



LAND USE COMMISSION

Wednesday, January 10, 2024 | 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: December 13, 2023
- III. OLD BUSINESS

B. Public Hearing: Major Variation | 2505 McCormick Blvd. | 23ZMJV-0064

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single-family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). 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: 10-14-205-031-0000. ***Due to a vote of 4-3 on a motion to approve the requested zoning relief with conditions, the application for zoning relief was continued to this meeting in order to obtain 5 concurrent votes to render a majority of the 9 seated members.***

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).

IV. NEW BUSINESS

A. Public Hearing: Special Use | 1630 Orrington Avenue | 23ZMJV-0069

Luz Garcia, business operator, requests a special use for a Resale Establishment, JBS Thrift Co., in the D3 Downtown Core Development District (Section 6-11-4-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code. PIN: 11-18-305-005-0000.

B. Public Hearing: Appeal | 2649 Crawford Avenue | 23ZMJV-0070

Michele Walker, property owner, appeals the determination of Minor Variation 23ZMNV-0057 at 2649 Crawford Avenue. The Applicant originally requested, and was subsequently denied, zoning relief to construct a 20' x 20' detached garage within the front yard, where detached garages are only allowed in rear yards (Section 6-4-6-3) in the R2 Single Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-8 of the Evanston Zoning Code. PINs: 05-33-311-015-0000, 05-33-311-016-0000.

C. Public Hearing: Text Amendment | Cannabis Dispensary Hours | 23PLND-0071

A City-initiated Text Amendment to the Zoning Ordinance to amend the permitted hours of operation for Cannabis Dispensaries (Section 6-4-11-3) in the RP Research Park, D1 Downtown Fringe, D2 Downtown Retail Core, D3 Downtown Core Development, D4 Downtown Transition, C1a Commercial Mixed-Use, C1 Commercial, C2 Commercial, B1a Business, B2 Business, B3 Business, 01 Office, oDM Dempster-Main Overlay, oCSC Central Street Corridor Overlay, and oH Hospital Overlay Districts where Cannabis Dispensaries are eligible Special Uses. The Land Use Commission makes a recommendation to the City Council for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code.

V. OTHER BUSINESS

A. Adoption of 2024 Meeting Calendar

VI. COMMUNICATION

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, January 24, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.



MEETING MINUTES

LAND USE COMMISSION

Wednesday, December 13, 2023

7:00 PM

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

Members Present: George Halik, Jeanne Lindwall, Kristine Westerberg, Myrna Arevalo, and Matt Rodgers

Members Absent: John Hewko, Max Puchtel, Kiril Mirintchev, and Brian Johnson

Staff Present: Community Development Director Sarah Flax, Assistant City Attorney Brian George, and Neighborhood and Land Use Planner Meagan Jones

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:00 PM. A roll call was then done and a quorum was determined to be present.

Approval of November 29, 2023 Meeting Minutes

Commissioner Westerberg made a motion to approve the Land Use Commission meeting minutes from November 29, 2023. Seconded by Commissioner Lindwall. A voice vote was taken, and the motion passed 4-0 with Commissioner Halik abstaining.

Old Business

B. Public Hearing: Major Variation | 2505 McCormick Blvd. | 23ZMJV-0064

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single-family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). 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: 10-14-205-031-0000. ***Due to an initial vote of 4-2 on a motion to approve the requested zoning relief with conditions, the application for zoning relief was continued to this meeting in order to obtain 5 concurrent votes to render a majority of the 9 seated members.***

Chair Rodgers asked Commissioner Halik if he had reviewed the materials and was prepared to vote. Commissioner Halik responded that he had reviewed the materials, visited the site, and was prepared to vote. His vote was nay.

A tally of votes stands at 4-3. Due to a concurring vote of five (5) Commissioners being necessary to decide any matter upon which the Commission is the determining body, the matter was continued to the January 10, 2024 meeting, with the votes so far recorded standing, to allow additional commissioners to view the minutes and/or audio-visual recording of the proceedings, and then vote on the motion at the hearing, until a concurrent vote of 5 commissioners is obtained.

Ayes: Hewko, Arevalo, Lindwall and Rodgers

Nays: Halik, Johnson, Westerberg

Absent: Hewko, Puchtel, Johnson and Mirintchev

New Business

Chair Rodgers noted that Items A and B would be discussed concurrently but voted on separately.

A. Public Hearing: Text Amendment | Efficiency Homes | 23PLND-0060

David Wallach, Blue Paint Development, submits for a text amendment to the Zoning Ordinance, Title 6 of the City Code, to adjust regulations related to the definition of efficiency homes (Section 6-18-3) and the construction of efficiency homes within residential districts (Section 6-4-1-6; Section 6-8-1-14). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code.

B. Public Hearing: Special Use | 1915-1917 Grant Street | 23ZMJV-0046

In association with 23PLND-0060, David Wallach submits for a Special Use to construct 12 efficiency homes with related zoning relief at 1915-1917 Grant Street in the R3 Two-family Residential District. The request requires the following zoning relief: 1.) 12 proposed dwelling units where a maximum of 6 are permitted on the zoning lot (8 permitted with an IHO bonus), and 2.) An open parking setback of 0 ft. where 3 ft. is required. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-12-309-020-0000, 10-12-309-021-0000.

David Wallach, 650 Waukegan Road, Glenview, presented the twelve (12) 2BR efficiency home project, one (1) of which is an inclusionary housing home. He reviewed the lot coverage calculations, statutory considerations including fulfillment of standards, the addition of off-street parking and the removal of two (2) curb cuts.

Commissioner Questions

Commissioner Halik inquired what the impact of increasing the home square footage would be and Mr. Wallach responded that it would drive up the cost of each home.

Commissioner Westerberg asked about the target sales price and Mr. Wallach said that it was between \$359,000-\$379,000 with the affordable unit being at \$275,000. She questioned staff if that was considered affordable and Ms. Flax answered that the income level for inclusionary for sale houses is at the median so it currently would be considered affordable. It is calculated at the time the home comes on the market. Commissioner Lindwall asked if the homes will be sold but the land will be under a homeowner's association and Mr. Wallach confirmed that was correct.

Commissioner Westerberg recalled earlier planning conversations on efficiency homes for odd-sized or odd-shaped lots as infill versus the development nature of this proposed project. She asked why it is a Special Use rather than a Planned Development and how the project aligns with earlier efficiency home location discussions. Director Flax noted that the original efficiency home discussion was generated through an applicant who was seeking to add smaller homes to the neighborhood which led to a conversation on how to bring smaller homes to conforming lots. She stated that Planned Development setbacks would not make good use of this property. Ms. Jones added that originally there was a process proposed for more than one efficiency home on a lot which changed over time to be a Planned Development. For this project, the typical Planned Development minimum thresholds are significantly higher than what would be required for more than one efficiency home on a lot.

Commissioner Westberg appreciated the pocket neighborhood design and asked who the target audience for these homes was. Mr. Wallach described that size is the primary mechanism to bring down housing costs and the audience is across demographics. He noted comparative sales of older homes, adding that the cost burden of a new better built home (utilities, homeowner association, etc.) is less than an older home.

Commissioner Halik asked what the alley surface was, and Mr. Wallach said that it was unimproved. Distance to the garbage enclosure and its size were discussed. Mr. Wallach said that there will be a door on the Grant Street side of the enclosure and the size could be increased.

Commissioner Lindwall asked why the rear yard setback variation for the parking spaces was being requested. Mr. Wallach responded that the three-foot setback versus the zero-lot line could be accommodated.

Commissioner Westerberg asked if the homes have patios. Mr. Wallach described a pending revision that will add a glass double door off the kitchen to access a permeable paver patio. This will add a second means of egress. Furthermore, some of the homes will be reoriented so the side yards will not face each other. A common sitting area will also be added to the landscape plan as it is developed.

Commissioner Westerberg inquired about storage. Mr. Wallach said that they have discussed decreasing the front porch space to create an additional closet. Commissioner Westerberg asked about the water heater and furnace locations. The furnace is a 24-inch square heat pump that sits above the hallway near the bathroom. The washer and dryer will be located in the hallway closet and the water heater is located in the bathroom closet.

Commissioner Westerberg asked about varying the rooflines or adding lofts. Mr. Wallach explained that there is some loft space, which they plan to build for storage. A general discussion on storage space trends followed.

Commissioner Halik asked if townhomes were considered. Mr. Wallach noted that the product cost would increase for townhomes, missing the opportunity to add lower cost homes to the city.

Commissioner Lindwall questioned the rendering on page 63 of 143 in the packet which shows a street in front of the homes and Mr. Wallach confirmed that it would be a sidewalk for this project.

Commissioner Westerberg asked if the homes are prefabricated, and Mr. Wallach answered that the walls are pre-made and then the home is built on site.

Chair Rodgers asked if the bathroom is ADA compliant and Mr. Wallach replied that the layout has changed and updated drawings will be provided.

Chair Rodgers inquired if the project concept should be done prior to the Comprehensive Plan update. Mr. Wallach described the housing crisis and said that waiting will only perpetuate the problem.

Commissioner Halik noted the staff recommendation to orient the two end homes toward Grant Street and Mr. Wallach acknowledged that it could be done.

Public Comment

Chair Rodgers called for public comment.

Pamela Powell Rosenbush, 1914 Grant Street, spoke in opposition to the density of the project especially regarding parking.

Cindy Beebe, 1915 Noyes Street, spoke in opposition due to the ongoing Comprehensive Plan effort and that the project does not meet the current definition for efficiency homes.

Eric Pauli, spoke in opposition to density, traffic, and expressed concern regarding property values.

Gionmatthias Schelbert, 1905 Grant Street, spoke in opposition due to the projected sale price per square footage, density, and questioned the AC pad setback.

Garin Ferri, expressed concern about infrastructure including parking, trash collection, and adding vehicles to the unpaved rear alley.

Chair Rodgers asks for final statements.

Mr. Wallach reiterated the need to control costs by reducing home size. The VTAC is a self-contained air conditioning unit that does not require a condenser and an outdoor pad. He provided an example of the density as of right that could be built if townhomes were proposed which would be 32 BRs rather than the 24 BRs of the proposed project.

Chair Rodgers closed public testimony.

Deliberations

Commissioner Lindwall asked staff if the city charges impact fees and Ms. Flax responded no. She also thought three (3) of the twelve (12) homes could qualify as inclusionary housing and asked staff how long a for sale home remains affordable. Ms. Flax responded that the same calculation of income level is applied, including inflation, so it is maintained in perpetuity.

Commissioner Halik expressed concern that the project may not meet the neighborhood character at its current initial stage of development. He would like the Comprehensive Plan process to address this type of housing on various lot sizes and how they affect neighborhoods. He acknowledged the lack of neighborhood support for the project.

Commissioner Westerberg supports the idea of a pocket neighborhood and expanding home ownership opportunities. She would like to see a market study on how efficiency homes sell, how they have impacted other neighborhoods across the country, how efficiency homes can work architecturally with adjacent neighborhoods, and a better landscape plan depicting how the common areas work with the private green spaces.

Commissioner Lindwall noted that one of the Comprehensive Plan goals is diversity of housing types and described Evanston's existing variety. She is not opposed to the zoning amendment but thinks that a planned development approach with a market and traffic study would address questions raised about this project.

Commissioner Arevalo supports the idea of a pocket neighborhood and wants to bring in opportunities for new homeowners but is concerned about the proposed price.

Chair Rodgers described the original efficiency home commission discussion which looked at ways to make unique properties more buildable including changes to parking and setbacks. More than two homes on a lot were not contemplated at that time. He believes that the current plan is not far enough developed and is hesitant to recommend a project without a related mature planning policy. He also prefers a planned development process for pocket neighborhoods.

A. Public Hearing:Text Amendment | Efficiency Homes | 23PLND-0060

The Chair 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: *Chair Rodgers reviewed that the current Comprehensive General Plan encourages expanding the types and variety of provided housing, but it does not address pocket neighborhoods. Commissioner Halik agreed that it is a new site development type not included in the current plan. Commissioner Lindwall noted that there will be a discussion in the near term as the Comprehensive Plan process kicks off. Therefore, the proposed amendment does not meet the standard.*
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property: *Chair Rodgers cited testimony that it is new and does not necessarily fit in with the surrounding R3 density, so he believes that the standard is not met.*
3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties: *Chair Rodgers said that it is difficult to evaluate since it is new, different, and unique but the proposed sales prices would have a positive effect on adjoining properties. A Planned Development would have a market study to better inform that conclusion. However, he believes the standard is met.*
4. The adequacy of public facilities and services: *Chair Rodgers again noted that this is looked at with a Planned Development noting that some of the adequacies of facilities and services would be addressed in order to receive a building permit, so the standard is met.*

Chair Rodgers asked for Commissioner comments on the standards. For the third standard, Commissioner Westerberg mentioned that an efficiency home would not have an adverse effect but the effect of a group of efficiency homes on adjacent properties is unknown.

Commissioner Lindwall made a Motion to recommend approval of a Text Amendment for Efficiency Homes, 23PLND-0060 amended to include the following:

1. **Update Section 6-18-3.- Definitions to increase the maximum square footage of the ground level to 600 square feet.**
2. **Update Section 6-4-1-6. – Number of Buildings or Uses on a Zoning Lot, also limits the number of principal buildings on a lot to one within the**

R1-R4 Zoning Districts and would need to be amended to add a subsection (C) to require a Planned Development if more than one efficiency home is sought on for a property, except when authorized as a Planned Development pursuant to Section 6-3-6.

- 3. Update Section 6-8-1-14. – Efficiency Homes to reference the new subsection stated above.**

Second by Commissioner Westerberg. A roll call vote was taken, and the motion passed, 5-0.

Ayes: Arevalo, Lindwall, Halik, Westerberg, and Rodgers

Nayes:

Absent: Hewko, Puchtel, Johnson and Mirintchev

B. Public Hearing: Special Use | 1915-1917 Grant Street | 23ZMJV-0046

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: *Chair Rodgers said that it is currently not a Special Use in the district, and the recommended text amendment has been changed from a Special Use to a Planned Development so the standard is not met.*
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: *Chair Rodgers again reviewed that the current Comprehensive General Plan encourages expanding the types and variety of provided housing, but it does not address a pocket neighborhood, so the standard is not 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: *Chair Rodgers believes that since a Special Use for a pocket neighborhood under the current ordinances was not supported in the text amendment, the standard is not met.*
5. Does not interfere with or diminish the value of property in the neighborhood: *Chair Rodgers again noted that it is difficult to evaluate since it is new without the benefit of a market study. However, he believes the standard is met.*
6. Is adequately served by public facilities and services: *Chair Rodgers restated that the developer would need a plan to address public facilities and services, so the standard is met.*
4. Does not cause undue traffic congestion: *Chair Rodgers noted testimony to challenging alley winter conditions that may push cars onto the street; however with the additional on-site parking spaces provided, he believes the standard is met.*
5. Preserves significant historical and architectural resources: *Chair Rodgers said there are no known resources, so the standard is met.*

6. Preserves significant natural and environmental resources: *Chair Rodgers noted the discussed goals to retain greenspace and permeability on the lots, so the standard is met.*
7. 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: *Chair Rodgers again reflected that the recommended text amendment has been changed from a Special Use to a Planned Development and a Planned Development is not presented so the standard is not met.*

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

Commissioner Lindwall made a Motion to recommend approval of a Special Use for the property located at 1915-1917 Grant Street, 23ZMJV-0046 with the following conditions:

1. Provide 1 electric vehicle charging station in addition to the required EV-ready spaces.
2. Continue to work with staff on the building façade materials and layout of interior walkways for creation of an outdoor common area.
3. Elimination of curb cuts on Grant Street.
4. Work with staff on design that includes reorienting front homes to Grant Street.
5. Improving access to the garbage enclosure.
6. Full revised set of plans including material use, home design and green spaces.

Second by Commissioner Westerberg. A roll call vote was taken, and the motion failed, 1-4.

Ayes: Arevalo

Nays: Lindwall, Halik, Westerberg, and Rodgers

Absent: Hewko, Puchtel, Johnson and Mirintchev

Other Business

A. Adoption of 2024 Meeting Calendar

Commissioner Rodgers made a Motion to table adoption of the 2024 Meeting Calendar to the January 10, 2024 meeting. Second by Commissioner Lindwall. A roll call vote was taken, and the motion passed, 5-0.

Ayes: Arevalo, Lindwall, Halik, Westerberg, and Rodgers

Nays:

Absent: Hewko, Puchtel, Johnson and Mirintchev

B. Election of Chair and Vice-Chair

Commissioner Westerberg made a Motion to nominate Commissioner Rodgers as Chair and Commissioner Puchtel as Vice Chair. Second by Commissioner Lindwall. A roll call vote was taken, and the motion passed, 5-0.

Ayes: Arevalo, Lindwall, Halik, Westerberg, and Rodgers

Nays:

Absent: Hewko, Puchtel, Johnson and Mirintchev

Communications

Ms. Jones briefed that staff is working with the consultant HDR for the Comprehensive Plan Public Engagement Plan to schedule presentation dates and engage with the commission and asked members for input on the dates drafted in the calendar.

Commissioner Halik asked if City Council also reviews the commission standards and Chair Rodgers responded that they use the commission review as a resource to potentially develop other conditions. Commissioner Halik asked if a commissioner could ask staff to do independent research. Chair Rodgers said that reasonable requests are accommodated. Commissioner Halik asked if a commissioner could negotiate with an applicant. Chair Rodgers answered that it is not permissible.

Adjournment

Commissioner Lindwall motioned to adjourn, Commissioner Arevalo seconded, and the motion carried, 5-0.

Adjourned 9:56 PM.

The next meeting of the Evanston Land Use Commission is a Special Meeting to be held on **Wednesday, January 10, 2024, 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

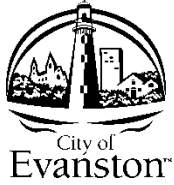
Reviewed by,
Meagan Jones, AICP, Neighborhood and Land Use Planner

1630 Orrington Avenue

Resale Establishment,
JBS Thrift Shop

Special Use
23ZMJV-0069

LUC Recommending 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: Special Use – Resale Establishment
JBS Thrift Shop
1630 Orrington Avenue, 23ZMJV-0069

Date: January 2, 2024

Request

Luz Garcia, business operator, requests a special use for a Resale Establishment, JBS Thrift Co., in the D3 Downtown Core Development District (Section 6-11-4-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 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 December 21, 2023.

General Information

Applicant: Luiz Garcia
JBS Thrift
1630 Orrington Avenue
Evanston, IL 60201

Owner(s): 708 Church Street LLC
C/O Jim Nash
708 Church Street #211
Evanston, IL 60201

PIN: 11-18-305-005-0000

Analysis

1630 Orrington Avenue is located on the west side of Orrington Avenue, midblock between Davis Street and Church Street, in the D3 Downtown Core Development District. The property features a two-story building with ground floor commercial uses and second story office uses.

Surrounding Zoning and Land Uses	Zoning	Land Use
North	D2 – Downtown Retail Core D3 – Downtown Core Development	Ground floor commercial, restaurants Second floor offices
South	D2 – Downtown Retail Core	Ground floor commercial, restaurants Upper floor offices (historic landmark)
East	D3 – Downtown Core Development	Ground floor commercial, restaurants Upper floor offices/residences
West	D3 – Downtown Core Development	Ground floor commercial, restaurants Upper floor offices/residences

The property is located in the middle of the downtown and is surrounded by a mixture of ground floor commercial uses, high rise offices, and residential condos/apartments. At least one other Resale Establishment exists within the downtown area, Crossroads Trading, at 1730 Sherman Avenue.

Special Use Analysis:

The Applicant requests to operate a Resale Establishment, JBS Thrift Shop, which is dedicated to the resale of second-hand clothing, shoes, and accessories. The Zoning Ordinance defines a Resale Establishment as:

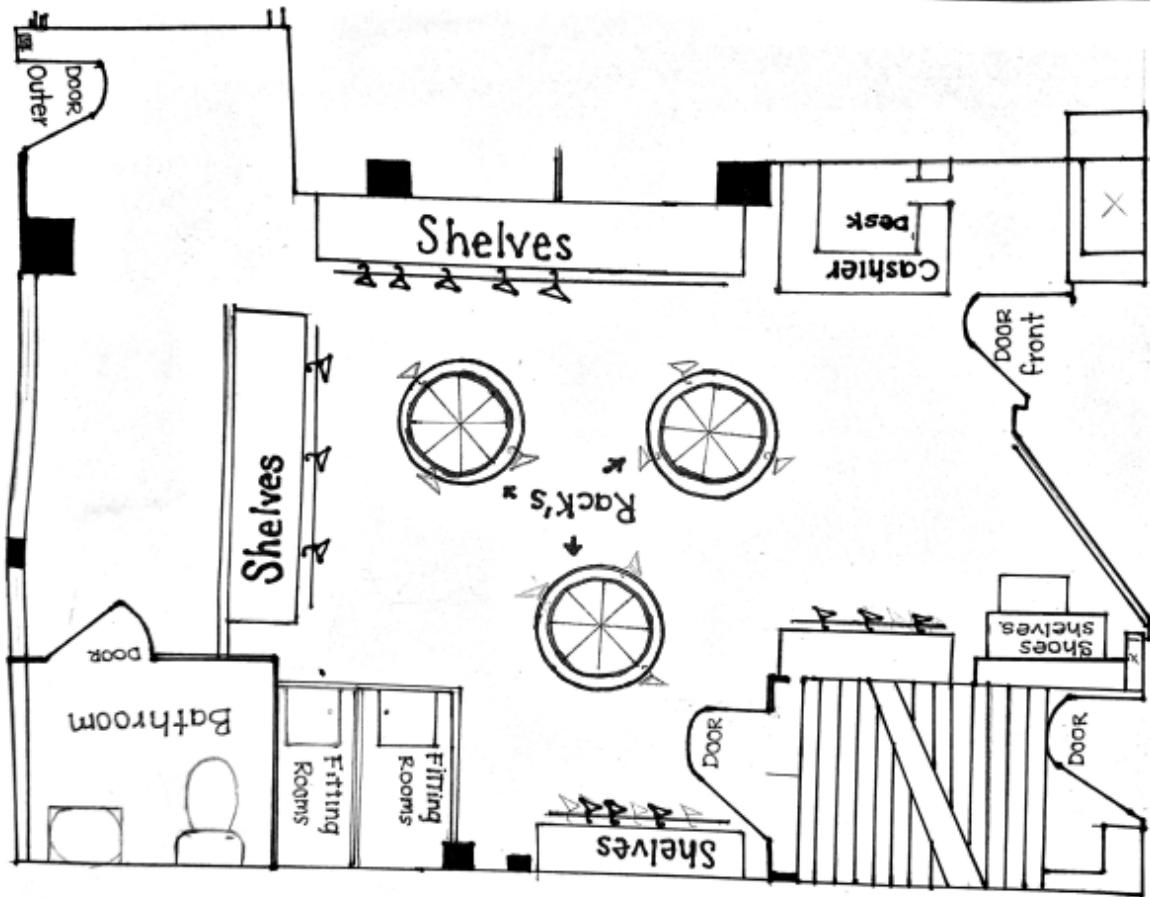
A building, property, or activity, the principal use or purpose of which is the resale of used clothing, furniture, and/or other goods, products or merchandise directly to the consumer. "Resale establishment" shall not include businesses that sell primarily cars, antiques, books, recorded music, and/or artwork.

JBS Thrift intends to operate as follows:

- Hours of operation: noon-8pm daily; closed Tuesdays
- Deliveries: at closing (8pm) via the rear entrance (off of Sherman Avenue)
- Employee parking: employees that drive to work should not use metered street parking, which is limited to 2 hours. Employees should park off-site in parking garages

The interior space features clothing racks and shelves, two fitting rooms, cashier area near the front door, and an employee bathroom.

Interior Site Plan (N ↑)



No public comments have been received, and staff is not aware of any outstanding zoning violations at the property.

Staff Review

The Special Use application was reviewed by staff. The following conditions are suggested for consideration:

1. Hours of operation shall not exceed 8am - 9pm, 7 days a week.
2. Employees shall not utilize street parking while working.
3. Deliveries shall occur via the rear entrance outside of rush hour traffic times.
4. Substantial compliance with the documents and testimony on record.
5. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.

Department Recommendation

The Community Development Department finds the Standards for Approval (Section 6-3-5-10) are met and recommends approval of the Special Use and consideration of the above conditions for operation at 1630 Orrington Avenue.

