



LAND USE COMMISSION

Wednesday, May 22, 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 28, 2024**
- III. **NEW BUSINESS**

A. Public Hearing: Special Use | 1601 Simpson Street | 24ZMJV-0022

John Cook, builder/contractor, submits for a Special Use for a Daycare Center – Child, the Infant Welfare Society, in the B1 Business District (Section 6-9-2-3). 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: 10-12-421-022-0000

B. Public Hearing: Special Use | 518 Main Street | 24ZMJV-0020

Bryan Wietrzykowski, Vice President of Construction, submits for a Special Use for an Animal Hospital, GoodVets, in the C1a Commercial Mixed-Use District (Section 6-10-3-3). 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: 11-19-401-024-0000

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 (TTY). 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).

C. Public Hearing: Map Amendment & Major Variations | 1611 Church Street | 23PLND-0045 & 23ZMJV-0047

Thomas Gourguechon of CSE1611 LLC, applicant for the property owner, submits for a Map Amendment and Major Variations for an adaptive reuse to convert an existing industrial/office building into 7 dwelling units and one ADU, and for additions/new construction for amenity space and parking. The applicant requests a Map Amendment to rezone the property from the current WE1 West Evanston Transitional District and the oWE West Evanston Overlay District to the R4 General Residential District (Section 6-8-5). The applicant requests Major Variations for townhome orientation that does not face the right-of-way (Section 6-8-1-12), and detached accessory structures between the principal structure and the front property line but not within the required front yard (Section 6-4-6-2-D), in the R4 General Residential District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-8 of the Evanston Zoning Code. PIN: 10-13-222-004-0000

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, June 12, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.