1420 Leonard Place Major Variation 23ZMJV-0002

LUC Determining Body



Memorandum

То:	Chair and Members of the Land Use Commission
From:	Katie Ashbaugh, AICP, Planner
CC:	Sarah Flax, Interim Director of Community Development Elizabeth Williams, Planning Manager
Subject:	Major Variations from Setback Requirements 1420 Leonard Place 23ZMJV-0002

Date: February 3, 2023

Request

David Reid, property owner, requests four Major Variations from the Evanston Zoning Code to allow for the construction of a new single-family home in the R3 Two-Family Residential District. The variations are as follows: a front yard setback for the principal structure of 7.7 feet where a minimum of 27 feet is required [Section 6-8-4-7(A)(1)]; a west interior side yard of 3 feet for the principal structure where a minimum of 5 feet is required [Section 6-8-4-7(A)(3)]; a west interior side yard of 2.5 feet for the eave (roof overhang) where a minimum of 4.5 feet is required [Section 6-4-1-9(B)(1)]; and a west interior side yard of 3 feet for the air conditioning equipment where a minimum of 6 feet is required [Section 6-4-6-9]. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on January 19, 2023, mailed notice to owners of properties within 500 feet of the subject property, and a sign posted on the property visible from public right-of-way.

General Information

Applicant/Owner:	David Reid 812 Gaffield Place Evanston, IL 60201
Property Address:	1420 Leonard Place Avenue Evanston, IL 60201
PIN:	10-12-424-001-0000
Property History	

This property is vacant and no records regarding prior zoning applications or building permits exist.

Analysis

Existing & Surrounding Conditions

The site, 1420 Leonard Place, is an approximately 3,027 square-foot triangular lot located on the south side of Leonard Place (E-W). It is the last lot on the block at the west end, abutting the Union-Pacific North line. The lot has 61 feet of frontage along Leonard Place, with the west lot line running at an angle southeast ending in a point, creating the triangle shape. The property is vacant.

Surrounding Zoning and Land Uses	Zoning District	Land Use
North (across Leonard)	R3 Two-Family Residential	Single-family homes
South (across UP-N)	C2 Commercial	Commercial
East	R3 Two-Family Residential	Single-family homes
	C2 Commercial, MXE Mixed Use Employment	Commercial

<u>Proposal</u>

The applicant is proposing the new construction of a single-family home with an attached garage on the subject property. Per Section 6-4-1-7(B), the lot is buildable but substandard in size and the applicant is requesting zoning relief to construct the proposed home. The following four (4) variations are requested:

- 1. Front yard, principal structure 7.7 feet where 27 feet is required
- 2. Interior side yard (west), principal structure 3 feet where 5 feet is required
- 3. Interior side yard (west), eaves 2.5 feet where 4.5 feet is required
- 4. Interior side yard (west), HVAC unit 3 feet where 6 feet is required with screening

The property does not have alley access and is therefore allowed a new curb cut for a driveway across the front (north) lot line along Leonard leading to an attached garage. The attached garage provides two compliant parking stalls as required for single-family homes. The new home complies with all other applicable zoning regulations and will be subject to stormwater and building code review at the time of building permit application. No accessory structures are proposed as part of this application. Two (2) written objections were received before the distribution of this report and are attached.

Ordinances Identified for Requested Relief

 Section 6-8-4-7(A)(1), R3 Two-Family Residential District, Yard Requirements, Residential Structures

- 1. Front yard: 27 feet
- 2. Street side yard: 15 feet
- 3. Interior side yard: 5 feet
- 4. Rear yard: 30 feet
- Section 6-8-4-7(A)(3), R3 Two-Family Residential District, Yard Requirements, Residential Structures
 - 1. Front yard: 27 feet
 - 2. Street side yard: 15 feet
 - 3. Interior side yard: 5 feet
 - 4. Rear yard: 30 feet
- Section 6-4-1-9(B)(1), General Provisions, Yard Requirements, Permitted Obstructions in Required Yards

...A yard obstruction may extend into <u>no more than ten percent (10%) of the</u> <u>depth of a required yard</u>, except in cases of overhanging roof eaves and gutters for new additions to existing structures, and open front porches.

 Section 6-4-6-9, General Provisions, Special Regulations Applicable to Air Conditioning Equipment

Interior side yard: Eight-foot setback required; or <u>six-foot setback required when</u> located within two (2) feet of the principal structure and obscured from view by screening methods such as landscaping.

Design and Project Review (DAPR) Discussion

January 31, 2023 – Staff attending the Design and Project Review meeting were generally supportive of the project. Public Works staff discussed waste pick up with the applicant and noted it will be discussed at the time of building permit application. Public Works staff also confirmed that water and sewer connection is available to the undeveloped lot. Building & Inspection Services acknowledged the passive design for the home and appreciated the applicant's intent to be energy efficient above and beyond the building code requirements. No conditions of approval were suggested for the Land Use Commission to consider.

Department Recommendation

The applicant has indicated the proposed project is the minimum relief necessary to construct a functional and otherwise compliant single-family home on the subject property. If the Land Use Commission determines the standards are met, they should recommend approval of the variations as proposed.

Standards for Approval [Section 6-3-8-12(E)]

To approve a Major Variation, the Land Use Commission must find that each of the Variations meets each of the following standards.

- 1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
- 2. The requested variation is in keeping with the intent of the zoning ordinance.
- 3. The alleged hardship or practical difficulty is peculiar to the property.
- 4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
- 5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter.
- 6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
- 7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation.

Action by the Commission

After making findings of fact as to whether or not the requested variations do or do not meet the aforementioned standards, the Land Use Commission may either approve, approve with conditions, or deny the variations as requested.

The Land Use Commission is the determining body for these Major Variation requests pursuant to Section 6-3-8-10(C) of the Evanston City Code.

Attachments

- 1. Major Variation Application and Proof of Ownership
- 2. Aerial Photo
- 3. Street View
- 4. Zoning Map
- 5. Plat of Survey
- 6. Plans
- 7. Additional Exhibits from Applicant
- 8. Zoning Analysis
- 9. Public Comments



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MAJOR VARIATION APPLICATION

1. PROPERTY			
Address <u>1420</u> Permanent Identification	<u>— Conard Place</u> n Number(s):	, Evanston 602i	
		D PIN 2:	
2. APPLICANT			
Name: Dovid	Reid		
Organization [.]			
Address: 812	Gatfield Place	2	
City, State, Zip:	inston, IL bi	2201	· · · · · · · · · · · · · · · · · · ·
Phone: Work: 841-305	8-4714 Home: Sau	Me Cell/Other:	Some
Fax: Work:	Home:	Please	circle the primary
E-mail: david reid	325equail.com	mea	ans of contact.
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Same	 builder/contractor attorney 	potential purchaser	 potential lessee real estate agent
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Applicant Signature - REQUIRED

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

	(This) Completed and Signed Application	
V	Plat of Survey	Date of Survey:
\Box	Project Site Plan	Date of Drawings: 8/8/77
	Plan or Graphic Drawings of Proposal (If needed, see notes)
V	Non-Compliant Zoning Analysis	
V	Proof of Ownership	Document Submitted: Deed
	Application Fee (see zoning fees)	Amount \$ plus Deposit Fee \$150

Note: Incomplete applications will <u>not</u> be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

(1) One copy of site plan, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Major Variance application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do <u>not</u> need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

• Tax bill will not be accepted as Proof of Ownership.

