



LAND USE COMMISSION

Wednesday, January 24, 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:** Draft meeting minutes from January 10, 2024 will be available at the next meeting.

III. OLD BUSINESS

A. 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.

IV. COMMUNICATION

V. PUBLIC COMMENT

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).

VI. ADJOURNMENT

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

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 19, 2024

Request

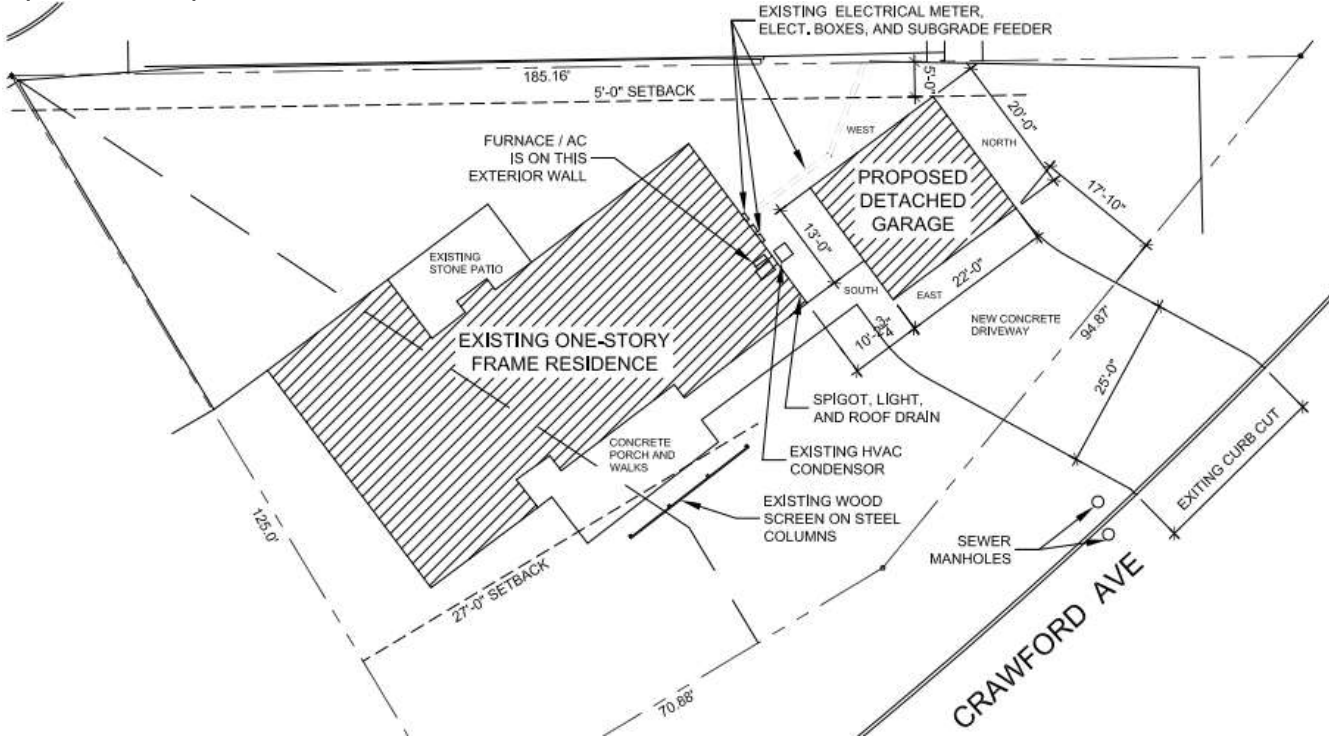
Michele Walker, property owner, appeals the determination of Minor Variation 23ZMNV-0057 at 2649 Crawford Avenue. The Applicant originally requested, and was subsequently denied, zoning relief to construct a 20' x 20' detached garage within the front yard, where detached garages are only allowed in rear 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.

Update

The applicant provided an updated site plan on January 12, 2024 for a 20' x 22' detached garage within the front yard and side yard approximately parallel to the existing house as discussed at the January 10, 2024 Land Use Commission meeting. The updated site plan shows the detached garage, 10.75' between the house and garage where 10' is required, a 5' interior side yard setback which is the required setback for principal structures and attached accessory structures in side yards (detached accessory structures do not have a required setback in that location because they are typically not allowed), and a compliant driveway width that does not exceed 25' within the right-of-way area.

Based on the updated site plan, the applicant now requests a variation to locate a detached garage in the front and side yard where detached garages are only allowed in rear yards (Section 6-4-6-3), with a proposed front yard setback of approximately 17.8'.

