



# LAND USE COMMISSION

Wednesday, November 13, 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: September 11, 2024, September 25, 2024, October 9, 2024, and October 16, 2024

### III. NEW BUSINESS

#### A. Major Variation | 318 Greenleaf Street | 24ZMNV-0037

John Gonzalez, applicant, submits for a Major Variation requesting building lot coverage of 30.7% where 30% is the maximum coverage permitted (Section 6-8-2-7) and to establish open parking located more than 30' from the rear property line or alley on the existing driveway in the west interior side yard where open parking is required to be located within 30' of the rear property line or alley (Section 6-4-6-3, Table 4-B.19), in order to construct a roof/canopy over a new front entry, eliminate the existing interior garage parking spaces on the west side of the structure, create one interior garage space on the east side of the structure off the alley, and establish open parking on the existing driveway in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Code. PIN: 11-19-216-021-0000.

*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).*

**IV. DISCUSSION**

**A. Envision Evanston 2045: Referral Regarding R1-R3 Residential Zoning Districts**

Planning staff will facilitate a discussion regarding a City Council referral to increase the maximum number of permitted dwelling units per zoning lot to four in the R1, R2, and R3 Residential zoning districts as part of Envision Evanston 2045.

**V. COMMUNICATIONS**

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**

The next Evanston Land Use Commission meeting will be held **on Wednesday, November 20, 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, September 11th, 2024

7:00 PM

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

Members Present: Matt Rodgers, Max Puchtel, George Halik, Jeanne Lindwall, Jameika Mangum, Myrna Arevalo, Darush Mabadi, Kiril Mirintchev,

Members Absent: Brian Johnson

Staff Present: Neighborhood Land Use Planner Meagan Jones, Assistant City Attorney Cathy Loam, Planning Manager Elizabeth Williams

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. OLD 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. ***Due to a standing vote of 3-4 on a motion to approve the requested zoning relief, the application for zoning relief was continued to this meeting in order to obtain the required 5 votes to render a majority of the 9 seated members.***

Chair Rodgers asked the two members who were not present during the last meeting to cast their vote.

Chair Rodgers asked Commissioner Mabadi if they had time to review the minutes from the last meeting. Commissioner Mabadi did have time to review the last meeting and voted in favor.

Chair Rodgers asked Commissioner Mangum if they had a chance to review the previous meeting minutes Commissioner Mangum did have time to review the last meeting and voted in opposition.

**Ayes:**, Puchtel, Halik, Arevalo, Mabadi

**Nays:** Lindwall, Mirintchev, Rodgers, Johnson, Mangum

**Abstain:**

**With the final vote of 4-5 on a motion to approve the requested zoning relief, the motion fails and the project is not approved.**

**B. Appeal | 1525 Judson Avenue | 24ZMJV-0029**

Donna & Mitchel Harrison, property owners of 1519 Judson Avenue, appeal the yard determinations of Zoning Analysis 24ZONA-0062 for a request to demolish a detached garage and construct a 2-story detached garage/ADU at 1525 Judson Avenue in the R1 Single Family Residential District. The Appellant appeals the Zoning Administrator's interpretation that Davis Street is the front yard and Judson Avenue is the street side yard of 1525 Judson Avenue, which thereby allows for zoning compliance for a detached garage/ADU. Yard determinations are made in conformance with Zoning Code Section 6-4-1-9-A-4. The Land Use Commission is the determining body for this case in accordance with Section 6-3-11 of the Evanston Zoning Code. PIN: 11-18-410-001-0000. ***Due to an initial vote of 4-2 on a motion to affirm the Zoning Administrator's decision and deny the appeal, the application for zoning relief was continued to this meeting in order to obtain the required 5 votes to render a majority of the 9 seated members.***

Chair Rodgers noted there were three outstanding votes still needed. Chair Rodgers asked Commissioner Arevalo if they had time to review the previous minutes, Commissioner Arevalo did have time to review the previous minutes and voted in favor

Chair Rodgers asked Commissioner Mabadi if they had time to review the previous minutes. Commissioner Mabadi did have time to review the previous minutes and voted in favor

Chair Rodgers asked Commissioner Mirintchev if they had time to review the previous minutes. Commissioner Mirintchev did have time to review the previous minutes and voted in favor

**Ayes:** Johnson, Lindwall, Puchtel, Rodgers, Mirintchev, Mabadi, Arevalo

**Nays:** Halik, Mangum

**Abstain:**

**With a final vote of 7-2, the motion to affirm the Zoning Administrator's decision and deny the appeal was approved.**

### III. DISCUSSION

#### A. Envision Evanston 2045 - Project Schedule & Land Use Process

Overview of the project schedule related to Envision Evanston 2045.

Elizabeth Williams presented updates about Envision Evanston and the tentative upcoming schedule. Discussion included how to best organize the Commission's review of the draft plan and code, what to expect within the plan, tracking comments that are made for the plan and code, and beginning the meetings earlier at 6:00 pm.

It was agreed that additional meetings should be planned in order to fully review the information and ensure time for public comment, but that it would come at an additional cost to bring in the consultant.

**Chair Rodgers made a motion to send a formal request to the City Council for up to \$60,000 for additional meetings related to Envision Evanston 2045. Seconded by Commissioner Lindwall. A roll call vote was taken and the motion passed, 8-0.**

**Ayes: Arevalo, Halik, Lindwall, Mabadi, Mangum, Mirintchev, Puchtel, Rodgers**

**Nays:**

**Abstain:**

### III. COMMUNICATION

None.

### IV. PUBLIC COMMENT

Jean Smiling Coyote, 1823 W. Granville Ave, read portions of the zoning ordinance pertaining to the Appeal case at 1525 Judson Ave| and urged the owner to revise his ADU to align with her suggestions.

### VI. ADJOURNMENT

Commissioner Lindwall motioned to adjourn, Commissioner Arevalo seconded, and the motion carried, 8-0.

Adjourned 8:32 PM.

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, September 25, 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, October 9th, 2024

7:00 PM

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

Members Present: Max Puchtel, George Halik, Jeanne Lindwall, Jameika Mangum, Myrna Arevalo, Brian Johnson

Members Absent: Kiril Mirintchev, Darush Mabadi, Matt Rodgers

Staff Present: Neighborhood and Land Use Planner Meagan Jones, Zoning Administrator Melissa Klotz, Senior Planner Sam Hubbard, Assistant City Attorney Brian George

Presiding Member:

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

Vice Chair Puchtel 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: August 14, 2024 and August 28, 2024**

Commissioner Lindwall Moved to approve the August 14th meeting minutes  
Commissioner Johnson Seconded

**Ayes:**, Vice Chair Puchtel, Commissioner Halik, Commissioner Lindwall, Commissioner Mangum, Commissioner Arevalo, Commissioner Johnson

**Nays:**

**Abstain:**

Commissioner Lindwall Moved to approve the August 14th meeting minutes  
Commissioner Arevalo Seconded

**Ayes:**, Vice Chair Puchtel, Commissioner Halik, Commissioner Lindwall, Commissioner Mangum, Commissioner Arevalo, Commissioner Johnson

**Nays:**

**Abstain:** Commissioner Mirintchev, Commissioner Mabadi, Chair Rodgers

### III. NEW BUSINESS

#### A. 910-938 Custer Avenue | Planned Development | 24PLND-0031

Charles Davidson, CDG Capital, and Andy Ahitow, City Pads, submit for a Planned Development to construct a 5-story multifamily residential building with 230 dwelling units including 23 inclusionary dwelling units and 50 open parking spaces. The applicants request Site Development Allowances in the MXE Mixed-Use Employment District for 1) 0' front yard setback where 10' is required; 2) 10' rear yard setback where 15' is required; 3) 50 parking spaces where 127 parking spaces are required; 4) 22' drive-aisle where 24' is required; 5) zero loading berths where 2 short loading berths are required; 6) no landscaping buffer where a 25' wide landscaping buffer is required surrounding the side and rear yards; 7) 192 dwelling units (including 10% on-site inclusionary) + 38 market rate bonus units for 230 total dwelling units where a maximum Site Development Allowance of 53 dwelling units plus IHO bonus units are allowed; 8) 56' building height at 5 stories where a maximum Site Development Allowance of 56' at 4 stories is allowed. In addition, the applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case. PIN: 11-19-117-063-0000

Charles Davidson, CDG Capital Introduced himself and the development team, including Andy Ahitow of City Pads, Danny Ziven, Partner at City Pads, Paul Denson of Real Estate Solutions, and Arden Freeman of Built Form, the Architectural firm working on the project.

#### Commissioner Questions/Discussion

Commissioner Halik questioned who the target audience is to live in this building, commenting on the amount of studios.

Commissioner Johnson had a question about Tapestry, a separate development worked on by City Pads. Commissioner Johnson asked how many units Tapestry had and how much onsite parking is available.

Commissioner Halik stated that he has heard before that if a development does not provide onsite parking, people will not have cars, which he felt is incorrect. He explained that tenants would just find parking to take up in the surrounding neighborhood. He also questioned if there were any complaints about Tapestry regarding parking, which staff confirmed none had been received.

Commissioner Lindwall asked how high the "wing wall" will be and if it will serve a purpose other than aesthetic. Commissioner Lindwall then expressed concern that there

would be an issue with the wing wall clearance which was confirmed to be 14 feet, typical clearance height for loading areas.

Commissioner Lindwall then asked about the easement to allow a 20 foot wide alley to the south and west of the planned development project. She asked if there was any discussion about dedicating it to the city as a right of way. Zoning Administrator Melissa Klotz stated they could revisit the easement/right of way discussion.

Commissioner Lindwall asked if the city eliminates minimum parking requirements, if the applicant would eliminate the 14 parking spaces on the north side of the building and turn them into something else. This had not been confirmed as funding for the project may be partially dependent on providing parking spaces. Commissioner Lindwall then asked what the developers will be doing about certain Divvy bikes and electric stations catching fire and if they are taking safety precautions.

Commissioner Halik wanted to know what happens when someone moves into the building with a moving truck and there's no loading docks.

Commissioner Halik asked if they would consider if they will have a couple of cars to rent (zipcar) as an option.

Commissioner Lindwall asked the likelihood that the alley will actually be improved with pavement

Commissioner Halik asked staff present if the zoning was going to be changed to adjacent B2 and if that would take away the public's asks.

Commissioner Johnson inquired about the relocation of the two utility boxes which the applicant stated they may not need to be moved due to site adjustments made to better accommodate vehicle turns in the alley

Vice Chair Puchtel began a brief discussion about the Green Building Ordinance.

Vice Chair Puchtel had concerns about the main intersection by the property. The viaduct obstructs view and Vice Chair Puchte wanted to know if there was anything that could be done to improve visibility.

Commissioner Mangum wanted to know if their parking lots would have charging stations for electric vehicles. The applicant confirmed charging stations would be provided onsite

Commissioner Lindwall inquired what would be done about unauthorized vehicles parking in the parking lot. The applicant responded that parking spaces will be assigned and violators would be towed.



Commissioner Halik asked how tall the Tapestry building on Main Street was, and asked how tall each floor was.

### Public Comment

Elizabeth (Bess) Schenkier, 936 Sherman Ave., voiced concerns about the zero setbacks, zero loading bays, zero landscaping, five stories instead of the allowed 4, 230 units instead of the maximum 88, and only 50 parking spaces.

Scott Bernstein, 917 Elmwood Ave., stated that he thinks there is a way the city and the developers could incentivize an acceptable situation with this development.

Ellen Frank Miller, 924 Sherman Ave., stated that he is delighted there's another residential proposal. Ellen is happy that this type of space will be good for residential. She does feel like this building will be too dense and that parking will be inadequate.

Martin Reinke, 931 Sherman Ave., expressed worry about the zero buffer area, that the building will tower over their homes and disrupt the solar panels from being effective. Martin also voiced the dumpsters being close to homes, and wonders if they will be enclosed.

Mary Laney McComus, 810 Main St., talked about her family history and the history of Evanston. She is against the proposed building.

Pete DeJong 833 Sherman Ave., voiced concerns about the building and over population of the area.

Emily Maloney, 827 Sherman Ave., mentioned similar points previously stated. She also voiced generator noise as an issue as well as trash pick-up noise. She then suggested that the applicant think about burying power lines at the site.

Steve Miller, 924 Sherman Ave., voiced that parking will probably be an issue.

The applicant then addressed the concerns mentioned and Public Comment was closed.

### Deliberations

Ms. Klotz mentioned that the City is trying to increase the housing supply while not increasing the vehicle supply, especially in areas near public transit. The site is in a time of transition, with recent rezoning approximately 5 years ago. The City is in a transitional time with the Comprehensive Plan and Zoning Code currently being rewritten. Additional discussion occurred around proposed public benefits and Ms. Klotz stated that further discussion and finalization of them will be done by City Council.

Commissioner Halik voiced that he was in favor of this project and that it is the type of project that Evanston needs. He also expressed that the number of floors does not

matter as much as the overall height, and the height does comply with the zoning code. Commissioner Halik also voiced that Zipcar is a great solution to the parking issue.

Commissioner Lindwall voiced that she was also in favor of this project. She voiced some concerns about condition 3 relating to not developing the north parking lot if elimination of parking minimums is adopted with the new zoning code and supported adding a condition prohibiting on-street parking permits for building tenants.

Commissioner Arevalo Voiced that she too was in favor of the project. Arevalo suggested removing one of the studios to have more room for the trash room.

Commissioner Johnson Is in favor of the project, and agrees with transit passes being included with rent. He also thinks the project is in a great location.

Commissioner Mangum Is in favor of the project. She noted it is adding affordable housing to the community and that she is happy it is transit orientated.

Vice Chair Puchtel stated this and projects like it are the future for Evanston. He expressed that concerns are heard and conditions will be added to mitigate those concerns. He then stated this is a “no brainer” and is exactly what Evanston needs.

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

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location: There are allowances being sought but the case has been made that this is a unique site and benefits outweigh the adverse impacts. Additionally current zoning is outdated and likely to change to accommodate development like what is proposed so this standard is met
2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: The streetscape has a lot of similar developments that provide a business friendly pedestrian experience and residential use is prevalent west on Main Street. Standard is met.
3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area: Layouts have been provided for fire access and traffic patterns and the alley will be expanded to better serve the area so this standard is met.
4. The proposed development aligns with the current and future climate and sustainability goals of the City: Green building ordinance will be followed so this standard is met.
5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested Site Development

Allowance(s): An extensive list of public benefits is proposed with possible additional benefits being proposed by the Commission so this standard is met

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

1. Is one of the listed special uses for the zoning district in which the property lies: Multi-family is a listed permitted use in the MXE zoning district.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: Interpreting this with an eye to the future of what zoning and land use will be this project meets the future goals as proposed but currently the proposed development also expands housing options as listed in the current Comprehensive Plan. Standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: The cumulative effect is positive and the development eliminates an underutilized industrial use so this standard is met.
4. Does not interfere with or diminish the value of property in the neighborhood: As previously mentioned, the cumulative economic effect will be positive to the business and there are buildings of similar height and density in the area with no documentation showing decreased value. Standard is met.
5. Is adequately served by public facilities and services: Development is transit oriented so it is adequately served by existing infrastructure and will need to meet other City requirements. Standard is met.
6. Does not cause undue traffic congestion: Site is transit oriented, being very close to both CTA and Metra stations. The traffic study provided showed minimal increase in traffic that is being mitigated by other parts of the plan. Standard is met.
7. Preserves significant historical and architectural resources: not applicable as there are no resources
8. Preserves significant natural and environmental resources: not applicable as there are no significant natural or environmental resources that need to be saved.
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: Packet has shown that all applicable regulations and rules have been or will be followed by the applicant. Standard is met.

