

1420 Leonard Place  
Major Variation  
23ZMJV-0002

LUC Determining Body



# Memorandum

To: 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**

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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**

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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**

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**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**

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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.

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

Proposal

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 no more than ten percent (10%) of the depth of a required yard, 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 six-foot setback required when 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**

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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**

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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)]**

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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**

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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**

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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



CITY OF  
Evanston

# MAJOR VARIATION APPLICATION

## 1. PROPERTY

Address 1420 Leonard Place, Evanston 60201

Permanent Identification Number(s):

PIN 1: 

1	0	-	1	2	-	4	2	4	-	0	0	1	-	0	0	0	0
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 PIN 2: 

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(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

## 2. APPLICANT

Name: David Reid

Organization: \_\_\_\_\_

Address: 812 Gaffield Place

City, State, Zip: Evanston, IL 60201

Phone: Work: 847-308-4714 Home: Same Cell/Other: Same

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

E-mail: dauidreid325@gmail.com

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: \_\_\_\_\_
- potential purchaser
- lessee
- potential lessee
- real estate agent

## 3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Cell/Other: \_\_\_\_\_

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that may change the Applicant for this application at any time by contacting the Zoning Office in writing."

David Reid  
Property Owner(s) Signature(s) – REQUIRED Jan 7, 2023  
Date

## 4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

David Reid  
Applicant Signature – REQUIRED Jan 7, 2023  
Date

## 5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- |                                     |  |   |
|-------------------------------------|--|---|
| <input type="checkbox"/>            | <b>(This) Completed and Signed Application Form</b>                |   |
| <input checked="" type="checkbox"/> | <b>Plat of Survey</b>  | Date of Survey: <u>2/11/22</u>                |
| <input checked="" type="checkbox"/> | <b>Project Site Plan</b>   | Date of Drawings: <u>8/8/22</u>               |
| <input checked="" type="checkbox"/> | <b>Plan or Graphic Drawings of Proposal (If needed, see notes)</b> |   |
| <input checked="" type="checkbox"/> | <b>Non-Compliant Zoning Analysis</b>                               |   |
| <input checked="" type="checkbox"/> | <b>Proof of Ownership</b>  | Document Submitted: <u>Deed</u>               |
| <input type="checkbox"/>            | <b>Application Fee (see zoning fees)</b>                           | Amount \$ _____ plus Deposit Fee <u>\$150</u> |

**Note: Incomplete applications will not 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 not 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 project:

Build a house for wife and myself to retire in. Intend to build a "Passive" house: Superinsulated, solar panels, heat pump, all electric, no gas. Need 2-car attached garage with charging station for 2 electric cars.

B. Have you applied for a Building Permit for this project?  NO  YES

(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 (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
<b>1</b>		
6-8-4-7(A)(1)	Front yard North Setback Standard 27.0'	Proposed: 7.7'

\* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

<b>2</b>		
6-8-4-7(A)(3)	Interior side yard west setback Standard 5.0'	Proposed 3.0'
<b>3</b>		
6-4-1-9(B)(1)	Roof Overhang West Interior Standard 4.5'	Proposed 2.5'



**6. PROPOSED PROJECT**

A. Briefly describe the proposed project:

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B. Have you applied for a Building Permit for this project?  NO  YES

(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 <small>(ex. "6-8-3-4")</small>	(B) Requirement to be Varied <small>(ex. "requires a minimum front yard setback of 27 feet")</small>	(C) Requested Variation <small>(ex. "a front yard setback of 25.25 feet")</small>
<b>* 4</b>		
6-4-6-9	Air Conditioning Equipment Standard Setback 6.0' Screened from view	Proposed 3' west interior side yard, not visible from street.

\* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

<b>2</b>		
<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>
<b>3</b>		
<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>	<hr/> <hr/> <hr/>

- 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 alley access, 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 setback variances 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 garage with charging stations for two electric vehicles, it will not be feasible to build 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 variations are not based on a desire to extract income from the property, but rather to provide the minimum parking and living space we need.

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

The hardship is not self created, but rather a function of the triangular shape of the lot and the lack of alley access.

5. Have other alternatives been considered, and if so, why would they not work?

We have not considered other alternatives, need two attached parking spaces and three bedrooms for visiting grandkids.



## 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.

2. 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 3 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 Owner  
812 Gaffield Place, Evanston  
847-308-4714 cell  
davidreid325@gmail.com

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

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**If Applicant or Proposed Land User is a Corporation**

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.

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- 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.

