



MEETING MINUTES

LAND USE COMMISSION

Wednesday, February 8, 2023

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Myrna Arevalo, George Halik, Brian Johnson, Jeanne Lindwall, Kiril Mirintchev, Max Puchtel, Kristine Westerberg, and Matt Rodgers

Members Absent: John Hewko

Staff Present: Neighborhood and Land Use Planner Meagan Jones, Assistant City Attorney Brian George, Planner Katie Ashbaugh, Zoning Administrator Mellissa Klotz, Planning Manager Liz Williams, Michael Griffith, Planner, and Interim Community Development Director Sarah Flax

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:07pm. A roll call was then done and a quorum was determined to be present.

Approval of January 25, 2023 Meeting Minutes

Commissioner Lindwall made a motion to approve the Land Use Commission meeting minutes from January , 2023, with a typo correction on page 2 and a correction on 2201 Oakton Street, third approval condition, adding “and vehicular” to the “pedestrian safety plan”. Seconded by Commissioner Puchtel. A voice vote was taken, and the motion passed 7-0-1.

Commissioner Halik made a motion to hear the New Business Items A and B before Old Business Items A and B. Seconded by Commissioner Westerberg. A voice vote was taken, and the motion passed 8-0.

New Business

A. Public Hearing: Major Variations | 2524 Asbury Avenue | 23ZMJV-0001

Todd Israel, architect and applicant on behalf of Adam Bezark and Caroline Hayashida, property owners, request two Major Variations to allow a single-story rear addition to a single-family home to be approximately 5 feet 9 inches from the west rear lot line where a rear yard of 30 feet is required [Section 6-8-2-8(A)(4)] and a building lot coverage of approximately 1,380 ft² or 31.06% where no more

than 1,333 ft² or 30% is allowed [Section 6-8-2-7] in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code and Ordinance 92-O-21.

The architect and applicant Todd Israel, 4878 North Sheridan, Chicago presented the major variations requested to remove and replace a porch, remove a patio and add a deck and mudroom.

Commissioner Questions

Chair Rodgers asked what the façade material for the new porch would be. Mr. Israel responded that it would be siding and that the area has limited visibility from the street and has dense foliage.

Commissioner Lindwall asked the applicant to clarify if there was door access to the garage and the applicant confirmed that there is a door. She also asked if access from the garage directly into the house was considered. Mr. Israel noted that it was considered but the owner did not pursue it because of the amount of space it took out of the breakfast area.

Chair Rodgers called for public comment. There was none.

The record was then closed.

Deliberations

The Chair reviewed the seven Standards for a Major Variation, (Section 6-3-8-12(E)).

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: No neighboring property owners were present, and the improvements are relatively hidden from the right-of-way therefore the standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance: The zoning ordinance encourages property improvements and the request is in alignment with what homeowners are intended to do and so the standard is met.
3. The alleged hardship or practical difficulty is peculiar to the property: The property is not unique to corner lot subdivisions in Evanston which lack rear and side yards, so the standard is met.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: Enforcement of a 30-foot rear yard setback would significantly cover the existing structure limiting the homeowner's ability to make improvements and so the standard is met.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation

will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property: There is not a plan to rent or create additional income which meets the standard.

6. The alleged difficulty or hardship has not been created by any person having an interest in the property: Lot was subdivided years ago and so the standard is met.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission: The applicant has strived to minimize building lot coverage and maintain impervious surface meeting the standard.

Chair Rodgers asked for Commissioner comments on the standards. Commissioner Westerberg noted that the two adjacent homeowners issued letters of support for the project.

Commissioner Puchtel made a motion to grant the Major Variations at the property located at 2524 Asbury Avenue, 23ZMJV-0001, as described in the meeting packet and presented by the applicant. Second by Commissioner Arevalo. A roll call vote was taken, and the motion carried, 8-0.

