



# LAND USE COMMISSION

Wednesday, August 14, 2024 | 7:00 P.M.  
James C. Lytle City Council Chamber, 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](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

### I. CALL TO ORDER/DECLARATION OF A QUORUM

### II. APPROVAL OF MEETING MINUTES: May 8, 2024, May 22, 2024, and June 26, 2024

### III. NEW BUSINESS

#### A. Major Variations | 1630 Ashland Avenue | 24ZMJV-0025

Peter Kaeding, architect and applicant on behalf of the homeowner, requests Major Variations for a north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Section 6-8-2-8 (A)(3), and a rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Section 6-8-2-8 (A)(4). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 10-13-403-027-000

### 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](mailto: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, August 28, 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, May 8th, 2024

7:00 PM

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

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

Members Absent: John Hewko

Staff Present: Neighborhood Land Use Planner Meagan Jones and Zoning Administrator Melissa Klotz

Presiding Member: Matt Rodgers

**I. Call to Order**

Chair Rodgers opened the meeting at 7:02 PM. A roll call was then done and a quorum was determined to be present.

**II. Approval of Meeting Minutes**

Commissioner Lindwall noted an edit needed to the presiding member of the previous meeting.

**Motion:** Commissioner Lindwall moved to approve the minutes.

**Seconded:** Commissioner Westerberg

**Ayes:** Puchtel, Johnson, Mirintchev, Westerberg, Halik, Lindwall

**Nays:**

**Abstain:** Rodgers, Arevalo

**III. NEW BUSINESS**

**A. Public Hearing: Special Use | 1819 - 1825 Dodge Avenue | 24ZMJV-0017**

John Turner, architect, submits for a Special Use for an addition to expand a Religious Institution, Seventh Day Adventist Church, in the R4 General Residential District (Section 6-8-5-3). The applicant requests expansion of currently existing Special Use Ordinance 21-O-80 that granted the original construction and use of the Religious Institution at 1825 Dodge Avenue.

Expansion for an addition at 1819-1823 Dodge Avenue was subsequently approved by Special Use and Major Variation Ordinance 63-O-09. The approved Major Variation for impervious surface coverage remains in-tact and does not expire; however the Special Use expansion of Ordinance 63-O-09 is expired since the expansion did not occur within one year of Special Use approval (Section 6-3-5-15). The applicant requests re-approval of the expansion for a Religious Institution as was granted in Ordinance 63-O-09 with no substantial changes or modifications requested from that previous proposal. 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. PINs: 10-13-214-046-0000, 10-13-214-014-0000, 10-13-214-015-0000

John Turner provided a background on the proposed project, giving some history of the church and design details on what is proposed.

### **Commissioner Questions**

Commissioner Westerberg inquired about the setback dimensions and fencing plans. Chair Rodgers confirmed plans for the repurposing of the existing sanctuary space and overall changes to the plan.

Staff clarified procedural questions and the reasoning behind the re-approval process.

### **Public Comment**

Rodney Green, Resident of the Fifth Ward, Evanston, stated support of the expansion due to the church's community involvement and history, then highlighted the need for expansion due to increased membership, urging timely approval without delays.

### **Deliberations**

Discussion included the adherence to zoning requirements, the positive community impact, and procedural efficiency. Commissioners discussed potential future adjustments to zoning processes to streamline similar approvals.

**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:6-3-5-10 Special Use Standards**

1. It is one of the special uses specifically listed in the zoning ordinance; A religious institution is a permitted Special Use within the residential district so this standard is met.
2. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time; The Comprehensive Plan does seek to allow institutions to expand or update their

properties in order to meet the needs of their businesses. The expansion is also proposed to go into what is currently a vacant lot so this standard is met.

3. It 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; Churches do play roles where they also have positive community impacts and this church has been part of the neighborhood for some time so this standard is met.
4. It does not interfere with or diminish the value of property in the neighborhood; Similar to standard 3, this is an improvement to an existing facility that will make it more functional so this standard is met
5. It can be adequately served by public facilities and services; Nothing stated during the hearing leads to the belief that the property would not be able to adapt facilities and services to meet its needs so this standard is met.
6. It does not cause undue traffic congestion; Churches are typically neighborhood institutions with people coming from a short distance. Expansion of parking will be off of the alley and will limit street congestion so this standard is met.
7. It preserves significant historical and architectural resources; Though not a landmark, the building has existed for sometime and the applicant is seeking to make addition fit with what is existing so this standard is met.
8. It preserves significant natural and environmental features; The proposed addition will maintain mature trees and add additional landscaping so this standard is met.
9. It 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. No reason to believe anything will be done to violate any other existing regulations. This standard is met.

**Motion: Recommend approval with conditions as described below:**

- 1. Substantial compliance with the documents and testimony on record.**
- 2. The Applicant shall construct a sub-surface stormwater detention system on the subject property that shall be subject to review and approval by the City's Public Works Agency.**
- 3. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.**

**Motion:** Commissioner Lindwall

**Second:** Commissioner Puchtel

**Ayes:** Rodgers, Puchtel, Johnson, Mirintchev, Westerberg, Halik, Arevalo, Lindwall

**Nays:**

**Abstained:**

**B Public Hearing: Special Use & Major Variation | 1567 Maple Avenue | 24ZMJV-0014**

Jeffrey Clements, member, submits for a Special Use for a Religious Institution, 2<sup>nd</sup> Church of Christ, Scientist, in the D3 Downtown Core Development District (Section 6-11-4-3) and a Major Variation to add zero parking spaces where 4 parking spaces are required to establish a Religious Institution in an existing building in a downtown district (6-16 Table 16-B, 6-16-1-2). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 and 6-3-8 of the Evanston Zoning Code. PINs: 11-18-310-028-0000, 11-18-310-033-0000

Mr. Mauck introduced himself as a 50-year resident of Evanston and attorney representing the Second Church of Christ, Scientist. He explained their request for a variation and special use permit to operate a church in a D3 District. Chuck Carrington, part of the church's leadership, then provided a historical overview.

### **Commissioner Questions**

Commissioner Puchtel asked for clarification on why the church chose the religious institution classification over a cultural facility. Mr. Mauck replied that the church preferred to be transparent and follow the appropriate classification for its primary religious use. Ms. Klotz added the applicant did not wish to have any storefront uses and keep the use to its congregation

Commissioner Halik asked about signage and how they plan to manage window visibility. Jeff Clements stated there are plans to include modest identification signage. Blinds in the sanctuary will be raised during services to avoid distraction. They aim to maintain an open, friendly storefront similar to their Central Street location.

Further discussion occurred regarding typical service times and attendance, possible organizations that the church may partner with and if thought was given to combining the Reading Room activities with this space and parking specifics.

### **Public Comment**

Jeff Borini, 1800 Ridge, expressed respect for the Church representatives and asked that the Commission consider the possible economic impacts of this use and how it fits in a larger plan. Discussion followed on how consideration of the property coming off of tax rolls may apply to the standards of approval and how zoning ordinance made expansion at the existing reading room site difficult.

### **Deliberations**

Several commissioners supported the move to the downtown location, recognizing it as a more suitable fit compared to the Central Street option. The downtown area offers better parking facilities and accessibility for church members. Some additional

discussion occurred around the frequency of use of the space and general encouragement of retail in the downtown area.

1.

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

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties; The requirement of 4 parking spaces will not greatly impact the neighborhood and there is a potential agreement to use bank parking spaces. Standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance; Putting parking requirements on existing buildings downtown is different from doing so for new developments so standard is met.
3. The alleged hardship or practical difficulty is peculiar to the property; The parking has been maxed out on this site and does create a practical difficulty so this standard is met
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out; Testimony was provided that members of the condominium were spoken to and purchasing spaces was not financially feasible and created practical difficulty. This standard is met.
5. The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or while granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of the Zoning Code has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of Section 6-3-6-3 of the Zoning code; The church is not trying to rent or sell space for an exorbitant amount and will be using the existing office space for services and meeting spaces so this standard is met.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property; Applicant has decided to use the space as it currently exists so this standard is met.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation. The site is going from 4 spaces to 0 spaces but because of the off time that the space will be used, the impact would be minimal. Standard is met.

**Motion: Recommend approval for the major variation for parking**

**Motion:** Commissioner Lindwall

**Second:** Commissioner Westerberg

**Ayes:** Rodgers, Puchtel, Johnson, Mirintchev, Westerberg, Halik, Arevalo, Lindwall

**Nays:**

**Abstained:**

**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:6-3-5-10 Special Use Standards**

2. It is one of the special uses specifically listed in the zoning ordinance; standard is met. It is a special use in the zoning district so this standard is met.
3. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time; There is some question regarding the tax issue and less active storefront standard, some disagreement as it activates a currently vacant storefront. Standard is met.
4. It 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; Increase in presence on the property is a positive so the standard is met
5. It does not interfere with or diminish the value of property in the neighborhood; No reason given to believe this use would appear as different from a typical office use from the street based on testimony received so this standard is met.
6. It can be adequately served by public facilities and services; This is a newer existing building and the proposed use will not add additional burden to services and facilities so this standard is met.
7. It does not cause undue traffic congestion; Typical service times are outside of typical operating hours for other downtown uses and this building is on the edge of downtown so this standard is met.
8. It preserves significant historical and architectural resources; No change to the building so standard is met.
9. It preserves significant natural and environmental features; No change to the existing building so standard is met.
10. It 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. No reason was given to believe that the proposed use will not follow all applicable regulations to operate safely and legally so this standard is met

**Motion: Recommend approval for the Special Use for a religious institution subject to the following conditions:**



1. An Active Storefront is incorporated as much as possible when the facility is open to the public and to its members during its regular business hours. to the public is strongly encouraged.
2. Storefront windows shall not be more than 20% covered and be in compliance with the Sign Code.
3. Substantial compliance with the documents and testimony on record.
4. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.

**Motion:** Commissioner Westerberg

**Second:** Commissioner Puchtel

**Ayes:** Rodgers, Puchtel, Johnson, Mirintchev, Westerberg, Halik, Arevalo, Lindwall

**Nays:**

**Abstained:**

### **Communications**

There were none.

### **Adjournment**

Commissioner Westerberg motioned to adjourn, Commissioner Puchtel seconded, and the motion carried, 8-0.

Adjourned 8:33 PM.

The next meeting of the Evanston Land Use Commission is to be held on **Wednesday, June 12, 2024, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,  
Justin Bock, Administrative Lead

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



**MEETING MINUTES**

**LAND USE COMMISSION**

Wednesday, May 22nd, 2024

7:00 PM

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

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

Members Absent: John Hewko, Kiril Mirintchev, Max Puchtel

Staff Present: Neighborhood Land Use Planner Meagan Jones and Zoning Administrator Melissa Klotz

Presiding Member: Matt Rodgers

**I. CALL TO ORDER/DECLARATION OF A QUORUM**

Chair Rodgers opened the meeting at 7:01 PM. A roll call was then done and a quorum was determined to be present.

**II. APPROVAL OF MEETING MINUTES: February 28, 2024**

Commissioner Lindwall suggested several edits to the meeting minutes.

**Motion:** Commissioner Lindwall moved to approve the minutes as amended.

**Seconded:** Commissioner Westerberg

**Ayes:** Rodgers, Johnson, Westerberg, Lindwall. Arevalo

**Nays:**

**Abstain:** Halik

**III. NEW BUSINESS**

**A. Public Hearing: Special Use | 1601 Simpson Street | 24ZMJV-0022**

John Cook, builder/contractor, submits for a Special Use for a Daycare Center – Child, the Infant Welfare Society, in the B1 Business District (Section 6-9-2-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-12-421-022-0000

John Cook, representing the applicant and builder contractor, introduced the project for a special use permit for a daycare center at 161 Simpson Street. The application is in accordance with Section 6-9-2-3 of the zoning code for the B1 business district. Tiffany Culpepper provided more information on the programs that are currently offered and need to stay in the community to service families.

### **Commissioner Questions**

Commissioner Halik inquired about drop-off and pick-up procedures. Ms. Culpepper clarified the typical procedures.

Commissioner Westerberg asked about the impact of nearby school construction on parking.

Commissioner Lindwall asked for clarification on licensing and permit requirements for the daycare center locations. Ms. Klotz clarified requirements for Special Uses of the proposed and current spaces.

Commissioner Johnson confirmed that the current operating hours (7:30 a.m. to 5:00 p.m.) would not conflict with the proposed special use hours (6:00 a.m. to 6:00 p.m.)

### **Public Comment**

None.

### **Deliberations**

Commissioners discussed the special use permit conditions, including limiting the permit to the applicant and not running with the property. Emphasis was placed on ensuring pickup/drop-off procedures are handled efficiently to minimize traffic congestion. They then discuss possible conditions.

**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:6-3-5-10 Special Use Standards**

1. It is one of the special uses specifically listed in the zoning ordinance; Daycare for children is listed in this district. This standard is met.
2. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time; This group has existed for over 100 years and this is a minor request for an entity that is assisting families, something pointed out within the Comprehensive Plan so this standard is met.

3. It 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; Is a commercial area and is being used with similar hours.
4. It does not interfere with or diminish the value of property in the neighborhood; Daycare is for small children and people will likely not notice the use so this standard is met.
5. It can be adequately served by public facilities and services; The building has been redeveloped within the last 20 years and had to meet requirements at that time so this standard is met.
6. It does not cause undue traffic congestion; If pick-off and drop-off is managed well and parking suggestions followed, it should not cause great increase in traffic. Standard is met.
7. It preserves significant historical and architectural resources; Not historically or architecturally significant so this standard is met.
8. It preserves significant natural and environmental features; Exterior changes not proposed so this standard is met.
9. It 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. Daycare use has state regulations in addition to life-safety regulations that must be maintained and has not seemed to have had any issues. Standard is met.

**Motion: Commissioner Lindwall moved to recommend approval of the special use permit with the following conditions:**

- 1. Hours of operation shall not exceed 6:00 am - 6:00 pm Monday through Friday.**
- 2. Employees shall not use metered street parking while working, using off-street parking located on the subject property or at an alternative location which does not displace required parking for those properties.**
- 3. On-street child drop-off/pick-up is only allowed in available on-street parking spaces or off-street on the property or off-site with a parking lease.**
- 4. The Special Use shall run with the Applicant for the length of lease.**
- 5. Substantial compliance with the documents and testimony on record.**
- 6. Ordinance granting the Special Use recorded with the Cook County Recorder of Deeds.**

**Second:** Commissioner Westerberg

**Ayes:** Rodgers, Johnson , Westerberg, Halik, Arevalo, Lindwall

**Nays:**

**Abstained:**

**B. Public Hearing: Special Use | 518 Main Street | 24ZMJV-0020**

Bryan Wietrzykowski, Vice President of Construction, submits for a Special Use for an Animal Hospital, GoodVets, in the C1a Commercial Mixed-Use District (Section 6-10-3-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 11-19-401-024-0000

Michael Bush provided an overview of the proposal. The application seeks special use permission to open a neighborhood veterinary clinic in a 2,200 sq. ft. commercial suite at 518 Main Street. The facility will include 4 exam rooms and cater primarily to dogs and cats and the goal is to serve the local neighborhood with minimal reliance on vehicular transport. Katherine L. Woods detailed the architectural and soundproofing aspects, specifically the space featuring soundproofing measures, including layers of drywall and sound insulation. Ventilation and exhaust will be directed through the alley, not the storefront.

**Commissioner Questions**

Chair Rodgers inquired about general hours of operations, staffing and sound/smell proofing.

Mr. Bush and Ms. Woods clarified that typical hours are 8:00 AM to 6:00 PM on weekdays, with shorter weekend hours and occasional extended hours. Initial staff will include a veterinarian and three additional staff members, growing to 10-12 as needed. Ventilation and exhaust will be included in the design and the space is located with few adjacent neighbors, soundproofing will be added. No boarding of animals will occur.

Commissioner Westerberg expressed concerns about double parking and parking arrangements for staff and clients were discussed.

Commissioner Halik asked for clarification on procedures for cleaning up inside the facility and external waste disposal plans; both were clarified.

**Public Comment**

Katherine Gotsick, Executive Director of the Main Dumpster Mile emphasized the importance of maintaining the small, independently owned character of the district. She expressed support for GoodVets if they actively participate in community events and support local businesses.

