



ACTIONS

Land Use Commission

Wednesday, February 11, 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)

Page

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

2. APPROVAL OF MEETING MINUTES

A. **Minutes of January 14, 2026**

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[January 14, 2026 Draft Meeting Minutes](#)

Action: Approved with edits, 6-0 with 1 abstention.

3. NEW BUSINESS

A. **Special Use | 1716 Sherman Avenue | #25ZMJV-0054**

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Kurt Schauer, Night Owl Productions LLC, applicant, requests a Special Use to allow a Performance entertainment venue in order to operate a live music jazz club with bar service in the D2 Downtown Retail 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: 11-18-126-021-0000

[Special Use - 1716 Sherman Avenue](#)

Action: Motion to recommend approval, inclusive of conditions as listed below, approved 7-0.

Conditions:

1. The 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
2. Applicant to record Ordinance approving the Special Use with the Cook County Recorder of Deeds.

B. **Amendment to Rezoning Ordinance 59-O-24 | 1611 Church Street | #25ZMJV-0048**

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Tom Gourguechon, applicant, of CSE1611, LLC, requests approval of an amendment to Rezoning Ordinance #59-O-24, to authorize modifications to the approved development plan. As part of this application, the applicant requests approval of a Variation to Section 6-4-6-2(D) to allow expansion of an accessory structure in a front yard (garage), including expansion of the building footprint and construction of a 2nd story addition including an Accessory Dwelling Unit (ADU). The applicant may seek and the Land Use Commission may consider additional Variations 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 6-3-4-6 of the Evanston Zoning Ordinance. PIN: 10-13-222-004-0000

[Amendment to Rezoning Ordinance - 1611 Church Street](#)

Action: Motion to recommend approval, inclusive of conditions as listed below, approved 7-0.

Conditions:

1. As part of a building permit to allow the proposed modifications, a revised landscape plan shall be submitted,

- which must reflect a minimum of 31 trees along the eastern property line between the ADU and Workshop/Art room.
2. The applicant shall work with the City to find a suitable location for the 10 exterior bike parking spaces that are not shown on the revised site plan. These 10 exterior bike parking spaces shall be shown on the site plans submitted as part of a building permit to allow the proposed modifications.
 3. The applicant shall modify the proposed deck at the northeast corner of the site to be a minimum of 4.5' setback from the east property line.
 4. The applicant shall construct the associated improvements to the subject property as described within their application materials, as authorized by the terms of any such approval 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.
 5. The applicant shall record any Ordinance authorizing an Amendment to Ordinance #59-O24 with the Cook County Clerk and provide to the City a copy of the recorded Ordinance prior to permit issuance for the revised development.

4. OTHER BUSINESS

A. Vote on Members for Zoning Code Work Group

Action: The Commission voted, 7-0, to place Commissioner Lindwall and Commissioner Puchtel on the Zoning Code Update Work Group.

5. PUBLIC COMMENT

6. ADJOURNMENT