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**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 Owner  
812 Garfield Place, Evanston

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\*2214622043D\*

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 – SCAVENGER SALE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

04500

No.: \_\_\_\_\_ Y

Case Number: 2021 COTD 000120

**Preparer's Information (Name & Address):**

JUDD M. HARRIS & ASSOCIATES, P.C.  
933 W. VAN BUREN, SUITE 304  
CHICAGO, IL 60607

**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): **DAVID REID** with a true post office address and residence of: 812 GAFFIELD PLACE, EVANSTON, ILLINOIS 60201, 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 25th day of March, in the year 2022,

**OFFICIAL SEAL OF COOK COUNTY:**

Clerk of Cook County

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

## TAX DEED NUMBER:

No. 04500 Y

## MAIL FUTURE TAX BILLS TO:

DAVID REID  
812 GAFFIELD PLACE  
EVANSTON, ILLINOIS 60201

## 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.

Judd Harris, agent  
Printed Name (Above)

[Signature]  
Signature (Above)

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 TAX		26-May-2022
COUNTY:		0.00
ILLINOIS:		0.00
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 **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, 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 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 | 2 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

**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: 2nd | May | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**GRANTEE SECTION**

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.

DATED: 05 | 06 | 2022

SIGNATURE: [Signature] agent  
GRANTEE or 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

On this date of: 05 | 06 | 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**



Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

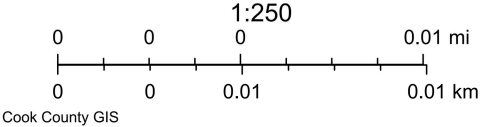
(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

