



# LAND USE COMMISSION

Wednesday, October 25, 2023 | 7:00 P.M.  
James C. Lytle City Council Chambers, 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. APPROVAL OF MEETING MINUTES: October 11, 2023

### III. NEW BUSINESS

#### A. Public Hearing: Major Variation | 1723 Simpson Street | 23ZMJV-0059

Nathan Kipnis, architect, Kipnis Architecture + Planning, submits for a Major Variation for an 85 square foot addition for Meals on Wheels of Northeastern Illinois. The applicant requests a zero foot street side yard setback where a 3 foot street side yard setback is required (Section 6-9-2-7) in the B1 Business District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-12-420-014-0000

#### B. Public Hearing: Major Variations | 2420 & 2422 Grant Street | 23ZMJV-0054

Mark Larsen, real estate agent, Baird & Warner, submits for Major Variations to split one zoning lot into two zoning lots in the R1 Single Family Residential District. The applicant requests a lot size of 6,003 square feet where 7,200 square feet is required (Section 6-8-2-5) and an interior side yard setback of 4 feet where 5 feet is required (Section 6-8-2-8) for 2420 Grant Street. The applicant also requests a lot size of 4,953 square feet where 7,200 square feet is required (Section 6-8-2-5) and a lot width of 33 feet

*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).*

where 35 feet is required for 2422 Grant Street. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PINs: 10-12-310-004-0000, 10-12-310-003-0000

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, November 8, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.