



Land Use Commission

Wednesday, August 13, 2025 @ 7:00 PM

Lorraine H. Morton City Hall, James C. Lytle City Council Chambers

**COMMITTEE MEMBER
PRESENT:**

Myrna Arevalo,
Jeanne Lindwall, Chair
Max Putchel,
Darush Mabadi,
Luke Harris-Ferree

**COMMITTEE MEMBER
ABSENT:**

Kiril Mirintchev,
Jameika Mangum,
Brian Johnson,
Loren Berlin

STAFF PRESENT:

Meagan Jones, Neighborhood and Land Use Planner
Erin Baynes, Staff Liaison
Elizabeth Williams, Planning Manager
Jeremiah Bebo, Development Services Supervisor

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

B. APPROVAL OF MEETING MINUTES

A. Minutes of July 23, 2025

Approval of Minutes of July 23, 2025 with edits

Motion: Harris-Ferree

Second: Putchel

For Action

Continued 2-0-4

Ayes: Lindwall and Harris-Ferree

Nays: None

Absent: Mirintchev, Mangum, Johnson, and Berlin

Abstained: Arevalo, Putchel, and Mabadi

C. 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

The meeting began with **Chair Lindwall** addressing procedural matters related to the prior hearing on **605 Davis Street**. She explained that, upon review, staff and the Legal Department determined that property owners who submitted requests at the last meeting should have been granted regardless of whether they included a reason, as required under the code. She outlined how the rules and procedures apply and noted that the applicant for 605 Davis had submitted a request for a continuance. The Chair explained how the procedures would run at the next hearing.

Commissioner Puchtel moved to continue the case to the **August 27, 2025** meeting, seconded by **Commissioner Mabadi**.

Motion: Putchel

Second: Mabadi

For Action

Case continued 5-0-4

Ayes: Arevalo, Lindwall, Putchel, Mabadi, and Harris-Ferree

Nays: None

Absent: Mirintchev, Mangum, Johnson, and Berlin

D. 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.***

Case Withdrawn

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.

The Commission then heard **1702 Sherman Avenue (Case 25ZMJV-000027)**. Staff introduced the case, and **applicant Lungile Ntintili** presented the request for a special use to operate a church, with additional programming to include performances and events. He explained that the space—formerly occupied by the Music Institute already meets many building requirements and detailed his parking plan.

Commissioner Mabadi asked for clarification on the space to be used, and the applicant confirmed it was the former Music Institute area. The Chair raised concerns about **Condition #2**, which required a lease agreement for parking, and asked staff for clarification given conflicting code language. The applicant noted that City parking staff indicated they currently could not accommodate Sunday-only parking leases.

No members of the public spoke.

During deliberations, **Commissioner Mabadi** noted the space has been difficult to fill and supported the proposal, highlighting the benefit of bringing families downtown. **Chair Lindwall** reiterated the need to adjust Condition #2 to read: *“a copy of a lease agreement or other appropriate agreement shall be provided to the City prior to building permit approval”* to avoid complications at City Council. Staff also agreed to explore potential parking connections with the adjacent Galleria building. **Commissioner Arevalo** asked whether rewording the condition would allow the Commission to make a positive recommendation, which the Chair confirmed.

The Commission then reviewed the **standards for special use approval**.

Commissioners agreed the project would encourage more people downtown, reactivate a vacant space previously used for religious and performance purposes, would not harm

property values, and would make productive use of a contributing downtown building.
The Chair reviewed the Standards for a Special Use (Section 6-3-5-10).

1. Is one of the listed special uses for the zoning district in which the property lies: *Proposed use is a special use within the D2 District. Met.*
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: *Standard is met especially with bringing families into the downtown to the site and hopefully other places downtown. Met.*
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: *Space previously served as a religious institution. Met.*
4. Does not interfere with or diminish the value of property in the neighborhood: *No evidence that would be the case. Makes productive use of a vacant space. Met*
5. Is adequately served by public facilities and services: *The tenant space has been occupied before and served by public facilities and services. Met.*
6. Does not cause undue traffic congestion: *No evidence was presented to show this would be the case. Downtown has a variety of uses and people come and go for a variety of reasons. Met.*
7. Preserves significant historical and architectural resources: *This is a landmarked building that is being reused. Met.*
8. Preserves significant natural and environmental resources: *Not applicable for this site.*
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: *No other variances are being requested. Met.*

All nine standards were found to be met.

Commissioner Puchtel moved to recommend approval of the special use with staff's recommended conditions, including the revised language for **Condition #2**. **Commissioner Harris-Ferree** seconded. The motion passed unanimously

Motion: Putchel

Second: Harris-Ferree

For Action

Motion Passed 5-0-4

Ayes: Arevalo, Lindwall, Putchel, Mabadi, and Harris-Ferree

Nays: None

Absent: Mirintchev, Mangum, Johnson, and Berlin

E. PUBLIC COMMENT

None

F. ADJOURNMENT

Commissioner Puchtel moved to adjourn. Commissioner Arevalo seconded.
Meeting adjourned at 7:41 pm