1420 Leonard Place - Aerial



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

-  Tax Parcels
-  City Boundary

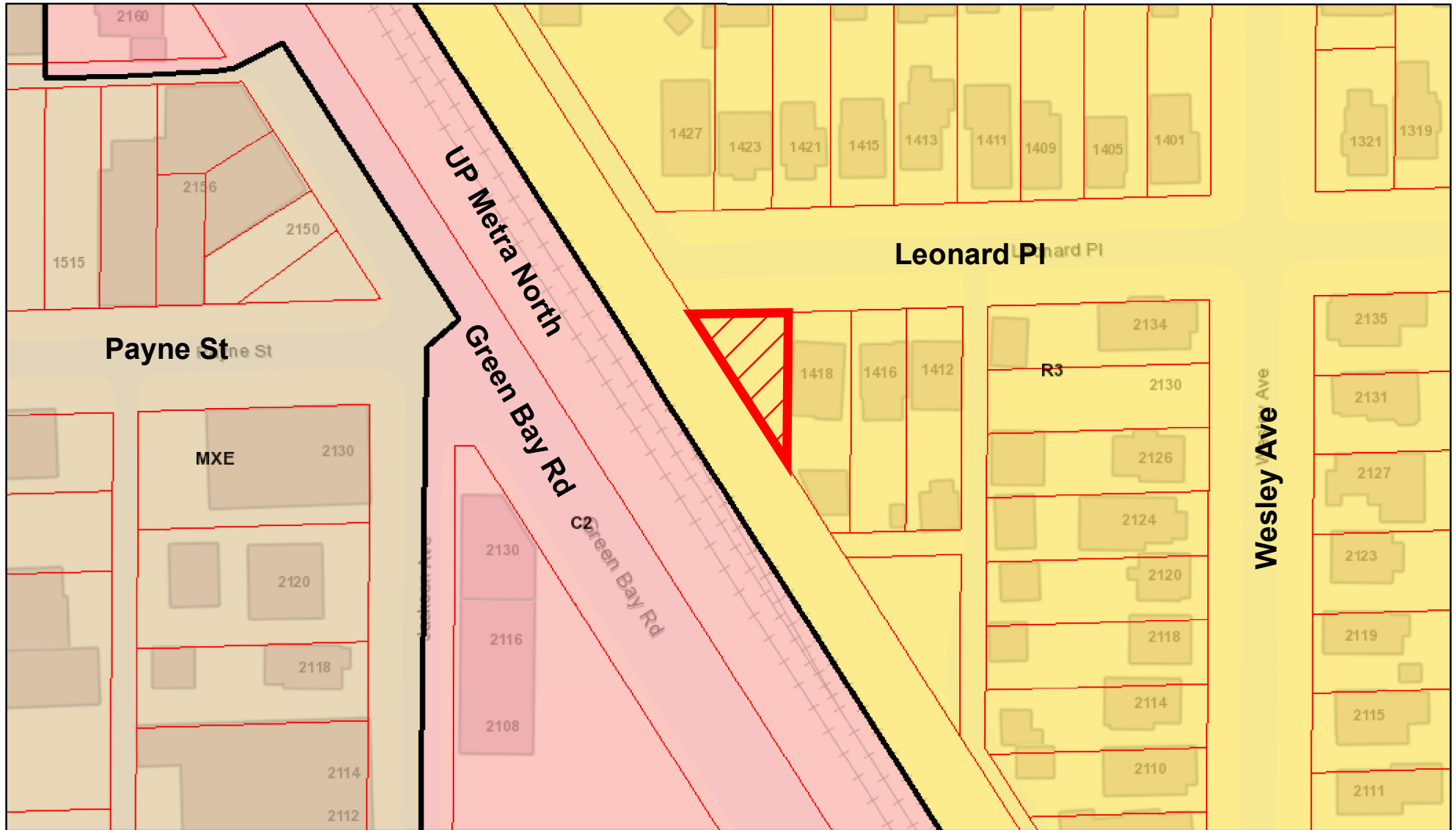




1420 Leonard Place – Street view

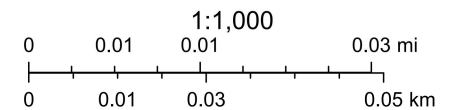


# 1420 Leonard Place - Zoning



1/25/2023, 3:06:33 PM

- |                  |                            |                                |                          |
|------------------|----------------------------|--------------------------------|--------------------------|
| Zoning Districts | B3 - Business              | D1 - Downtown Fringe           | I1 - Industrial / Office |
| B1 - Business    | C1 - Commercial            | D2 - Downtown Retail Core      | I2 - General Industrial  |
| B1a - Business   | C1a - Commercial Mixed-Use | D3 - Downtown Core Development | I3 - General Industrial  |
| B2 - Business    | C2 - Commercial            | D4 - Downtown Transition       |                          |



**LEGEND**

A = ASSUMED  
 C = CALCULATED  
 CH = CHORD  
 CL = CENTERLINE  
 D = DEED  
 E = EAST  
 F.I.P. = FOUND IRON PIPE  
 F.I.R. = FOUND IRON ROD  
 FT. = FEET/FOOT  
 L = ARC LENGTH  
 M = MEASURED  
 N = NORTH  
 NE = NORTHEAST

NW = NORTHWEST  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 R = RECORD  
 RAD = RADIUS  
 R.O.W. = RIGHT OF WAY  
 S = SOUTH  
 S.I.P. = SET IRON PIPE  
 S.I.R. = SET IRON ROD  
 SE = SOUTHEAST  
 SW = SOUTHWEST  
 W = WEST

# PLAT OF SURVEY OF

LOT 10 (EXCEPT THE EAST 67-1/2 FEET) IN BLOCK 3 IN EVANSTON CENTER SECOND ADDITION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