Non-Compliant Zoning Analysis

This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee

* IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed proje	ct:
Build a house for wife	e and myself to retire in Intend to build a
"Passive"house: Superinsula	tech, solar panels, heat pump, all electric, no agas.
Need 2-car attached par	age with charging station for 2 electric cars.
B. Have you applied for a Building Per	rmit for this project?
(Date Applied:	Building Permit Application #:)

REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief and (C) the amount of the exception to this requirement you request the City to grant. (See the Zoning Analysis Summary Sheet for your project's information)

(A) Section	(B) Requirement to be Varied	(C) Requested Variation
(ex. " <u>6-8-3-4"</u>)	(ex. " <u>requires a minimum front yard setback of 27</u> feet")	(ex. "a front yard setback of 25.25 feet")
	1	
6-8-47A)U) Front Yard North Setback Standard 27.0	Proposed: 7,7'

* For multiple variations, see "IMPORTANT NOTE" under <u>"Application Fee & Transcript Deposit"</u> on Page 2.

	2	
<u>6-8-4-7(A)</u> (3) Interior side yard westsetback Standard 5.0	Proposed 3.0'
	3	

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

·····	
	· · ·
B. Have you applied for a Building Permit for	or this project? NO YES
(Date Applied:	Building Permit Application #:)

Page 3 (Part 2)

REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief and (C) the amount of the exception to this requirement you request the City to grant. (See the Zoning Analysis Summary Sheet for your project's information)

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	★ 4	
64-6-9	Air Conditioning Equipment Standard Settoack 6. D' Screened from View	Proposed 3'west interior side yard, not visible from street.

* For multiple variations, see "IMPORTANT NOTE" under <u>"Application Fee & Transcript Deposit"</u> on Page 2.

2	
3	

B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

Because of the triangular shape of the lot and the lack of
atteraccess this is virtually the only configuration that
will provide the minimum size parking spaces required.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

The set back varionces proposed are on the West side of the house, which sits next to the Metra tracks at the end of the street. Additionally, the setbacks along the block Vary widely, some being less than our proposed front setback Our front facade is designed to be compatible with the block.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

We are excited to build an energy efficient, all electric
house for the future, but if we can't have a heated attached
gavage with changing stations for two electric vehicles,
Jit will not be feasible to hould on this lot.

- 3. Either...
 - (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or
 - (b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

a) The purpose of the var	intiduc an intident and
9) THE BOY DOSE OF THE VAY	ria long are not has of on a
OLESIVE TO EXTRACT INCOME F	row the property, but rather
TO Droving the munimum D	parking and living space we need.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

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We have not considered other alterantives,	
need two attached parking spaces and three bedinouns	
for visting avandkids, -	

City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

Evanston (This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.

If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number <u>3</u> above, or indicated below. (An example of this situation is if the land user is

a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.

David Reid Property Dwner 212 Gaffield Place, Evanston 847-308-4714 cell • davidveid 325 equail.com

4.	List the name, address, phone, fax, and any other contact information of person or entity having	J
	constructive control of the subject property. Same as number 3 above, or indicated below	N.

lf	Applicant	or Proposed	Land User	is a	Corporation
-	فتعادينا سنصحف فانتجاب ألباد أأخاصه		هيهوي بالتواق والبيواني والتراف الم		

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

David Reid 100% Property Duner Place, Evanston 812 Gaffield



 TAX DEED - SCAVENGER SALE

 STATE OF ILLINOIS

) SS

 COUNTY OF COOK

 0 4 5 0 0

 No.:

 Y

 Case

 Number:

 2021
 COTD

 00120

Preparer's Information (Name & Address:

JUDD M. HARRIS & ASSOCIATES, P.C. 933 W. VAN BUREN, SUITE 304 CHICAGO, IL 60607 Doc# 2214622043 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK DATE: 05/26/2022 01:05 PM PG: 1 OF 3

TAX DEED PURSUANT TO §35 ILCS 200/21-260(e). Collector's Scavenger Sale

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for THREE OR MORE YEARS, Pursuant to §35 ILCS 200/21-260, held in Cook County on: July 12, 2019, the County Collector sold the real property identified by the Property Identification Number of: 10-12-424-001-0000, with the ATTACHED legal Description, and Commonly Referred to Address of: 1420 LEONARD PLACE, EVANSTON, ILLINOIS 60201. And the real property not having been redeemed from the sale, and it appearing that the holder of the Certificate of Purchase of said real property has complied with the laws of the State of Illinois, necessary to entitle her, him or it, to a Deed of said real property, as found and ordered by the Circuit Court of Cook County in Case Number: 2021 COTD 000120;

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 North Clark Street, Room 434, in Chicago, Illinois 60602, in consideration of the premises and by virtue of the compiled statutes of the State of Illinois in such cases provided, grant and convey to the GRANTEE(S): <u>DAVID REID</u> with a true post office address and residence of: <u>812 GAFFIELD PLACE, EVANSTON, ILLINOIS 60201</u>, and to his, hers, its or their heirs, successors and assigns FOREVER, the above-referenced real estate, as described.

Finally, the following provision of the Compiled Statutes of the State of Illinois, §35 ILCS 200/22-85, is recited, as required by law:

"Unless the holder of the certificate purchased at any tax sale under this Code takes out the deed in the time provided by law, and records the same within one year from and after the time for redemption expires, the certificate or deed, and the sale on which it is based, shall, after the expiration of the one year period, be absolutely void with no right to reimbursement. If the holder of the certificate is prevented from obtaining a deed by injunction or order of any court or the refusal or inability of any court to act upon the application for a tax deed, or by the refusal of the clerk to execute the same deed, the time her or she is so prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this <u>257</u> day of OFFICIAL SEAL OF COOK COUNTY:

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Karch

Clerk of Cook County

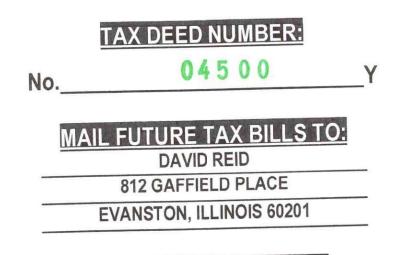
, in the year 2022

KAREN A. YARBROUGH, COOK COUNTY CLERK

-

THREE YEAR DELINQUENT SALE DEED KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed): LOT 10 (EXCEPT THE EAST 67 1/2 FEET THEREOF) IN BLOCK 3 IN EVANSTON CENTRE SECOND

ADDITION BEING THE EAST 395 FEET OF THE SOUTH 708 1/2 FEET OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



EXEMPTION LANGUAGE:

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Scavenger Sale is EXEMPT from all Real Estate Transfer Taxes pursuant to the Illinois Real Estate Transfer Tax Law §35 ILCS 200/31-45, subparagraph F, and Cook County Ordinance §93-0-27, paragraph F. Please sign and date below to attest to this claim on behalf of the submitter of the foregoing conveyance instrument.

und Harris, agent

5-6-2022 Date Signed (Above)

PLEASE AFFIX MUNICIPAL TRANSFER TAX STAMPS BELOW AS NECESSARY (OR ATTACH AS A SEPARATE PAGE)

CITY OF EVANSTON EXEMPTION

REAL ESTATE	TRANSFER	ТАХ	26-May-2022
REALESTATE		COUNTY:	0.00
	(SP)	ILLINOIS:	00.0
1		TOTAL:	0.00
10-12-424	001-0000	20220501614683 1-	435-631-696

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **<u>GRANTOR</u>** or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>**GRANTEE**</u> shown on the deed or assignment of beneficial interest **(ABI)** in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: May ,2022

SIGNATURE:

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Karen A. Yarbrough On this date of: hal NOTARY SIGNATURE: (

	OFFICIAL SEAL
	JOVANNIE R JORDAN
1	OTARY PUBLIC, STATE OF ILLINOI
1	AY COMMISSION EXPIRES: 3/21/202

GRANTEE SECTION

N

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

06 .20 22 DATED:

