AGENDA
Land Use Commission
Wednesday, May 28, 2025 | 7:00 PM
Lorraine H. Morton City Hall, James C. Lytle City Council Chambers , Second Floor
909 Davis Street

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

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condition (Section 6-8-2-8 (A)(3), and a rear-yard setback of 5’ where 30’ is required and 28’ is the existing legally non-conforming condition (Section 6-8-2-8 (A)(4). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN:10-13-403-027-0000
1630 Ashland Ave - Major Variations

4. COMMUNICATIONS

5. PUBLIC COMMENT

6. ADJOURNMENT

The next Evanston Land Use Commission meeting is scheduled to be held on **Wednesday, June 11, 2025, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton City Hall.

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TYY). 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).

MEETING MINUTES

LAND USE COMMISSION
Wednesday, January 22nd, 2025
7:00 PM
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present:George Halik, Kiril Mirintchev, Chair Matt Rodgers, Myrna Arevalo, Jeanne Lindwall, Darush Mabadi

Members Absent: Max Puchtel, Brian Johnson, Jameika Mangum

Staff Present: Neighborhood Land Use Planner Meagan Jones, Senior Housing Planner Uri Pachter, Planning Manager Liz Williams, Community Development Director Sarah Flax

Presiding Member: Matt Rodgers

I. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Rogers called the meeting to order at 7:01pm

The Chair noted that hearings regarding the Comprehensive General Plan and Zoning Ordinance would differ from regular meetings. These hearings aimed to collect testimony from residents and business owners on the proposed documents.

The meeting focused on the zoning ordinance at a high level rather than specific details. The purpose was to provide staff with input before presenting a final draft to the Commission.

On January 29, the Commission would reconvene to discuss the Comprehensive General Plan, providing direction to staff and answering their questions. This feedback would help finalize the second draft of the Comprehensive Plan.

The Chair invited the Deputy City Manager, Steve Ruger, to address the timeline for these discussions. Mr. Ruger acknowledged that he was still getting oriented in his new role with the city and thanked the Commission for their time and feedback. He addressed the timeline issue, stating that the feedback received at last week's meeting was more extensive than expected. As a result, staff was still working on developing a more detailed timeline and was not yet prepared to present it. However, they aimed to provide an accurate timeline and planned to return at next week's meeting to continue the discussion. Sarah Flax was also available to help answer questions.

II. OLD BUSINESS

A. Public Hearing | Text Amendment | Zoning Code - Envision Evanston 2045 | 24PLND-0043
City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to repeal Chapters 1 through 18 and replace them with the following: Chapter 1 - Definitions, Chapter 2 - General Provisions, Chapter 3 - Zoning Districts, Chapter 4 - Use Standards, Chapter 5 - Development Standards, Chapter 6 - Nonconforming Uses and Structures, and Chapter 7 - Procedures and Administration. The Land Use Commission makes a recommendation to the City Council, the determining body for this case per Section 6-3-4-6 of the Evanston Zoning Ordinance.

B. Public Hearing | Map Amendment | Official Zoning Map - Envision Evanston 2045 | 24PLND-0044
City initiated Map Amendment to the Zoning Ordinance, Title 6 of the City Code, to redistrict all properties within the City of Evanston. The new zoning map is part of Envision Evanston 2045 and will remove all existing zoning and overlay districts and replace them with new districts. Interested parties can view the proposed map amendment at www.envisionevanston2045.com to review the proposed zoning for their parcel. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Ordinance.

Public Testimony

Patrick Mulhern, an 18-year Evanston resident, thanked the Land Use Commission for its thoughtful approach and for recommending the separation of zoning from Envision Evanston. He expressed concerns about proposed zoning changes along Chicago Avenue, where building heights could increase to 100 feet, arguing that this would not fit the neighborhood's character. He also criticized inaccuracies in the parking assessment and emphasized that zoning decisions should be community-driven. Moern suggested maintaining current zoning heights, possibly allowing a slight increase, but opposed 10-story buildings near single-family homes.

Michael Davis, a resident of 1109 Hinman, supported Patrick Mulhern's concerns and noted that their petition had gathered 82 signatures, with more coming in. He highlighted that the Preservation Commission recommended a maximum height of 40-45 feet on the east side and opposed 100-foot buildings on the west side. Mr. Davis raised concerns about parking congestion, wind tunnel effects, walkability, traffic, and infrastructure impacts, emphasizing the need for careful consideration before approving major zoning changes.