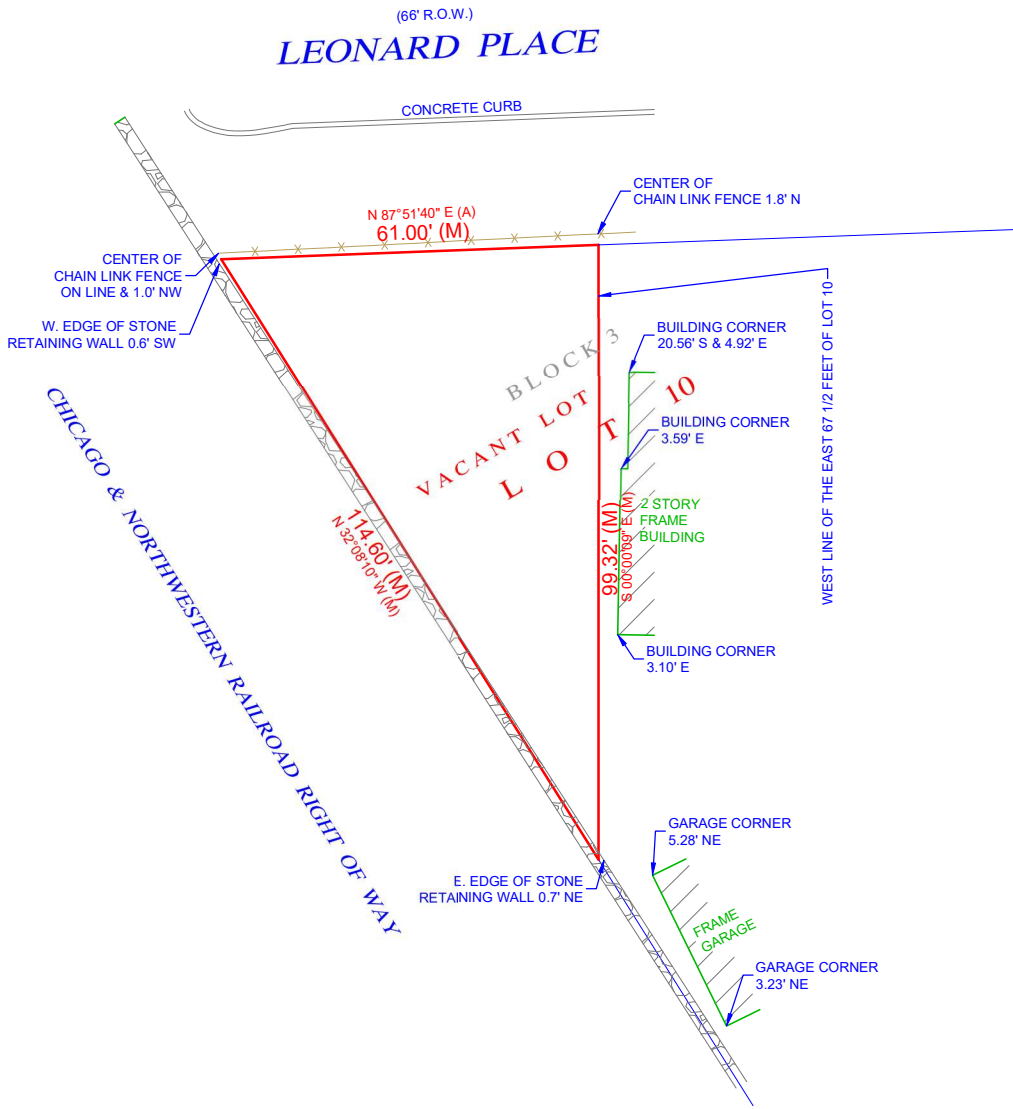


**BASIS OF BEARING:**  
 SOUTH LINE OF LEONARD PLACE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.  
 N 87°51'40" E (A)

**AREA OF SURVEY:**

"CONTAINING 3,027 SQ. FT. OR 0.06 ACRES MORE OR LESS"

X-X = CHAIN LINK FENCE  
 O-O = WOOD FENCE  
 - - - = METAL FENCE  
 - - - = VINYL FENCE  
 - - - = EASEMENT LINE  
 - - - = SETBACK LINE  
 - - - = INTERIOR LOT LINE



Morris Engineering, Inc.  
 515 Warrenville Road, Lisle, IL 60532  
 Phone: (630) 271-0770  
 FAX: (630) 271-0774  
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS, ss  
 COUNTY OF DUPAGE  
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 14TH DAY OF FEBRUARY, A.D. 2022, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2022  
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



**NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.**

- NOTE:**
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
  2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
  3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
  4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

