



# LAND USE COMMISSION

Wednesday, August 28, 2024 | 7:00 P.M.  
James C. Lytle City Council Chamber, Second Floor  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

## AGENDA

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](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

### I. CALL TO ORDER/DECLARATION OF A QUORUM

### II. OLD BUSINESS

#### A. Major Variations | 1630 Ashland Avenue | 24ZMJV-0025

Peter Kaeding, architect and applicant on behalf of the homeowner, requests Major Variations for a north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Section 6-8-2-8 (A)(3), and a rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Section 6-8-2-8 (A)(4). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 10-13-403-027-000. ***Due to an initial vote of 3-3 on a motion to approve the requested zoning relief, the application for zoning relief was continued to this meeting in order to obtain the required 5 votes to render a majority of the 8 seated members.***

### III. NEW BUSINESS

*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](mailto: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 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.*

*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).*

**A. Appeal | 1525 Judson Avenue | 24ZMJV-0029**

Donna & Mitchel Harrison, property owners of 1519 Judson Avenue, appeal the yard determinations of Zoning Analysis 24ZONA-0062 for a request to demolish a detached garage and construct a 2-story detached garage/ADU at 1525 Judson Avenue in the R1 Single Family Residential District. The Appellant appeals the Zoning Administrator's interpretation that Davis Street is the front yard and Judson Avenue is the street side yard of 1525 Judson Avenue, which thereby allows for zoning compliance for a detached garage/ADU. Yard determinations are made in conformance with Zoning Code Section 6-4-1-9-A-4. The Land Use Commission is the determining body for this case in accordance with Section 6-3-11 of the Evanston Zoning Code. PIN: 11-18-410-001-0000

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, September 11, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.