**Deliberations**

The Commission reviewed conditions and compliance with special use standards, including impact on property values, traffic congestion, and environmental resources.

**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. It is one of the special uses specifically listed in the zoning ordinance; An animal hospital is listed as a special use in this zoning district. Standard is met.
2. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time; Some policy is to encourage business development; this space has been vacant outside of a few pop-ups over the years and the use will be filling that space. Standard is met.
3. It 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; Expect to see a number of special uses due to this being a commercial district; this use is not expected to cause a negative impact so this standard is met.
4. It does not interfere with or diminish the value of property in the neighborhood; Soundproofing and other items will help lessen impact on neighbors so this standard is met.
5. It can be adequately served by public facilities and services; This is a newer modern building with updates so this standard is met.
6. It does not cause undue traffic congestion; should not see a huge amount of additional traffic, many walk with their pets and parking is available in the building. Standard is met.
7. It preserves significant historical and architectural resources; None as this building as it is newer construction so this standard is met.
8. It preserves significant natural and environmental features; Not changing the exterior of the building. Standard is met.
9. It 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. Other health and safety regulations will need to be followed. NO reason to believe these will not be followed. Standard is met.

**Motion: Commissioner Lindwall moved to recommend approval of the special use permit with the following conditions:**

- 1. Hours of operation shall not exceed 8am - 9pm, 7 days a week.**
- 2. One outdoor refuse container is required along with a pet waste station that includes pet waste bags.**
- 3. Employees who drive to work shall utilize the off-site surface parking lot at 935 Chicago Avenue if available, and shall not park on-site at The Main.**

4. No more than 20% of the storefront windows shall be covered as allowed by the Sign Code.
5. Signage discouraging pedestrian activity in the alley shall be installed by the Applicant if deemed necessary at any time by City staff due to safety concerns or complaints.
6. Substantial compliance with the documents and testimony on record.
7. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.

**Second:** Commissioner Westerberg

**Ayes:** Rodgers, Johnson , Westerberg, Halik, Arevalo, Lindwall

**Nays:**

**Abstained:**

**C. Public Hearing: Map Amendment & Major Variations | 1611 Church Street | 23PLND-0045 & 23ZMJV-0047**

Thomas Gourguechon of CSE1611 LLC, applicant for the property owner, submits for a Map Amendment and Major Variations for an adaptive reuse to convert an existing industrial/office building into 7 dwelling units and one ADU, and for additions/new construction for amenity space and parking. The applicant requests a Map Amendment to rezone the property from the current WE1 West Evanston Transitional District and the oWE West Evanston Overlay District to the R4 General Residential District (Section 6-8-5). The applicant requests Major Variations for townhome orientation that does not face the right-of-way (Section 6-8-1-12), and detached accessory structures between the principal structure and the front property line but not within the required front yard (Section 6-4-6-2-D), in the R4 General Residential District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-8 of the Evanston Zoning Code. PIN: 10-13-222-004-0000

Thomas Gourguechon provided an overview of the project which involves the adaptive reuse of an existing bow-truss warehouse building into seven two-level dwelling units. The proposal includes requests for variances due to the unique characteristics and location of the existing building.

**Commissioner Questions**

Commissioner Halik asked for clarification on ADA requirements and the co-housing idea. Mr. Gourguechon provided clarification on various regulations for cooperatives, condominiums and co-housing.

Commissioner Westerberg had concerns about Overlay District Requirement and the proposal's deviation from existing overlay district regulations and asked for clarification on keeping industrial land. Ms. Klotz explained the intent of various areas within the

West Evanston Plan and requirements of the overlay district. Commissioner Westerberg then confirmed that any environmental concerns had been remediated.

The Commission discussed balancing amenities and units, ensuring the project provides sufficient amenities without compromising the housing unit count.

The Commission then discussed economic impact touching on considerations regarding the financial aspects and feasibility of the project.

### **Deliberations**

#### **The Chair then reviewed the Standards for Amendments (Section 6-3-4-5).**

1. Whether the proposed amendment is consistent with the goals, objectives and policies of the Comprehensive General Plan as adopted and amended from time to time by the City Council. The Comprehensive Plan is not a stagnant document and part of its intent is to think of ways to incorporate adaptive reuse so this standard is met.
2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property. The plan has been to convert this area to R4, and is currently a transitional district with other uses demonstrating such. This standard is met.
3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties. Only a quarter of the existing building has been used and is not a fully active use. Bringing in housing will increase property values in the area. Standard is met.
4. The adequacy of public facilities and services: applicant mentioned that could be served by existing facilities and are making efforts to decrease the amount of impact on utilities with use of solar panels.

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

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties; Nothing in the proposal leads to belief that adverse impacts will occur. Will turn some paved areas into landscaping and help with water runoff. Standard is met.
2. The requested variation is in keeping with the intent of the zoning ordinance; Covered in map amendment, Evanston has seen a decrease in industrial uses that will likely not come back to the same extent. Providing houses meets plan intentions as well. Standard is met.
3. The alleged hardship or practical difficulty is peculiar to the property; Building exists in current state, proposal will increase footprint to help meet requirements so this standard is met
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were



to be carried out; Working in predefined footprint so asking for additional items would cause undue burden. This standard is met.

5. The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or while granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of the Zoning Code has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of Section 6-3-6-3 of the Zoning code; Providing additional housing units and a unique use is a benefit. Proposed amenity space takes up more of the load than the residential and minimal gain will likely be obtained by the developer so this standard is met.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property; Building has existed for 100 years, no new problems being created and new garage building is being done sensibly, so this standard is met.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation. Not oversized units, not adding greatly to the footprint of the building and balancing a good living environment and considering sustainability. Standard is met.

**Motion:** Commissioner Lindberg moved to approve the map amendment and major variation.

**Seconded:** Commissioner Westerberg.

**Ayes:** Rodgers, Johnson , Westerberg, Halik, Arevalo, Lindwall

**Nays:**

**Abstained:**

#### **IV. COMMUNICATION**

Staff provided an update on the Envision Evanston 2045 process and a short discussion followed.

#### **V. PUBLIC COMMENT**

None.

#### **VI. ADJOURNMENT**

**Commissioner Westerberg moved to adjourn the meeting**

**Commissioner Lindwall Seconded**

**Ayes:**Rodgers, Johnson , Westerberg, Halik, Arevalo, Lindwall

**Nays:**

**Abstained:**

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, June 12, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,  
Justin Bock, Administrative Lead

Reviewed by,  
Meagan Jones, Neighborhood and Land Use Planner



**MEETING MINUTES**

**LAND USE COMMISSION**

Wednesday, June 26th, 2024

7:00 PM

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

Members Present: Matt Rodgers, Max Puchtel, Brian Johnson , Kiril Mirintchev, Kristine Westerberg, George Halik, Jeanne Lindwall

Members Absent: John Hewko, Myrna Arevalo

Staff Present: Neighborhood Land Use Planner Meagan Jones

Presiding Member: Matt Rodgers

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**I. CALL TO ORDER/DECLARATION OF A QUORUM**

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

**II. APPROVAL OF MEETING MINUTES: March 27, 2024**

Motion: Commissioner Westerberg moved to approve the minutes.

Seconded: Commissioner Puchtel

**Ayes:** Rodgers,Puchtel, Mirintchev, Westerberg, Hewko, Arevalo

**Nays:**

**Abstain:**Lindwall

**III. DISCUSSION**

**A. Envision Evanston 2045 Update**

Staff will provide a presentation regarding Envision Evanston 2045, including a summary of phase 1 community engagement and the preliminary findings report.

Megan Jones provided an update on the Envision Evanston 2045 project: Phase Two will involve validating initial findings, hosting popup events, additional online surveys, focused discussions, and workshops. Drafts of recommendations and zoning code changes will be prepared, with a focus on feasibility and incorporating community feedback.

## Commissioner Questions/Discussion

Commissioner Halik raised concerns about the transition from goals to actionable items and the need for specific recommendations. Ms Jones acknowledged that further drafting and workshops would address these concerns, including deeper dives into zoning code updates and possible trade-offs and considerations such as construction costs.

Commissioner Lindwall inquired about how the consultants would address cost implications and feasibility for goals such as affordable housing. Ms. Jones explained that the next phase would include detailed discussions and development scenarios to address these issues and possible trade-offs that may exist. Discussion followed regarding what should be considered in those scenario discussions

Commissioner Puchtel asked about the scope for benchmarking current status and defining success. Megan Jones noted that initial findings would be expanded, and future phases would include detailed measurements of progress towards goals. Discussion continued on the inclusion of data in refinement of and benchmarking for goals.

Commissioner Halik and Commissioner Lindwall pointed out the need to address gaps, including public facilities, homelessness, and community wellness. Megan Jones agreed and noted that these areas would be incorporated into ongoing discussions.

Chair Rodgersl highlighted the need for clear definitions of "affordable housing" and "missing middle" housing. It was suggested that these terms and attention to household size need to be clarified to set accurate expectations and guide policy effectively.

Discussion continued regarding clarification on some comments provided during the engagement process, updates to the preliminary findings report and including various organizations and institutions as partners in the process and implementation. Staff encouraged continued community involvement in the process.

## **IV. COMMUNICATION**

None.

## **V. PUBLIC COMMENT**

None.

## **VI. ADJOURNMENT**

Commissioner Lindwall motioned to adjourn, Commissioner Westerberg seconded, and the motion carried, 7-0.

Adjourned 7:57 PM.

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, July 10, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,  
Justin Bock, Administrative Lead

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



# Memorandum

To: Chair and Members of the Land Use Commission

From: Cade W. Sterling, Planner

CC: Melissa Klotz, Zoning Administrator

Subject: Major Variations  
1630 Ashland Avenue | 24ZMJV-0025

Date: July 30, 2024

## **Request**

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Peter Kaeding, architect and applicant on behalf of the homeowner, requests Major Variations for a north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Section 6-8-2-8 (A)(3)), and a rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Section 6-8-2-8 (A)(4)). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 10-13-403-027-0000

## **Notice**

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The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review.

## **General Information**

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**Applicant:** Peter Kaeding  
Gilbert Kaeding Architecture + Design  
1407 Ashland Avenue  
Evanston, IL 60201

**Owners:** Jesse and Maria Opdycke  
1630 Ashland Avenue  
Evanston, IL 60201

**PIN:** 10-13-403-027-0000

## Analysis

1630 Ashland Avenue is a landmark designated Shingle-Styled single-family home built in 1889 by important early Chicago architect William W. Boyington. The home is located on a large lot in the northwest portion of the Ridge Historic District on the west side of Ashland Avenue near the corner of Ashland Avenue and Church Street. Surrounding homes on this block of Ashland Avenue are primarily constructed in the late 19<sup>th</sup> Century and include an eclectic mix of styles and forms including Queen Anne, Shingle, Prairie, and Italianate. The block has excellent integrity and contains several additional Landmark homes. Sanborn maps from 1899 show the home at 1630 Ashland Avenue on a large lot that contained both the home to the north, 1632 Ashland Avenue, as well as the home to the west, 1510 Church Street with an alley between Ashland and Florence Avenues.

<b>Surrounding Zoning and Land Uses</b>	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	R1 Single Family Residential District	Single family residences
<b>South</b>	R1 Single Family Residential District	Single family residences
<b>East</b>	R1 Single Family Residential District	Single family residences
<b>West</b>	R1 Single Family Residential District and R3 Two-Family Residential	Single family residences

## Proposal

The applicant proposes to demolish an existing attached single-story, single-car garage at the homes north volume in order to restore and recreate the homes original bracketed second-story bay and loggia and improve the architectural integrity of the homes north elevation. The applicant further proposes to construct a new single-story attached tandem two-car garage at the homes rear volume, triggering both rear-yard and side-yard variations.

The existing attached garage is 6" from the north side-yard lot line where the proposed garage would be 1' from the north side-yard lot line where 5' is required. The proposed attached garage is 3' from the west rear-yard lot line where the existing legally non-conforming condition is 28' where 30' is required.

## Preservation Commission Review

During the presentation to the Historic Preservation Commission, the applicant was asked to explore a smaller detached version of the proposal which would be compliant with the 3' requirement for detached accessory structures, or a smaller attached garage with less depth. These proposals were thought to reduce the degree of the variations being requested while allowing for a more compatible roof form, and more compatible subordination and spatial relationships between existing and proposed structures. However, this proposal would trigger a variation for the separation between accessory

and principal structures, and it was stated that this would not provide the storage volume desired by the applicant and would only allow for one off-street parking space within the garage. Additional alternatives were studied during the meeting. These including an attached or detached garage at the homes south volume and within the expansive south side-yard. These were determined to be incompatible alternatives that would adversely impact the homes architectural integrity as well as the property's integrity of setting. As only the east and north elevations of the proposal were visible from the public way and under the Preservation Commission's purview, they found the proposal as presented to be compatible as seen from Ashland Avenue and the application for Certificate of Appropriateness was approved.

The Preservation Commission found the requested variations to be necessary and in the interest of historic preservation as a way of allowing for recreation of one of the homes character defining features. During the course of deliberation the Commission found there to be variations of the current proposal (detached garage or an attached garage with less depth) that would be more zoning compliant that would also be compatible and in the same interest of historic preservation. Further deliberation of these alternatives was found not to be within the Commissions purview and were deferred to the Land Use Commission.

### **Department Recommendation**

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Staff recommends Commissioners review the information provided to determine if the Standards are met. If the Land Use Commission determines the Standards for Major Variations are met, the Commission should approve the requested zoning relief.

### **Standards for Approval**

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

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



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

### **Action by the Commission**

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

### **Attachments**

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Major Variation Application  
Aerial Photo  
Street Views  
Zoning Map  
Plats of Survey  
Site Plans, Elevations, and Volumetric Studies  
Preservation Commission Minutes  
Preservation Commission Findings



**Zoning Analysis  
Summary**

Review Date: 3/19/2024  
By: Cade W. Sterling, Preservation Planner

**Case Number:**

**Case Status/Determination:**

24ZONA-0045 1630 Ashland Ave.	Non-Compliant
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**Applicant:** Gilbert | Kaeding

**Plans prepared by:** Gilbert | Kaeding

**Plans dated:** March 11, 2024

**Survey dated:** August 11, 2020

**District:** R1 – Single Family Residential  
Ridge Historic District | Landmark Designated

**Proposal:**

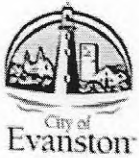
Demolition of existing attached garage and construction of new two-car tandem attached garage.
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**Non-compliant:**

Code Section	Proposed and Required	Recommendation
6-8-2-8 (A) (3)	North Interior Side-Yard Setback – 1’ where 5’ is required and 6” is the existing legally non-conforming condition.	Apply for major variation
6-8-2-8 (A) (4)	Rear Yard Setback – 3’ where 28’ is existing and 30’ is the minimum required.	Apply for major variation

**Additional Comments:** Staff recommends application of Major Zoning Relief with recommendation by the Preservation Commission and determination by the Land Use Commission. The proposal is more in-keeping with the off-street zoning requirements although the two spaces can only be considered one since tandem parking is not permitted. Alternative proposals would necessitate a new curb cut and construction of an attached or detached garage to the south volume of the home that would have a more significant impact to the homes architectural integrity as well as its integrity of setting by compromising the large side-yard and large parkway and private trees. The proposed location of the garage improves the existing legally non-conforming interior side-yard condition, and the applicant has limited alternative locations due to no alley access and a requirement to meet the preservation standards for construction.