**Commissioner Lindwall moved for the Land Use Commission to recommend approval of this project to City Council with the following conditions:**

- 1. Construction Management: A construction management plan should be reviewed and approved before the building permit is issued.**
- 2. Compliance with Regulations: The project must comply with all applicable local ordinances, including the Inclusionary Housing Ordinance and the Green Building Ordinance.**

3. **Parking Permit Restriction:** Tenants of this development should not be eligible for residential parking permits if a residential parking district is established in the neighborhood.
4. **Noise Mitigation for Generators:** The developer should work with city staff to mitigate sound impacts from the generator, either through relocation or soundproofing measures.
5. **Project Compliance:** The project should maintain substantial compliance with all submitted documents and testimony.
6. **Consider public benefits of:**
  1. **Provision of transit passes to tenants for a specified period, as an incentive to support public transportation usage.**
  2. **Consider establishing an on-site Zipcar location to enhance transportation options for tenants**

**Commissioner Halik Seconded.**

**Ayes: Halik, Lindwall, Arevalo, Johnson, Mangum, Puchtel**

**Nays:**

**Abstain:**

**6-0 in favor. The Land Use Commission will make a positive recommendation to the city council.**

#### **IV. PUBLIC COMMENT**

None.

#### **V. COMMUNICATION**

None.

#### **VI. ADJOURNMENT**

Commissioner Arevalo motioned to adjourn. Commissioner Lindwall seconded

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, October 16th, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,  
Justin Bock, Administrative Assistant



**MEETING MINUTES**

**LAND USE COMMISSION**

Wednesday, October 16th, 2024

7:00 PM

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

Members Present: Max Puchtel, George Halik, Jameika Mangum, Kiril Mirintchev, Darush Mabadi, Matt Rodgers, Brian Johnson

Members Absent: Myrna Arevalo, Jeanne Lindwall

Staff Present: Neighborhood Land Use Planner Meagan Jones, Zoning Administrator Melissa Klotz, Senior Planner Sam Hubbard, Planning Manager Liz Williams

Presiding Member:

**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. NEW BUSINESS**

**A. Planned Development | 1621-1631 Chicago Avenue | 24PLND-0036**

Jeffrey Michael, applicant, Horizon Group XXIII, LLC, submits for a Special Use for a Planned Development for the construction of a new 12-story mixed-use building with approximately 10,832 square feet of ground floor and basement commercial space, 110 dwelling units (including 32 bonus dwelling units per IHO), and 48 parking spaces within a 2-level parking garage in the D4 Downtown Transition District. The applicant requests the following site development allowances: 1) 78 dwelling units (including 10% on-site inclusionary) + 32 market rate bonus units for 110 total dwelling units where a maximum site development allowance of 54 dwelling units plus IHO bonus units is allowed; 2) increase to the maximum allowed building height to 114.7' where a maximum height of 105' is allowed in the D4 District; 3) reduction to the number of required parking spaces from 91 to 48 (includes 2 compact spaces); and 4) to allow two parking stalls at 15' in length where 18' in length is required. The applicant may seek and the Land Use Commission may consider additional site development allowances as may be necessary or desirable for the proposed development. The Land Use Commission makes a recommendation to the City Council, the determining body for this case. PIN: 11-18-403-021-0000

## Commissioner Questions/Discussion

Michael Edgar from the law firm of Acasta Edgar representing Horizon Group XXIII LLC introduced himself and his partners and the property owner on the project. Rolando Acasta, partner, Dan Edgar, associate, Jeff Michael, property owner, Tim Kent, project architect, Michael Worthman, Traffic engineer, Jonathan Perman, Managing Director of the Perman Group. Michael Edgar introduced and presented the project.

Commissioner Halik said he voted for this project last time and said this time it's much improved.

Commissioner Halik thinks they should look into "zipcars" especially since they are reducing parking spaces. He also questioned whether public street parking passes would be included, and what did the project mean by "restricted parking".

Commissioner Mabadi asked how many square feet they are going to allow to subdivide the 7,300 square feet.

Commissioner Mabadi asked if this project was leaning towards the college population/market.

Vice chair Puchtel questioned if the applicant knew what profile of people were in one bedrooms/studios around the area.

Commissioner Mabadi questioned the turning radius in the parking area/trash area and if they're confident a garbage truck could maneuver around the area.

Commissioner Mabadi wanted to know about ventilation and pest control, he also voiced that there is a growing demand for e-bikes and if they will facilitate e-bike users.

Vice chair Puchtel wanted to confirm the parking space variance. He also voiced that he thinks it is a good idea for the loading zone, but because of the busy foot traffic he's wondering if there will be anything done in regards to more sign postings, lighting, technology.

Commissioner Mirintchev asked why they don't utilize the full basement.

Commissioner Johnson said it looked like the southernmost retail spaces didn't have direct access to the alley; he also asked if the door on the Southeast corner opened to the lobby.

Commissioner Mangum asked if the area on Chicago Ave would always be a loading zone or if they would be turned into 30 minute parking spaces.

Commissioner Mangum also asked if they considered underground parking.

Chair Rodgers wanted to know if there were any plans on adding more inclusionary housing.

Chair Rodgers opened Public Comment.

### Public Comment

Milton Zimmerman, 1629 Judson, is excited for the project

Paul Breslin, 1635 Hinman, expressed many qualms he had with the project then spoke on behalf of a Gretchen Brewster who could not attend the meeting and expressed the need for a wind study.

Terry Went, 807 Colfax St., stated that the developer and City should work to provide more units within the development and that the zoning district should change at the east alley instead of in the middle of the street. He is also excited about the project and expressed it is beautifully designed.

Barbara Reusine, 522 Church, cannot believe that the site can house that type of building and that parking should be built below ground. She said that site cannot take on that kind of development with the existing alley design.

Bruce Baumberger, 807 Davis St., spoke in favor of the project.

William Brown, 1200 Mulford St. and Pastor of First United Methodist Church of Evanston to the east of the site, spoke against the project.

Meg Welch had concerns about the building and housing affordability issues in Evanston. She stated that the building will appeal more to students due to proximity to campus and number of one studios and one-bedrooms in the building

Michelle Zimmerman, 1629 Judson, spoke in favor of the project. Stating she sees positives of having a mix of people in the building and improving the alley.

Michael Edgar responded to the issues presented and public comment was closed.

### Deliberations

Commissioner Halik voiced he will be voting for this project. There are number of positive items about this projects and agrees with positive comments provided

Commissioner Mabadi said he is for the project. Agrees with gentleman who suggested more housing should be on the site. Stated he does have concerns about parking but the parking lot near the site mitigates that concern. The design of the building is wonderful and avoids creating a wall on the east side of Chicago Ave.



Vice chair Puchtel expressed he is for the project. There are aspects of the development that are great including the building setbacks, use of the alley and having the building be all electric. Design achieves transition from the downtown to residential area to the east.

Commissioner Mirintchev voiced support for the project. Suggested making a full basement and using that space for parking or commercial space. Expressed that there are 40 units facing north that need to have more sun exposure and architectural changes could resolve that along with other improvements to the glass design of the building.

Commissioner Johnson expressed support for the project. The project will utilize the alley and there will be minimal impact to the existing bike lane. Having more housing is in line with City goals and will help support the retail downtown

Commissioner Mangum stated she plans on supporting the project. Great location and changes have been made to accommodate concerns of neighbors in the area.

Chair Rodgers explained that the proposed development has improved over the several iterations that have been reviewed and mentioned the several recommendations for conditions and public benefits stated within the staff report.

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

1. The requested Site Development Allowance(s) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties that is beyond a reasonable expectation given the scope of the applicable Site Development Allowance(s) of the Planned Development location: There has been much discussion of various issues to resolve and the proposed development resolves those issues and is acceptable as this is a transition area and the height is appropriate so this standard is met.
2. The proposed development is compatible with the overall character of existing development in the immediate vicinity of the subject property: The proposed development is in the downtown transitional area. Given the proposed setbacks of the buildings that helps the building fit into the existing context of the block so this standard is met.
3. The development site circulation is designed in a safe and logical manner to mitigate potential hazards for pedestrians and vehicles at the site and in the immediate surrounding area: Anytime more people are brought in, more traffic will occur, this is a major road and there are ways to accommodate various means of transportation. Not having a driveway off of Chicago Ave and taking operations to the alley helps the project meet this standard.
4. The proposed development aligns with the current and future climate and sustainability goals of the City: The project intends to meet requirements of the



Green Building Ordinance and bird friendly measures so, through the permitting process of the final plans, this standard will be met.

5. Public benefits that are appropriate to the surrounding neighborhood and the City as a whole will be derived from the approval of the requested Site Development Allowance(s): The alley improvement in particular is long overdue and will be a great benefit to the block so this standard is met.

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

1. Is one of the listed special uses specifically listed in the zoning ordinance: Planned Developments are listed as special uses in the D4 zoning district so this standard is met.
2. It is in keeping with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: The City is in the process of revising both the plan and the code, however, a number of the things seen and heard through the process for this project are being codified in the new documents. Additionally, we want to see development and density in the downtown and the proposed development achieves both so this standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: Higher density and height is expected in this area. This property has been looked at several times and the current development is more appropriate and will not have a big negative effect on the surrounding neighborhood so this standard is met.
4. Does not interfere with or diminish the value of property in the neighborhood: The proposed development brings more vibrancy and density into the neighborhood which should have a positive effect on the value of properties in the neighborhood so this standard is met.
5. Is adequately served by public facilities and services: There will have to be accommodations made for the increased density but there is no reason to believe it cannot be accomplished with current regulations and requirements. Standard is met.
6. Does not cause undue traffic congestion: Some comments have been made regarding alley congestion and the three parking spaces in front of the building with pedestrian traffic crossing the bike lane. This is not excessive and the neighborhood should be able to absorb the change that occurs so this standard is met.
7. Preserves significant historical and architectural resources: There are no significant historical and architectural resources at this site so this standard is met.
8. Preserves significant natural and environmental resources: There are little natural or environmental resources at this site; landscaping will help to bring in environmental features that do not currently exist so this standard is met.
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been

modified through the planned development process or the grant of a variation: The applicant owns the building next door; to the Commission's knowledge, no problems have arose via complaints and the applicant is willing to work with the City on necessary permits and meeting additional requirements proposed for the project. Standard is met.

The Commissioners then discussed the following recommendations for conditions for City Council Approval:

- **Construction Safety and Access:** The applicant should work closely with city staff to develop strategies to enhance safety at the loading zone and intersection areas, with particular focus on pedestrian and cyclist safety.
- **Car-Sharing Program:** The applicant should include at least two designated spaces for a car-sharing service, such as Zipcar, available primarily for tenant use, though public access may also be permissible as per the car-sharing company's policies.

The Commission briefly discussed the current availability of Zipcars in nearby locations and how a car-sharing program within the development could alleviate parking concerns by providing convenient access for tenants without a personal vehicle. The Commission raised questions about security and building access related to public use of car-sharing vehicles within the property. They advised the applicant to work with city staff to ensure public car-sharing does not compromise building security.

Staff clarified that, under current regulations, car-sharing programs are typically managed by private entities rather than the city, though future zoning updates could potentially incorporate provisions for car-sharing programs as a requirement in new developments.

**Vice chair Puchtel moved to recommend the project to City Council with conditions as listed on page 17 of the staff report and the following additional conditions:**

- **The applicant and city staff work together to consider aggressive measures to improve pedestrian and bike safety between the short term parking stalls and the bike path.**
- **The applicant shall provide two parking spaces within the development for use by car share vehicles**

**Seconded by Commissioner Halik.**

**Ayes:** Puchtel, Halik, Mangum, Mirintchev, Mabadi, Rodgers, Johnson

**Nays:**

**Abstain:**

**Motion passed, 7-0. The Land Use Commission will make a positive recommendation to the city council.**

#### IV. DISCUSSION

##### A. Envision Evanston 2045: Landscaping & Greenspace Referral

Planning staff will facilitate a discussion regarding a City Council referral seeking new landscaping and green space standards as part of Envision Evanston 2045.

Neighborhood Land Use Planner Meagan Jones Opened the discussion and presented information regarding the referral preliminary draft regulations. The discussion focused on updating the City's zoning code to include specific landscaping standards to increase the urban tree canopy, support environmental goals, and align with the Climate Action and Resilience Plan. Key points raised included: Applicability, Flexibility and Practicality, Cost and Feasibility, Environmental and Aesthetic Goals, Parks and Green Spaces.

The consensus leaned towards promoting landscaping goals through encouragement and providing guidelines, with specific requirements reserved for larger developments or city projects rather than individual residences.

#### V. PUBLIC COMMENT

Mary Rosinski, 1729 Chancellor, appreciates the Land Use Commission, and said anything we can do to add more "green space" is a good thing.

#### VI. COMMUNICATION

None.

#### VII. ADJOURNMENT

Commissioner Puchtel motioned to adjourn. Seconded by Commissioner Johnson.

Meeting Adjourned at 9:27 PM

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, October 23, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

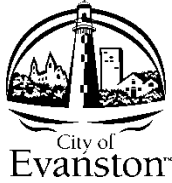
Respectfully submitted,  
Justin Bock, Administrative Assistant

Reviewed by  
Meagan Jones, Neighborhood and Land Use Planner  
Sam Hubbard, Senior Planner

Land Use Commission

318 Greenleaf Street  
Major Variations  
24ZMJV-0037

Determining Body



# Memorandum

To: Chair and Members of the Land Use Commission

From: Michael Griffith, Planner

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

Subject: Major Variations  
318 Greenleaf Street, 24ZMJV-0037

Date: November 6, 2024

## **Request**

John Gonzalez, applicant, submits for a Major Variation requesting building lot coverage of 30.7% where 30% is the maximum coverage permitted (Section 6-8-2-7) and to establish open parking located more than 30' from the rear property line or alley on the existing driveway in the west interior side yard where open parking is required to be located within 30' of the rear property line or alley (Section 6-4-6-3, Table 4-B.19), in order to construct a roof/canopy over a new front entry, eliminate the existing interior garage parking spaces on the west side of the structure, create one interior garage space on the east side of the structure off the alley, and establish open parking on the existing driveway in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Code.

## **Notice**

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on October 17, 2024.

## **General Information**

**Applicant:** John Gonzalez  
Synergy Design Group, LLC  
2181 N. Stonehenge Court  
Round Lake Beach, IL 60073

**Owner(s):** 318 Greenleaf, LLC  
3555 Howard Street  
Skokie, IL 60076

**Existing Zoning:** R1 Single-Family Residential

**Historic District:** Lakeshore Historic District, local

**Existing Land Use:** Single-family dwelling, detached

**Property Size:** 4,978 square feet

**PIN:** 11-19-216-021-0000

**Analysis**

The subject property is located on the south side of Greenleaf Street mid-block between Judson Avenue and Forest Avenue. The property has frontage on Greenleaf Street on the north side and alley access on the east side.

The table below notes the zoning district and land use of properties adjacent to or across the street from the subject property:

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

Existing improvements on the property include:

- 2-story single-family dwelling with an uncovered front entry on the north side and a second entrance on the west side,
- Curb cut and driveway off Greenleaf Street leading to an enclosed 2-car garage with the entrance on the west side of the residence. The curb cut and driveway are shared with the property to the west, 1045 Judson Avenue, and
- Concrete patio.

The residence has an awkward interior layout. The 1st floor includes the enclosed 2-car garage, living, kitchen, and dining areas with bedrooms located on the 2nd floor. The uncovered front entrance on the north side of the residence does not provide access to

living spaces on the 1st floor, instead it leads to stairs providing access to the 2nd floor. A second entrance on the west side of the residence provides access to both the 1st and 2nd floor living spaces.

The applicant proposes the following:

- Construct a new front entrance with a roofed/covered stoop on the north side of the residence,
- Remove the enclosed 2-car garage on the west side of the residence. The overhead doors will be removed and infilled with windows and a sliding door,
- Create an enclosed 1-car garage on the east side of the residence off the alley,
- Maintain the curb cut and driveway,
- Maintain 2 off-street parking spaces, one space in the garage and one space on the driveway, and
- Renovate the interior with a new living space layout.

### **Major Variations**

#### *Building Lot Coverage:*

The residence was originally built as a coach house. Prior to the adoption of the current zoning code, the property was subdivided with the coach house on a separate lot from the main residence, and the coach house converted to a single-family dwelling. The current R1 zoning provides a maximum permitted building lot coverage of 30% of the lot area which is consumed by the existing residence. The proposed roofed/covered stoop at the new entrance increases coverage by approximately 24 square feet.

Lot size: 4978 sf

Building lot coverage:

Standard: 30% of lot area, 1493.4 sf

Existing: 30.3%, 1508 sf

Proposed: 30.7%, 1530 sf

Canopy roof is approximately 47 sf; 24 sf counts towards coverage  
(For open front porches, 50% of measured area excluded from building lot coverage)

The applicant is requesting a variation for a proposed building coverage of 30.7% (30.3% existing) to allow the roofed/covered entry.