SIGNATURE: ab GRANTEE of AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Judd Harris, agent	AFFIX NOTARY STAMP BELOW
On this date of: 050 06 20 22 OTARY SIGNATURE: WWW D. D.	OFFICIAL SEAL SARAH B ZEMAN NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 3/3/25
CRIMINAL LIABIL	ITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any pe	이 방법에 가장 수 있는 것 같은 것 같
statement concerning the identity of a GRANTEE shall b	e guilty of a CLASS C MISDEMEANOR

for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (<u>35 ILCS 200/Art. 31</u>)

rev. on 10.17.2016

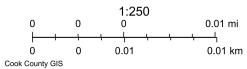
1420 Leonard Place - Aerial



1/25/2023, 3:19:20 PM

Tax Parcels

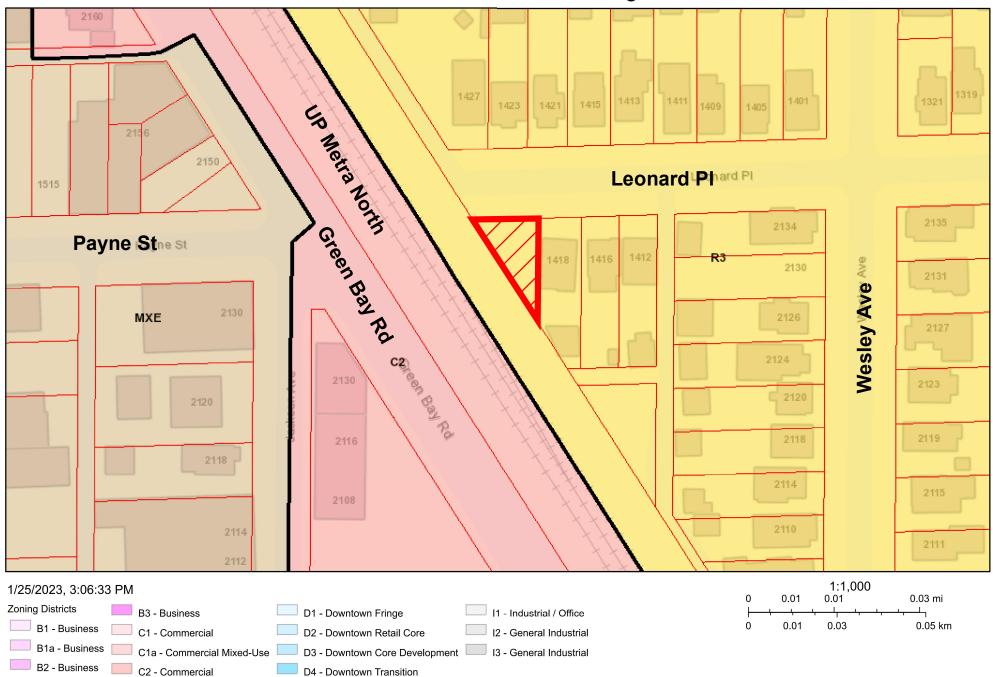
City Boundary



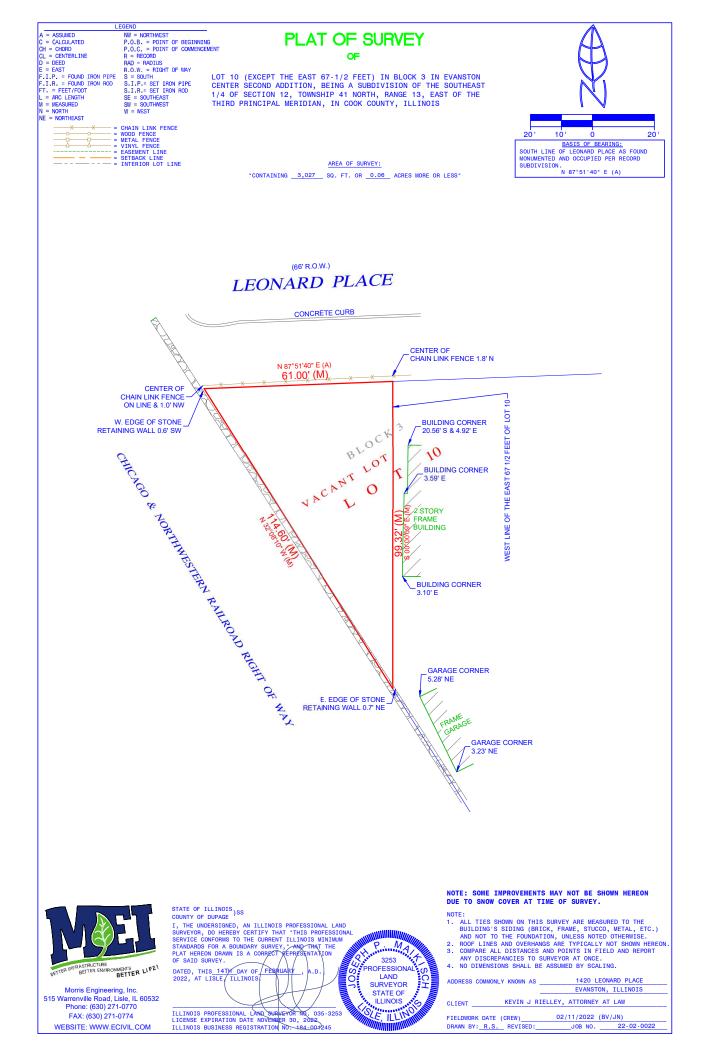
ArcGIS Web AppBuilder Cook County GIS | 1420 Leonard Place – Street view



1420 Leonard Place - Zoning



ArcGIS Web AppBuilder



ROUGH CARPENTRY

FLOOR JOISTS, HEADERS AND SINILAR MEMBERS SHALL BE DOUCLAS FRY, WESTERN SPY, HEAVARE OR SOUTHERN PINE \$2 OR BETTER UNLESS NOTED. MATERIAL SHALL HAVE A MOSTURE CONTENT OF LESS THAN 100 AT THE OF SUFFAROR. ON SHALL BE ORADE MARKED. DRY, DOUBLE JOSTS UNDER ALL PARTITIONS. HEADERS AT ALL WINDOWS AND DOORS SHALL CONFERN TO THE FOLLOWING UNAXIMAN SPANIA.

MICROLANS: F5 = 2800 PSI, E, = 2,000,000 PSI, FV = 285 PSI, ALL WOOD IN CONTACT WITH CONCRETE, STEEL AND UNDER EXTERIOR DOOR SILLS SHALL BE TREATED FOR MOSTURE RESISTANCE. PLYWOOD MATERIALS:

ROOF SHEATHING: APA STRUCTURAL I, GRADE C-D DURABLITY EXTERIOR, SANDED OR OSB NER-315 2----W-W WAFERBOARD, 1/2" FOR BULDER SPECS. WALL SHEATHING: 3/4" TAG UL PLYMOOD. FLOOR SHEATHING: 3/4" TAG UL PLYMOOD. ACCESSORIES:

PRETERVISE, SOME BUILD, GUINNESS STELL FOR EXTERIOR, HIGH HAMONY AND TREATED CONTINUE, FAUR FRENCHS BUOG LOCATIONE, FAUR FRENCHS BUOG LOCATIONE, FAUR FRENCHS STELL FOR STELL STELL FOR EXTERIOR, HIGH HAMONY AND TREATED STELL STELL, STELL ST

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INSTALLATION:

SECTIONS AND ALL AND A

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SHEATING: SECURE SUBFLOOR SHEATHING PERPENDICULAR TO FLOOR FRAMING WITH END JOINTS STAGGRED. SECURE SHEAT EDGES OVER FIRM BEARING, ATACH SHEATHING WITH SUBFLOOR GLUE AND NAULS. INSTALL SHEATHING TO TWO SPAN CONTINUOUS.

