



## **ACTIONS**

### **Land Use Commission**

**Wednesday, August 13, 2025 | 7:00 PM**

**Lorraine H. Morton City Hall, James C. Lytle City Council Chambers,  
Lorraine H. Morton City Hall, 909 Davis Street**

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](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

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#### **1. CALL TO ORDER/DECLARATION OF A QUORUM: JEANNE LINDWALL, CHAIR**

#### **2. APPROVAL OF MEETING MINUTES**

- A. **Minutes of July 23, 2025**  
[July 23 2025 Draft Meeting Minutes](#)  
**Action:** Motion to approve failed, 2-0-3.

#### **3. OLD BUSINESS**

- A. **Planned Development | 601-603 and 605-615 Davis St. & 1604-1608 Chicago Ave. | 25PLND-0019**

Kerry Dickson, applicant, of Davis Street Development Company, LLC, submits for a Special Use for a Planned Development to allow construction of a new 31-story mixed-use building with approximately

3,200 square feet of ground floor commercial space, 445 dwelling units, and 200 parking spaces (80 onsite and 120 offsite) in the D3 Downtown Core Development District. The applicant requests the following site development allowances: 1) 317 dwelling units where a maximum of 92 dwelling units are allowed; 2) no ziggurat setback between 42'-131' in height where a 40' ziggurat setback is required and a 33' ziggurat setback from 131' in height to the top of the building where a 40' ziggurat setback is required; 3) no upper story setback above 42' in height along a street side lot line (Davis St) where a 30' upper story setback above 42' is required and a 15.25' upper story setback above 42' in height along an interior side yard property line (north) where a 25' upper story setback above 42' in height is required; 4) a 12.9 floor area ratio where a maximum floor area ratio of 6.5 is allowed; 5) a 308' tall building where maximum building heights are limited to 85'; and 6) 200 parking spaces where 250 parking spaces are required. The applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case. PINs: 11-18-306-021-000, 11-18-306-026-0000, 11-18-306-029-0000, 11-18-306-030-0000, and 11-18-306-040-0000

[Planned Development - 605 Davis St - Updated Documents](#)

**Action:** Motion to continue hearing to the August 27, 2025 meeting, passed 5-0.

#### 4. NEW BUSINESS

##### A. **Special Use | 1609 Maple Avenue Unit 2 | 25ZMJV-0034**

Clinton Vearil, applicant, requests a Special Use for a Resale establishment, Beanie's, in the D2 Downtown Retail Core District (Section 6-11-3-4). 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 Ordinance. PIN: 11-18-303-007-0000. ***This application was withdrawn by the applicant.***

##### B. **Special Use | 1702 Sherman Avenue | 25ZMJV-0027**

Lungile Ntintili, applicant, requests a Special Use for a mixed-use establishment to include Religious Institution and Banquet Hall uses, SOZO City Church, in the D2 Downtown Retail Core District (Section 6-11-3-4). 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 Ordinance. PIN: 11-18-126-019-1083.

[Special Use - 1702 Sherman Ave](#)

**Action:** Motion to recommend approval, with conditions as outlined below, passed 5-0.

Conditions:

1. Floor plan to be updated indicating 50 seats in the main sanctuary.
2. Applicant to secure at least 5 off-street parking spaces either on-site or off-site on a parking lot accessory to another principal use not operating at the same time as their Sunday services and within 1,200 feet of the subject property. A copy of a lease agreement shall be provided to the City prior to approving a building permit.
3. Applicant to record Ordinance granting the Special Use with the Cook County Recorder of Deeds.

**5. PUBLIC COMMENT**

A. [Public Comment Received- Updated 8.11.25](#) # - #

**6. ADJOURNMENT**