#### *Open Parking:*

A driveway is required to lead to a zoning compliant parking space which is either a garage or to an open parking space located within 30' of the rear property line or alley. The plan eliminates the garage on the west side of the residence while maintaining the driveway. Since the driveway will no longer lead to a garage, an open parking space is created at the end of the driveway within the west interior side yard located more than 30' from the rear property line or alley.

Even though the zoning code defines what is considered a compliant parking space in order to comply with off-street parking requirements, parking a vehicle on a driveway is not prohibited.

Alternatives would not necessarily improve the situation. Maintaining 2 enclosed garage spaces impacts the functionality of the living space even with an altered layout. Extending the driveway further south so the open parking space is within 30' of the south rear property line impacts impervious surface coverage and yard space on the property available for recreational use.

The applicant is requesting a variation to establish an open parking space at the end of the driveway located more than 30' from the rear property line or alley in order to maintain 2 off-street parking spaces.

### **Department Recommendation**

The Community Development Department believes the requested variations are appropriate given:

- The R1 zoned lot has a substandard lot size, the existing residence consumes the permitted amount of coverage, and the proposed building lot coverage increase is triggered by a reasonably sized new roofed/covered entry.
- Establishing an open parking space on the driveway maintains 2 off-street parking spaces required by the zoning code and does not alter what is allowed to occur already, parking a vehicle on the driveway.

### **Preservation Commission**

The Preservation Commission reviewed and recommended approval of the proposed variations at their October 8, 2024, meeting.

### **Standards for Approval**

In order for the Land Use Commission to approve the requested variations, 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. (a) The purpose of the variation is not based exclusively upon a desire to extract



additional income from the property, or

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

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

### **Action by the Commission**

---

After making findings of fact as to whether or not the requested variations meet 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 of the Evanston City Code

### **Attachments**

Aerial View of Property

Zoning Map of Property

Street View of Property

Plat of Survey

Proposed plan

Preservation Commission Determination, dated October 8, 2024

Major Variation Application, submitted September 6, 202, includes:

    Proof of ownership



    Zoning analysis report

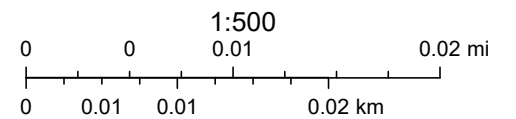
Public Notice

# Aerial Map - 318 Greenleaf Street



11/7/2024, 10:15:07 AM

-  City Boundary
-  Tax Parcels



City of Evanston IL, Imagery courtesy Cook County GIS

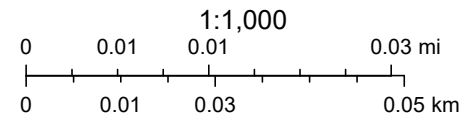
# Zoning Map - 318 Greenleaf Street



11/7/2024, 10:10:18 AM

Zoning Districts

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







**Street view - 318 Greenleaf Street**

Google



# PROFESSIONALS ASSOCIATED - MM SURVEY CO.

BOUNDARY \* ALTA \* TOPOGRAPHIC \* CONDOMINIUM SURVEYS  
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS  
PROFESSIONAL DESIGN FIRM NO. 184-003023

PROFESSIONALS ASSOCIATED  
PHONE: (847) 675-3000  
FAX: (847) 675-2167  
E-MAIL: pa@professionalsassociated.com  
www.professionalsassociated.com

MM SURVEY  
PHONE: (773) 282-5900  
FAX: (773) 282-9424  
E-MAIL: info@MMSurveyingChicago.com  
www.mmsurveyingchicago.com

## PLAT OF SURVEY

OF

THAT PART OF LOTS 1 AND 2 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE NORTH LINE OF LOT 1, 54.41 FEET WEST OF THE NORTH EAST CORNER THEREOF AND EXTENDING TO A POINT IN THE SOUTH LINE OF SAID LOT 2, 54.18 FEET WEST OF THE SOUTH EAST CORNER THEREOF, IN BLOCK 3 IN WHITE'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 4,978 SQ.FT. = 0.114 ACRE.

COMMONLY KNOWN AS: 318 GREENLEAF STREET, EVANSTON, ILLINOIS.

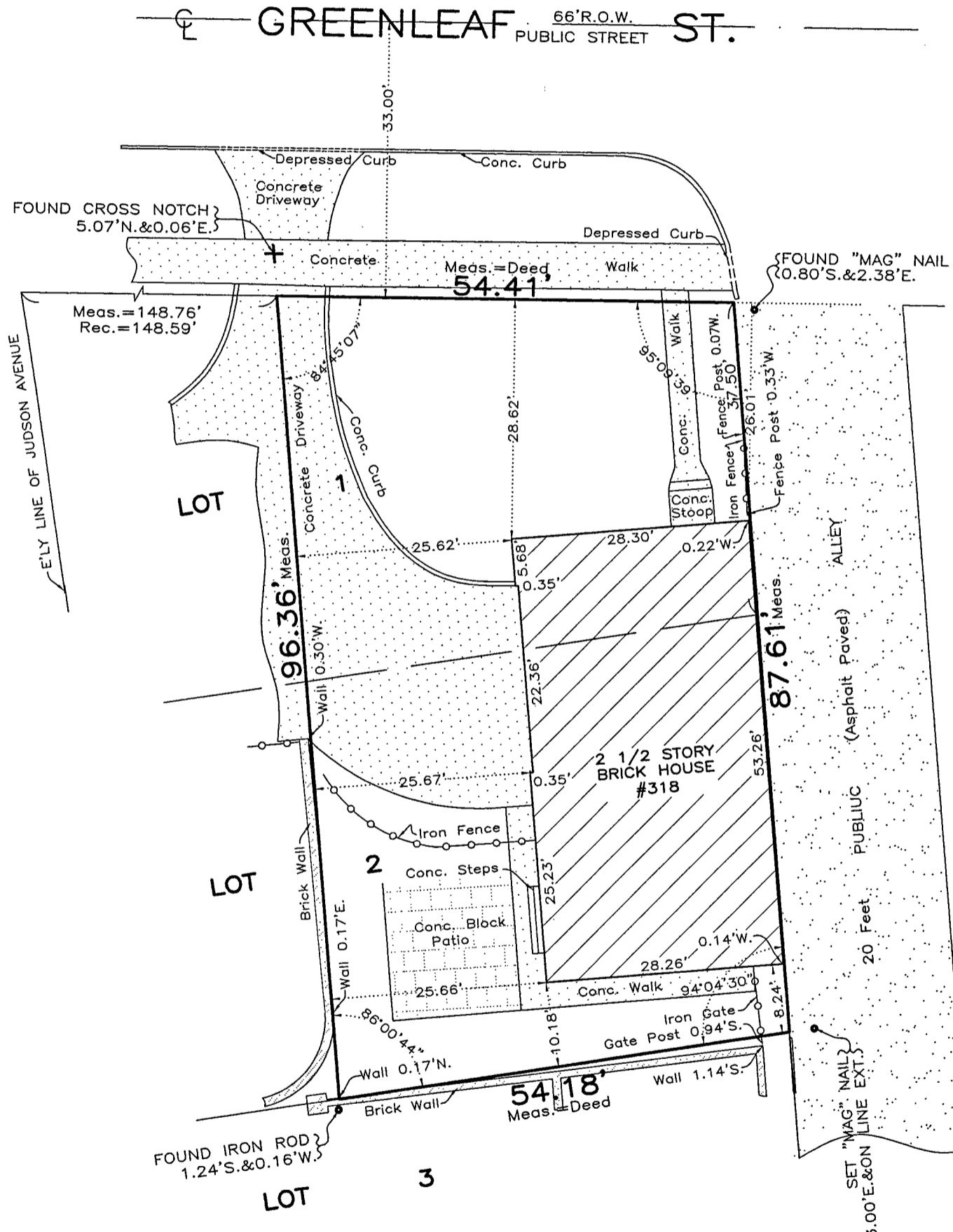


GRAPHIC SCALE



( IN FEET )

1 Inch = 16 Ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 24-102662  
Scale: 1 inch = 16 feet.  
Date of Field Work: June 11, 2024.  
Ordered by: GRYLL LAW



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

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

State of Illinois s.s.  
County of Cook

We, PROFESSIONALS ASSOCIATED - MM SURVEY CO, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: June 13, 2024.

*Hylton E. Donaldson*

IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2024.  
Drawn by: J.V.

# INTERIOR/ EXTERIOR REMODEL

## 318 GREENLEAF STREET

### EVANSTON, IL. 60202.



INTERIOR/ EXTERIOR RENOVATION  
318 GREENLEAF STREET  
EVANSTON, ILLINOIS 60202

SITE PLAN

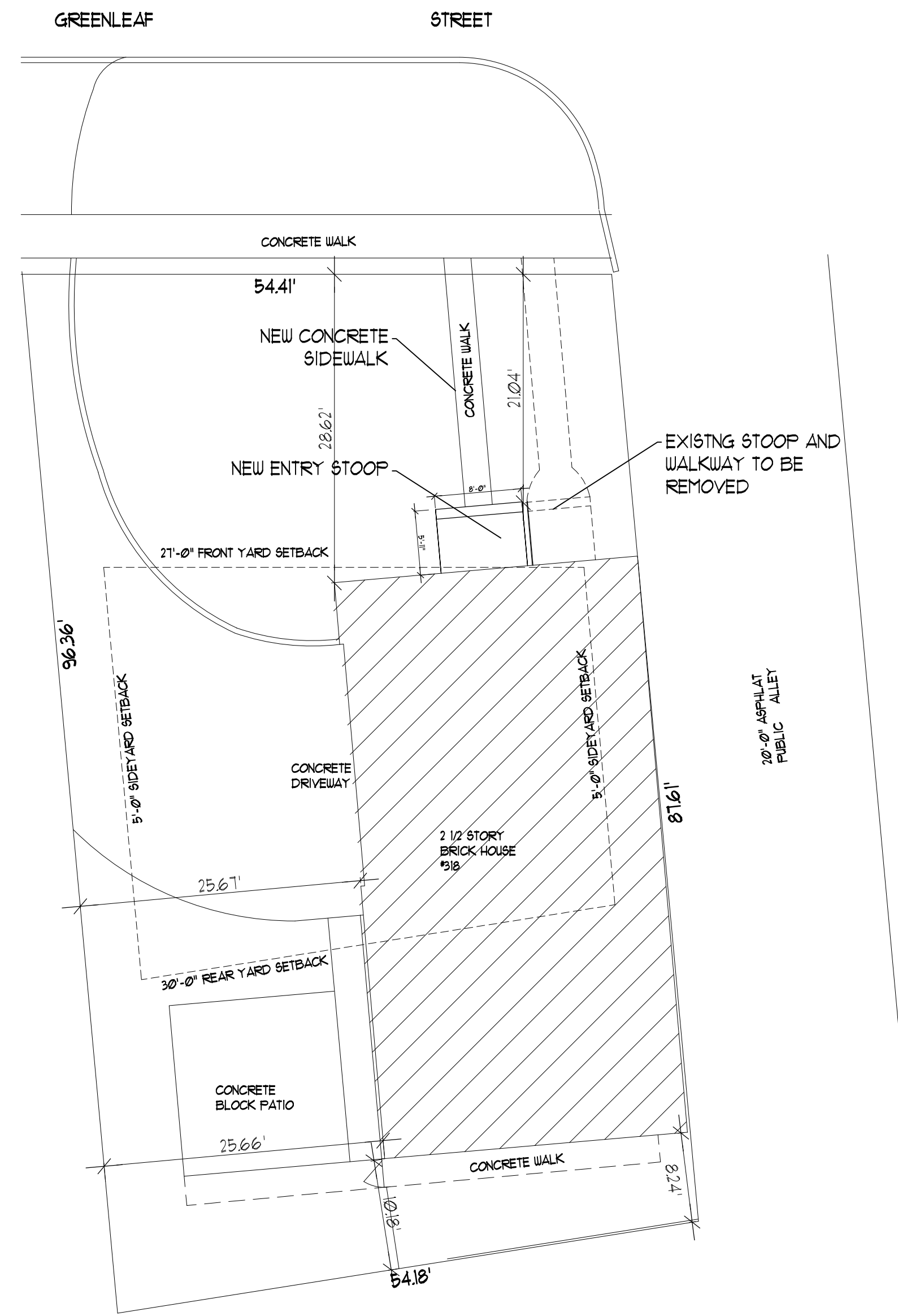
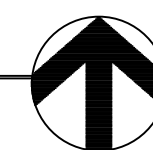
SYNERGY DESIGN GROUP LLC  
2181 N. STONEHEDGE COURT  
ROUND LAKE BEACH, ILLINOIS 60073  
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
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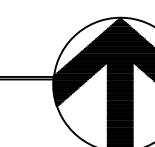
HP-0