And hats, letter Section to the sense connected. In connect, letter is the section to the sense connected. In the section of the section DRILLING AND NOTCHING:

TOP PLATE. WHERE PRING OR DUCTWORK IS PLACED IN OR PARTY IN AN EXTEROR WALL OR INTEROR LOAD-BERNIK WALL NEEDSTATING A CUTTING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WOTH, THE PLATE SHALL BE REINFORCED WITH 24 CAURE STEEL ANGLE OR OTHER EQUIVALENT SUPPORT SPANNING THE DISTANCE BETWEEN THE APPROPRIATE STUDE. FIRESTOPPING:

FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

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EXCEPT 45 REVIEWS IN THE 4 MOVE EXECTIONING SHALL CONSIST OF 2 INCL HOUSEN. LUNGER, OF TWO TREVIESSS OF THAN KINNEL MARKED WITH REVIEWS OF AN ALL CONSTRAINED AND ALL TRESTOPS SHALL FREXINGS ANALER. DRAFTSTOPPING:

DRAFTSTOPPING SHALL BE PROVIDED IN ALL FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS: NDITIONS:"" CELING IS SUSPENDED UNDER THE FLOOR FRAMING; PLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OR OPEN-WEB PERFORATED MEMBERS.

PROVIDE DRYWALL OR DRAFTSTOP MATERIAL FLOOR TO CEILING BEHIND ALL TUBS ON OUTSIDE WALLS. IN FLOOR/CEILING ASSEMBLES THE SPACE BETWEEN THE CEILING MEMBRANES AND FLOOR SHALL BE DWIDED INTO TWO OR MORE APPROXIMATELY EQUAL AREAS WITH NO AREA GREATER THAN 1,000 SG. FT. DRAFTSTOPPING SHALL BE PROVIDED PARAULEL TO THE MAIN FRAMING BEMBERS.

UNPRISIDENTIAL SOLL DE FUNILEU PROLELLO I DE MAIN FONDATION DEMOS VINTUATION OF OLOREALDE ROOF SPACES SHALL BENARTANED IN ACCORDANCE WITH SECTION R-806. DAMISTIDENKO MATERIALS SHALL NOT DE LESS THAN A-MICH OPENIN BOARD, JAR-MICH PLYMOOD, JAR-NICH THE Z-M-W PARTILEBARD, OR OTHER APPROVED MATERIALS. THE INTEGRITY OF DRAFTSTOPS SHALL BE MANTANED.

UNITIALITY STATUS OF THE ADDRESS OF THE ADDRESS AND AD

FI FOTRICAL ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH 2005 N.E.C. AND LOCAL AMENDMENTS.

PLUMBING

MATERIALS:

PORTLAND CEMENT: ASTM C-150, TYPE I OR II. WATER: POTABLE WATER: FOTABLE AGGERGATES: ASTM C33 (NORMAL, WEIGHT CONORETE) AGGERGATES: ASTM C330 (URATWEIGHT CONORETE) MITTER REDRINNER OMURTERS: ASTM C400 WATER REDRINNER STALE C400 BARYDONIG STELE UMS: REW GEVENDE BILLET STELL, ASTM A 615-74 GRADE 60 EXCEPT GRADE REVRONIG STELE UMS: REW GEVENDE BILLET STELL, ASTM A 615-74 GRADE 60 EXCEPT GRADE TO EXEMPTION THAT TO BE LOCK IN ANY COMPLETE WITH WETER FITTING AND CORONNA REPLICAL UTILITY AND CODE RECURRENTS. PROVIDE BREAKTES AS RECURRED. PROVIDE GROUND FAULT ICILITI INTERMITTE GROUTS PROCEENAND SIMON ON DRAINNOS, ALL CROCINS SHALL BE INEATLY LABELED ON BREAKTE PANEL COVER. ALL WRING SHALL BE COPPER AND INSTALLED TINN-MALL BESTALLIC CONCUT PROV.

WATER REDUC REINFORCING AU LOR TES. REPORTOR OF A DAWN STEEL, ASTN ARE SIZE OF 10/10 UNLO. INDIVIDUE: FEED OF COMP. FEE ASTN D752. UNLD FEED OF COMP. FEED AND D752. DAWN FULLER: FEED OF COMP. STEEL ASTN ARE SIZE OF 10/10 UNLO. CONDETE UNL: SOO FS COMPRESSIVE STEEDINH AT 25 DOTS, 4' MAX SLUMP AND 3X TO 6X ARE DIRAWARDY (FORMA ON SDERVLY). INSTALLATION: ALL WIRING SHALL BE NO. 14 OR LARGER AND ALL DIRECT WIRED APPLIANCES AND RECEPTACLES IN KITCHEN, UTILITY ROOMS, GARAGE AND BASEMENTS TO BE NO. 12 OR LARGER. MEDIUL CONDUIT IS TO MF 11570 MIRED PLACED IN CONCRET EALL UNDERKONDUN WIRING TO BE IN RIGO CONDUIT.

ENTRAINMENT (PATIOS AND SIDEWALKS). PROPORTIONING: PER ASTN C 301, ARTICLE 3.8.22 (METHOD 2). CURING COMPOLING: PER ASTM C 309, USE TYPE WHICH WILL NOT INTERFERE WITH BOND OF FINISH MATERIALS TO SLAP.

DESURN TECHNIC TECHNIC CONCERTS SHALL BE DELARED WITH TORT LISTING, SUPPLIER HAME, DAT, JOB MARY, ADDIDING, THE CLASS OF CADART, COUNTIN, THE DEPARTIELD, AMANUES NO AMOUNT OF MARY, DORADO AND ADDIDENCE TORS AND A SHALL BE FORGE DO ANCES IN THE MERTIN, ORBANIS AND ADDIDENCE TORS AND AND AND ADDIDENCES THAT HETCH THE CONSERT HAVE.

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VAPOR BARRIER SHALL BE PLACED UNDER ALL INTERIOR SLABS ON GRADE. CONCRETE FLATWORK SHALL BE MOIST CURED AND BE PROTECTED FROM THE ELEMENTS FOR A MIN. OF 5 DAYS. SPRARTE SLABS ON GRADE FROM VERTICAL SURFACES WITH A BOND BREAKING MATERIAL.

SCROTTE JOINS OF GROUP THAT RETURN SUBJECT STRICES THE DEDUCTION STRUCTURE CONTINUES TO THE POLICE CONTINUES WERE THE POLICE CONTINUES STARS IN INCLUDE TO THE STRUCTURE TO THE STRUCTURE THE STRUCTURE TO THE STRUCTURE STRUCTURE TO THE STRUCTURE STRUCTURE TO THE STRUCTURE STRUCTURE STRUCTURE STRUCTURES SHALL BE STEEL TOWED FOR STRUCTURES STARS STRUCTURES SHALL BE STEEL

DAMPROOFING: ASPHALT DAMPROOFING: ASTM D1187, TYPE 8 SPRAY EMULSION. ASPHALTIC MASTIC: ASTM D491.

STRUCTURAL STEEL

CONCRETE

NETALIZED CONDITIONS ARE ACCEPTARLE AND REAVY TO RECEIVE HORK. REFERENCE ALLOW FOR EXECTION LOADS. PROVIDE TEMPORARY BOKADAS TO MATTAN FERENCE ALLOW FOR EXECTION LOADS. PROVIDE TEMPORARY BOKADAS TO MATTAN PROMICE ALLOWARD UNTEL COMPETING OF EXECTION AND INSTALLATION OF PEDMARDIT BRODING AND BOKANG. YEEP WORK IN ALLOWARDT. SUPPLY TIESS TO BE COMPARING CONTROLS OF EMERGINAN ENGINEERING STEPHOLIZES. TO THE COMPARING CONTROLS OF EMERGINA STORE FIRMLY SECURED BY MENS OF POLICE OR MELDING.

FINISH NOTES

EXTERIOR WALLS ARE EXISTING. FRAME WALLS OPENED DURING THE REMODELING ARE TO BE REINSULATED WITH R-13 FIBERGLASS BATT INSULATION WITH KRANT PAPER FACE TO THE INTERIOR. MASONRY WALLS TO HAVE RIGID INSULATION BETWEEN FURRING STRIPS TO FILL CAVITY.