<b>Principal Use and Structure:</b>	
6-8-2-3	<b>Use:</b> Single-Family Residence – No Change
6-8-2-6	<b>Lot width:</b> 77 ft. (Legal non-conforming) where 35 ft. required – No Change
6-8-2-5	<b>Lot size:</b> 9394 sq. ft. where 7,200 sq. ft. is required – No Change
6-8-2-3	<b>Dwelling units #:</b> 1 where 1+ADU is maximum permitted – No Change
6-8-2-7	<b>Building Lot Coverage:</b> 2069 sq. ft. or 22% is proposed where 1820 sq. ft. or 19.37% is existing and 30% is the maximum permitted. - Compliant
6-8-2-10	<b>Impervious Surface Coverage:</b> 2792 sq.ft. or 29.7% is proposed where 2455 sq. ft. or 26.1% is existing and 45% is the maximum permitted. - Compliant
	<b>Accessory Structure Rear Yard Coverage:</b> N/A
6-8-2-9	<b>Building Height:</b> 41' where the lesser of 35' or 2.5 stories is the maximum permitted – Legal Non-Conforming
6-8-2-8	<p><b>Yards (Setbacks):</b></p> <p><b>Front:</b> 35.8' where 27' is the minimum required – No Change</p> <p><b>Street Side:</b> N/A</p> <p><b>North Interior Side:</b> 1' is proposed where 6" is existing and 5' is the minimum required. – <b>Non-Compliant</b></p> <p><b>South Interior Side:</b> 35' is proposed where 35' is existing and 5' is the minimum required – No Change</p> <p><b>Rear:</b> 3' is proposed where 28' is existing and 30' is the minimum required <b>Non-Compliant</b></p>
<b>Miscellaneous:</b>	
Title 6 – Chapter 16	<p><b>Parking:</b> 1 off-street parking space is proposed where 1 was existing and 2 is the minimum required. – Compliant</p> <p>Parking access will be maintained from the street utilizing the same curb cut.</p>



# MAJOR VARIATION APPLICATION

zoning office use only

CASE #: \_\_\_\_\_

## 1. PROPERTY

Address 1630 Ashland Ave

Permanent Identification Number(s): \_\_\_\_\_

PIN 1:  PIN 2:

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

## 2. APPLICANT

Name: Peter Kaeding

Organization: Gilbert Kaeding Architecture + Design

Address: 1407 Ashland Ave

City, State, Zip: Evanston, IL 60201

Phone: Work: 312-238-9121 Home: \_\_\_\_\_ Cell/Other: \_\_\_\_\_

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

E-mail: pkaeding@gkad.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: Jesse & Maria Opdycke

Address: 1630 Ashland Ave

City, State, Zip: Evanston IL 60201

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Cell/Other: 773-791-5385

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

E-mail: mariaopdycke@gmail.com

Please circle the primary means of contact.

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

Maria Opdycke J. Opdycke 4/24/24  
Property Owner(s) Signature(s) -- REQUIRED Date

## 4. SIGNATURE

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

M. Kaeding J. Opdycke 4/24/24  
Applicant Signature -- REQUIRED Date

*PK*



## 5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- |                                     |  |  |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <b>(This) Completed and Signed Application Form</b>                |  |
| <input checked="" type="checkbox"/> | <b>Plat of Survey</b>  | Date of Survey: <u>8-11-20</u>                     |
| <input checked="" type="checkbox"/> | <b>Project Site Plan</b>   | Date of Drawings: <u>4-23-24</u>                   |
| <input checked="" type="checkbox"/> | <b>Plan or Graphic Drawings of Proposal</b> (If needed, see notes) |  |
| <input checked="" type="checkbox"/> | <b>Non-Compliant Zoning Analysis</b>                               |  |
| <input checked="" type="checkbox"/> | <b>Proof of Ownership</b>  | Document Submitted: _____                          |
| <input type="checkbox"/>            | <b>Application Fee (see zoning fees)</b>                           | Amount \$ <u>150</u> plus Deposit Fee <u>\$150</u> |

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

### Plat of Survey

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

### Site Plan

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

### Plan or Graphic Drawings of Proposal

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

### Proof of Ownership

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

- **Tax bill will not be accepted as Proof of Ownership.**

### Non-Compliant Zoning Analysis

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

### Application Fee

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

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

**6. PROPOSED PROJECT**

A. Briefly describe the proposed project:

This project is for the demolition of the existing attached garage and construction of a new attached garage. The new garage will utilize the existing curb cut on Ashland Avenue. The existing air conditioning units will be relocated to remain at rear of house and to the south of the new garage.

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

(Date Applied: \_\_\_\_\_ Building Permit Application #: \_\_\_\_\_)

**REQUESTED VARIATIONS**

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

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
<b>1</b>		
6-8-2-8 (A) (3)	Requires a North Interior Side-Yard Setback of 5' and 6" is the existing legally non-conforming condition.	A North Interior Side-Yard Setback of 1'.

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

<b>2</b>		
6-8-2-8 (A) (4)	Requires a Rear Yard Setback of 30' minimum where 28' is existing.	A Rear Yard Setback of 3'.
<b>3</b>		



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

The property has a shallower depth than the adjacent properties to the south on the block. The existing rear yard is less than the 30' minimum required and there is no alley behind the house that would allow direct access to the garage. The property has an existing curb cut and driveway that is less than 5' from the side property line. The proposal seeks to maintain the existing curb cut and driveway while slightly increasing the garage side yard setback. The garage is shifted to the rear yard which will allow for a portion of the garage to be wider than the existing 10.8'. The existing single car garage dates from 1951 and does not provide sufficient space for larger cars or room to also store, bicycles and lawn equipment.

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

The existing garage is closer to the north lot line than the proposed garage. The garage would be shifted further to the rear yard which will lessen the overlap with the existing house to the north. The height of the new garage matches the existing rear single story portions of the house. The garage will maintain a 3' setback from the rear property line.

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

The existing garage does not allow for the parking of larger modern cars and there have been multiple thefts from the existing garage due to its proximity to the front sidewalk. The new garage will allow cars to be securely parked in the garage and provide side access for storage of bikes and equipment so that they will not be directly accessible from the front of the residence.

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3. Either...

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

The variation for the new garage will not provide additional income from the property.

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

The existing garage is over 70 years old and was not built to accommodate modern sized cars. The existing house is situated on a lot with houses on three sides that did not exist when the house was originally sited and built.

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

A new detached garage could be sited in the side yard to the south of the existing residence. The garage would need to be sited in the side yard as rear yard restrictions would remain. The house is an Evanston landmark building and existing windows and entrances would preclude the attachment of a new garage. A new curb cut and driveway would eliminate most of the useful open space and would change the relationship of the house to the neighborhood and the street. One or both largest mature tree on the property would likely need to be removed.

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**City of Evanston**  
**DISCLOSURE STATEMENT FOR ZONING HEARINGS**

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

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

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

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

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

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

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

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

- a. Names and addresses of all officers and directors.

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

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**If Applicant or Proposed Land User is not a Corporation**

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

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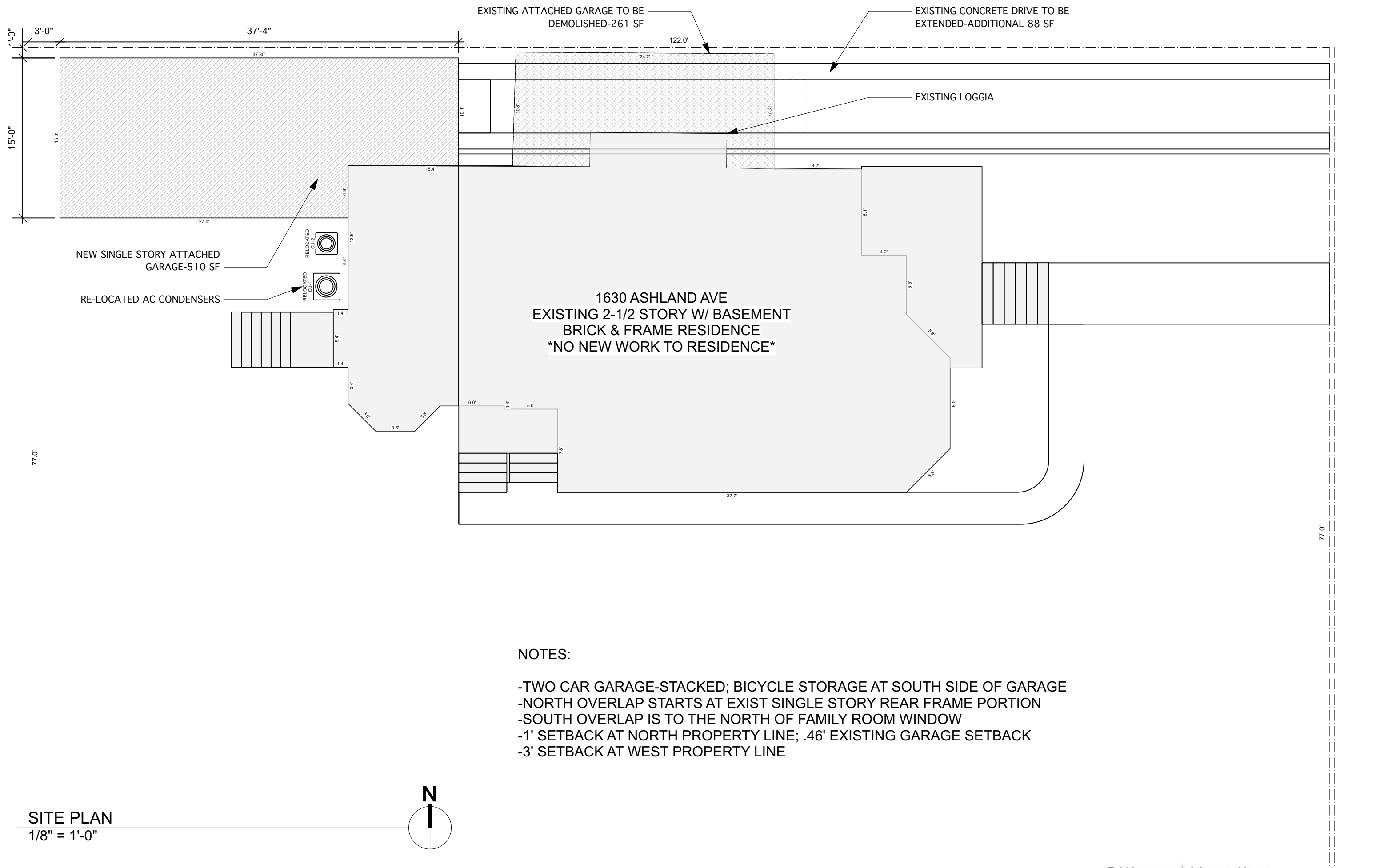
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EXISTING ATTACHED GARAGE TO BE  
DEMOLISHED-261 SF

EXISTING CONCRETE DRIVE TO BE  
EXTENDED-ADDITIONAL 88 SF

EXISTING LOGGIA

NEW SINGLE STORY ATTACHED  
GARAGE-510 SF

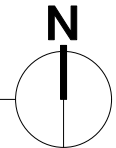
RE-LOCATED AC CONDENSERS

1630 ASHLAND AVE  
EXISTING 2-1/2 STORY W/ BASEMENT  
BRICK & FRAME RESIDENCE  
\*NO NEW WORK TO RESIDENCE\*

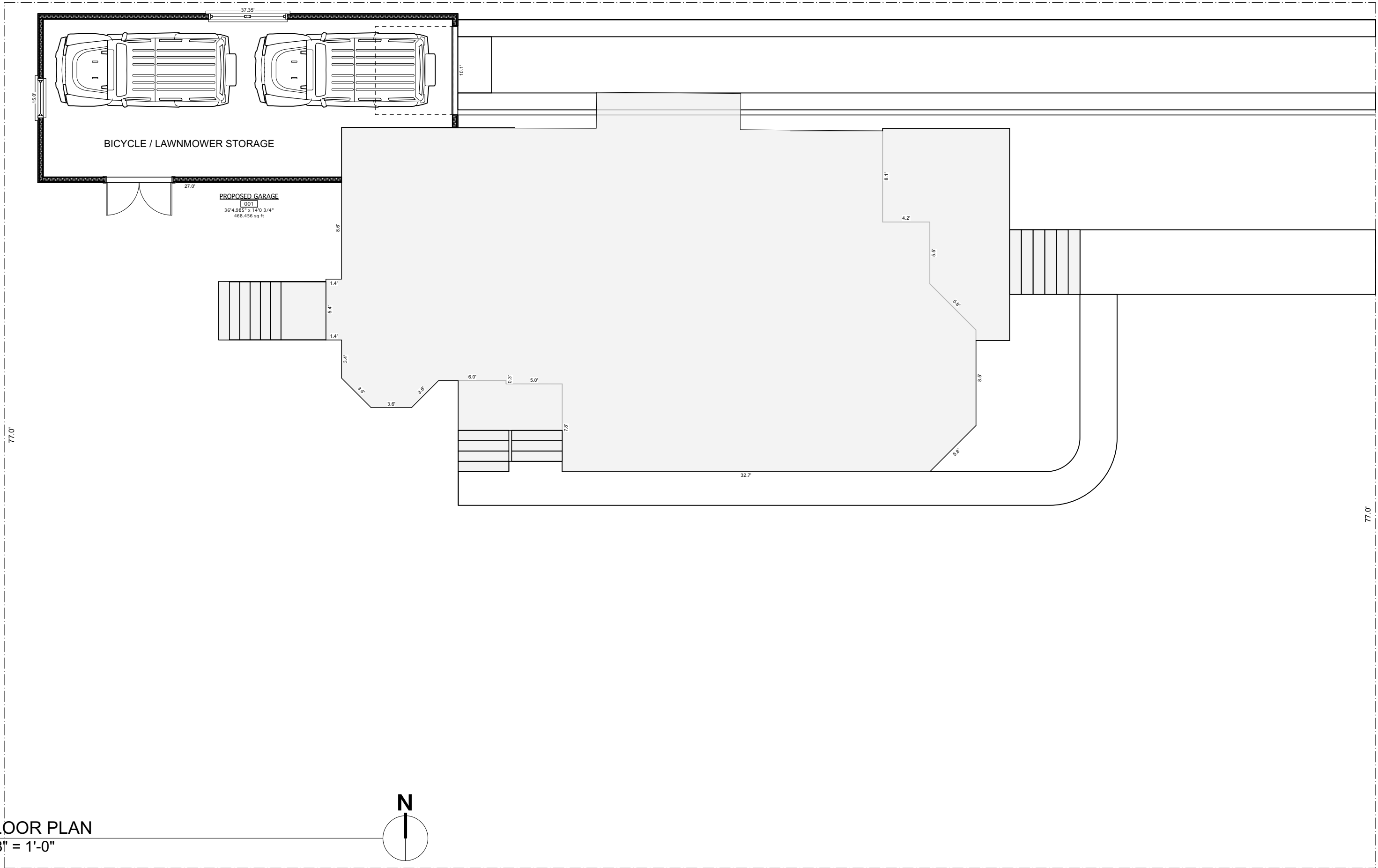
NOTES:

- TWO CAR GARAGE-STACKED; BICYCLE STORAGE AT SOUTH SIDE OF GARAGE
- NORTH OVERLAP STARTS AT EXIST SINGLE STORY REAR FRAME PORTION
- SOUTH OVERLAP IS TO THE NORTH OF FAMILY ROOM WINDOW
- 1' SETBACK AT NORTH PROPERTY LINE; .46' EXISTING GARAGE SETBACK
- 3' SETBACK AT WEST PROPERTY LINE

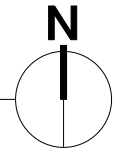
1 SITE PLAN  
1/8" = 1'-0"



122.0'

