



LAND USE COMMISSION

Wednesday, October 25, 2023 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. APPROVAL OF MEETING MINUTES: October 11, 2023

III. NEW BUSINESS

A. Public Hearing: Major Variation | 1723 Simpson Street | 23ZMJV-0059

Nathan Kipnis, architect, Kipnis Architecture + Planning, submits for a Major Variation for an 85 square foot addition for Meals on Wheels of Northeastern Illinois. The applicant requests a zero foot street side yard setback where a 3 foot street side yard setback is required (Section 6-9-2-7) in the B1 Business District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-12-420-014-0000

B. Public Hearing: Major Variations | 2420 & 2422 Grant Street | 23ZMJV-0054

Mark Larsen, real estate agent, Baird & Warner, submits for Major Variations to split one zoning lot into two zoning lots in the R1 Single Family Residential District. The applicant requests a lot size of 6,003 square feet where 7,200 square feet is required (Section 6-8-2-5) and an interior side yard setback of 4 feet where 5 feet is required (Section 6-8-2-8) for 2420 Grant Street. The applicant also requests a lot size of 4,953 square feet where 7,200 square feet is required (Section 6-8-2-5) and a lot width of 33 feet

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

where 35 feet is required for 2422 Grant Street. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PINs: 10-12-310-004-0000, 10-12-310-003-0000

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The Evanston Land Use Commission will hold a regularly scheduled meeting **on Wednesday, November 8, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.



SPECIAL MEETING MINUTES

LAND USE COMMISSION

Wednesday, October 11, 2023

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: George Halik, Kiril Mirintchev, Kristine Westerberg, Jeanne Lindwall, Brian Johnson, Myrna Arevalo, Max Puchtel, John Hewko and Matt Rodgers

Members Absent:

Staff Present: Interim Corporation Counsel Alex Ruggie, Community Development Director Sarah Flax, Neighborhood and Land Use Planner Meagan Jones, and Planning Manager Liz Williams

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:03 PM. A roll call was then done and a quorum was determined to be present.

Approval of September 27, 2023 Meeting Minutes

Commissioner Lindwall made a motion to approve the Land Use Commission meeting minutes from September 27, 2023 with staff corrections. Seconded by Commissioner Arevalo. A voice vote was taken, and the motion passed 8—0 with 1 abstention.

Old Business

A. Public Hearing: Special Use for a Planned Development | 1501 Central Street | 23PLND-0035

Northwestern University requests a Special Use for a Planned Development to demolish the existing Ryan Field stadium and ancillary maintenance building to construct a new 116 ft. tall stadium with a 35,000 spectator capacity in the U2 University Athletics Facilities District. The applicant is requesting the following site development allowances: 1) 1,408 total parking spaces (515 on-site, 893 in parking lot within 1,000 ft.) where 4,364 are required for the principal uses on the zoning lot, 2) A landscape strip of less than 35 ft. (specifically, 16 ft. 3 in. at closest point at the north-south and east-west property lines at the northeast corner of the lot) where 35 ft. is required when abutting a residential district, and 3) Open parking area with a

6 ft. 10 in. interior side yard setback where 15 ft. is required. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21. PINs: 05-35-310-015-0000, 5-35-310-020-0000, 5-35-318-015-0000, 5-35-310-007-0000, 5-35-310-019-0000, 5-35-310-022-0000 and 5-35-310-008-0000.

B. Public Hearing: Zoning Text Amendment | U2 University Athletic Facilities District | 23PLND-0010.

Northwestern University requests a Text Amendment to the Zoning Ordinance, Section 6-15-7-2 Permitted Uses, to modify the list of permitted uses in the U2 University Athletics Facilities District and conditions required for public facing concerts. No changes are proposed to the U2 district boundaries. The Land Use Commission is the recommending body for this case and the City Council is the determining body in accordance with Section 6-3-4-6 of the Evanston Zoning Code and Ordinance 92-O-21.

Katie Jahnke Dale from the law firm of DLA Piper, Zoning Counsel for Northwestern University, addressed concerns expressed at previous meetings. She stated that the proposed concert sounds would not cause negative health impacts on the surrounding community. She reviewed that Northwestern has initiated discussions with various stakeholders, including city departments, CTA, Metra, and others, to develop detailed logistics and traffic management plans to hold large events and committed to regularly reviewing and updating these plans in collaboration with the community. Regarding the proposed text amendment, she stated that Northwestern is asking for six more indoor public facing events and the addition of outdoor events.

George Kisiel, President, Okrent Kisiel Associates, addressed the standards for special uses, text amendments, and planned developments. He discussed how these standards can be met and mentioned that mitigating measures are part of the plan. He believes that the addition of six concert events with similar impacts to football games is not incompatible with the character of the existing development and that the proposed text amendment would not cause negative impacts on property values based on the neighborhood history, use of the site and expert reports.

Dave Davis, Northwestern University's Senior Executive Director for Neighborhood and Community Relations, explained that the proposed redevelopment and text amendment would unlock the potential of Ryan Field by strengthening the community and enriching Evanston. He mentioned Northwestern's efforts to listen to the community's concerns and adjust the proposal and noted the project support received from Evanston residents and organizations. He stated that the project cannot move forward as presented without the approval of the text amendment allowing a limited number of concerts and concluded by looking forward to a collaborative dialogue with city staff and the Evanston community on the project.

Commissioner Questions

Financial Components

Commissioners asked about the financial viability of the project and alternative funds for stadium operating expenses other than concerts. Luke Figora, Chief Operating Officer, Northwestern University, stated that Northwestern's goal is to build something significantly better and improve upon what currently exists. The proposed plan for constructing and managing the stadium relies on the ability to hold additional events such as concerts. He stated that the maintenance cost would be slightly over \$3 million a year in today's dollars and would need to be sustained in perpetuity. Ms. Jahnke Dale added that the request for additional concerts is about finding a balance between the project's financial aspects and the desire to provide a broader range of events.

Commissioners asked about the economic study and the financial benefits of the project. Mr. Davis stated that Northwestern University has proposed a \$10 million investment in workforce development, which is an annual payment intended to endow the initiative in perpetuity. They have established a formal partnership with a nonprofit organization, Rebuild and Exchange, for workforce development. Also included is a \$2 million annual tax guarantee to the City of Evanston and a concert ticket surcharge which would generate half a million dollars annually for School Districts 65 and 202. He said that these are initial benefits proposed by the University pending further discussions with City Council. Northwestern representatives stated that economic studies which vary in the number of concerts resulted in similar levels of economic benefits and that activity generated by games and concerts are additive to all Evanston businesses.

Traffic and Transportation

Commissioners asked about the difference between concert and football traffic patterns and managing events during construction. Peter Lemmon, Professional Traffic Operations Engineer, Kimley-Horn, stated that concerts typically require more transit use than football games. Concerns about parking in neighborhoods have been addressed by removing parking in neighborhoods from the plan, which then necessitates more parking in other locations and additional shuttle buses. Scott Arey, Northwestern Athletics, said that during construction parking for basketball games and similar events at Welsh-Ryan will be handled with a shuttle system.

Commissioners inquired about discussions with the CTA, Metra, and overall transit use. Mr. Lemmon said the transit agencies committed to looking into the addition of trains based on event size as well as other public transportation options. The predicted breakdown for patrons arriving by transit for concerts is approximately 30% CTA and 10% via Metra, whereas for football games, the percentage of fans arriving by transit is much smaller. Northwestern currently reimburses the City for additional expenses on game days, and this practice will continue.

Architecture

Commissioners questioned the stadium's open design, the effectiveness of noise control measures, and the possibility of changing the design. Dan Loosbrock, CAA ICON Senior Vice President, responded that the plan aims for a 20-decibel noise reduction and the aesthetic value of the stadium design is important. Darren Nielsen, HNTB Vice President, stated that enclosing the entire stadium would significantly increase the cost of the mechanical system needed for air quality, the stage location was positioned to point away from the nearest residents, and the stadium height has been reduced from earlier iterations. Ms. Jahnke Dale added that sound mitigation options would be finalized once construction drawings are complete. Meagan Jones noted the regulating ordinances for noise violations, and language addressing both noise and traffic will be included in the Memorandum of Understanding (MOU).

Community Events

Commissioners inquired about community activities including why they have not been activated within the current stadium and what efforts have been made to engage community members regarding future programs. Mr. Davis answered that the current stadium with grass and concrete infrastructure makes it challenging to host community events. Mr. Davis said that supporters have reached out to express their desire for additional cultural activities and the university is open to more suggestions on how to benefit the community.

Site Plan and Engineering

Commissioners asked about utilities, storm sewer systems, mechanical equipment, and the loading dock. Mr. Nielsen noted that the current stadium is on a combined sewer system which will be separated as part of the new construction. Sam Hernandez, civil engineer, Smith Group, stated that the new storm sewer alignment has been recommended by both the City and MWRD. The golf course, which needs to be crossed to access the channel, is also part of these discussions. Chris Hale, Perkins and Will, said that a new, taller wall with acoustic mitigation will be constructed to replace the existing screen wall addressing any noise generated by the new mechanical equipment. Other external facilities include a permanent pavilion and temporary ancillary structures for food service. Mr. Nielsen then summarized the loading dock design which includes three permanent elevated parking bays, a ramp for unloading purposes, and a specific section of seating within the stadium that is removable, primarily for concert or non-football events.

Northwestern University Charter

In response to Commissioner questions, Alex Ruggie confirmed that the City of Evanston does not have jurisdiction over the University's charter and has not been notified of any issues by the state of Illinois. Ms. Jahnke Dale added that the law firms representing the University have reviewed the documents and are of the opinion that

there is no violation of the charter and communication with the State of Illinois does not indicate any issues.

Commissioners thanked the residents for their participation, written comments and their research efforts. Chair Rodgers then closed the public comment period and called for a recess. The meeting reconvened the meeting at 9:39 PM.

Deliberations

A. Special Use for a Planned Development | 1501 Central Street | 23PLND-0035

Commissioner Lindwall said that she believes the stadium proposal generally meets the planned development standards. Commissioner Westerberg recommended a condition that the City have a peer review of the geotechnical plan and any aspects related to stormwater management. Commissioner Hewko noted that the stadium will be a benefit for the entire community. Both Commissioners Johnson and Puchtel supported the stadium particularly because of the small number of site development allowances which improve the site. Commissioner Mirintchev supported the stadium and recommended a condition to add more parking spaces and Commissioner Halik agreed. Chair Rodgers concurred with Commission members and spoke about the need to replace the stadium.

The Chair reviewed the Standards for a Special Use (Section 6-3-5-10).

1. Is one of the listed special uses for the zoning district in which the property lies: The stadium is a permitted use in the U2 District, so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: The Comprehensive General Plan and the Zoning Ordinance support the growth and evolution of the University while recognizing its place in a residential environment. The proposed stadium aligns with these plans and regulations and aims to minimize adverse effects such as traffic congestion, so the standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: The rebuilding of the stadium offers an opportunity to address existing issues related to traffic management, sound mitigation, and accessibility. The reduced capacity of the stadium will likely have a positive impact on the neighborhood and so the standard is met.
4. Does not interfere with or diminish the value of property in the neighborhood: The construction of a smaller, more efficient stadium for football is expected to enhance the overall neighborhood and potentially increase property values therefore the standard is met.
5. Is adequately served by public facilities and services: The development of a state-of-the-art stadium will increase the demand on public facilities and services, necessitating coordination between the University, the City, and MWRD for water detention and management. The expectation is that the University is willing to

invest in necessary improvements to enhance their facility's functionality, thereby meeting this standard.

6. Does not cause undue traffic congestion: The construction of the stadium will impact traffic in the area, but there is an opportunity to create a more effective traffic management plan and so the standard is met.
7. Preserves significant historical and architectural resources: The present stadium, although designed by a prominent architect, is not historically significant. The University is in discussions with the Potawatomi Tribe to address their concerns regarding the protection of artifacts which will be noted as a condition in the decision, so the standard is met.
8. Preserves significant natural and environmental resources: The proposal includes a better use of the environment by utilizing outdoor spaces for various events in the future. The plan addresses stormwater management and aligns with sustainability standards, including LEED Gold certification, the Green Building Ordinance, as well as Bird Friendly Evanston meeting the standard.
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: Replacing a 100-year-old stadium with a more efficient, accessible, and code-compliant facility meets the standard.