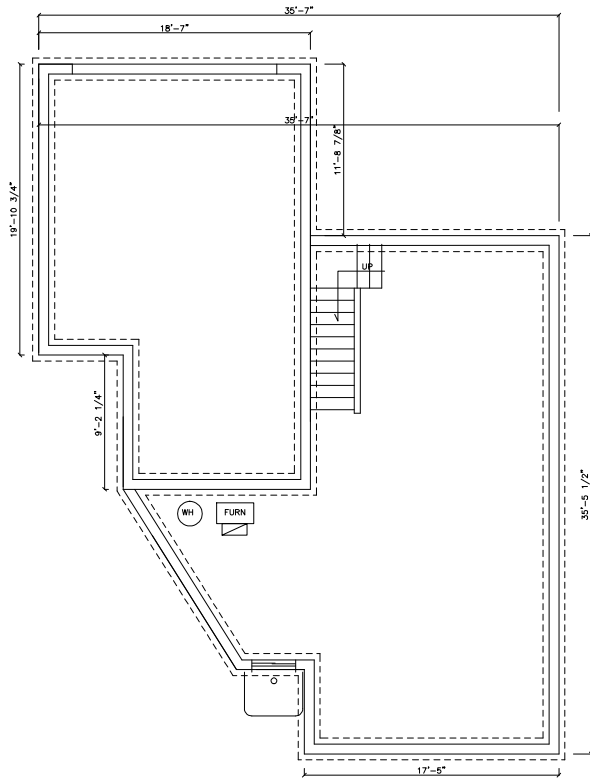
ADDRESS COMMONLY KNOWN AS 1420 LEONARD PLACE  
 EVANSTON, ILLINOIS

CLIENT KEVIN J RIELLEY, ATTORNEY AT LAW

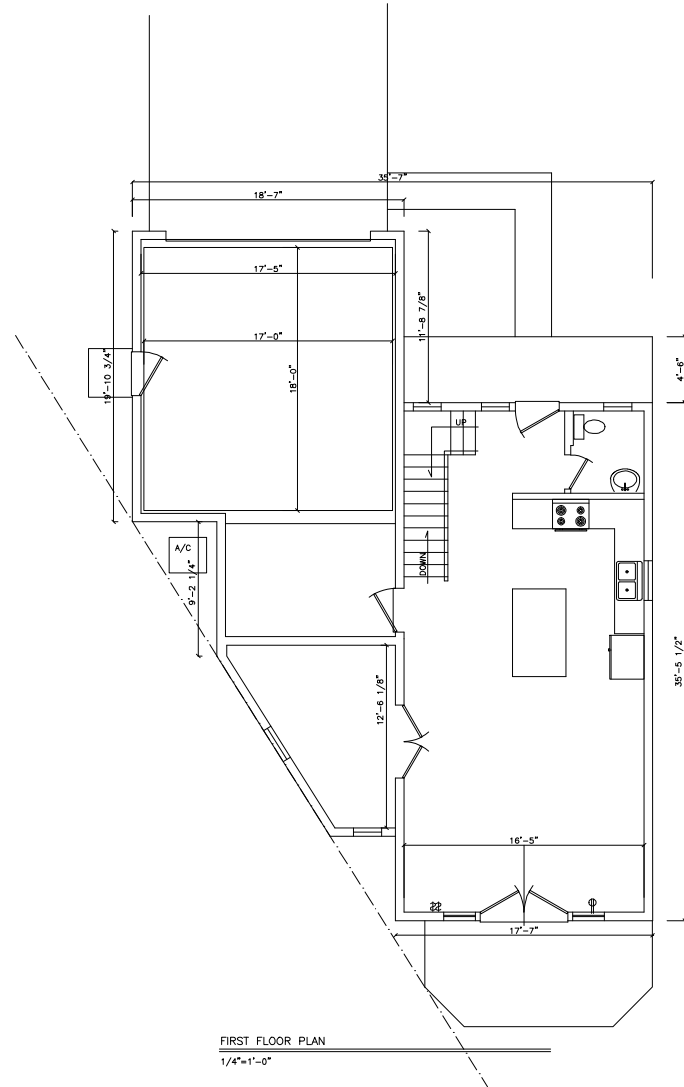
FIELDWORK DATE (CREW) 02/11/2022 (BV/JN)

DRAWN BY: R.S. REVISED: JOB NO. 22-02-0022





FOUNDATION PLAN  
1/4"=1'-0"



FIRST FLOOR PLAN  
1/4"=1'-0"