B. Public Hearing: Major Variations | 1420 Leonard Place | 23ZMJV-0002

David Reid, property owner, requests four Major Variations from the Evanston Zoning Code to allow for the construction of a new single-family home in the R3 Two-Family Residential District. The variations are as follows: a front yard setback for the principal structure of 7.7 feet where a minimum front yard setback of 27 feet is required [Section 6-8-4-7(A)(1)]; a west interior side yard of 3 feet for the principal structure where a minimum of 5 feet is required [Section 6-8-4-7(A)(3)]; a west interior side yard of 2.5 feet for the eave (roof overhang) where a minimum of 4.5 feet is required [Section 6-4-1-9(B)(1)]; and a west interior side yard of 3 feet for the air conditioning equipment where a minimum of 6 feet is required [Section 6-4-6-9]. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code and Ordinance 92-O-21.

David Reid, 812 Gaffield Place, Evanston presented an overview of the proposed new construction. He specifically addressed: the presence of a utility pole for possibly accessing electric and cable services; the location of a fire hydrant approximately 17 feet from the start of the proposed driveway; the presence of water and sewer services; the impacts for trees on the property; and the garbage truck route which passes the property.

Commissioner Questions

Commissioner Puchtel inquired about the property history. Mr. Reid answered that he acquired it through a tax sale and did not know how long it had been vacant.

Commissioner Halik questioned if he had investigated stormwater runoff from the west side of the property from the berm. Mr. Reid responded that he would during the engineering phase. Commissioner Halik also asked if there is a basement proposed and Mr. Reid responded yes.

Commissioner Westerberg asked if there were any ways to modify the front yard setback. Mr. Reid responded that it is difficult to accommodate a two-car garage in another layout and that other houses on the street vary in their setback. Commissioner Lindwall suggested smaller room sizes could result in an increased front yard setback. Ms. Ashbaugh stated that the average existing front yard setback on the south side of the block is 22.83 feet. She also said that the required two parking stalls as proposed are compliant in size and are allowed to be contained within the principal structure.

Chair Rodgers called for public comment.

Indre Raukauskas, 1427 Leonard Place, said that Metra is an important neighbor who will want to protect the structural and drainage integrity of the berm and would like their construction guidelines input prior to commission approval. She also expressed concern with the front yard setback and front yard garbage collection.

Michael Honibull, 1411 Leonard Place, concurred with the previously stated Metra concerns and would like to see more accurate front yard setback illustrations.

Karen Healy Stover, 1418 Leonard Place, believes that some of the standards for major variations cannot be met because the proposed project would cast a shadow across the street and the garage protrusion interrupts the physical character of the neighborhood. She also questioned the rear yard setback calculation and requested denial of the requested variations.

Commissioner Mirintchev suggested removing the basement to reduce drainage concerns. He also suggested that the gable roof above the garage be a sloped roof to reduce its height impression from the street. Mr. George noted that flooding and basement approval is outside of the scope of the relief that is being sought. Chair Rodgers agreed that their scope is limited to potential drainage impacts on neighboring properties.

The record was then closed.

Deliberations

Commissioner Halik stated that due to the location of the site and the neighborhood, he has no objection to the setback request. He would like staff to closely review the drainage.

Commissioner Westerberg would like to see a smaller building footprint to recapture a few feet of front yard setback and that a construction and staging plan be developed and distributed to the neighbors.

Chair Rodgers noted that it is a unique lot, that it is a good candidate for a small house and the front yard setback is too far forward. Commissioner Lindwall checked and the Evanston Efficiency Home standards would not apply to this lot as they require a 27-foot front yard setback. She also thought that a more decorative garage door and other design treatments to minimize the front yard setback impact are helpful and that the engineering be carefully considered during the permit phase.

Commissioner Puchtel believes that there are too many variations required to build a modest size house on this lot.

The Chair reviewed the seven Standards for a Major Variation, (Section 6-3-8-12(E)).

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties: Neighbors have expressed concern but because it is not substantial, the standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance: The standard is met by seeking to develop vacant lots.
3. The alleged hardship or practical difficulty is peculiar to the property: The lot is a peculiar shape due to its adjacency with the railroad, so the standard is met.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: Since a smaller house could be built on this property, the standard is not met.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property: The applicant is building the home for themselves to live in which meets the standard.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property: The lot creates the issue and so the standard is met.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission: The standard is not met because it is a large house on a small lot.

Chair Rodgers asked for Commissioner comments on the standards. Commissioner Halik noted on Standard 4 that it is a peculiar lot and at the end of the street, which provides for setback exceptions.