Chair Rodgers asked for Commissioner comments on the standards. There were none.

The Chair reviewed the Standards for Special Use for Planned Developments (Section 6-3-6-9).

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location: The request for the stadium site allowances aligns with the existing conditions on the site, including setbacks and parking so the standard is met.
2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: The proposed stadium design aligns with modern standards and improvements that are necessary for a 21st-century collegiate stadium thus meeting the standard.
3. The development site circulation is designed to in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area: The development site circulation is well-planned to ensure the safety of pedestrians and vehicles in the area and builds upon a century of experience operating football games on the site, so the standard is met.
4. The proposed development aligns with the current and future climate and sustainability goals of the City: The proposed stadium design incorporates various codes, ordinances, and guidelines, incorporating bird-friendly building design, and using eco-friendly materials so the standard is met.

5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested Site Development Allowance(s): Several public benefits have been discussed, including local hiring initiatives for minority and women-owned businesses, marketing and advertising support for Central Street, an all-electric Net Zero Ryan Field, additional Divvy bike stations, environmental considerations such as storm sewer replacement and others so the standard is met.

Chair Rodgers asked for Commissioner comments on the standards. Commissioner Lindwall mentioned that staff noted there may be a need to replace the water main on Ashland Avenue.

Commissioner Puchtel made a Motion to recommend approval for a Special Use for a Planned Development to the City Council for the property located at 1501 Central Street, zoning case number 23PLND-0035, with the following conditions:

1. A Traffic Management Plan for all events with an expected capacity of more than 5,000 attendees shall be finalized prior to the completion of demolition and shall be reviewed administratively on an annual basis and when changes to events are proposed.
2. A Memorandum of Understanding (MOU) between the City of Evanston and Northwestern University shall be approved that includes but is not limited to the following:
 - Use and reimbursement of City services for events
 - Coordination meetings for events
 - Security Plan
 - Sustainability Plan
 - Traffic Management Plan
 - Alcohol Controls
 - Public Benefits
 - Community Input
3. Implementation of mitigation measures at the University's expense suggested within the Environmental Assessment Review and subsequent Peer Review, including but not limited to:
 - Maintain use of best practice design elements proposed for the stadium including, utilization of a distributed house sound system within the seating bowl that limits noise levels to 70 DBH at the property line, providing additional canopy or roof/dome above the seating areas that incorporates adequate sound reduction characteristics, and use of enclosures and walls that help reduce sound emissions to the surrounding community.
 - Add vertical barriers around the concourse areas or other openings in the stadium. Barriers can be permanent or retractable. Utilization of sound-absorbing materials on the exterior of stadium structures where appropriate and effective shall also be incorporated into the building design.
 - Implement the Best Management Practices (BMP) listed in the

- Transportation Management Plan (TMP) to reduce traffic generated noise.
- Incorporate sound dampening materials into the design of the mechanical equipment enclosure.
4. The applicant shall propose additional traffic & pedestrian mitigation measures that increase pre and post event LOS prior to City Council consideration.
 5. Implementation of mitigation measures at the applicant's cost suggested within the Traffic Impact Study and subsequent Peer Review, including but not limited to:
 - Implement specific roadway improvements where necessary, feasible and practical, including:
 - Identify and design mitigation measures to enhance pedestrian safety.
 - Enhance connections and linkages to transit.
 - Include on-site transit information kiosks.
 - Provide off-site parking for employees.
 - Ensure ongoing compliance with the City of Evanston Multi-Modal Transportation Plan.
 6. Use of the plaza shall comply with all City Codes relating to noise.
 7. Truck traffic and deliveries used for events to load and unload equipment shall be limited to the below grade area.
 8. That the development complies with Chapter 4-13, Floodplain Regulations, of the Evanston City Code and the Watershed Management Ordinance of the Metropolitan Water Reclamation District, prior to the issuance of any building permits.
 9. That the development complies with the City's bird-friendly design requirements per Ordinance 83-O-22 and Green Building Ordinance 82-O-22 prior to the issuance of any building permits.
 10. That the development complies with the City's electric vehicle parking requirements per §4-2-2, Table 406.2.7.2 of the City Code prior to the issuance of any building permits.
 11. That the applicant repairs any damage done to public rights-of-way as a result of construction on site.
 12. That the applicant signs and agrees to a Construction Management Plan (CMP) with the City of Evanston prior to the issuance of any building or demolition permits. The CMP must include but is not limited to the following: water and sewer utility connections, construction staging plan, on-site and off-site construction parking restrictions, construction truck routes, hours of operation, a plan including cross-sections showing pedestrian access around the site with the use of curb ramps, signage and/or striping, if necessary, foundation survey of surrounding structures including weekly reporting of seismographs for the duration of demolition and construction, submittal of environmental testing report prior to construction, visibility diagram for all construction site access points, a proposed schedule for street opening for utility connections with cross-section details, traffic management plan that

- addresses events being held in the U2 District during construction, and an ongoing communications plan including but not limited to project updates via monthly newsletter and project website.
13. That the applicant must record the approving ordinance with the Cook County Clerk's Office.
 14. A Ryan Field Sustainability Plan that includes both "Construction" and "Operations" with either an all-electric net zero building or a pathway to net zero greenhouse gas emissions by 2040.
 - a. "Construction"
 - i. Provide plan for deconstruction (not demolition) of the existing structure
 - ii. Provide plan for onsite materials reuse
 - iii. Use low-carbon steel and low-carbon concrete
 - iv. Calculate embodied carbon
 - v. Conduct feasibility study of greywater digester for food prep waste in concession areas
 - vi. Collaborate with ComEd on full building electrification, EV charging, and available incentives
 - vii. Conduct new feasibility study of solar PV or solar parking canopies
 - b. "Operations"
 - i. Plan a path towards net zero greenhouse gas emissions that primarily addresses emissions from the building's energy usage by 2040
 - ii. Include food waste diversion services within the Stadium Complex.
 - iii. Include reusable food and beverage wares and the needed infrastructure.
 - iv. Provide litter management plans for parking lot and neighboring areas
 - v. Install hand dryers in restrooms
 15. The Applicant consults with Tribal representatives and the State Historic Preservation Office relating to archaeological oversight before and during excavation and construction to ensure that Native American ancestral burials and archaeologically sensitive sites are treated in an appropriate manner.
 16. Provide an updated timeline for construction prior to City Council review.
 17. The Applicant meets with residents to discuss the option of constructing an above-grade or below-grade garage on the east or west parking lot if desired in lieu of parking in the neighborhood.
 18. The Applicant provides funding for the City to initiate an independent peer review of the stormwater management system and the geotechnical aspects of the project.
 19. The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with the

following: the terms of this ordinance; the Development Plan in Exhibit D, attached hereto and incorporated herein by reference; all applicable City Code requirements; the Applicant's testimony and representations and documents to the Land Use Commission, the P&D Committee, and the City Council.

20. The Applicant shall follow the general conditions, site controls and standards as enumerated in Section 6-18-1-9 of the Evanston City Code.

Seconded by Commissioner Westerberg. A roll call vote was taken, and the motion passed, 9-0.

Deliberations (continued)

B. Zoning Text Amendment | U2 University Athletic Facilities District | 23PLND-0010.

Commissioner Halik objects to the text amendment allowing concerts because the parking management plan strains road and facility resources and the ineffective financial arguments for concerts. Commissioner Westerberg concurred and added that the many outstanding issues result in a plan that does not meet the standards to manage and mitigate potential negative community impacts. Commissioner Lindwall said the text amendment does not meet the standards as it raises concerns about its compatibility with the surrounding community, the impact on transportation and parking, and noise issues. She pointed out that the current zoning language allows for temporary events which could be an opportunity to evaluate the real-world impact of concerts. Commissioner Puchtel expressed discomfort with some of the financial arguments made by the university and due to the lack of clear information, he suggested considering concerts in the future. Commissioner Arevalo spoke in support of concerts expressing that music has a unifying power and that should be considered as well. Commissioner Mirintchev said he is concerned about unforeseen negative consequences for the city and the surrounding neighborhood and finds the wording of the amendment unclear. Commissioner Johnson does not see a clear positive benefit for concerts when considering the neighborhood's character, impact, city revenues, expenses, and other factors. Commissioner Hewko also expressed concerns about the university's financial arguments for the text amendment but believes that concerts could be a positive addition to Evanston with strict conditions to address noise and traffic. Chair Rodgers questioned the intensity of the use.

Chair Rodgers proposed alternative language for the text amendment to clarify the types of community events permitted as follows:

- Intramural, intercollegiate, or amateur sports and athletic events and practice thereof.
- Band playing and practice in connection with another permitted use.
- Outdoor lectures, speakers, non-musical festivals, social events and other community or cultural events, and musical performances in conjunction or

associated with the foregoing (which shall require loudspeaker permits from the City for any noise amplification), hosted by the University or City and designed for the University or local community with conditions in a Memorandum of Understanding. Such events shall not include any outdoor plaza rentals to organizations not affiliated with the University or City.

- Banquet halls, including breakfasts, luncheons, dinners, meeting, and dining room facilities, provided that attendance is limited to the capacity of the specific facilities.
- Off-street parking for hospital employees and for university students, employees, guests, and invitees.
- Public-facing concerts, provided the conditions for use be listed in a Memorandum of Understanding.
- Any uses not outlined herein shall require approval by the City's Special Events Committee.

Chair Rodgers additionally recommended moving some of the text amendment detail to the MOU including:

1. Use and reimbursement of city services for events.
2. Prohibition of tailgating for concert events.
3. Coordination meetings for events.
4. Security Plan.
5. Sustainability Plan.
6. Traffic Management Plan.
7. Concert Operations Plan.
8. Advanced notice of concerts.
9. Alcohol controls.
10. Public benefits
11. Community input.
11. The frequency and use of concerts.
12. Concert events should not include outdoor plaza rentals to organizations not affiliated with the University or the city.
13. Spectator capacity at concerts within Ryan Field is limited to 28,500 unless a revised traffic impact study is submitted for review prior to scheduling an event.
14. Sound may be amplified, subject to legal requirements and permits, as follows:
 - From 10:00 a.m. to 10:00 p.m. on Sundays through Thursdays.
 - From 10:00 a.m. to 10:15 p.m. on Fridays, Saturdays, and days preceding national holidays.
15. The public address (PA) system should be designed so that it does not exceed a L_{max} of 70 dBA at the neighboring noise sensitive land uses, i.e., residences. This would require the installation of a distributing sound system with highly directional and carefully aimed loudspeakers around the bleachers and field. The distance between the loudspeakers and the coverage area should be minimized to reduce spill to the community. In addition, the PA system output volume should be regulated by an audio processor with the ability to limit the audio output levels (e.g. compressor/limiter).

16. Concert events are required to use the Stadium's public address system.
17. Install sound monitoring devices in and around the stadium, in the stadium seating bowl (typically at the mix position), on the stadium property, and/or within the surrounding residential areas.
18. Sound absorbing materials are used on the exterior stadium structures where appropriate and effective to reduce noise levels at adjacent off-site sensitive receptors.
19. Private security is provided for University owned parking areas.
20. Vehicles may idle only in approved designated areas on the private property.
21. Parking structures located within 200 feet of any residential use shall be constructed with a solid wall fronting the residences and utilize textured surface on garage floors and ramps to minimize noise.
22. The University implements best management practices for transportation demand management to reduce the traffic generated noise.
23. The loading dock and trash recycling areas for the stadium are in the below grade level which will preclude noise from this source at exterior locations.
24. Truck traffic and deliveries used for events load and unload in the below grade area.
25. The Traffic Management Plan is reviewed and updated administratively between the City and the University on an annual basis and when changes to events are proposed.
26. Set-up and take-down for said concerts shall be conducted in such a manner that trucks are utilized in the below-grade area and active take-down after concerts shall be limited to 2 hours after evening concert completion. All set-up and take-down activities shall follow regulations enumerated in City Code Section 9-5-20 and Section 10-4-18.

Commissioner Lindwall reviewed the Standards for Amendments (Section 6-3-4-5).