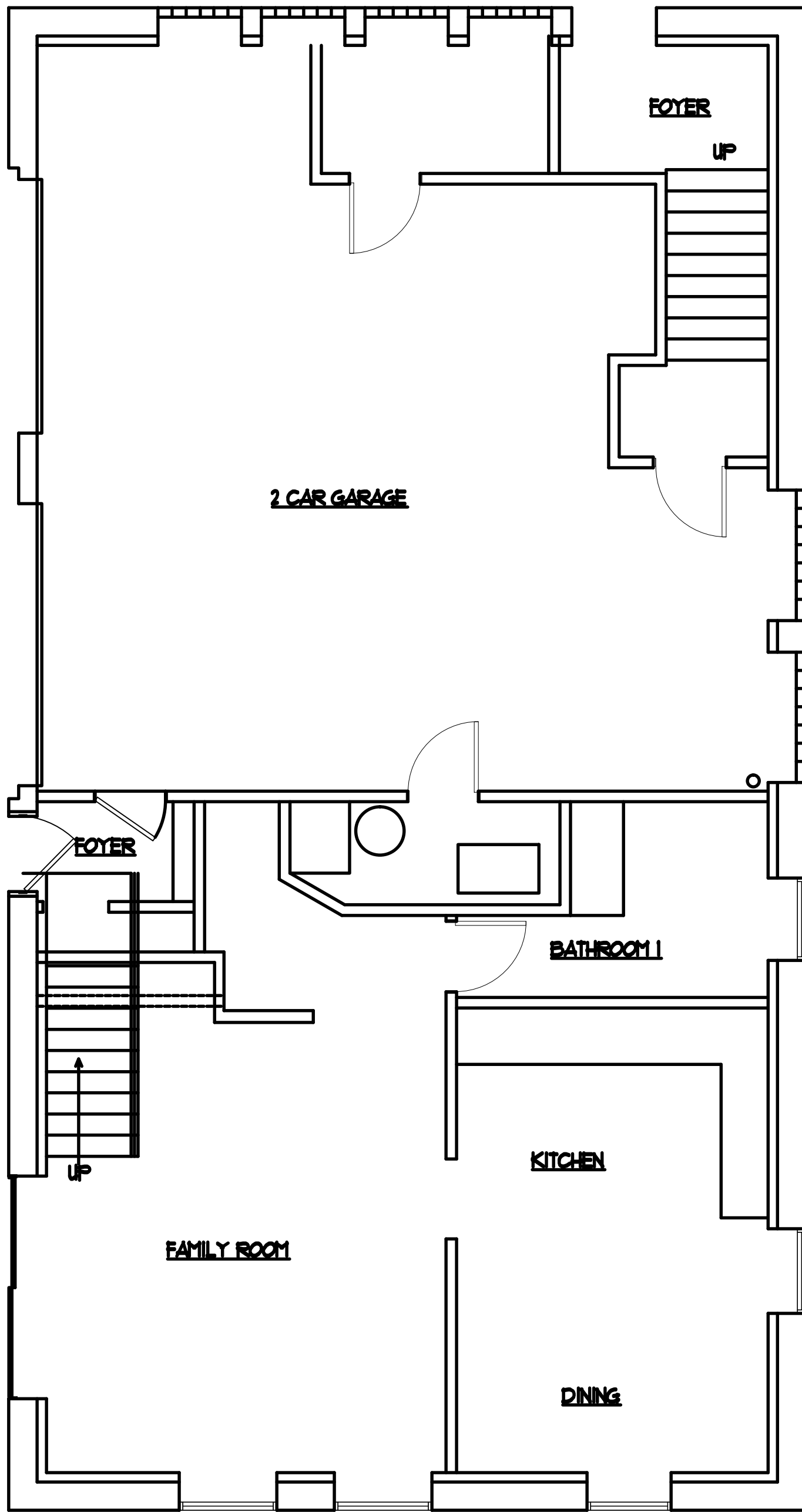


1 EXISTING SITE PLAN  
HP-0 SCALE: 1" = 10' - 0"

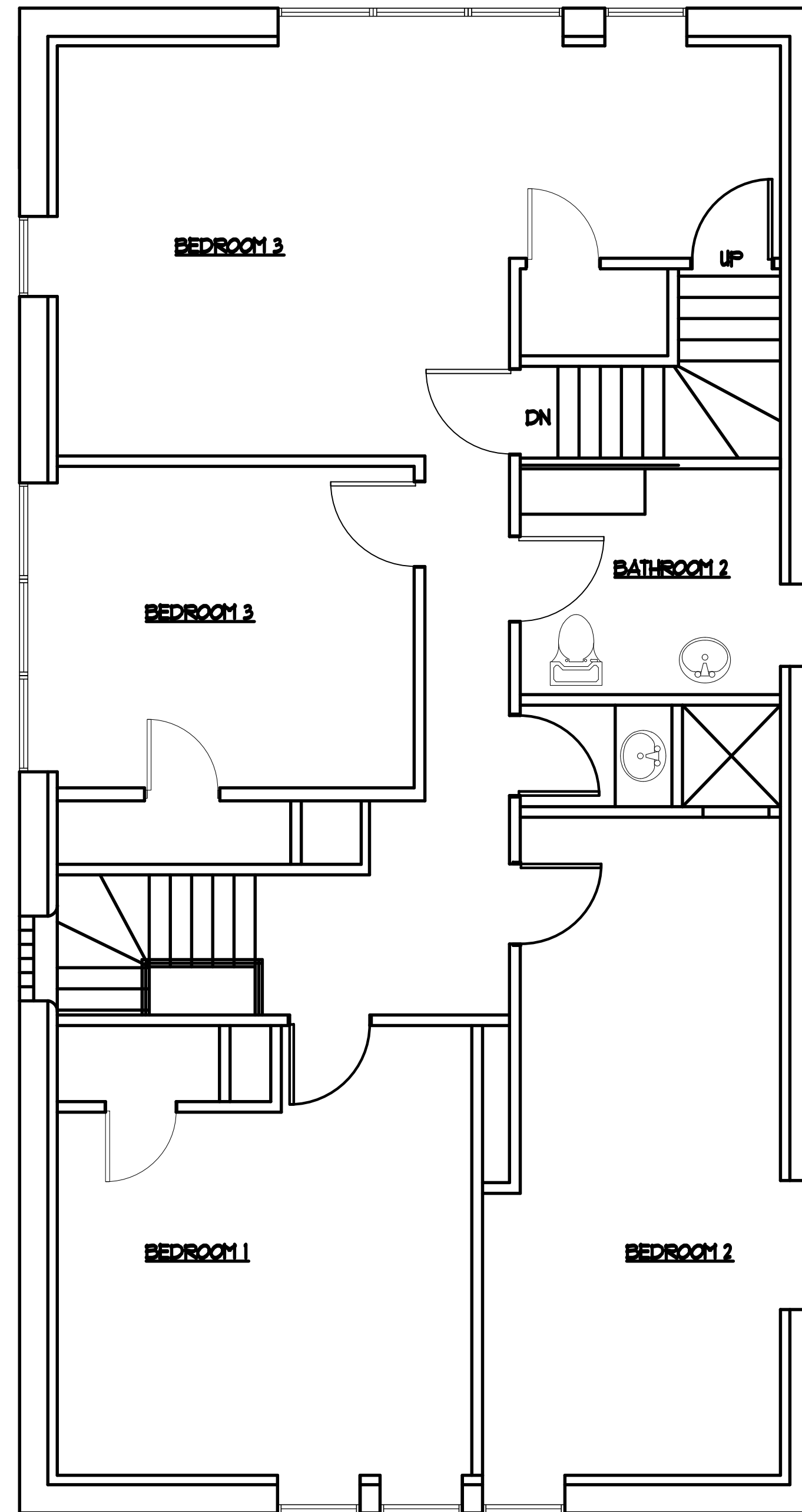


2 PROPOSED SITE PLAN  
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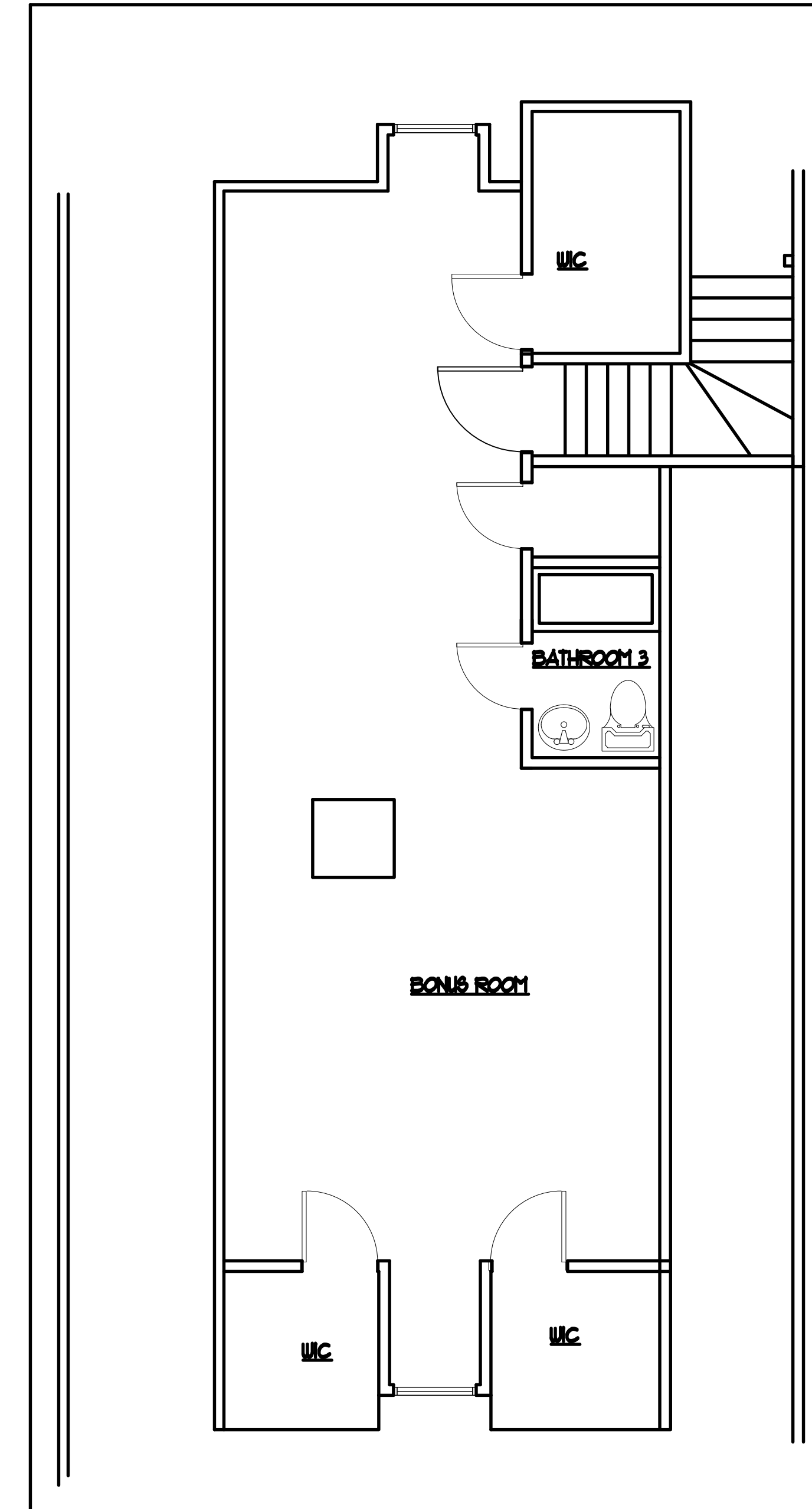




FIRST FLOOR PLAN

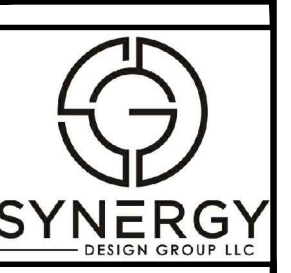
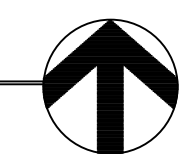


SECOND FLOOR PLAN



ATTIC FLOOR PLAN

1 EXISTING FLOOR PLANS  
HP-1 SCALE: 1/4" = 1' - 0"



INTERIOR/EXTERIOR RENOVATION  
318 GREENLEAF STREET  
EVANSTON, ILLINOIS 60202

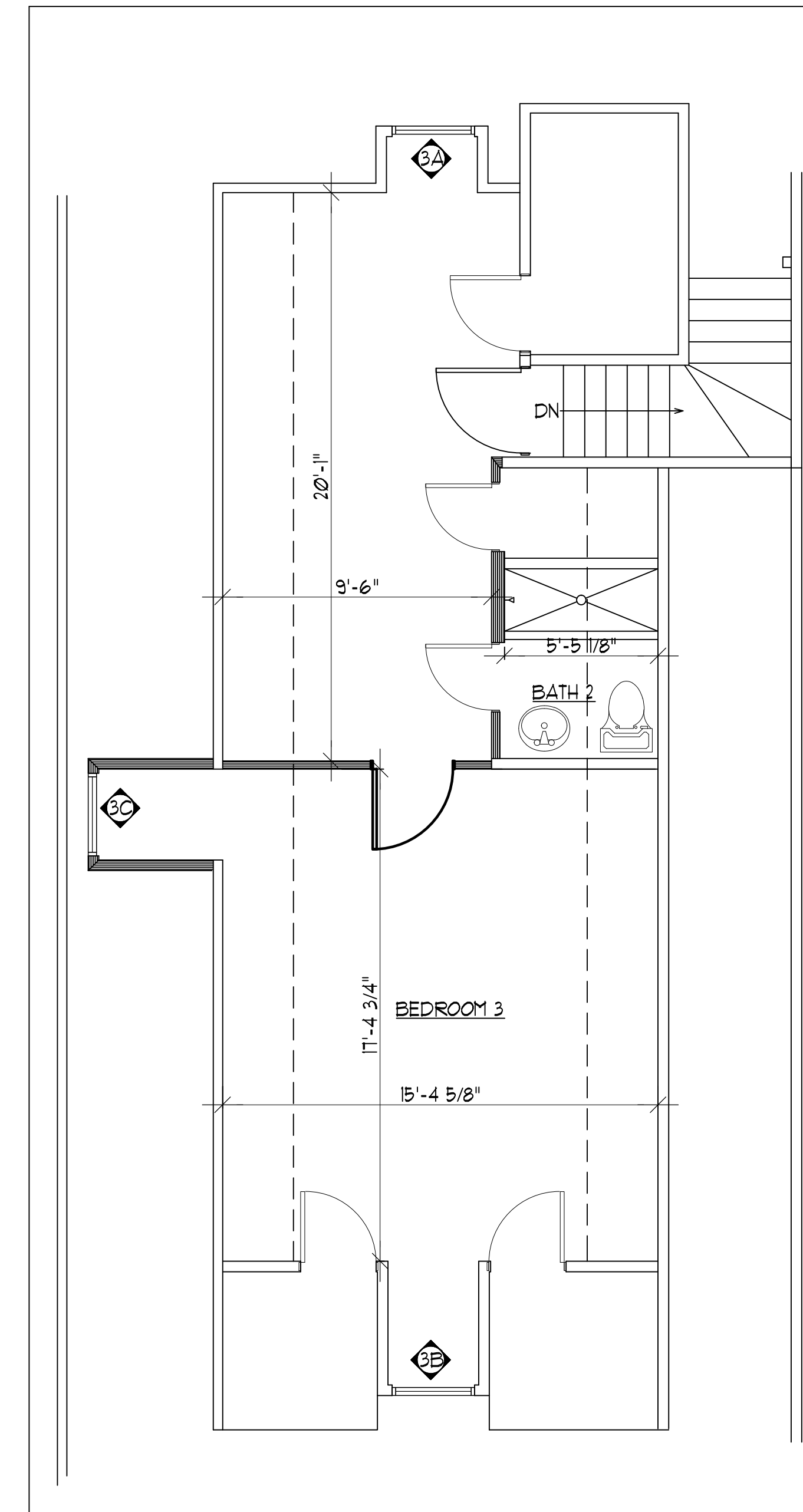
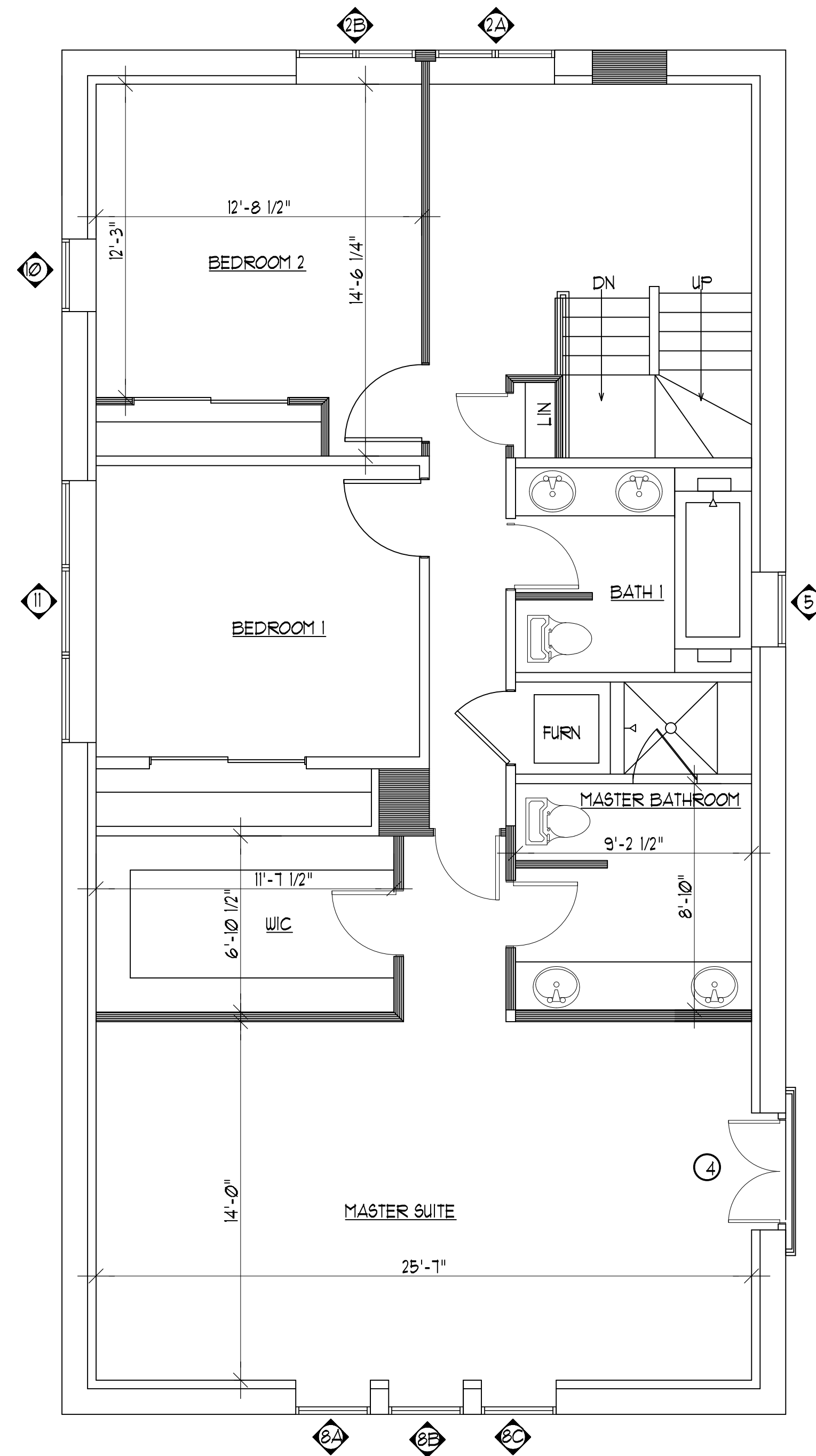
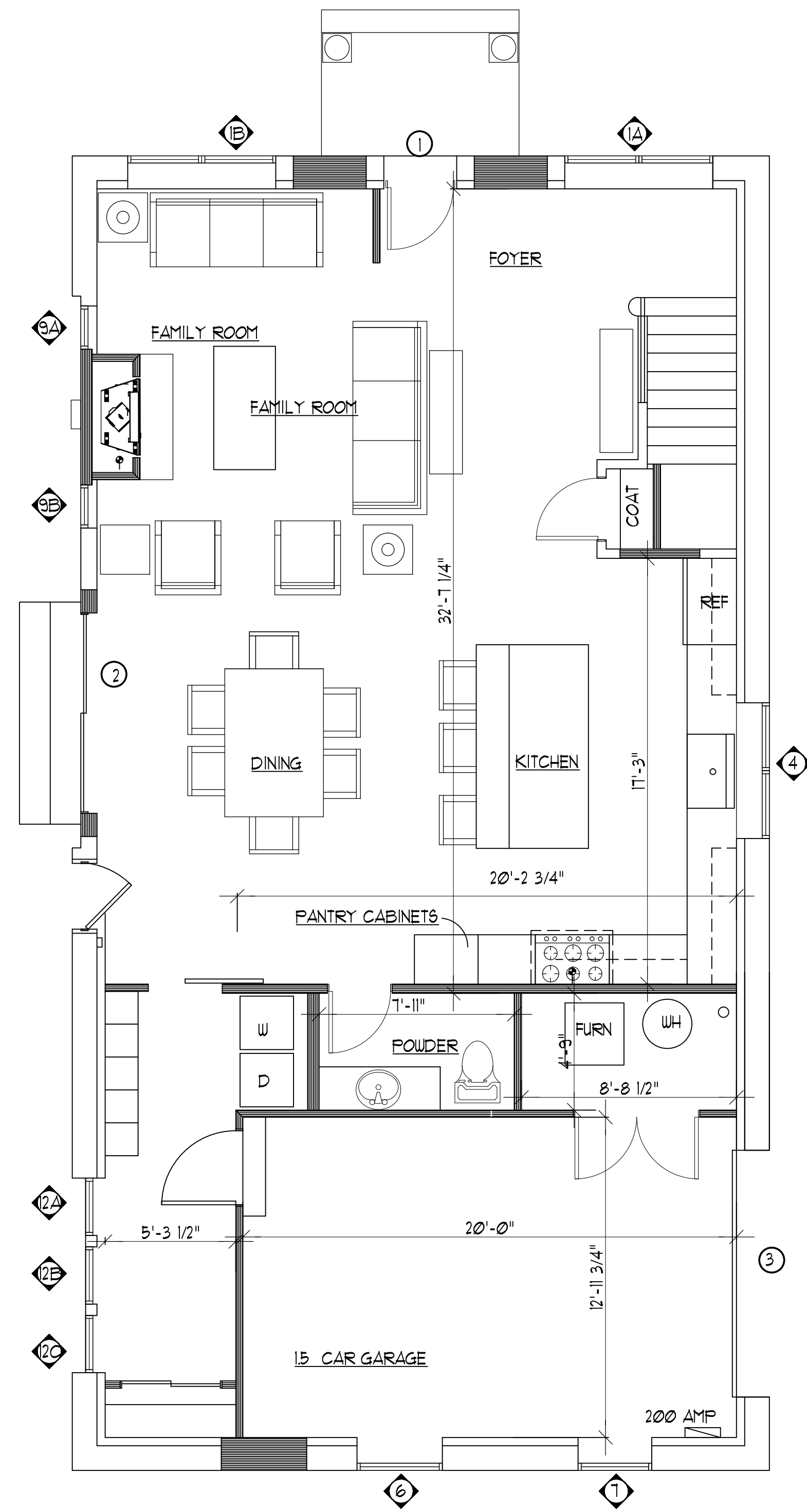
EXISTING FLOOR PLANS