Commissioner Lindwall made a motion to grant Major Variations at the property located at 1420 Leonard Place, 23ZMJV-0002, with the following conditions:

1. The Building Department pay specific attention to drainage of site at the permit stage;
2. That that the garage door be more aesthetically pleasing; and
3. That a very detailed construction plan be developed.

Second by Commissioner Halik. A roll call vote was taken resulting in a tie. The motion was continued to the February 22, 2023 meeting to work towards 5 concurring votes. No additional testimony will be taken at that meeting and Commissioner Hewko will be given the opportunity to cast his vote.

Old Business

A. Public Hearing: Special Use & Major Variation | 1801-1805 Church Street and 1708-1710 Darrow Avenue | 22ZMJV-0089

Pastor Clifford Wilson, Mt. Pisgah Ministry, Inc., applicant, submits for a Special Use for a use (religious institution) in the oWE West Evanston Overlay District exceeding 10,000 square feet but less than 40,000 square feet (Sections 6-15-15-XVII-B.4 and 6-15-15-XVII-B.6), and submits for the following Major Variations from the Evanston Zoning Code: 1) Reduce required front yard build to zone from 5'-25' to 0' at upper floors (Section 6-15-15-XVII-A.2), 2) Reduce required west interior side yard setback from 5' to 0' (Section 6-15-15-XVII-A-6), 3) Increase impervious surface coverage from 60% + 20% semi-pervious surface material to 90.3% (Sections 6-15-15-XVII-A.8 and 6-15-15-XVII-A.9), 4) Increase building height from 2 stories or 30' to 3 stories at 44.0' to parapet (Section 6-15-15-XVII-B.1), 5) Eliminate the required building stoop base type and provide a storefront base type instead (Section 6-15-15-IV, Table IV.A, and 6-15-15-V-C.4), 6) Provide occupied space behind building parapet cap type where occupied space is not permitted (Section 6-15-15-IV, Table IV.A, and 6-15-15—VI-A.3), 7) Eliminate the required one short loading berth (Section 6-16-5, Table 16-E), 8) Increase yard obstruction from 10% to 40% into corner side setback for exterior building fins and vertical trellis (Section 6-4-1-9-B.1), 9) Eliminate the required 3'-4' tall steel or PVC picket fence around the parking area (6-15-15-XVIII.B.5), in order to construct a 3-story building for a religious institution with both on-site and leased offsite parking in the B2 Business and oWE West Evanston Overlay Districts. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Zoning Code Section 6-3-5-9, and Ordinance 92-O-21.

B. Public Hearing: Major Variation | 1811-1815 Church Street and 1708-1710 Darrow Avenue | 22ZMJV-0092

Richard Koenig, Housing Opportunity Development Corporation, applicant, submits for the following Major Variations from the Evanston Zoning Code:

- 1) Reduce the required front yard build to zone from 5'-10' to 0' (Section 6-15-15-IX-A.3), 2) Reduce the required west and east interior side yard setbacks from 5' to 0' (Section 6-15-15-IX-A.5), 3) Reduce the required rear yard setback from 5' to 0' (Section 6-15-15-IX-A.6), 4) Increase the maximum permitted impervious surface coverage from 90% + 5% semi-pervious surface area to 99.7% of lot area (Sections 6-15-15-IX-A.7 and 6-15-15-IX-A.8), 5) Increase the maximum

permitted building height from 3 stories and 47' to 5 stories and 57.7' (Section 6-15-15-IX-B.1), 6) Eliminate the required 8' ziggurat setback at the 3rd story (Section 6-15-15-IX-B.1), 7) Eliminate the required one short loading berth (Section 6-16-5, Table 16-E), in order to construct a 5-story mixed-use building with ground floor retail, 44 dwellings, and on-site parking in the B2 Business and oWE West Evanston Overlay Districts. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Zoning Code Section 6-3-5-9, and Ordinance 92-O-21.

Commissioner Mirintchev disclosed that his company was one of the previous owners of 1817 Church Street which has since been sold. Chair Rodgers added that it is not the subject property but it is an adjacent property.