ALL INTERIOR WALLS AND CEILINGS SHALL RECEIVE 1/2" SHEETROCK APPLIED WITH GLUE AND SCREWS EXCEPT AS FOLLOWS; BATHROOM WALLS WITH PLUMBING FIXTURES SHALL RECEIVE WATER-RESISTANT (GREENBOARD) SHEETROCK, AND SURFACES TO BE FINSHED IN CERAMIC TILE SHALL RECEIVE THE (GREENBOARD)

ALL INTERIOR PARTITIONS DIMENSIONED 5" THICK ARE 2X4 STUDS @ 16" O.C. WITH ONE LAYER 1/2" SHEETROCK EACH SIDE.

WINDOW AND DOORS ARE EXISTING, REPAIRED AS REQUIRED. WINDOWS TO HAVE SCREENS ON ALL OPERABLE UNITS, EXTERIOR DOORS, WHERE REPLACED, TO MEET ENERGY CODE REQUIREMENTS FOR MAXIMUM U VALUE AND ART INFILTENTION.

GLAZING SHALL MEET INTERNATIONAL 2003 INTERNATIONAL RESIDENTIAL CODE SECTION #R308.4 FOR HAZARDOUS LOCATIONS AND SECTION #R613 FOR TESTING, LABELING AND PERFORMANCE.

ALL DOORS, HARDWARE, TRIM, INTERIOR FINISHES, ETC. SHALL BE AS SELECTED BY OWNER.

EXISTING FASCIA, SOFFITS WITH INDIVIDUAL SCREENED VENTS REPAIRED AS REQUIRED, GUTTERS AND DOWN SPOUTS ARE EXISTING, REPAIRED OR REPLACED AS NECESSARY.

NEW BATH EXHAUST FAN/LIGHT COMBINATIONS SHALL BE BROAN OR APPROVED EQUAL. PROVIDE SPEED CONTROL, ROOF JACKS, BIRD SCREENS AND BACKDRAFT DAMPERS. INSTALL & LOCATIONS INDICATED ON PLAN.

CONTRACTOR TO SUPPLY DUCT DIAGRAMS AND HEAT LOSS CALCULATIONS.

GENERAL NOTES

ALL WORK SHALL CONFORM WITH ALL LOCAL GOVERNING CODES INCLUDING: 2005 INTERNATIONAL RESERVITAL CODE (IRC) 2006 INTERNATIONAL DESERVITAL CODE (IRC) 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2017 OF EVANATION CODE AMERICANIS

CONTRACTOR SHALL FAMILIARIZE HINSELF WITH ALL SITE CONDITIONS AND REPORT ANY DISCREPENCIES WITH THE PLANS TO THE ARCHITECT AND THE OWNER UPON DISCOVERY.

CONTRACTOR SHALL VERIEV ALL DIMENSIONS SHOWN ON PLANS BUILDING DESIGN LOADS ARE AS FOLLOWS:

LOAD TYPE LIVE(PSF) TOTAL (PSF)

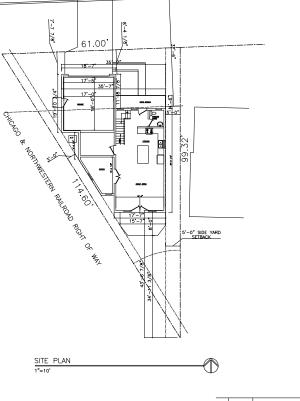
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 FOOTINGS SHOWN ARE DESIGNED FOR AN ASSUMED MINIMUM SAFE BEARING PRESSURE OF 3000 PSF CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY IF SOIL TEST REPORT OR SITE CONDITIONS INCLATE THIS MINIMUM CONDITION IS NOT WET.

APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT THE TIME OF

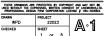






1420 LEONARD PLACE EVANSTON, ILLINOIS

PROPOSED RESIDENCE



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ALL WATER PIPING FROM THE WATER METER TO THE WATER HEATERS SHALL BE A MINIMUM OF ONE (1) INCH PIPE SIZE.

PROVIDE DISCONNECTS AT ALL OUTSIDE A/C CONCENSES UNITS, CLOSET LIGHT FUTURES ARE TO BE CONCRUD SAFACE MONIT TYPE, RECESSED LIGHT FORTRES RETAILDD IN ATTRES WAS TO BE INSULATED TYPE. ALL OSLING BORES IN ROOMS TO BE CAPARLE OF OLDING FAN SUPPORT, ALL FUENDEL WITST TO HAVE AN EQUIPMENT GONDONING CONDUCTOR INSTALLED NO MATTRE WART LINGTH

THE THILLS RESPTALES TO BE BORDED TO THE CONJULT RADDWAYS OF "AUTOPRIAD" TYPES WAY BE USD. THE RECIPTALES TO BE BORDED TO THE CONJULT RADDWAYS OF "AUTOPRIAD" TYPES WAY BE USD. THE RECIPTALES ALL DFOL THE RECIPTALES. ALL BUTGED RECOPTALES TO BE BORTED FOR THE THE ALL RECOPTALES IN RICHARLS, BORD ROOKS, DANTER AND BRANDART LOOPED OR PRO-TALED. CUTLET SPACING TO COMPLY WITH HEE ARTICLES 20.52(A) WHO 20.52(C).

UDDED WHITE THE CONTROL OF THE CONTR

SMOKE DETECTORS: SMOKE DETECTORS SHALL BE PHOTOELECTRIC TYPE, UL, APPROVED. 110 VOLT INTERCONNECTED AND EACH WITH A BATTERY BACKUP, PROVIDE AS SHOW ON DRAWINGS.

Anternals: Indecrements where prime shall be trie: χ^* corper. Interior water prime shall be trie: χ^* code the share of the share of the trie share share the share of the share

ALL PLUMBING SHALL BE INSTALLED PER 2004 ILLINOIS STATE PLUMBING CODE

INSTALL WATER HEATERS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND TO UL

CASE PRIVATE TO BE BANCHES STEEL PRESIDEN AS INTED ON HERMINOL FUNC. CASE PRIVATE ANALY RESPONDED BY LETLE TRAVER OF MICHAEN TO MEET THAN FER TO ALCOTER TO RE PRIVATE ANALY RESPONDED TO ALCOTER TO REPORT ANALY RESPONDED TO ALCOTER TO ALCOTER

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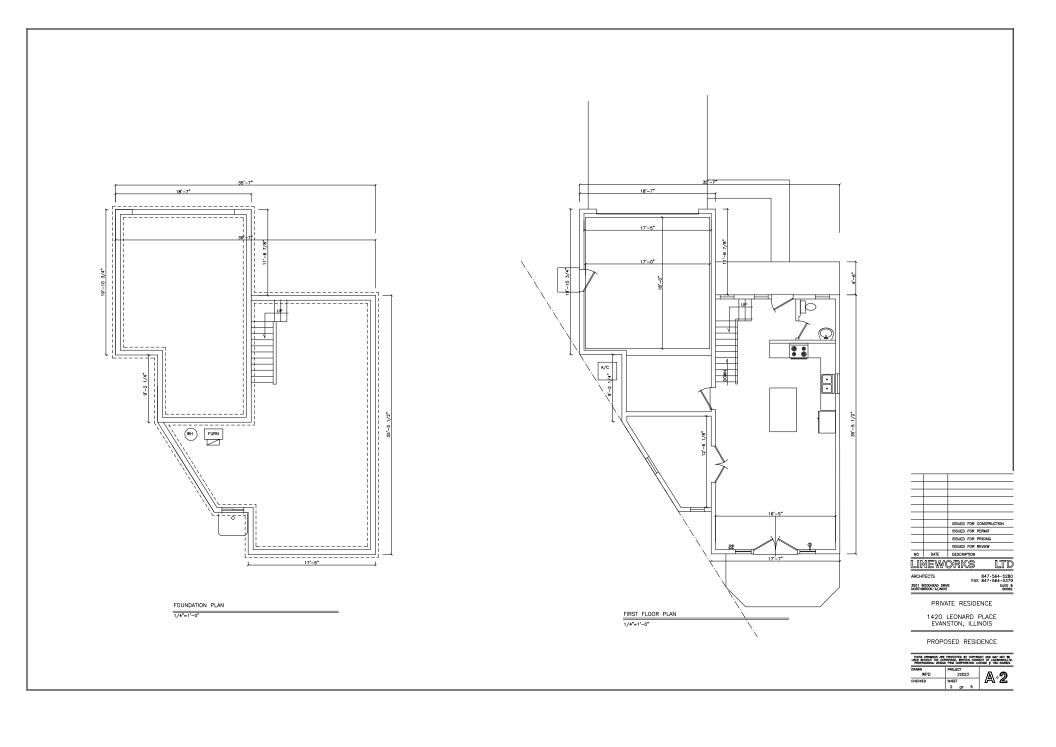
CLOTHES CLOSETS SHALL RECEIVE 1 SHELF AND 1 HANGROD, UNEN CLOSETS TO RECEIVE 5 SHELVES.