Standards for Approval

The proposed special use must follow the Standards for a Special Use (Section 6-3-5-10). For the Land Use Commission to recommend that the City Council grant a special use, the LUC must find that each proposed special use:

1. Is one of the listed special uses for the zoning district in which the property lies;
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance;
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
4. Does not interfere with or diminish the value of property in the neighborhood;
5. Is adequately served by public facilities and services;
6. Does not cause undue traffic congestion;
7. Preserves significant historical and architectural resources;
8. Preserves significant natural and environmental resources;
9. Complies with all other applicable regulations;

Action by the Commission

After making findings of fact as to whether or not the requested special use meets or does not meet the aforementioned Standards for Special Use, the Land Use Commission may make a recommendation or recommendations to the Planning & Development Committee of the City Council to recommend approval, denial, or no recommendation (in the case of a tie) for the special use requested. In each scenario, the Commission may choose to include recommended conditions that the City Council may then consider when making the final determination. The Land Use Commission is the recommending body and the City Council is the determining body (Section 6-3-5-8).

Attachments

Aerial View of Property
Zoning Map of Property
Image of Property
Special Use Application – submitted November 27, 2023
Operations Summary
Plat of Survey
Site Plan
Staff Comments
Public Notice



Benson Ave

Church St

Evanston
Public
Library

Steman
Plaza
Garage

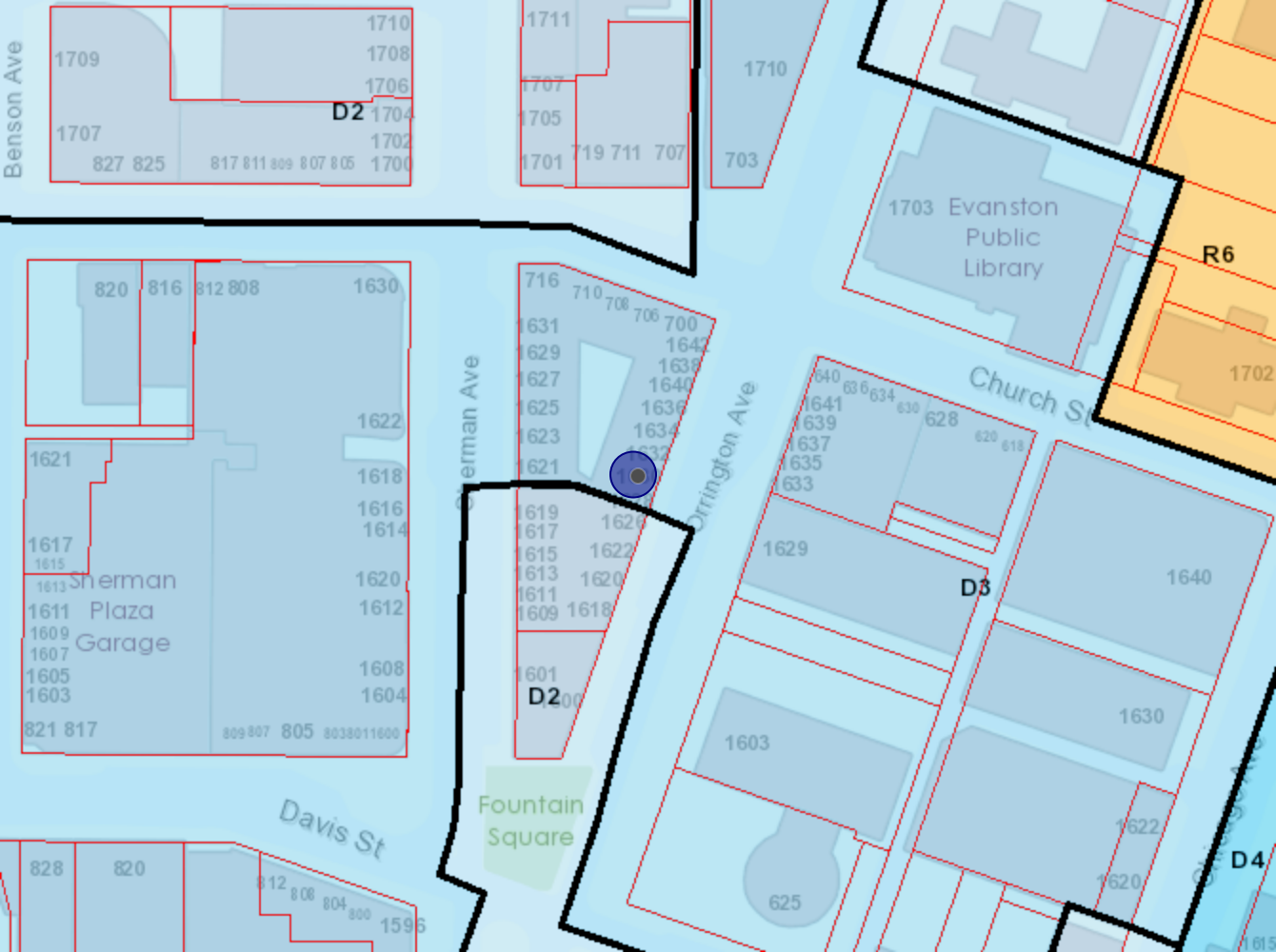
Sherman Ave

Orrington Ave

Davis St

Fountain
Square

Chicago Ave



Google Street View
ul 2019 See more dates





Melissa Klotz <mklotz@cityofevanston.org>

Zoning Special Use

1 message

noreply@formstack.com <noreply@formstack.com>

Mon, Nov 27, 2023 at 4:36 PM

Reply-To: noreply@formstack.com

To: mgriffith@cityofevanston.org, csterling@cityofevanston.org, zoning@cityofevanston.org



Formstack Submission For: **Zoning Special Use**

Submitted at 11/27/23 4:36 PM

Address:	1630 orrington ave evaston II 1630 orrington ave evaston 1630 orrington ave evaston II, IL 60201
Permanent Identification Number (PIN) 1:	11-18-305-005-0000
Permanent Identification Number (PIN) 2:	
Name:	Luz Garcia
Organization:	Jbs thrift co.
Address:	1630 orrington ave evaston II 1630 orrington ave evaston II 1630 orrington ave evaston il, IL 60201
Home or Office Phone Number:	(312) 312-4097
Cell Phone Number:	(312) 522-8639
Email:	jbsthirt@gmail.com
Please choose primary means of contact:	Home or Office Phone

Is applicant also the property owner?:	No
Name:	
Organization:	
Address:	
Home or Office Phone Number:	
Cell Phone Number:	
Email:	
What is the relationship of the applicant to the property owner?:	
Briefly describe the proposed Special Use:	Secondhand store
Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies?:	Orden 122-O-09
Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?:	No
Will the requested special use be adequately served by public facilities and services?:	No
Will the requested special use cause undue traffic congestion?:	No
Will the requested special use preserve significant historical and architectural resources?:	No
Will the requested special use preserve significant natural and environmental features?:	No
Will the requested special use comply 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?:	If we are subject to the observations that the city of Evanston has.
Is applicant acting as an agent or designee for the proposed user of the land for which this application for zoning relief is made?:	Yes
List the name, address, phone, fax, and any other contact information of the proposed user of the land.:	

Does the proposed land user own or control the land for which this application for zoning relief is made?: No

List the name, address, phone, fax, and any other contact information of the person or entity that has constructive control of the proposed land user.:

Does the proposed land user hold the title to the subject property?: No

Is the person or entity that holds the title the same as the one listed in the previous question?:

List the name, address, phone, fax, and other contact information of the person or entity holding the title to the subject property.:

Is the Applicant or Proposed Land User a Corporation?: Yes

A. Names and addresses of all officers and directors.:

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

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 zoning relief.:

Plat of Survey - One copy of plat of survey, drawn to scale, that accurately reflects current conditions.: [View File](#)

Date of Survey:

Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc.: [View File](#)

Date of Drawings:

Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.: [View File](#)

Document Submitted: Yes

Quantity: 1

Price: 660

Credit Card:

Card number:
*****9213 Expiration:
09/26

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.:

[View Signature](#)

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)

Hello good morning

In this section we explain about the operations and schedules that will be carried out within the Jbs thrift store, which is a small business that is dedicated to the resale of second-hand clothing, giving the opportunity to use quality clothing, shoes, accessories. to continue providing new forms of styles and designs to our customers.

The hours that we find most convenient to have our facilities open are the days

Monday 12:00 noon to 8:00 pm

Tuesday rest

Wednesday 12:00 to 8:00 pm

Thursday 12:00 to 8:00 pm

Friday 12:00 to 8:00 pm

Saturday 12:00 to 8:00 pm

Sunday 12:00 to 8:00 pm

Our resale store located at 1630 Orrington Ave. will be available 8 hours a day.

Of course with the approval of the city of Evaston and in any case adjusting to the requirements or conditions that it requests of us.

Below we describe the activities that the managers, workers who will support us, must carry out within the facilities during the hours that it is open.

The activities are simple and will require constant training to complete them.

- Cleaning the work area
- arrangement of garments found in the inventory
- order and cleaning of garments or products that are in the store and visible to customers
- Labeling of garments or available items

- Sales control
- Control of prices and quality of garments
- Inventory registration
- Record of sales, expenses or receipts that help store accounting
- Daily sales record
- cash register accounting

- □ customer service
- □ Registration of garments in fitting rooms

In the case of any other extracurricular activity, we are subject to the rights that the worker has and to comply with all the laws that it imposes.

Offering our services to the customer and ensuring that they are satisfied is our greatest satisfaction. That is why we ask our work team to collaborate with good work, availability, attention and kindness towards our customers, offering them our quality of articles that are in our store.

-The owner of this company will be responsible for enforcing the following activities, since for the moment it will be an individual store, so as our store grows we will meet all the requirements to request an extra worker.

- It will be said that the merchandise that has to be delivered will not be during business hours, but at closing, but it will be transferred with due measures through the back door that is located at the entrance on Sherman Avenue.

-Workers will be able to park in the same way at the back of the building where the entrance is located on the bird. Sherman in which there is a considerable space to park near the entrance door to the store.

- JB'S THRIFT CO.
- 1630 Orrington ave. Evaston IL. 60201
- 3123124097

Contractors should compare the points on the ground with the plat and with each other before building by the same, and immediately report any difference or apparent mistake.

EXPLANATIONS:

March 15, 1938
I hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.
Charles A. Koenig
Illinois Land Surveyor

Scale 20 feet = 1 inch

TOP OF PLAT IS NORTH

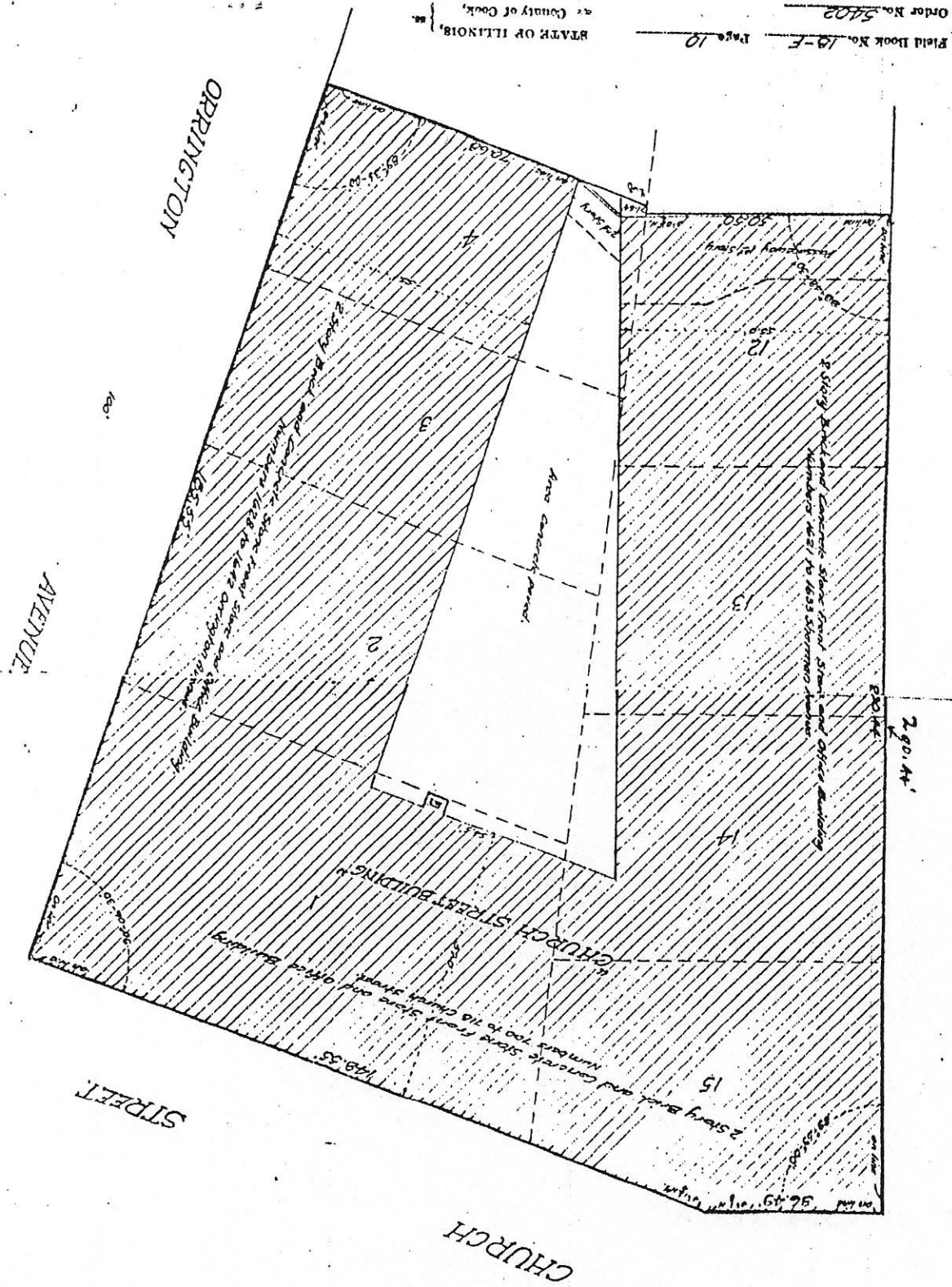
1571 Sherman Ave. Extension, Block

Ordered by Swickard and Tyson

Order No. 5402

Field Book No. 19-F Page 10

STATE OF ILLINOIS
County of Cook

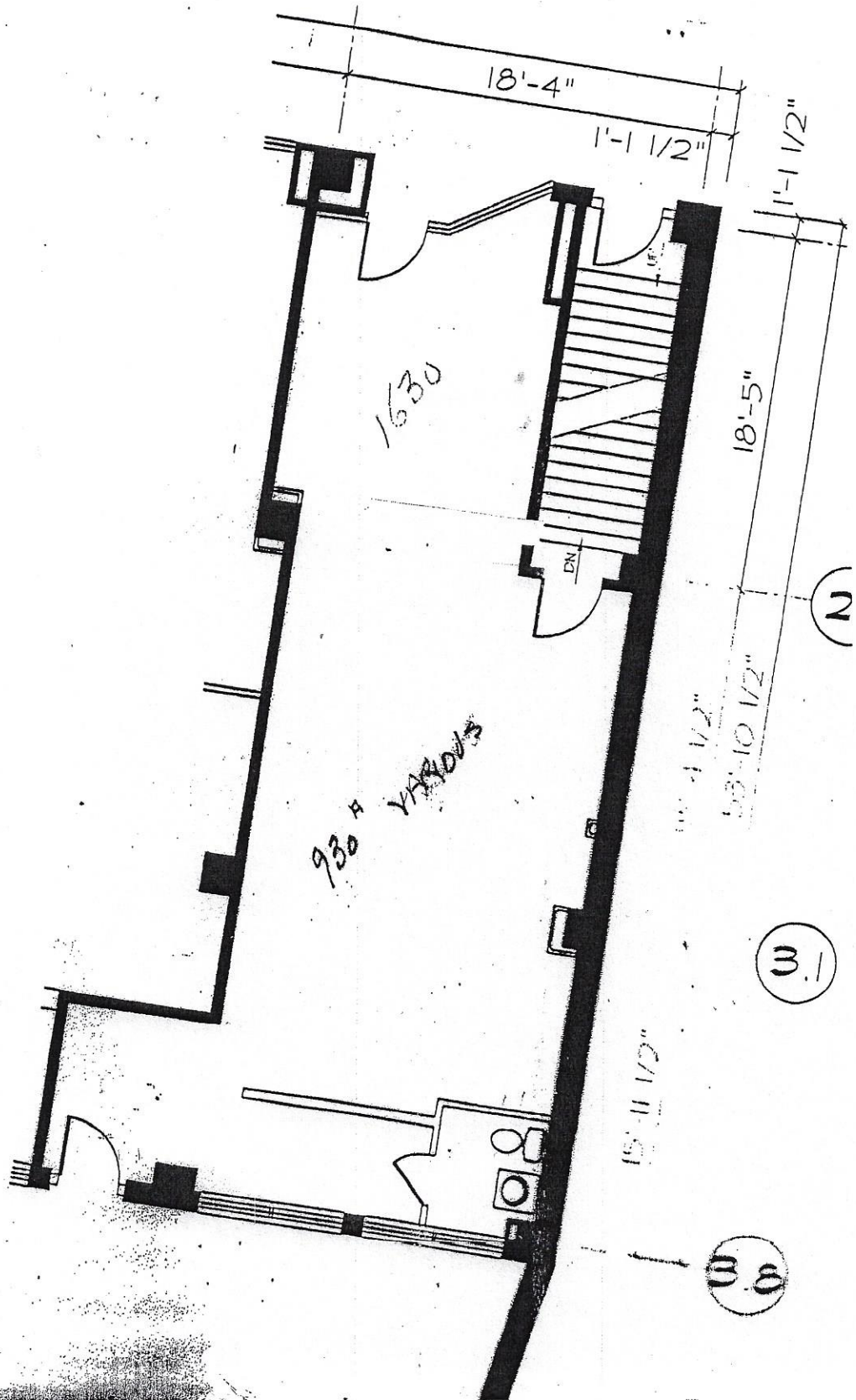


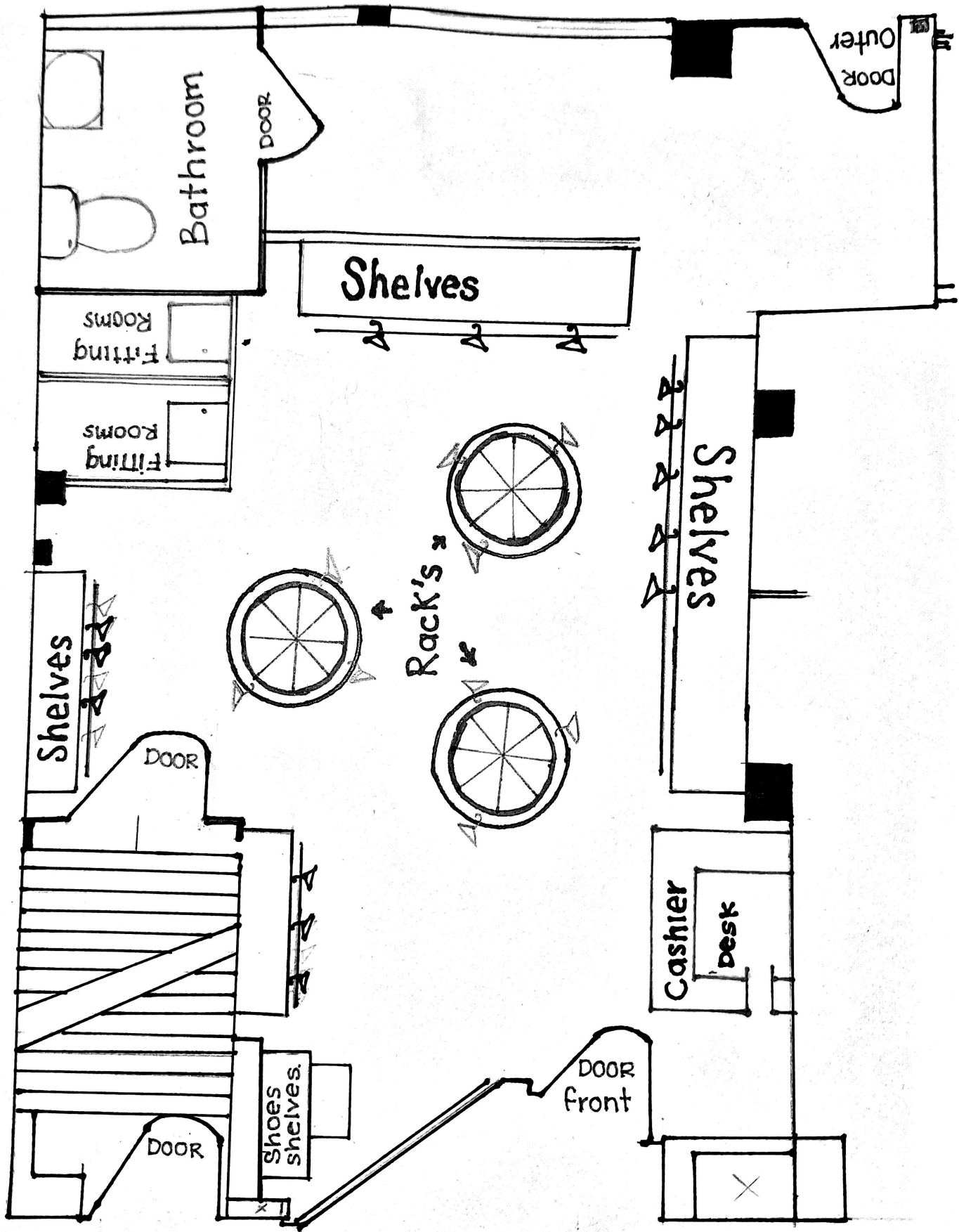
Lots 2, 3, 4, 12, 13, 14 and 15 in Block 28 in Village, now City, of Evanston, Cook County, Illinois.

PLAT OF SURVEY OF

1936 MORSE AVENUE, CHICAGO, ILLINOIS
TELEPHONE ROGERS PARK 0431

CIVIL ENGINEER
LANDSCAPE ENGINEER
LAND SURVEYOR





STAFF COMMENTS

1630 Orrington Avenue - Special Use for a Resale Establishment, JBS Thrift Shop (clothing)

- **PARKING:** No objections, Please inform applicant that Orrington allows for 2hr parking. Employees may park all day within a Parking Garage or adjacent streets that allow long term parking. Load zones are also not business specific.
- **FIRE:** I don't believe this building is sprinklered but the basement may be. If it is, they have to leave it in place. I don't know if there is a central fire alarm control panel in this building or if each individual space has its own system. Either way, any work performed on the alarm system will require approval from EFD. Aside from that it is the standard - Fire extinguisher, Exit signs and emergency lights, good housekeeping around heat producing appliances, etc..
- **Sustainability:** No comments

NOTICE OF A PUBLIC HEARING

Evanston Land Use Commission

Wednesday, January 10, 2024, 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:



Special Use Permit | 1630 Orrington Avenue | 23ZMJV-0069

Luz Garcia, business operator, requests a special use for a Resale Establishment, JBS Thrift Co., in the D3 Downtown Core Development District (Section 6-11-4-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code. PIN: 11-18-305-005-0000

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/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).



City of
Evanston™

Lorraine H. Morton Civic Center
Planning and Zoning Division
2100 Ridge Avenue
Evanston, IL 60201

PRSR STD
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21

TAXPAYER MAILING ADDRESS

2649 Crawford Avenue

Appeal
23ZMJV-0070

LUC 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: Appeal of Denied Minor Variation 23ZMNV-0057 for a Detached Garage in the Front Yard | 2649 Crawford Avenue | 23ZMJV-0070

Date: January 4, 2024

Request

Michele Walker, property owner, appeals the determination of Minor Variation 23ZMNV-0057 at 2649 Crawford Avenue. The Applicant originally requested, and was subsequently denied, zoning relief to construct a 20' x 20' detached garage within the front yard, where detached garages are only allowed in rear yards (Section 6-4-6-3) in the R2 Single Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-8 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 December 21, 2023.

General Information

Applicant: Michele Walker
2649 Crawford Avenue
Evanston, IL 60201

Owner: same

PINs: 05-33-311-015-0000, 05-33-311-016-0000

Analysis

2649 Crawford Avenue is an 11,146 square foot zoning lot on the east side of Crawford Avenue opposite Hillside Road and midblock between Gross Point Road and Thayer Street, in the R2 Single Family Residential District. The property features a single family residence and a driveway with a curb cut along Crawford Avenue. The far rear of the property, at its northernmost point, fronts along the Park Place cul-de-sac and nearby alley. The existing driveway previously serviced an attached garage that was converted

to habitable space by a previous owner in 1989. That conversion included a plan to construct a new attached garage (see attached letter) and acknowledgement that the disconnect box would have to be relocated. The previous owner never constructed the attached garage.