Steve Test, a resident of 1135 Hinman Avenue, opposed the proposed M3 zoning, noting that no other M3 districts on the zoning map are directly adjacent to R1 districts except in this area. He argued that placing M3 zoning next to a historic district is particularly inappropriate. Test urged the commission to remove the M3 zoning proposal entirely before having a proper discussion on suitable zoning for Chicago Avenue.

Eric Swan, a resident of 1126 Hinman, stated that while he and his neighbors support increasing density, it should be done responsibly and sustainably. He opposed the proposed M3 zoning,

arguing that a 100-foot building would cast his property in complete shadow for much of the day. He urged the commission to consider these impacts when making zoning decisions.

Jeff Smith deferred his presentation on behalf of Central Street Neighbors to next week but used his time to critique the comprehensive planning process. He emphasized that zoning should follow a well-developed comprehensive plan, which Evanston currently lacks. He questioned the assumption that increasing housing supply would improve affordability, arguing that market forces and external factors make that unlikely. Mr. Smith also highlighted a lack of critical housing data and pointed out that the real shortage in Evanston is single-family homes, which current zoning discussions do not address.

Scott Roberts criticized the Land Use Commission for removing zoning-related items from the comprehensive plan without proposing replacements. He urged the commission to adopt new language that provides guidance while maintaining flexibility. Mr. Roberts emphasized the need for zoning policies that address housing affordability, racial and economic segregation, displacement, and housing shortages. He also highlighted Judson Avenue as an example of successful mixed-middle housing, arguing that such developments do not lower property values and provide diverse housing options.

Richard Weiland, a longtime resident of Hinman Avenue, expressed concerns about increased building heights and their impact on the neighborhood. He highlighted the potential loss of sales tax revenue if car dealerships along Chicago Avenue sell to developers. Mr. Weiland also criticized the lack of parking in new developments, noting that while public transit is useful for trips to downtown Chicago, many destinations still require driving. He urged the commission to carefully consider density increases and their effects on residents and visitors.

Michelle Chlebek, a resident of the First Ward, expressed concerns about the proposed upzoning plans, arguing that Evanston does not face a housing shortage, citing population decline and a stable vacancy rate. She highlighted that increasing housing won't necessarily improve affordability due to high construction costs, and the plan could further reduce the availability of single-family homes, which many families seek. She recommended focusing on adaptive reuse of existing buildings and targeted density increases rather than broad upzoning.

John Kennedy, a resident of the Third Ward, emphasized the importance of having solid housing data before developing a comprehensive plan. He pointed out that the city's strategic housing plan is on hold due to staff constraints, and without understanding the current stock, trends, and future needs, it's difficult to create effective zoning policies. He also referenced the percentage of single-family homes in Evanston compared to nearby areas, stressing the value of preserving these homes to maintain the city's unique character.

Robert Keading, a resident of 1320 Main, argued that removing parking mandates and changing zoning rules to allow more diverse housing types would provide flexibility in development without eliminating single-family homes. He emphasized that mixed-use and varied housing types, like those already existing in some parts of Evanston, add character and diversity to the community. Mr. Keading advocated for a more walkable, climate-friendly, and affordable city, citing successful examples from other cities and the benefits they saw, such as reduced housing costs and increased racial diversity.

Isaac Hacker, a resident of 1108 Hinman, generally supported the proposed changes but expressed concerns about zoning Chicago Avenue as M3, particularly because of the contrast in height between M3 and R1, which could cast nearby homes in shadow for much of the day.

He also pointed out that M3 zoning would allow for hotels, which might conflict with affordable housing goals. He suggested M1 and M2 zoning would be more appropriate for the area.

Alice Eagley raised concerns about changing R1 and R2 districts to allow multi-unit housing, citing the example of Ann Arbor, Michigan, where similar changes led to the displacement of university employees and the transformation of neighborhoods into student-dominated areas with parking issues. She urged the commission to preserve some single-family areas near the university to maintain the character of Evanston.

Linda Damashek, a resident of the Third Ward, strongly opposed the proposed zoning changes, arguing that allowing four-unit buildings on single-family lots and developing high-rise buildings downtown would negatively impact the character of Evanston's neighborhoods. She also questioned whether increasing density would actually lead to more affordable housing, as developers may prioritize upscale projects instead. Drawing from her experience in affordable housing development, she emphasized that there are more realistic and effective ways to address the city's housing needs.

