



# LAND USE COMMISSION

Wednesday, March 26, 2025 | 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: November 20, 2024**
- III. **NEW BUSINESS**

**A. Public Hearing | Special Use | 1905-1909 Howard St. | 25ZMJV-0006**

Joy Powell, applicant, submits a Special Use application requesting to amend the existing Special Use approval granted by Ordinance 120-O-14 to expand a Daycare Center—Child, A Step By Step Learning Academy, in the C1 Commercial District (Section 6-10-2-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-25-113-045-0000.

**B. Public Hearing | Major Variations | 2206 Maple Avenue, 2215-2219 Maple Avenue & 916 ½ Noyes Street | 25ZMJV-0003**

Paul Harb, applicant, of 2206 Map 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 IHO), and 29 parking spaces (18 within the building and 11 on the exterior of the site) in the R5 General Residential District. The applicant requests the

*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).*

following Major Variations for the property at 2206 Maple Avenue: 1) Section 6-8-7-4, to allow 24 dwelling units (including 6 on-site inclusionary units) + 6 market rate bonus units for 30 total dwelling units where a maximum of 19 dwelling units is allowed; 2) Section 6-16-3-5, Table 16-B, to allow 20 off-street parking spaces (18 onsite and 2 offsite) where code requires a minimum of 27 off-street parking spaces; 3) Section 6-16-4-4, to allow a 9.5' x 25' short loading berth where code requires a 10' x 35' short loading berth, and; 4) Section 6-4-6-3(A)1, to allow 72% rear yard coverage with parking and loading uses, where code restricts maximum rear yard coverage to 40% for these uses in a residential district. Javier Viera, co-applicant, of the Garrett Evangelical Theological Seminary, requests the following Major Variation for the property at 2215-2219 Maple Avenue and 916 ½ Noyes Street: Section 6-16-3-5, Table 16-B, to allow 16 off-street parking spaces (with 11 of those 16 spaces provided on the 2206 Maple Avenue property) where code requires a minimum of 28 off-street parking spaces. The applicant and co-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. PINs: 11-07-119-019-0000, 11-07-120-049-8001.

**IV. COMMUNICATIONS**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The next Evanston Land Use Commission meeting is scheduled to be held **on Wednesday, April 9, 2025, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center at 909 Davis Street.