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive General Plan as adopted and amended from time to time by the City Council: The Comprehensive General Plan and the Zoning Ordinance support the growth and evolution of the University while recognizing its place in a residential environment meeting the standard. Large-capacity public-facing concerts challenges the educational mission of the University and the vision/goals of the Plan standard.
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property: Given the lack of nearby parking and the challenges of transporting large numbers of people for concerts, the standard cannot be met. However, with appropriate conditions and a MOU, the amendment can be adapted to better suit the immediate neighborhood and then the standard would be met.
3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties: Studies provided by the applicant mainly focus on sports facilities and not concert venues. Neighbors presented evidence to support their conclusion that property values will be adversely affected through a comparable

concert venue. These issues do not meet the standard. However, a MOU which would regulate how these uses are managed as part of the Planned Development Ordinance would ensure necessary mitigations to address any concerns and thus meet the standard.

4. The adequacy of public facilities and services: The standard is not met concerning public transportation infrastructure and a reduction in traffic flow at certain intersections for the contemplated concerts and events. However, by implementing a Traffic Management Plan and negotiating improvements with the university, the adequacy of public facilities and services can be met for the contemplated concerts and events.

Commissioner Lindwall made a Motion to recommend approval for a Zoning Text Amendment to the City Council for the U2 University Athletic Facilities District, zoning case number 23PLND-0010. Seconded by Commissioner Hewko. Chair Rodgers proposed an amendment as follows:

- Intramural, intercollegiate, or amateur sports and athletic events and practice thereof.
- Band playing and practice in connection with another permitted use.
- Outdoor lectures, speakers, non-musical festivals, social events and other community or cultural events, and musical performances in conjunction or associated with the foregoing (which shall require loudspeaker permits from the City for any noise amplification), hosted by the University or City and designed for the University or local community with conditions in a Memorandum of Understanding. Such events shall not include any outdoor plaza rentals to organizations not affiliated with the University or City.
- Banquet halls, including breakfasts, luncheons, dinners, meeting, and dining room facilities, provided that attendance is limited to the capacity of the specific facilities.
- Off-street parking for hospital employees and for university students, employees, guests, and invitees.
- Public-facing concerts, provided the conditions for use be listed in a Memorandum of Understanding.
- Any uses not outlined herein shall require approval by the City's Special Events Committee.

Seconded by Commissioner Hewko. A roll call vote was taken, and the motion failed, 3-6. Reverting to the original motion to recommend approval of the text amendment as written. A roll call vote was taken, and the motion failed, 2-7.

Communications

There was none.

Adjournment

Commissioner Lindwall motioned to adjourn, Commissioner Hewko seconded, and the motion carried, 9-0.

Adjourned 11:48 PM.

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, October 25, 2023, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,
Amy Ahner, AICP, Planning Consultant

Reviewed by,
Meagan Jones, AICP, Neighborhood and Land Use Planner

Land Use Commission

1723 Simpson Street
Major Variation
23ZMJV-0059

Determining Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

CC: Sarah Flax, Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Major Variation for Street Side Yard Setback
1723 Simpson Street | 23ZMJV-0059

Date: October 2, 2023

Request

Nathan Kipnis, architect, Kipnis Architecture + Planning, submits for a Major Variation for an 85 square foot addition for Meals on Wheels of Northeastern Illinois. The applicant requests a zero foot street side yard setback where a 3 foot street side yard setback is required (Section 6-9-2-7) in the B1 Business District. 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 October 5, 2023.

General Information

Applicant: Nathan Kipnis
Kipnis Architecture + Planning
1642 Payne Street
Evanston, IL 60201

Owner: Waqas Samir
456 N. Williams Dr.
Palatine, IL 60074

PIN: 10-12-420-014-0000

Analysis

1723 Simpson Street is a 5,546 sq. ft. lot at the northeast corner of Simpson Street and Darrow Avenue in the B1 Business District. The property features a one-story brick and stone commercial structure that is currently occupied by Meals on Wheels as a permitted catering use with accessory offices. The property is within a neighborhood

business district that comprises businesses, religious institutions, and dwelling units, with a mixed-density residential neighborhood across the street and in the greater vicinity.

Surrounding Zoning and Land Uses	Zoning District	Land Use
North	B1 Business District R4 General Residential District	residences
South	R4 General Residential District	residences
East	B1 Business District	residences
West	R3 Two-Family Residential District	residences

Proposal

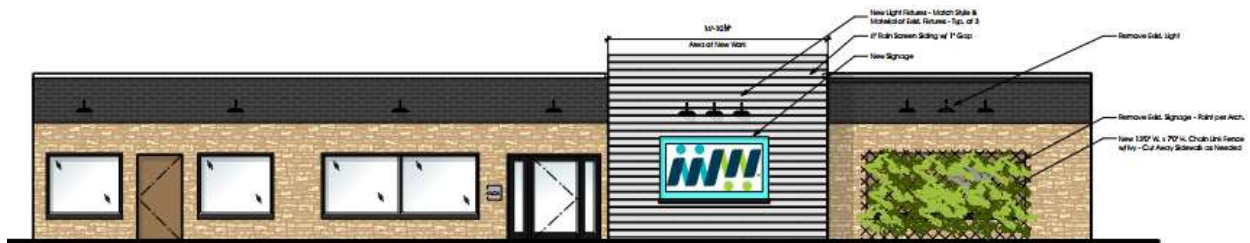
The applicant proposes construction of a one-story 17' x 5' addition for a walk-in cooler in order to expand operations of Meals on Wheels to serve additional meals among the community. The 85 square foot addition is proposed within the required 3' street side yard setback and proposes a zero foot setback that aligns with the existing rear portion of the building that is legally nonconforming with a zero foot setback.

Proposed Site Plan with Setbacks:



The applicant did explore alternative locations for the cooler and found a zoning-compliant location at the north side of the building that is not within a required setback but would cause a significant negative impact to workflow given the interior layout, and would impede parking and loading. The far northeast corner of the property also provides a zoning-compliant location but would require relocation of the building's electrical service which is not feasible due to costs and disruption of operations.

Proposed South Elevation (facing Simpson Street):



The addition is proposed with 6 inch rain screen siding and new light fixtures. The applicant previously updated the building with new windows, doors, exterior paint and lighting, and awning removal. Staff is not aware of any objections to the proposal as requested, and notes the substantial public benefit that Meals on Wheels provides to the community on a daily basis.

Department Recommendation

The applicant believes the proposed addition is the minimum relief necessary for the ongoing operation and success of Meals on Wheels at the subject property. Staff recommends approval of the requested variation with the condition the storm water collected from the addition drains onto the existing roof and not onto the public right-of-way. If the Land Use Commission determines the Standards for Major Variations are met, the Commission should approve the requested zoning relief.

Standards for Approval

In order for the Land Use Commission to approve the requested variation, the proposed development must meet the Standards for Major Variation (Section 6-3-8-12-E):

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.

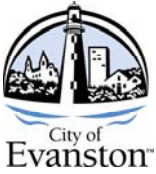
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation.

Action by the Commission

After making findings of fact as to whether or not the requested density variation meets the aforementioned standards, the Land Use Commission may approve, approve with conditions, or deny the requested variation. The Land Use Commission is the determining body for this request pursuant to Section 6-3-8-10(C) of the Evanston City Code.

Attachments

Major Variation Application
Aerial Photo
Street View
Zoning Map
Plat of Survey
Development Plans
 Site Plan
 Floor Plan
 Color Elevations
Zoning Analysis
Public Notice
Staff Comments (storm water condition)



MAJOR VARIATION APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address 1723 Simpson St, Evanston, IL 60201

Permanent Identification Number(s):

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

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

2. APPLICANT

Name: Nathan Kipnis

Organization: Kipnis Architecture + Planning

Address: 1642 Payne St

City, State, Zip: Evanston, IL 60201

Phone: Work: 847 864 9650 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: nkipnis@kipnisarch.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: WaqasSamir, LLC

Address: 456 N. Williams Drive

City, State, Zip: Palatine, IL. 60074

Phone: Work: _____ Home: _____ Cell/Other: 773-732-1622

Fax: Work: _____ Home: _____

E-mail: AZEEM0911@COMCAST.NET

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 I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Waqas Qureshi
Digitally signed by Waqas Qureshi
DN: cn=Waqas Qureshi, c=US,
e=AZEEM0911@comcast.net,
Reason: I am the author of this document.
Location:
Date: 2023.09.07 21:15:36

09/08/2023

Property Owner(s) Signature(s) -- **REQUIRED**

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."

Nathan Kipnis
Applicant Signature -- **REQUIRED**

09/18/2023

Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>09/11/2004</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: <u>09/18/2023</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: <u>Mortgage Statement</u> |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees) | Amount \$ <u>660</u> 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:

1-story 85 SF Addition to Existing 1-story Commercial Building (Meals on Wheels of Northeastern Illinois)

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")
1		
6-9-2-7	Requires a Minimum South Street Side Yard Setback of 3 feet	A Side Yard Abutting a Street Setback of 0 feet

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" 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?

The building has an existing portion of its footprint extending to the property line, with a legal non-conforming projection of 3'0" into the current side yard abutting a street setback. The area of the existing projection into the required side yard abutting a street is approximately 64 square feet. This request is to allow for additional interior space to support the increased demand of Meals on Wheels services. The proposed addition will align with the existing projection; new area of 85 square feet is proposed to be in the required side yard abutting a street setback.

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 existing building is located on a corner lot, with only one neighbor to the east along the impacted side yard abutting a street. The requested variation will not adversely impact the adjoining properties since the addition is on the side yard abutting a street setback and faces the public way.

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.

The required setbacks and existing building footprint leave limited options for practical expansion to meet the increased demand of serving the community's older adults and disadvantaged residents with prepared meals.

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.

The purpose of the proposed variation is to increase capacity to serve the community and meet the demand for services and support provided by Meals on Wheels, a nonprofit organization, for residents of Northeastern Illinois; the requested variance is not based solely on increased income from the property.

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

The hardship has not been self-created and would allow for a significant positive impact on serving the local community.

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

Numerous alternative options have been explored but are cost prohibitive and would cause a significant disruption to the current operations of Meals on Wheels services. A cooler addition on the north west end of the building would cause a significant negative impact to workflow as the space is used for parking and loading. A cooler addition was considered in the north east corner of the building, however this would require the relocation of the electrical service which is costly and majorly disruptive. The minimal impact of the proposed addition along Simpson Street will allow Meals on Wheels to increase their operation capacity while minimizing out-of-service time.



City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

(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.

Meals on Wheels NEI

1723 Simpson St, Evanston, IL 60201

847 332 2678

ExecutiveDirector@mealsonwheelsnei.org

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 _____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

N/A

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.

WaqasSamir, LLC

456 N Williams Drive

Palatine, IL 60074

AZEEM0911@COMCAST.NET

773-732-1622

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.

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.

N/A

- 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.

N/A

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.

N/A



MAJOR VARIATION INFORMATION

A. GENERAL INFORMATION

1. What projects are eligible for a Major Variation?

Property Owners may apply for a Major Variation from the following zoning regulations:

1. Yards and setbacks
2. Height
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio
5. Off street parking and loading
6. Home occupations. (Ord. 115-0-04)

2. Who can submit an application?

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. **Standing** (§6-3-8-4):

3. How do I submit an application?

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30am until 5:00pm. Evanston.

Applications must be complete, including all required documentation and fee.
Applications are not accepted by mail or e-mail.
Application materials cannot be returned.

4. What forms of payment are accepted? Cash, Credit Card, Check.

5. Can I withdraw my application? Will my fee be returned?

Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is general granted. If this has occurred, only the \$150 transcript deposit is returned.

6. Who has access to my application materials?

The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT MAJOR VARIATIONS

1. What is the timeframe?

The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30 -40 days.

2. What is the Process?

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing;
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date;
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500' of any point on the subject property;
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

3. What standards are used to decide? (§6-3-8-12(A)):

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 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. (a) The purpose of the variation is not based exclusively upon a desire to extract additional 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 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 Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

4. Can I Appeal?

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):

CONTACT INFORMATION

Community Development Department – Planning & Zoning Division

2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201

P.847-448-4311 F.847-448-8126 E.zoning@cityofevanston.org www.cityofevanston.org/zoning



City of Evanston
DISCLOSURE STATEMENT
FOR ZONING HEARINGS

OFFICE USE	
CASE #	
DATE RECEIVED	

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. Address or location of property for which zoning relief is sought, if applicable: _____ Zip: 60201
 1723 Simpson St Evanston, IL _____

2. Name of applicant for zoning relief:
 Nathan Kipnis _____

3. 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.
 Deborah Mack _____
 1723 Simpson St Evanston, IL 60201 _____
 847 332 2678 _____
 ExecutiveDirector@mealsonwheelsnei.org _____

4. *If a person or organization owns or controls the proposed land user*, name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number _____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)
 N/A _____

5. 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.
 WaqasSamir, LLC _____
 456 N Williams Drive _____
 Palatine, IL 60074 _____
 AZEEM0911@COMCAST.NET (773-732-1622) _____

6. Name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 5 above, or indicated below.

If Applicant or Proposed Land User is a Corporation



7.