Peter Kelly opposed the proposed expansion of the D3 Zone and the removal of meaningful height restrictions, arguing that this would lead to an oversupply of studio and one-bedroom rentals, without addressing the shortage of owner-occupied or affordable housing. He expressed concerns from downtown residents about the increase in high-rise developments and advocated for preserving the human scale of the neighborhood. Kelly suggested focusing on adaptive reuse of existing buildings, limiting new high-rise development to other transit centers, and ensuring new high-rises include owner-occupied condos for aging residents. He also called for more restrictive reviews for projects that reduce public goods, referencing the RP Zone's role in preserving community benefits.

Bonnie Wilson, a member of the Joining Forces for Affordable Housing Committee and an Evanston real estate agent, supported the proposed zoning changes, particularly the elimination of the "three unrelated" rule. She shared an example of a client who was previously unable to pursue a co-op living arrangement due to the zoning code but is now excited about the possibility of home-sharing to reduce living expenses and increase affordable housing. Wilson urged the city to embrace shared housing as a solution to affordable housing and expressed hope that more people would attend city meetings to hear the public's input on Evanston's future.

Paul Breslin, a resident at 1635 Hinman, expressed skepticism about the proposed plan's focus on affordable housing. He criticized the way the plan has been politicized, referencing the mayor's statement about the immorality of delaying the plan. He then cited concerns from various community members, including Larry Gavin's article questioning the plan's ability to truly address affordable housing needs, particularly for families needing three-bedroom units, which are scarce in the high-rise proposals. He also referenced Parielle Davis's comment about the plan being a "mercenary agenda" disguised as a progressive initiative. Mr. Breslin pointed out concerns raised by Commissioner Jameika Mangum regarding potential gentrification in low-income areas and emphasized that market-driven developments wouldn't produce affordable housing. He also questioned the rush to push the plan through before the election and concluded by advocating for a more thorough examination of the housing issue, urging attendees to read Alf McConnell's detailed letter on affordable housing.

Joe Caprile, a 40-year resident of Evanston and an architect, proposed a more practical approach to the zoning code revision. He suggested amending the existing code instead of

completely rewriting it, striking out outdated provisions and adding necessary updates. Mr. Caprile emphasized that the process would be clearer for the community with a simplified and cohesive zoning document. He also highlighted the challenge of reading an existing code alongside a new one and recommended the inclusion of supporting graphics to improve understanding.

David Cook**,** a Seventh Ward resident for over 35 years, expressed respect for the work of the zoning code revision process but raised concerns about the proposed changes. He believes developers will maximize profits based on the code, without incentives for affordable housing. Cook, with an architectural background and a wife with an MBA in finance, analyzed 24 properties for sale in Evanston. After reviewing zoning districts, property prices, and development possibilities, he concluded that the proposed code would not create affordable housing and could even reduce the number of affordable units. He opposed the plan due to these findings, emphasizing the importance of preserving the existing diverse housing stock and avoiding gentrification.

Richard Ravnik, a 48-year resident of Evanston, voiced concerns about the proposed zoning changes. He highlighted the city's existing high density, which is on par with Chicago, and emphasized the importance of maintaining the quality of life that long-time residents appreciate. Ravnik critiqued what he sees as self-serving motivations behind the push for change, asserting that those who have lived in Evanston for a long time value the city's current character and do not want it altered based on speculative goals. He advocates for preserving Evanston's existing structure rather than making changes that might not work in the long term.

David Galloway, a long-time Evanston resident and retired architect, expressed his concerns about the comprehensive zoning plan. He represented Design Evanston, a nonprofit group of design professionals, and himself. He shared that Design Evanston would submit a final statement on the plan by the end of the week after discussing it in several meetings. He highlighted the importance of "missing middle housing," and pointed out that many cities are now working to incorporate this type of housing, which he believes is crucial in addressing today's housing crisis. However, he criticized the current plan for not considering the scale and character of neighborhoods when planning new developments. Additionally, he echoed Bonnie Wilson's support for shared housing as an affordable and community-building option. Galloway encouraged further investigation into ideas from other experts, particularly those related to the new zoning ordinance.

