



ACTIONS

Land Use Commission

Wednesday, November 12, 2025 | 7:00 PM

**Lorraine H. Morton City Hall, James C. Lytle City Council Chambers,
Lorraine H. Morton City Hall, 909 Davis Street**

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 or on Cable Channel 16.

Join Zoom Meeting

<https://us06web.zoom.us/j/89454927650?pwd=GPeobmwqbl7lg8a6hbd2qe4niPbF1T.1>

Meeting ID: 894 5492 7650

Passcode: 570581

Or telephone

Dial

+1 309 205 3325 US

+1 312 626 6799 (Chicago)

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1. CALL TO ORDER/DECLARATION OF A QUORUM: JEANNE LINDWALL, CHAIR

2. OLD BUSINESS

A. Land Use Commission Rules & Procedures - Update

The Land Use Commission should review the proposed amendments to their Rules & Procedures then either vote to adopt as proposed or

make specific changes and then vote to adopt.

For Action

[Land Use Commission Rules & Procedures - Update](#)

Action: None taken. Additional proposed revisions will be brought back to the Commission at the December 10, 2025 meeting.

3. NEW BUSINESS

A. Major Variation | 2737 Highland Avenue | 25ZMJV-0038

Birchwood Law, LLC., applicant on behalf of the property owner, requests Major Variations from the Zoning Ordinance in order to leave-as-constructed a concrete driveway and open-off street parking spaces located in a front yard in the R1 Residential District. The applicant is seeking a variation from Section 6-8-2-12 which prohibits on-site parking from crossing a front lot line when open access to an alley is present. A variation is also requested from 6-4-6-3; Table 4-A which requires open-off street parking spaces to be located within 30 feet of a rear property line or alley in a residential district. The Land Use Commission is the determining body for this case, in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 05-33-410-007-0000.

For Action

[Major Variation- 2737 Highland Avenue](#)

Action: Continued to the January 14, 2026 meeting, 6-0.

4. PUBLIC COMMENT

5. ADJOURNMENT