SYNERGY DESIGN GROUP LLC  
2181 N. STONEHEDGE COURT  
ROUND LAKE BEACH, ILLINOIS 60073  
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

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HP-1

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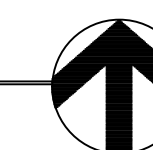


**1** PROPOSED FLOOR PLANS

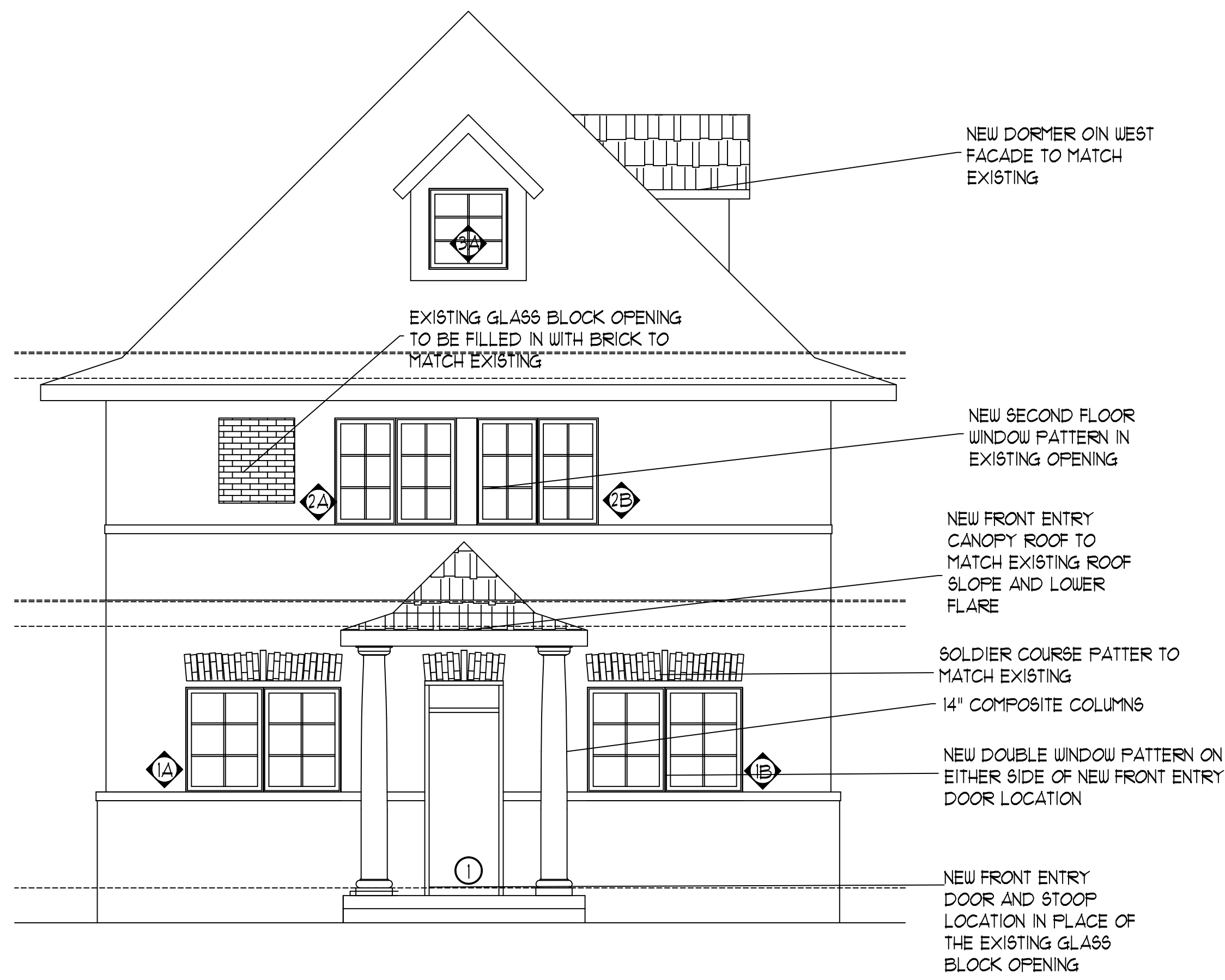
HP-2 SCALE: 1/4" = 1' - 0"