Senior Pastor Clifford Wilson of Mt. Pisgah Ministry summarized that they have been serving the community at that location for over 40 years and would like to continue that service in a new building. Mr. Richard Koenig, Executive Director of Koenig Housing Opportunity Development Corporation ("HODC"), reviewed the development proposal process for the two lots and the two resulting projects to build a new church on the corner and a mixed-use building in the middle of the block which includes a mix of retail on the first floor and four stories of affordable apartments above. Since the previous Land Use Commission hearing, Pastor Wilson, Councilmember Burns and Mr. Koenig met with the adjacent property tenant, Jackson, LLP, and went over the proposal and answered questions.

Erin Jackson, Jackson, LLP, said that they are just coming up to speed on the proposal. She shared that they have broader concerns reviewing the history of their investment in the rehabilitation of the building, their development of diversity within their workforce, and gratitude for building their business in Evanston.

Haley Guion, Crosby Theodore LLC, representing Jackson, LLP, stated her comments are related to the mixed-use building and summarized their provided written testimony. They believe a redesign could reduce the number of variations and questioned whether variations were the best means to grant affordable housing in Evanston. They believe that the project's proposed height, setback, impervious surface area and loading dock have a substantial adverse impact on the historic landmark building on 1817 Church Street. The reasons include previously experienced flooding and subsidence, the proposed building height's impact on 1817 Church Street use of their skylight renovation and their plans to install solar panels, and setbacks that could provide for a safety construction plan that reduces noise, dust and vibrational impacts. She questioned whether parking and density could be considered without the need for a variation request. Finally, she requested denial of the request for major variations based on the testimony presented.

Commissioner Questions

Chair Rodgers asked staff if the West Evanston Overlay District is generating the variation requests. Mr. Griffith responded that the front, west and east interior side yard variations and the impervious surface coverage are all West Evanston Overlay District requirements. Building height is a variation in the B2 District and not in the West Evanston Overlay. The loading dock is a base zoning requirement and not in the West Evanston Overlay.

Chair Rodgers called for public comment.

John E. Fuller, 5701 N. Sheridan Road, spoke about the experience of the team representing the redevelopment and supported moving the projects forward.

Stuart Cleland, 2145 Maple Avenue, expressed support of the proposal, specifically regarding the Ministry's long history serving religious and community needs and HBC's completion of 31 affordable housing projects serving families and seniors.

Leslie Shad, 1110 Judson Avenue, representing Bird Friendly Evanston, noted that they have engaged with the applicants. She also made the request that the threat requirements calculations worksheet be provided through transparent means and added that a building permit penalty typo in the ordinance is in the process of being resolved. Ms. Williams responded that the worksheet is a requirement of the building permit application and the city's website is being updated to reflect the intended 75%.

Carlis Sutton, 1821 Darrow Avenue, commented on compliance with the standards, particularly regarding the adverse effect on increasing density of the neighborhood, the number of requested project variances and affordable homes already in the area, and hardship. Discussion with Commissioner Halik on proportional income was had.

Radica Sutz, 1810-1812 Darrow Avenue, spoke against having more low-income affordable houses in the immediate neighborhood, the need for other community services, consideration of alternative sites, the proposed building's corner lot design, and consideration of existing landlords already serving a low-income population.

Kenya Rosa, 1722 Darrell Avenue, expressed concern about parking on Sundays, lack of notification, increasing the number of low-income projects on the block, and acknowledged the need for improvement of the corner lot.

Todd Smith, 1920 Asbury Avenue, supports affordable housing but not all in the 5th Ward. He asked how other communities are solving low-income and homeless issues and mentioned scattered site housing. He would like to see programs that target financial resources toward home ownership over rental.

Mustafa Alibhai, 1811 Lyons Street, also expressed concern about parking impact for immediate residents on Sundays.

Bruce Baumberger, 807 Davis Street, member of the Housing Committee of the Evanston Rotary Club, attended the recent meeting hosted by the church and HODC and found it to be an informative session demonstrating a good partnership and having amenities for the families that it is intended to support.

Willie Shaw, 700 Mulford Street, stated the need for housing that would support current or former African American residents' ability to stay in Evanston which would help sustain diversity goals. She cited African American census trends and studies that show access to affordable housing reduces intergenerational poverty, increases opportunity, lowers crime rates, among other items.

Sue Loellbach, Connections for the Homeless, Joining Forces Director of Advocacy, spoke about the need for affordable housing and housing types for all of Evanston. She suggests that affordable developments be viewed flexibly and that this proposed development does not negatively impact the streetscape and adds a socio-economic equity component.

