



# LAND USE COMMISSION ACTIONS

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

### 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>		8	1

- II. APPROVAL OF MEETING MINUTES: February 7, 2024, February 28, 2024 and March 27, 2024**  
*Action: Meeting minutes from February 7, 2024 approved with edits, 6-0, with 2 abstentions.  
 Draft minutes from February 28, 2024 and March 27, 2024 not yet available*

### 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

*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](mailto: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 847-448-4311 or 847-866-5095 (TTY) 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).*

(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 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

**Action:** *Motion to recommend approval of the Special Use, with the following conditions, carried 8-0:*

1. *Substantial compliance with the documents and testimony on record.*
2. *The Applicant shall construct a sub-surface stormwater detention system on the subject property that shall be subject to review and approval by the City's Public Works Agency.*
3. *Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.*

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

Jeffrey Clements, member, submits for a Special Use for a Religious Institution, 2<sup>nd</sup> 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

**Action:** *Motion to recommend approval of the Major Variation, carried 8-0. Motion to recommend approval of the Special Use, with the following conditions, carried 7-1:*

1. *An Active Storefront is incorporated as much as possible when the facility is open to the public and to its members during its regular business hours. to the public is strongly encouraged.*
2. *Storefront windows shall not be more than 20% covered and be in compliance with the Sign Code.*
3. *Substantial compliance with the documents and testimony on record.*
4. *Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.*

**V. COMMUNICATION**

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**

The next regularly scheduled Evanston Land Use Commission meeting is **Wednesday, May 22, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers  
in the Lorraine H. Morton Civic Center.