



# LAND USE COMMISSION

Wednesday, November 13, 2024 | 7:00 P.M.  
James C. Lytle City Council Chamber, 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: September 11, 2024, September 25, 2024, October 9, 2024, and October 16, 2024

### 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 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.

*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).*

**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.

**V. COMMUNICATIONS**

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**

The next Evanston Land Use Commission meeting will be held **on Wednesday, November 20, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.