NO.	DATE	DESCRIPTION

**LINEWORKS LTD**

ARCHITECTS 847-564-3290  
3551 WOODHOG DRIVE FAX 847-564-5379  
NORTHBROOK, ILLINOIS SUITE # 6006Z

PROPOSED RESIDENCE  
1420 LEONARD PLACE  
EVANSTON, ILLINOIS

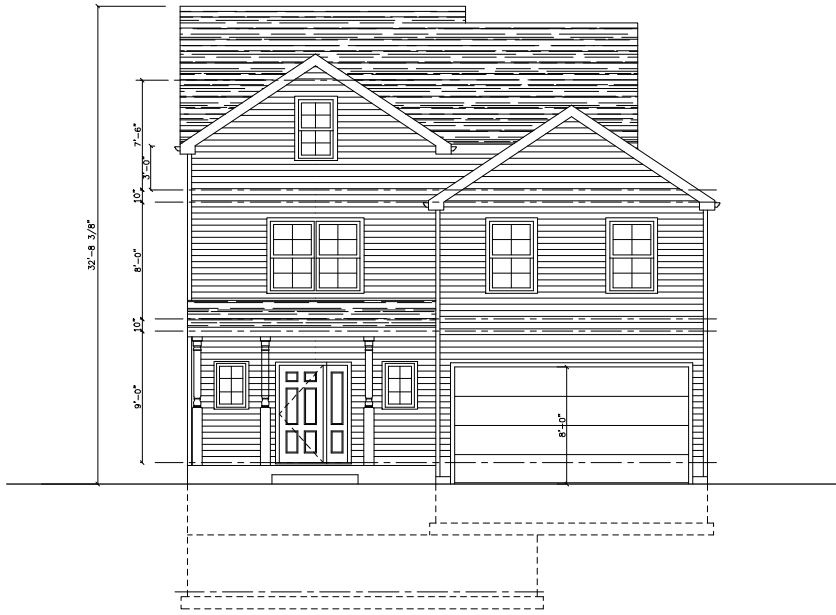
PROPOSED RESIDENCE

DATE	PROJECT	DESCRIPTION

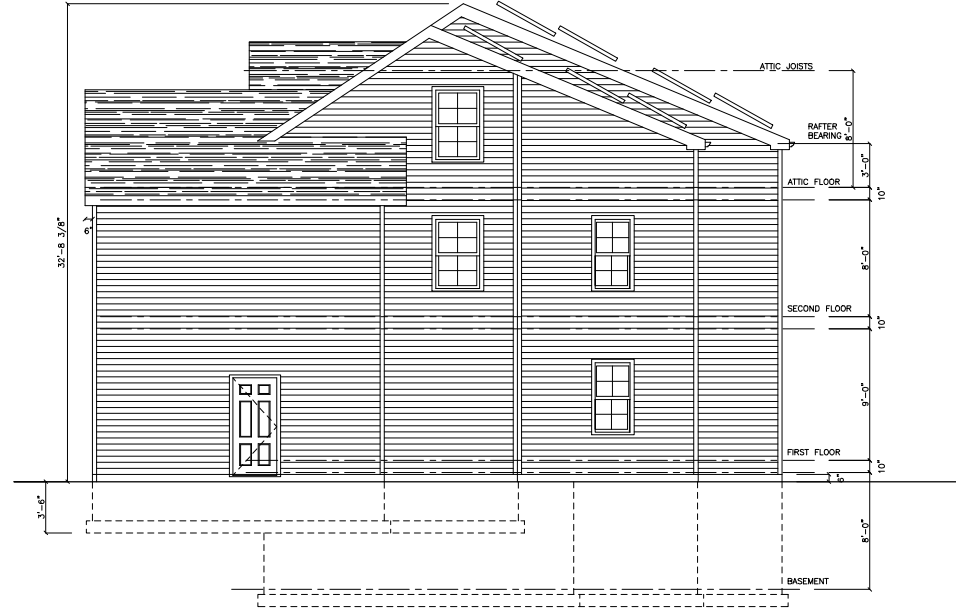
DRAWN	PROJECT	A-2
WPD	22023	
CHECKED	SHEET	
		2 OF 5

THESE DRAWINGS ARE PROVIDED BY CONSENT AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF LINEWORKS LTD.





NORTH ELEVATION  
1/4"=1'-0"



WEST ELEVATION  
1/4"=1'-0"

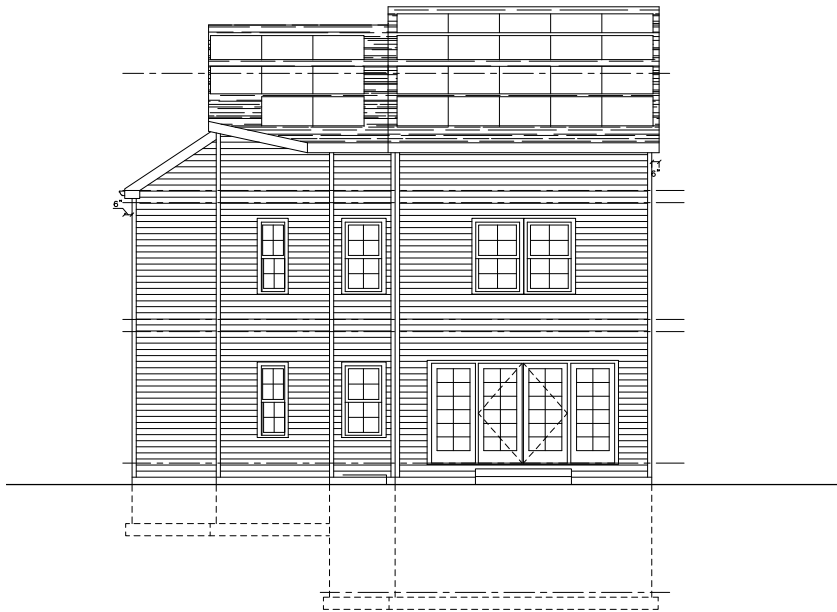
NO.	DATE	DESCRIPTION

**LINEWORKS LTD**  
 ARCHITECTS  
 5551 WOODHOG DRIVE SUITE # 60002  
 NORTHbrook, ILLINOIS 847-564-3290  
 FAX 847-564-5379