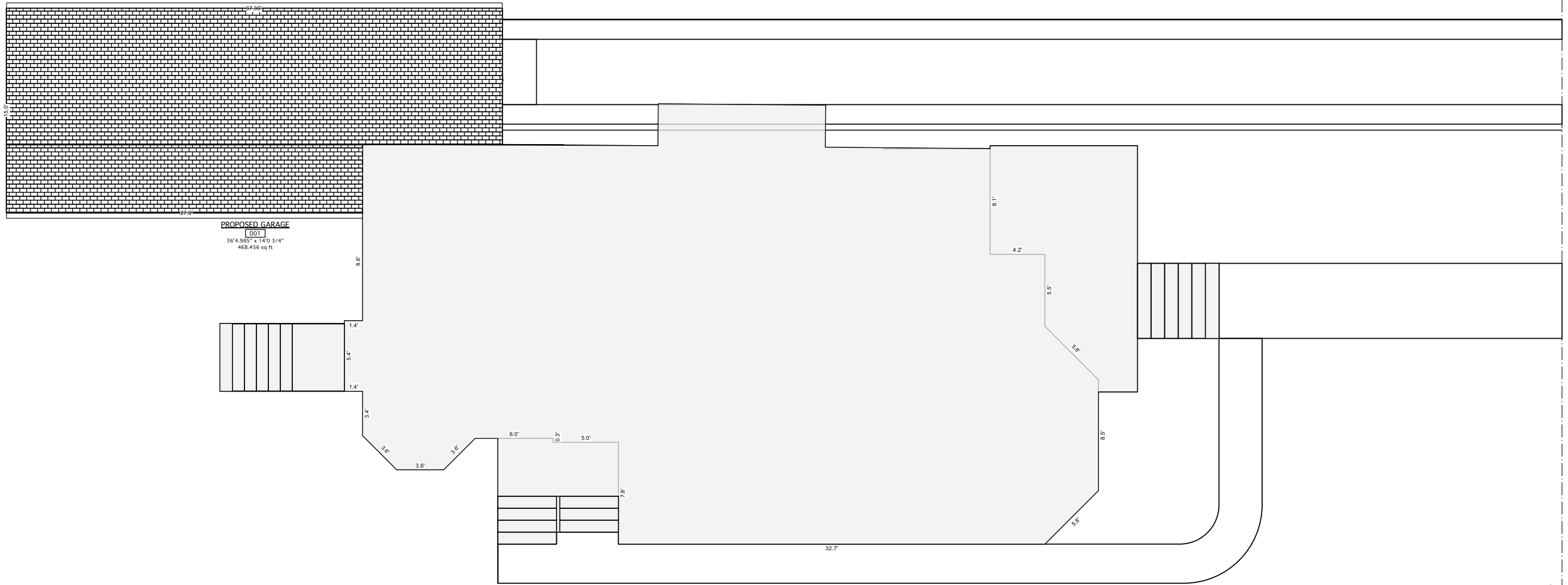


1 FLOOR PLAN  
 1/8" = 1'-0"



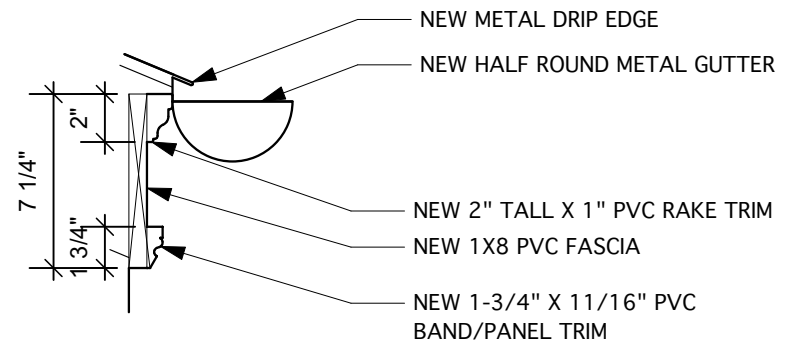
122.0'

122.0'



77.0'

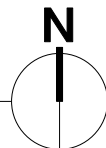
77.0'



EAVE DETAIL

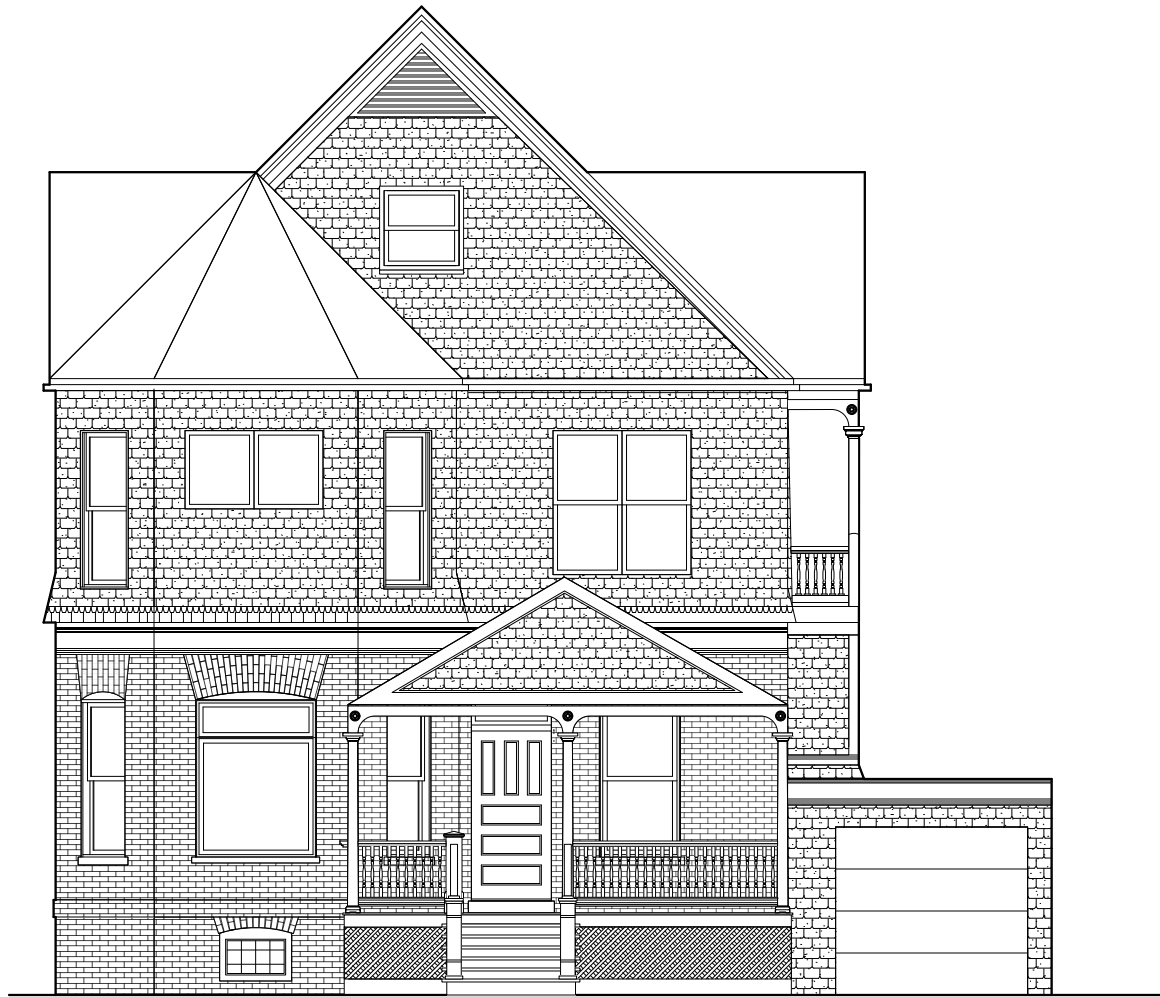
# 1 ROOF PLAN

1/8" = 1'-0"

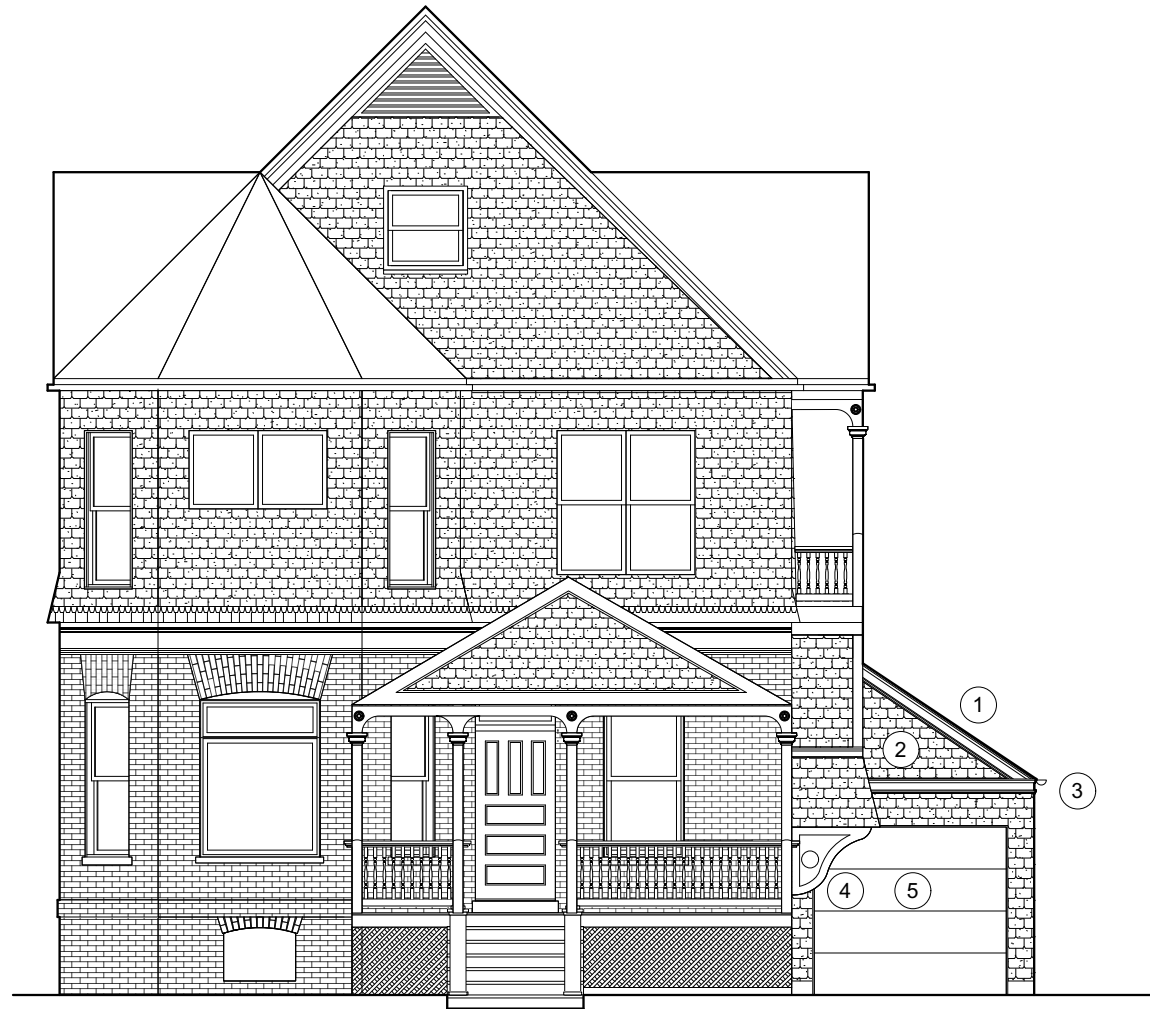


122.0'

1. NEW PVC RAKE /EAVE TRIM W/ METAL DRIP EDGE-SEE DETAIL ON ROOF PLAN
2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
3. NEW HALF ROUND STEEL GUTTERS W/ ROUND CORRUGATED DOWNSPOUTS
4. EXISTING/RENOVATED PAINTED WOOD BRACKETS
5. NEW FLUSH PANEL GARAGE DOOR (8' WIDE X 7' TALL)
6. NEW ASPHALT SHINGLE ROOF-COLOR/STYLE TO MATCH EXISTING
7. NEW EXTERIOR DOORS-METAL/FIBERGLASS
8. NEW MARVIN ESSENTIAL FIBERGLASS AWNING WINDOW W/ WOOD SILL



1 EXIST EAST FACADE  
1/8" = 1'-0"



2 PROPOSED EAST FACADE  
1/8" = 1'-0"

- T/ GARAGE ROOF +15'-9" 
- B/ GARAGE EAVE +8'-5" 
- GRADE 0'-0" 



1 EXIST SOUTH FACADE  
1/8" = 1'-0"

1. NEW PVC RAKE /EAVE TRIM W/ METAL DRIP EDGE-SEE DETAIL ON ROOF PLAN
2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
3. NEW HALF ROUND STEEL GUTTERS W/ ROUND CORRUGATED DOWNSPOUTS
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8. NEW MARVIN ESSENTIAL FIBERGLASS AWNING WINDOW W/ WOOD SILL



1 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

1. NEW PVC RAKE /EAVE TRIM W/ METAL DRIP EDGE-SEE DETAIL ON ROOF PLAN
2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
3. NEW HALF ROUND STEEL GUTTERS W/ ROUND CORRUGATED DOWNSPOUTS
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7. NEW EXTERIOR DOORS-METAL/FIBERGLASS
8. NEW MARVIN ESSENTIAL FIBERGLASS AWNING WINDOW W/ WOOD SILL



1 EXIST WEST ELEVATION  
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
1/8" = 1'-0"

T/ GARAGE ROOF  
+15'-9"

B/ GARAGE EAVE  
+8'-5"

GRADE  
0'-0"





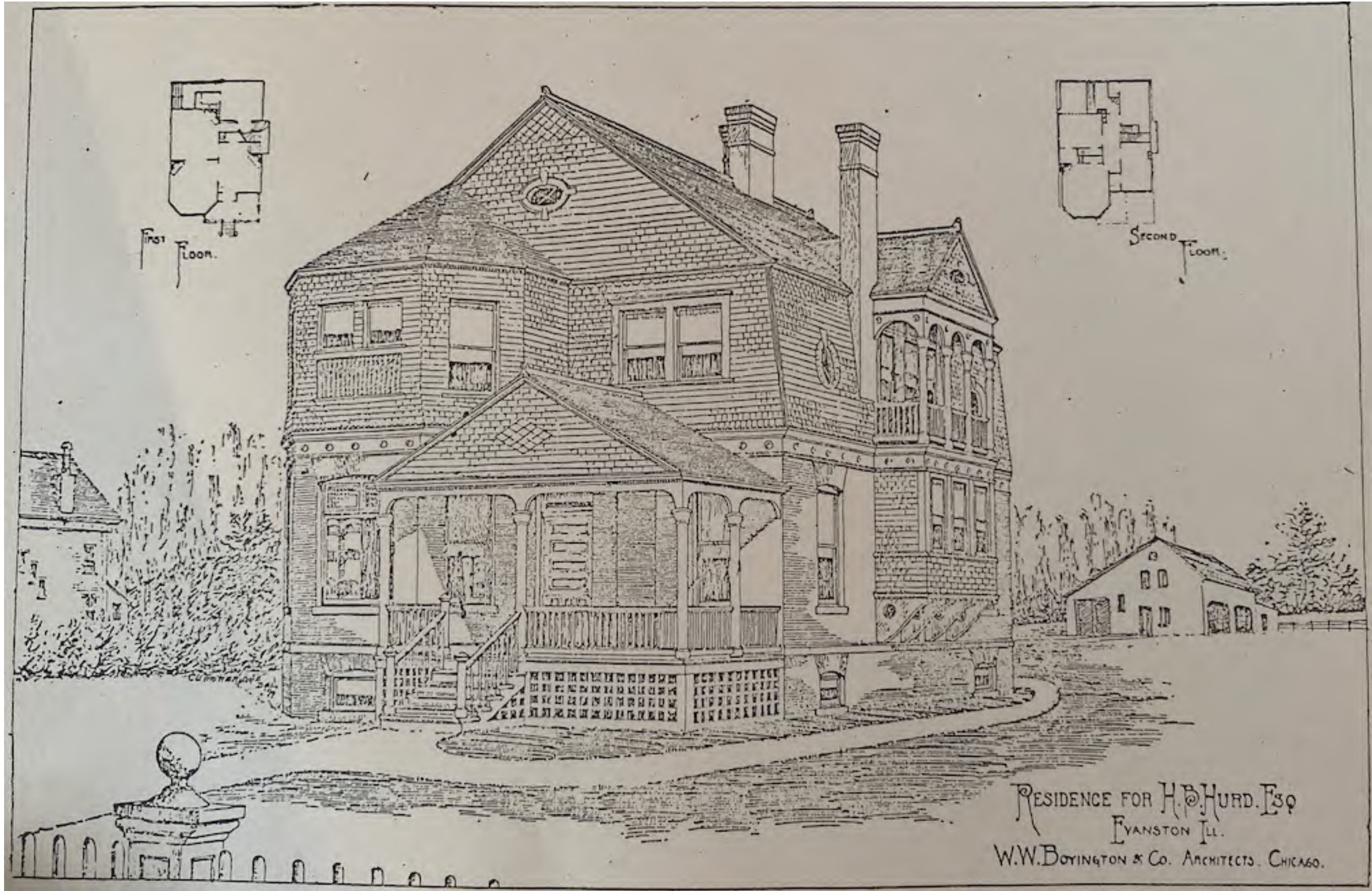
1 EXIST NORTH ELEVATION  
1/8" = 1'-0"

