



# LAND USE COMMISSION ACTIONS

Wednesday, March 26, 2025 | 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	Loren Berlin	X	
Commissioner	Brian Johnson	X	
Commissioner	Darush Mabadi	X	
Commissioner	Jameika Mangum	X	
Commissioner	Kiril Mirintchev	X	
Vice-Chair	Max Puchtel	X	
Chair	Jeanne Lindwall	X	
<b>Total</b>		7	1

### II. APPROVAL OF MEETING MINUTES: November 20, 2024

*Action: Meeting minutes from November 20, 2024, approved with edits 4-0, with 3 abstentions.*

### 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.

**Action:** *Motion to recommend approval with recommendations as listed on page 4 of the staff report (and listed below), passed 7-0:*

- 1. Up to 60 children may be served by the Daycare Center - Child subject to Illinois Department of Children & Family Services (DCFS) approval.*
- 2. Daycare Center - Child operated between the hours of 6:00 am - 9:00 pm only.*

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 847-448-4311 or 847-866-5095 (TYY) 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).

3. *Employees are not to park on the street during hours of operation.*
4. *Applicant to record Ordinance amending the existing Special Use with the Cook County Recorder of Deeds.*

**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 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.

**Action:** *Motion to recommend approval of the major variations with recommendations as listed on page 11 of the staff report (and listed below), passed 7-0:*

1. *Prior to appearing before City Council for consideration, the applicant shall provide revised data for existing setbacks of surrounding properties to allow for a potential recalculation of the 24.5' required front yard setback, and revised development plans (as applicable) if the location or size of building must to change to conform to the required front yard setback.*
2. *The property owner shall provide, in perpetuity, access for the subject property to use two parking stalls in the garages located at the rear of 2211 Maple Avenue, that have the PIN 11-07-120-005, for the parking of tenants or guests. Evidence of a recorded agreement, for review and approval by the City, must be provided prior to building permit issuance for the proposed structure.*
3. *The property owner shall provide, in perpetuity, access for usage of the 11 parking stalls on the exterior of the building at the rear of the site to residents or guests of 2215-2219 Maple Avenue & 916 ½ Noyes Street. Any rent charged for usage of these 11 spaces shall be no more than is charged for parking within the garage as may be charged to residents of the 30 dwelling units on the subject property. Evidence of a recorded agreement, for review and approval by the City, must be provided prior to building permit issuance for the proposed structure.*

4. *Residential tenants of 2206 Maple Avenue will be prohibited from obtaining on-street residential parking passes for street parking in the vicinity of the subject property.*
5. *The applicant shall continue to work with the property owner to the west to relocate the dumpsters, and if feasible, shall make accommodations at the rear of the subject property to facilitate the storage of the dumpsters on the east side of the alley.*
6. *Any large ground mounted mechanical or electrical equipment proposed during building permit review shall be appropriately located and properly screened, to the satisfaction of City staff.*
7. *The applicant shall be required to revise their storm sewer connection to discharge towards Maple Avenue instead of into the storm sewer in the alley.*
8. *The property shall provide 6 units in compliance with the City's IHO regulations as outlined in their approved IHO application.*
9. *The applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of a building permit. The CMP shall include, but is not limited to, the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control and vibration monitoring (if warranted); construction exhibits; and project communications/signage.*
10. *Substantial compliance with the documents and testimony on record.*

**IV. COMMUNICATIONS**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

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