Maryann Horton, a long-time Evanston resident, raised concerns about the potential impact of the *Envision Evanston 2045* plan, particularly the proposed changes to single-family zoning. Horton pointed out that many residents have worked hard to purchase homes and are invested in protecting the character of their neighborhoods. The plan's allowance for increased density, could drastically alter the landscape of the community. She emphasized that this could change the quiet, green, and historically diverse nature of Evanston, potentially reducing setbacks, parking, and sunlight in residential areas. She questioned whether rushing such a significant proposal before the election was wise and suggested that it should be carefully reviewed by the new city council, with full community input. Ms. Horton also acknowledged the nationwide housing affordability crisis but cautioned that solutions should not come at the cost of altering Evanston's character. She argued that this issue deserves thoughtful discussion, not a rushed decision, and that affordability should not be addressed by compromising the essence of the community.

Michael McElwee, a resident at 1722 Main, expressed concerns about parking around the Robert Crown Center, noting it's manageable when there are no events, but fills up during events. He also questioned the zoning change from C1 to M2 near Robert Crown, wanting to understand what could be developed under C1 versus M2. Additionally, he raised an issue with buildings negotiating parking spaces at high fees, which often leads tenants to park on the street instead of using the building's parking, thus not effectively solving the parking problem.

Patrick O'Connor thanked the Commissioners for their time and attention, acknowledging the complexity of the zoning issues. He raised two main concerns: first, the lack of tools to compare the actual bulk density of proposed developments in each zoning district with what can currently be built, beyond just the text of the old and new zoning codes. He questioned how the Commissioners could effectively advise and review without these tools. Second, he asked about impact studies, specifically if any analyses had been conducted on the potential impacts of increased density on city infrastructure, such as the sewer system, power grid, streets, parking, quality of life, and the environment. He requested these studies if available.

John Horseman**,** a resident of 1111 Hinman, expressed his agreement with concerns raised by his neighbors and appreciated the slowing down of the timeline for the zoning changes. He shared a personal experience in early 2024 when his family had to pay for an expensive plumbing repair. The repair revealed issues with the plumbing both on his property and in the main system, which added to the costs. Mr. Horseman expressed concerns about the impact of increased density on the city's aging infrastructure, particularly in light of his experience. He thanked those involved in taking a more measured approach to the plan, ensuring that the infrastructure can handle potential upzoning without further burdening families.

Dr. Arthur Altman, a resident of 807 Davis for 17 years, expressed concerns about the proposed 31-story building at the corner of Chicago Avenue and Davis Street. He highlighted traffic issues, noting that traffic backs up when turning at the intersection, especially with the current signal pattern. He worried that adding a large building would worsen congestion with more cars exiting the development, compounded by pedestrian traffic. Dr. Alman also mentioned that while zoning changes are important, the appeal of Evanston lies in its transportation, stores, and facilities. He suggested attracting people with new types of facilities, similar to Robert Crown Center, instead of just more retail. He concluded by urging the commission to consider these factors in their planning.

Andrea Liss, a resident of the Third Ward and owner of a commercial property in the Fourth Ward, expressed concerns about the zoning changes in the Envision Evanston 2045 plan. She pointed out that the proposed increase in height limits on Sherman Avenue and the introduction of coffee shops and convenience stores on Sheridan Road and nearby streets seemed ill-suited for their neighborhoods. Liss worried that these changes, if applied to the areas she knew well, suggested a lack of local understanding in the plan's design. She urged the Land Use Commission to slow down the process, reconsider the current draft, and ensure a more thoughtful and measured approach that wouldn't undermine the character of Evanston.

Chad Fitzloff, a resident of the Ninth Ward for 11 years and an Evanston resident for 15 years, expressed concerns that deregulating housing wouldn't promote equity. He argued that free-market forces prioritize profit over equity and that the South and West ends of Evanston, which currently have semi-affordable single-family homes, are most vulnerable to the negative effects of this deregulation. Mr. Fitzloff suggested that if the goal is equity, the inclusionary housing ordinance should be revised to require a higher percentage of affordable units, as the

current 10% is too low, especially in areas that may see the development of three- and four-flats.