The property is within a residential neighborhood comprised of single family residences with attached garages and curb cuts to the street, even when alley access is present. An unimproved (unusable) alley right-of-way abuts the property along its eastern property line, and the Park Place cul-de-sac abuts the property at its northern rear property boundary.

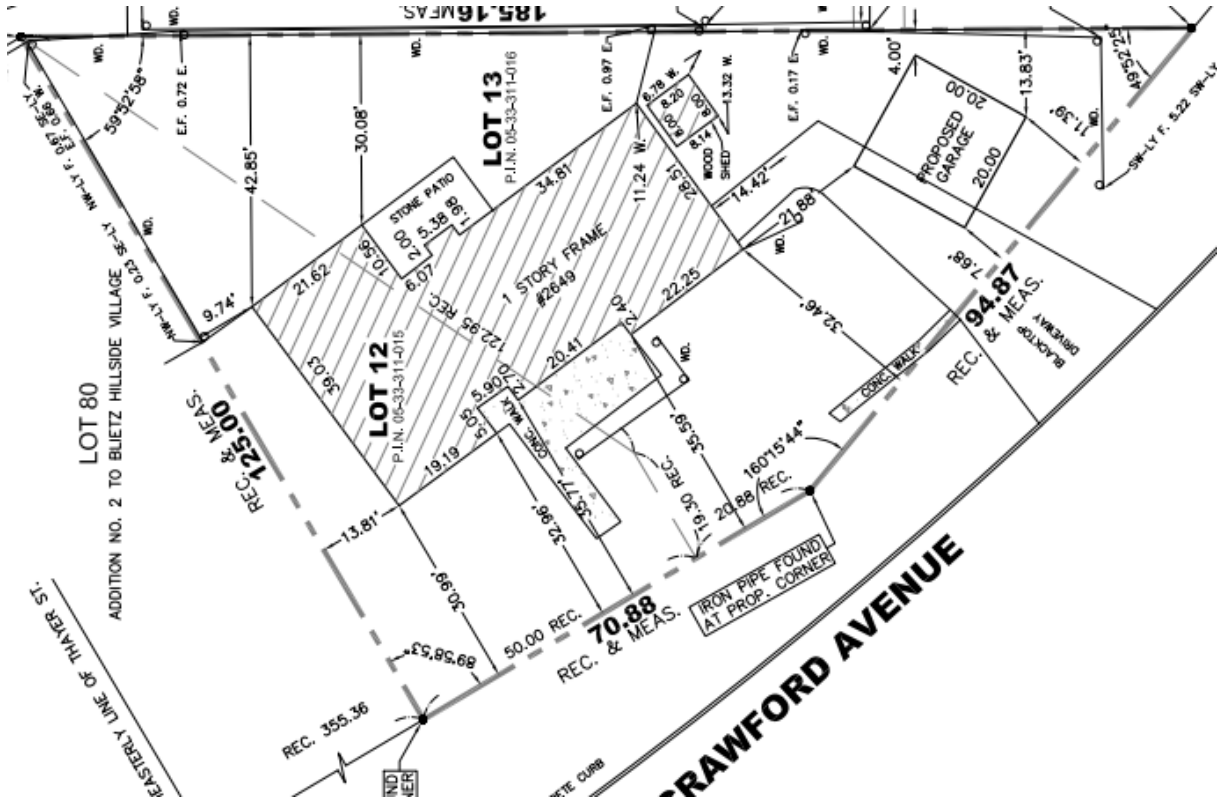
Surrounding Zoning and Land Uses	Zoning District	Land Use
North	R2 Single Family Residential District	Single family residences
South	R2 Single Family Residential District	Single family residences
East	R2 Single Family Residential District	Single family residences
West	R2 Single Family Residential District	Single family residences

The subject property is located approximately 300 feet northwest of the Crawford Avenue and Gross Point Road intersection and surrounding business district.

Proposal

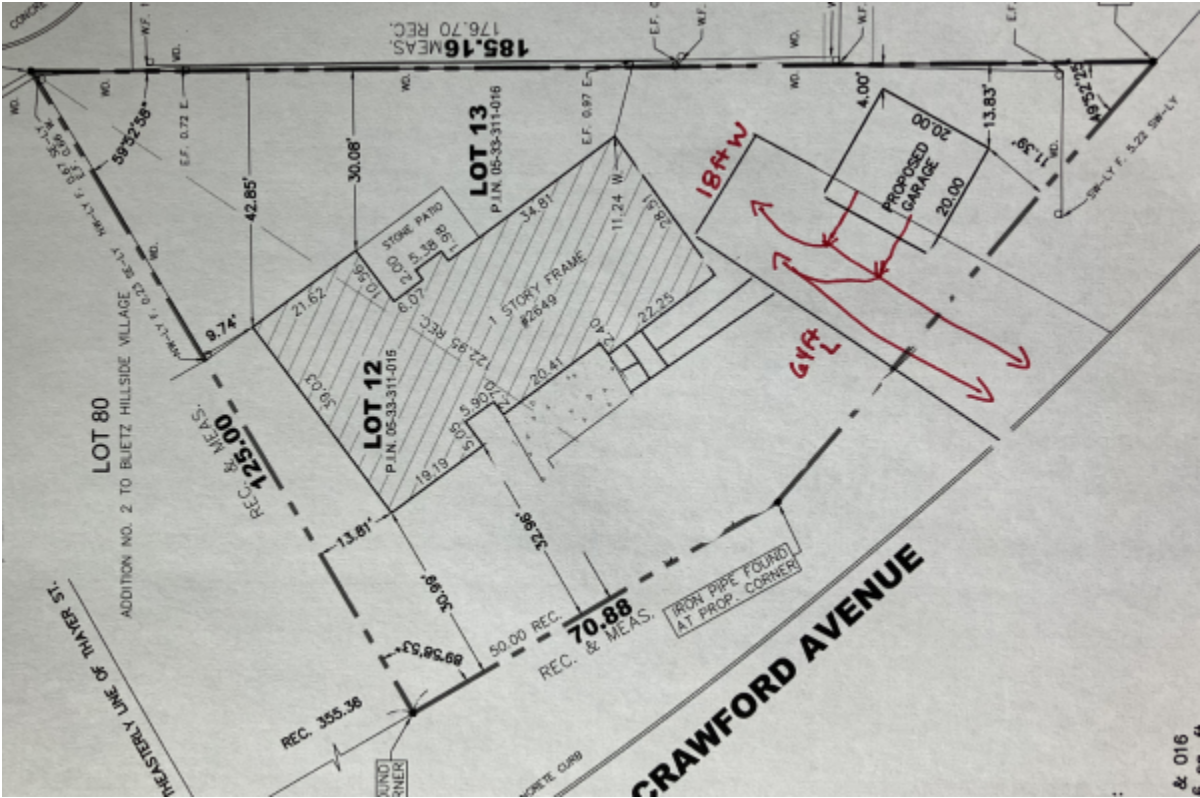
Throughout the zoning analysis review process and leading up to the submittal of the minor variation request, staff requested clarified site plans that showed true dimensions of the proposal. At least 4 updated site plans were submitted though none showed all dimensions, measurements, or details for the proposed garage, modified driveway, or existing utility/mechanical equipment. Staff continuously requested these details, noting the Zoning Administrator would likely request the same before making a determination.

The minor variation was processed on October 6, 2023, with the site plan below:



On November 3, 2023, the Planning & Zoning staff reviewed the requested variation and felt additional information was necessary to make a determination. The Zoning Administrator requested the following: details/explanation why a garage is necessary, details/explanation why an attached garage and/or carport is not feasible, a clearly dimensioned driveway noting the full width and length dimensions, and a diagram showing how vehicles will be able to maneuver into/out of the garage. The applicant responded with an updated site plan and explanation on November 7, 2023, that was then considered. The updated site plan features a larger driveway width to provide additional area to back a vehicle out of the proposed garage, some driveway dimensions, and arrows showing how vehicles would back out of the proposed garage.

The updated site plan submitted November 7, 2023:



The turning arrows do not account for true vehicle turning radii and are not to scale, so it is unknown if vehicles within the garage could make the turn as shown to back out of the garage. The updated site plan does feature a wider driveway that does provide more turning area than the site plan originally submitted with the variation request but is not clear. When reviewing the variation request, staff acknowledged 90 degree parking stalls require 24 foot wide two-way drive aisles to allow for turning while backing out of parking spaces while this site plan proposes approximately 16 feet. Most vehicles that back out of alley-fronting garages have 16 feet of alley width plus a 3 foot garage setback for a total of 19 feet to maneuver.

The explanation provided along with the updated site plan notes the following summarized details (full explanation is attached):

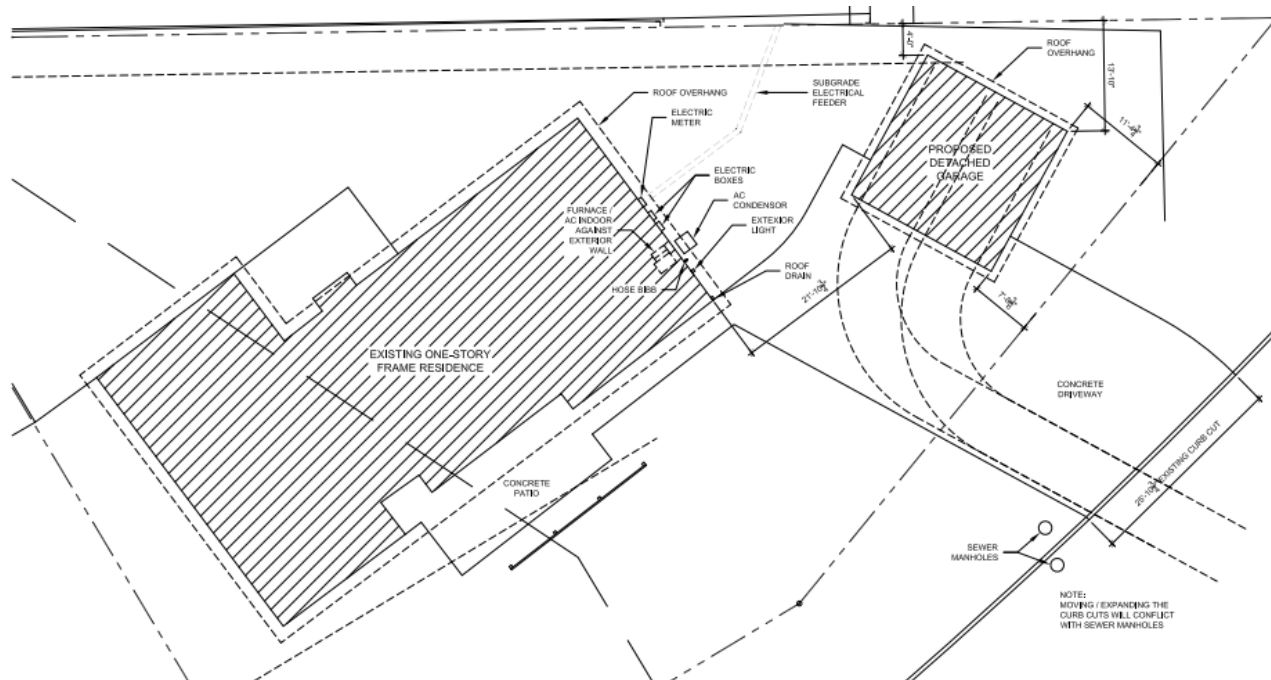
- A garage is needed for parking vehicles (especially in winter), to store lawn, garden, and snow maintenance supplies, and for bicycle storage. The house does not feature an attic or basement so storage is currently very limited.
- The existing underground ComEd electric service line and the AC condenser unit both constrain where an attached garage or carport would go, as well as interior HVAC/mechanicals that prohibit any attached options.
- The driveway width is 18 feet wide which is ample for turning out of.

Staff notes a carport may not require the relocation of utility or mechanical equipment,

an attached garage or carport could be constructed offset from the front of the house beyond where the utility/mechanical equipment is located, an attached garage was originally planned in that area (by the previous owner), and the driveway width is less than 18 feet since the applicant has consistently stated the garage will overhang 2 feet of the driveway.

Based on the information provided, staff found the Standards for Approval for Minor Variations were not met, specifically Standards 3 and 5 (see details regarding Standards below). The requested variation was denied on November 20, 2023.

The property owner submitted an Appeal of the denied detached garage on November 25, 2023. On January 1, 2024, the applicant provided additional information for consideration including an updated site plan with a wider driveway that does not include a turn-around area and instead requires vehicles to back out onto Crawford Avenue. The updated site plan includes a vehicle turning radius that confirms the vehicles can reverse out of the garage and stay on the wider driveway that is 21'4" at the garage entrance and dimensions of the proposed garage approximately 7'8" from the front property line. The updated site plan now proposes the following:



The applicant also provided additional photos of the mechanical equipment that is in the way of an attached garage, a ComEd letter, and garage designs (see attached).

From a building code perspective, the mechanical equipment cannot be located within an enclosed structure (garage) but building code regulations do not prohibit mechanicals from being located under a carport (likely with bollards or another way to protect the mechanicals from a vehicle parking). The low voltage cable/phone wiring overhead would require rerouting.

The driveway, as proposed on January 1, 2024, increases in width within the right-of-way at the driveway apron (but does not propose increasing the curb cut that is already wider). The City Code (Title 7, Public Ways) allows a driveway width of no more than 25 feet at the property line and no more than 35 feet at the curb cut. The driveway width at the property line/apron must be reduced to no more than 25 feet in width in order to obtain a right-of-way permit.

Department Recommendation

Staff recommends the Land Use Commission uphold the Zoning Administrator’s determination to deny minor variation request 23ZMNV-0057 for a proposed detached garage in the front yard in the R2 Single Family Residential District.

While minor variations for garages are often granted to remove parked vehicles from the street, the applicant’s request for a detached garage within the front yard, approximately 7’8” from the front property line, is not keeping with the intent of the Comprehensive Plan and is not the least deviation from the applicable regulation necessary among the feasible options identified. Staff communicated concerns that these Standards for Approval may not be met prior to issuing a determination but did not receive adequate details that proved all Standards met and therefore denied the original request.

Standards for Approval

In order for the Land Use Commission to approve the Appeal and Minor Variation, the proposed development must meet the Standards for Minor Variations (Section 6-3-8-12-A):

- 1. **The practical difficulty is not self-created.** Standard met – the property features an oddly-shaped rear yard with angled property lines that make it difficult to locate a detached garage within the rear yard with access off of the adjacent Park Place cul-de-sac. Although the property previously had an attached garage, it was converted (legally) to habitable space by a previous owner who did not follow up with the construction of a garage at a later date as anticipated. The lack of a garage at the property is not a hardship created by the current property ownership.
- 2. **The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.** Standard met – staff did not receive any public comments objecting to the request.
- 3. **The requested variation is in keeping with the comprehensive general plan and the zoning ordinance.** Standard not met – the Comprehensive Plan calls for the adherence of zoning policies and regulations which includes the prohibition of detached accessory structures in front yards that detract from the quality of neighborhoods and do not encourage eyes on the street in ways that other accessory structures such as front porches do. The Comprehensive Plan specifically states objectives including “Maintain the appealing character of Evanston’s neighborhoods while guiding their change,” and “Recognize the effect of housing on the quality of neighborhoods” and includes policies/actions for

those objectives that include “preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability,” and “support efforts aimed at improving Evanston’s housing stock.” While the addition of a garage may meet these objectives and policies/actions, a detached garage in the location and orientation requested is not consistent with the Comprehensive Plan and the Zoning Ordinance.

- 4. **The requested variation is consistent with the preservation policies set forth in the comprehensive general plan.** NA
- 5. **The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Administrator issues his/her decision regarding said variation.** Standard not met – the plat of survey indicates there is space to either attach the garage to the house to achieve compliance, or construct a detached garage that is not within the front yard (located either in the side yard or the rear yard, albeit the overall garage size may then need to be altered or other variations requested). Staff requested details related to the proposed garage’s vehicle maneuvering, consistent dimensions, and details regarding why the garage could not be attached to the house; the applicant did provide additional information but the details did not provide adequate information to find all Standards for Approval met. A variety of other options to construct a garage or carport on the property that are more consistent with the surrounding neighborhood and built environment could be achieved.

Action by the Commission

Pursuant to Section 6-3-8-8 of the Zoning Ordinance, Appeals from Decisions of the Zoning Administrator Regarding Minor, Fence, and Sign Variations, the Land Use Commission shall hear and decide Appeals from any decision of the Zoning Administrator regarding an application for Minor, Fence and Sign Variations. Such Appeal may be filed not later than 10 working days of the Zoning Administrators date of mailing of notification (Section 6-3-8-6-E).

Section 6-3-11 of the Zoning Ordinance states:

The appeal procedure is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions. It is intended to avoid the need for legal action by establishing local procedures to review and correct administrative errors. It is not, however, intended as a means to subvert the clear purposes, meanings, or intent of this Ordinance or the rightful authority of the Zoning Administrator to enforce the requirements of this Ordinance. To these ends, the reviewing body should give all proper deference to the spirit and intent embodied in the language of this Ordinance and to the reasonable interpretations of that language by those charged with the administration of this Ordinance.

The Commission shall first determine if the original variation denial was an arbitrary, ill-considered, or erroneous decision. The Commission shall then decide if a new

determination should be made in light of an arbitrary, ill-considered, or erroneous decision, or in light of additional information that was not provided at the time of the original variation request. Any new determination shall be considered after making findings of fact as to whether or not the requested garage variation meets the aforementioned Standards for Approval of Minor Variations, 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 6-3-8-8 and 6-3-11 of the Evanston City Code.

Attachments

Minor Variation Application – 23ZMNV-0057

Minor Variation Submittal Documents

- Plat of Survey

- Site Plans

- Staff Correspondence (regarding request and clarification of site plans)

- Zoning Analysis

- Public Notice of Minor Variation Request

- Public Notice of Minor Variation Determination

- Staff Correspondence (regarding determination)

Appeal Application – 23ZMJV-0070

Additional Documents Submitted with Appeal (submitted January 1, 2024)

- Updated Existing Conditions Site Plan

- Updated Proposed Site Plan

- Narrative of Additional Information Provided (on updated site plan)

- Photos of Mechanical/Utility Equipment

- Garage Designs

Appeal Public Notice

Historic Documents (not considered for original Minor Variation Determination)

- Plat of Survey – July 8, 1989

- Disconnect box and future garage letter – undated; circa July 1989

Aerial Photos

Street Views (Crawford Avenue front/Park Place rear)

Zoning Map



MINOR VARIATION APPLICATION

CASE #:

Date Received: _____ zoning office use only
 Ward: _____
 Zoning District: _____
 Preservation: _____

1. PROPERTY

Address 2649 Crawford

Permanent Identification Number(s):

PIN 1: 05-33-311-016-0000 PIN 2: 05-33-311-015-0000

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

2. APPLICANT

Name: Michele Walker

Organization: _____

Address: 2649 Crawford

City, State, Zip: Evanston, IL 60201

Phone: Work: _____ Home: _____ Cell/Other: 312 3882040

Fax: Work: _____ Home: _____

E-mail: michele_walker@yahoo.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: _____

Address: _____

City, State, Zip: _____

Phone: Work: _____ Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

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

[Signature]
Property Owner(s) Signature(s) -- REQUIRED

8.21.23
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."

[Signature]
Applicant Signature -- REQUIRED

8.21.23
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: _____ |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: _____ |
| <input checked="" type="checkbox"/> | Zoning Analysis | Date: _____ |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: _____ |
| <input type="checkbox"/> | Application Fee | Amount \$_____ plus postage for two public notice mailings |

Notes:

- **Incomplete applications will not be accepted.** Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the zoning office.
- **Documents, drawings, or other materials submitted as part of other applications** (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.
- **Plats of survey** must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all extant improvements, dimensions between structures and from structures to property boundaries.
- **Site Plans** must be legible when reproduced on letter-size paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- **Project Zoning Analysis** - Prior to filing for a variance, you must have first applied for zoning certification (zoning analysis or by way of a building permit application), and received a "non-compliant" zoning analysis result that identified all non-complying elements of the proposed plan. You will need information from that document in order to fill out this application.
- **Proof of Ownership** - Accepted documents for proof of ownership include: deed, mortgage statement, contract to purchase, closing documents (price may be blacked out on submitted documents). **A tax bill cannot be accepted as proof of ownership.**
- **Application Fees:** Once the complete application materials are received a follow-up email will be sent with a link to pay the application fee online.
- **Public Notice Mailings** - A third party is used to mail notices of the application and of the determination, a total of two mailings. The applicant will be billed for these mailings by the third party.
- **Email this form and all required additional materials to:**

zoning@cityofevanston.org

Once the complete application materials are received a follow-up email will be sent with a link to pay the application fee online.

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

Build a 20x20 flat roof garage. ~~detached~~ detached.
style to match current home. no garage
currently exists.

B. Have you applied for a Building Permit for this project?

NO YES (Date: _____ Building Permit Application ID: _____)

8. 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.

(A) Section (e.g. 6-8-3-4, see Zoning Analysis)	(B) Requirement to be Varied (e.g., "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (e.g., "a front yard setback of 25.25 feet")
1		
<u>6-4-6-3</u>	<u>requires detached garage</u> <u>in rear yard</u>	<u>requesting detached</u> <u>garage in side yard</u>
2		
<u>6-4-6-2</u>	<u>10' setbacks SW + E</u>	<u>requesting less</u>
3		

9. PRACTICAL DIFFICULTY

What characteristic(s) of the property prevent compliance with the requirements of the Zoning Ordinance?

- odd irregular triangular lot
- existing position of home on lot
- existing electrical and mechanical positions
- no rear yard access for vehicles

10. ALTERNATIVES

A. Have you considered revising the proposed project so that a variation is not necessary?

- proposing best scenario for the house style, neighborhood and lot limitations, proposed plan tucks structure off to the side to be more unobtrusive

B. Have you considered revising the proposed project so that a smaller variation can be requested?

- proposing best version based on lot limitations and dimensions + compliance with zoning parking requirements 6-16-2 16B

C. How have you minimized the impact that the variance will have on adjoining property owners?

yes

SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM LICENSE

NO.:184.006518

1030 W. HIGGINS RD. SUITE 218

PARK RIDGE, IL 60068

phone: (773) 853-2672 phone: (630) 351-9489

www.landsurveyors.pro

andrew@landsurveyors.pro

PLAT OF SURVEY

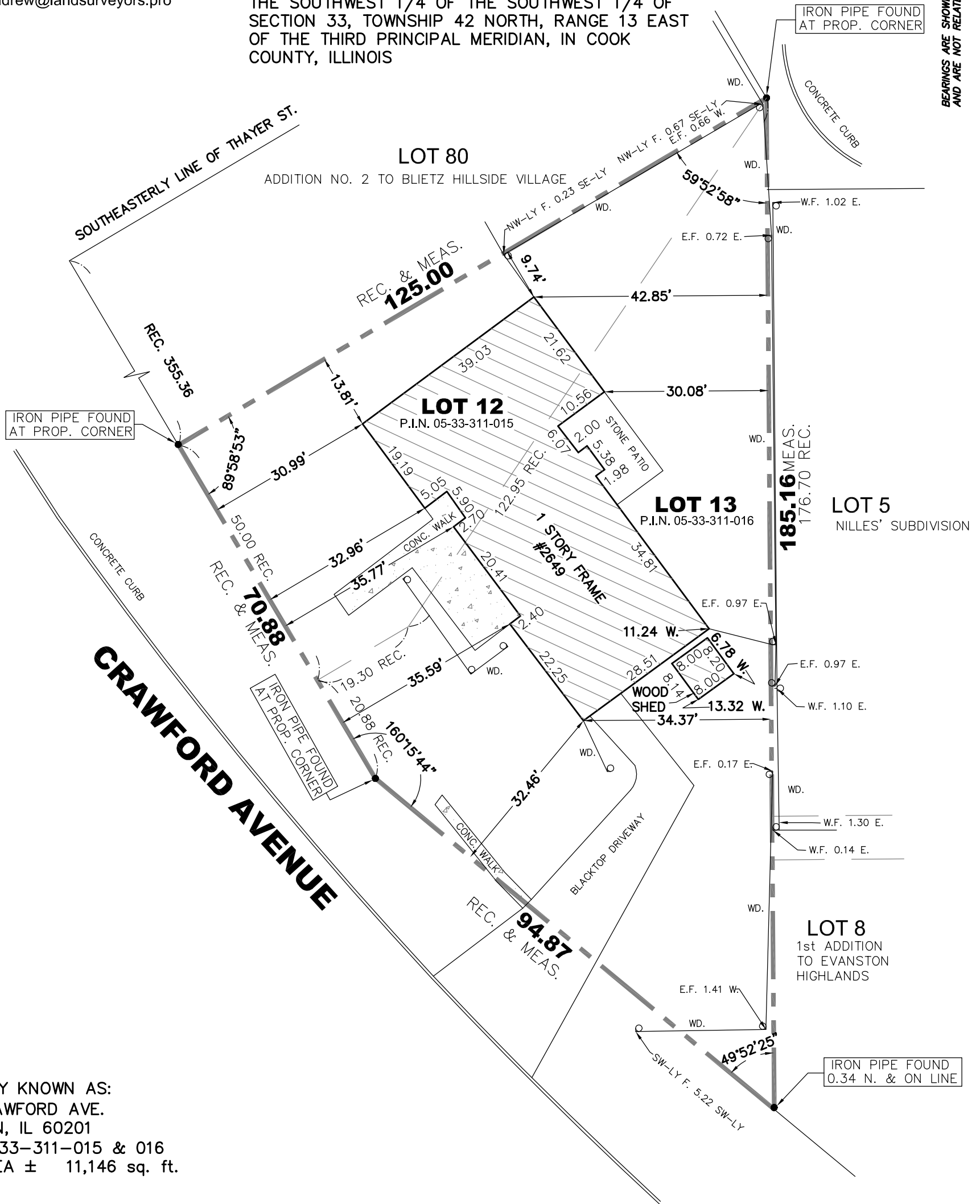
by

ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOTS 12 AND 13 IN BLOCK 1 IN HIGHLANDS
 TERMINAL 2ND ADDITION BEING A SUBDIVISION IN
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
 SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST
 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
 COUNTY, ILLINOIS

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY
 AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



COMMONLY KNOWN AS:
 2649 CRAWFORD AVE.
 EVANSTON, IL 60201
 P.I.N. 05-33-311-015 & 016
 LAND AREA ± 11,146 sq. ft.