1. NEW PVC RAKE /EAVE TRIM W/ METAL DRIP EDGE-SEE DETAIL ON ROOF PLAN
2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
3. NEW HALF ROUND STEEL GUTTERS W/ ROUND CORRUGATED DOWNSPOUTS
4. EXISTING/RENOVATED PAINTED WOOD BRACKETS
5. NEW FLUSH PANEL GARAGE DOOR (8' WIDE X 7' TALL)
6. NEW ASPHALT SHINGLE ROOF-COLOR/STYLE TO MATCH EXISTING
7. NEW EXTERIOR DOORS-METAL/FIBERGLASS
8. NEW MARVIN ESSENTIAL FIBERGLASS AWNING WINDOW W/ WOOD SILL



1 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"





1 RENDERING CIRCA 1890  
1/8" = 1'-0"





FRONT/ EAST FACADE



SIDE/ NORTH FACADE



SIDE/ SOUTH FACADE



REAR/ WEST FACADE





1618 ASHLAND-1624 ASHLAND-1630 ASHLAND-1632 ASHLAND



1624 ASHLAND



1632 ASHLAND

1 NEIGHBORHOOD PHOTOS  
NTS





1618 ASHLAND-SIDE BAY BRACKETS



1630 ASHLAND-LOGGIA BRACKETS



1630 ASHLAND-LOGGIA BRACKETS-CUT

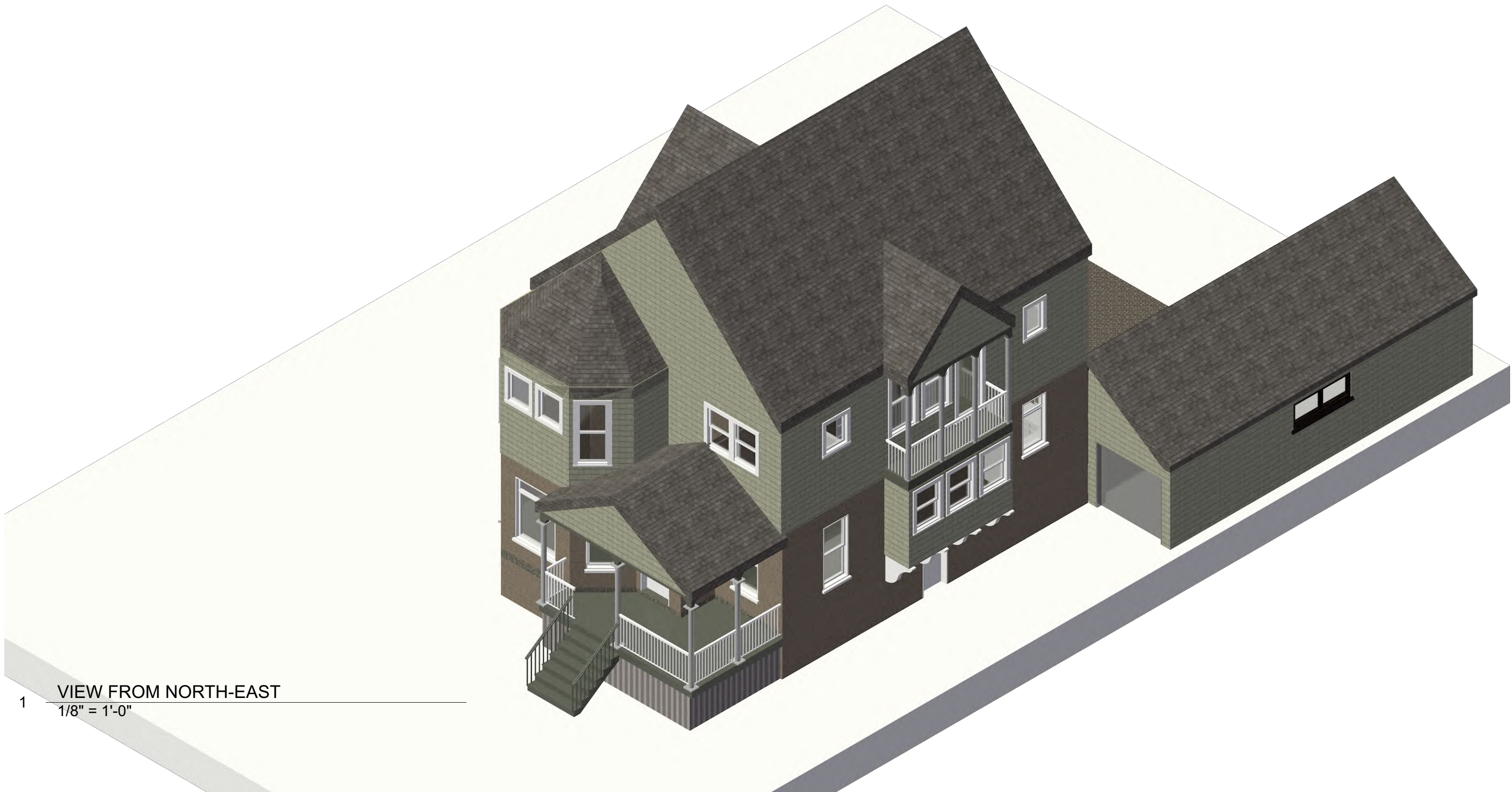


1630 ASHLAND-LOGGIA BRACKETS-CUT



1630 ASHLAND-LOGGIA BRACKETS-INTACT

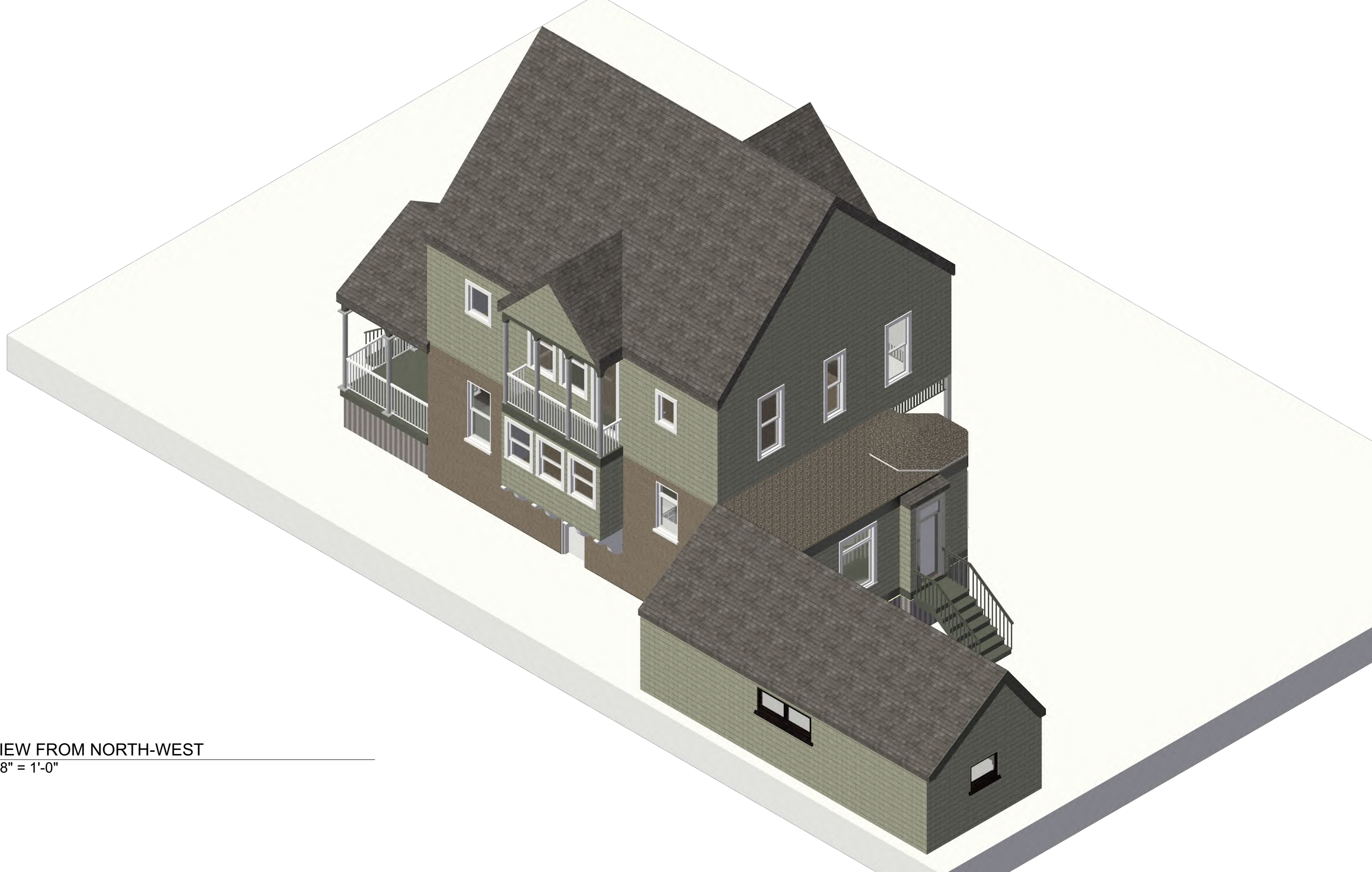




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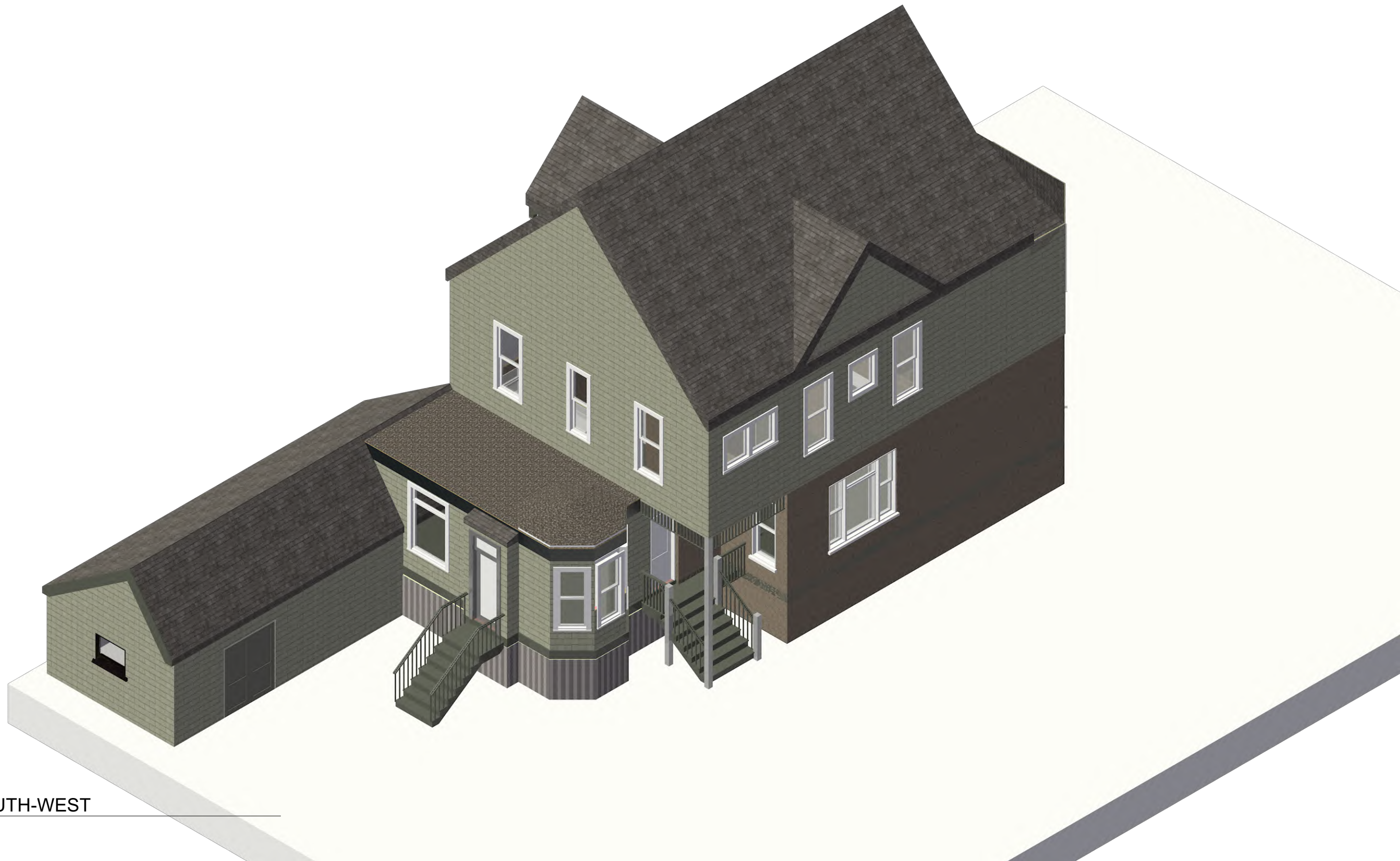
VIEW FROM NORTH-EAST  
1/8" = 1'-0"





1 VIEW FROM NORTH-WEST  
1/8" = 1'-0"





1 VIEW FROM SOUTH-WEST  
1/8" = 1'-0"



1 VIEW FROM EAST  
1/8" = 1'-0"





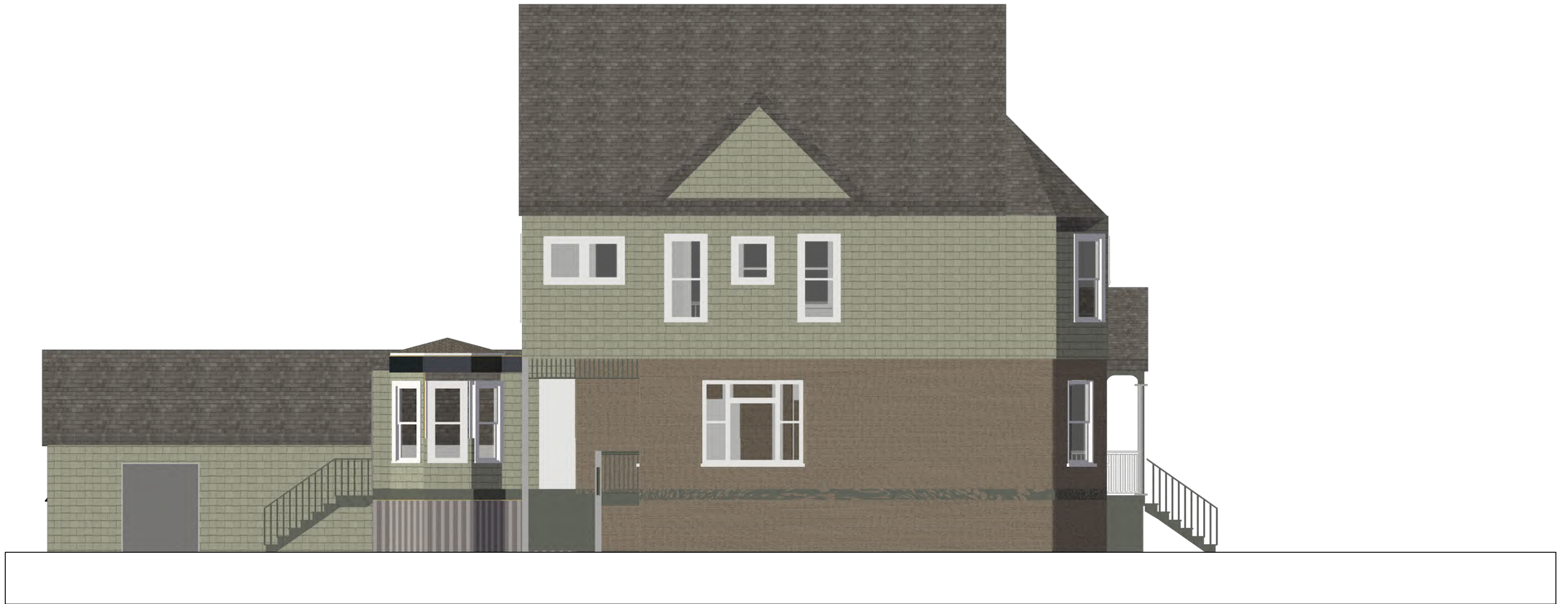
1

VIEW FROM NORTH  
1/8" = 1'-0"



