



LAND USE COMMISSION ACTIONS

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

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	John Hewko		x
Commissioner	Brian Johnson	X	
Commissioner	Jeanne Lindwall	X	
Commissioner	Kiril Mirintchev	X	
Vice-Chair	Max Puchtel	x	
Commissioner	Kristin Westerberg	X	
Chair	Matt Rodgers	X	
Total		7	2

II. APPROVAL OF MEETING MINUTES: October 11, 2023

Action: Motion to approve October 11, 2023 minutes as amended, carried 7-0.

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

Action: Motion to approve, carried 7-0.

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

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 (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).

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 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

Action: Motion to approve, carried 7-0, with the condition that the existing parking pad be reduced in size to be zoning compliant and not overlap onto the new zoning lot.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

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