



ACTIONS

Land Use Commission

Wednesday, February 25, 2026 | 7:00 PM

**Lorraine H. Morton City Hall, 909 Davis Street, Suite 240, 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

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1. CALL TO ORDER/DECLARATION OF A QUORUM: MAX PUCHEL, CHAIR

2. NEW BUSINESS

A. Major Variations | 2500 Marcy Avenue | 26ZMJV-0001

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Sujal and Elizabeth Patel, applicant/property owner, requests Major Variations from the Zoning Ordinance to convert an existing attached garage into habitable space, alter an existing driveway leading to the attached garage, and construct a 2-story addition to an existing single-family residence in the R1 Single-family Residential District. The applicant is

seeking a variation from Section 6-4-1-9 requesting a front yard setback of 39.9' where 41.4' is the minimum required and from Section 6-4-6-3, Table 4-A.19 requesting to alter the existing driveway resulting with the driveway not leading to a garage/carport or an open parking pad located within 30' of a rear property line or alley where a driveway is required to lead to a zoning compliant parking space which includes a garage/carport or an open parking pad located within 30' 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: 10-11-105-047-0000 and 10-11-105-048-0000.

[Major Variations 2500 Marcy Avenue](#)

[Public Comment - 2.25.26](#)

Action: The Commission voted, 8-0, to approve the variation request for the reduced front yard setback. The Commission voted, 6-2, to approve the variation request related to altering the existing driveway.

B. Major Variations | 1103-1105 Emerson Street | 25ZMJV-0053

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Walter Matan, applicant, of PM Properties, LLC, requests Major Variations to allow construction of a 5-story multi-family residential building with 30 dwelling units (including 6 bonus dwelling units per the IHO) and 9 parking stalls (4 onsite + 5 leased offsite) in the R6 General Residential District. The applicant requests approval of the following Major Variations:

- Section 6-8-8-4(C), to allow 24 dwelling units (including a minimum of 10% on-site inclusionary) and 6 bonus dwelling units for a total of 30 dwelling units where a maximum of 12 dwelling units are allowed.
- Section 6-16-3-1, Table 16-B, to allow a total of 9 off-street parking space (4 onsite + 5 offsite) where a total of 30 parking stalls are required.
- Section 6-4-6-3(A)1, to allow an accessory use (open off-street parking) to cover 60% of a rear yard where accessory uses are restricted to no more than 40% coverage.

The applicant may seek and the Land Use Commission may consider additional Variations as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Ordinance. PINs: 11-18-108-028-0000 and 11-18-108-029-0000.

[Major Variations - 1103-1105 Emerson Street](#)

[Public Comment - 2.20.26](#)

Action: The Commission voted, 7-0, to grant a continuance request to continue this item to the March 25, 2026 meeting.

3. COMMUNICATIONS

4. PUBLIC COMMENT

5. ADJOURNMENT