1 VIEW FROM WEST  
1/8" = 1'-0"





1 VIEW FROM SOUTH  
1/8" = 1'-0"

**LEGEND**

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

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

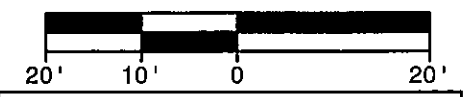
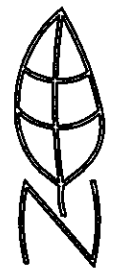
X-X = CHAIN LINK FENCE  
 O-O = WOOD FENCE  
 □-□ = METAL FENCE  
 △-△ = VINYL FENCE  
 --- = EASEMENT LINE  
 - - - = SETBACK LINE  
 - - - - = INTERIOR LOT LINE

# PLAT OF SURVEY OF

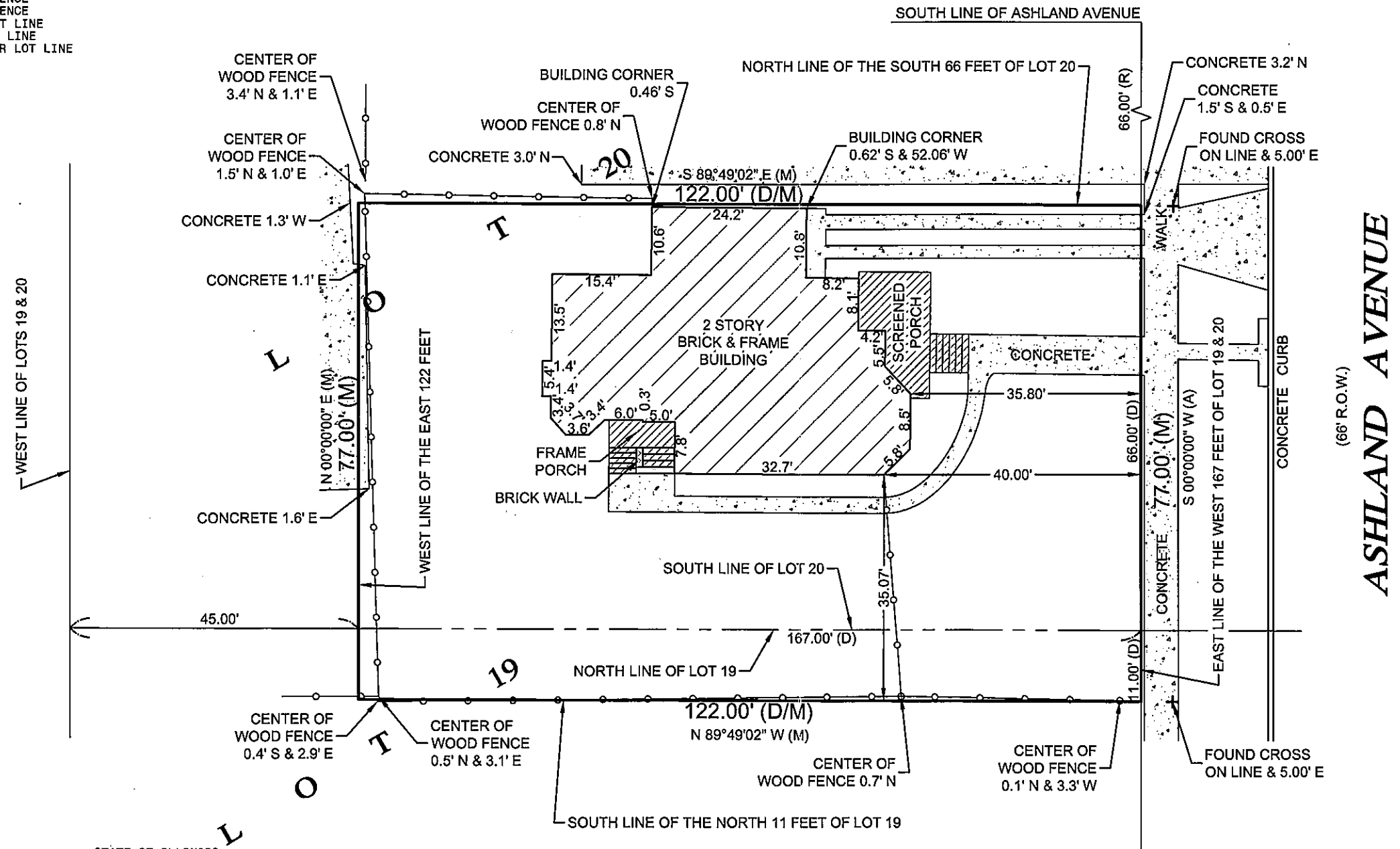
THE NORTH 11.0 FEET OF THE EAST 122.0 FEET OF THE WEST 167.0 FEET OF LOT 19 AND THE SOUTH 66.0 FEET OF THE EAST 122.0 FEET OF THE WEST 167.0 FEET OF LOT 20 IN BLOCK 58 IN ORIGINAL VILLAGE OF EVANSTON IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

\*CONTAINING 9,394 SQ. FT. OR 0.21 ACRES MORE OR LESS\*



**BASIS OF BEARING:**  
 WEST LINE OF ASHLAND AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.  
 S 00°00'00" W (A)

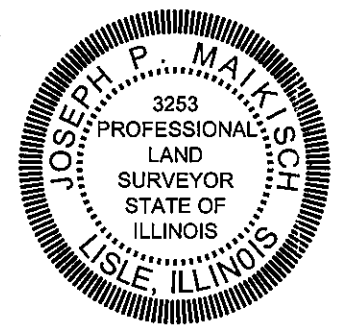


ASHLAND AVENUE  
(66' R.O.W.)



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

STATE OF ILLINOIS }  
 COUNTY OF DUPAGE }  
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 DATED, THIS 13TH DAY OF AUGUST, A.D. 2020,  
 AT LISLE, ILLINOIS.



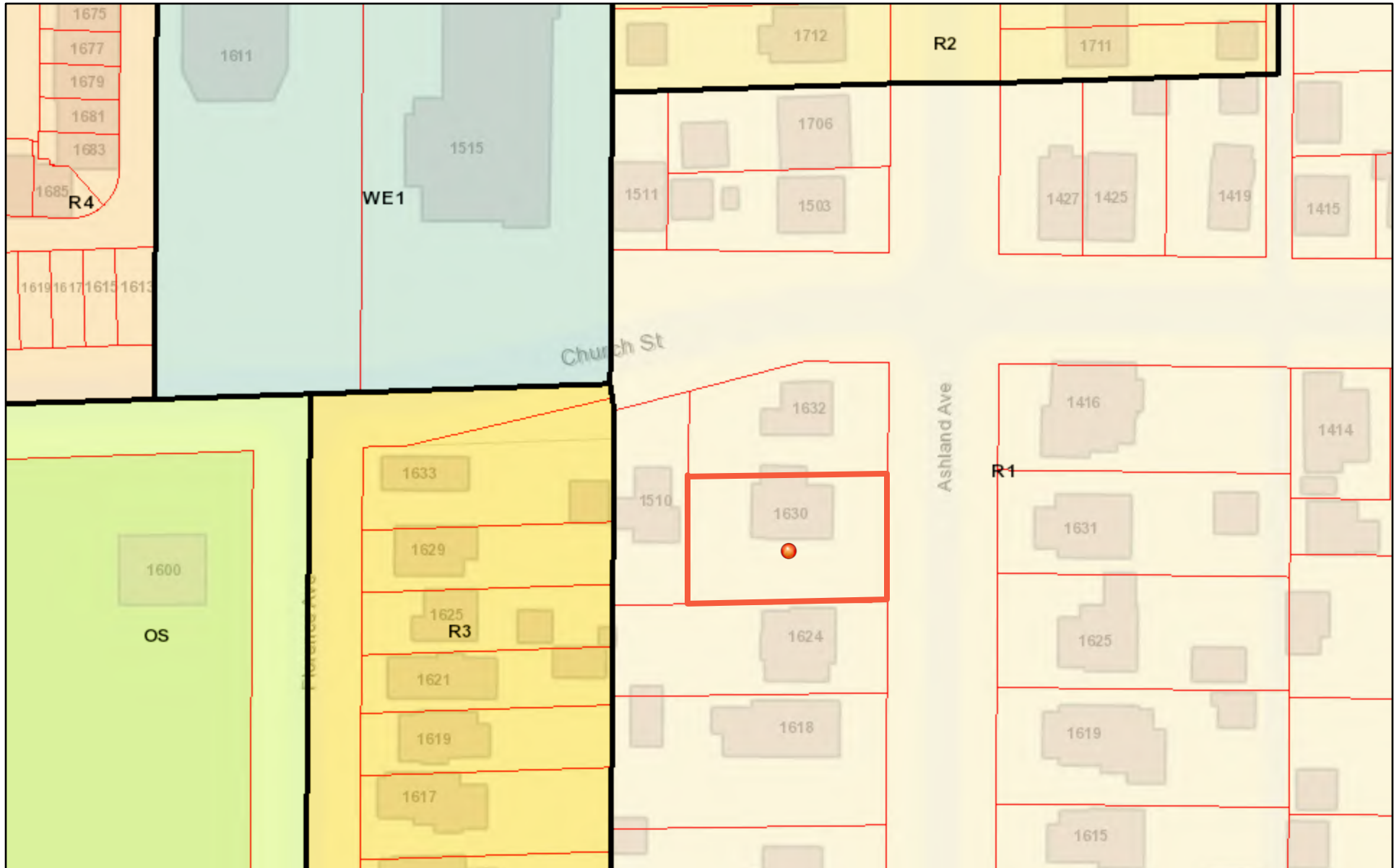
- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
  - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
  - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253  
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020  
 ILLINOIS BUSINESS REGISTRATION NO. 184-002245

ADDRESS COMMONLY KNOWN AS 1630 ASHLAND AVENUE  
 EVANSTON, ILLINOIS  
 CLIENT BRAUN & RICH PC  
 FIELDWORK DATE (CREW) 08/11/2020 (DS/GL)  
 DRAWN BY: R.S. REVISED: JOB NO. 20-07-0742

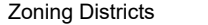
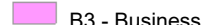
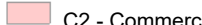
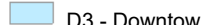


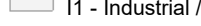

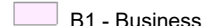




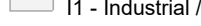




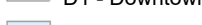

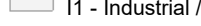





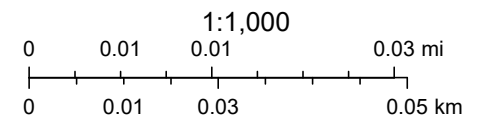
# Zoning Map



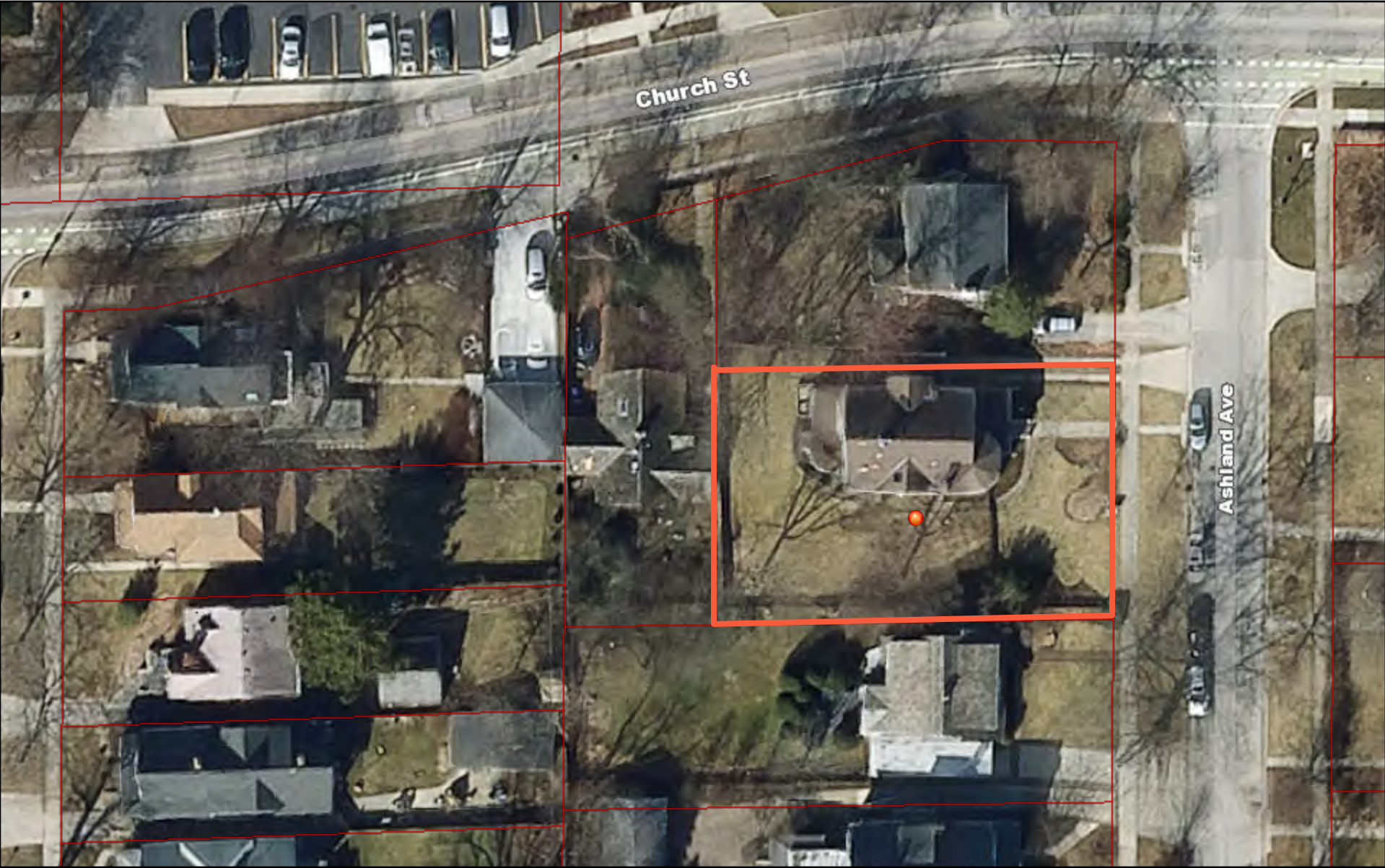
7/31/2024, 12:01:19 PM

Zoning Districts



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

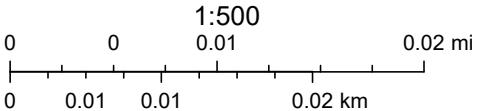


# Aerial Map



7/31/2024, 12:02:30 PM

-  City Boundary
-  Tax Parcels



City of Evanston IL, Imagery courtesy Cook County GIS

<b>PRESERVATION COMMISSION DETERMINATION OF SPECIAL USES AND VARIATIONS</b>	<b>Application #: 24PRES-0047</b> <b>COA Approved: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</b>	
Address: <u>1630 Ashland Avenue</u> Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Within Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Thematic <input type="checkbox"/> Local Northeast Evanston Contributing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Building/Structure Description:</b> Shingle styled single-family home designed by William W. Boyington, one of Chicago's most influential early architects. Landmark designated under criterion A4 (Exemplification of design) and A5 (Significance of architect).	
<b>Proposed Special Use or Variation:</b> Major Zoning Variations including: 1) A north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(3), and 2) A rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(4).		
<b>6-15-11-5: - RELATIONSHIP TO SPECIAL USES AND VARIATIONS:</b> Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the preservation commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation:		
<b>STANDARDS</b>	<b>Standard Applies to Project</b>	<b>Project Meets Standard</b>
(A) Is necessary and/or appropriate in the interest of historic conservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts; or	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
(B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
(C) Will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the property is located. (Ord. 89-0-05)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Deferred to the Land Use Commission
<b>Comments/Recommendations:</b> The proposed variations are being requested and necessary in order to positively affect the historical and architectural integrity of the landmark homes north elevation and allows for recreation of this elevations most prominent and character defining feature, the bracketed loggia. The resulting design is believed to be compatible with surrounding vocabularies and homes to which the property is visually related, creating additional subordination between the home and its accessory garage. During deliberation, study of alternatives which may have been more compliant were explored. These include a detached version of the garage that would be compliant with the rear-yard setback but require a variation for separation between accessory and principal structure. No material difference between what is proposed and this variation was seen in terms of the interest to historic preservation or impact to architectural integrity. A detached or attached garage within the south side-yard was also explored, which was seen as having a significant negative affect on the property's integrity of setting and architectural integrity while also requiring removal of parkway trees and a new curbcut. Of the proposed alternatives, the one proposed was seen as the most compatible with the areas of the property falling under the Commissions purview (North and East volumes of the home).		
Recommendation Made: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date <u>05/14/2024</u> <b style="color: green;">Positive Recommendation</b> Vote: <u>5</u> for <u>1</u> against <u>1</u> Abstained		Chair: Sarah M. Dreller p.p. Cade W. Sterling





**MEETING MINUTES**

**PRESERVATION COMMISSION**

Tuesday, May 14, 2024

7:00 P.M. Council Chambers Room 2800

Members Present: Carl Klein, Beth Bodan, Charles Smith, Joshua Bowes-Carlson, Amanda Ziehm, Thomas Ahleman, Matthew Johnson

Members Absent: Stuart Cohen, Lesa Rizzolo

Staff Present: Cade W. Sterling

Presiding Member: Beth Bodan, Vice-Chair

Minutes Taken by: Cade W. Sterling

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**CALL TO ORDER/DECLARATION OF A QUORUM**

- Vice-Chair Bodan read an introductory statement, provided background on National Historic Preservation Month, and activities and initiatives, and congratulated Carlos D. Ruiz, the City’s former Preservation Planner on his retirement after nearly 33 years of service to Evanston.