WALL LEGEND

- EXISTING FRAME, METAL STUD, CONCRETE, OR MASONRY WALLS (TO REMAIN)
- NEW STUD WALLS

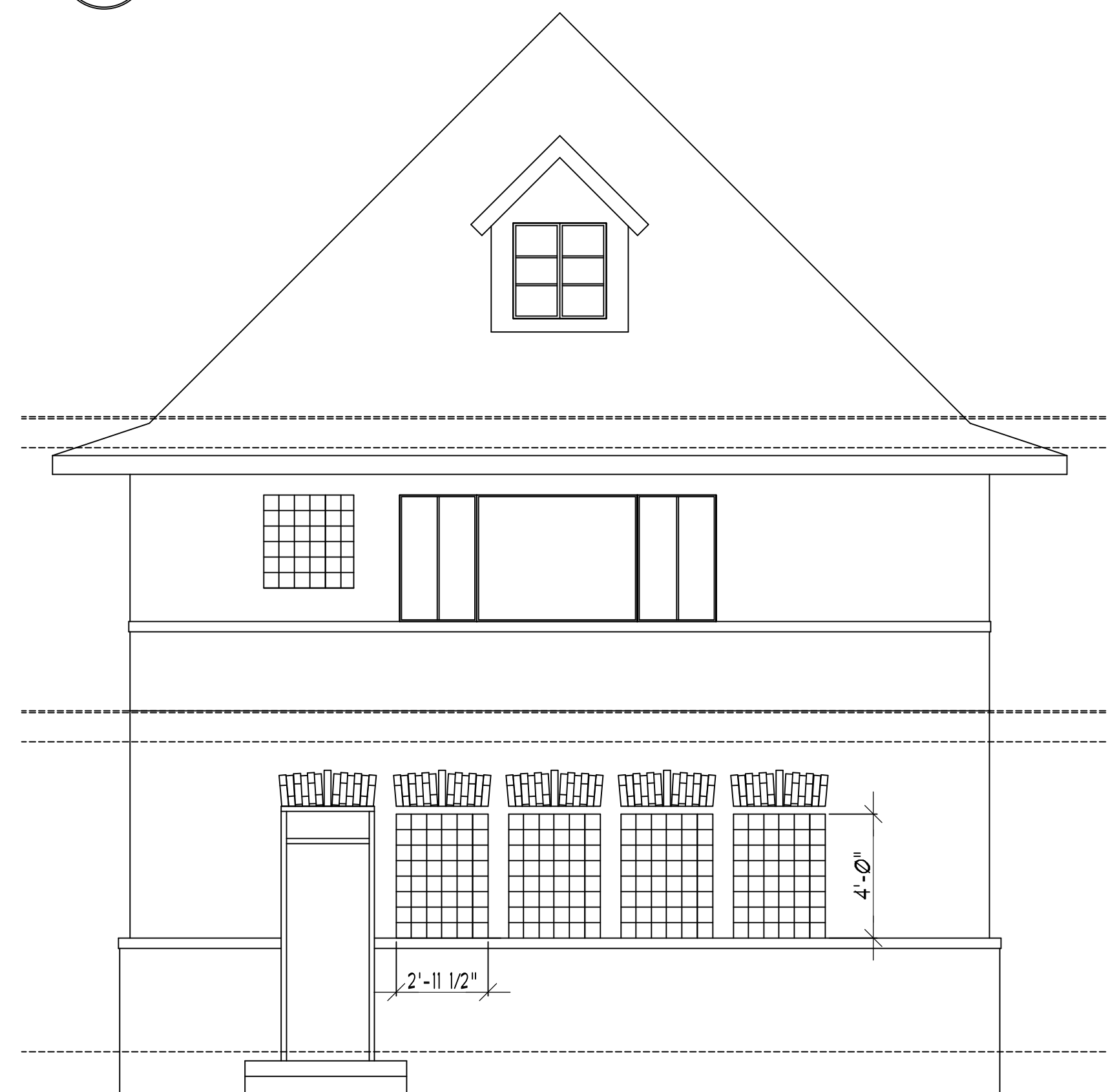






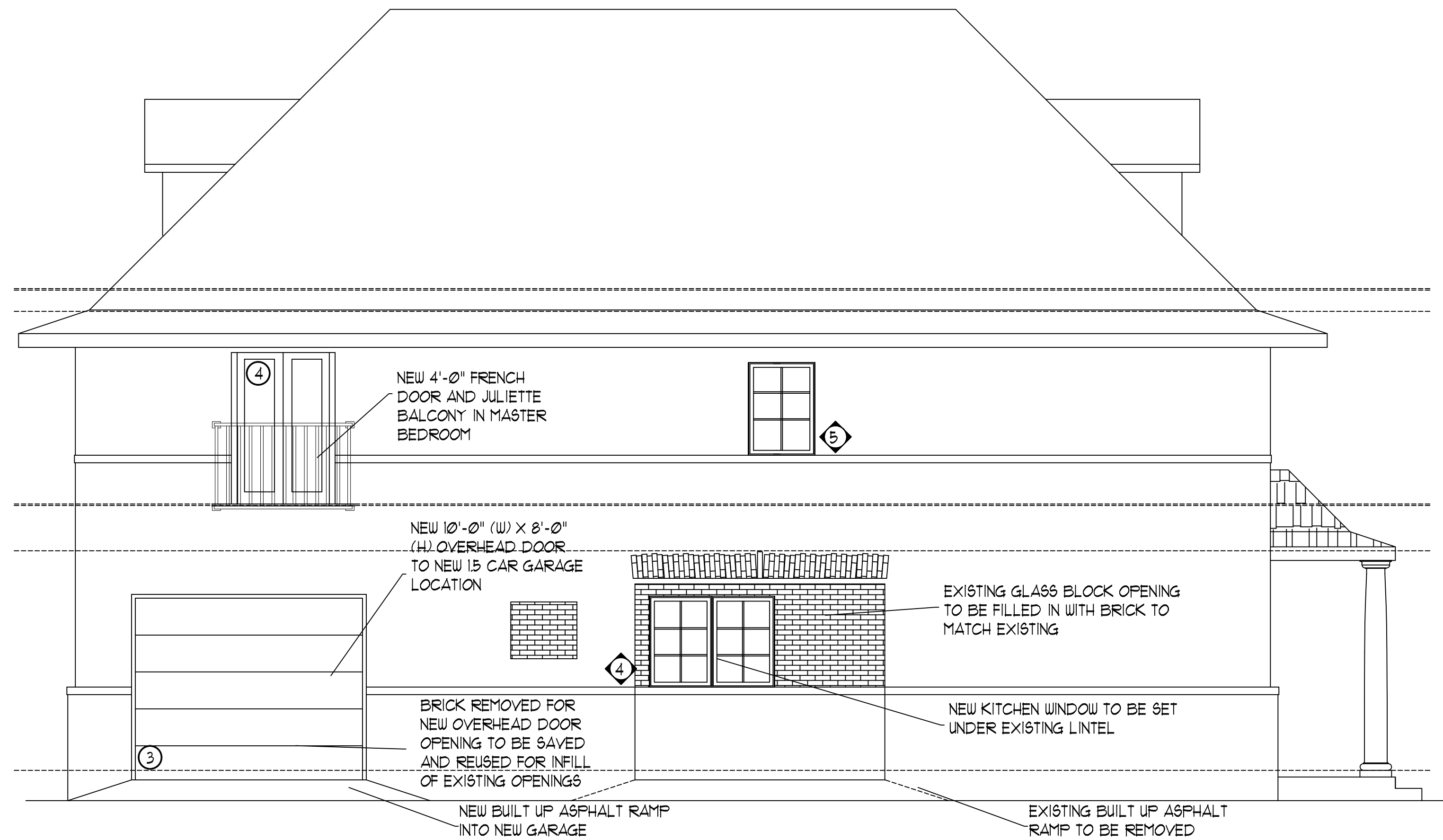
NORTH ELEVATION

2 PROPOSED ELEVATIONS  
HP-3 SCALE: 1/4" = 1' - 0"

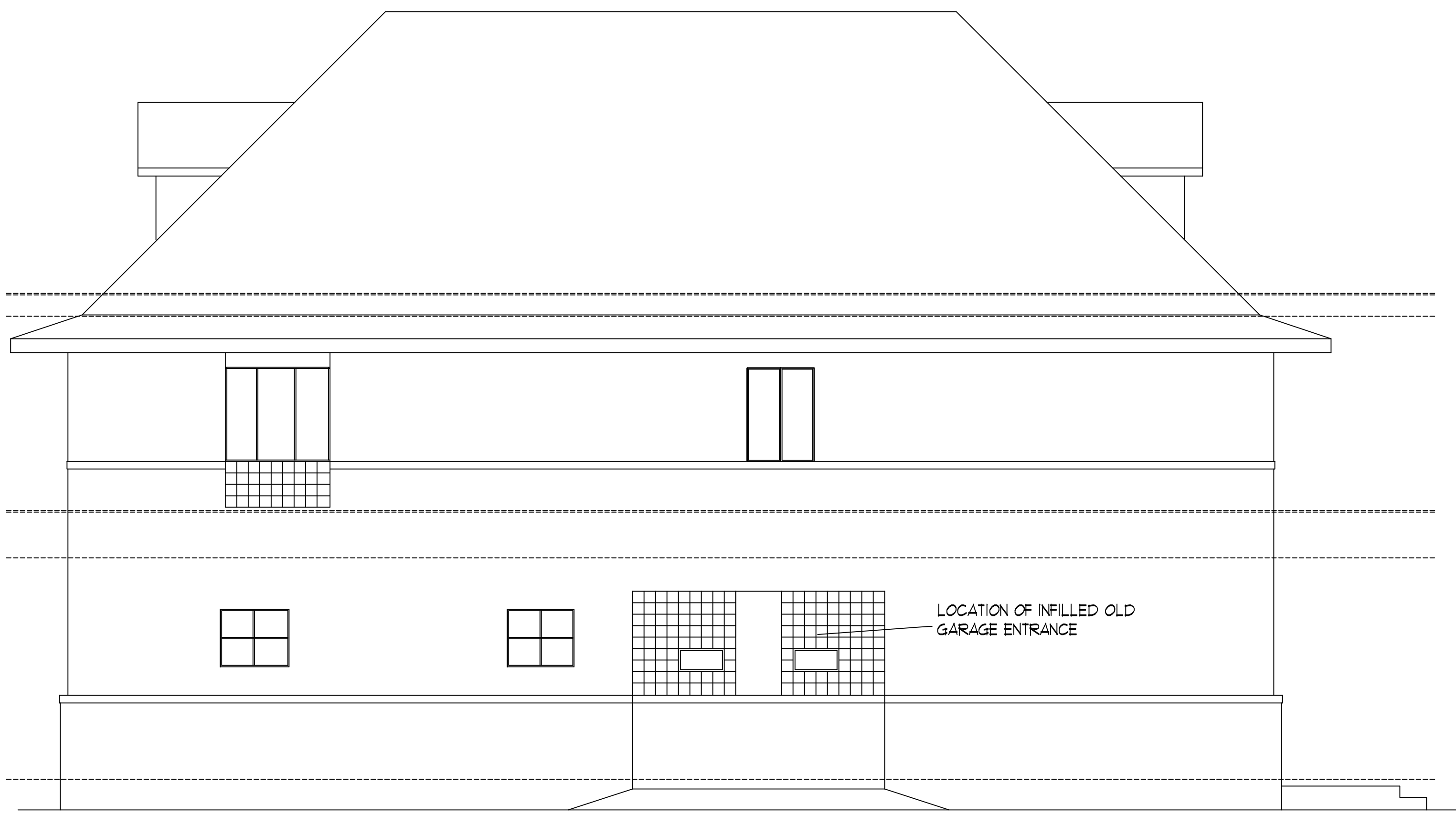


NORTH ELEVATION

1 EXISTING ELEVATIONS  
HP-3 SCALE: 1/4" = 1' - 0"



EAST ELEVATION



EAST ELEVATION



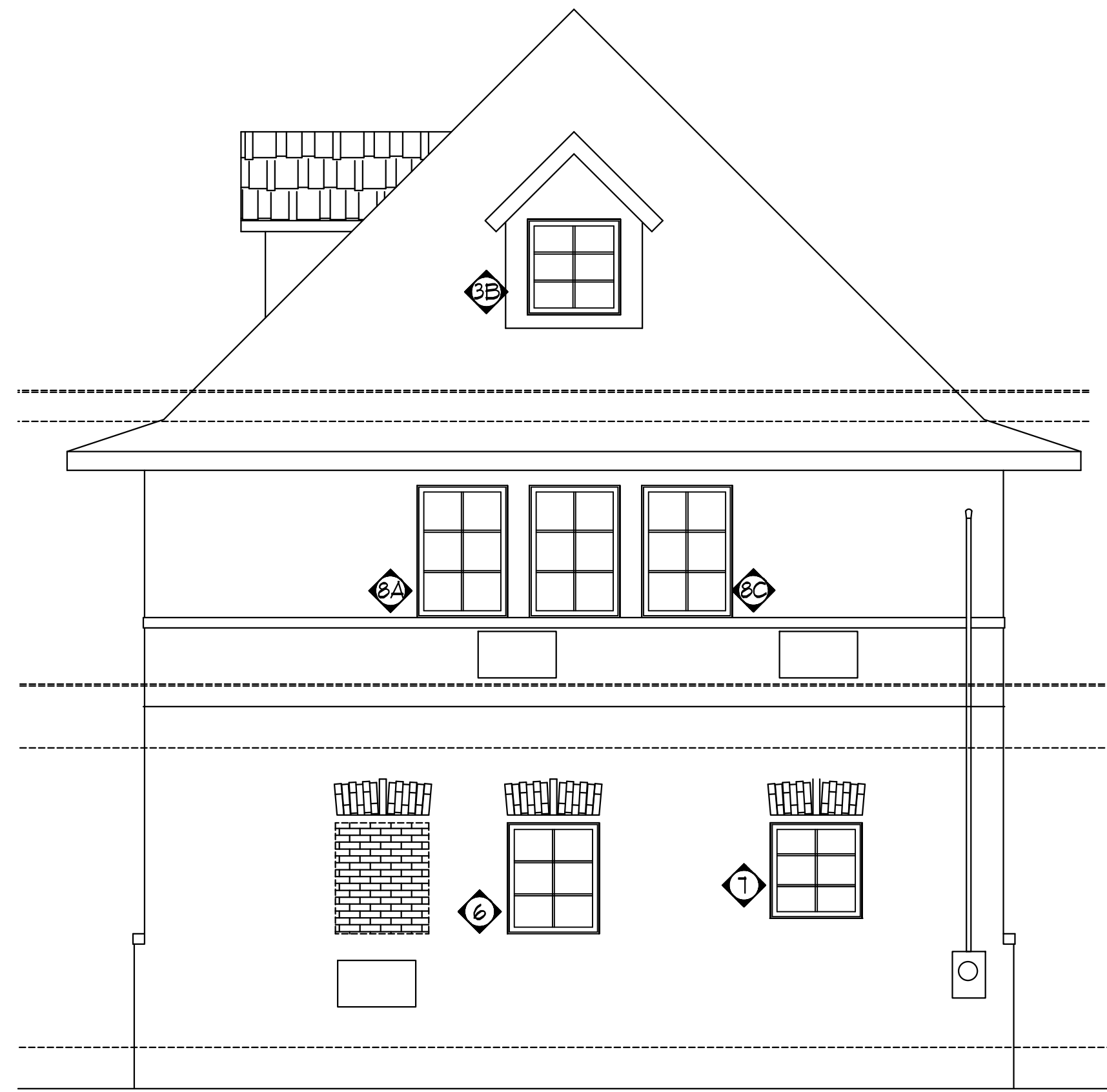
INTERIOR/ EXTERIOR RENOVATION  
318 GREENLEAF STREET  
EVANSTON, ILLINOIS 60202

ELEVATIONS FOR PRESERVATIONS BOARD

SYNERGY DESIGN GROUP LLC  
2181 N. STONEHEDGE COURT  
ROUND LAKE BEACH, ILLINOIS 60073  
MOBILE: 847-343-8284 BUSINESS: 224-643-7695

DATE	REVISION
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HP-3



SOUTH ELEVATION

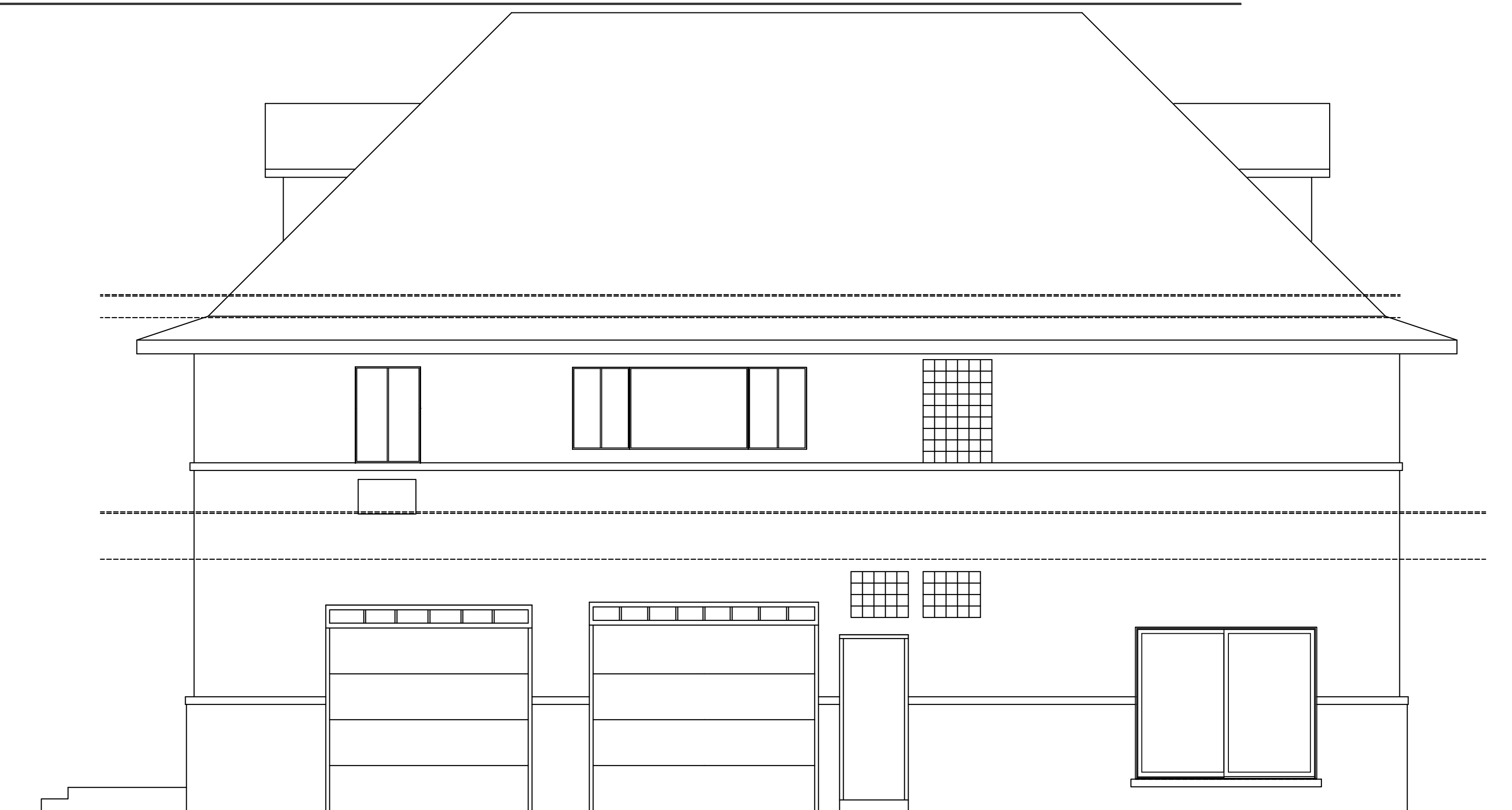


WEST ELEVATION

2 PROPOSED ELEVATIONS  
HP-4 SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION



WEST ELEVATION

1 EXISTING ELEVATIONS  
HP-4 SCALE: 1/4" = 1' - 0"



INTERIOR/ EXTERIOR RENOVATION  
318 GREENLEAF STREET  
EVANSTON, ILLINOIS 60202

ELEVATIONS FOR PRESERVATIONS BOARD

SYNERGY DESIGN GROUP LLC  
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DATE	REVISION
09.16.24	DRAWN
	JG
	CHECK'D

HP-4

<b>PRESERVATION COMMISSION DETERMINATION OF SPECIAL USES AND VARIATIONS</b>	<b>Application #: 24PRES-0138</b> <b>COA Approved:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Case was continued to allow additional study of the pattern of fenestration.	
Address: <u>318 Greenleaf Street</u> Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Within Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <input checked="" type="checkbox"/> Lakeshore <input 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> Spare coach house which approaches the Prairie Style that has been converted to single-family use. Designed in 1897 by prominent architect Myron H. Hunt. Landmark designated under criterion A4 (Exemplification of design) and A5 (Significance of architect). Subsequently subdivided from its previous landmark designation but the structure remains a contributing property to the integrity of the Lakeshore Historic District.	
<b>Proposed Special Use or Variation:</b> Relief from the maximum permitted building lot coverage of 30.7% where 30% is the maximum permitted (Code Section 6-8-2-7) and open off-street parking location (Code Section 6-8-2-12).		
<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; <b><u>or</u></b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" 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; <b><u>and</u></b>	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Comments/Recommendations:</b> The proposed variation related to increase in building lot coverage above the maximum permitted, allows for a modestly sized portico that is compatible with the associated standards for construction and is appropriate in the interest of the purposes of the Historic Preservation Ordinance. The portico is sympathetic to the existing structures design vocabulary, creates a more appropriate relationship between the structure and the sidewalk/street frontage, and introduces evidence of the structures evolution and history as a former coach house converted to single-family use. The location of open off-street parking has no material connection to historic preservation but does not adversely affect the integrity of the district, nor the adjacent landmark designated lot to which the coach house was originally part of.  The Commission recommends approval of the requested variations.		
Recommendation Made: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date <u>10/08/2024</u> <b>Positive Recommendation</b> Vote: <u>11</u> for <u>0</u> against <u>0</u> Abstained	Historic Preservation Authority: <b>Cade W. Sterling</b>	



# MAJOR VARIATION APPLICATION

CASE #: 24ZMJV-0037

REC'D 09-06-24

zoning office use only

REVISED 09-20-24

## 1. PROPERTY

Address 318 GREENLEAF STREET

Permanent Identification Number(s):

PIN 1: 11-19-216-021-0000 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: Jon Gowan

Organization: SYNERGY DESIGN GROUP LLC

Address: 241 N. STONEHEDGE COURT

City, State, Zip: ROUND LAKE BEACH IL, 60073

Phone: Work:                      Home:                      Cell/Other: 847-343-8284

Fax: Work:                      Home:                     

E-mail: SYNERGYDESIGNGROUP@YAHOO.COM

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: 318 Greenleaf LLC

Address: 3555 Howard St

City, State, Zip: Skokie, IL 60076

Phone: Work: 847-763-0333 Home:                      Cell/Other:                     

Fax: Work: 847-763-0334 Home:                     

E-mail: synergydesigngroup@yahoo.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."

George Keltos Jane Nole  
Property Owner(s) Signature(s) -- REQUIRED

09/05/24  
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."