- Legend**
- FENCE
 - WD.= WOOD FENCE C.L.= CHAIN LINK
 - N.F.= NORTH FACE S.F.= SOUTH FACE
 - W.F.= WEST FACE E.F.= EAST FACE
 - I.P.= IRON PIPE I.R.= IRON ROD
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 - IRON PIPE FOUND ○ IRON PIPE SET
 - + CROSS FOUND & SET - - - - - PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.
 DISTANCES ARE MARKED IN FEET AND DECIMAL
 PARTS THEREOF.

ORDERED BY: BARBARA B. GOODMAN
 COMPANY OR ORGANIZATION: _____
 SURVEYED BY: GL SURVEY INC #773-247-0143
 DRAWN BY: SJ
 CHECKED BY: AFS
 PROJECT No: GL019-23

STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.
 ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,
 LAND SURVEYING CORPORATION, LICENSE No.: 184.006518
 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
 AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
 ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
 REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
 CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 2nd DAY OF FEBRUARY A.D. 20 23.
 CHICAGO, ILLINOIS, DATE OF PLAT 4th DAY OF FEBRUARY A.D. 20 23.

BY Andrzej F. Spiewak
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
 LICENSE EXPIRES 11/30/2024

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
 LICENSE NO. 184.006518 EXPIRES 04/30/2023



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SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM LICENSE

NO.:184.006518

1030 W. HIGGINS RD. SUITE 218

PARK RIDGE, IL 60068

phone: (773) 853-2672 phone: (630) 351-9489

www.landsurveyors.pro

andrew@landsurveyors.pro

PLAT OF SURVEY

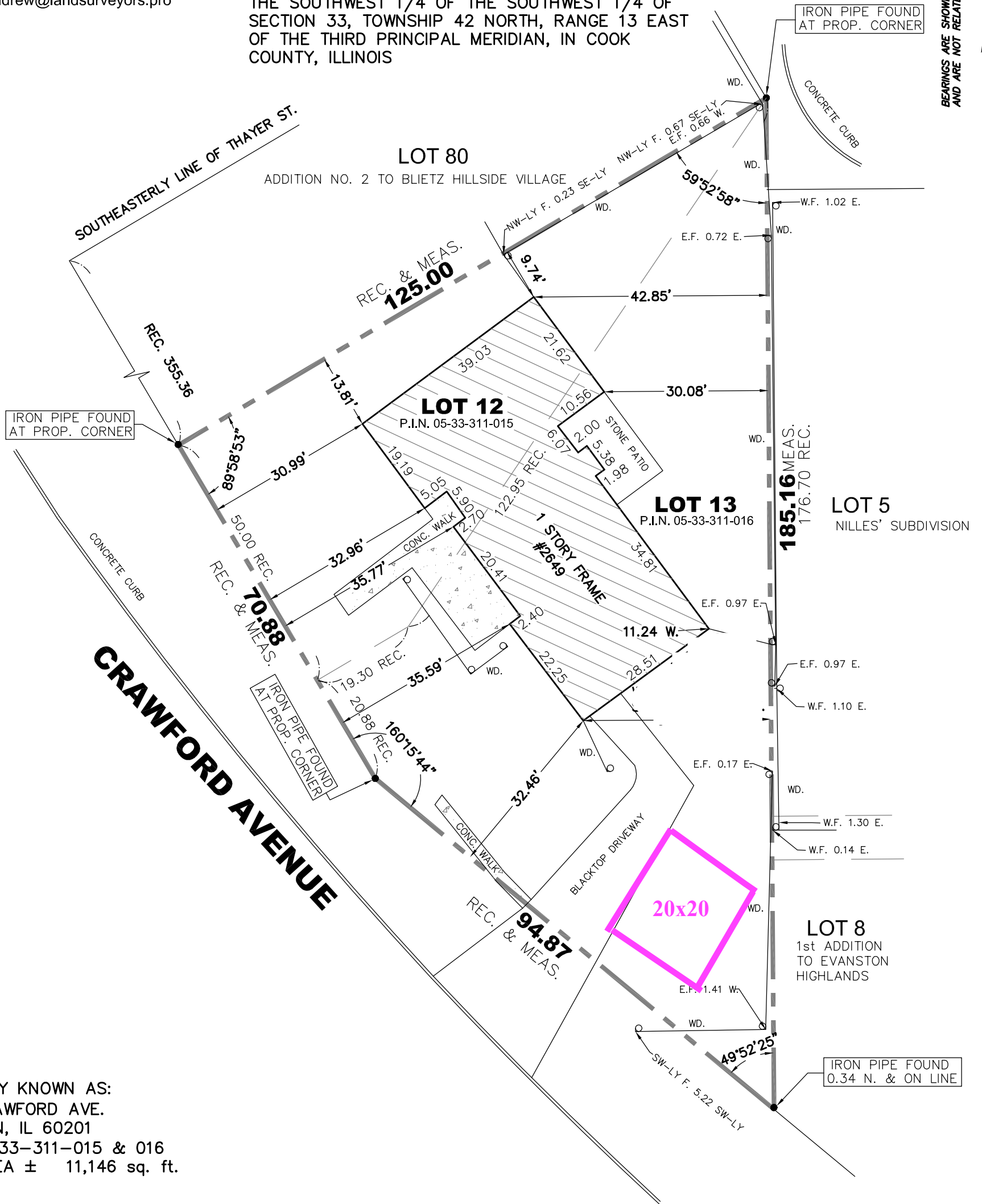
by

ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LOTS 12 AND 13 IN BLOCK 1 IN HIGHLANDS
 TERMINAL 2ND ADDITION BEING A SUBDIVISION IN
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
 SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST
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ORDERED BY: BARBARA B. GOODMAN

COMPANY OR ORGANIZATION: _____

SURVEYED BY: GL SURVEY INC #773-247-0143

DRAWN BY: SJ

CHECKED BY: AFS

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 ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
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SPIEWAK CONSULTING

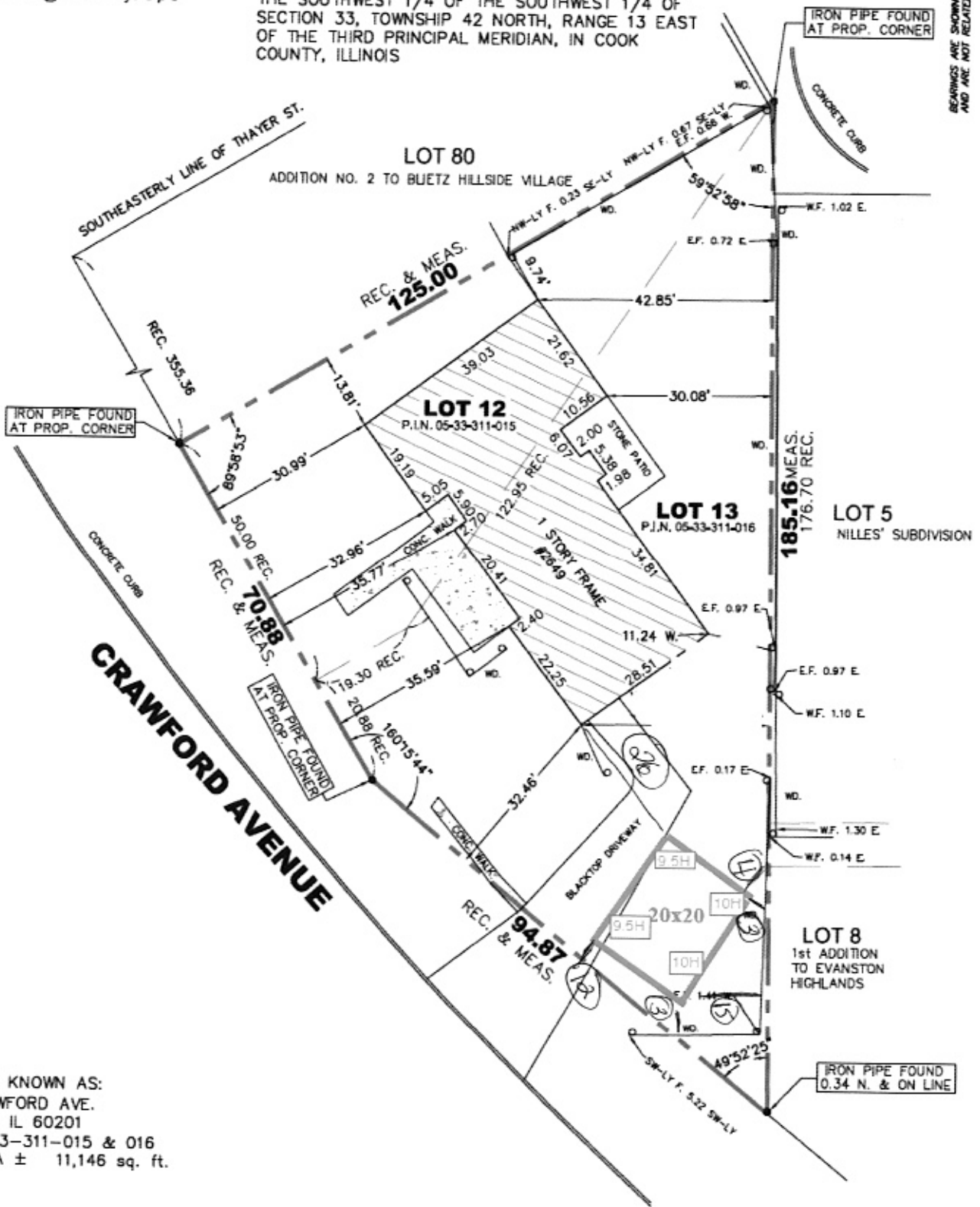
PROFESSIONAL DESIGN FIRM LICENSE
 NO.:184,006518
 1030 W. HIGGINS RD. SUITE 218
 PARK RIDGE, IL 60068
 phone: (773) 853-2672 phone: (630) 351-9489
 www.landsurveyors.pro
 andrew@landsurveyors.pro

PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
 of

LOTS 12 AND 13 IN BLOCK 1 IN HIGHLANDS
 TERMINAL 2ND ADDITION BEING A SUBDIVISION IN
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andrew@landsurveyors.pro

SITE PLAN

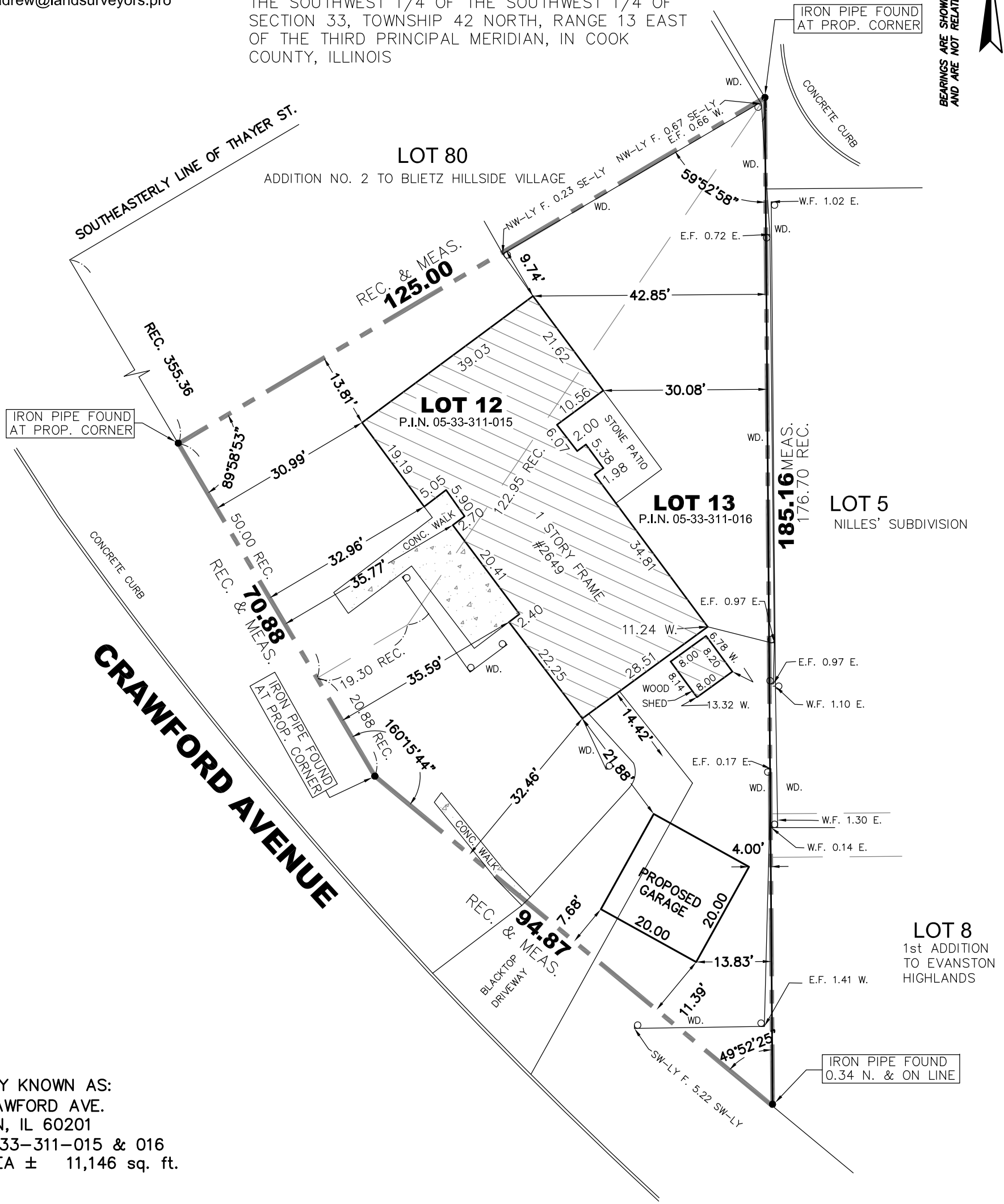
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ORDERED BY: MICHELE WALKER

COMPANY OR ORGANIZATION: _____

SURVEYED BY: _____ AFS

DRAWN BY: SJ, AFS

CHECKED BY: AFS

PROJECT No: **310-23 (GL019-23)**

ISSUED 09/28/2023

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

COUNTY, ILLINOIS

BEARINGS AND AREAS

SOUTHEASTERLY LINE OF THAYER ST.

LOT 80

ADDITION NO. 2 TO BLIETZ HILLSIDE VILLAGE

REC. & MEAS.
125.00

LOT 12

P.I.N. 05-33-311-015

LOT 13

P.I.N. 05-33-311-016

LOT 5

NILLES' SUBDIVISION

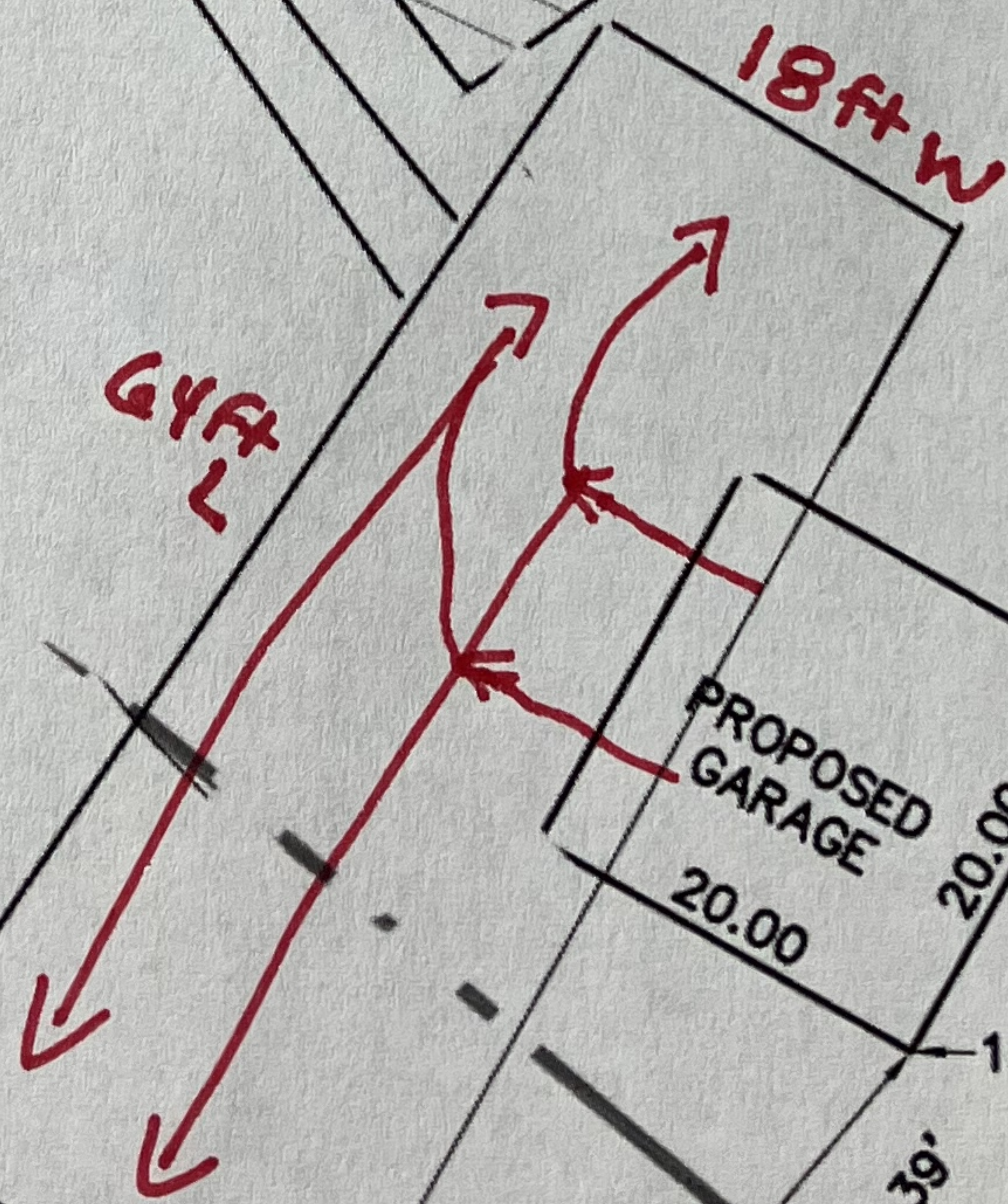
PIPE FOUND
PROP. CORNER

CONCRETE CURB

REC. & MEAS.
70.88

IRON PIPE FOUND
AT PROP. CORNER

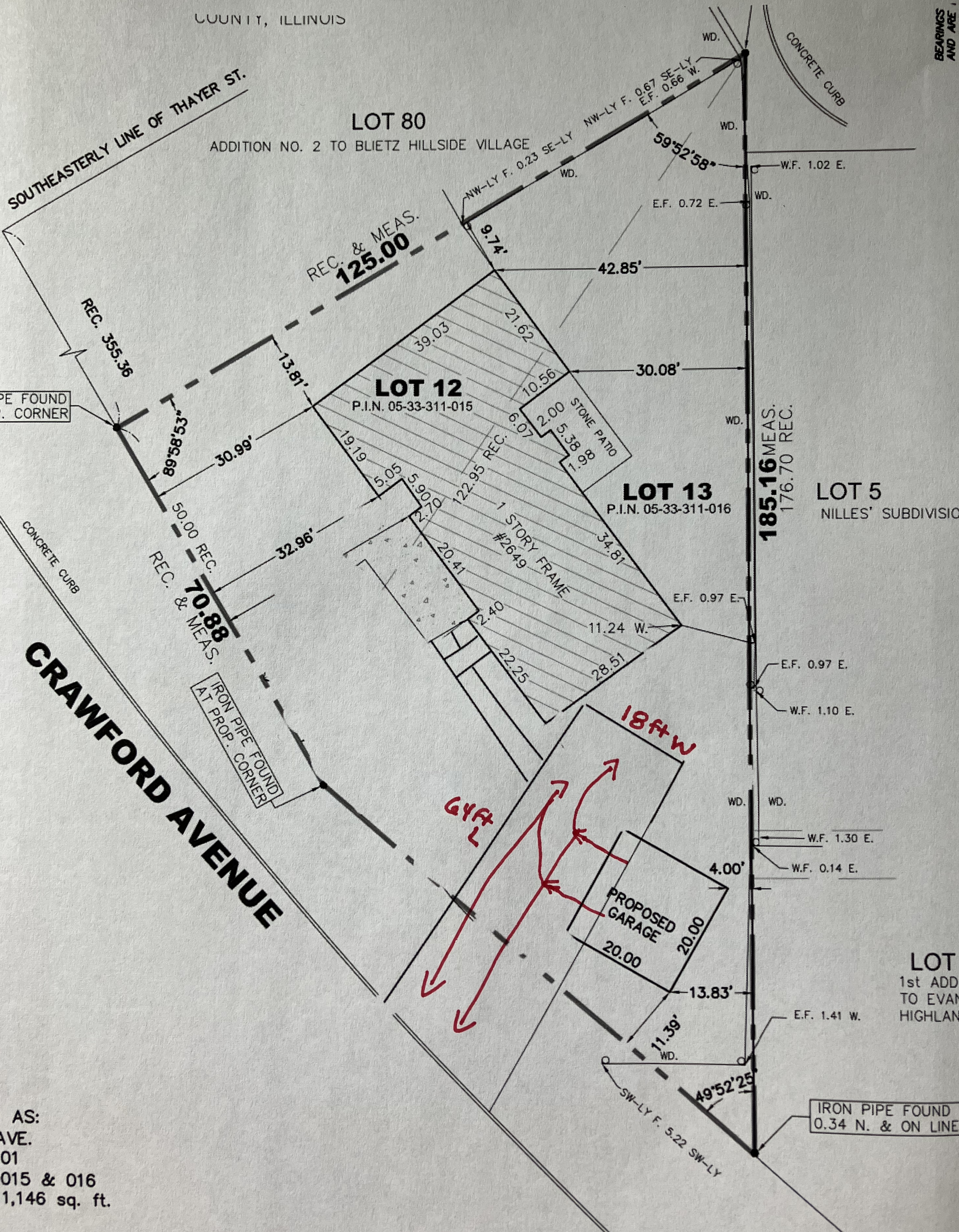
CRAWFORD AVENUE



WN AS:
D AVE.
0201
1-015 & 016
11,146 sq. ft.