Tina Paden, 1122 Emerson Street, noted her support for affordable housing, summarized the 5th Ward existing projects, but questioned adding more of the same density. She stated that the neighborhood needs services, like a bank. She further inquired about the timing and financial terms of the project.

Roberta Hudson, 1941 Dewey Avenue, supports home ownership versus rental to support families and would like the project to be denied with more investment in youth.

Andrew Fetterman, 1738 Darrow Avenue, spoke about the lack of notification, against the number of variations, his parking difficulties, and low-income housing located near the transfer station.

Peter Isaac, corner of Church Street and Florence Avenue, supports the project and the expansion of affordable housing in other areas of Evanston.

The record was then closed.

Chair Rodgers stated that issues raised such as the use of city affordable housing resources are out of the purview of the Land Use Commission.

Mr. Koenig noted stormwater management will be handled on the site with two underground vaults that are then slowly released which meets MWRD requirements.

Commissioner Lindwall asked what design considerations for the multi-use building were made considering 1817 Church Street. Mr. Koenig stated that Skender Construction was specifically chosen as the general contractor due to their experience considering the historic landmark status of the adjacent building. They would use a levered construction approach from the middle out to keep the adjacent building safe.

He also noted that the rear building is scaled back and reviewed the winter and summer solstice shade study results.

Commissioner Lindwall asked how the west interior side yard setback could be treated if it remained at five feet. Mr. Koenig responded that the current buildings abut each other, and a five-foot gap could potentially be an unsafe situation, nothing would grow there, and it becomes an unproductive space.

Mr. Koenig noted that the West Evanston Overlay District requires an iconic building on the corner which the church is, so it is a major reason for the land swap. In addition, it meets planning standards to have the taller building in the middle of the block. Commissioner Westerberg inquired if different parcel sizes were considered. Mr. Koenig responded that the agreement was that the church would get the same size property as they currently own and the residential building is intended for family sized units. Commissioner Westerberg asked if the number of units could be reduced. Mr. Koenig responded that 40-60 units is the current standard for affordable housing with the financing method being used. The building could be reduced if the units were changed to studios but that is not the population they are trying to serve. Commissioner Westerberg inquired about the architectural design. Mr. Koenig described the design elements of the three sections of the building noting balconies and the outdoor patio. He said if they stepped back the upper floors of the building the unit sizes become smaller. Commissioner Halik asked if the building material turns the corner from the facade and Mr. Koenig confirmed that it does.

Commissioner Lindwall asked if the five-foot rear yard setback could be maintained and about general alley operations. Mr. Koenig showed an exhibit that reduces the setback variation request to about two and a half feet. Commissioner Lindwall asked about the sightlines and stop bar exiting into the alley. Mr. Koenig responded that they are investigating various options to improve the traffic flow out of the garage.

Commissioner Mirintchev asked if there were other feasible options. Mr. Koenig responded that this proposal was meeting the goals of the RFP process on unit types, parking, and retail.

Mr. Koenig summarized the project's costs of \$22M that includes studies, construction, funding building reserves, and loan and management fees. Commissioner Lindwall asked how the development landscape has changed since their 2006 proposal and Mr. Koenig said there were smaller units, no retail space, the parking requirements were not met, and that project did not move forward.

Commissioner Westerberg inquired about providing a loading zone on the property. Mr. Koenig stated that the traffic study was done in January of 2022 and is in the packets. He introduced Justin Opitz, traffic consultant from Kimley Horn, who summarized that the two Church Street loading spaces offered the best flexibility and availability for both the church and apartment operations. Mr. Koenig added that it was safer than conducting drop off activities in the alley. Commissioner Westerberg asked how parking

would be managed with the retail use. Mr. Opitz suggested that the loading zone be signed so that retail patrons could not park in them. Mr. Griffith responded that city parking services would not allow the on-street spaces to be exclusively used for loading 24x7 and Ms. Williams added that other recent projects required paid parking prior to delivery use timeframes.