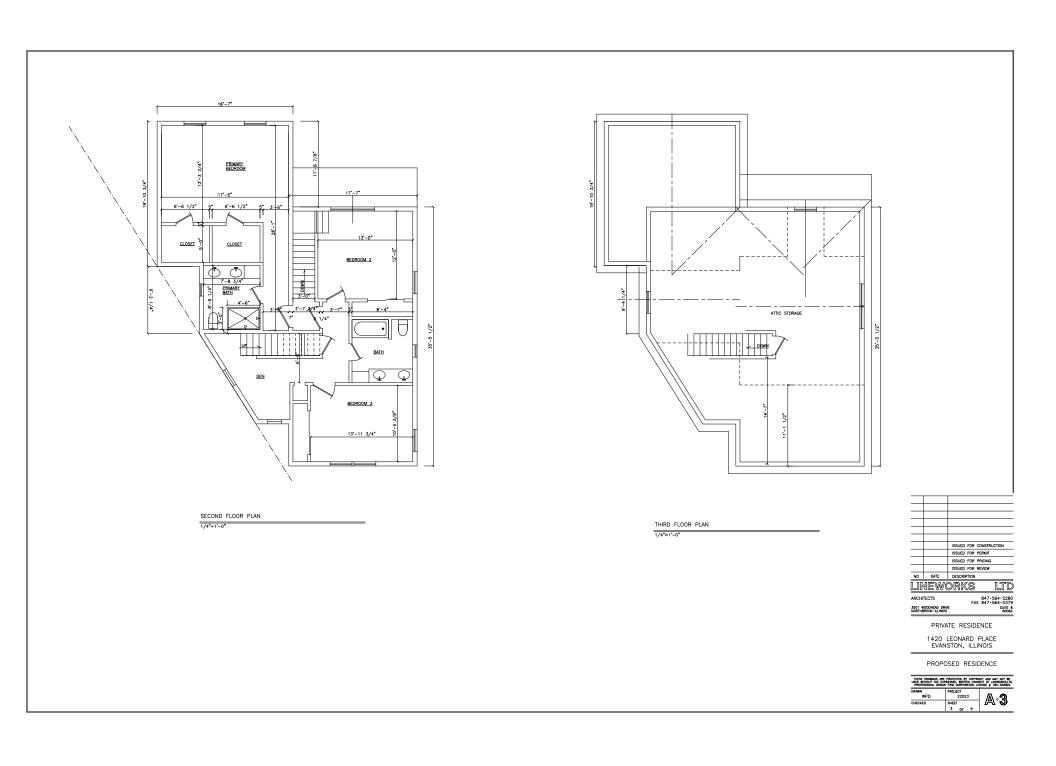
NEW HV/AC SYSTEM SHALL BE AS SIZED BY HV/AC CONTRACTOR.

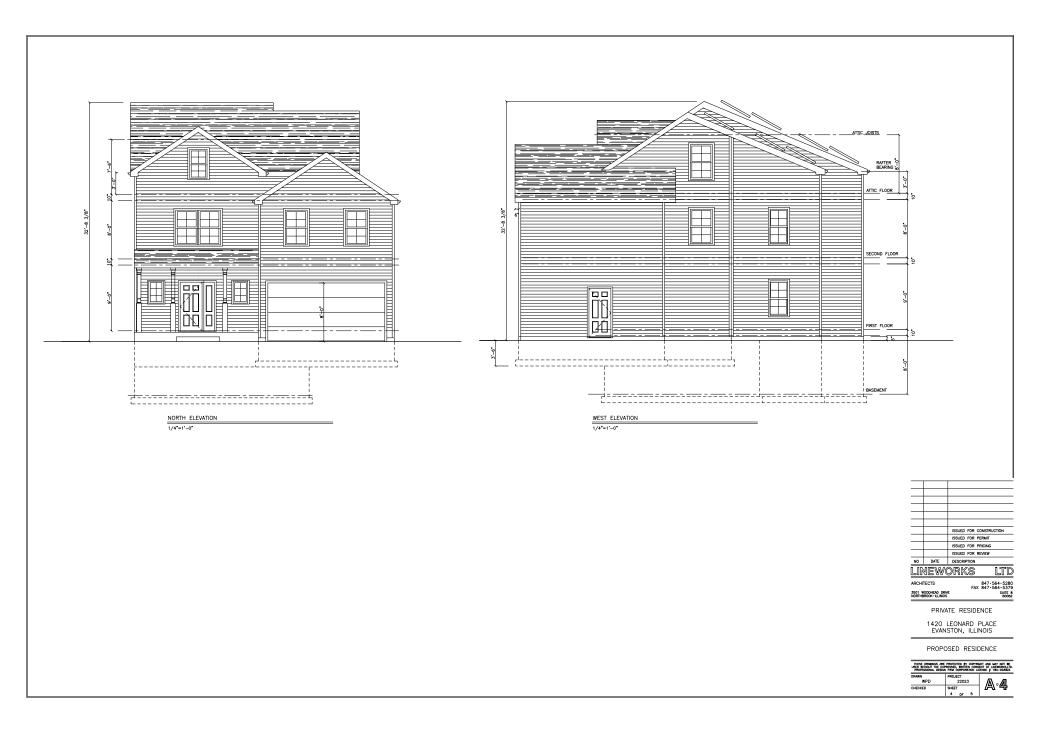
PROVIDE ALL UTILITY CONNECTIONS FOR ALL NEW EQUIPMENT, AND PROVIDE SUITABLE PAD AT LOCATION SPECIFIED BY OWNERS FOR CONDENSING UNITS.

ALL UNITS SHALL BE INSTALLED COMPLETE WITH ALL THERMOSTATS AND CONTROL WIRING. VERIFY SELECTION AND PLACEMENT WITH OWNERS.

ALL DUCTWORK SHALL BE OF CALLWARED SHEET METAL PROVIDE MINUUM 28CA. FOR DUCTS 14" OR LESS MOMIAIN DIMENSION AND 28CA. FOR DUCTS OVER 14", SZE AND PLACE NEW DUCTWORK, REGISTERS, ETC. TO DISTRUBLE AR QUANTIES AS INDICATED ON PLAN. PROVIDE INSULATION FOR ALL SUPPLY DUCTS IN UNITURABLE AREAS.

