



LAND USE COMMISSION ACTIONS

Wednesday, August 28, 2024 | 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	Brian Johnson	x	
Commissioner	Jeanne Lindwall	x	
Commissioner	Darush Mabadi		x
Commissioner	Jameika Mangum	x	
Commissioner	Kiril Mirintchev		x
Vice-Chair	Max Puchtel	x	
Chair	Matt Rodgers	x	
Total		6	3

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.***

Action: *Due to the absence of Commissioners, the matter was continued to the September 11, 2024 meeting with an updated recorded standing vote of 3-4 on a motion to approve this item, in order to allow additional Commissioners to view the minutes*

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).

and/or audio-visual recording of the proceedings, and then vote on the motion at the September 11 hearing as per the Land Use Commission rules.

III. NEW BUSINESS

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

Action: *Due to the absence of Commissioners, the matter was continued to the September 11, 2024 meeting with the recorded standing vote of 4-2 on a motion to affirm the Zoning Administrator's decision and deny the appeal, in order to allow additional Commissioners to view the minutes and/or audio-visual recording of the proceedings, and then vote on the motion at the September 11, 2024 hearing as per the Land Use Commission rules.*

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next regularly scheduled Evanston Land Use Commission meeting is **Wednesday, September 11, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.