Chair Rodgers asked for a summary of how the property will be managed. Mr. Koenig said that HODC's property management team will oversee leasing and tenants, their maintenance team provides cleaning and building upkeep, and their service coordinators provide the link between tenants and social service agencies. Commissioner Lindwall asked who would be onsite. Mr. Koenig said that there is an on-site management office and one of the units will be set up for a service and maintenance person. Mr. Koenig additionally explained that they have a tenant selection process and all tenants sign a one-year lease.

Mr. Koenig noted they currently do not have any committed or commercial tenants. They are interested in local businesses that can serve those in the neighborhood.

Haley Guion, provided additional testimony that they did not receive notice, would like to see engineering documents to evaluate whether their subsidence concerns would be met, why the rendering with the church next to 1817 Church remains was not the option determined to proceed with, reiterated financial concerns, and questioned if Evanston Township High School was in session during the Traffic Study.

Pastor Wilson said that Mt. Pisgah members historically fund their projects, and they are currently soliciting loan information from financial institutions. Commissioner Lindwall inquired if the third floor access is by stairs or an elevator. Matt Kidd, Suzuki + Kidd Architects, stated that it is technically considered a mezzanine under 1,000 square feet needing only one set of stairs. She inquired if the occupied space behind the parapet cap was an overlay district requirement and staff confirmed that it was. She also asked about the building light plan at night. The architect responded that security lights would be on but large, interior lights would not.

Chair Rodgers asked commission members if there was interest in taking time to review the testimony provided and giving the applicant and the neighbor an opportunity to respond with a ten-minute presentation at the next meeting. Commission members would then have updated renderings, plans and additional information on the questions and testimony provided at this meeting which would be due by February 13, 2023 at 5pm. Each party should provide their response to each other.

Commissioner Halik noted that he will have to recuse himself from the vote due to a potential conflict of interest. Chair Rodgers added that he will not be able to make the February 22, 2023 meeting, however, seven commission members would meet the quorum necessary to make a recommendation to city council.

Commissioner Lindwall asked staff to provide clarification on what was provided for the public notice. Mr. Griffith stated all property owners within 500 feet of the project for the January Land Use Commission hearing and this February hearing.

Chair Rodgers motioned that the meeting be continued past 11:00pm. Seconded by Commissioner Westerberg. A voice vote was taken, and the motion passed 8-0.

Ms. Williams noted that if the commission would like to move forward with deliberations and a vote at this meeting, the applicant needs to specify what has changed or which plans and elevations a recommendation for approval is being sought.

John Clark, architect for HODC, stated that juliet balconies and brick have been added to the building façade, the brick color was changed to match the adjacent property top story, brick now turns the corner and pulls back from the adjacent structure on the west, outer deck added on the front, the planters were removed, the building was pulled back 30 inches from the rear property line, and the outer canopy projection was reduced to two feet past the property line. Mr. Griffith questioned the canopy projection as the plan shows that it is flush. Mr. Clark responded that it can be flush.

The record was then closed.

Chair Rodgers commented that he did not have enough information to go through the standards. Commissioner Westerberg suggested continuance to gain more information. Commissioner Lindwall stated that she would like the actual drawings and variances to be complete and accurate prior to moving it out of the committee.

Commissioner Mirintchev asked if the attorney could advise on additional public comment if plans materially change and deliberations are limited only to the applicant and one neighbor. Mr. George noted that if testimony is left open, public comments can be limited to the submitted changes.

Commissioner Lindwall made a motion to reopen testimony and continue to the February 22, 2023 Land Use Commission meeting with regards to rendering facade changes at the property located at 1811-1815 Church Street, 22ZMJV-0089. Second by Commissioner Westerberg. A roll call vote was taken, and the motion carried, 7-0-1.

Commissioner Lindwall made a motion to continue to the February 22, 2023 Land Use Commission meeting at the property located at 1801-1805 Church Street and 1708-1710 Darrow Avenue, 22ZMJV-0089. Second by Commissioner Westerberg. A roll call vote was taken, and the motion carried, 7-0-1.

Communications

There was none.

Adjournment

Commissioner Westerberg motioned to adjourn, Commissioner Puchtel seconded, and the motion carried, 8-0.

Adjourned 11:14 pm.

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, February 22, 2023, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,
Amy Ahner, AICP, Planning Consultant

Reviewed by,
Meagan Jones, Neighborhood and Land Use Planner