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.

N/A

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, if there are more than 33 shareholders.

N/A

If Applicant or Proposed Land User is not a Corporation



8.

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.

N/A

I certify that all of the above statements and all statements, information and exhibits that I am submitting in conjunction with this application for relief from the requirements of the Zoning Ordinance or for an appeal from the Zoning Administrator's decision are true to the best of my knowledge.

Applicant's signature

09/18/2023

Date

Applicant's signature

Date

Applicant's signature

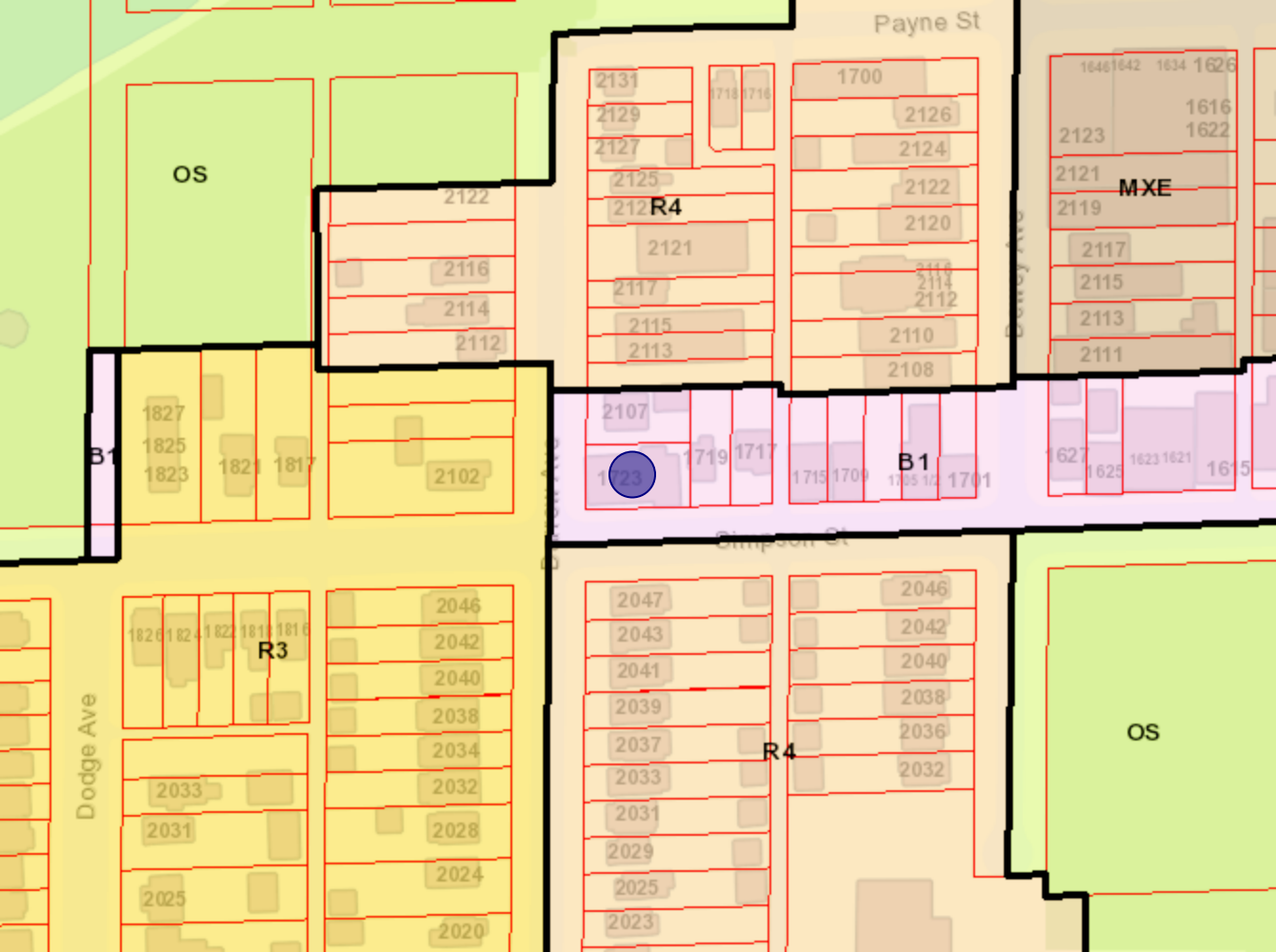
Date



Darrow Ave

Simpson St







UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYORS
 9681 ELMS TERRACE, DES PLAINES, IL 60016
 TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887
 E-MAIL: USURVEY@IX.NETCOM.COM

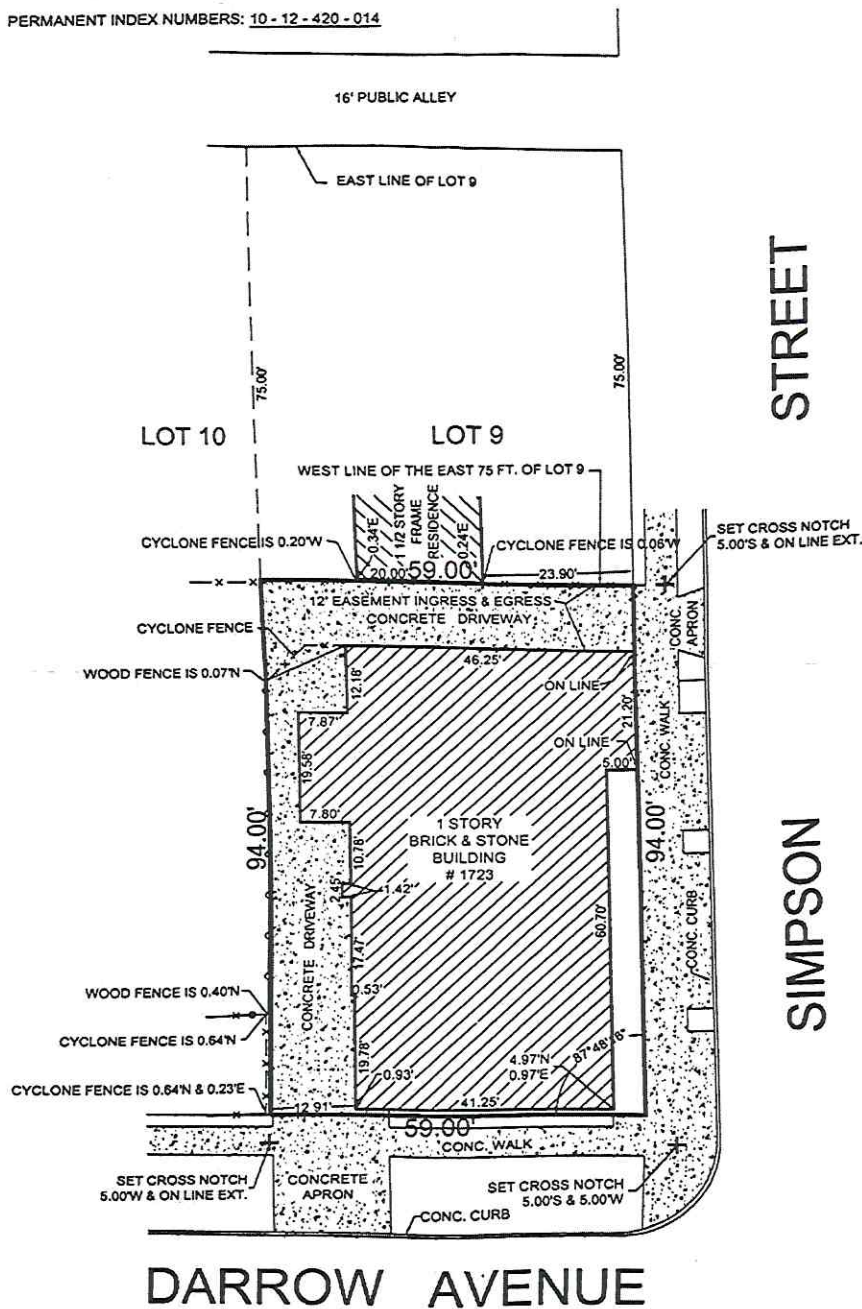
PLAT OF SURVEY

OF

LOT 9 (EXCEPT THE EAST 75 FEET THEREOF) IN BLOCK 8 IN PAYNE'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1723 SIMPSON STREET, EVANSTON, ILLINOIS.

PERMANENT INDEX NUMBERS: 10 - 12 - 420 - 014



CHECK (✓) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

ORDERED BY:
AKRAM ZANAYED & ASSOCIATES
 DATE : SEPTEMBER 11, 2004
 SCALE : 1" = 20'
 ORDER No.: 2004-12411

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING ON THE ABOVE PROPERTY.

Roy G. Lawniczak
 ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Roy G. Lawniczak
 ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290

Zoning Data

Zoning District	B1 - Commercial District		
	Req'd	Existing	Proposed
Min. Lot Area	None	5,552.2 s.f.	
Min. Lot Width	None	59' 1"	No Change
Min. Front Setback	3'0"	11 1/8"	No Change
Min. Rear Setback	10'0"	10'10 5/8"	No Change
Min. Interior Side Setback (North)	0"	4'7 1/2"	No Change
Min. Street Side Setback (South)	3'0"	0'	No Change
Max. FAR	2.0	0.66	0.68
Max. Principal Bldg Hgt	40'0"/ N/R Story	12'10"	14'3"

Darrow Street



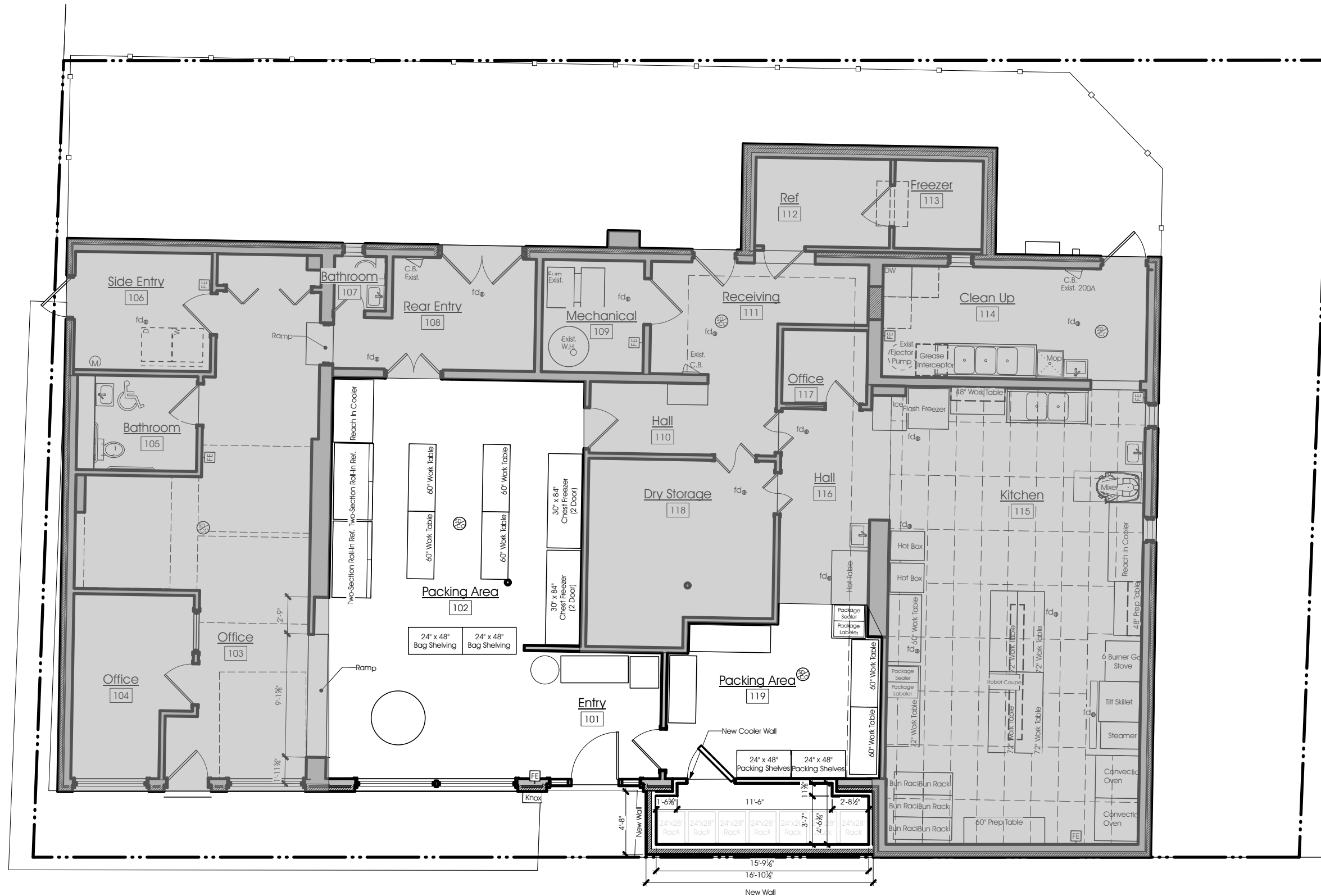
Addition
Meals on Wheels
 1723 Simpson St.
 Evanston, IL

