



MEETING MINUTES

LAND USE COMMISSION

Wednesday, September 11th, 2024

7:00 PM

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

Members Present: Matt Rodgers, Max Puchtel, George Halik, Jeanne Lindwall, Jameika Mangum, Myrna Arevalo, Darush Mabadi, Kiril Mirintchev,

Members Absent: Brian Johnson

Staff Present: Neighborhood Land Use Planner Meagan Jones, Assistant City Attorney Cathy Loam, Planning Manager Elizabeth Williams

Presiding Member: Matt Rodgers

I. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Rodgers opened the meeting at 7:00 PM. A roll call was then done and a quorum was determined to be present.

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 a standing 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 9 seated members.***

Chair Rodgers asked the two members who were not present during the last meeting to cast their vote.

Chair Rodgers asked Commissioner Mabadi if they had time to review the minutes from the last meeting. Commissioner Mabadi did have time to review the last meeting and voted in favor.

Chair Rodgers asked Commissioner Mangum if they had a chance to review the previous meeting minutes Commissioner Mangum did have time to review the last meeting and voted in opposition.

Ayes:, Puchtel, Halik, Arevalo, Mabadi

Nays: Lindwall, Mirintchev, Rodgers, Johnson, Mangum

Abstain:

With the final vote of 4-5 on a motion to approve the requested zoning relief, the motion fails and the project is not approved.

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.***

Chair Rodgers noted there were three outstanding votes still needed. Chair Rodgers asked Commissioner Arevalo if they had time to review the previous minutes, Commissioner Arevalo did have time to review the previous minutes and voted in favor

Chair Rodgers asked Commissioner Mabadi if they had time to review the previous minutes. Commissioner Mabadi did have time to review the previous minutes and voted in favor

Chair Rodgers asked Commissioner Mirintchev if they had time to review the previous minutes. Commissioner Mirintchev did have time to review the previous minutes and voted in favor

Ayes: Johnson, Lindwall, Puchtel, Rodgers, Mirintchev, Mabadi, Arevalo

Nays: Halik, Mangum

Abstain:

With a final vote of 7-2, the motion to affirm the Zoning Administrator's decision and deny the appeal was approved.

III. DISCUSSION

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

Overview of the project schedule related to Envision Evanston 2045.

Elizabeth Williams presented updates about Envision Evanston and the tentative upcoming schedule. Discussion included how to best organize the Commission's review of the draft plan and code, what to expect within the plan, tracking comments that are made for the plan and code, and beginning the meetings earlier at 6:00 pm.

It was agreed that additional meetings should be planned in order to fully review the information and ensure time for public comment, but that it would come at an additional cost to bring in the consultant.

Chair Rodgers made a motion to send a formal request to the City Council for up to \$60,000 for additional meetings related to Envision Evanston 2045. Seconded by Commissioner Lindwall. A roll call vote was taken and the motion passed, 8-0.

Ayes: Arevalo, Halik, Lindwall, Mabadi, Mangum, Mirintchev, Puchtel, Rodgers

Nays:

Abstain:

III. COMMUNICATION

None.

IV. PUBLIC COMMENT

Jean Smiling Coyote, 1823 W. Granville Ave, read portions of the zoning ordinance pertaining to the Appeal case at 1525 Judson Ave| and urged the owner to revise his ADU to align with her suggestions.

VI. ADJOURNMENT

Commissioner Lindwall motioned to adjourn, Commissioner Arevalo seconded, and the motion carried, 8-0.

Adjourned 8:32 PM.

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, September 25, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,

Justin Bock, Administrative Lead

Reviewed by

Meagan Jones, Neighborhood and Land Use Planner