IRON PIPE FOUND
0.34 N. & ON LINE

LOT 1
1st ADDI
TO EVAN
HIGHLAND



SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM LICENSE

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phone: (773) 853-2672 phone: (630) 351-9489

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SITE PLAN

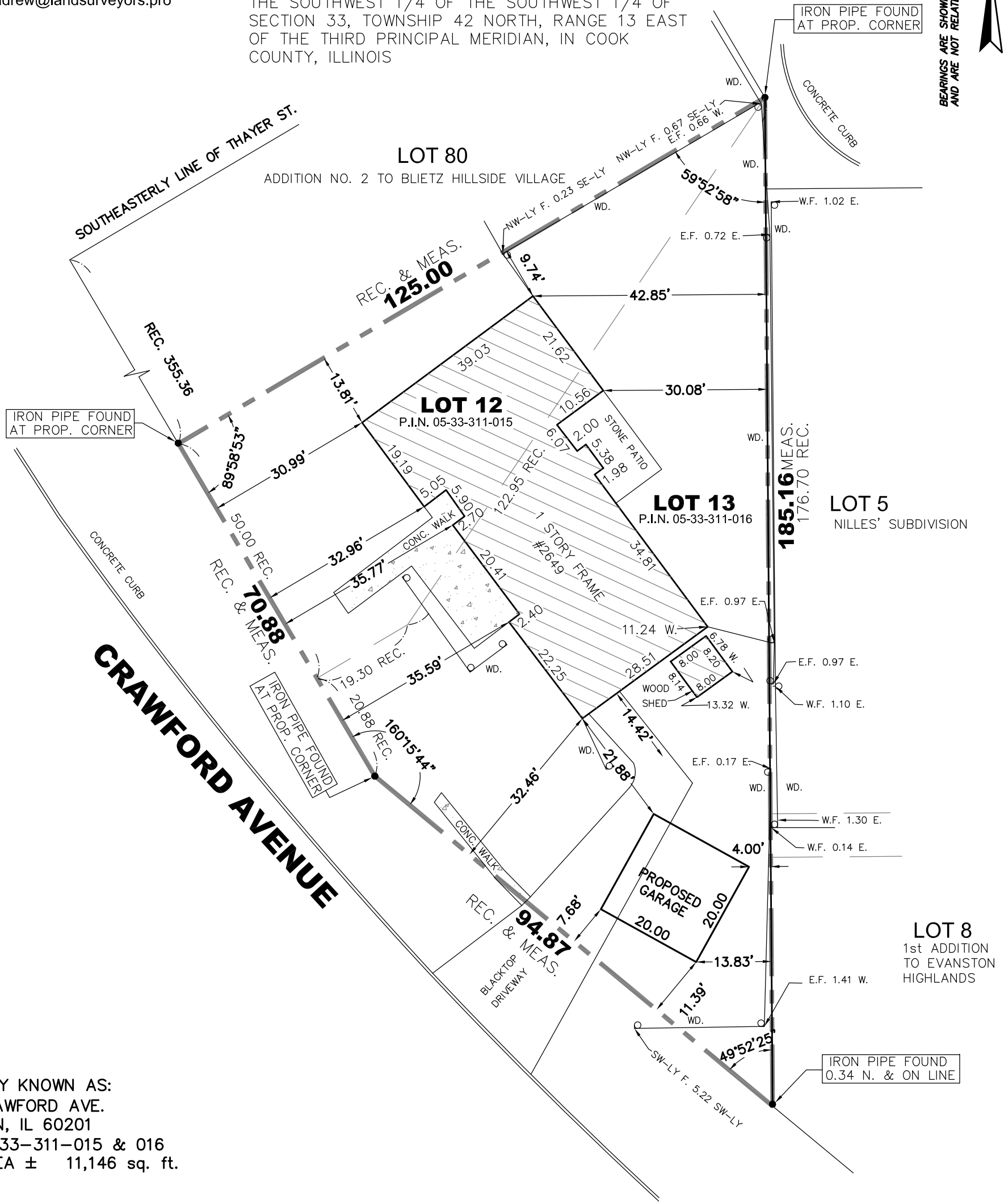
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ORDERED BY: MICHELE WALKER

COMPANY OR ORGANIZATION: _____

SURVEYED BY: _____ AFS

DRAWN BY: SJ, AFS

CHECKED BY: AFS

PROJECT No: **310-23 (GL019-23)**

ISSUED 09/28/2023

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



Michael Griffith <mgriffith@cityofevanston.org>

Re: 2649 Crawford Ave - 23ZONA-0036

1 message

Michele Walker <michele_walker@yahoo.com>
To: Michael Griffith <mgriffith@cityofevanston.org>

Sat, Aug 12, 2023 at 9:27 AM

Hi Michael

Ready to pick up on this garage build for 2649 Crawford. I would like to submit a flat roof 20x20 detached off to the side. Existing shed would be removed. Marked on the attached plat pdf. Let me know what next steps I should take.

Thanks
Michele Walker

On Friday, March 17, 2023 at 10:22:52 AM CDT, Michael Griffith <mgriffith@cityofevanston.org> wrote:

Hi Michele Walker,

I'm reviewing the zoning analysis application submitted for a construction of either a 1-car garage or carport. I have the following comments:

- The site plan appears to have 3 alternatives overlaid onto each other. If you would like 3 alternative plans reviewed, please provide 3 separate site plans.
- For each site plan:
 - Clearly dimension the LxW of the garage/carport, distance to property lines, and show proposed driveway with width dimensioned.
 - If the existing shed is going to be removed please note on the site plan. Otherwise, it is assumed the shed will remain (one alternative appears to conflict with the shed).
- Please email me revised site plans and I can complete the zoning review. Below are zoning regulations that apply to detached accessory structures, i.e. garage or carport. I also noted regulations that would apply to an attached garage. Proposed plans trigger several variations. Given the number of variations triggered by a detached garage/carport, recommend considering an attached garage/carport.
- The following zoning regulations apply:
 - The property is zoned R2.
 - Building lot coverage, max (all ground floor roofed areas): 40% of lot area. Zoning Code Section 6-8-3-6
 - Impervious surface coverage, max (building lot coverage + hardscaped/paved areas): 55%. Zoning Code Section 6-8-3-9
 - Detached accessory structures are not permitted within the required front yard setback. The required front yard setback is the average setback on the same side of the street, same block for existing homes. Zoning Code Section 6-4-6-2.D. Proposed locations will require approval of a variation from the zoning code.
 - Detached accessory structures are not permitted within an interior side yard as is shown. Zoning Code Section 6-4-6-3.A.2. Proposed locations will require approval of a variation from the zoning code.
 - Detached accessory structures are required to be located at least 10' from the nearest wall of the principal structure (residence). Zoning Code Section 6-4-6-2.C. Proposed locations will require approval of a variation from the zoning code.
 - For a detached garage/carport, building height, max: 20' for a flat or mansard roof, 28' for a sloped roof.

- For an attached garage/carport, min. east side yard setback is 5' (this looks to be met) and the same required front yard setback applies noted above, min. rear yard setback is 30' (measured from the north point of the lot, given the lot shape, I think the min. 30' rear yard setback is met).

Please let me know if you have any questions.

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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EVANSTON_2023'02 HIP 18x19- 2649 CRAWFORD AVE- existing survey00.pdf

1684K



Michael Griffith <mgriffith@cityofevanston.org>

Re: 2649 Crawford Ave - 23ZONA-0036: detached garage

1 message

Michele Walker <michele_walker@yahoo.com>
To: Michael Griffith <mgriffith@cityofevanston.org>

Fri, Sep 1, 2023 at 2:43 PM

Hi Michael

Replies are included in bold. Thanks for the questions and feedback.

- I assume the dimensions noted are in inches. **Yes**
- The 198-inches off the front property line, are you measuring from the property line or street curb? The street curb is not the property line. If I scale 198-inches off the property that puts the east corner of the garage onto the neighboring property. **Measurement is from the Property Line**
- Placing the east corner of the garage approx. 4' from the east property line appears to have the garage less than 4' from the front property line as I scale off the plat of survey **We have staked and measured and followed all the survey flags and the numbers provided here are correct.**
- Is the intent to place the garage at the existing edge of the driveway? I assume so. I assume the plan is for the garage door to face the driveway. **The plan is for the garage door to face the driveway perpendicularly. We hope to tuck it over on the side so it is less obtrusive to the property aesthetics. There is about a 2 foot overlap to the driveway**
- The driveway width does not look wide enough to accommodate a vehicle turning into the garage. How will vehicles access the garage? **The driveway will widen slightly to the West yard which is already covered in stones and gravel from the previous owner. But the existing curb cut will not be affected.**
- Since the proposed garage requires approval of a variation, we need a clear understanding of the garage location and how it will be accessed. **Please let me know if that clarifies the garage location and access.**

On Friday, September 1, 2023 at 09:58:10 AM CDT, Michael Griffith <mgriffith@cityofevanston.org> wrote:

Hi Michele,

Thank you for the additional details. I'm looking at the site plan with the distances noted between the proposed garage and property lines and have a few questions:

- I assume the dimensions noted are in inches.
- The 198-inches off the front property line, are you measuring from the property line or street curb? The street curb is not the property line. If I scale 198-inches off the property that puts the east corner of the garage onto the neighboring property. Placing the east corner of the garage approx. 4' from the east property line appears to have the garage less than 4' from the front property line as I scale off the plat of survey.
- Is the intent to place the garage at the existing edge of the driveway? I assume so. I assume the plan is for the garage door to face the driveway. The driveway width does not look wide enough to accommodate a vehicle turning into the garage. How will vehicles access the garage?
- Since the proposed garage requires approval of a variation, we need a clear understanding of the garage location and how it will be accessed.

I'm off work all next week returning Wednesday, September 13. I can review revisions when I return back from vacation.

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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On Tue, Aug 29, 2023 at 7:12 AM Michele Walker <michele_walker@yahoo.com> wrote:

1. pics attached of the garage design details and specs. plan to look like garagedesign1.png
2. new marked site plan attached.

thanks!

On Wednesday, August 23, 2023 at 09:22:57 AM CDT, Michael Griffith <mgriffith@cityofevanston.org> wrote:

Michele,

Please provide the following, circled items:

Additional Comments:

1. As proposed, approval of a minor variation is required to construct a detached accessory structure, garage, within the front yard. Minor variations are an administrative decision by the Zoning Administrator. **Variations may or may not be approved.**
2. Given the unique shape and configuration of the lot, the footprint and location of the residence on the lot, it seems reasonable to apply for a variation regarding the detached garage location.
3. The minor variation application needs to explain why an attached garage is not feasible. The following additional details are needed with the application:
 - a. On the site plan, please dimension the distance between the proposed garage and property lines.
 - b. Please provide building elevations, all four sides, of the proposed garage. Building height and roof overhang dimensioned.
4. The above items can be emailed to me.

Respectfully,

Michael Griffith

Planner

Planning & Zoning Division

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On Wed, Aug 23, 2023 at 8:52 AM Michele Walker <michele_walker@yahoo.com> wrote:

Hi Michael

Thank you for all your help on this. Everything is attached to this email. We filled out everything to the best of our ability and knowledge, but if you notice something that looks problematic just let me know and we can adjust.

Thanks!

Michele Walker

312-388-2040

On Monday, August 21, 2023 at 11:21:41 AM CDT, Michael Griffith <mgriffith@cityofevanston.org> wrote:

Hi Michele Walker,

Attached is the zoning analysis report concerning constructing a detached garage. As proposed, approval of a minor variation from the zoning code is required for the proposed garage location within the front yard.

Minor variations are an administrative decision by the Zoning Administrator. Variations may or may not be granted. To apply:

- Email a completed minor variation application to me along with proof of ownership, a revised site plan and building elevations as noted on the zoning analysis report.
- Application fee: \$275. The fee is not refundable. Once a complete application is received I'll follow-up with an email with a link to pay the fee online.
- Public notice is mailed to all property owners within 250' of the property. Two notices are mailed, a public notice describing the variation requested and a determination notice describing the decision made. We use a local print shop to mail public notices. The print shop bills applicants directly.
- There is a 10-working day comment period from the public notice date. Afterwards, the application is forwarded to the Zoning Administrator for a determination approving, approving with conditions, or denying the variation.
- The process takes about a month.
- The application can be found [here](#).

Please let me know if you have any questions.

Respectfully,

Michael Griffith

Planner

Planning & Zoning Division

Community Development Department

Morton Civic Center

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Michael Griffith <mgriffith@cityofevanston.org>

Re: 2649 Crawford Garage Sit Plan

1 message

Michael Griffith <mgriffith@cityofevanston.org>
To: Michele Walker <michele_walker@yahoo.com>
Cc: Dan Nelson <dnelson917@gmail.com>

Mon, Oct 2, 2023 at 8:54 AM

Hi Dan and Michele,

Revised site plan showing the garage 4' from the east property line, I think this is the more appropriate site plan to proceed with the minor variation application, the distances to property lines on the revised site plan match the distances I was getting. The site plan still needs to show how the driveway will be altered to accommodate a vehicle accessing the garage. If I proceed and process the minor variation with this site plan the Zoning Administrator will very likely hold off on a decision until the access to the garage is shown.

Respectfully,

Michael Griffith

Planner

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On Thu, Sep 28, 2023 at 11:02 AM Michele Walker <michele_walker@yahoo.com> wrote:

11/29/23, 2:46 PM

CITY OF EVANSTON Mail - Re: 2649 Crawford Garage Sit Plan

Hi Michael

Please see attached. We worked with the land surveyor to map a garage site plan. Hopefully these measurements are more precise and give a better sense of location.

Thanks!

Dan and Michele
2649 Crawford



Michael Griffith <mgriffith@cityofevanston.org>

Re: 2649 Crawford Garage Sit Plan

1 message

Michele Walker <michele_walker@yahoo.com>
To: Michael Griffith <mgriffith@cityofevanston.org>
Cc: Dan Nelson <dnelson917@gmail.com>

Wed, Oct 4, 2023 at 4:18 PM

Hello

Thanks for the input and update. Attached is a sketch of how the driveway would be ammended. The actual curb cut is 3 feet wider on that side but currently unused and it ends up adding about 5 feet of turning space. We anticipate repouring the driveway at the same time we pour the garage slab. I was expecting to file that site plan when we filed for the permit.

Thanks
Michele and Dan

On Monday, October 2, 2023, 8:54 AM, Michael Griffith <mgriffith@cityofevanston.org> wrote:

Hi Dan and Michele,

Revised site plan showing the garage 4' from the east property line, I think this is the more appropriate site plan to proceed with the minor variation application, the distances to property lines on the revised site plan match the distances I was getting. The site plan still needs to show how the driveway will be altered to accommodate a vehicle accessing the garage. If I proceed and process the minor variation with this site plan the Zoning Administrator will very likely hold off on a decision until the access to the garage is shown.

Respectfully,

Michael Griffith

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Thanks!

Dan and Michele
2649 Crawford



IMG_7370.jpeg
4776K



Michael Griffith <mgriffith@cityofevanston.org>

2649 Crawford Ave: minor variation application

1 message

Michael Griffith <mgriffith@cityofevanston.org>

Fri, Nov 3, 2023 at 8:39 AM

To: Michele Walker <michele_walker@yahoo.com>, Dan Nelson <dnelson917@gmail.com>

Hi Michele and Dan,

The Zoning Administrator has reviewed your minor variation application and has a few comments/questions before making a determination:

- Please provide details/explanation why a garage is necessary.
- Please provide details/explanation why an attached garage and/or carport is not feasible (even if it might trigger variations related to setbacks).
- For the site plan submitted with the application, please provide a clearly dimensioned driveway noting the full width and length dimensions, and provide a diagram showing how vehicles will be able to maneuver into/out of the garage.

The above can be emailed to me.

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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Michael Griffith <mgriffith@cityofevanston.org>

Re: 2649 Crawford Ave: minor variation application

1 message

Michele Walker <michele_walker@yahoo.com>

Tue, Nov 7, 2023 at 10:00 AM

To: Dan Nelson <dnelson917@gmail.com>, Michael Griffith <mgriffith@cityofevanston.org>

1. A garage would be welcomed for parking our cars especially with the intense Chicago winters. We would also like a garage for lawn, garden and snow maintenance supplies and bike storage, etc. Our house is on a slab with no attic or basement, so the bike, lawnmower, snowblower, car, and other storage would be nice. With the rise in car and catalytic converter thefts we would like to be able to lock and secure our vehicles as well.

2. We have an existing underground Comed electric service line and an AC unit that both bisect and constrain where an attached garage or carport would go, as well as interior building constraints with existing hvac, laundry, water main, and sewer mechanicals that prohibit any attached options. The electrical service work was required earlier this year by the City of Evanston electric building inspector.

We also feel this property is uniquely architecturally significant of the mid century modern period. Our garage plan has always been to tuck it off to the side of the property to maintain the integrity of the original building visually and aesthetically. The proposed position of the garage to the side allows for the house itself to remain the focus on the property lot and keep the original construction.

3. As to the driveway. We see the layout similar to when you turn into a garage from an alley. A simple right hand turn. Most standard alley widths are 16ft. We plan to repour the driveway when the garage slab is also poured. The current curb cut is already 3 ft larger than the existing driveway. So the planned dimensions are 18ft wide x 64ft long. More than enough to back out and turn to exit.

Thanks so much for all your time and consideration.

Dan and Michele

On Friday, November 3, 2023 at 08:40:08 AM CDT, Michael Griffith <mgriffith@cityofevanston.org> wrote:

Hi Michele and Dan,

The Zoning Administrator has reviewed your minor variation application and has a few comments/questions before making a determination:

- Please provide details/explanation why a garage is necessary.
- Please provide details/explanation why an attached garage and/or carport is not feasible (even if it might trigger variations related to setbacks).
- For the site plan submitted with the application, please provide a clearly dimensioned driveway noting the full width and length dimensions, and provide a diagram showing how vehicles will be able to maneuver into/out of the garage.

The above can be emailed to me.

Respectfully,

Michael Griffith

Planner

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Community Development Department

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[2100 Ridge Ave. | Evanston, IL 60201](https://www.cityofevanston.org/2100-Ridge-Ave-Evanston-IL-60201) | 847-448-8155 | 847-448-4311

mgriffith@cityofevanston.org | cityofevanston.org

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IMG_7933.jpeg
5185K



Michael Griffith <mgriffith@cityofevanston.org>

Re: 2649 Crawford Ave: minor variation application

1 message

Michael Griffith <mgriffith@cityofevanston.org>
To: Michele Walker <michele_walker@yahoo.com>
Cc: Dan Nelson <dnelson917@gmail.com>

Tue, Nov 7, 2023 at 11:04 AM

Thank you. On the site plan, I still need the overall L and W of the driveway. It looks like the 64 (feet or inches...?) is measured from the street to the garage rather than the end of the driveway. Please clarify.

Respectfully,

Michael Griffith

Planner

Planning & Zoning Division

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On Tue, Nov 7, 2023 at 10:00 AM Michele Walker <michele_walker@yahoo.com> wrote:

1. A garage would be welcomed for parking our cars especially with the intense Chicago winters. We would also like a garage for lawn, garden and snow maintenance supplies and bike storage, etc. Our house is on a slab with no attic or basement, so the bike, lawnmower, snowblower, car, and other storage would be nice. With the rise in car and catalytic converter thefts we would like to be able to lock and secure our vehicles as well.
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Respectfully,

Michael Griffith

Planner

Planning & Zoning Division

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**Zoning Analysis
Summary**

Review Date: 08-21-23
By: Michael Griffith, Planner

Case Number:

23ZONA-0036 – 2649 CRAWFORD AVE

Case Status/Determination:

NON-COMPLIANT

Applicant: Michele Walker

Plans prepared by: Applicant

Plans dated: Received 08-12-23

Survey dated: 02-04-23

District: R2

Proposal:

Construct a 20'x20' detached garage

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-4-6-3	Detached accessory structures not permitted within a front yard; detached accessory structure, garage, proposed within the front yard	Apply for a minor variation

Additional Comments:

1. As proposed, approval of a minor variation is required to construct a detached accessory structure, garage, within the front yard. Minor variations are an administrative decision by the Zoning Administrator. **Variations may or may not be approved.**
2. Given the unique shape and configuration of the lot, the footprint and location of the residence on the lot, it seems reasonable to apply for a variation regarding the detached garage location.
3. The minor variation application needs to explain why an attached garage is not feasible. The following additional details are needed with the application:
 - a. On the site plan, please dimension the distance between the proposed garage and property lines.
 - b. Please provide building elevations, all four sides, of the proposed garage. Building height and roof overhang dimensioned.
4. The above items can be emailed to me.

Principal Use and Structure: Dwelling – Single-family detached	
6-8-3-2	Use: Compliant Standard: Dwelling – Single-family detached Existing: Dwelling – Single-family detached Proposed: No change
6-8-3-5	Lot width: Compliant Standard: 35.0' Existing: 35.0'+ Proposed: No change
6-8-3-4	Lot size: Compliant Standard: 5000 sf Existing: 11146 sf Proposed: No change
6-8-3-6	Building Lot Coverage: Compliant Standard: 40%, 4458.4 sf Existing: 19.4%, 2160 sf Proposed: 22.3%, 2490 sf
6-8-3-9	Impervious Surface Coverage: Compliant Standard: 55%, 6130.3 sf Existing: 29.2%, 3260 sf Proposed: 32.2%, 3590 sf
	Accessory Structure Rear Yard Coverage: NA
	Building Height: NA
	Yards (Setbacks): NA Front, southwest: Interior Side, east: Interior Side, northwest: Rear, northeast:
Accessory Use and Structure 1: Garage, detached	
6-4-6-3	Location (Yard): Non-compliant Standard: Rear yard Existing:

	Proposed: Front yard
6-4-6-4	Height: Dimension needed Standard: 20.0' for flat and mansard roof, 28.0' for sloped roof Existing: Proposed: Dimension needed
6-4-6-2	Distance from Principal Building: Compliant Standard: 10.0' Existing: Proposed: 10.0'+, scaled off site plan
	Yards (Setbacks): Front, southwest: Dimension needed Interior Side, east: Dimension needed Interior Side, northwest: NA Rear, northeast: NA
Parking Requirement:	
6-16-2, Table 16-B	Use 1: Dwelling – Single-family detached <ul style="list-style-type: none"> ○ Standard: 2 ○ Existing: ○ Proposed: 2 ○ Total Required: Compliant ○ Standard: 2 ○ Existing: ○ Proposed: 2
	Handicapped Spaces: NA
6-8-3-11	Access: Compliant Standard: Street, no alley access Existing: Street Proposed: No change
6-16-2-5	Vertical Clearance: Dimension needed Standard: 7.0' Existing: Proposed: Dimension needed
	Surface: NA

	Location: NA
6-16-2-7	Parking Angle 1: Compliant Parking Space Size: Compliant Drive Aisle Width: NA Module: NA
Miscellaneous:	
6-4-1-9	

PUBLIC NOTICE OF AN ADMINISTRATIVE VARIATION

You are receiving this notice because, according to our records, you own property within 250 feet of the subject property:

2649 Crawford Ave. | Case 23ZMNv-0057 | Minor Variation

Applicant: Michele Walker

Zoning District: R2

Preservation/Landmark: NA

Requested variation is: From Section 6-4-6-3, that states a detached accessory structure is not permitted within a front yard.

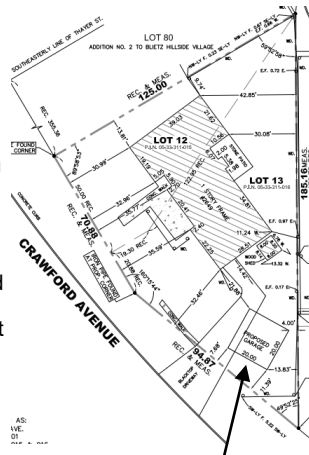
For the purpose of: Constructing a 20'x20' detached garage within the front yard.

Notice Date:

October 12, 2023

Comments Accepted Through:

October 26, 2023



Proposed garage location

To view the full application, submit questions or comments, please send comments/questions to Michael Griffith, Planner, Zoning Office, via e-mail at mgriffith@cityofevanston.org or at (847) 448-4311. For consideration, **written** comments must be received by the date indicated above.

PUBLIC NOTICE OF AN ADMINISTRATIVE VARIATION DENIAL

You are receiving this notice because, according to our records, you own property within 250 feet of the subject property:

**2649 Crawford Ave. | Case 23ZMN-0057
Minor Variation**

Notice Date: November 20, 2023

Applicant: Michele Walker
Zoning District: R2
Preservation/Landmark: NA

The minor variation application requested relief from Section 6-4-6-3, that states a detached accessory structure is not permitted within a front yard. The applicant requested a variation to construct a 20'x20' detached garage within the front yard.

The applicant has been DENIED zoning relief finding that the standards for minor variation from the zoning ordinance have not been met, the requested variation is not in keeping with the comprehensive general plan and the zoning ordinance and the requested variation is not the least deviation from the applicable regulation among feasible options.

The applicant or an adjacent property owner may appeal a decision of the Zoning Administrator to the Land Use Commission by submitting an Appeal Application within 10 working days of the date of this notification.

To view the full application, submit questions or comments, please send comments/questions to Michael Griffith, Zoning Office, via e-mail at mgriffith@cityofevanston.org or at (847) 448-4311.