Site Plan
 Scale: 1" = 10'0"
 September 20, 2023



1642 payne street | evanston IL 60201
 847 864 9650 | kipnisarch.com

Simpson Street



Addition
 Meals on Wheels
 1723 Simpson St.
 Evanston, IL

Floor Plan - Addition
 Scale: 1/8" = 1'-0"
 September 20, 2023



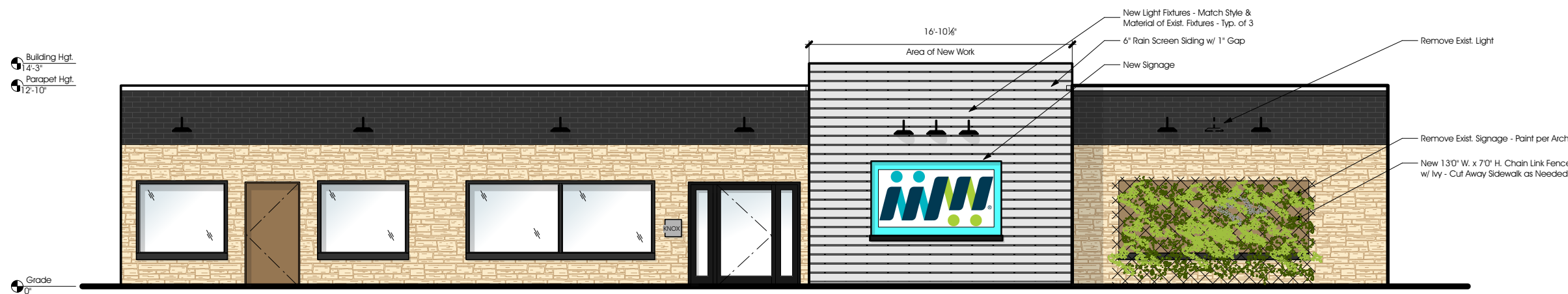
1642 payne street | evanston IL 60201
 847 864 9650 | kipnisarch.com



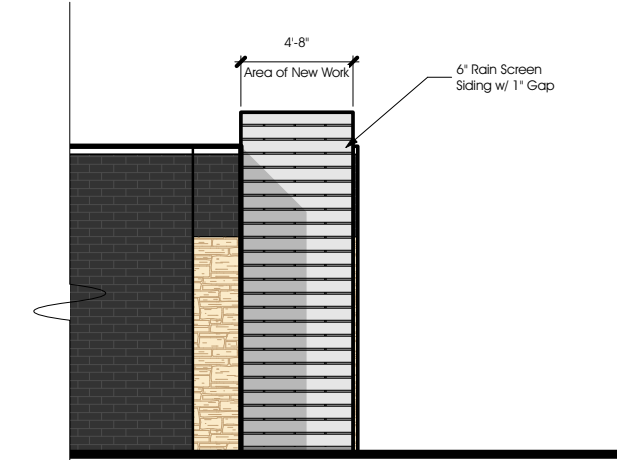
SOUTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING



SOUTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED

Addition
 Meals on Wheels
 1723 Simpson St.
 Evanston, IL

Elevations
 Scale: 1/8" = 1'-0"
 September 20, 2023



**Zoning Analysis
Summary**

Review Date: 08-16-23
By: Michael Griffith, Planner

Case Number:

23ZONA-0138 – 1723 SIMPSON STREET

Case Status/Determination:

NON-COMPLIANT

Applicant: Nathan Kipnis

Plans prepared by: Kipnis Architecture + Planning

Plans dated: 08-09-23

Survey dated: 11-11-04

District: B1

Proposal:

1-story 85 sf addition to existing 1-story commercial building (Meals on Wheels of Northeastern Illinois)

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-9-2-7	Minimum required south street side yard setback is 3'; 0.0' proposed at addition.	Recommend revising

Additional Comments:

1. Zoning considers the front yard to be off of Darrow Avenue, street side yard off of Simpson Street, interior side yard along the north property line, and the rear yard along the east property line.
2. Simpson Street is designated a collector street and Darrow Avenue is designated a local street in the City's Comprehensive Plan Update (2000).
3. The minimum required street side yard setback is 3' when the street side yard abuts a collector street and the front yard does not abut a collector, distributor, or major street.
4. As proposed, approval of a major variation is required where the Land Use Commission is the determining body. **Variations may or may not be granted.**
5. Shifting the addition to the north side of the building where a zero foot setback applies brings the project into zoning compliance and avoids triggering a variation from the zoning code.

Principal Use and Structure: Caterer (Meals on Wheels of Northeastern Illinois – food preparation)	
6-9-2-2	Use: Compliant Standard: Caterer Existing: Caterer Proposed: No change
6-9-2-4	Lot size: NA Standard: No requirement for nonresidential use Existing: 5546 sf Proposed: No change
6-9-2-5	Lot width: NA Standard: No requirement Existing: 59' Proposed: No change
	Dwelling units #: NA
	Building Lot Coverage: NA
	Impervious Surface Coverage: NA
6-6-2-6	Floor Area Ratio: Compliant Standard: 2.0 Existing: 0.66 Proposed: 0.68
	Accessory Structure Rear Yard Coverage: NA
6-9-2-8	Building Height: Compliant Standard: 40' Existing: 12.8' to top of parapet Proposed, addition: 14.3' to top of parapet
6-9-2-7	Yards (Setbacks): Front, west: Existing legal non-conforming <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: 0.9' ○ Proposed: No change Street Side, south: Non-compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: 0.0' ○ Proposed, addition: 0.0'

	<p>Interior Side, north: Compliant</p> <ul style="list-style-type: none">○ Standard: 0.0'○ Existing: 4.6'○ Proposed: No change <p>Rear, east: Compliant</p> <ul style="list-style-type: none">○ Standard: 10'○ Existing: 10.9'○ Proposed: No change

NOTICE OF A PUBLIC HEARING

Evanston Land Use Commission

Wednesday, October 25, 2023, 7:00 pm

Morton Civic Center, 2100 Ridge Ave.

Council Chambers



Please be advised, as you own, or otherwise may have interest in a property within 500 ft. of the address listed below, for which the following zoning application will be discussed:

Major Variation

1723 Simpson Street | 23ZMJV-0059

Nathan Kipnis, architect, Kipnis Architecture + Planning, submits for a Major Variation for an 85 square foot addition for Meals on Wheels of Northeastern Illinois. The applicant requests a zero foot street side yard setback where a 3 foot street side yard setback is required (Section 6-9-2-7) in the B1 Business District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-12-420-014-0000

Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: <https://bit.ly/lucpubliccomment>. Information about the Land Use Commission is available online at www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission. Questions can be directed to Melissa Klotz, Zoning Administrator, at 847-448-8153 or via e-mail at mklotz@cityofevanston.org. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-866-5095 (TDD). La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847-448-4311 (voz) o 847-866-5095 (TTY).

Staff Review Comments - 1723 Simpson St.

Variation Request: Zero foot street side yard setback where 3 feet is required; for an 85 sq. ft. addition for Meals on Wheels catering use.

Civil Engineering:

- The new area's roof should drain onto the existing roof.
- Note that the concrete area shown as being cut back for an ivy fence is on public property and will need a Right Of Way permit

Land Use Commission

2420 & 2422 Grant Street
Major Variations
23ZMJV-0054

Determining Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

CC: Sarah Flax, Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Major Variations for Lot Sizes, Interior Side Yard Setback
2420 & 2422 Grant Street | 23ZMJV-0054

Date: October 2, 2023

Request

Mark Larsen, real estate agent, Baird & Warner, submits for Major Variations to split one zoning lot into two zoning lots in the R1 Single Family Residential District. The applicant requests a lot size of 6,003 square feet where 7,200 square feet is required (Section 6-8-2-5) and an interior side yard setback of 4 feet where 5 feet is required (Section 6-8-2-8) for 2420 Grant Street. The applicant also requests a lot size of 4,953 square feet where 7,200 square feet is required (Section 6-8-2-5) and a lot width of 33 feet where 35 feet is required for 2422 Grant Street. 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 October 5, 2023.

General Information

Applicant: Mark Larsen
Baird & Warner
2926 Central St.
Evanston, IL 60201

Owner: Patricia A. Drinkwine
2425 Central St. 5C
Evanston, IL 60201

PINs: 10-12-310-004-0000, 10-12-310-003-0000

Analysis

2420 & 2422 Grant Street are currently two recorded lots of record that comprise one zoning lot on the south side of Grant Street, midblock between Pioneer Road and McDaniel Avenue, in the R1 Single Family Residential District. The zoning lot features a single family residence and detached garage with parking pad on the east half of the lot while the west half is predominantly vacant.

Surrounding Zoning and Land Uses	Zoning District	Land Use
North	R4 General Residential District	Three Crowns Park retirement community
South	R1 Single Family Residential District	Single family homes
East	R1 Single Family Residential District	Single family homes
West	R1 Single Family Residential District	Single family homes

Property History

The parcels in question were platted as individual, separate buildable lots at some point prior to 1960. After platting, each lot was separately sold in compliance with zoning regulations. The parcel to the east was developed with a single family residence and detached garage while the parcel to the west was never developed. The current property owner and applicant purchased each lot separately and has held them in common ownership for the last +47 years. During that time, the platted parcels were used as one zoning lot as evidenced by the parking pad next to the detached garage that extends over the interior shared parcel line.

Section 6-4-1-8 of the Zoning Ordinance states:

...A recorded nonconforming lot may not be used if it was held in common ownership with one (1) or more adjoining lots at any time subsequent to December 2, 1960. Such lots may be used if such lots so held in common ownership together, when used as a single parcel, meet or more nearly meet the requirements of this Title.

Proposal

The applicant proposes separating the larger zoning lot into two so that the two lots follow the existing platted parcel lines and result in two buildable zoning lots that may be separately sold. 2420 & 2422 Grant (as combined) is the largest lot on the block, totaling 10,956 square feet in lot size and 73' of street frontage. All lots on the block are the same depth. Four of the eight lots, including both corner lots, are 33' wide, and three lots are 50' wide. The remaining lot is the applicant's 73' wide lot that would result in 33' wide and 40' wide lots as proposed, with the existing single family residence on the 40'

wide lot.

The single family residence is located 4' from the new interior property line where 5' is required and therefore requires a variation. A parking pad that is not required parking is located next to the detached garage and currently extends over the new interior property line. To comply with zoning, a portion of the parking pad must be removed so that it complies with a 3' interior side yard setback. Lot size and lot width variations are also triggered by the split. All variations and changes are summarized as follows (grey indicates variation requested):

	Required	Existing Zoning Lot (combined parcels)	2420 Grant St. (separated)	2422 Grant St. (separated)
Lot Size	7,200 sq. ft.	10,956 sq. ft.	6,003 sq. ft.	4,953 sq. ft.
Lot Width	35 ft.	73 ft.	40 ft.	33 ft.
Interior Side Yard Setback	5 ft.	NA	4 ft.	NA

Separation of the parcels results in two lots that do not meet the minimum lot size requirements of the R1 District, one lot that does not meet the minimum lot width, and one interior side yard setback that does not meet the typical setback requirement to the existing residential structure. All variations requested are similar in scope to surrounding properties and the existing built environment. Remaining zoning regulations including building lot coverage and impervious surface coverage are compliant.