**PUBLIC COMMENT**

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, staff reports, presentations, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so in a manner and under time limits determined by the Chair.

- Staff read into the record written comment received by Carlos D. Ruiz
- Sarah M. Dreller provided background and additional comments related to the Preservation Consortium and Corps of Volunteers item under discussion, including the value of engaging with and empowering non-profit organizations that play a valuable and different role in heritage conservation.

## OLD BUSINESS

### **Revised Certificate of Appropriateness Application Form**

Review and adoption of a single revised Certificate of Appropriateness Application for all scopes of work to replace the existing three applications for minor, major, and window/door replacement scopes of work. Code Section 2-8-3 (G) (9). **This item was continued at the April 9 meeting.**

- Commissioners asked if there were any additional changes to the form outside of those requested at the previous meeting.
- Staff stated that there were some minor additional changes requested by Commissioner Klein which included reordering the links to additional resources, and additional language at the applicant signature line.
- Commissioner Klein also noted that he had created a digital formstack version of the application to streamline its use.
- Commissioner Ziehm asked about inclusion of requested documentation related to protection of trees associated with the Tree Preservation Ordinance
- Staff noted that the requirements were listed for scopes of work involving construction, major alterations, demolition, and relocation.
- Commissioner Klein moved approval, second by Commissioner Ziehm. The matter was approved unanimously by voice vote.

## NEW BUSINESS

### **24PRES-0046 - 1525 Judson Avenue - Lakeshore Historic District**

Anthony Hurtig, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing detached two-car garage and construct a new detached two-story accessory dwelling unit with ground floor parking in the homes rear-yard.

**Applicable Standards:** Demolition [1-5] & Construction [1-14, & 16].

- Anthony Hurtig, architect and applicant on behalf of the homeowner provided a brief overview of the proposed scope of work including the intent of the proposal to provide intergenerational housing for the homeowner and their parents, as well as the location of the proposed structure and its design vocabulary in relationship to the existing home at 1525 Judson Avenue.
- Mr. Hurtig briefly addressed demolition of the existing garage which was non-significant and was unable to be reused as it could not support a second story, being construction on a slab on grade with no foundation.

- Commissioners Klein asked if there was consideration given to the existing line of trees between the proposed structure and the home to the south.
  - The applicant stated that the primary consideration was how to provide for an internal program for the structure that met the needs of the family while remaining compatible in its exterior appearance. However, they acknowledge there is considerable growth to the south of the structure and every precaution will be taken to prevent loss of vegetation in those areas.
- Public Comment was given by neighboring residents
  - Mitchell Harrison (1519 Judson) provided background on his time in his home, as well as his families interest in historic preservation including his time as president of the Preservation League of Evanston. Comments further addressed the existing designation of the district in which the homes under consideration are within, as well as the difficulty to receive approval for alterations to homes and an understanding that this type of proposal has not previously been proposed or allowed. Mr. Harrison finished his statement by objecting to the proposal and asking that it be denied due to its inappropriateness.
  - Donna Harrison (1519 Judson) objected to the proposal due to the little space that exists between the proposed structure and her home as well as the space between the existing home at 1525 Judson and the proposed structure. Additional objections included the small size of the lot the proposed structure was being placed on, and the relationship between the scale of the proposed structure and the open space surrounding it. Ms. Harrison further objected to the possibility and fear that although the current proposal is for family to live within the structure, it would become a home for Northwestern students in the near future. Additional comments related to the difficulty in the past to get approval for very modest and appropriate changes as well as the fact that the proposed structure was located on the street, not within the alley and that it would obstruct light to their home since it was extremely close to their home. Finally, Ms. Harrison objected to the lack of communication between neighbors and seeing this for the first time by receiving the postcard which only gave them ~ one week to digest what was proposed and she asked that the matter be continued to allow further discussion between neighbors and for the applicant to better understand the relationship between existing and proposed structures.
  - Ms. Harrison presented copies of photos of her property to the Commission.
  - Tom Breen (1515 Judson) objected to the proposal due to the scale of the structure in relation to its surrounding open space. Additional comments related to the undersized nature of the lot and noting that the home was just purchased recently and suggested that a different [larger] lot would have been more appropriate to accommodate the



families needs and that similar sized coach houses in the District were located at the alley at the rear of properties, not on the street acting like a separate residence. Mr. Breen noted that the distance between the lot line and the home to the south is close to three feet which puts two homes on the smallest lot on the street. Mr. Breen expressed frustration that the proposal had not been discussed with them prior to the meeting due to the significant burden it would place on the Harrisons (1519 Judson).

- Robert Engley (324 Davis) commented on the 300 block of Davis Street, noting that it is part of the historic districts evolution with much of it being constructed in the 1870s and 1880s while others were later built on what was previously a large single lot estate torn down in 1937. The main concern with the proposal was that it does not represent the consistency of design vocabularies on the blocks south side, as well as the setback being reduced to 3', as well as other setbacks between the proposed structure and proximate lot lines east and west.
- Omar Salem, property owner (1525 Judson), expressed a desire to remain neighborly despite the outcome of the proposal. Mr. Salem further provided context on their purchase of the property and their intentions for it as well as their relationship with Evanston which is extensive and multi-generational. The desire was for his parents to move to Evanston and be close to their grandchildren. Mr. Salem was introduced to the Evanston Co-Op, and the idea of accessory dwelling units, and saw this as a perfect solution. Mr. Salem further stated that they were intentional in their desire to propose something that was zoning compliant, and compatible with a historic neighborhood in its design vocabulary. Tony Hurtig was hired due to his expertise with historic properties. Mr. Salem further noted that although they appreciate being within the Lakeshore Historic District, 1525 Judson is non-conforming and was built in the 1950s. They want to propose changes that are compatible and add to the evolutionary character of the District.
- Anthony Hurtig, applicant, was provided the opportunity to rebut any of the comments previously provided by the public. Mr. Hurtig emphasized the comments of the homeowner Mr. Salem, noting that they were intentional in finding a compatible solution that requires no zoning relief. They are intentional in following the rules and also providing new housing typologies and choices which is the intent of the ADU Ordinance.
- Commissioner Deliberation:
  - Commissioners deliberated, with some finding the proposal compliant and compatible as presented, noting the non-contributing status of not only the home in question, but many surrounding homes as well.
  - Additional comments related to the ADU Ordinance that was adopted and was intended to provide for these types of housing solutions

including the possibility of intergenerational and more affordable housing opportunities and that the intent of this needs to be weighed in a wholesome way with the Preservation Ordinance and its requirements.

- Considerable discussion related to the zoning requirements and how zoning and preservation standards relate with each other.
- Mr. Sterling noted that preservation review and zoning compliance are inherently different with zoning treating all properties as a commodity where preservation is process based and treats properties as individual expressions seeking compatible relationships but not dictating specific metrics. Mr. Sterling stated that the zoning requirements in no way supersede the preservation standards, and in fact the opposite appears intentioned in both Ordinances where zoning is in many ways immaterial to whether the preservation standards are met or not.
- Commissioners discussed the importance of preliminary discussions with neighbors to try to avoid confusion and anxiety related to proposals.
- Commissioners discussed the use of the structure as it came up during public comment, and some suggestions were offered as a way to ensure future affordability of the ADU.
- Staff noted that the Commissions purview was not related to how structures are used and that whether the unit is rented or not was immaterial to the discussion but offered to provide additional information to the applicant if they were interested.
- Commissioners discussed the proposed scale of the structure as well as the relationship between existing and proposed structures and open spaces, noting the location of the ADU on the street rather than in the alley required additional sensitivity in approach.
- Commissioners noted that they had no way of knowing what the actual relationship between structures was since no documentation was provided and the photos were obscured by dense vegetation.
- Commissioners noted the importance of changes to environment and open space, and that these were significant considerations in this case.
- Commissioners offered some suggestions that might be explored including moving the ADU further north to create additional separation between the southern neighbor and the proposed structure, minimizing the scale of the structure in either height or width, or even considering an attached or internal ADU as an addition to the existing home rather than a detached accessory structure.
- Commissioners further reiterated that the design, style, and vocabulary of the Coach House was not being questioned and was found to be compatible and although it is on a street in a way that might not be typical for this type of proposal, that doesn't mean it shouldn't happen, and actually interacts with the street in a very

- positive way.
- Staff reminded Commissioners to primarily react to what is proposed and make judgment not on whether it is ideal, but whether the standards are met and it is compatible.
  - Commissioners noted two standards of concern: Standard for Construction 5: Rhythm of spacing and structures on streets; and Standard for Construction 10: Scale of a structure.
  - Staff provided some context on Standard 5 and the type of documentation that might be helpful so that the Commission might determine whether it was met or not
  - The Commission asked the applicant to provide additional documentation that could identify and visually represent the location of the neighboring structures as well as an analysis of the rhythm of the spacing for structures on the street. Since this was not provided and was unable to be determined during the meeting through testimony, the Commission was unable to understand if these standards were met or not. Some additional members expressed concern with the overall scale of the structure and lack of subordination between it and structures to which it was visually related. This standard was also difficult to determine due to a lack of documentation and ineffective photos obscured by dense vegetation.
  - Commissioner Ziehm moved to continue the case to the June 11 meeting, second by Commissioner Johnsen and unanimously approved by voice vote.

**24PRES-0047 - 1630 Ashland Avenue - Landmark - Ridge Historic District**

Peter Kaeding, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing attached single-car garage, restore the homes first floor north elevation including restoration of the original brackets below the second floor bay, and construct a new tandem two-car attached garage toward the homes west, rear volume. The applicant further requests the following major zoning variations. 1) A north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(3), and 2) A rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(4).

**Applicable Standards:** Alteration [1-10]; Demolition [1-5]; and, Construction [1-5, 7-15].

The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

- Peter Kaeding, architect and applicant provided an overview of the proposal the intent of which was to both restore architectural integrity to the north elevation loggia as well as create a more functional garage space.

- Mr. Kaeding stated that many of the original loggia brackets still exist within the garage other than those cut to accommodate an overhead door on the non-original garage. The loggia is the home's most prominent feature, and is represented in the original perspective drawings for the home.
- The materials for the restoration will match original materials and proportions, the materials for the garage will match existing materials, and although the garage is deep, its horizontality is obscured as seen from the street.
- Commissioners asked the applicant about the roof shape, noting that the west elevation of the garage was not visible.
- The applicant stated that the pitch of the roof as seen from the street matches the pitch of the front porch roof. To accommodate this, the return of the gable that isn't seen from the public way appears truncated.
- Commissioners asked the applicant if he had explored alternatives to the location of the proposed garage that may have been more compliant with the zoning requirements.
- The applicant stated that they had explored both a detached structure in the west side-yard, an attached garage, and also a garage at the rear that was accessed by the current driveway, but all alternatives were either not feasible in terms of vehicular access, or necessitated more substantial alteration to either the home, or its integrity of setting and environment.
- The applicant also noted a side-yard garage either attached or detached would require a new curb cut and removal of healthy street trees and removal of existing on-street parking.
- Commissioners asked about vehicular access along the driveway with the restored loggia brackets – it appears tight.
- The applicant stated they had explored this and were confident a car could access the garage without hitting the brackets. It isn't more unusual than many instances of a driveway running along the side of a home.
- Commissioners asked about increased stormwater and difficulty moving that water without impacting the neighbor.
- Commissioners noted that the location of the garage, pushed further west from the primary structure provided increased subordination and a more appropriate relationship than the existing garage.
- The applicant stated they understood this was a requirement of permitting and would comply without whatever engineering at the City needed.
- Public Comment:
  - The neighbor to the north of the property spoke not in opposition, but encouraged the applicant to verify the location of the garage as it relates to her property line and indicated that a new survey may be

appropriate even though the intent was to move the new garage further south than the existing garage by a matter of inches. There had previously been some dispute about the location of the fence between properties.

- Commissioners asked if the comments Commissioner Cohen provided staff and staff forwarded should be read into the record.
- Staff stated that the comments provided were paraphrased.
- Commissioners deliberated and discussed the north elevation and whether it was visible or not.
- Staff indicated that although obscured by vegetation, the north elevation was visible.
- Commissioners debated the directional expression of the garage, noting how long it was and that adding horizontality to the home. However, the north elevation is not highly visible and is obscured by both vegetation and a fence that will likely exist in some fashion between properties in perpetuity. The actual scale of the garage is less perceptible than it appears on the drawings.
- Commissioners debated the fenestration of the north elevation, and asked the applicant where the proposed pattern of fenestration came from.
- The applicant stated they wanted some relief on that elevation after conversations with staff, but also indicated that the window would not be visible and serves only a minor function. Commissioners debated whether no window was better but decided that there was precedent on the home for a smaller window of similar proportion and that should be reflected in the north elevation.
- A motion to approve with the condition that the applicant work with staff to propose a more compatible pattern of fenestration and window proportions was made by Commissioner Bowes-Carlson and seconded by Commissioner Ahleman. The motion carried 6-0-1 (Commissioner Ziehm abstaining due to a conflict of interest).
- Commissioners deliberated regarding the proposed Major Zoning Variations finding that a recommendation was appropriate since the proposed scope of work that requires the zoning relief has a positive impact on the homes architectural integrity by restoring one of its most significant features without having a detrimental impact on neighboring properties.
- Commissioners liked to clarify for the Land Use Commission that approval of the COA was related only to the compatibility of the north and east elevations that were within the Commissions purview.
- A motion to recommend approval of the Major Zoning Variations due to their positive impact on historic preservation was made by Commissioner Ahleman and seconded by Commissioner Bowes-Carlson. The motion carried 5-1-1 Commissioner Klein dissenting and Commissioner Ziehm

abstaining due to a conflict of interest.

## **APPROVAL OF MEETING MINUTES**

### **Minutes of April 9, 2024**

- Approved as presented

## **STAFF REPORTS**

### **May Historic Preservation Newsletter**

Staff will provide an update on the recently published May newsletter

- Staff briefly provided an overview on metrics related to the newsletter and specific columns that residents had provided positive feedback on.

### **Cultural Heritage Awards Program - Call for Nominations**

Staff will provide the Commission with an update on the Cultural Heritage Awards Program and encourage promotion of the open call for nominations.

