



# LAND USE COMMISSION ACTIONS

Wednesday, November 13, 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              |               |
| <b>Total</b> |                  | 8              | 1             |

### II. APPROVAL OF MEETING MINUTES: September 11, 2024, September 25, 2024, October 9, 2024, and October 16, 2024

*Action: Meeting minutes from September 11, 2024, approved 8-0. Meeting minutes from September 25, 2024, approved with edits, 8-0. Motion to table meeting minutes from October 9, 2024 and October 16, 2024, approved 8-0.*

### III. NEW BUSINESS

#### A. Major Variation | 318 Greenleaf Street | 24ZMNV-0037

John Gonzalez, applicant, submits for a Major Variation requesting building lot coverage of 30.7% where 30% is the maximum coverage permitted (Section 6-8-2-7) and to establish open parking located more than 30' from the rear property line or alley on the existing driveway in the west interior side yard where open parking is required to be located within 30' of the rear property line or alley (Section 6-4-6-3, Table 4-B.19), in order to construct a roof/canopy over a new front entry, eliminate the existing interior

*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 (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).*

garage parking spaces on the west side of the structure, create one interior garage space on the east side of the structure off the alley, and establish open parking on the existing driveway 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 of the Evanston Zoning Code. PIN: 11-19-216-021-0000.

*Action: Motion to approve the requested variations, carried 8-0:*

#### IV. DISCUSSION

##### A. Envision Evanston 2045: Referral Regarding R1-R3 Residential Zoning Districts

Planning staff will facilitate a discussion regarding a City Council referral to increase the maximum number of permitted dwelling units per zoning lot to four in the R1, R2, and R3 Residential zoning districts as part of Envision Evanston 2045.

*Action: No action taken.*

#### V. PUBLIC COMMENT

#### VI. ADJOURNMENT

The **next regularly scheduled** Evanston Land Use Commission meeting is **Wednesday, November 20, 2024, at 6:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.