The vacant lot that would likely develop with a new single family residence if the requested variations are approved features two mature trees. A large oak tree exists in the required front yard. If that tree remains intact, new construction may need to increase the front yard setback and locate the principal structure further back on the lot away from the tree and its root structure. A large evergreen exists at the rear of the lot and likely requires removal in order to fit a two-car detached garage off of the alley. The City recently passed a Tree Protection Ordinance that takes effect June 1, 2024 and could impact how the vacant site develops. See additional attached staff comments regarding potential impacts to the existing trees.

Staff is not aware of any objections to the proposal as requested. Additionally, staff notes the existence of Section 6-4-1-8 that requires variations to split a zoning lot that was previously platted as separate buildable parcels is not ideal. While the original intention may have been to preserve less-developed land and encourage compliance with future/changing zoning requirements, the regulation is now antiquated. With a national and local housing shortage that will not end soon, particular attention should be given to this type of request that can add a buildable (and separately taxable) lot with needed housing within an already built-out community.

Department Recommendation

The applicant believes the request is the minimum relief necessary to return the two parcels to separate zoning lots as they existed when originally platted. The owner believes the lots are more valuable separately since additional housing can then be constructed, which is needed in Evanston and throughout the region. Following review and consideration of surrounding zoning lots and the built environment, staff recommends approval of the requested variations with the condition the existing parking pad be reduced in size to comply with the required 3' interior side yard setback. Additional conditions for tree preservation and/or limitations on future variations may be added. If the Land Use Commission determines the Standards for Major Variations are met, the Commission should approve the requested zoning relief.

Standards for Approval

In order for the Land Use Commission to approve the requested variations, the proposed development must meet the Standards for Major Variation (Section 6-3-8-12-E):

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 meets the aforementioned standards, the Land Use Commission may approve, approve with conditions, or deny the requested variations. The Land Use Commission is the determining body for this request pursuant to Section 6-3-8-10(C) of the Evanston City Code.

Attachments

Major Variation Application
Aerial Photo
Street View
Zoning Map
Plats of Survey
Zoning Analysis
Staff Comments
Public Notice



MAJOR VARIATION APPLICATION

CASE #: 23ZONA-0126 – 2420 GRANT STREET

zoning office use only

1. PROPERTY

Address 2420 and 2422 Grant Street, Evanston, IL 60201

Permanent Identification Number(s):

PIN 1: 10-12-310-004-0000 PIN 2: 10-12-310-003-0000

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

2. APPLICANT

Name: Mark Larsen

Organization: Baird & Warner

Address: 2926 Central St.

City, State, Zip: Evanston, IL 60201

Phone: Work: 847/707-8007 Home: _____ Cell/Other: 847/707-8007

Fax: Work: _____ Home: _____

E-mail: mark.larsen@bairdwarner.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: Patricia A. Drinkwine

Address: 2425 Central Street 5C

City, State, Zip: Evanston, IL 60201

Phone: Work: _____ Home: 847/475-1919 Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: PAdrinkwine@currently.com

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 I may change the Applicant for this application at any time by contacting the Zoning Office in writing.”

Patricia A. Drinkwine

August 1, 2023

Property Owner(s) Signature(s) -- **REQUIRED**

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.”

Mark Larsen

August 1, 2023

Applicant Signature – **REQUIRED**

Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>July 11, 2023</u> |
| <input type="checkbox"/> | Project Site Plan | Date of Drawings: _____ |
| <input type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: _____ |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees) | Amount \$_____ plus Deposit Fee \$150 |

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:

Separate 2420 Grant Street (with existing home) and 2422 Grant Street (vacant land) into 2 parcels.

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")
1		
6-8-2-5	2420 Grant – R-1 Lot size – required: 7200 sf'	Lot size of 6003 sf'

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

2		
6-8-2-8	2420 Grant – Side yard setback – required: 5.0'	Setback of 4.0'
3		
6-8-2-5	2422 Grant – R-1 Lot size – required: 7200 sf'	Lot size of 4953 sf'
6-8-2-6	2422 Grant – 33.0' Lot width – required: 35.0'	Lot width of 33.0'

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?
2420 and 2422 Grant are smaller (than the required 7200 sf' lot area) lots within a neighborhood of similar lots. They were purchased separately and recognized by Cook County as 2 PINs with 2 addresses. Owner would like to realize the true value of the 2 lots, individually. Owner has effectively maintained the 2 lots as separate parcels over the course of ownership for the past 47+ years.

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 parcel to the west (2428 Grant) of 2422 Grant is 4934 sf' and is presumed to be 32.89' ± wide (Cook County records) and the parcel to the east (2416 Grant) of 2420 Grant is 6150 sf' (Cook County records). It is the owner and applicant's belief that neither adjoining properties would be adversely affected and any granted zoning relief would be in keeping with the characteristics of the existing neighborhood.

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. The owner would be denied the separate land value of the 2422 Grant Street parcel if required to sell it as a combined large lot (with a small home). It is the applicant's belief that the 2422 Grant property could be marketed to a home builder at a reasonable price for both buyer and seller. Land/teardown lots of a similar size have been sold in R-1 districts in Evanston – though non-conforming in lot area/width – with a potential for in demand, single-family new construction.

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.
It is the owner and applicant's belief that any granted zoning relief would be in keeping with the characteristics of the existing neighborhood. Homes/lots on the south side of 2400 block of Grant Street average 6048 sf'. As proposed, 2420 Grant St. would be **.007 (.7%) less** than the average 2400 block lot areas. Additionally, as proposed, 2422 Grant St. would be **.18 (18%) less** than the average 2400 block lot areas. A 10,956 sf' lot area (as required by the zoning ordinance) is **.81 (81%) greater** than the average 2400 block lot areas.

4. The alleged difficulty or hardship has not been self-created, if so, please explain. The owner purchased 2422 Grant Street six years after the purchase of 2420 Grant Street – and intended the 2 lots to be treated as separate parcels.

5. Have other alternatives been considered, and if so, why would they not work?
Combining the 2 parcels/PINs may work for the City's ordinance requirements – however it does not work for the owner (The owner is denied realizing the true vacant land value in today's market) or the immediate neighborhood (a very large, 10,956 sf lot – with the potential for a very large home would be created in an area smaller lots/homes).



City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

(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.

N.A.

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 _____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

N.A.

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.

N.A.

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 _____ above, or indicated below.

N.A.

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.

N.A.

- 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.

N.A.

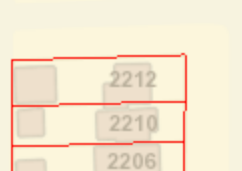
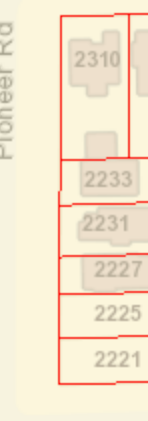
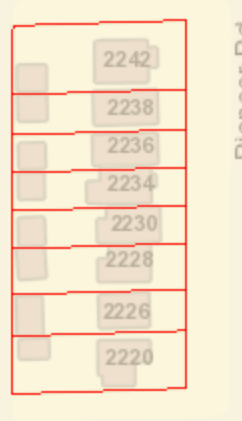
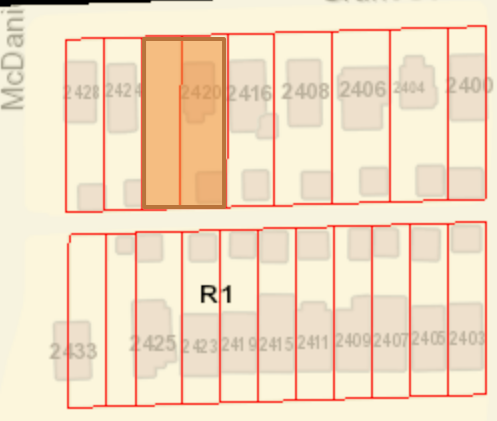
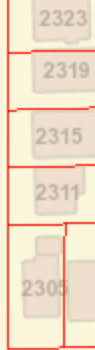
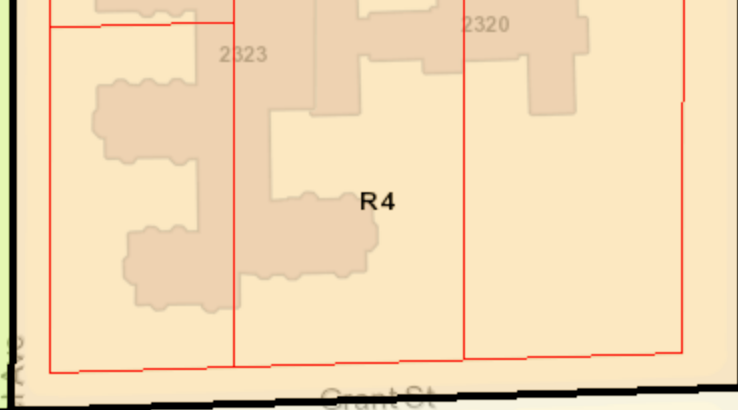
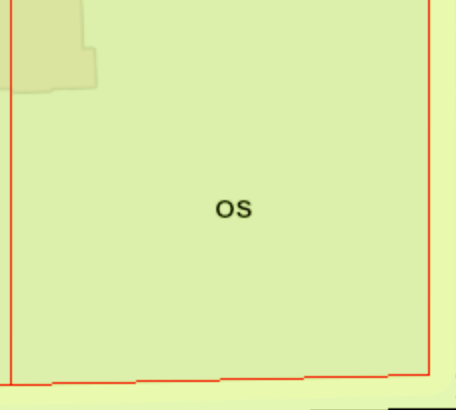
If Applicant or Proposed Land User is not a Corporation

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.

N.A.







OS

2323

2320

R4

2305

McDaniel Ave

Grant St

Pioneer Rd

R1

Noyes St

2526 2520 2518 2514 2512 2506 2500

2421 2424 2420 2416 2408 2406 2404 2400

2242

2310

2525 2521 2519 2515 2509 2505 2503

2433 2425 2423 2419 2415 2411 2409 2407 2405 2403

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PLAT OF SURVEY

OF

LOT 23 AND THE WEST 7 FEET OF LOT 24 IN BLOCK 5 IN COMMONS AND BEST'S ADDITION TO EVANSTON IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 AND IN SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-12-310-004-0000

TOTAL LAND AREA: 6,003 SQ.FT.

