



LAND USE COMMISSION ACTIONS

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

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	
Total		6	3

II. APPROVAL OF MEETING MINUTES: February 28, 2024

Action: Meeting minutes from February 28, 2024 approved with edits, 5-0, with 1 abstention.

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: 10-12-421-022-000

Action: Motion to recommend approval of the Special Use, with the following conditions, carried 6-0:

- 1. Hours of operation shall not exceed 6:00 am - 6:00 pm Monday through Friday.*
- 2. Employees shall not use metered street parking while working, using off-street*

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 847-448-4311 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).

parking located on the subject property or at an alternative location which does not displace required parking for those properties.

3. *On-street child drop-off/pick-up is only allowed in available on-street parking spaces or off-street on the property or off-site with a parking lease.*
4. *The Special Use shall run with the Applicant for the length of lease.*
5. *Substantial compliance with the documents and testimony on record.*
6. *Ordinance granting the Special Use recorded with the Cook County Recorder of Deeds.*

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

Action: *Motion to recommend approval of the Special Use, with the following conditions, carried 6-0:*

1. *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. *Employees who drive to work shall utilize the off-site surface parking lot at 935 Chicago Avenue if available, and shall not park on-site at The Main.*
4. *No more than 20% of the storefront windows shall be covered as allowed by the Sign Code.*
5. *Signage discouraging pedestrian activity in the alley shall be installed by the Applicant if deemed necessary at any time by City staff due to safety concerns or complaints.*
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.*

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

Action: Motion to recommend approval of the Map Amendment and Major Variation, carried 6-0.

V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The **next regularly scheduled** Evanston Land Use Commission meeting is **Wednesday, June 12, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.