



LAND USE COMMISSION ACTIONS

Wednesday, January 12, 2022

7:00 P.M.

Via Virtual Meeting

AGENDA

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, members of the Land Use Commission and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at the meeting. 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 by phone or video 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/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 through the Zoom platform:

Join Zoom Meeting

<https://us06web.zoom.us/j/84943789735?pwd=cVlqZDNmZHNoUEJXMFRPdSs3ejY4QT09>

Meeting ID: 849 4378 9735

Passcode: 906817

One tap mobile +13126266799,,84943789735# US (Chicago)

Dial by your location +1 312 626 6799 US (Chicago)

I. CALL TO ORDER

II. SUSPENSION OF THE RULES: Members participating electronically or by telephone (Article VI, Section 1).

Action: Approved, 9-0.

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/land-use-commission>. Questions can be directed to Meagan Jones 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 (TTY) 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).

III. ELECTION OF OFFICERS AND COMMITTEE MEMBERS

A. Election of Land Use Commission Chair and Vice-Chair

Action: The Commission voted, 9-0 to elect Matt Rodgers as Chair and 9-0 to elect Max Puchtel as Vice-Chair.

B. Election of Zoning Committee Members

Action: The Commission voted, 9-0, to elect Violetta Cullen, Max Puchtel, Kiril Mirintchev, Jill Zordan and Matt Rodgers as members of the Zoning Committee.

C. Election of Comprehensive Plan Committee Members

Action: The Commission voted, 9-0, to elect Kristine Westerberg, Jeanne Lindwall, Violetta Cullen, Brian Johnson, John Hewko and George Halik as members of the Comprehensive Plan Committee.

D. Election of Comprehensive Plan Steering Committee Chair

Action: The Commission voted, 9-0, to elect Jeanne Lindwall as Chair of the Comprehensive Plan Steering Committee.

IV. ADOPTION OF LAND USE COMMISSION ADMINISTRATIVE RULES AND PROCEDURES

Action: Adopted unanimously.

V. ADOPTION OF 2022 MEETING CALENDAR

Action: Adopted unanimously.

VI. NEW BUSINESS

A. Public Hearing: 1224 Washington Street

21ZMJV-0100

James Tullio, the property owner, requests two zoning variations from the Evanston Zoning Ordinance to allow for the subdivision of one 9,226 square-foot, 100-foot wide, residential corner lot into two residential lots in the R3 Two-Family Residential District. The applicant requests one Major Variation to allow the proposed interior lot to be 4,226 square feet where a minimum lot size of 5,000 square feet is required (Section 6-8-4-4). The applicant also requests a Minor Variation to allow the proposed corner lot to have an impervious surface lot coverage of approximately 3,485 square feet or 69.7 percent where the maximum permitted is 3,000 square feet or 60 percent (Section 6-8-4-9). The subject property is currently improved with one two-story building, a driveway, and a patio. The applicant is not proposing any site improvements to the subject property in association with these requests. The Land Use Commission is the determining body for this case.

Action: The Commission voted, 10-0, to continue this item to the February 23, 2022 meeting to enable the applicant to work with staff to create an alternative subdivision option with an interior lot as close to compliant as possible.

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B. Public Hearing: 1946 Orrington Avenue

21ZMJV-0060

Richard Dooley, property owner, requests a Special Use Permit for a non-owner occupied rooming house in the R4a General Residential District (Zoning Code Section 6-8-6-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case. **THIS APPLICATION HAS BEEN WITHDRAWN.**

VII. COMMUNICATION

A. Comprehensive Plan Update

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, January 26, 2022 at 7:00 pm, via the virtual meeting platform, Zoom.** Login information will be provided on the agenda posted in advance of the meeting.

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