Leah Sherman, a senior at Evanston Township High School, spoke on behalf of eTown Sunrise, Evanston's branch of the National Youth Sunrise Movement. She emphasized the importance of gathering youth input, noting that it is her generation that will be living with the outcomes of the Envisioning Evanston 2045 plan. She highlighted that affordable housing crises primarily affect those still entering the housing market, not those who already own homes. Leah expressed support for the revision of R1 zoning to increase housing supply and the creation of mixed-use zones that support small businesses and walkable communities. She disagreed with the idea that these changes would harm Evanston's character, arguing that as the community grows, so too will the city's character. She then urged the Commission to seek out and consider youth input in the final stages before the plan is voted on.

Ron Ruby, a resident of 2010 Maple Avenue, spoke about several concerns. He emphasized that affordable housing can only be achieved by incentivizing developers, as it is a profit-driven industry. Ruby also expressed concerns about the proposed zoning changes around the corner of Maple and Foster. Specifically, he was worried about the large empty lot on the southeast corner, which Northwestern owns, and noted that the proposed zoning (likely U2) could potentially allow for a stadium to be built there, which surprised him. He also questioned the intended use for that property. Mr. Ruby raised concerns about a potential M1 zoning on the northwest corner, where he lives nearby, and found it odd that the zoning was proposed to extend north of Foster Avenue rather than south of it. Additionally, he mentioned the current townhomes on the northeast corner, which may be rezoned to M1, and noted that this seemed inconsistent.

Anne Head, a resident of the 500 block of Sheridan Road, expressed concern about upzoning R1 to allow three or four-unit buildings, fearing it would lead to developers demolishing single-family homes to build multi-unit structures. She questioned the effectiveness of proposed density increases, citing challenges with filling unoccupied spaces downtown and concerns about strained infrastructure, including police and city services. Ms. Head asked whether the proposal was driven by the city or a consultant and criticized the rushed timeline for Envision Evanston 2045, urging a more thoughtful approach.

John Fisher, a resident of 1566 Dwyer Avenue, raised concerns about the rezoning of his area from R3 to R2, fearing it could impact property taxes, making it harder for residents to afford to live in Evanston. He also expressed support for affordable housing but warned that pushing the plan through too quickly could lead to developers building large structures that increase tax liabilities without sufficiently improving infrastructure. Mr. Fisher, who has two children, spoke on behalf of many neighbors who share similar worries.

Jim Slingo, a real estate manager with experience in Evanston, shared his concerns and proposed a compromise for the city's zoning changes. He emphasized the need to avoid excessive high-rises, particularly in areas like Main Street and South Boulevard, to preserve single-family homes and maintain the character of downtown. His proposal suggests allowing two-unit townhomes or flats with an additional unit in a coach house, offering affordable housing incentives, maintaining a height limit of 25-28 feet, ensuring parking spaces, and using sustainable materials. He advocates for affordable housing to be defined as accessible for individuals making 35% of the median income.

Sheila Sullivan, a resident of the 700 block of Hinman, expressed concern about the rapid pace of the zoning changes without critical baseline information, such as impact studies. She emphasized that the zoning code seems further along than the comprehensive plan, which could be used to justify the changes. Ms. Sullivan also raised issues with potential development of municipal surface lots, highlighting the importance of considering the parking needs in the area, as these lots are full at night despite being underutilized during the day. She requested that the process slow down to address these concerns thoroughly.

Mary Rosinski shared concerns about the origins of the proposed zoning changes in Evanston, which stemmed from a diagnostic zoning report commissioned by Connections for the Homeless in 2021. She expressed that the resulting recommendations seemed to be driving the zoning reforms, which she feels overlook the significance of Evanston's neighborhoods. She also mentioned that large institutions, like Northwestern, should respect the surrounding communities. She then critiqued the proposal to eliminate overlay districts like the Westside Plan, Downtown Plan, and Central Street Plan which many residents had worked on. Rosinski emphasized the need for a more thorough understanding of housing stock, future needs, and affordable housing before making sweeping changes. She recommended creating a working committee with local experts and questioned the hiring of consultants for affordable housing projects, especially on land banked properties like Emerson and Jackson. Lastly, she argued that there was no need to rush the process, as there are still key questions to address regarding affordable housing and the consultants' selection.

Meg Welsh, who lives at 1325 Greenleaf in the Fourth Ward, suggested that the council request a housing study be completed before finalizing the comprehensive plan. She referenced a housing plan from Highland Park that surveyed employers to gather data on housing demand and the availability of affordable housing. The speaker emphasized the importance of understanding the current housing stock and the need for detailed, granular data to shape the vision for affordable housing in Evanston. She also inquired about the current data sources, as they had heard the staff was no longer working with HDR, and expressed confusion about who was driving the data collection process. Ms. Welsh concluded by stating that market forces alone wouldn't provide affordable housing and that public investment would be necessary, offering to send an article to support this point.