J. Gowan  
Applicant Signature REQUIRED

09-04-2024  
Date



## 5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form                |  |
| <input checked="" type="checkbox"/> | Plat of Survey  | Date of Survey: <u>06/11/2024</u>      |
| <input checked="" type="checkbox"/> | Project Site Plan   | Date of Drawings: <u>09/09/2024</u>    |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) |  |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis                               |  |
| <input checked="" type="checkbox"/> | Proof of Ownership  | Document Submitted: _____              |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees)                           | Amount \$ _____ plus Deposit Fee \$150 |

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

### Plat of Survey

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

### Site Plan

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

### Plan or Graphic Drawings of Proposal

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

### Proof of Ownership

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

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

### Non-Compliant Zoning Analysis

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

### Application Fee

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

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

**6. PROPOSED PROJECT**

A. Briefly describe the proposed project:

SEE ATTACHED

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	(B) Requirement to be Varied	(C) Requested Variation
(ex. "6-8-3-4")	(ex. "requires a minimum front yard setback of 27 feet")	(ex. "a front yard setback of 25.25 feet")
<b>1</b>		
<u>6-8-2-7</u>	_____ - Maximum permitted amount of lot coverage _____ _____ is 30% of lot area or 1,493.4 sq. ft.	Proposed shows 30.7% of lot coverage or 1,530 sq. ft. The variation request is for 36.6 sq. ft. beyond allowable.

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

<b>2</b>		
<u>6-8-2-12</u> <u>6-4-6-3</u> TABLE <u>4-B, 19</u>	_____ Open parking is required to be within _____ _____ 30' of rear property line or alley	A variation of 16'-3" to the allowable 30'-0" to allow one open parking space in the west interior yard.
<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?

Due to the non-conforming lot size in combination with the current zoning requirements, the structure is over in both lot coverage and impervious surfaces. The variation request is minimal and the proposed changes will benefit the surrounding properties by increasing the value of the subject property.

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.

All of the proposed changes to the structure will increase the value and curb appeal to be more in line with the surrounding context.

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.

If the parking variation is not granted, it would require the removal of a shared portion of driveway with the neighboring property. This will break a previous maintenance agreement with the neighbor and completely eliminate the opportunity to park more than 1 car on premises.

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.

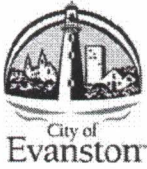
(b) It is in the interest of the owner's to improve the curb appeal of a property that currently lacks the character of the surrounding context. The proposed improvements will increase the curb appeal and value of the structure to be more in line with the surrounding properties.

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

In its current state, the front entry is non-descript and covered by an overgrown maple tree and juniper bushes. The front entry does not feed the first floor but provides access to the second-floor spaces. The relocation of the front entry is in response to a new open concept layout on the first floor. The new front entry will be accented with the new canopy roof structure designed to match the existing roof and trim style.

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

- After multiple iterations on the renovation of the structure, the best plan revolved around
- creating a new, defined front entry location that fed into the new open concept layout of the
- home. The new front entry roof will provide a much needed cover for the visitors while
- enhancing the curb appeal.



## City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

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

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

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

\_\_\_\_\_ Synergy Design Group LLC \_\_\_\_\_  
 \_\_\_\_\_ Juan Gonzalez \_\_\_\_\_  
 \_\_\_\_\_ 2181 N. Stonehedge Ct. \_\_\_\_\_  
 \_\_\_\_\_ Round lake beach, Il. 60073 \_\_\_\_\_  
 \_\_\_\_\_ (847) 343-8284 Cell \_\_\_\_\_

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.)

\_\_\_\_\_ 318 Greenleaf LLC \_\_\_\_\_  
 \_\_\_\_\_ 3555 Howard Street \_\_\_\_\_  
 \_\_\_\_\_ Skokie, Il. 60076 \_\_\_\_\_  
 \_\_\_\_\_ (847) 456-3937 cell \_\_\_\_\_

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  X  above, or indicated below.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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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## Proposed project

A. The owner's propose a renovation to the current layout at 318 Greenleaf.

One of the biggest concerns with the current layout, was the fact that the front entry door did not provide access to the first floor, It leads to the front staircase servicing the second floor.

As a result of the new layout, the front entry door will be relocated to the center of the east façade. Along with relocating the front entry door, we propose a new window pattern on either side of the entry door that will create a new rhythm of fenestration from grade up to the attic dormer. In an attempt to provide shelter from the elements and to add a nice architectural feature that matches the existing roof type to the main façade of the structure.

The proposed layout shifts the garage to the south-east corner of the structure and will be fed from the alley. This shift allows the main entertaining areas to be closer to the front entry. The location of the previous overhead doors will be infilled with windows and a sliding door to the patio.

## TRUSTEE'S DEED

This indenture made this 24TH day of JUNE, 2024 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 7TH day of MAY, 1963 and known as Trust Number: 1060 party of the first part, and

318 GREENLEAF LLC, AN ILLINOIS LIMITED LIABILITY COMPANY party of the second part,

Reserved for Recorder's Office

whose address is:  
3555 HOWARD ST., SKOKIE, IL 60076

**WITNESSETH**, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN**

Property Address: 318 GREEN LEAF ST., EVANSTON, IL 60202

Permanent Tax Number: 11-19-216-021-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

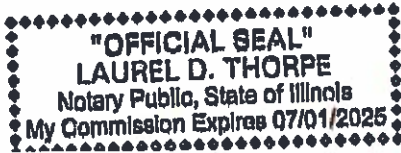
By: *Ryan O'Reilly*  
Ryan O'Reilly - Assistant Vice President

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 24TH day of JUNE, 2024.



*Laurel D. Thorpe*  
NOTARY PUBLIC

This instrument was prepared by:

CITY OF EVANSTON 008756

Ryan O'Reilly  
CHICAGO TITLE LAND TRUST COMPANY  
10 S. LaSalle Street  
Suite 2750  
Chicago, IL 60603

REAL ESTATE TRANSFER TAX  
PAID JUN 27 2024

DATE:

AMOUNT: \$2825.<sup>00</sup> Agent: LB

AFTER RECORDING, PLEASE MAIL TO:

NAME Maeve Degan, Esq.

ADDRESS 216 W. Higgins Rd.

CITY, STATE Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

NAME 318 Greenleaf LLC

ADDRESS 3555 Howard Street

CITY, STATE Skokie, IL 60076

**LEGAL DESCRIPTION**

THAT PART OF LOTS 1 AND 2 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE NORTH LINE OF LOT 1, 54.41 FEET WEST OF THE NORTH EAST CORNER THEREOF AND EXTENDING TO A POINT IN THE SOUTH LINE OF SAID LOT 2, 54.18 FEET WEST OF THE SOUTH EAST CORNER THEREOF, IN BLOCK 3 IN WHITE'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



# CHICAGO TITLE & TRUST.

## CASH ESCROW TRUST AGREEMENT

Chicago Title and Trust Company, as Escrow Trustee  
5215 Old Orchard, #400  
Skokie, IL 60077  
Phone: (847)677-3410 Fax: (847)673-0645

Date: July 2, 2024  
Escrow No.: 24GND368225SK

Commitment No.: 24GND368225SK

Seller: Devon-North Town State Bank, as Trustee under Trust Agreement dated May 7, 1963 known as Trust Number 1060

Purchaser: 318 Greenleaf LLC

Property Address: 318 Greenleaf St., Evanston, IL 60202-1327

1. The undersigned seller and purchaser (or representatives) hereby authorize Chicago Title and Trust Company to make disbursements for the sale of the subject property in accordance with the signed

Escrow Trust Disbursement Statement

OR

Escrow Receipt and Disbursement Authorization and RESPA attached hereto.

2. It is expressly understood, that Chicago Title and Trust Company does not represent either seller or purchaser; further Chicago Title and Trust Company is acting solely as an escrow trustee for disbursement of funds deposited herein and closing of the sale transaction, all in accordance with this escrow trust agreement.
3. The undersigned hereby direct you to make the above-referenced disbursements only when the following conditions are satisfied:

A. You have received funds by either wire transfer, cashier's or certified checks. NOTE: Some restrictions and additional fees may be applicable in the event Chicago Title and Trust Company is asked to wire transfer any disbursements;

B. You have received transfer documents in a form satisfactory to seller and purchaser;

C. You have received clearance documentation (including but not limited to ALTA, survey, payoff letters, tax bills, etc.) sufficient to permit Chicago Title Insurance Company to issue its regular form of owner's title insurance policy insuring 318 Greenleaf LLC in the amount of Five Hundred Sixty-Five Thousand And No/100 Dollars (\$565,000.00) subject only to the following title exceptions shown in the above-referenced order number:

subject only to those exceptions shown on the commitment attached hereto.

OR

D. You have received documentation sufficient to permit Chicago Title and Trust Company to issue the following endorsements to the owner's title insurance policy referenced above:

SE 287 - Policy Modification 4

E. You have received from the seller a 1099 solicitation/certification of exemption and/or a copy of the FIRPTA affidavit given to the purchaser.

NOTE: This form of escrow trust agreement is to be used for cash transactions with immediate disbursement only. If disbursement does not take place the same day, deed and money escrow trust instructions should be used.

## CASH ESCROW TRUST AGREEMENT

(continued)

4. When you have made the above-referenced disbursements, the undersigned hereby direct you to:
  - A. Record the transfer documents;
  - B. Obtain releases for any liens paid from funds deposited herein and deliver recorded releases and canceled mortgage documents to Devon-North Town State Bank, as Trustee under Trust Agreement dated May 7, 1963 known as Trust Number 1060.
  - C. Issue the above-referenced owner's title insurance policy and deliver same to 318 Greenleaf LLC.

In the event the conditions set forth herein are not satisfied for any reason on the date this agreement is executed, you are to immediately return all funds and documents given to you in accordance with Section 3 above ("deposits") to the party who delivered them to you at once. In such case this escrow trust agreement shall be considered null and void.

NOTE: If the parties hereto wish to leave their deposits with Chicago Title and Trust Company until such a time as the transaction can be closed, separate deed and money escrow trust instructions should be prepared and executed to govern the transaction.

5. The following Chicago Title and Trust Company and Chicago Title Insurance Company charges shall be paid from seller's funds: State and County transfer stamps, releases recorded to clear seller's title, owner's title insurance policy, escrow fee and .
6. The following Chicago Title and Trust Company and Chicago Title Insurance Company charges shall be paid from purchaser's funds: transfer stamps, recording the deed, escrow fee and .
7. Escrow Trustee will deposit and hold Escrow Funds in an escrow account, together with similar funds from other transactions, at a FDIC insured trust company, bank, savings bank, savings association, or other financial services entity. It is understood and the parties hereby consent to Escrow Trustee depositing or transferring Escrow Funds into an interest-bearing escrow account, and that any interest earned, or other financial benefits received, on such account(s) shall be retained by Escrow Trustee.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**SELLER(S):**

Devon-North Town State Bank, as Trustee under Trust Agreement dated May 7, 1963 known as Trust Number 1060

\_\_\_\_\_ Date

BY: \_\_\_\_\_

### CASH ESCROW TRUST AGREEMENT (continued)

**PURCHASER(S):**

318 Greenleaf LLC

BY: Lucia Male  
Lucia Male, Manager

7/3/2024

Date

BY: George Kallis  
George Kallis, Manager

7/3/2024

Date

**ACCEPTED:**

Chicago Title and Trust Company, as Escrow Trustee

[Signature]  
Signature

7/3/24  
Date

By: Emilee Spill  
Print Name

Its: Clon  
Print Title



**CHICAGO TITLE & TRUST**5215 Old Orchard, #400  
Skokie, IL 60077  
Phone: (847)677-3410 / Fax: (847)673-0645**INFORMATION COLLECTION FORM**

Order No.: 24GND368225SK  
 Escrow Officer: Emina Gjeka (Emina.Gjeka@ctt.com)  
 Buyer/Borrower: 318 Greenleaf LLC  
 Purchase Price: \$565,000.00  
 Property: 318 Greenleaf St., Evanston, IL 60202-1327  
 Est. Close Date: July 3, 2024

In order to complete the processing of this transaction we need additional information. This form must be completed in its entirety and returned prior to closing. Failure to provide all the information requested will result in a delay at closing.

Name of Purchasing Entity: 318 Greenleaf LLC		
Employer Identification No.: 993406068	Check here if entity does not have an EIN: <input type="checkbox"/>	
Address: 3555 Howard St		
City: Skokie	State: IL	Zip: 60076
The purchasing entity is a business whose common stock or analogous equity interests are listed on a securities exchange regulated by the Securities Exchange Commission or a self-regulatory organization registered with the SEC or is solely owned by such a business.	Yes: <input type="checkbox"/> Symbol: _____ No: <input checked="" type="checkbox"/>	If yes, skip to the signature line. Simply sign and return the Form to the Company.

Enter the information of the person authorized to conduct business on behalf of this entity:

Full Legal Name: Lucia Nale		
This person directly or indirectly, own a Twenty Five Percent (25%) or more of the equity interests of the Purchasing Entity?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>List all persons who directly or indirectly, owns a Twenty Five Percent (25%) or more of the equity interests of the Purchasing Entity beginning on page 2.</i>		
U.S. Taxpayer Identification No. (required): 337662128	Check here if none: <input type="checkbox"/>	
Date of Birth: 02/25/1964		
Address: 4058 Fairway Dr		
City: Wilmette	State: IL	Zip: 60091 Country: USA

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

## INFORMATION COLLECTION FORM (continued)

List each individual who, directly or indirectly, owns Twenty Five Percent (25%) or more of the equity interests of the Entity purchasing the property:

<b>Full Legal Name:</b> Lucia Nale			
<b>Ownership percentage interest:</b>	50 %	<b>Date of Birth:</b>	02/25/1964
<b>U.S. Taxpayer Identification No. (required):</b> 337662128			
<b>Address:</b> 4058 Fairway Dr			
<b>City:</b> Wilmette	<b>State:</b> IL	<b>Zip:</b> 60091	<b>Country:</b> USA

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

<b>Full Legal Name:</b> George Kafkis			
<b>Ownership percentage interest:</b>	50 %	<b>Date of Birth:</b>	09-07-1961
<b>U.S. Taxpayer Identification No. (required):</b> 328600988			
<b>Address:</b> 4058 Fairway Dr			
<b>City:</b> Wilmette	<b>State:</b> IL	<b>Zip:</b> 60091	<b>Country:</b> USA

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

<b>Full Legal Name:</b>			
<b>Ownership percentage interest:</b>	%	<b>Date of Birth:</b>	
<b>U.S. Taxpayer Identification No. (required):</b>			
<b>Address:</b>			
<b>City:</b>	<b>State:</b>	<b>Zip:</b>	<b>Country:</b>

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

### INFORMATION COLLECTION FORM (continued)

List each individual who, directly or indirectly, owns Twenty Five Percent (25%) or more of the equity interests of the Entity purchasing the property:

<b>Full Legal Name:</b>
<b>Ownership percentage interest:</b> _____ % <b>Date of Birth:</b> _____
<b>U.S. Taxpayer Identification No. (required):</b>
<b>Address:</b>
<b>City:</b> _____ <b>State:</b> _____ <b>Zip:</b> _____ <b>Country:</b> _____

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

<b>Full Legal Name:</b>
<b>Ownership percentage interest:</b> _____ % <b>Date of Birth:</b> _____
<b>U.S. Taxpayer Identification No. (required):</b>
<b>Address:</b>
<b>City:</b> _____ <b>State:</b> _____ <b>Zip:</b> _____ <b>Country:</b> _____

Attach a legible copy of this person's Driver's License, passport or other government issued identification.