Michael Griffith <mgriffith@cityofevanston.org>

2649 Crawford Ave: minor variation application

1 message

Michael Griffith <mgriffith@cityofevanston.org> Thu, Nov 16, 2023 at 9:59 AM
To: Michele Walker <MICHELE_WALKER@yahoo.com>, Dan Nelson <dnelson917@gmail.com>

Michele and Dan,

After reviewing all of the details provided, the Zoning Administrator has denied the minor variation application requesting to construct a detached accessory structure, garage, within the front yard. The determination notice is attached. The Zoning Administrator determined the application does not meet the standards for approval nos. 3 and 5 below:

3. The zoning ordinance intends for detached accessory structures to be located within rear yards behind the principal structure (residence); the requested variation is to construct a detached accessory structure within the front yard where the plat of survey shows there is adequate space to construct an attached garage which is permitted and meets the intent of the zoning ordinance.

5. A detached accessory structure located within the front yard is not the least deviation from the applicable regulation among the feasible options, the plat of survey indicates there is adequate space to construct an attached garage.

The additional details provided as to why an attached garage would not work, an underground Comed line, a/c location, and interior building constraints, didn't show how those elements prohibited an attached garage.

Additionally, the proposed driveway width at the garage, 16', does not provide adequate vehicle maneuvering space. For comparison, a garage located off a 16' wide alley, is required to be setback at least 3' off the property line providing 19' of vehicle maneuvering space.

The Zoning Administrator's determination may be appealed to the Land Use Commission, Zoning Code Section 6-3-8-8. The Land Use Commission may reverse or affirm, wholly or partly, or may modify the Zoning Administrator's determination.

To appeal:

- Submit a completed appeal application within 10-working days of the determination notice date, by end of day December 6, 2023. The application can be submitted online or by emailing a pdf of the completed application.
- If emailing the application, once a complete application is received a follow-up email will be sent with a link to pay the application fee online.
- Once a completed application is received the case will be scheduled for the next available public hearing date before the Land Use Commission.
- Public notice is mailed to all property owners within 250' of the property. We use the local print shop to mail notices, the print shop bills applicants directly. Staff will also post a public hearing sign on the property.
- The process can take 2-3 months depending on when the case can be scheduled.
- Appeal application can be found [here](#).

I realize this isn't the outcome you had hoped for. Please let me know if you have any questions.

6-3-8-12. - STANDARDS FOR VARIATIONS.

In considering an application for a minor variation, fence variation, family necessity variation, sign variation, or a major variation, or a combination thereof, the Zoning Administrator, the Land Use Commission, or the City Council, as the case may be, may approve such variation only upon finding that the application complies with the separate standards for each type of variation set forth below:

(A) Minor Variations: Minor variations may be authorized by the Zoning Administrator upon making written findings that the proposed variation satisfies the following standards:

- 1.The practical difficulty is not self-created.

- 2.The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
- 3.The requested variation is in keeping with the comprehensive general plan and the zoning ordinance.
- 4.The requested variation is consistent with the preservation policies set forth in the comprehensive general plan.
- 5.The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Administrator issues his/her decision regarding said variation.

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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 **POSTCARD DETERMIN - 2649 CRAWFORD AVE.pdf**
655K



Melissa Klotz <mklotz@cityofevanston.org>

Re: 2649 Crawford Avenue

1 message

Michele Walker <michele_walker@yahoo.com>

Wed, Nov 29, 2023 at 2:06 PM

To: Melissa Klotz <mklotz@cityofevanston.org>

Hi Melissa

I was wondering if you could give us a little guidance or insight. You mentioned marking up our survey. We are more than happy to do that. We have a digital copy and we know where all the mechanicals are to mark. But during our first round and part of the reason I think we were denied is because Michael did not seem to trust any of our homeowner provided information or our documents.

Do you foresee the same problem during the appeal process? Will the committee have an issue with homeowner provided documents? We really want to be set up for success on this.

Thank you
Michele Walker

On Monday, November 27, 2023, 3:32 PM, Melissa Klotz <mklotz@cityofevanston.org> wrote:

Michele,

We have received your appeal application for the denied minor variation for a detached garage at 2649 Crawford Ave. Appeals are determined by the Land Use Commission with a public hearing. The next available public hearing is January 10, 2024 at 7pm in Council Chambers. Please confirm you are able to attend this meeting and present your case.

In the meantime, if there is any other information or documentation you would like included for the appeal, send it directly to me. Your appeal application notes underground ComEd lines, AC unit, sewer lines, water lines, manholes and sewer drain grates that are problematic with their location for an attached garage - I recommend you note all of those on a copy of your plat of survey and send that to me.

When the Land Use Commission hears your case, they will ask you to explain the request and will likely ask me a few clarifying questions about the original denial. Once they have all information, anyone from the public comments, and they enter deliberations, they will decide 2 things. First, they will decide if the original determination was made erroneously or if it was made appropriately based on the Standards for Approval (available [here Section 6-3-8-12-A](#)). Second, they will decide if a different determination should be made either in light of an erroneous decision the first time around, or if additional information is provided.

Let me know if you have any questions as we get closer to the meeting date, and confirm you are able to attend on January 10th.

Thanks,

Melissa Klotz**Zoning Administrator**Community Development Department/Planning & Zoning Division
City of Evanston2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153
mklotz@cityofevanston.org | cityofevanston.org

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Melissa Klotz <mklotz@cityofevanston.org>

Re: 2649 Crawford Avenue

1 message

Melissa Klotz <mklotz@cityofevanston.org>
To: Michele Walker <michele_walker@yahoo.com>
Cc: Elizabeth Williams <ewilliams@cityofevanston.org>

Wed, Nov 29, 2023 at 4:49 PM

Michele,

The minor variation request was denied because it did not meet all of the Standards for Approval based on the information provided. The determination is required by law to follow the Standards, and the determination was made by the Zoning Administrator - me. The entire Planning & Zoning Division reviewed the minor variation request and then I finalized the decision based on what we reviewed. If you proceed as is without additional info, I do foresee the LUC coming to the same conclusion and denying the request.

I strongly recommend you draw the exact locations of things, label things, and make sure things are to scale, all on one site plan. It may be helpful to include a write up explaining each problem as well. You can include as little or as much detail as you prefer. I recommend you show on a site plan, and explain in writing, the following:

1. Exact location of all things that are in the way of an attached garage or carport, why they are in the way, why an attached garage or carport cannot be modified around those things (ie. push a carport further back to accommodate the utilities), etc. If there are things that are problematic to move (more than cost which is not an applicable Standard) such as the AC unit will lose efficiency and not be feasible in any other location, explain that.

2. Show the exact driveway that is proposed. Going from memory, a recent email or your appeal application notes an 18' driveway width to turn out of the garage while also showing the garage overlaps the driveway by 2' which then doesn't add up. Also, is the driveway the same width the entire way or does it get larger or smaller? What is the existing curb cut width and the new proposed width since that is indicated on one plan? Why will the driveway remain overlapping the garage?

3. Confirm the vehicles can make the turns based on true vehicle turning radii (not just by drawing arrows) including if 2 vehicles are in the garage and the tighter one wants to back out. We need to confirm that it is feasible to make that tight turn and there is enough driveway left for it. (Of note, I saw mention that it is 16' and that is the same as an alley where vehicles turn into garages...yes and no...alleys are 16' wide but garages are required to be 3' off the alley property line so then they have 19'. The turning radii will also show why the garage is proposed 4' from the side property line and cannot move closer to the house making the turn tighter, which I anticipate as a question from the LUC.

4. Explain why a garage or carport that is detached from the house cannot be located closer to the house and further from the street so that it is fully in the side yard rather than the front yard even if it needs to be detached instead of attached to the house due to the issues you mentioned. (If closer to the house, the turn around could potentially be in the side yard so there is enough space for the turning radius).

FYI as I am looking for additional information on the property, historic records indicate there used to be an attached garage that was converted into habitable space, there was supposed to be a new garage built, and acknowledgement the junction box must be relocated - see attached. This was not known/considered at the time of the Minor Variation determination but will be included as info to the LUC since I've found it (as well as an old plat of survey that shows the previous attached garage location and asphalt driveway). Also acknowledging that conversion and lack of future garage was all done under the previous owner, not you.

Let me know what else comes up. If you think it is beneficial to meet in person and go over the site plan and anticipated questions/issues, we can do that. I expect the LUC will have the same questions/clarifications that Michael previously brought up so a clear and comprehensive site plan with full explanation is to your benefit.

Thanks,

Melissa Klotz
Zoning Administrator
Community Development Department/Planning & Zoning Division



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Appeal Application

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: michele_walker@yahoo.com
To: zoning@cityofevanston.org

Sat, Nov 25, 2023 at 2:53 PM



Formstack Submission For: **Zoning Appeal Application**

Submitted at 11/25/23 2:53 PM

Address: 2649 Crawford
Evanston, IL 60201

Permanent Identification Number (PIN) 1: 05-33-311-016-0000

Permanent Identification Number (PIN) 2: 05-33-311-015-0000

Name: Michele Walker

Organization: homeowner

Address: 2649 Crawford
Evanston, IL 60201

Home or Office Phone Number: (312) 477-9594

Cell Phone Number:

Email: michele_walker@yahoo.com

Please choose primary means of contact: Email

Address (or location) of property to which 2649 Crawford

pertains the decision you are appealing:

Describe the Zoning Administrator's decision that you are appealing:

Requesting permission to build a 20x20 flat roof detached garage in the side yard of the property lot. Permission was denied.

Describe what you believe to be the correct zoning ordinance interpretation or what you believe to be the correct facts related to this particular zoning decision:

Zoning would prefer the garage be attached to the house. We are unable to attach to the house because of many preexisting mechanical issues. Underground Comed electric lines bisect where an attached garage would go. As does an AC unit, underground sewer lines, manhole covers, water lines and street sewer drain grates. It is not feasible to build on top of so many numerous utilities. Attaching would also involve new curb cut work. Our requested placement of a detached garage is fully independent of any utilities and would not require a new curb cut.

We also presented a driveway to be 18 feet wide and it has been requested to be 19 feet wide. We are happy to comply.

Describe in what manner you believe yourself aggrieved or harmed by this zoning interpretation and/or determination:

We have a very unusual lot configuration, a series of triangles and no access to the backyard. This makes a rear detached garage impossible so we are requesting the side yard instead. A garage would be welcomed safety and protection for parking our cars especially with the intense Chicago winters. We would also like a garage for lawn, garden and snow maintenance supplies and bike storage, etc. Our house is on a slab with no attic or basement, so the bike, yard and snow equipment, car, and other storage would be nice. With the rise in car and catalytic converter thefts we would like to be able to lock and secure our vehicles as well.

Quantity:

1

Price:

275

Credit Card:

Card number: *****1591 Expiration: 03/28

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.:

[View Signature](#)

WALKER NELSON RESIDENCE

2649 CRAWFORD AVE

EVANSTON, IL 60201

DETACHED GARAGE

ZONING INFORMATION AND REGULATIONS		DISTRICT: R2	LOT AREA: 11,146.0 SF
PRINCIPAL USE AND STRUCTURE: DWELLING - SINGLE-FAMILY DETACHED			
6-8-3-2	USE: COMPLIANT	STANDARD: SINGLE FAMILY DETACHED	EXISTING: SINGLE FAMILY DETACHED PROPOSED: NO CHANGE
6-8-3-4	LOT SIZE: COMPLIANT	STANDARD: 35.0'	EXISTING: 35.0' + PROPOSED: NO CHANGE
6-8-3-5	LOT WIDTH: COMPLIANT	STANDARD: 5,000.0 SF	EXISTING: 11,146.0 SF PROPOSED: NO CHANGE
6-8-3-6	BUILDING LOT COVERAGE: COMPLIANT	STANDARD: 40%, 4,458.4 SF	EXISTING: 19.4%, 2,160 SF PROPOSED: 22.5%, 2,503.6 SF
6-8-3-9	IMPERVIOUS SURFACE COVERAGE: COMPLIANT	STANDARD: 55%, 6,130.3 SF	EXISTING: 29.2%, 3,260 SF PROPOSED: 33.9%, 3,776.3 SF
ACCESSORY USE AND STRUCTURE 1: GARAGE, DETACHED			
6-4-6-2	DISTANCE FROM PRINCIPAL BLDG: COMPLIANT	STANDARD: 10'-0"	EXISTING: NA PROPOSED: 21'-10 ³ / ₄ "
6-4-6-3	DRIVEWAY PAVEMENT (YARDS): COMPLIANT	STANDARD: FRONT, SIDE, REAR	EXISTING: FRONT PROPOSED: NO CHANGE
6-4-6-3	DETACHED GARAGE (YARDS): <i>NON-COMPLIANT</i>	STANDARD: SIDE, REAR	EXISTING: NA PROPOSED: FRONT, SIDE
6-4-6-4	HEIGHT: COMPLIANT	STANDARD: 20'-0" (FLAT)	EXISTING: NA PROPOSED: 9'-6"
	YARD: FRONT	STANDARD: 27'-0"	EXISTING: NA PROPOSED: 7'-8 ³ / ₈ "
	YARD: INTERIOR SIDE	STANDARD: 5'-0"	EXISTING: NA PROPOSED: 4'-0"
PARKING REQUIREMENT:			
6-16-2	TOTAL REQUIRED: COMPLIANT (HCAP: NA)	STANDARD: 2	EXISTING: NA PROPOSED: 2
6-8-3-11	ACCESS: COMPLIANT	STANDARD: STREET, NO ALLEY ACCESS	EXISTING: STREET PROPOSED: NO CHANGE
6-16-2-5	VERTICAL CLEARANCE: COMPLIANT	STANDARD: 7'-0"	EXISTING: NA PROPOSED: 7'-0"
6-16-2-7	PARKING ANGLE 1: COMPLIANT	PARKING SPACE SIZE: COMPLIANT	

OWNER

MICHELLE WALKER AND DAN NELSON
2649 CRAWFORD AVE
EVANSTON, IL 60201

ARCHITECT

ANTHONY MONTALTO, ARCHITECT
304 OAK ST
GLEN ELLYN, IL 60137

PROJECT DESCRIPTION

PROPOSED NEW DETACHED GARAGE.

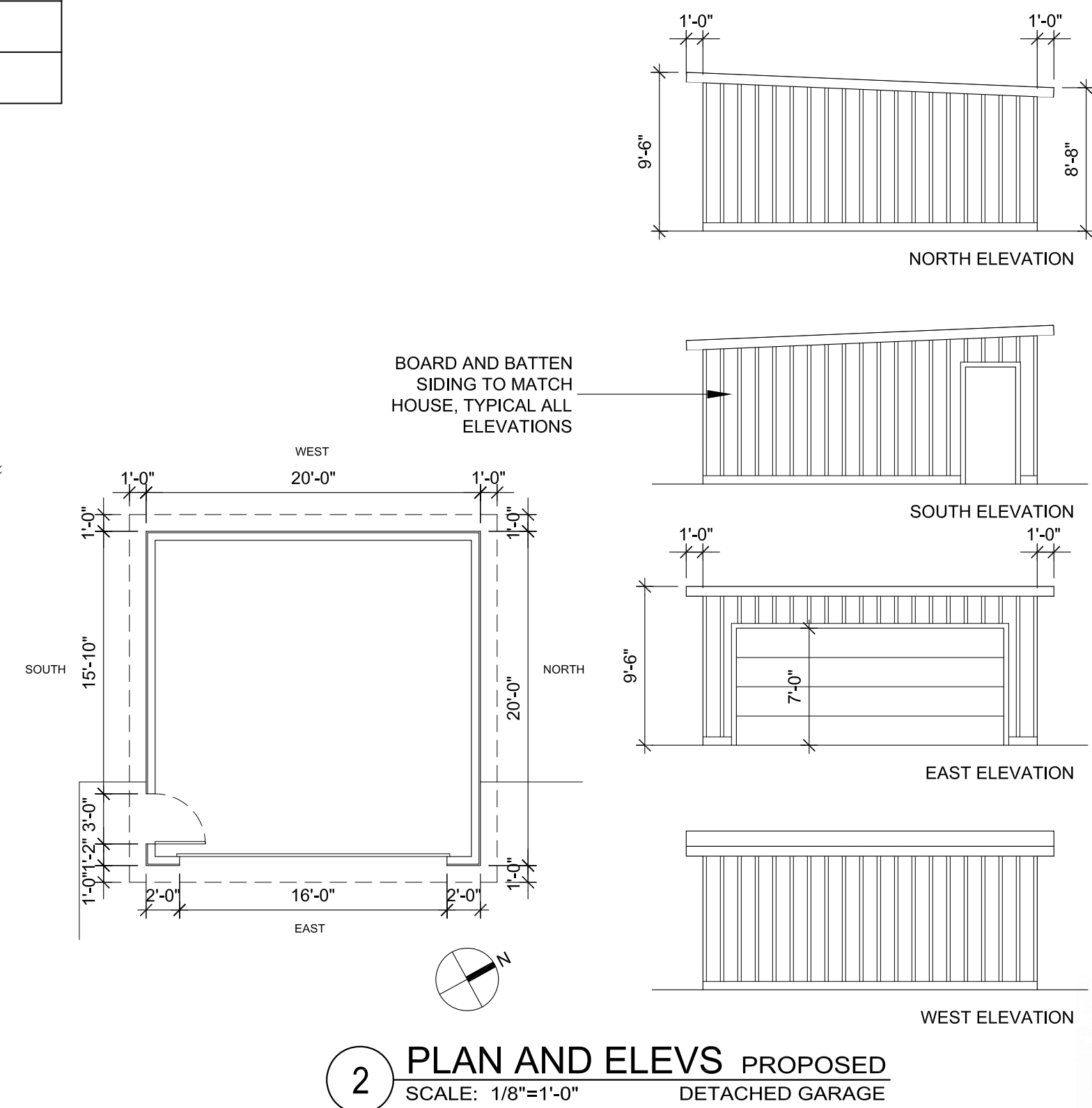
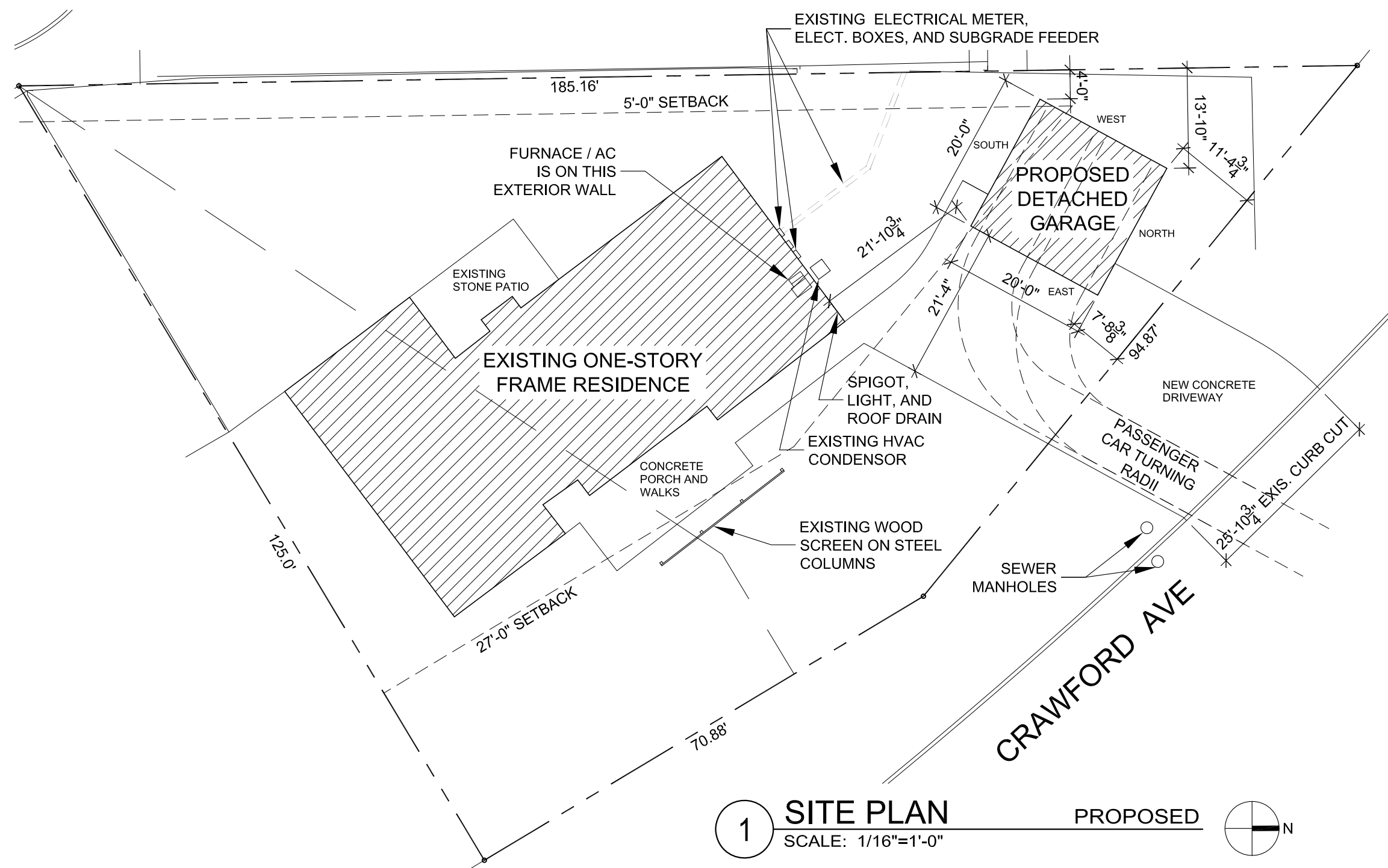
DRAWING INDEX

G-0.1 TITLE SHEET, ZONING, AND SITE PLAN
G-0.2 PARTIAL SITE PLAN

VARIANCE SUPPORT NARRATIVE

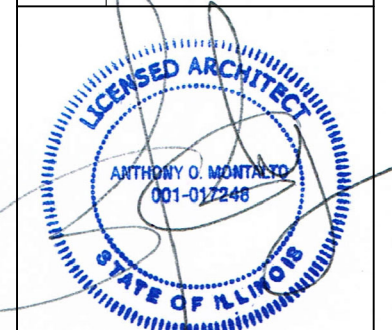
UTILITY / INFRASTRUCTURE CONFLICTS: ALONG THE NORTH FACADE OF THE HOUSE, THERE EXISTS THE MAIN ELECTRICAL ELECTRICAL METER, DISTRIBUTION BOXES AND THE SUBGRADE FEEDER HEADING NORTH TO THE EXISTING WOOD POLE AS WELL AS THE HVAC EXTERIOR CONDENSER WITH ALL REFRIGERANT AND POWER LINES.

TO THIS POINT, ATTACHING THE GARAGE HAS TOO MANY MECHANICAL BARRIERS TO OVERCOME, WHILE PLACING IT IN THE PROPOSED DETACHED AREA HAS NO OBSTACLES WHATSOEVER.