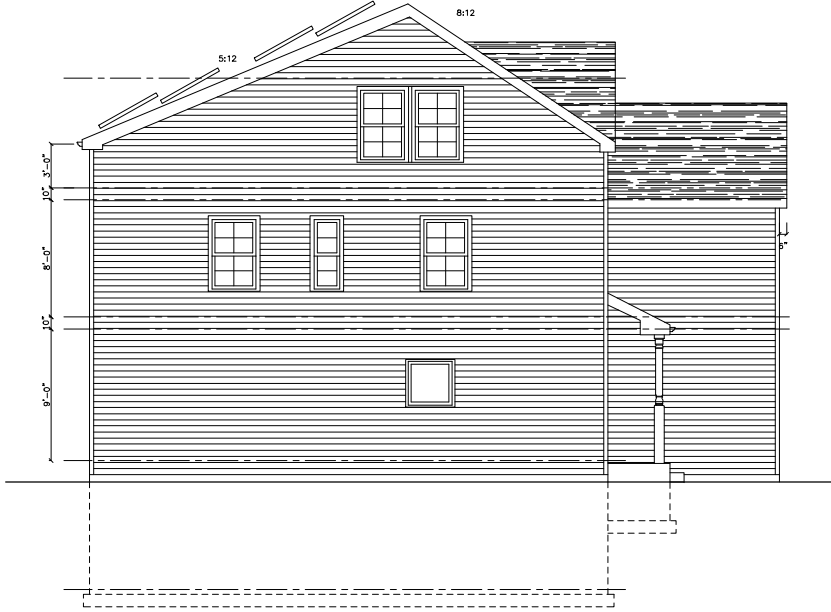
PRIVATE RESIDENCE  
 1420 LEONARD PLACE  
 EVANSTON, ILLINOIS  
 PROPOSED RESIDENCE

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 ALL RIGHTS RESERVED. ILLINOIS PROFESSIONAL ARCHITECT # 158-050254

DRAWN	PROJECT	<b>A-4</b>
WPD	22023	
CHECKED	SHEET	
	4	5



SOUTH ELEVATION  
1/4"=1'-0"



EAST ELEVATION  
1/4"=1'-0"

NO.	DATE	DESCRIPTION

**LINeworks LTD**  
 ARCHITECTS 847-564-3290  
 3561 WOODCREST DRIVE FAX 847-564-3379  
 NORTHBROOK, ILLINOIS SUITE # 600C2

PRIVATE RESIDENCE  
 1420 LEONARD PLACE  
 EVANSTON, ILLINOIS

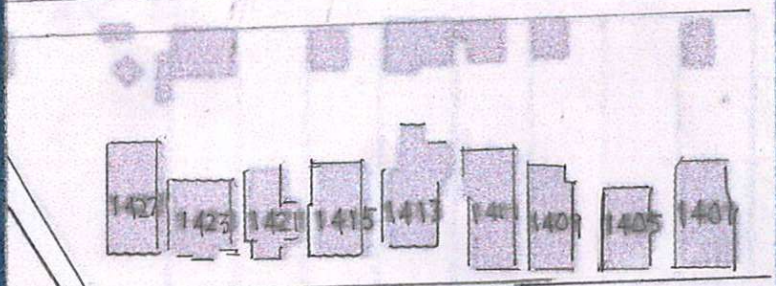
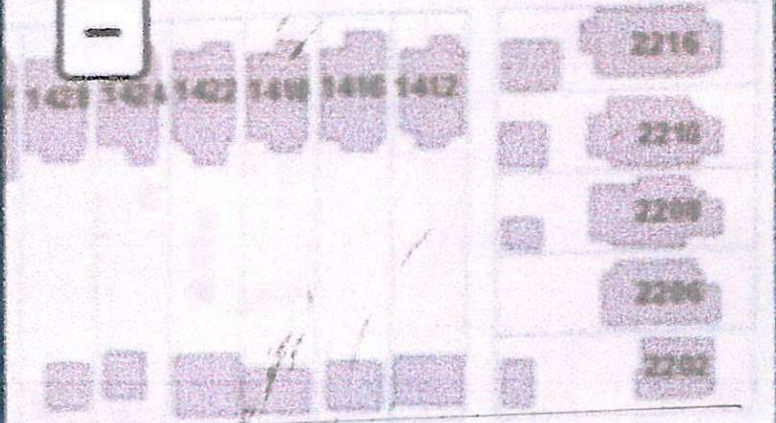
PROPOSED RESIDENCE