COMMONLY KNOWN AS: 2420 GRANT STREET, EVANSTON, ILLINOIS 60201



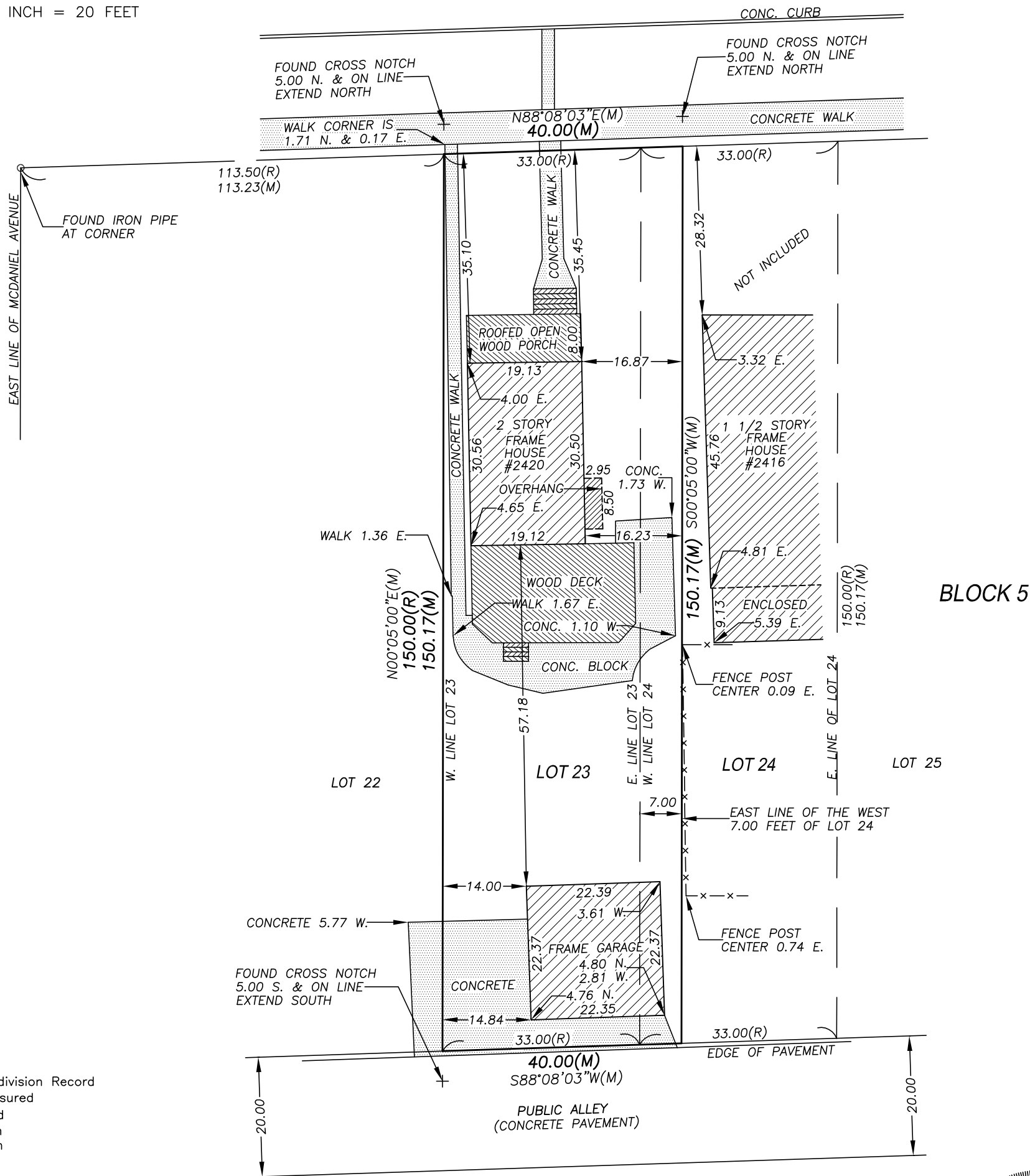
GRANT

(66 FT. R.O.W.)

STREET

ASPHALT PAVEMENT

SCALE: 1 INCH = 20 FEET



- LEGEND:
- (R) = Subdivision Record
 - (M) = Measured
 - (D) = Deed
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NW'y = Northwesterly
 - NE'y = Northeasterly
 - SW'y = Southwesterly
 - SE'y = Southeasterly
 - Conc. = Concrete
 - Wood Fence — □ — □ —
 - Chain Link Fence — x — x —
 - Iron Fence — ○ — ○ —

GENERAL NOTES:

- PROPERTY CORNERS ARE NOT FLAGGED AND STAKED PER CLIENT REQUEST.
- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

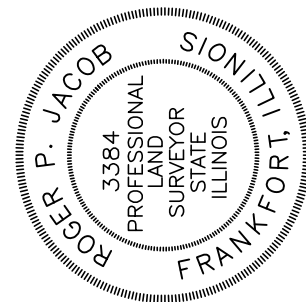
FIELD WORK COMPLETED: JULY 5, 2023

DATED THIS 11th DAY OF JULY, 2023.

BY: *Roger P. Jacob*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3384
LICENSE EXPIRES 11/30/2024

ORDER NO.: 23-153
ORDERED BY: PATRICIA DRINKWINE

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com



PLAT OF SURVEY

OF

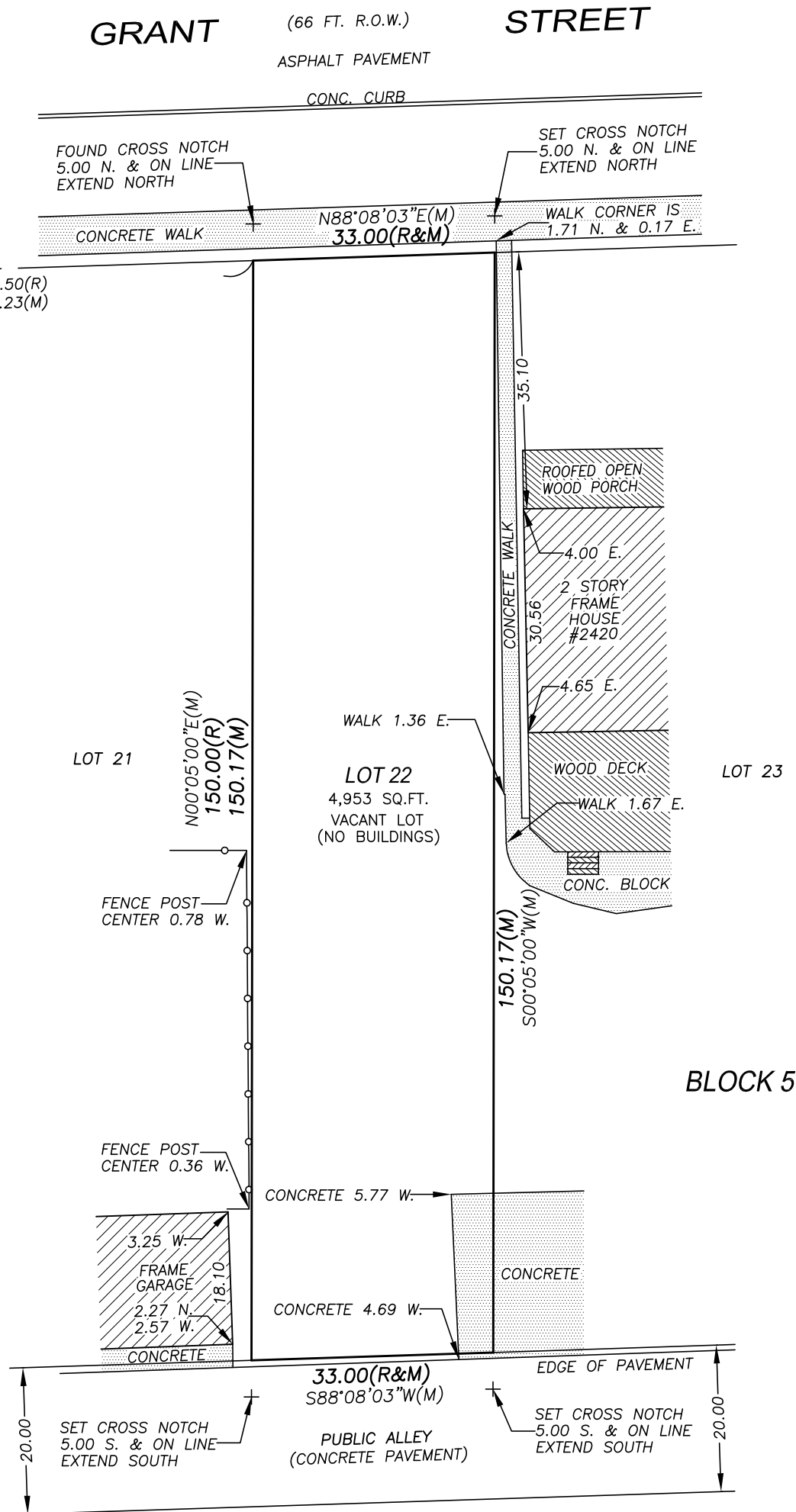
LOT 22 IN BLOCK 5 IN COMMONS AND BEST'S ADDITION TO EVANSTON, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-12-310-003-0000 TOTAL LAND AREA: 4,953 SQ.FT.

COMMONLY KNOWN AS: 2422 GRANT STREET, EVANSTON, ILLINOIS 60201



SCALE: 1 INCH = 20 FEET



- LEGEND:
- (R) = Subdivision Record
 - (M) = Measured
 - (D) = Deed
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NW'y = Northwesterly
 - NE'y = Northeasterly
 - SW'y = Southwesterly
 - SE'y = Southeasterly
 - Conc. = Concrete
 - Wood Fence — □ — □ —
 - Chain Link Fence — x — x —
 - Iron Fence — ○ — ○ —

GENERAL NOTES:

- PROPERTY CORNERS ARE NOT FLAGGED AND STAKED PER CLIENT REQUEST.
- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

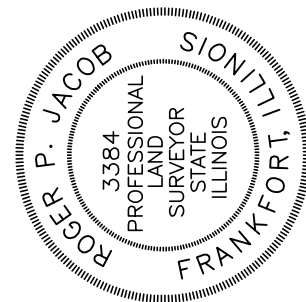
STATE OF ILLINOIS
COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: JULY 5, 2023

DATED THIS 11th DAY OF JULY, 2023.

BY: *Roger P. Jacob*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3384
LICENSE EXPIRES 11/30/2024



ORDER NO.: 23-154
ORDERED BY: PATRICIA DRINKWINE

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
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**Zoning Analysis
Summary**

Review Date: 07-26-23
By: Michael Griffith, Planner

Case Number:

Case Status/Determination:

23ZONA-0126 – 2420 GRANT STREET

NON-COMPLIANT

Applicant: Mark Larsen

Plans prepared by:

Plans dated:

Survey dated: 07-11-23

District: R1

Proposal:

Subdivide zoning lot into 2 lots (zoning lot contains 2 recorded lots of record held in common ownership since 1960).

2420 Grant Street: Lot to include the existing single-family dwelling, deck, patio, open parking pad, and detached garage.

2422 Grant Street: Vacant lot, no plans provided at this time.

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-8-2-5	2420 Grant Street, lot size: Non-compliant Standard: 7200 sf Existing: Proposed: 6003 sf	Apply for a major variation
6-8-2-8	2420 Grant Street, west interior side yard setback to principal structure: Non-compliant Standard: 5.0' Existing: Proposed: 4.0'	Apply for a major variation
6-8-2-5	2422 Grant Street, lot size: Non-compliant Standard: 7200 sf Existing: Proposed: 4953 sf	Apply for a major variation

6-8-2-6	2422 Grant Street, lot width: Non-compliant Standard: 35.0' Existing: Proposed: 33.0'	Apply for a major variation
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Additional Comments:

1. Since 2422 Grant Street was purchased and held in common ownership after 1960 with 2420 Grant Street and the two lots together now comprise one compliant zoning lot, separating the zoning lot requires approval of variations from the Zoning Code, Sections 6-4-1-7 and 6-4-1-8.
2. Variation to reduce the minimum required lot size is a major variation, Zoning Code Section 6-3-8-3.D; therefore, all variations triggered from the zoning code are considered under one major variation application.
3. The Land Use Commission is the determining body for major variation applications.
Variations may or may not be approved.