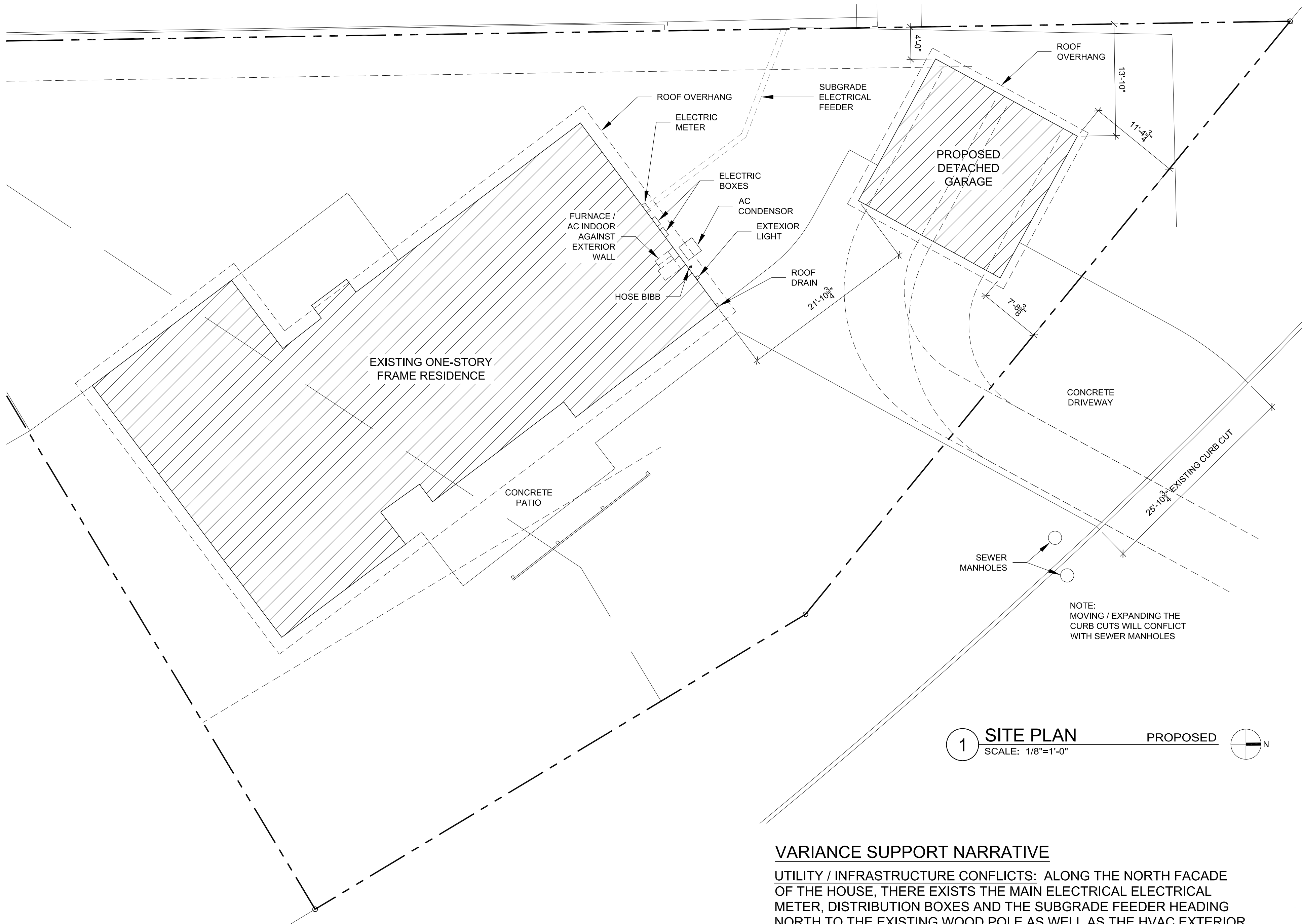


PROJECT: WALKER NELSON RESIDENCE
 2649 CRAWFORD AVE
 EVANSTON, IL 60201
 TITLE: TITLE SHEET, ZONING, AND SITE PLAN

ARCHITECT
 Anthony Montalto
 304 Oak St
 Glen Ellyn, IL 60137
 Telephone 312.882.5990
 Fax 773.687.9185
 IL LIC #: 001-017248



DRAWING NO.: G-0.1
 REFERENCE: NA
 SCALE: AS NOTED
 DATE: 12.28.2023



1 SITE PLAN
 SCALE: 1/8"=1'-0" PROPOSED

VARIANCE SUPPORT NARRATIVE

UTILITY / INFRASTRUCTURE CONFLICTS: ALONG THE NORTH FACADE OF THE HOUSE, THERE EXISTS THE MAIN ELECTRICAL ELECTRICAL METER, DISTRIBUTION BOXES AND THE SUBGRADE FEEDER HEADING NORTH TO THE EXISTING WOOD POLE AS WELL AS THE HVAC EXTERIOR CONDENSER WITH ALL REFRIGERANT AND POWER LINES.

TO THIS POINT, ATTACHING THE GARAGE HAS TOO MANY MECHANICAL BARRIERS TO OVERCOME, WHILE PLACING IT IN THE PROPOSED DETACHED AREA HAS NO OBSTACLES WHATSOEVER.

DRAWING No.:	G - 0.2
REFERENCE:	NA
SCALE:	1/8"=1'-0"
DATE:	12.28.2023

PROJECT:	WALKER NELSON RESIDENCE 2649 CRAWFORD AVE EVANSTON, IL 60201
TITLE:	PARTIAL SITE PLAN

ARCHITECT	Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248
-----------	--

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Gutter

Lighting Electric

Plumbing Water Line

AC Piping

Junction Box

HVAC

Cable Box
ATT Phone Box
Electrical Main and Disconnect



Street Sewer Access

Curb Cut Needed

Yard Sewer Access

PUBLIC HEARING

ComEd

SERVICE ORDER SKETCH

Prepared For: MICHELE WALKER

Date: 8-5-2023

2649 CRAWFORD AV

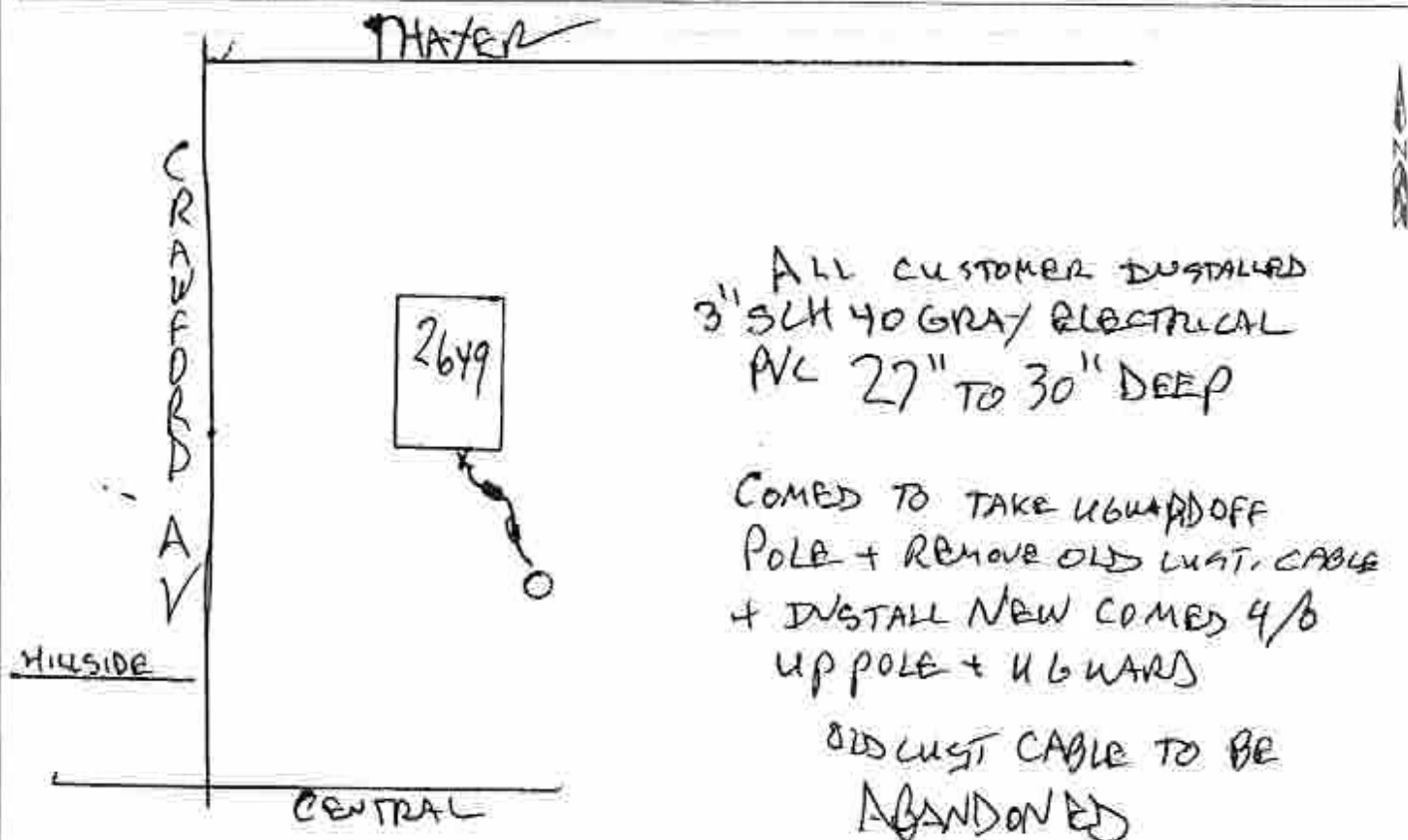
Prepared By: LARRY SHANK

EVANSTON

RIA# ND23-0553

Account # 19467-40022

Phone # 773-728-1935



ComEd Trench: 0 Feet
 ComEd Hand Dig: 1' TO POLE Feet
 Cust. Trench/Conduit: 50 Feet
 Total Cable Length: 90 Feet
 Cable Size: 4/0AL

Riser/Pedestal Required? YES
 Overhead Service Removal? NO
 TRF # 427333DB
 Service Size (Amps) 200

ComEd shall be paid any additional cost incurred by reason of:

- a. Crossing streets, alleys, parking areas or other areas in the development which cannot be trenched in a normal manner.
- b. Special municipal requirements
- c. Rearrangement of or change in facilities caused by changes made by the customer or developer after the initial planning.

Customer Requirements

- The customer is responsible to contact the telephone company to schedule their telephone connection and to discuss associated installation charges.
- ComEd is unable to energize a customer's new electric service without an approval from the city's electrical inspector (if required).
- The customer certifies that prior to trenching operations the trench route will be accessible to ComEd equipment (6 to 10 foot width). The customer shall move all obstructions from the trench route and shall arrange that the grade of the route will be within four inches of final grade. In the event that underground facilities (water, sewer, drain lines, septic, sprinkler, air-conditioning tubing, customer-owned cable and gas lines, etc) are present in the trench route, they must be exposed or visibly staked by the customer. The customer accepts responsibility for all damage to underground installations not properly exposed or staked. The trench route will be left at rough backfill.
- The customer has elected to authorize ComEd to work in areas designated as "sanctuary areas" on this sketch. Customer is aware that in these areas, ComEd cannot be held responsible for any damage to trees, roots, or landscaping caused by our trenching operations.
- The customer has elected to dig and backfill their own trench at their own expense in areas designated as "customer trench" on this sketch. This trench should be at least 4" in width and 24" to 30" in depth.
- The customer has elected to install their own conduit at their own expense in areas designated as "customer conduit" on this sketch. The customer conduit for ComEd electrical cable shall be at least 3" in diameter with Schedule 40 thickness and buried at 24" to 30" with a pull rope installed. The telephone company requires a separate conduit of at least 1" in diameter with a Schedule 40 thickness and buried at 24" to 30".

I agree that all obstruction(s) will be staked or completely exposed on my property prior to construction.

Accepted by: Michele Walker Phone #: () Date: 8, 5, 23
 Customer (Property Owner) Signature (Daytime)

SKOKIE OFFICE
5190 CHURCH STREET
SKOKIE, ILLINOIS 60077
779-231-0497



MICHELE WALKER
2649 CRAWFORD
EVANSTON, IL 60201

Date: 08/06/2023

For Electric Service To:
2649 CRAWFORD AVE
EVANSTON, IL 60201

Enclosed please find a copy of your Residential Underground Agreement.
To ensure prompt processing of your agreement, please do the following:

Review, sign and date the Residential Underground Agreement.
Return the signed copy of the agreement and payment of \$**.00** in the enclosed envelope, to my attention.

Review, sign and date the Service Order Sketch.
Return the signed sketch page in the enclosed envelope.

Be sure to mark the appropriate box on the sketch indicating if there are any obstructions.
Also, initial any changes you make to the sketch. Failure to do so can cause delay in receiving your service.

Work cannot proceed until we have received the signed document with your remittance and a call to 1-866-NEW-ELEC (1-866-639-3532) letting us know your electrician has completed work and passed required municipal government inspections. Upon approval by our Company, one copy of the document will be returned to you for your records.

If this contract is not returned within 30 days, it will be cancelled.

You may make payments on the ComEd website or by phone:

By Internet go to: <https://www.comed.com/MyAccount/MyBillUsage/Pages/PayMyBill.aspx>
(for payments of \$5,000 or less for Credit/Debit)
(for non-business payments of \$100,000 or less for eCheck)
(for business payments of \$500,000 or less for eCheck)

Or

By Customer Service Representatives (English & Spanish)
1-800-334-7661 (for payments of \$5,000 or less for Credit/Debit)
1-800-588-9477 (for non-business payments of \$100,000 or less for eCheck)
1-877-426-6331 (for business payments of \$500,000 or less for eCheck)

If you have any questions concerning this contract please contact your Field Representative.

Enclosure

Sincerely,
LARRY SHANK
FIELD REPRESENTATIVE
779-231-0497



Agreement Date: 08/06/2023
Phone Number: 779-231-0497

Submitted: LARRY SHANK
by :

Type of Payment

Check

Wire/ACH

Name : MICHELE WALKER

Service Address : 2649 CRAWFORD AVE

City, State : EVANSTON, IL

RUA Payment

R.U.A. #: ND230553

CIMS Account #	Work Order Task #	Total
1946740022	1784392101	\$0.00

RESIDENTIAL UNDERGROUND AGREEMENT

PL#:

RUA #: ND230553 R: 00
Agreement Date: 08/06/2023

1. Pursuant to the Company's "Schedule of Rates", ComEd ("Company") and MICHELE WALKER (herein referred to as "Applicant") agree as follows with respect to the installation of underground electric service facilities for the residential dwelling unit(s) and corresponding lot(s) at 2649 CRAWFORD AVE in EVANSTON, IL, as described below.

WORK DESCRIPTION:

RESIDENTIAL UNDERGROUND AGREEMENT OLD CUSTOMER OWNED CABLE TO BE ABANDONED, CONTRACTOR INSTALLED 3" SCHED 40 TO NEW 200A RACEWAY & BURIED 27" TO 30" DEEP STOPPING 1' FROM THE POLE

NO CHARGE	\$0.00
TOTAL CUSTOMER CHARGE:	\$0.00

2. Applicant agrees that installation of underground electric facilities will proceed as mutually agreed upon, and that in the case of new residential subdivisions, the Company shall not be required to install the facilities in segments smaller than considered economical by Company. Service connections shall be installed as required to serve residences on the lots or premises described in Paragraph 1 above.
3. Applicant agrees that before trenching operations are started by Company, (a) the utility easement strips shall be accessible to Company's equipment, (b) all obstructions shall be removed from such easement strips, (c) marker stakes for lot corners and grade purposes, where necessary, to indicate lot boundaries and final grade, shall be placed at intervals designated by Company, (d) grades in the easement strip shall not be above nor more than four inches below final grade, and (e) applicant shall be responsible for informing the Company of the location of any underground facilities, other than utility owned gas, telephone and electrical facilities, which would hamper or be exposed to damage by trenching operations; any damage resulting from applicant's failure to do so shall be the responsibility of applicant.
4. The charges listed in this contract are for performing the work identified herein under normal field conditions. If abnormal field conditions are encountered and additional labor and material are required to complete the work, or if the scope of work is altered, ComEd reserves the right to collect, and the owner agrees to pay, additional money to cover the increased costs.
5. Company will provide, install, own and maintain suitable underground electric service facilities including service connections to serve the residences indicated in Paragraph 1 above, all in accordance with the easement provisions of the recorded plat of the development, if any. Applicant agrees to secure for Company such additional easement rights as may reasonably be required for the installation, operation and maintenance of the Company facilities to serve residences on the lots or premises described in Paragraph 1 above. In the event Applicant is unable to secure such easement rights, the Company will take whatever action within its power is appropriate.
6. If provision for service connections has not been included in the easement provisions of the recorded plat, Customer hereby grants an easement strip, for each lot indicated in Paragraph 1 above, five (5) feet in width extending from the point on the property line at which the service connections enter each lot to the Customer Transformer Station, if any, and continuing to the wall on each building adjacent to the outdoor meter connection device.
7. Following installation of the electric service facilities, the Company shall have continued access to its facilities without impediments from over building or other obstructions for operation, maintenance and replacement of the facilities. When these conditions are not met with respect to any lot, any additional costs incurred by the Company by reason thereof shall be paid by the then Owner of said lot. Any removal or restoration of obstruction or sod or landscaping features which become necessary as the result of the installation, maintenance or replacement of the underground electric service facilities shall be the then Owner's responsibility.
8. When applicable, the Applicant agrees, at his expense, to provide and maintain in a good, safe and proper state of repair all facilities furnished by him in connection with any Customer Transformer Station included in Paragraph 1 above, including the enclosure, foundation, fill and similar facilities, which normally shall be furnished by the Applicant. If requested by the Applicant, the Company may furnish, at the Applicant's expense, the foundation for such Transformer Station without affecting the Applicant's responsibility as outlined above with respect to the ownership and maintenance of said Transformer Station. The Applicant shall bear the expense of any necessary relocation of the Transformer Station and all facilities associated thereto caused by the acts of request of the Applicant.
9. Applicant agrees to pay to Company, the sum of \$0.00 payment in full prior to beginning of Company work. This amount shown above consists of the charges computed as indicated in Section ___ of Appendix on the attached document.
10. Applicant agrees to reimburse Company for costs of repairing the Company's electric service facilities in the area covered

Dear (ComEd Customer):

In an effort to save you and our staff from avoidable problems and expense, we have established the following requirements for the mounting and placement of our metering equipment. It is your responsibility to ensure that the following conditions are satisfied:

Raceways & Buried Services:

- Maintain minimum 3-foot clearance in front raceways. Concrete patios or decks are not to be flush with raceway.
- Raceways shall be between 30-60 inches in height. (refer to figure 1, below)
- Concrete patios and decks are not to be installed over ComEd service cable unless 3-inch PVC pipe with a long-radius electrical bend is installed and extends 2 feet beyond the structure to be installed.

Metering equipment:

- Ensure that the clearances in Fig.2 are maintained.
- Must be mounted away from sidewalks, driveways, and not behind door swing areas where mechanical damage could occur to the meter. Avoid mounting near downspouts or other potential water sources.

Trenching:

- Trenching route must be cleared of obstructions and shall be at final grade.
- Trench route slope must not exceed 1' rise in a 4' run, otherwise customer must install pipe.

These guidelines are very important if your service cable has to be accessed at a later date for repair. If your service cable has to be moved to make room for a new swimming pool, patio, deck, etc., new charges will apply! Plan ahead!

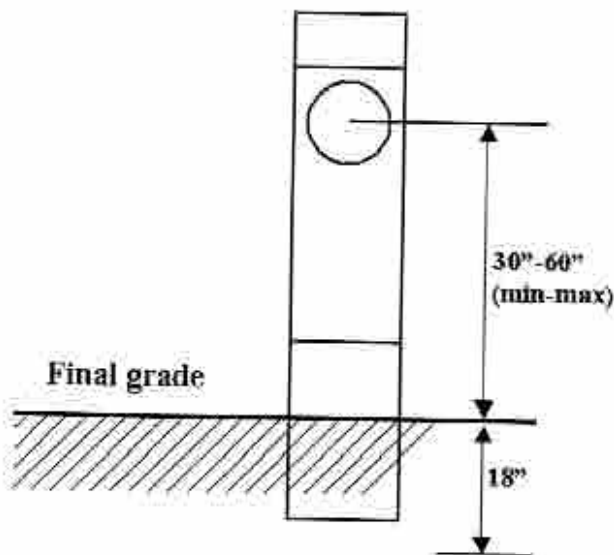


Fig. 1

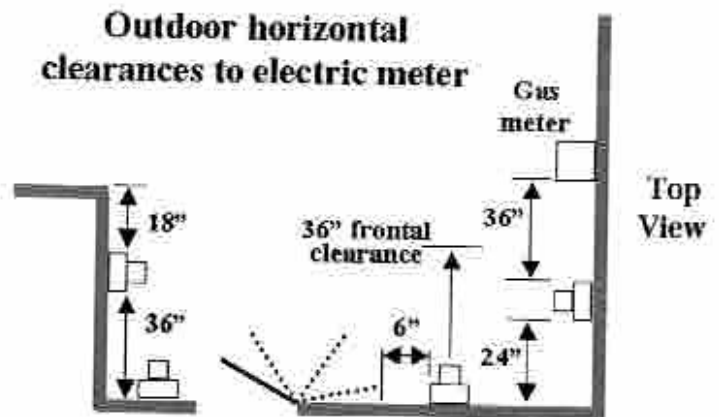


Fig. 2

If you have further questions please contact me at 779-231-0497.

I understand and agree to the above stated conditions.

Customer Signature _____

Date _____

SKOKIE OFFICE
5190 CHURCH STREET
SKOKIE, ILLINOIS 60077
779-231-0497



MICHELE WALKER
2649 CRAWFORD
EVANSTON, IL 60201

Date: 08/06/2023

For Electric Service To:
2649 CRAWFORD AVE
EVANSTON, IL 60201

Enclosed please find a copy of your Residential Underground Agreement.
To ensure prompt processing of your agreement, please do the following:

Review, sign and date the Residential Underground Agreement.
Return the signed copy of the agreement and payment of **\$5.00** in the enclosed envelope, to my attention.

Review, sign and date the Service Order Sketch.
Return the signed sketch page in the enclosed envelope.

Be sure to mark the appropriate box on the sketch indicating if there are any obstructions.
Also, initial any changes you make to the sketch. Failure to do so can cause delay in receiving your service.

Work cannot proceed until we have received the signed document with your remittance and a call to
1-866-NEW-ELEC (1-866-639-3532) letting us know your electrician has completed work and passed
required municipal government inspections. Upon approval by our Company, one copy of the document will
be returned to you for your records.

If this contract is not returned within 30 days, it will be cancelled.

You may make payments on the ComEd website or by phone.

By **Internet** go to: <https://www.comed.com/MyAccount/MyBillUsage/Pages/PayMyBill.aspx>

(for payments of \$5,000 or less for Credit/Debit)
(for non-business payments of \$100,000 or less for eCheck)
(for business payments of \$500,000 or less for eCheck)

Or

By **Customer Service Representatives** (English & Spanish)

1-800-334-7661 (for payments of \$5,000 or less for Credit/Debit)
1-800-588-9477 (for non-business payments of \$100,000 or less for eCheck)
1-877-426-6331 (for business payments of \$500,000 or less for eCheck)

If you have any questions concerning this contract please contact your Field Representative.

Enclosure

Sincerely,
LARRY SHANK
FIELD REPRESENTATIVE
779-231-0497

LARRY.SHANK@COMED.COM

847-921-7629





100 161 111 1

NOTICE OF A PUBLIC HEARING

Evanston Land Use Commission

Wednesday, January 10, 2024, 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:

Appeal | 2649 Crawford Avenue | 23ZMJV-0070

Michele Walker, property owner, appeals the determination of

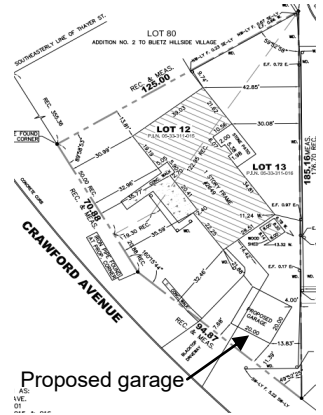
Minor Variation 23ZMNV-0057 at 2649 Crawford Avenue. The

Applicant originally requested, and was subsequently denied,

zoning relief to construct a 20' x 20' detached garage within the front yard, where detached garages are only allowed in rear yards (Section 6-4-6-3) in the R2 Single Family Residential

District. The Land Use Commission is the determining body for this case in accordance with

Section 6-3-8-8 of the Evanston Zoning Code. PINs: 05-33-311-015-0000, 05-33-311-016-0000



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/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).

PROFESSIONALS ASSOCIATED
Property - Condo - Mortgage Surveys

HIGHLAND PARK OFFICE:
1510 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS 60035
(708) 831-1200

Plat of Survey

OF

LINCOLNWOOD OFFICE:
3915 W. TOUHY AVENUE
LINCOLNWOOD, ILLINOIS 60645
(708) 675-3000
FAX: (708) 675-2167

LOTS 12 AND 13 IN BLOCK 1 OF HIGHLANDS TERMINAL SECOND ADDITION, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED FEBRUARY 14, 1928 AS DOCUMENT 9924438, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2649 CRAWFORD AVENUE, EVANSTON, ILLINOIS.

