



LAND USE COMMISSION ACTIONS

Wednesday, November 29, 2023 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

I. CALL TO ORDER/DECLARATION OF A QUORUM

Attendance			
	<i>Name</i>	<i>Present</i>	<i>Absent</i>
Commissioner	Myrna Arevalo	x	
Commissioner	George Halik		x
Commissioner	John Hewko	x	
Commissioner	Brian Johnson	x	
Commissioner	Jeanne Lindwall	x	
Commissioner	Kiril Mirintchev		x
Vice-Chair	Max Puchtel		x
Commissioner	Kristin Westerberg	x	
Chair	Matt Rodgers	x	
Total		6	3

II. APPROVAL OF MEETING MINUTES: November 8, 2023

Action: Motion to approve November 8, 2023 minutes as amended, carried 4-0 with 2 abstentions.

III. NEW BUSINESS

A. Public Hearing: Major Variations | 1002 Asbury Avenue | 23ZMJV-0062

Michael McMahon, applicant and property owner, submits for Major Variations for the construction of a 1-car attached garage. The applicant requests building lot coverage of 30.7% where 30% is the maximum permitted coverage (Section 6-8-2-7) and for a rear yard setback of 3.0 feet where 30.0 feet is the minimum required rear yard setback (Section 6-8-2-8.A.4) 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. PIN: 10-24-219-029-0000

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

Action: Motion to approve, carried 6-0, with the condition that the stormwater collected from the garage addition drain on-site and in a manner that does not adversely affect neighboring properties.

B. Public Hearing: Major Variation | 2505 McCormick Blvd. | 23ZMJV-0064

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single-family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-14-205-031-0000

Action: Motion to approve, with conditions listed below, received a 4-2 vote. Due to a concurring vote of five (5) Commissioners being necessary to decide any matter upon which the Commission is the determining body, the matter was continued to the December 13, 2023 meeting, with the votes so far recorded standing, to allow additional Commissioners to view the minutes and/or audio-visual recording of the proceedings, and then vote on the motion at the hearing, until a concurrent vote of 5 commissioners is obtained.

Conditions:

1. The variation runs with the current property owner only.
2. The recreational vehicle is on the property no more than 6 months out of the year, May 1 through October 31.
3. Temporary parking of the recreational vehicle in the front yard is limited to 2 consecutive days at a time, for purposes of loading and unloading, between November 1 through April 30.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next regularly scheduled Evanston Land Use Commission meeting is **Wednesday, December 13, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.