Updated site plan:



Compared to the previous site plan, the updated site plan minimally increases the building lot coverage since the garage size is slightly larger as suggested by the Land Use Commission to allow for some storage, and minimally reduces the impervious surface coverage since the driveway size and layout is reduced. Overall, both the building lot coverage and impervious surface coverage easily comply with the maximum coverage allowed in the R2 District. The updated site plan shows the garage is proposed in the least intrusive location possible given the site constraints including the underground electrical service and existing utility connections.

Department Recommendation

Staff recommends the Land Use Commission approve the updated site plan that now proposes an appropriate location for a detached garage. While the original minor variation request (23ZMNV-0057) did not meet the Standards for Approval based on the information provided, the updated request with the modified garage location and driveway layout may meet the Standards for Approval, including keeping with the intent of the Comprehensive Plan, and the least deviation from the applicable regulation necessary.

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.

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.**

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

Updated Site Plan – submitted January 12, 2024

[Land Use Commission Packet from January 10, 2024 \(original appeal documents\)](#)

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: 17'-10"
	YARD: INTERIOR SIDE	STANDARD: 5'-0"	EXISTING: NA PROPOSED: 5'-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.

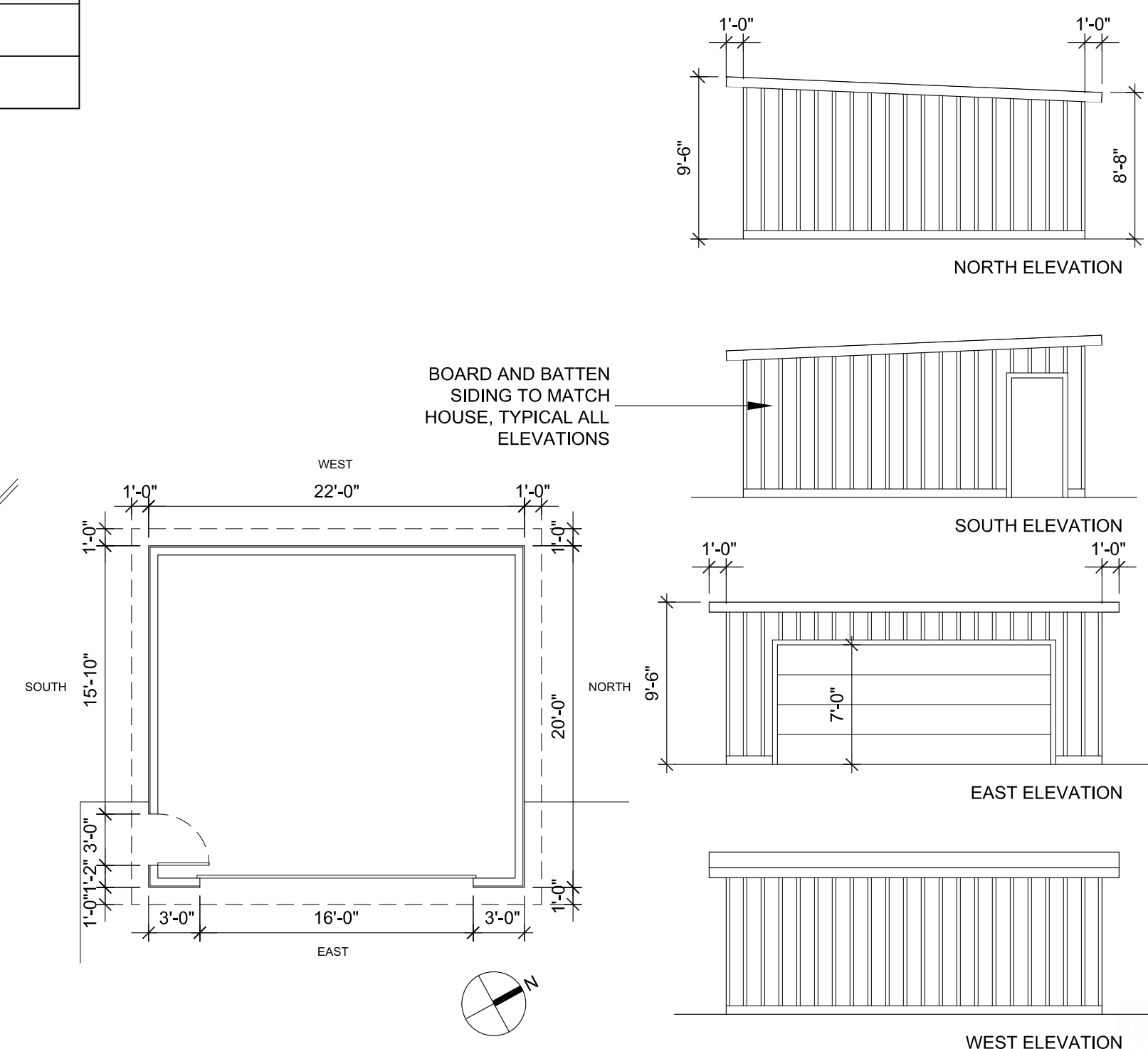
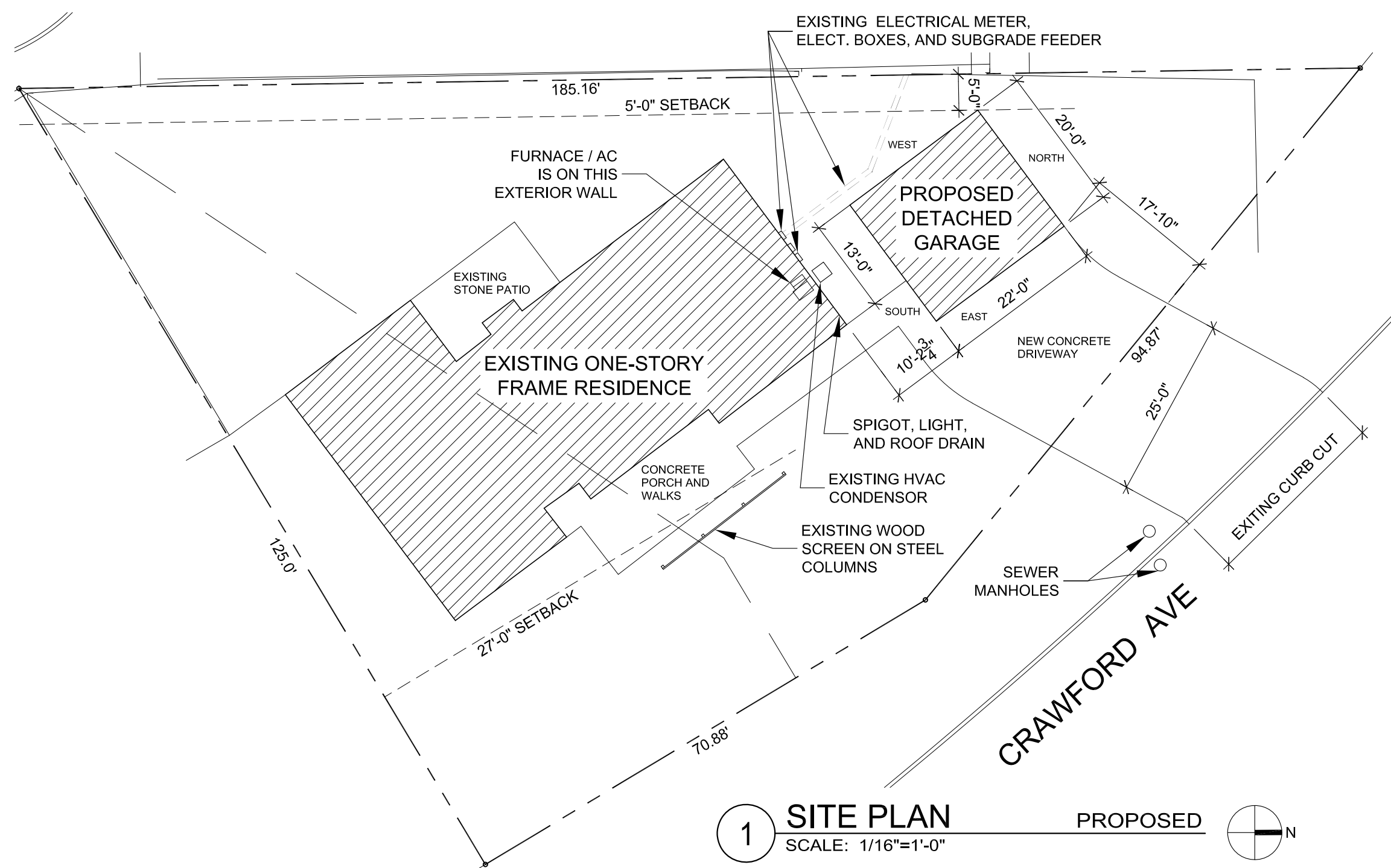
DRAWING INDEX

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

VARIANCE SUPPORT NARRATIVE

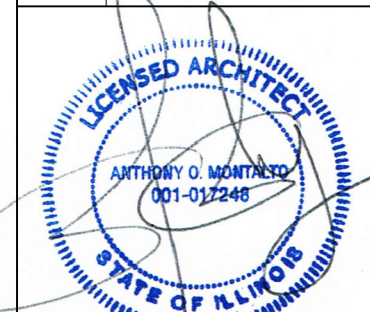
UTILITY / INFRASTRUCTURE CONFLICTS: ALONG THE NORTH FACADE OF THE HOUSE, THERE EXISTS THE MAIN ELECTRICAL ELECTRICAL METER, DISTRIBUTION BOXES AND THE SUBGRADE FEEDER HEADING NORTH TO THE EXISTING WOOD POLE AS WELL AS THE HVAC EXTERIOR CONDENSER WITH ALL REFRIGERANT AND POWER LINES.

