



LAND USE COMMISSION

Wednesday, May 8, 2024 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

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.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. APPROVAL OF MEETING MINUTES: February 7, 2024, February 28, and March 27, 2024

III. NEW BUSINESS

A. Public Hearing: Special Use | 1819 - 1825 Dodge Avenue | 24ZMJV-0017

John Turner, architect, submits for a Special Use for an addition to expand a Religious Institution, Seventh Day Adventist Church, in the R4 General Residential District (Section 6-8-5-3). The applicant requests expansion of currently existing Special Use Ordinance 21-O-80 that granted the original construction and use of the Religious Institution at 1825 Dodge Avenue. Expansion for an addition at 1819-1823 Dodge Avenue was subsequently approved by Special Use and Major Variation Ordinance 63-O-09. The approved Major Variation for impervious surface coverage remains in-tact and does not expire; however the Special Use expansion of Ordinance 63-O-09 is expired since the expansion did not occur within one year of Special Use approval (Section 6-3-5-15). The applicant requests re-approval of the expansion for a Religious Institution as was granted in Ordinance 63-O-09 with no substantial changes or modifications requested from that previous proposal. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance

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 847-866-2919 (Voice) or 847-866-5095 (TYY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

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).

with Section 6-3-5 of the Evanston Zoning Code. PINs: 10-13-214-046-0000, 10-13-214-014-0000, 10-13-214-015-0000

B. Public Hearing: Special Use & Major Variation | 1567 Maple Avenue | 24ZMJV-0014

Jeffrey Clements, member, submits for a Special Use for a Religious Institution, 2nd Church of Christ, Scientist, in the D3 Downtown Core Development District (Section 6-11-4-3) and a Major Variation to add zero parking spaces where 4 parking spaces are required to establish a Religious Institution in an existing building in a downtown district (6-16 Table 16-B, 6-16-1-2). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 and 6-3-8 of the Evanston Zoning Code. PINs: 11-18-310-028-0000, 11-18-310-033-0000

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, May 22, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.