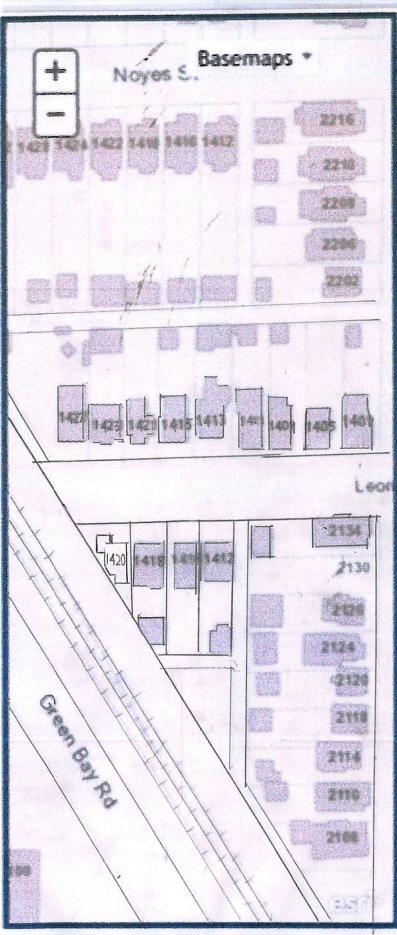


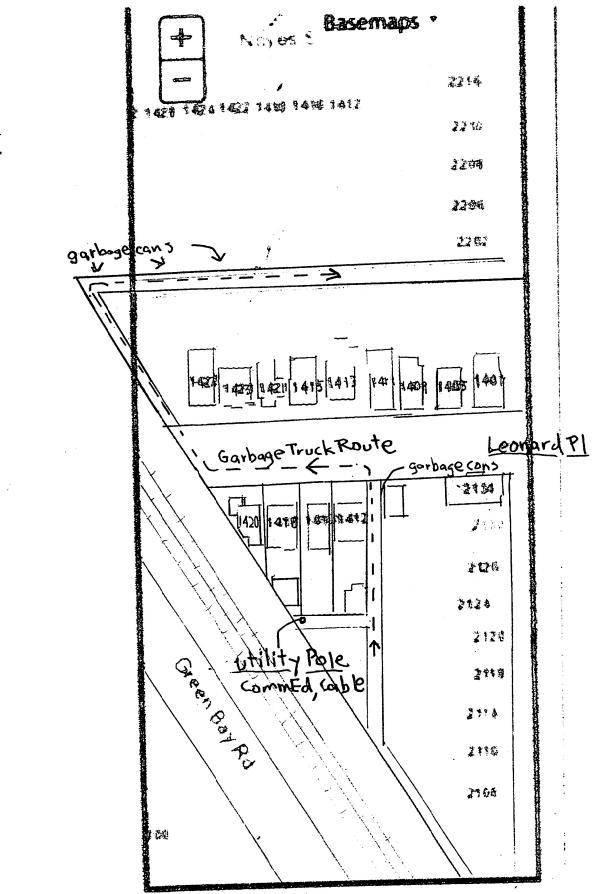






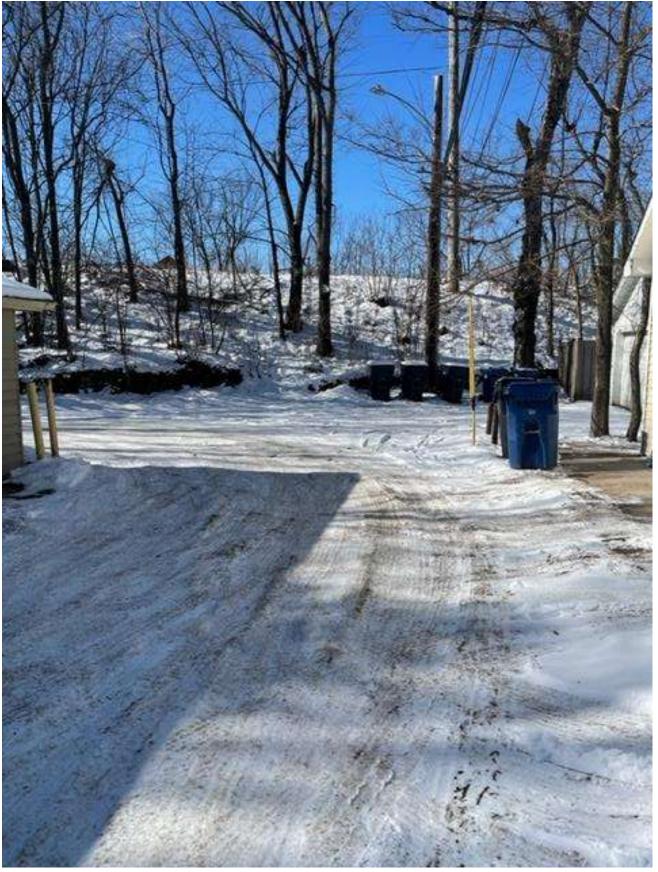


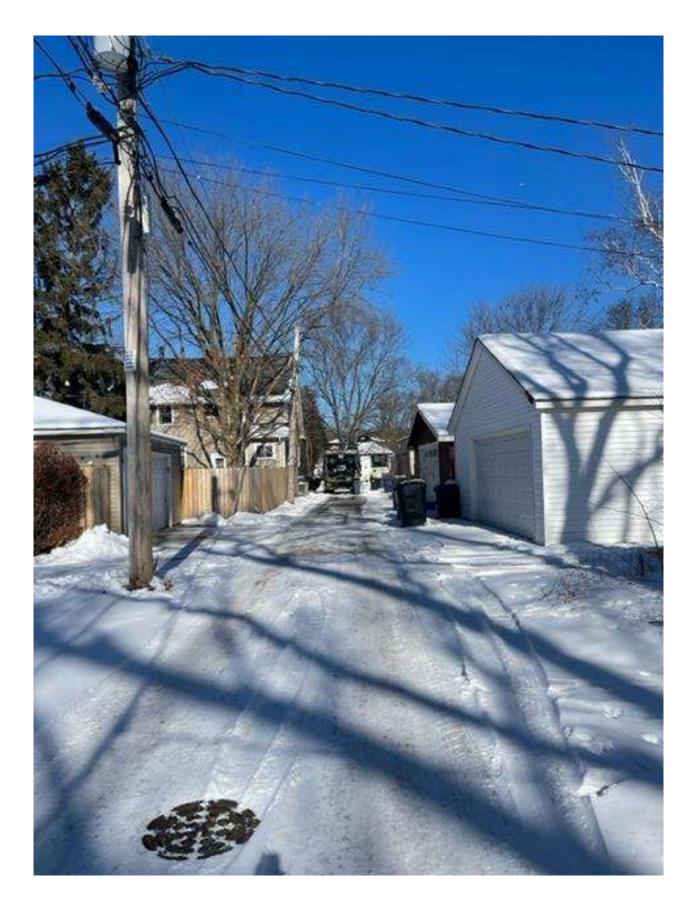




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Applicant provided photos

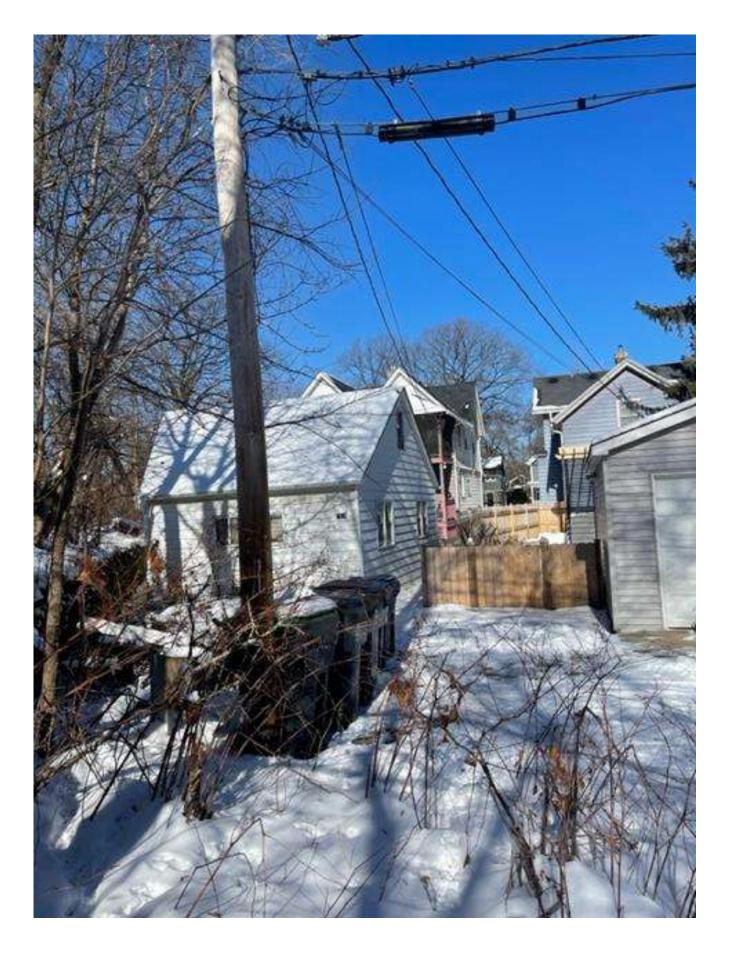




Applicant provided photos









Zoning Analysis Summary

Case Number:	Case Status/Determination:		
22ZONA-0117 – 1420 LEONARD PL	NON-COMPLIANT		

Plan Dated: Not dated, revised plan received 08-15-22

Proposal: By: Lineworks, Ltd.

NEW SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE

Zoning Code Section:	Comments:			
Principal Use/Structure				
6-8-4	Property zoned R3 Two-Family Residential District.			
6-8-4-2	Single-family dwelling is a permitted use.			
6-8-4-4	Lot size: No change			
	Standard: 5000 sf Existing: 3027 sf Proposed: No change, legal non-conforming			
6-8-4-5	Lot width: Compliant			
	Standard: 35' Existing: 35'+ Proposed: No change			
6-8-4-6	Building lot coverage: Compliant			
	Standard: 45% of lot area, maximum, 1362.2 sf Proposed: 41.3%, 1250 sf			
6-8-4-9	Impervious surface coverage: Compliant			
	Standard: 60% of lot area, maximum, 1816.2 sf Proposed: 51.2%, 1550 sf			
6-8-4-8	Building height: Compliant			
	Standard: 35' not to exceed 2.5 stories Proposed: 32.3', 2.5 stories			
6-8-4-7	Yards/Setbacks:			
	Front yard, north: Non-compliant Standard: 27.0			

Proposed: 15.0' corrected: 7.7'

Proposed front yard setback requires approval of a major variation, more than 35% deviation from the minimum standard

Interior side yard, east: Compliant Standard: 5.0' Proposed: 5.0'

Interior side yard, west: Non-compliant Standard: 5.0' Proposed: 3.0'

Rear yard, south: Compliant Standard: 30.0' Proposed: 30.0'+, measured from the south point of the triangle.

Accessory Use/Structure: Patio

6-4-6-2; 6-4-6-3	Location: Compliant
0-4-0-3	Standard: Rear yard Proposed: Rear yard
	Yards/Setbacks:
	Interior side yard, east: Compliant Standard: 3.0'
	Proposed: 5.0'
	Interior side yard, west: Compliant Standard: 3.0' Proposed: 3.0'
	Rear yard, south: Compliant
	Standard: 3.0' Proposed: 3.0'+
Parking requirement	ts
6-16-2, Table 16-E	# of required spaces: Compliant Standard: 2 Proposed: 2
	Size: Compliant
	Standard: 8.5' x 18.0' Proposed: 8.5' x 18.0', both spaces
Miscellaneous	
6-4-1-9	Roof overhang:
	 Standard: 10% obstruction into required setback, minimum 4.5' setback from both east and west interior side property lines. Proposed: 6" roof overhang 4.5' setback off east interior side property line 2.5' setback off west interior side property line, non-compliant
6-4-6-9	Air conditioning equipment:

Location: Compliant Standard: Interior side, street side, or rear yard Proposed: West interior side yard

Setback: Non-compliant Standard, interior side yard: 6.0' and screened by fence or landscaping, a/c located within 2' of the exterior wall of residence Proposed: 3', not visible from the street

- It is my understanding the City will require installing a public sidewalk across the property frontage within the street right-of-way.
- As proposed, approval of a major variation is required regarding proposed front yard setback, therefore, all necessary variations are considered under one major variation application.
- With the proposed front yard setback, a vehicle parked on the driveway will block the sidewalk. While this is not ideal, the lot is at a dead end and would not block pedestrians walking through the neighborhood.
- The Land Use Commission is the determining body for major variations.
- The lot size is approximately 3000 sf where 5000 sf is the minimum standard and along with it being a triangle rather than the more typical rectangle, the lot creates a hardship complying with zoning regulations.