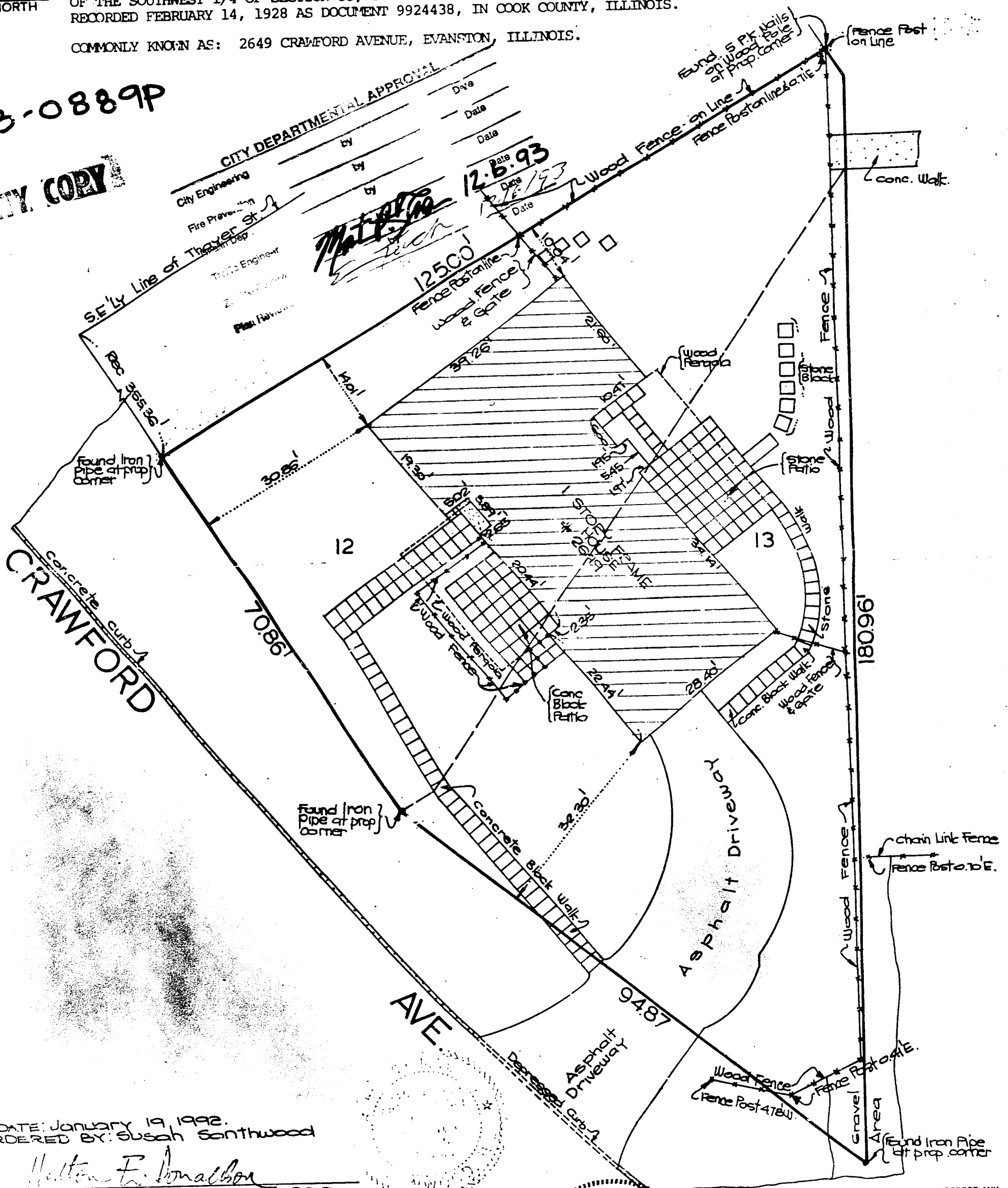


93-0889P

CITY COPY

CITY DEPARTMENTAL APPROVAL		Date
City Engineering	by _____	Date _____
Fire Prevention	by _____	Date _____
Public Works	by _____	Date _____
Police	by _____	Date _____
Public Health	by _____	Date _____
Public Safety	by _____	Date _____
Public Utilities	by _____	Date _____
Public Works	by _____	Date _____
Public Works	by _____	Date _____
Public Works	by _____	Date _____

12.6.93
Date
12/6/93
Date



UPDATE: January 19, 1992.
ORDERED BY: Susan Southwood

Malton F. Donalson
Prof. ILL. Land Surveyor No. 2819

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
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

Order No. 89-14396
Scale: 1 inch = 16 feet
Date JULY 8, 1989
Ordered by Suzanne Southwood

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE TO BE RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

State of Illinois
County of Lake ss.
County of Cook

We, PROFESSIONALS ASSOCIATED, do hereby certify that we have located the building on the above property.

RECZKIS
REGISTERED
LAND SURVEYOR
No. 1590
STATE OF ILLINOIS

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE

State of Illinois
County of Lake ss.
County of Cook

We, PROFESSIONALS ASSOCIATED, do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Reczkis
REG. ILL. Land Surveyor

Adrienne Allert, Ph.D.
2649 Crawford Ave.
Evanston, IL 60201

Evanston Building Department
Evanston, IL 60201

Re: disconnect box

The disconnect box at 2649 Crawford Avenue will become a junction box within the garage scheduled to be built in early spring of 1993.

I understand that the present location of the disconnect switch will have to be relocated before the bathroom is finished, even if we were to put off the garage addition.

Sincerely,

Adrienne Allert, Ph.D.

Adrienne Allert, Ph.D.
Terry Wade



Park Pl

Crawford Ave

Hillside Rd

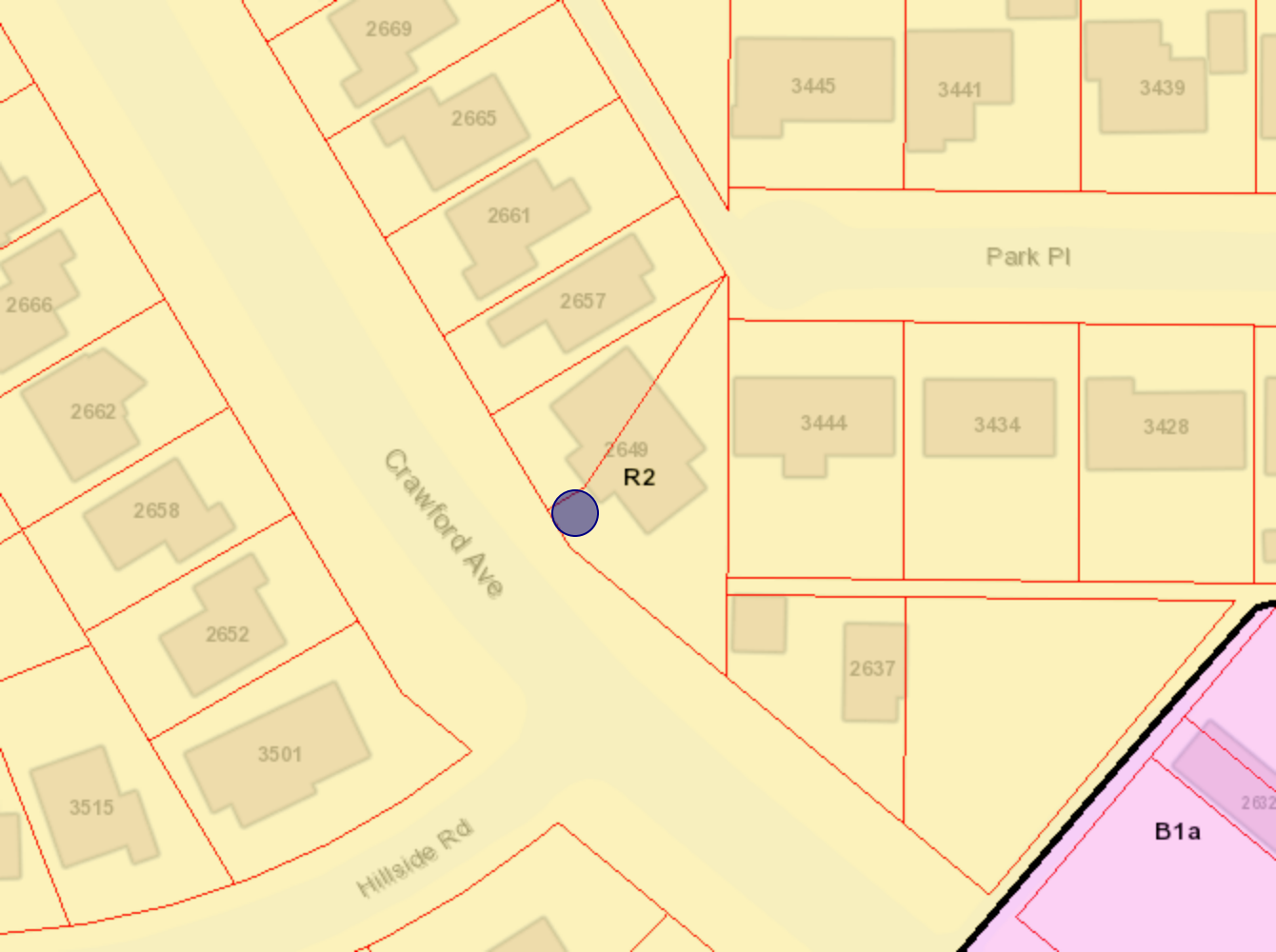
Park Pl

Crawford Ave









2669

2665

2661

2657

2649

R2

3445

3441

3439

Park Pl

2666

2662

2658

2652

3501

3515

3444

3434

3428

2637

2632

Crawford Ave

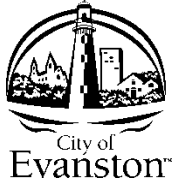
Hillside Rd

B1a

Cannabis Dispensary Hours

Text Amendment
23PLND-0071

LUC Recommending 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: Zoning Text Amendment, Cannabis Dispensary Hours
23PLND-0071

Date: December 18, 2023

Request

A City-initiated Text Amendment to the Zoning Ordinance to amend the permitted hours of operation for Cannabis Dispensaries (Section 6-4-11-3) in the RP Research Park, D1 Downtown Fringe, D2 Downtown Retail Core, D3 Downtown Core Development, D4 Downtown Transition, C1a Commercial Mixed-Use, C1 Commercial, C2 Commercial, B1a Business, B2 Business, B3 Business, 01 Office, oDM Dempster-Main Overlay, oCSC Central Street Corridor Overlay, and oH Hospital Overlay Districts where Cannabis Dispensaries are eligible Special Uses. The Land Use Commission makes a recommendation to the City Council for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code.

Notice

The Application cited above has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on December 21, 2023.

General Information

Applicant: City-initiated text amendment

Analysis

Proposal

The State of Illinois legalized the sale and consumption of recreational cannabis effective January 1, 2020. In preparation for that, the City of Evanston established zoning regulations for cannabis uses via Ordinances 126-O-19, 23-O-20, and 31-O-20 that include maximum hours of operation of 10 am – 8 pm daily (Section 6-4-11-3-D). A referral was made by Councilmember Reid in July 2023 to modify allowable dispensary hours so they are not unduly restricted in comparison to other types of businesses.

Pursuant to 410 ILCS 705/15-70, the State of Illinois allows maximum dispensary hours

of operation between 6 am – 10 pm.

Evanston has one cannabis dispensary at 1804 Maple Avenue that has operated since 2020 and expanded in 2022, and another dispensary at 100 Chicago Avenue that is approved and anticipated to open in January 2024. Both dispensaries operate under special use approval and include specific conditions that limit hours of operation to 10 am – 8 pm daily in addition to the codified regulation within the Zoning Ordinance (Section 6-4-11-3-D). If a text amendment to increase the allowed hours of operation for cannabis dispensaries is approved, both dispensaries in Evanston would then need to amend their special use conditions to expand operations/hours. Evanston's dispensaries are currently regulated as follows:

1804 Maple Avenue – Ordinance 43-O-22:
Hours of operation are limited to 10 am to 8 pm
(among other conditions listed)

100 Chicago Avenue – Ordinance 46-O-23:
Hours of operation for the dispensary are limited to 10 am – 8 pm
Hours of operation for the bakery are limited to 7 am – 8 pm

Staff is not aware of any violations, complaints, or safety issues at either dispensary location.

Other Communities

Surrounding communities allow more flexible hours of operation, including the following:

Curaleaf Skokie: 9 am – 9 pm (max)
Curaleaf Northbrook: 8 am – 9 pm (max)
Curaleaf Deerfield: 10 am – 8 pm
Zen Leaf Highland Park: 9 am – 9 pm (max)
Enlightened, Mount Prospect: 9 am – 8 pm (max)
Rise, Niles: 9 am – 9 pm
MedMen Morton Grove: 9 am – 8 pm
Zen Leaf, Rogers Park: 9 am – 9 pm
Dispensary33, Uptown: 9 am – 9 pm

Many of the dispensaries listed feature earlier closing times on Sundays.

Zoning Ordinance Sections Identified for Modification

Section 6-4-11-3, Special Regulations Pertaining to Cannabis Related Uses

(D) Hours of Operation: Cannabis Dispensaries shall only be permitted to operate between the hours of 10 am and 8 pm, seven days out of the week.

Department Recommendation

Section 6-4-11-3-D should be modified to expand allowable hours of operation for Cannabis Dispensaries (unless further restricted by special use conditions) to align with the State requirement as follows:

(D) Hours of Operation: Cannabis Dispensaries shall only be permitted to operate between the hours of ~~10am and 8pm~~ 6am – 10pm, unless further regulated as a condition of special use approval, seven days out of the week.

Expanding the maximum allowed codified hours of operation for dispensaries that aligns with the existing State requirement allows for operational flexibility that may be appropriately restricted on a site-specific basis as part of the special use process, rather than the current limitation that applies to all dispensaries throughout the City and is more restrictive than most surrounding communities.

If codified hours of operation are expanded, staff expects one or both of Evanston's dispensaries to then submit for special use amendments to revise their special use conditions to expand hours of operation.

Standards for Approval - Zoning Text Amendment

For the Land Use Commission to recommend that the City Council adopt the proposed text amendment, the Land Use Commission must find the Standards for Amendments (Section 6-3-4-5) met:

The wisdom of amending the text of the Zoning Ordinance or the Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one standard. In making their determination, however, the City Council should, in determining whether to adopt or deny, or to adopt some modification of the Land Use Commission's recommendation consider, among other factors, the following:

- A. 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.
- B. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.
- C. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.
- D. The adequacy of public facilities and services.

Action by the Commission

After making findings of fact as to whether or not the proposed text amendment meets the aforementioned Standards, the Land Use Commission may make a recommendation to the Planning & Development Committee of the City Council to approve, approve with modifications, or deny the proposed text amendment. The Land Use Commission is the recommending body and the City Council is the determining body pursuant to Section 6-3-4-6 of the Evanston City Code.

Attachments

[Special Regulations Pertaining to Cannabis Related Uses](#) - existing City Code Section 6-4-11 (Zoning)
Ordinance 43-O-22, Special Use for a Cannabis Dispensary at 1804 Maple Avenue

Ordinance 46-O-23, Special Use for a Cannabis Dispensary and Type 2 Restaurant at
100 Chicago Avenue

43-O-22

AN ORDINANCE

Granting a Special Use Permit for 1804 Maple Avenue for a Cannabis Dispensary in the RP Research Park District

WHEREAS, the Land Use Commission (“LUC”) met on April 13, 2022, pursuant to proper notice, to consider case no. 22ZMJV-0016, an application filed by Andrew Scott, Dykema, (the “Applicant”), on behalf of Verano Evanston, LLC, the lessee of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1804 Maple Avenue (the “Subject Property”) and located in the RP Research Park District, for a Special Use Permit to establish, pursuant to Subsection 6-12-2-3 Evanston City Code, 2012, as amended (“the Zoning Ordinance”), a Cannabis Dispensary on the Subject Property; and

WHEREAS, the LUC, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit for a Cannabis Dispensary met the standards for Special Uses in Section 6-3-5-10 of the Zoning Ordinance and recommended City Council approval thereof; and

WHEREAS, at its meeting of May 9, 2022, the Planning and Development Committee of the City Council (“P&D Committee”) considered the LUC’s record and findings and recommended the City Council accept the LUC’s recommendation and approved the application in case no. 22ZMJV-0016; and

WHEREAS, at its meetings of May 9, 2022, and May 23, 2022, the City Council considered and adopted the respective records, findings, and recommendations of the LUC and P&D Committee, as amended,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby approves the Special Use Permit for a Cannabis Dispensary on the Subject Property as applied for in case no. 22ZMJV-0016.

SECTION 3: Pursuant to Subsection 6-3-5-8 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-5-8 of the Zoning Ordinance:

- A. That the hours of operation are limited to 10:00 am to 8:00 pm; and
- B. If in the future, the operator changes, a new Special Use Permit is required.

SECTION 4: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: 5/9, 2022

Approved:

Adopted: 5/23, 2022

_____, 2022

Daniel Biss
Daniel Biss, Mayor

Attest:

Stephanie Mendoza
Stephanie Mendoza, City Clerk

Approved as to form:

Nicholas E. Cummings
Nicholas E. Cummings, Corporation Counsel

EXHIBIT A

LEGAL DESCRIPTION

PART OF LOT 4 OF THE CHURCH MAPLE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF DEMPSTER'S SUBDIVISION OF BLOCK 66 OF THE VILLAGE OF EVANSTON, COOK COUNTY, ILLINOIS, PART OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY (FORMERLY CHICAGO, MILWAUKEE AND ST. PAUL RIGHT OF WAY); PART OF BLOCK 18 IN THE VILLAGE OF EVANSTON; ALL OF BLOCKS 2 AND 3 IN THE CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS; AND PART OF VACATED CLARK STREET AND EAST RAILROAD AVENUE; BEING IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1804 MAPLE AVENUE

PINs # 11-18-117-017-8002, 11-18-117-017-8003

46-O-23

AN ORDINANCE

Granting a Special Use Permit for a Cannabis Dispensary and Type 2 Restaurant located at 100 Chicago Avenue, in the B3 Business District

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt legislation and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section 6(a) of the Illinois Constitution of 1970, states that the “powers and functions of home rule units shall be construed liberally,” was written “with the intention that home rule unit be given the broadest powers possible” (*Scadron v. City of Des Plaines*, 153 Ill.2d 164, 174-75 (1992)); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and,

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and,

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 2012, as amended (“the Zoning Ordinance”); and

WHEREAS, CESAM LLC, potential lessee (“the Applicant”), requests approval of Special Use Permits for a Cannabis Dispensary, OKAY Cannabis, and a

Type 2 Restaurant, West Town Bakery, in the B3 Business District, located at the property commonly known as 100 Chicago Avenue, legally described and attached by reference herein as Exhibit A, and located in the B3 Business District; and,

WHEREAS, pursuant to Subsections 6-9-4-3 and 6-4-11-3, a Cannabis Dispensary is an allowed Special Use in the B3 Business District, and pursuant to Subsection 6-9-4-2.5, a Type 2 Restaurant is an Administrative Review Use in the B3 Business District, and pursuant to Subsection 6-9-4-3, an Administrative Review Use is an allowed Special Use in the B3 Business District; and

WHEREAS, following due and proper publication of notice in Pioneer North, a suburban publication of the Evanston Review, not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 500 feet of the Subject Property, and following the placement of signs on the Subject Property not less than ten (10) days prior thereto, the Evanston Land Use Commission conducted a public hearing on April 12, 2023, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCs 120/1 *et seq.*) on the application for a Special Use Permit for a Cannabis Dispensary and Type 2 Restaurant, filed as zoning case no. 23ZMJV-0020 and

WHEREAS, the Land Use Commission received extensive testimony, heard public comment, and made findings pursuant to Subsection 6-3-5-10, of the Zoning Ordinance, and by a vote of five (5) “yays” and zero (0) “nays” with four (4) Commissioners absent, recommended City Council approval with conditions of the application for Special Use Permit for a Cannabis Dispensary and Type 2 Restaurant with the below findings incorporated into the record:

1. Is one of the listed special uses for the zoning district in which the property lies: Both of the businesses can locate within the B3 Business District meeting the standard
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance: The commercial uses will be on the first floor of a new building at the property that has been vacant for many years. The proposed use also keeps with the ordinance that there must be businesses on the first floor of this business district and so the standard is met.
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use: Bringing a continuous streetscape from the train station further west meets the standard.
4. Does not interfere with or diminish the value of property in the neighborhood: No negative testimony has been provided. Cannabis dispensaries are regulated through the State of Illinois and based on the Maple Avenue experience, blend in with the rest of the commercial real estate. No harm to property values is anticipated, so the standard is met.
5. Is adequately served by public facilities and services: It is a new building, and the standard is believed to be met.
6. Does not cause undue traffic congestion: The traffic for the new building was looked at to enter far enough on Chicago Avenue to not cause traffic congestion near the intersection. Deliveries will be made in the parking lot area through the load loading zone. Therefore, there is no concern about traffic congestion and the standard is met.
7. Preserves significant historical and architectural resources: There are none present to be concerned with.
8. Preserves significant natural and environmental resources: It is a new green building, so the standard is met.
9. Complies with all other applicable regulations: Cannabis dispensaries are highly regulated businesses in Illinois. The applicant has been operating similar operations through the City of Chicago without any incident that is known so there is no reason to believe they would not follow regulations, so the standard is met.

WHEREAS, on May, 8 2023, the Planning and Development (“P&D”) Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered the findings and recommendation for approval with conditions of the Land use Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meeting on May 8, 2023, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill. App.3d 747) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permits, as applied for in zoning case no. 23ZMJV-0020, to allow the operation of one (1) Cannabis Dispensary and one (1) Type 2 Restaurant.

SECTION 3: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the aforementioned zoning relief granted hereby, being Special Use Permits for a Cannabis Dispensary and a Type 2 Restaurant as requested under zoning case no. 23ZMJV-0020, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

1. Additional bicycle racks shall be installed on-site prior to business operation.
2. A Waste Management Plan is required prior to permit issuance.
3. Hours of operation for the cannabis dispensary shall not exceed 10 am – 8 pm, seven (7) days a week.
4. Hours of operation for the Type 2 Restaurant shall not exceed 7 am – 8 pm, 7 days a week.
5. Sustainability measures including, but not limited to, recycling, recyclable or compostable to-go bakery containers, and litter collection within two hundred fifty feet (250') of the subject property are required.
6. Employees shall not park on-site or in metered on-street parking spaces or in the adjoining neighborhood.
7. If in the future the operator of the dispensary changes, a new Special Use Permit is required
8. Access to the security cameras/system shall be made available to the Evanston Police Department.
9. Substantial compliance with the documents and testimony on record.
10. The Applicant must record the Special Use Permit with Cook County.

SECTION 4: When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s tenants, agents, assignees, and successors in interest.”

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: May 8, 2023

Approved:

Adopted: May 8, 2023

May 10, 2023

Daniel Biss

Daniel Biss, Mayor

Attest:

Stephanie Mendoza

Stephanie Mendoza, City Clerk

Approved as to form:

Nicholas E. Cummings

Nicholas E. Cummings, Corporation Counsel

EXHIBIT A**LEGAL DESCRIPTION**

Parcel 1:

That part lying West of the West line of Chicago Avenue (now Clark Street) and East of the East line of the right of way of the Chicago and Northwestern Railroad Company (formerly Chicago and Milwaukee Railroad Company) of the South 6.25 chains of the Northeast $\frac{1}{4}$ of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, and North of a line 150.00 feet North of and parallel to the North line of Howard Street, measured along the West line of Chicago Avenue, in Cook County, Illinois.

Parcel 2:

The North 50 feet of the South 150 feet of that part of the South 6.25 chains, lying West of the West line of Chicago Avenue, East of the East line of Chicago and Northwestern Railroad and North of the North line of Howard Street of the Northeast $\frac{1}{4}$ of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

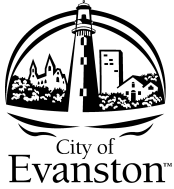
Parcel 3:

That part of the South 6.25 chains of the Northeast $\frac{1}{4}$ of Section 30, Township 41 North, Range 14, East of the Third Meridian, described as commencing at the intersection of the North line of Howard Street, with the East line of the right-of-way of the Chicago and Northwestern Railroad running; thence East along the North line of Howard Street to its intersection with the West line of North Clark Street (formerly Chicago Avenue); thence Northerly along the West line of said North Clark Street 100 feet; thence West parallel to the North line of Howard Avenue to the East line of the right-of-way of the Chicago and Northwestern Railroad; thence Southerly along said right-of-way, 100 feet more or less to the point of beginning, in Cook County, Illinois.

PINS: 11-30-212-004-0000, 11-30-212-005-0000, 11-30-212-006-0000, 11-30-212-007-0000, 11-30-212-008-0000

LAND USE COMMISSION

2024 Meeting Calendar



Memorandum

To: Chair and Members of the Land Use Commission

From: Planning & Zoning Division

Subject: 2024 Land Use Commission Draft Meeting Schedule

Date: January 10, 2023

The Land Use Commission has regularly scheduled meetings twice a month on the second and fourth Wednesday at 7:00 pm. Staff anticipates additional meetings will be necessary for Comprehensive Plan activities and general updates will be provided at regularly scheduled meetings as needed. A separate list of special meetings relating to the Comprehensive Plan will be provided at a later date.

January	10	
January	24	
February	7	
February	28	
March	13	
March	27	
April	10	
April	24	
May	8	
May	22	
June	12	
June	26	
July	10	
July	24	
August	14	
August	28	
September	11	
September	25	
October	9	
October	23	
November	13	
November	--	Canceled - Thanksgiving week
December	11	
December	--	Canceled – Christmas Week