



ACTIONS

Land Use Commission

Wednesday, January 14, 2026 | 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 or on Cable Channel 16.

Join Zoom Meeting

<https://us06web.zoom.us/j/89454927650?pwd=GPeobmwqbl7lg8a6hbd2qe4niPbF1T.1>

Meeting ID: 894 5492 7650

Passcode: 570581

Or telephone

Dial

+1 309 205 3325 US

+1 312 626 6799 (Chicago)

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

2. APPROVAL OF MEETING MINUTES

A. **Minutes of November 12, 2025**
[November 12, 2025 Draft Meeting Minutes](#)
Action: Approved, 5-0 with 3 abstentions

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- B. **Minutes of December 10, 2025** # - #
[December 10, 2025 Draft Meeting Minutes](#)
Action: Approved, 6-0 with 2 abstentions

3. OLD BUSINESS

- A. **Major Variation | 2737 Highland Avenue | 25ZMJV-0038** # - #
Birchwood Law, LLC, applicant on behalf of the property owner, requests Major Variations from the Zoning Ordinance in order to leave-as-constructed a concrete driveway and open-off street parking spaces located in a front yard in the R1 Residential District. The applicant is seeking a variation from Section 6-8-2-12 which prohibits on-site parking from crossing a front lot line when open access to an alley is present. A variation is also requested from 6-4-6-3; Table 4-A which requires open-off street parking spaces to be located within 30 feet of a rear property line or alley in a residential district. The Land Use Commission is the determining body for this case, in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 05-33-410-007-0000.
[Major Variation - 2737 Highland Avenue](#)
Action: Motion to approve, failed with a 0-8 vote.

4. NEW BUSINESS

- A. **Special Use | 1710 Maple Avenue | #25ZMJV-0051** # - #
Viewpoint Consulting LLC d/b/a Dogtopia of Downtown Evanston, applicant, requests a Special Use to allow a Daycare Center - Domestic Animal and Kennel (section 6-12-2-3) at 1710 Maple Avenue in the RP Research Park District. The use currently operates at 900 Clark Street and is proposing to relocate to the Maple Avenue location. 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: 11-18-117-013-0000
[Special Use - 1710 Maple Avenue](#)
[Dogtopia - Noise Impact Analysis & Control Plan 1-13-26](#)
Action: Motion to recommend approval, passed 6-2, with the following conditions:
 1. Hours of operation remain 6:30 am – 7:00 pm Monday through Friday and 10:00 am – 5:00 pm on Saturday and Sunday;
 2. Employees are not to park on the street during hours of operation;
 3. The applicant will continue to work with the City on

- establishing additional on-street short-term parking and loading spaces in front of the property on Maple Avenue;
4. Prior to issuance of a Certificate of Occupancy, the Applicant shall execute a lease with the City for two additional parking stalls within the City-owned Maple Avenue garage facility.
 5. Prior to issuance of a Certificate of Occupancy, the Applicant shall submit to the Zoning Administrator a contingency plan for those times when an owner fails to claim his/her animal(s).
 6. Applicant shall incorporate recommendations from the Acoustical Risk Assessment & Noise Control Plan into construction of the space.
 7. Applicant shall construct the associated improvements to the Subject Property as described herein, as authorized by the terms of this ordinance in substantial compliance with all applicable City Code requirements and the Applicant's testimony and representations to the Land Use Commission, the P&D Committee, and the City Council; and
 8. Applicant to record Ordinance approving the Special Use with the Cook County Recorder of Deeds.

B. Planned Development | 3434 Central Street | #25PLND-0021

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Charles Marlas, applicant, requests approval of a Special Use for a Planned Development and a Special Use to allow a "Daycare Center, Child", all to allow demolition of the existing church and construction of a two-story children's daycare on the subject property in the R2 Single-Family Residential District. The application seeks approval of the following Site Development Allowances:

- Section 6-8-1-10(B): to allow a 5' wide landscape strip along the entire western property line and a 0' wide landscape strip along a portion of the southern property line, where Code requires a minimum 10' wide landscape strip.
- Section 6-8-3-9: to allow a 62.22% impervious surface lot coverage where impervious surface lot coverage is restricted to a maximum of 55%.
- Sections 6-8-3-7(B)1, 6-8-3-7(B)2, and 6-16-2-1(C): to allow parking within a front yard setback and a side yard setback where parking is prohibited in front and side yard setbacks.
- Section 6-4-6-7(F)3.a: to allow a 6' tall dumpster enclosure fence and a 6' tall and 4'-5' tall playground fence within the front yard where fence heights in a front yard are restricted to 4' tall.
- Section 6-4-6-3(B), Table 4-A: to allow open off-street parking in a residential district that is greater than 30' setback from a rear property line where open off-street parking in a residential district shall be setback no greater than 30' from a rear

