



# LAND USE COMMISSION ACTIONS

Wednesday, September 11, 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   |                  |         |        |
|--------------|------------------|---------|--------|
|              | Name             | Present | Absent |
| 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        |                  | 8       | 1      |

### 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 3-4 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:*** The remaining Commissioners voted, 1-1, on the previous motion to approve the requested zoning relief with conditions, bringing the total vote count to 4-5. The motion, therefore, failed and the request was denied.

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 847-448-4311 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).

**B. 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. ***Due to an initial vote of 4-2 on a motion to affirm the Zoning Administrator's decision and deny the appeal, the application for zoning relief was continued to this meeting in order to obtain the required 5 votes to render a majority of the 9 seated members.***

***Action:*** The remaining Commissioners voted, 3-0, on the previous motion to approve this request with conditions, bringing the total vote count to 7-2. The motion, therefore, was approved and the Zoning Administrator's decision was affirmed.

**III. DISCUSSION**

**A. Envision Evanston 2045 - Project Schedule & Land Use Process**

Overview of the project schedule related to Envision Evanston 2045.

***Action:*** The Commission voted, 8-0, on a motion to send a formal request to the City Council for up to \$60,000 for additional Commission meetings related to Envision Evanston 2045.

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The next regularly scheduled Evanston Land Use Commission meeting is **Wednesday, September 25, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.