submits for a Special Use to construct 13 efficiency homes with related zoning relief at 1915-1917 Grant Street in the R3 Two-family Residential District. The request requires the following zoning relief: 1.) 13 proposed dwelling units where a maximum of 6 are permitted on the zoning lot (8 permitted with an IHO bonus), 2.) A front yard setback of 18 ft. where 27 ft. is required, 3.) A parking drive aisle of 23 ft. where 24 ft. is required, 4.) A parking space width of 8 ft. where 8.5 ft. is required, and 5.) An open parking setback of 0 ft. where 3 ft. is required. 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. PIN: 10-12-309-020-0000, 10-12-309-021-0000. ***The applicant has requested that this item be continued to the December 13, 2023 meeting.***

**Commissioner Westerberg made a motion to continue the Public Hearing for a Special Use for the property located at 1915-1917 Grant Street, zoning case number 23ZMJV-0046. Second by Commissioner Halik. A roll call vote was taken, and the motion carried, 5-0.**

**Communications**

There was none.

**Adjournment**

Commissioner Halik motioned to adjourn, Commissioner Westerberg seconded, and the motion carried, 5-0.

Adjourned 7:26 PM.

The next meeting of the Evanston Land Use Commission is a Special Meeting to be held on **Wednesday, November 29, 2023, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,  
Amy Ahner, AICP, Planning Consultant

Reviewed by,  
Meagan Jones, AICP, Neighborhood and Land Use Planner