- property line.
- Section 6-16-2-7(A): to allow a 16.5' wide drive aisle where a minimum drive aisle width of 24' is required (this applies to the drive aisle adjacent to the First Williamsburg Co-op parking stalls).

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, in accordance with Section 6-3-6 of the Evanston Zoning Ordinance. PIN: 10-10-200-073-0000.

[Planned Development -3434 Central Street](#)

Action: Motion to recommend approval, passed 6-2, with the following conditions:

1. Prior to appearing before the Planning & Development Committee, the applicant shall provide additional details on the proposed scholarship program for reduced tuition for existing Kensington families who encounter economic hardships.
2. The applicant shall grant an access easement to the benefit of the property to the south/southwest (First Williamsburg Corporation PIN 10-10-200-058-0000) in substantial compliance with the Cook County Circuit Court Order from Case No. 2023-CH-06757, which shall provide access through the subject property from Central Street to the First Williamsburg Corporation parking areas. Said easement shall be recorded prior to building permit issuance.
3. The applicant shall grant a private utility easement to the benefit of the property to the south/southwest (First Williamsburg Corporation PIN 10-10-200-058-0000), which shall cover the portion of the sanitary service line on the subject property that serves the First Williamsburg Corporation property. Said easement shall be recorded prior to building permit issuance.
4. Prior to building permit issuance, the applicant shall collaborate with the First Williamsburg Corporation to determine if the relocated water main proposed along the southern side of the subject property can be eliminated, and water service for the First Williamsburg Co-Op can run directly from each Co-Op building to the existing water main in Gross Point Road. If this arrangement is mutually agreeable by both parties, and if approved by the City, the cost of such work shall be borne by the Applicant.
5. Should it be necessary to relocate the water main along the southern property line of the subject property, as depicted on the Utility Plan (dated 1-2-26), the applicant shall execute and

record a public utility easement for the water main prior to building permit issuance, for final review and approval by the City.

6. IDOT review and approval shall be required for any work within the Gross Point Road right-of-way.
7. Staff shall be prohibited from parking within the surrounding residential streets.
8. Should City staff observe traffic issues at the intersection of Central Street/Gross Point Road, the applicant shall work with the City to address such issues, which may include (but is not limited to) daycare staff stationed within the parking lot during peak dropoff/pick-up times to ensure that turning restrictions are adhered to, the prohibition on right turns out from the parking lot onto Central Street during peak travel hours, and/or the prohibition of parents/guardians from parking on Central Street for drop-off/pick-up.
9. Should efforts to address traffic issues at the Central Street/Gross Point intersection prove unsuccessful, which shall be at the discretion of the City, the applicant shall hire an IDOT pre-qualified Signal Capacity and Timing (SCAT) traffic consultant to study the Central/Gross Point, Central/Crawford and Gross Point/Crawford intersections to see if timing adjustment can be made without impacting the traffic flow at the other major legs and implement the changes upon review and approval by the City.
10. The applicant shall allow access for the maintenance of trees located on the property immediate abutting to the west, which trees are adjacent to/straddle the western property line of the subject property.
11. Prior to building permit issuance for any site demolition or new building construction on the subject property, the applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston. The CMP should include but is not limited to the following: construction staging plan, on-street and on-site construction parking restrictions, hours of operation, details on how access to the Co-Op will be maintained throughout construction, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of construction (as necessary), submittal of environmental testing report prior to construction, proposed schedule for street openings for utility connections, and project updates via monthly newsletter and/or project website;
12. Substantial compliance with the application documents and public hearing testimony on record shall be required.
13. Recordation: Pursuant to Subsection 6-3-6-10 of the Zoning

Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

5. OTHER BUSINESS

A. Election of Officers for 2026

Action: The Commission voted 8-0 to elect Max Puchtel as Chair and Jeanne Lindwall as Vice-Chair for 2026.

6. PUBLIC COMMENT

7. ADJOURNMENT