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 DRAWN: WPD PROJECT: 22023  
 CHECKED: 5 SHEET: 5 OF 5 **A5**

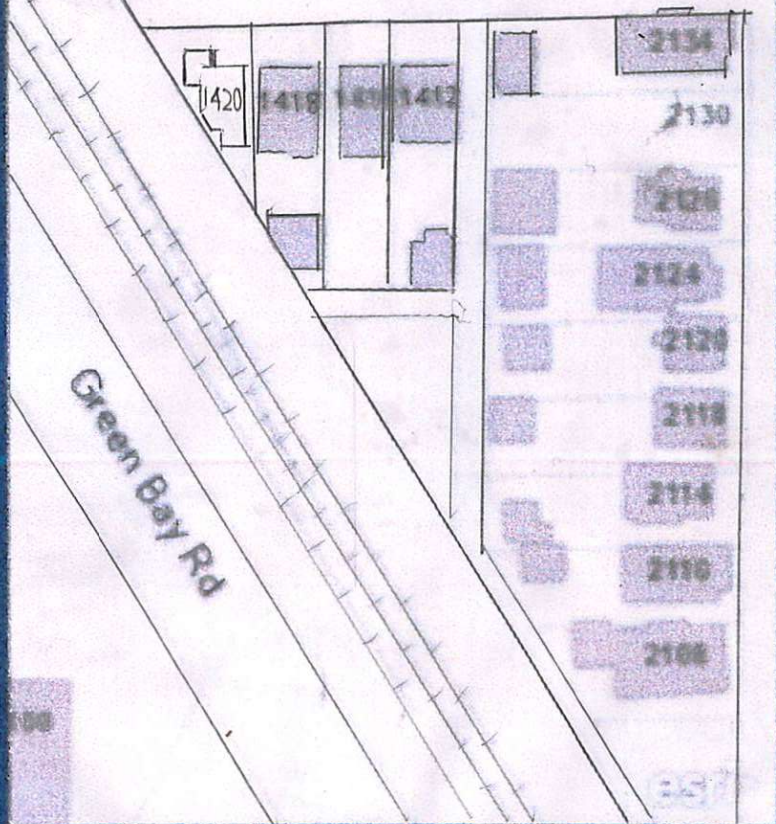




Noyes S. **Basemaps** ▾



Leon





# Basemaps

Notes

1420 1421 1422 1423 1424 1425 1426 1427

2214

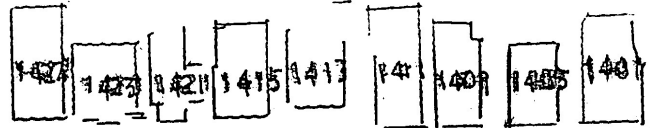
2216

2218

2220

2202

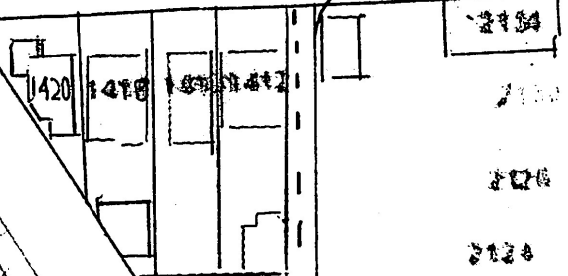
garbage cans



Garbage Truck Route

Leonard Pl

garbage cans



Utility Pole  
CommEd, cable

Green Bay Rd

2214

2216

2218

2220

2202

2204

2206

2208

2210

150

Applicant provided photos



Applicant provided photos



Applicant provided photos



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
<b>6-8-4-7</b>	<b>Yards/Setbacks:</b>  <b>Front yard, north: Non-compliant</b> <b>Standard: 27.0</b>



---

**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; Location: Compliant  
6-4-6-3 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 requirements**

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>

Tue, Jan 31, 2023 at 1:16 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



## 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 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 you...James 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>

Wed, Feb 1, 2023 at 4:20 PM

Reply-To: noreply@formstack.com

To: mmjones@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



### 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 Pl through the front of the lot.

There are currently two homes for sale on Wesley at the moment so we don't seem to have low housing inventory on the block. This lot really isn't suitable for a house -- we'd love to have new neighbors, but demolishing or

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 Pl | 23ZMJV-0002| Major Variations

**Position on  
Agenda Item:**

Opposed

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