Principal Use and Structure: Dwelling – Single-family detached			
	2420-2422 Grant St Existing as one zoning lot	2420 Grant St As subdivided	2422 Grant Street As subdivided
6-8-2-3	Use: Compliant Standard: Dwelling – Single-family detached Existing: Dwelling – Single-family detached Proposed:	Use: Compliant Standard: Dwelling – Single-family detached Existing: Proposed: Dwelling – Single-family detached	Use: Compliant Standard: Dwelling – Single-family detached Existing: Vacant Proposed: No change
6-8-2-6	Lot width: Compliant Standard: 35.0' Existing: 73.0' Proposed:	Lot width: Compliant Standard: 35.0' Existing: Proposed: 40.0'	Lot width: Non-compliant Standard: 35.0' Existing: Proposed: 33.0'
6-8-2-5	Lot size: Compliant Standard: 7200 sf Existing: 10956 sf Proposed:	Lot size: Non-compliant Standard: 7200 sf Existing: Proposed: 6003 sf	Lot size: Non-compliant Standard: 7200 sf Existing: Proposed: 4953 sf
6-8-2-7	Building Lot Coverage: Compliant Standard: 30% of lot area, 3286.8 sf Existing: 10.9%, 1190 sf	Building Lot Coverage: Compliant Standard: 30% of lot area, 1800.9 sf Existing:	Building Lot Coverage: Standard: 30% of lot area, 1485.9 sf Existing:

	Proposed:	Proposed: 19.8%, 1190 sf	Proposed:
6-8-2-10	Impervious Surface Coverage: Compliant Standard: 45% of lot area, 4930.2 sf Existing: 25.6%, 2810 sf Proposed:	Impervious Surface Coverage: Compliant Standard: 45% of lot area, 2701.4 sf Existing: Proposed: 44.8%, 2690 sf	Impervious Surface Coverage: Standard: 45% of lot area, 2228.9 sf Existing: Proposed: 2.4%, 120 sf
6-8-2-9	Building Height: Standard: 35.0' not to exceed 2.5 stories	Building Height: Standard: 35.0' not to exceed 2.5 stories	Building Height: Standard: 35.0' not to exceed 2.5 stories:
6-8-2-8	Yards (Setbacks): Front, north: Compliant o Standard: 35.3' o Existing: 35.1 o Proposed: ▪ Standard is block average, same side of street Interior side, west: Compliant o Standard: 5.0' o Existing: 5.0'+ o Proposed: Interior side, east: Compliant o Standard: 5.0' o Existing: 5.0'+ o Proposed: Rear, south: Compliant o Standard: 30.0' o Existing: 30.0'+ o Proposed:	Yards (Setbacks): Front, north: Compliant o Standard: 35.3' o Existing: o Proposed: 35.1 ▪ Standard is block average, same side of street Interior side, west: Non-compliant o Standard: 5.0' o Existing: o Proposed: 4.0' Interior side, east: Compliant o Standard: 5.0' o Existing: o Proposed: 5.0'+ Rear, south: Compliant o Standard: 30.0' o Existing: o Proposed: 30.0'+	Yards (Setbacks): Front, north: o Standard: 35.3' o Existing: o Proposed: ▪ Standard is block average, same side of street Interior side, west: o Standard: 5.0' o Existing: o Proposed: Interior side, east: o Standard: 5.0' o Existing: o Proposed: Rear, south: o Standard: 30.0' o Existing: o Proposed:
Accessory Use and Structure 1: Garage, detached			
6-4-6-2 6-4-6-3	Location (Yard): Compliant Standard: Rear yard Existing: Rear yard Proposed:	Location (Yard): Compliant Standard: Rear yard Existing: Proposed: Rear yard	Location (Yard): Standard: Rear yard Existing: Proposed:
6-4-6-4	Height: Standard: 20.0' for flat and mansard roofs, 28.0' for sloped roof	Height: Standard: 20.0' for flat and mansard roofs, 28.0' for sloped roof	Height: Standard: 20.0' for flat and mansard roofs, 28.0' for sloped roof
6-4-6-2	Distance to Principal Structure: Compliant Standard: 10.0' Existing:	Distance to Principal Structure: Compliant Standard: 10.0' Existing:	Distance to Principal Structure: Standard: 10.0' Existing:

	10.0'+ Proposed:	Proposed: 10.0'+	Proposed:
6-4-6-2	Yards (Setbacks): Front, north: NA Interior side, west: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: 3.0'+ ○ Proposed: Interior side, east: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: 2.8' ○ Proposed: <ul style="list-style-type: none"> ▪ 2.8' rounds up to 3.0' Rear, south: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: 4.8' ○ Proposed: 	Yards (Setbacks): Front, north: NA Interior side, west: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: 3.0'+ Interior side, east: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: 2.8' <ul style="list-style-type: none"> ▪ 2.8' rounds up to 3.0' Rear, south: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: 4.8' 	Yards (Setbacks): Front, north: NA Interior side, west: <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: Interior side, east: <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: Rear, south: <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed:
Accessory Use and Structure 2: Open parking pad			
6-4-6-2 6-4-6-3	Location (Yard): Compliant Standard: Rear yard and within 30' of rear property line Existing: Rear yard and within 30' of rear property line Proposed:	Location (Yard): Compliant Standard: Rear yard and within 30' of rear property line Existing: Proposed: Rear yard and within 30' of rear property line	Location (Yard): Standard: Rear yard and within 30' of rear property Existing: Proposed:
6-4-6-4	Height: NA	Height: NA	Height: NA
6-4-6-2	Distance to Principal Structure: NA	Distance to Principal Structure: NA	Distance to Principal Structure: NA
6-4-6-2	Yards (Setbacks): Front, north: NA Interior side, west: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: 3.0'+ ○ Proposed: Interior side, east: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: 3.0'+ ○ Proposed: Rear, south: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: 3.0' ○ Proposed: 	Yards (Setbacks): Front, north: NA Interior side, west: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: 3.0 Interior side, east: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: 3.0'+ Rear, south: Compliant <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: 3.0' <ul style="list-style-type: none"> ▪ Along west interior side property line, walk between lot line and 8.5'x18' parking pad area assumed so the minimum required setback to parking 	Yards (Setbacks): Front, north: NA Interior side, west: <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: Interior side, east: <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed: Rear, south: <ul style="list-style-type: none"> ○ Standard: 3.0' ○ Existing: ○ Proposed:

		pad is met.	
Accessory Use and Structure 3: Deck and patio			
6-4-6-2 6-4-6-3	Location (Yard): Compliant Standard: Rear yard Existing: Rear yard Proposed:	Location (Yard): Compliant Standard: Rear yard Existing: Proposed: Rear yard	Location (Yard): Standard: Rear yard Existing: Proposed:
6-4-6-4	Height: NA	Height: NA	Height: NA
6-4-6-2	Distance to Principal Structure: NA	Distance to Principal Structure: NA	Distance to Principal Structure: NA
6-4-6-2	Yards (Setbacks): Front, north: NA Interior side, west: Compliant ○ Standard: 3.0' ○ Existing: 3.0'+ ○ Proposed: Interior side, east: Existing non-conforming ○ Standard: 3.0' ○ Existing: 1.7' (patio) ○ Proposed: Rear, south: Compliant ○ Standard: 3.0' ○ Existing: 3.0'+ ○ Proposed:	Yards (Setbacks): Front, north: NA Interior side, west: Compliant ○ Standard: 3.0' ○ Existing: ○ Proposed: 3.0'+ Interior side, east: Existing non-conforming ○ Standard: 3.0' ○ Existing: ○ Proposed: 1.7' (patio) Rear, south: Compliant ○ Standard: 3.0' ○ Existing: ○ Proposed: 3.0'+	Yards (Setbacks): Front, north: NA Interior side, west: ○ Standard: 3.0' ○ Existing: ○ Proposed: Interior side, east: ○ Standard: 3.0' ○ Existing: ○ Proposed: Rear, south: ○ Standard: 3.0' ○ Existing: ○ Proposed:
Parking			
6-16-2	Use 1: Dwelling – Single-family detached ○ Standard: 2.0 ○ Existing: 3.0 ○ Proposed: Total required: Compliant ○ Standard: 2.0 ○ Existing: 3.0 ○ Proposed:	Use 1: Dwelling – Single-family detached ○ Standard: 2.0 ○ Existing: ○ Proposed: 3.0 Total required: Compliant ○ Standard: 2.0 ○ Existing: ○ Proposed: 3.0	Use 1: ○ Standard: ○ Existing: ○ Proposed:



Michael Griffith <mgriffith@cityofevanston.org>

2420 Grant St - major variation application

1 message

Michael Griffith <mgriffith@cityofevanston.org>
To: Mark Larsen <mark.larsen@bairdwarner.com>

Wed, Jun 28, 2023 at 10:11 AM

Mark Larsen,

Sorry for the delay in reviewing the major variation application, things have gotten much busier and I've also been given a few additional tasks.

Part of the zoning review is to confirm building lot (all ground floor roofed areas) and impervious surface (paved and decked surfaces) coverage compliance for 2420 Grant St. as a stand alone lot. The plat of survey provided is not current. Based on aerial photos, it looks like the home has been enlarged, and a deck, garage, and open parking pad constructed on the property which aren't shown on the plat of survey provided. An updated plat of survey is needed.

IF a portion of the open parking pad extends onto 2422 Grant Street, which it appears it does from aerials, an updated plat is also needed for 2422 Grant Street.

Respectfully,

Michael Griffith

Planner

Planning & Zoning Division

Community Development Department

Morton Civic Center

City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8155 | 847-448-4311

mgriffith@cityofevanston.org | cityofevanston.org



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STAFF COMMENTS - 2420 & 2422 Grant Street

Zoning lot split (existing double lot) with variations for:

2420 Grant - 6,000 sq ft lot size where 7,200 sq ft is required; 4' interior side yard setback where 5' is required (due to existing house; abutting lot that is vacant)

2422 Grant - 4,953 sq ft lot size where 7,200 sq ft is required; 33' lot width where 35' is required

- Trees
 - Oak (front of property off of Grant St)
 - Scenario 1: placing a house in line with the neighboring properties
 - Damage to approximately 40% of the root mass
 - Many large, south-facing branches would have to be removed causing an imbalance in the canopy
 - These put together would likely significantly impact the health of the tree, and likely irreparably
 - This tree appears to be in excellent condition and likely has decades of useful life left. This type of construction would be extremely detrimental to this tree and would likely contribute to an earlier demise
 - Scenario 2: placing the edge of the foundation (and house) at least 25 feet south from the southern edge of the tree – not in line with neighboring houses
 - Damage to root mass is significantly reduced
 - Large, south-facing branches would have to be removed and it would still cause an imbalance in the canopy but more options than Scenario 1
 - Overall consequence for the tree would be less impactful than Scenario 1
 - Useful life may be shortened by decades, but not as significantly as Scenario 1
 - Both scenarios will deprive the lower portion of the tree of some southern and western exposure – impact expected to be minimal but worth noting
 - Spruce (rear of property off of alley)
 - Scenario 1: 20' garage with no apron on northern edge of alley (in line with garages to the west)
 - On eastern edge of property
 - Damage/removal of >40% of root mass and maybe >50%
 - Lower canopy branches removed on >50% of trunk circumference
 - Likely significantly detrimental to the tree and likely to impede the longevity of the tree
 - On western edge of rear of property (along alley)
 - Damage/removal >35% of the root mass and maybe >45%

- Lower canopy branches removed on >33% of trunk circumference up to 15' in height
- Likely significantly detrimental to the tree. Tree may survive with shortened lifespan but potential for 10-20 years in poor health and poor vigor
- Scenario 2: 20' garage with apron, and in line with garages to the west
 - On eastern edge of property
 - Tree removal required
 - On western edge of property
 - Damage/removal >50% of the root mass
 - Lower canopy branches removed on >50% of the trunk
 - May require entire tree to be removed depending on exact measurements of slab and garage
- Scenario 3: 1-car garage on western edge of property
 - Likely minimal impact to the tree
- Scenario 4: 20' parking pad (concrete slab only)
 - 3' setback from alley
 - Western edge of the property
 - Damage/removal 50% of the root mass
 - 8' clearance (height) of lower canopy branches on 20% of the trunk circumference
 - Eastern edge of the property
 - Tree removal required
 - Overall, the tree may survive a western placement with the potential that it may be in poor health
 - No 3' setback from alley / no apron
 - Western edge of the property
 - Damage / removal of >35% of the root mass
 - 8' clearance (height) of lower canopy branches on 5-10% of the trunk circumference
 - Eastern edge of the property
 - Tree removal required
 - Overall, best case scenario for parking in the rear. With proper care, tree can likely retain some useful life in relatively ok condition. Spruce trees don't have great longevity in this area, especially in urban settings, so that's a consideration as well.

NOTICE OF A PUBLIC HEARING

Evanston Land Use Commission

Wednesday, October 25, 2023, 7:00 pm

Morton Civic Center, 2100 Ridge Avenue

Council Chambers

Please be advised, as you own, or otherwise may have interest in a property within 500 ft. of the address listed below, for which the following zoning application will be discussed:



Major Variations | 2420 & 2422 Grant Street | 23ZMJV-0054

Mark Larsen, real estate agent, Baird & Warner, submits for Major Variations to split one zoning lot into two zoning lots in the R1 Single Family Residential District. The applicant requests a lot size of 6,003 square feet where 7,200 square feet is required (Section 6-8-2-5) and an interior side yard setback of 4 feet where 5 feet is required (Section 6-8-2-8) for 2420 Grant Street. The applicant also requests a lot size of 4,953 square feet where 7,200 square feet is required (Section 6-8-2-5) and a lot width of 33 feet where 35 feet is required for 2422 Grant Street. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PINs: 10-12-310-004-0000, 10-12-310-003-0000

Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: <https://bit.ly/lucpubliccomment>. Information about the Land Use Commission is available online at www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission. Questions can be directed to Melissa Klotz, Zoning Administrator, at 847-448-8153 or via e-mail at mklotz@cityofevanston.org. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-866-5095 (TDD). La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847-448-4311 (voz) o 847-866-5095 (TTY).