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.

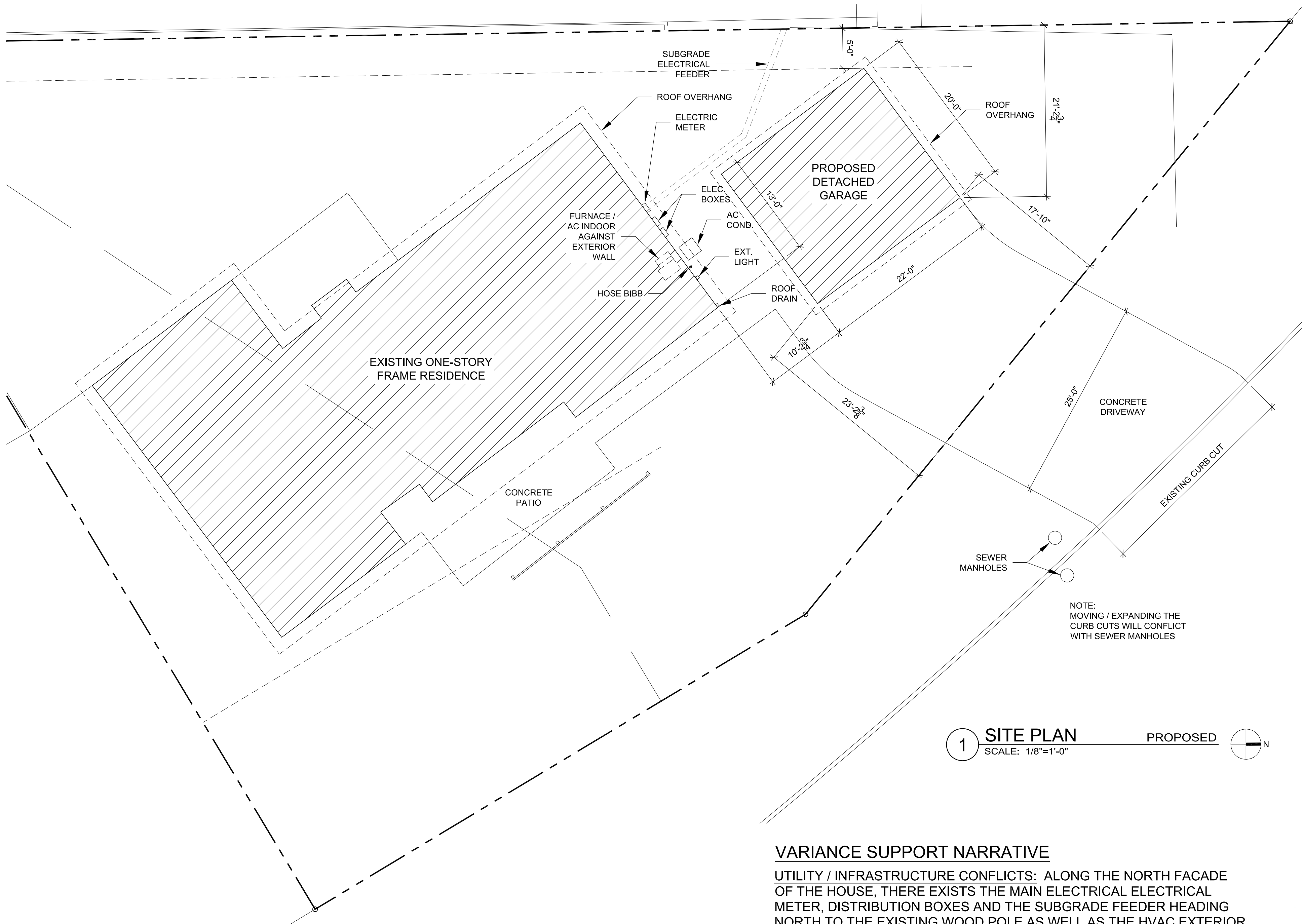


PROJECT: WALKER NELSON RESIDENCE
 2649 CRAWFORD AVE
 EVANSTON, IL 60201
 TITLE: TITLE SHEET, ZONING,
 AND SITE PLAN

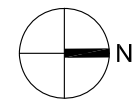
ARCHITECT
 Anthony Montalto
 304 Oak St
 Glen Ellyn, IL 60137
 Telephone 312.882.5990
 Fax 773.687.9185
 IL LIC #: 001-017248



DRAWING NO.: G-0.1
 REFERENCE: NA
 SCALE: AS NOTED
 DATE: 01.11.2024



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:	01.11.2024

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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