I declare that to the best of my knowledge the information I have furnished is true, correct, and complete.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**BUYER(S):**

318 Greenleaf LLC

BY: Lucia Male  
Lucia Male, Manager

7/3/2024  
Date

BY: George Kafis  
George Kafis, Manager

7/3/2024  
Date



# NOTICE OF SETTLEMENT AGENT RESPONSIBILITY REGARDING FIRPTA

Chicago Title and Trust Company  
5215 Old Orchard, #400  
Skokie, IL 60077  
Phone: (847)677-3410 Fax: (847)673-0645

**Date:** July 2, 2024  
**Escrow No.:** 24GND368225SK  
**Seller(s):** Devon-North Town State Bank, as Trustee under Trust Agreement dated May 7, 1963 known as Trust Number 1060  
**Buyer(s):** 318 Greenleaf LLC  
**Property:** 318 Greenleaf St. Evanston, IL 60202-1327

The Foreign Investment in Real Property Tax Act (FIRPTA), Title 26 U.S.C., Section 1445, and the regulations there under, provide in part, that a transferee (buyer) of a U.S. real property interest from a foreign person must withhold a statutory percentage of the amount realized on the disposition, report the transaction and remit the withholding to the Internal Revenue Service (IRS) within twenty (20) days after the transfer. Chicago Title and Trust Company will not determine nor aid in the determination of whether the FIRPTA withholding provisions are applicable to the subject transaction, nor act as a Qualified Substitute under state or federal law, nor furnish tax advice to any party to the transaction. Chicago Title and Trust Company will not determine nor aid in the determination of whether the transaction will qualify for an exception or an exemption and is not responsible for the filing of any tax forms with the IRS as they relate to FIRPTA, nor responsible for collecting and holding of any documentation from the buyer or seller on the buyer's behalf for the purpose of supporting a claim of an exception or exemption. Chicago Title and Trust Company is not an agent for the buyer for the purposes of receiving and analyzing any evidence or documentation that the seller in the subject transaction is a U.S. citizen or resident alien. Chicago Title and Trust Company is not responsible for the payment of this tax and/or penalty and/or interest incurred in connection therewith and such taxes are not a matter covered by the Owner's Policy of Title Insurance to be issued to the buyer. Chicago Title and Trust Company is not responsible for the completion of any IRS documents or related forms related to the referenced statute. The buyer is advised: they must independently make a determination of whether the contemplated transaction is subject to the withholding requirement; bear full responsibility for compliance with the withholding requirement if applicable and/or for payment of any tax, interest, penalties and/or other expenses that may be due on the subject transaction; and they are responsible for the completion of any and all forms, including but not limited to applicable IRS documentation, and the mailing of those forms. The Buyer is advised any forms, documents, or information received from Chicago Title and Trust Company is not tax or legal advice and should not be construed as such nor treated as a complete representation of FIRPTA requirements. Buyer should seek outside counsel from a qualified individual to determine any and all implications of the referenced statute.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**PURCHASER(S):**

318 Greenleaf LLC

BY: Lucia Hale  
Lucia Hale, Manager

7/3/2024  
Date

BY: George Kafkis  
George Kafkis, Manager

7/3/2024  
Date

## Chicago Title and Trust Company

5215 Old Orchard, #400, Skokie, IL 60077  
 Phone: (847)677-3410 | Fax: (847)673-0645

### MASTER STATEMENT

**Settlement Date:** July 3, 2024  
**Disbursement Date:** July 3, 2024

**Escrow Number:** 24GND368225SK  
**Escrow Officer:** Emina Gjeka  
**Email:** Emina.Gjeka@ctt.com

**Buyer:** 318 Greenleaf LLC  
 318 Greenleaf St.  
 Evanston, IL 60202-1327

**Seller:** Devon-North Town State Bank, as Trustee under Trust Agreement dated May 7, 1963 known as Trust Number 1060  
 318 Greenleaf St.  
 Evanston, IL 60202-1327

**Property:** 318 Greenleaf St.  
 Evanston, IL 60202-1327  
 Parcel ID(s): 11-19-216-021-0000

SELLER			BUYER	
\$	DEBITS	\$	CREDITS	
				<b>FINANCIAL CONSIDERATION</b>
		565,000.00		Sale Price of Property
			565,000.00	Deposit or earnest money
				Retained by @properties (\$28,745.00)
				<b>PRORATIONS/ADJUSTMENTS</b>
10,796.94				County Taxes
				01/01/24 to 07/03/24
				<b>TITLE &amp; ESCROW CHARGES</b>
	150.00			Title - Commitment Update Fee to Gryll Law
			25.00	Title - CPL Fee to Buyer to Chicago Title Insurance Company
	50.00			Title - CPL Fee to Seller to Chicago Title Insurance Company
			25.00	Title - E Recording and Service Fees to Chicago Title Company, LLC
	1,075.00		1,075.00	Title - Escrow Fees to Chicago Title and Trust Company
			150.00	Title - Policy Update Fee to Gryll Law
	3.00			Title - State of Illinois Policy Registration Fee to Chicago Title Company, LLC
	50.00			Title - Tax Payment Service Fee to Chicago Title Company, LLC
	100.00			Title - Wire Fee to Seller to Chicago Title and Trust Company
			50.00	Title - Wire Transfer Service Fee to Chicago Title and Trust Company
	2,815.00			Title - Owner's Title Insurance to Gryll Law / Chicago Title Company, LLC
			0.00	SE 287 - Policy Modification 4 to Chicago Title Company, LLC

SELLER			BUYER	
\$	DEBITS	\$ CREDITS	\$	DEBITS \$ CREDITS
		Policies to be Issued: Owners Policy Coverage: \$565,000.00 Premium: \$2,815.00 Version: ALTA Owner's Policy 2021		
		<b>GOVERNMENT CHARGES</b>		
		Recording Fees to Cook County Recorder	107.00	
282.50		County Transfer Tax (\$282.50) to MYDEC Cook County Transfer Stamps		
565.00		State Transfer Tax to MYDEC Cook County Transfer Stamps		
		<b>PAYOFFS</b>		
55,540.98		Payoff of First Mortgage Loan to Bank of America through 7/12		
		Total Payoff		55,540.98
		<b>MISCELLANEOUS CHARGES</b>		
9,631.56		2023 2nd Tax Installment to ACH Cook County Taxes		
		Buyer Attorney Fee to Robbins DiMonte, Ltd.	1,000.00	
28,745.00		Commission to @properties		
8.00		Duplicate tax bill fee to ACH Cook County Taxes		
2,825.00		Evanston Transfer Stamp to Gryll Law		
545.00		Land Trust Fees to Chicago Title Land Trust Company		
450,827.02		Proceeds to Alberta "Betty" Griswold		
40.00		Reimburse for overnight fees to Gryll Law		
950.00		Seller Attorney Fee to Gryll Law		
		Survey to Professionals Associated Survey, Inc. \$750.00 paid outside closing by Seller		
565,000.00	565,000.00	<b>Subtotals</b>	567,432.00	40,796.94
		<b>Balance Due FROM Buyer</b>		<b>526,635.06</b>
565,000.00	565,000.00	<b>TOTALS</b>	567,432.00	567,432.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

Devon-North Town State Bank, as Trustee under Trust Agreement dated May 7, 1963 known as Trust Number 1060

BY: \_\_\_\_\_

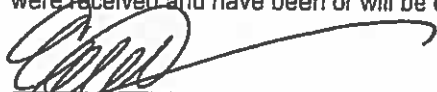
BUYER:

318 Greenleaf LLC

DocuSigned by:  
 BY: Lucia Male  
 Lucia Male, Manager

BY: George Kafis  
 George Kafis, Manager

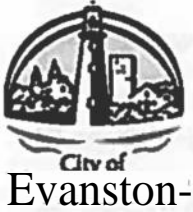
To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Chicago Title and Trust Company  
Settlement Agent



**UPDATE 09-20-24:** Revised plan dated 09-16-24 removed the Juliette balcony previously shown on the east side.



**Zoning Analysis Summary**

Review Date: 08-06-24  
By: Michael Griffith, Planner

**Case Number:**

**Case Status/Determination:**

24ZONA-0101-318 GREENLEAF STREET

**NON-COMPLIANT**

**Applicant:** Juan Gonzalez

**Plans prepared by:** Synergy Design Group, LCC

**Plans dated:** 07-25-24

**Survey dated:** 06-13-24

**District:** R1, Lakeshore Historic District

**Proposal:**

Remove front stoop and walk, construct new roofed/covered stoop and front walk, relocate garage entrance from west side to east side of residence (alley side), construct a Juliette balcony on east elevation (alley side) and dormer at attic level on west elevation.

**Non-compliant:**

Code Section	Proposed and Required	Recommendation
6-S-2-7	Maximum permitted amount of building lot coverage is 30% of lot area, 1493.4 sf;  30.7%, 1530 sf proposed (30.3%, 1508 sf existing)	Apply for a major variation OR revise into compliance
6-8-2-12, 6-4-6-3, Table 4-B.19	Open parking is required to be located within 30' of the rear property line or alley;  Open parking proposed in the west interior side yard more than 30' from the rear property line or alley.	Apply for a major variation, see comment #6.c below

**Comments:**

- 1, If your project is within 25r of a tree or requires tree removal, a Tree Preservation Permit is required. If you have questions about this process, please contact Angela Levernier at [alevernier@cityofevanston.org](mailto:alevernier@cityofevanston.org).
2. **Preservation review:**



- a. Property is located within the local Lakeshore Historic District, plan shows alterations to the exterior of the residence.
  - b. Please reach out to Cade Sterling, Planner, csterling@cityofevanston.org, 847-448-8231, for preservation review requirements.
3. **Right-of-way review:**
- a. Proposed plan includes a Juliette balcony on the east elevation extending over and into the public alley right-of-way as well as altering the alley grade.
  - b. Please reach out to Jason Krohn, Senior Project Manager Permits/Utilities, jkrohn@cityofevanston.org, 847-448-8031, for work within a public right-of-way.
4. The curb cut and driveway off Greenleaf Street straddles the property line between 318 Greenleaf Street and 1045 Judson Avenue. The plat does not show an ingress/egress easement. Is there an agreement in place between the two properties regarding access, maintenance?
5. Given the alley is constrained on both sides by structures on the alley right-of-way line (residence/garage entrance on one side and a fence on the other side), is there adequate space to maneuver a vehicle into/out of the proposed enclosed garage?
6. **As proposed, approval of a major variation is required to increase building lot coverage and for an open parking pad location in the west interior side yard, the Land Use Commission is the determining body.**
- a. **Variations may or may not be granted.**
  - b. **Building lot coverage:** I think it is reasonable to request a variation to increase building lot coverage as proposed given the substandard R1 zoning district lot size, proposed coverage is a very small increase from existing, and the additional coverage is triggered by a reasonably sized open/roofed front porch. Generally, open/front porches are viewed positively in the community.
  - c. **Open parking location:** Proposed plan maintains 2 required off-street parking spaces with one space being an open parking pad located at the end of the existing driveway in a non-compliant location within the west interior side yard.
    - i. Alternative: Remove the driveway within the west interior side yard while maintaining what is needed to maintain access for the property to the west. However, this option eliminates a required parking space triggering a variation to reduce required parking from 2 to 1.
    - ii. I do not have a sense of which option would be more acceptable to the Land Use Commission.
7. **BEFORE applying for a major variation, please reach out to the staff noted above to resolve any issues/concerns they may have.**

<b>Principal Use and Structure: Dwelling – Single-Family detached</b>	
6-8-2-3	<p>Use: Compliant</p> <p>Standard: Dwelling – Single-family detached  Existing: Dwelling – Single-family detached  Proposed: No change</p>
6-8-2-6	<p>Lot width: Compliant</p> <p>Standard: 35.0'  Existing: 54.4'  Proposed: No change</p>
6-8-2-5	<p>Lot size: Legal non-conforming</p> <p>Standard: 7200 sf  Existing: 4978 sf  Proposed: No change</p>
6-8-2-7	<p><b>Building Lot Coverage: Non-compliant</b></p> <p>Standard: 30.0% of lot area, 1493.4 sf  Existing: 30.3%, 1508 sf  Proposed: 30.7%, 1530 sf</p> <ul style="list-style-type: none"> <li>▪ Proposed roofed/covered front entry/stoop is treated as an open front porch, 50% of measured area counts towards building lot coverage.</li> </ul>
6-8-2-10	<p>Impervious Surface Coverage: Compliant</p> <p>Standard: 45.0% of lot area, 2240.1 sf  Existing: 58.4%, 2905 sf  Proposed: 57.9%, 2883 sf</p> <ul style="list-style-type: none"> <li>▪ Existing impervious surface coverage exceeds the permitted amount, proposed coverage is reduced.</li> </ul>
	<p>Building Height: NA</p>
6-4-1-9	<p>Yards (Setbacks) to open front porch:</p> <p>Front, north: Compliant  Standard: 20.3', not exceed 7' in depth, and provide min. 10' front yard setback  Existing:  Proposed: 21.0', 4' in depth, 10'+ front yard provided</p> <p>Interior Side, west: NA</p> <p>Interior Side, east: NA</p>

	<p>Rear, south: NA</p> <ul style="list-style-type: none"> <li>▪ An open front porch is permitted to obstruct up to 25% into the required front yard setback, not exceed 7' in depth, and provide a minimum 10' front yard setback.</li> <li>▪ The minimum required front yard setback to the residence is 27'.</li> <li>▪ <math>27 * 0.75 = 20.25'</math></li> </ul>
<b>Parking Requirement:</b>	
6-16-2, Table 16-B	<p>Use 1: Dwelling – Single-family detached Standard: 2 Existing: 2 (enclosed) Proposed: 2 (1 enclosed and 1 open)</p> <p>Total Required: Compliant Standard: 2 Existing: 2 (enclosed) Proposed: 2 (1 enclosed and 1 open)</p> <ul style="list-style-type: none"> <li>▪ Application indicates 2 open and 2 enclosed parking spaces are existing.</li> </ul>
6-8-2-12	<p>Access: Compliant</p> <p>Standard: Alley Existing: Street Proposed: Street and Alley</p>
6-16-2-5	<p>Vertical Clearance: Compliant</p> <p>Standard: 7.0' Existing: Proposed: 8.0'</p>
6-8-2-12, 6-4-6-3, Table 4-B.19	<p><b>Location: Non-compliant</b></p> <p>Standard: Enclosed or open parking located within 30' of the rear property line or alley.</p> <p>Existing: Enclosed</p> <p>Proposed: 1 space enclosed and 1 open parking space located in the west interior side yard where driveway terminates at the residence.</p> <ul style="list-style-type: none"> <li>▪ A driveway is required to lead to a zoning compliant parking space/pad which is either a garage (attached or detached) or to an open parking pad located within 30' of the rear property line or alley. Zoning Code Section 6-4-6-3, Table 4-B.19.</li> <li>▪ Eliminating the enclosed garage spaces on the west side of the residence creates an open parking pad where the driveway terminates, a non-compliant location.</li> </ul>

<b>Miscellaneous:</b>	
6-8-1-8	<p>Dormers (Location, Length): Compliant</p> <p>Standard: Side dormer(s) in total not to exceed 30% of the length of the side wall and not be located within the 20% of the length of the side wall closest to the front façade.</p> <p>Existing:</p> <p>Proposed: &lt;30% of the length of west side wall and &gt;20% away from front façade</p> <ul style="list-style-type: none"><li>▪ Dormer above the 2<sup>nd</sup> story proposed on west elevation. The plan does not provide dimensions but as drawn the length and location are compliant.</li></ul>

# **NOTICE OF A PUBLIC HEARING**

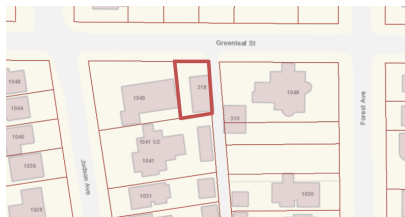
## **Evanston Land Use Commission**

**Wednesday, November 13, 2024, 7:00 pm**

**Morton Civic Center, 2100 Ridge Ave.**

**Council Chambers**

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



### **Major Variation | 318 Greenleaf Street | 24ZMNV-0037**

John Gonzalez, applicant, submits for a Major Variation requesting building lot coverage of 30.7% where 30% is the maximum coverage permitted (Section 6-8-2-7) and to establish open parking located more than 30' from the rear property line or alley on the existing driveway in the west interior side yard where open parking is required to be located within 30' of the rear property line or alley (Section 6-4-6-3, Table 4-B.19), in order to construct a roof/canopy over a new front entry, eliminate the existing interior garage parking spaces on the west side of the structure, create one interior garage space on the east side of the structure off the alley, and establish open parking on the existing driveway in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Code. PIN: 11-19-216-021-0000.

*Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: <https://bit.ly/lucpubliccomment>. Information about the Land Use Commission is available online at [www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission](http://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission). Questions can be directed to Michael Griffith, Planner, at 847-448-8155 or via e-mail at [mgriffith@cityofevanston.org](mailto:mgriffith@cityofevanston.org). The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-866-5095 (TDD). La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847-448-4311 (voz) o 847-866-5095 (TTY).*