- Staff briefly provided an overview of promotion of the awards so far, noting the City had provided a press release for it, posted it in newsletters, and that Chair Dreler was planning to present the awards to the Arts Council next week.

## **DISCUSSION (NO VOTE WILL BE TAKEN)**

### **Preservation Consortium and Corps of Volunteers**

Chair Dreler will provide an overview of a National Association of Preservation Commissions webinar she attended entitled, *unlocking the power of nonprofit and historic preservation commission collaboration*. This discussion aligns with Initiative 2.10 within the Preserve 2040 Plan -- organizing a Preservation Consortium or Preservation Advisory Sub-Committee to support and help increase available volunteer capital, expand coordination with partner organizations, and generally reduce demands on Staff and Commissioner capacity.

- Sarah M. Dreler provided additional background on the initiative noting its close relationship with rules and procedures updates currently under consideration by the City.
- Background was provided on the previous attempts at a consortium as well as the initiative within the Preserve 2040 Plan and its importance.



- It was noted that a primary reason for this initiative was to relieve burdens on volunteer and staff capital by broadening the net of preservation to include more voice and allow individuals and organizations to help advance the Commissions work.

## **ADJOURNMENT**

The meeting adjourned at 9:20 pm.

**Order & Agenda Items are subject to change.** Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Cade W. Sterling at 847-448-8231 or at [csterling@cityofevanston.org](mailto:csterling@cityofevanston.org) The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible.

**Español** - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o [cruiz@cityofevanston.org](mailto:cruiz@cityofevanston.org) con 48 horas de anticipación para acomodar su pedido en lo posible



## STATEMENT OF SIGNIFICANCE

This complex but compact design was done by one of Chicago's important early architects. Above its brick base is a frame structure; its shingled second floor has battered walls, and its full pitched roof lacks projecting eaves or rafters. In the front, the first two floors on the south half project in a polygonal plan into a hipped roof, while on the north is a pitched-roofed, gabled porch. Towards the rear and projecting to the north is a wing with an arcaded loggia under a full gable on the second story. The simple south side has a crossed, pitched roof, the gable of which contains an arched window. The low garage added on the north is neatly tucked into the design. The building has very good integrity.



## EVANSTON LANDMARK

ADDRESS: 1630 Ashland

COMMON NAME: Same

REAL ESTATE INDEX NUMBER:

DATE OF CONSTRUCTION: *probably, 1889*

ARCHITECT OR BUILDER: *William W. Boyington*

ORIGINAL SITE  MOVED

### SIGNIFICANCE:

HISTORICAL	<input type="checkbox"/> H1	<input type="checkbox"/> H2	<input type="checkbox"/> H3
ARCHITECTURAL	<input checked="" type="checkbox"/> A4	<input checked="" type="checkbox"/> A5	<input type="checkbox"/> A6
	<input type="checkbox"/> A7	<input type="checkbox"/> A8	<input type="checkbox"/> A9

OTHER COMMENTS:





Meagan Jones <mmjones@cityofevanston.org>

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## Proposed variance of one foot at 1630 Ashland Ave

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Shannon Seiberling <shannonseiberling2@gmail.com>  
To: mmjones@cityofevanston.org

Tue, Jul 16, 2024 at 8:34 AM

Hello Meagan,

Thank you for your previous telephone communication and helpfulness. I'm sending you a few thoughts about this proposed variation. You may propose to the commission, or consider them, as you see fit.  
Thank you,

Shannon Seiberling,  
[1632 Ashland Ave.](#)  
[Evanston, IL 60201](#)  
Cell: 1 (847) 626-4507

As the owner of the property on the north side of the property line, the line where the applicants request a variance of one foot on the south side, in order to build a 40 foot long brick garage, some questions arise as to how that would affect my property.

1. How could such a garage be built and its wall maintained only one foot from the property line without using the north edge of my property for workmen and for future maintenance?
2. Would runoff of rain, snow, and perhaps other yard debris from the roof be a problem by ending up on my property? The drawing of the roof makes it look rather steep. How could that be managed so that it wouldn't either interfere with my use or become my responsibility to clear up?
3. Does the one foot variance refer to the outside wall of the garage or to the edge of the roof overhang?
4. Has enough space been allowed for a car to park under the brackets and near enough to their side door to unload probable groceries, and to have both right and left side doors of the car open to let passengers out without their needing to walk over onto the north side of the property line?
5. There may be other questions, such as the required distance between garages if I were to build one on my property? Or other considerations that the land use commission may consider that I haven't thought of.

May 2, 2020

Dear Homeowner,

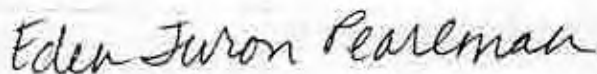
The Evanston History Center will be highlighting 1510 Church Street as part of its 2020 House Walk By map and guide.

For the past 45 years our main fundraising event has been our Mother's Day House Walk, a tour and history of several historic houses in Evanston. This year, due to the COVID-19 quarantine and social distancing rules, the walk is a self-guided tour of Evanston that highlights notable locations and people. Our theme is the 100<sup>th</sup> anniversary of the passage of the 19<sup>th</sup> amendment granting women the right to vote. The House Walk By book contains the histories of the many remarkable Evanston women who contributed to the cause of suffrage or held political office after the amendment was passed, and the architectural history of the houses in which they lived.

We are inviting our patrons to view the exterior of your and other important houses throughout the summer, so you might see people standing on your sidewalk, though you should not see crowds.

1510 Church Street was the home for many years of Daisy Sandidge, the first woman Evanston alderman. We have included the history of the woman and the house as it appears in the House Walk By book for your enjoyment. We invite you to visit our website for more information about the House Walk By, [evanstonhistorycenter.org](http://evanstonhistorycenter.org).

Thank you for treasuring your home and taking care of this important piece of Evanston History.



Eden Juron Pearleman  
Executive Director

August 6, 2024

City of Evanston  
Land Use Commission  
2100 Ridge Avenue  
Evanston, IL 60201

Subject: Objection to Major Variations Request (24ZMJV-0025) for 1630 Ashland Avenue, Evanston, IL 60201

As owner of the 1880's era coach house residence at 1510 Church St. that borders the 1630 Ashland Ave. residence and interfaces with that property's west property line, I would strongly object to the approving of a major variation of the zoning setback requirement that would take the rear-yard setback from the required 30' to 3' to make way for a garage to be built 3' from this west property line.

In order to understand how this would adversely impact the coach house, it is important to know that the front entry door/area of the coach house faces east, that is, directly into the back yard of 1630 Ashland where the garage would be built. (See attached photos for clarity.) The unique positioning of the coach house's east-facing front door is due to the fact that the coach house was, at one time, a coach house to the 1630 Ashland residence. Allowing a rear-yard setback variance to 3' would effectively bring a garage to the front door and entry area of the 1510 Church St. coach house. This would adversely affect the coach house aesthetically and in terms of its property value. As the zoning setback requirements are intended to provide for adequate spacing between homes, keeping the requirements in place would be very important to this backyard to front entry door/area situation. After all, few people would consider the view of a neighbor's garage 3' from the front door and entry area to be desirable.

Additionally, preserving the setting and aesthetic of the 1510 Church coach house is important because the coach house is an actual piece of Evanston history. For many years it was the home to the first woman alderman in Evanston- Daisy Sandidge. (Please see attached letter from Evanston History Center.) As it says at the close of the letter, "Thank you for treasuring your home and taking care of this important piece of Evanston History." By advocating to keep the current setback requirements in place- preserving the aesthetic and setting of the 1510 Church coach house- I hope to do just that.

Thank you for your consideration of this matter.

Ellen Prieto  
1510 Church St.













Meagan Jones &lt;mmjones@cityofevanston.org&gt;

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**Re: request from owners of 1630 Ashland Ave for a variance of one foot from the property line**

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Shannon Seiberling &lt;shannonseiberling2@gmail.com&gt;

Fri, Aug 9, 2024 at 1:20 AM

To: mmjones@cityofevanston.org

To be considered by the Land Use Commissioners at the meeting of August 14th.

Dear Meagan Jones and Evanston Land Use Commissioners:

Regarding the the request by the owners of 1630 Ashland Ave to have a variance of one foot from the property line to build a driveway and a 40 foot long tandem garage:

As the owner of the property on the north side of the property line, the line where the applicants request a variance of one foot on the south side of that line, in order to build a 40 foot brick garage, I have some questions as to how that would affect my use of my property. I'm requesting a postponement of the consideration of the zoning variance unless and until these questions can be satisfactorily answered and resolved.

A. Where is the drawing that shows three items mentioned in this request for a variance, and may we see it?:

1. Showing the one foot from the property line and where that would be?
2. Showing the current non-conforming 6 inches?
3. Showing the 3 feet from the back property line and the current non-conforming 28 inches?

B. The plan for how such a garage wall can be built, and maintained, so close to the property line without workmen and construction materials using my side of the property line now and in the future?

C. Would runoff of rain, snow, and perhaps other yard debris from the roof be a problem by ending up on my property? The drawing of the roof makes it look rather steep. How could that be managed so that it wouldn't either interfere with my use or become my responsibility to clear up?

D. Does the one foot variance refer to the outside wall of the garage or to the edge of the roof overhang?

E. Has enough space been allowed for a car to park under the brackets and near enough to the side door to unload groceries, and to have both right and left side doors of the car open to let passengers out without their needing to walk over onto the north side of the property line to get around their car; which would be walking on my side of the property line?

F. There may be other questions, such as the required distance between garages if one were to be built on my property? What is that distance currently?

G. Or are there other factors that the Land Use Commissioners may notice, that I haven't thought of.

Thank you for your consideration of these issues.

Shannon Seiberling, [1632 Ashland Ave, Evanston, IL, 60201](#)

C





Melissa Klotz &lt;mklotz@cityofevanston.org&gt;

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**Re: request from owners of 1630 Ashland Ave for a variance of one foot from the property line**

1 message

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**Melissa Klotz** <mklotz@cityofevanston.org>  
To: shannonseiberling2@gmail.com  
Cc: Meagan Jones <mmjones@cityofevanston.org>

Fri, Aug 9, 2024 at 10:25 AM

Shannon,

I've provided some responses to your questions below in blue to help clarify. I'll include your questions as well as my responses in the Land Use Commission packet, and also forward it along to the applicant so that everyone is prepared for further discussion at the meeting. You raise valid points regarding construction 1' from your property line and I expect that needs to be discussed further by Commissioners at the public hearing.

A. Where is the drawing that shows three items mentioned in this request for a variance, and may we see it?:

1. Showing the one foot from the property line and where that would be?

2. Showing the current non-conforming 6 inches?

3. Showing the 3 feet from the back property line and the current non-conforming 28 inches?

Details including the plat of survey (existing conditions), proposed site plan, elevations, etc. and a staff memo will be posted at the Land Use Commission page here by the end of today in the 8/14/24 Packet link. The request was previously reviewed by the Preservation Commission - those documents including site plans/elevations are available here.

B. The plan for how such a garage wall can be built, and maintained, so close to the property line without workmen and construction materials using my side of the property line now and in the future?

Workmen and construction materials may not extend over the property line onto your property unless you give permission. Given the request and distance to the property line, if the variations are granted, a Construction Management Plan can be required as a condition to obtain the building permit. Construction Management Plans must be reviewed and approved by the Building Official. If any construction does extend past the property line, it is a civil matter between property owners. My understanding is the construction can be done entirely on the property and not impeding onto yours, though it is more difficult. The same goes for maintenance.

C. Would runoff of rain, snow, and perhaps other yard debris from the roof be a problem by ending up on my property? The drawing of the roof makes it look rather steep. How could that be managed so that it wouldn't either interfere with my use or become my responsibility to clear up?

The City Code prohibits stormwater runoff of a neighboring property to be directed to your property. Drainage review is required as part of the permit review. That review requires gutters to drain at least 10' from property lines towards the interior of a property. If the variations are granted, this can be added as a condition (though already required by City Code) to further ensure there are no drainage issues.

D. Does the one foot variance refer to the outside wall of the garage or to the edge of the roof overhang?

The outside wall. Roof overhangs cannot extend past the property line, and can be either 6" minimum in size, or can match the existing house's eave size. Gutters are not included in that measurement, but gutters cannot extend past the property line either.

E. Has enough space been allowed for a car to park under the brackets and near enough to the side door to unload groceries, and to have both right and left side doors of the car open to let passengers out without their needing to walk over onto the north side of the property line to get around their car; which would be walking on my side of the property line?

The garage features two compliant parking spaces with a minimum size required of 8.5' x 18'. There is no minimum distance a driveway must be from a property line; however the proposed driveway is in the same location as the existing driveway but extending further for the new garage location in the rear yard. Anyone crossing the property line would be trespassing if they do not have your permission.

F. There may be other questions, such as the required distance between garages if one were to be built on my property? What is that distance currently?

The request does not change required distances if you were to build a garage. Zoning requires 3' for a detached garage or 5' for an attached garage, unless a variation is granted.

G. Or are there other factors that the Land Use Commissioners may notice, that I haven't thought of.

Consider what is preferable to you: The existing attached garage could remain, which is about 6 inches from the property line, and may need maintenance and repairs; vs. the proposed garage, which is 1' from the property line and would need to be constructed. You may want to clarify your preference to the Land Use Commission and why that is your preference.

### Melissa Klotz

#### Zoning Administrator

Community Development Department/Planning & Zoning Division  
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153  
[mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

*The City of Evanston is committed to promoting a Citywide culture of accessibility and inclusivity. To request an accommodation for a program, service, or activity, please call 847-866-2919 to make an ADA service request or fill out a [request form online](#).*

On Fri, Aug 9, 2024 at 8:30 AM Meagan Jones <[mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org)> wrote:

### Meagan Jones

#### Neighborhood and Land Use Planner

Community Development/Planning & Zoning Division  
City of Evanston

Pronouns: She, Her, Hers

2100 Ridge Ave. | Evanston, IL 60201 | (847)448-8170 | (224)307-8350  
[mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

----- Forwarded message -----

From: **Shannon Seiberling** <[shannonseiberling2@gmail.com](mailto:shannonseiberling2@gmail.com)>

Date: Fri, Aug 9, 2024 at 1:20 AM

Subject: Re: request from owners of 1630 Ashland Ave for a variance of one foot from the property line

To: <[mmjones@cityofevanston.org](mailto:mmjones@cityofevanston.org)>

To be considered by the Land Use Commissioners at the meeting of August 14th.

Dear Meagan Jones and Evanston Land Use Commissioners:

Regarding the the request by the owners of 1630 Ashland Ave to have a variance of one foot from the property line to build a driveway and a 40 foot long tandem garage:

As the owner of the property on the north side of the property line, the line where the applicants request a variance of one foot on the south side of that line, in order to build a 40 foot brick garage, I have some questions as to how that would affect my use of my property. I'm requesting a postponement of the consideration of the zoning variance unless and until these questions can be satisfactorily answered and resolved.

A. Where is the drawing that shows three items mentioned in this request for a variance, and may we see it?:

1. Showing the one foot from the property line and where that would be?
2. Showing the current non-conforming 6 inches?
3. Showing the 3 feet from the back property line and the current non-conforming 28 inches?

B. The plan for how such a garage wall can be built, and maintained, so close to the property line without workmen and construction materials using my side of the property line now and in the future?

C. Would runoff of rain, snow, and perhaps other yard debris from the roof be a problem by ending up on my property? The drawing of the roof makes it look rather steep. How could that be managed so that it wouldn't either interfere with my use or become my responsibility to clear up?

D. Does the one foot variance refer to the outside wall of the garage or to the edge of the roof overhang?

E. Has enough space been allowed for a car to park under the brackets and near enough to the side door to unload groceries, and to have both right and left side doors of the car open to let passengers out without their needing to walk over onto the north side of the property line to get around their car; which would be walking on my side of the property line?

F. There may be other questions, such as the required distance between garages if one were to be built on my property? What is that distance currently?

G. Or are there other factors that the Land Use Commissioners may notice, that I haven't thought of.

Thank you for your consideration of these issues.

Shannon Seiberling, 1632 Ashland Ave, Evanston, IL, 60201

C