- Given the above comment, has a house with a smaller footprint and/or eliminating the 2-car garage and seeking a variation eliminating the off-street parking requirement been considered?
- Variations may or may not be approved.

Michael Griffith, Planner updated 01-10-23



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com> Reply-To: noreply@formstack.com To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org

Tue, Jan 31, 2023 at 1:16 PM

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Formstack Submission For: Land Use Commission Public Comment

Submitted at 01/31/23 2:16 PM

Name:	James Schwoch
Address of Residence:	1416 Leonard Place Evanston IL 60201
Phone:	(847) 328-8972
How would you like to make your public comment?:	Written (see below)
Provide Written Comment Here:	February 8 2023 meeting on 1420 Leonard Place 23MJV-0002 Major Variations: A a long-time resident of this block, I recommend AGAINST approving these major variations. The lot has no alley access and would be the only lot on the block requiring curbside (rather than alley) sanitation and recycling pickup. The lot has no apparent access to utility grids and poles. It is not clear whether the lot already has residential sewer, water, and gas access, although the parkway for front of the lot does have a fire hydrant (the only hydrant on the 1400 stretch of Leonard Place.) The requests if granted would nullify a wide range of current requirements, and raise safety issues for any potential residents: too close to the Metra train, the most flood-prone parcel of land in our area, the need to provide vehicle (driveway and similar access) in a hazardous area for additional traffic, and other problems. Thank youJames Schwoch
Agenda Item (or comment on item not	February 8 2023 meeting on 1420 Leonard Place 23MJV-0002 Major Variations

on the agenda):

Position on Agenda Item:

Opposed

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Katie Ashbaugh <kashbaugh@cityofevanston.org>

Land Use Commission Public Comment

1 message

noreply@formstack.com <noreply@formstack.com> Reply-To: noreply@formstack.com To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org

Wed, Feb 1, 2023 at 4:20 PM

🖉 formstack

Formstack Submission For: Land Use Commission Public Comment

Submitted at 02/01/23 5:20 PM

Name:	Ted Lorenzen
Address of Residence:	1415 Leonard Pl
Phone:	(317) 752-1036
How would you like to make your public comment?:	Written (see below)
Provide Written Comment Here:	It is very hard to see how the planned house will provide access to garbage removal or residential parking. It does feel like the requested variance to the front of the lot will make the house feel like it 'looms' over that end of our street. The planned structure will be very very close to the neighboring house to the east (even without a variance, the existing house is right on the lot line) and will be hard up on the retaining wall of tracks, so that it seems unlikely to have good future resale prospects. Additionally, the construction will undoubtedly result in a larger than usual burden on the neighbors by obstructing parking, limiting alley and fire hydrant access for several months in a row as the only reasonable locations for a dumpster, material delivery, and movement of heavy equipment will be down Leonard PI through the front of the lot.

CITY OF EVANSTON Mail - Land Use Commission Public Comment

renovating an existing home around the corner is the right way for those neighbors to join us.

Agenda Item (or comment on item not on the agenda):

1420 Leonard PI | 23ZMJV-0002| Major Variations

Position on Agenda Item:

Opposed

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