Commissioner Discussion

Commissioner Lindwall stressed the need for legal clarification on whether the city can later reverse increased density allowances without violating property rights. She also called for a legal review of the proposed standards for zoning changes, special uses, and major variations to ensure compliance with Illinois law and prevent legal challenges. Additionally, she requested maps showing lots over 6,500 square feet and those under 4,500 square feet in R1-R4 districts to better understand how proposed zoning changes align with existing lot sizes. She noted that many assume northwest Evanston consists mostly of large lots, but a closer look at tax maps reveals many smaller 35-foot-wide lots.

Commissioner Halik agreed and emphasized the need for a 3D model to visualize existing conditions and proposed zoning changes. He argued that numbers alone are insufficient for understanding the impact and that a visual representation would help both the commission and the community grasp the implications of the new zoning. Commissioner Mirintchev mentioned he was encouraged with the first conversations with the consultant about the use of ArcGIS but does not see that in what has been presented. It would be useful to include.

Commissioner Lindwall then made a suggestion for additional information on residential parking demand for various types of residential units. Understanding the number of units in various buildings and the amount of vehicles registered at those addresses. This would help provide information on transit oriented development areas as well. Commissioner Halik expressed that he thinks if more of the new buildings had 2 and 3-bedroom units, projected parking demand would be different.

Commissioner Mabadi addressed two main concerns: the viability of larger unit types and the effectiveness of proposed zoning changes in achieving affordable housing. He first explained why developers tend to avoid two- and three-bedroom units, noting that rental rates per square foot are lower than for studios and one-bedroom units. He pointed out that constraints like affordability requirements, parking mandates, and setback rules influence development choices. Despite discussions about an oversupply of one-bedroom and studio units, developers are still securing financing and filling buildings, suggesting the market has not yet reached saturation.

Second, he raised concerns about the proposed changes to R1 through R4 zoning, questioning whether they would truly address affordability. He argued that simply increasing supply in a land-limited market like Evanston would not significantly lower prices, unlike in areas with ample land for development. He questioned the purpose of the zoning changes, noting that removing land-per-unit requirements and allowing four units on a 6,200-square-foot lot could lead to narrower, taller buildings with unconventional designs rather than family-friendly housing.

Commissioner Mabadi suggested that the city first define its affordable housing goals before making sweeping zoning changes. He proposed alternatives such as modifying the existing code, expanding adaptive reuse options, and allowing additional accessory dwelling units. While acknowledging that these discussions may have taken place before he joined the commission, he emphasized the need for clarity on how zoning changes align with affordability goals.

Commissioner Mirintchev emphasized the need for data and modeling to understand the impact of proposed zoning changes, particularly regarding lot sizes and density. He suggested visualizing different housing types, such as duplexes, triplexes, and fourplexes, to assess their effects on density and neighborhood character. Reviewing the new zoning ordinance, he found it difficult to compare with the existing code and suggested including strikeout versions for clarity. He raised concerns about missing or unclear definitions, particularly regarding building height, attic spaces, basements, and bulk regulations. He also noted that parameters like minimum lot area per dwelling unit should be retained to avoid excessive flexibility. Additionally, he pointed out inconsistencies in definitions, such as ground floor area and front facades, which could create future challenges. While he acknowledged the effort to simplify the ordinance, he stressed the need for precise language to prevent unnecessary variances. Lastly, he praised the inclusion of an operational plan and a sustainability plan as valuable additions to the zoning code.

Commissioner Arevalo mentioned that she asked the same question regarding comparing the current and proposed new code. She suggested creating a 2-D model of streets using existing aerial photos and overlay what the new code would allow on that street.

Chair Rodgers raised concerns about the zoning code revision, emphasizing the need for an additional residential district to better transition between R1-R3 and the broad R4, which currently acts as a catchall. He criticized the interactive zoning map for lacking clear definitions, making it difficult for residents to compare zoning changes. He also highlighted issues with

zoning standards, noting that requiring special uses to “expand the tax base” ignores non-profits and that variation standards should allow for minor changes, like sunroom additions, without needing broad public benefit justification. Additionally, he questioned the “limited use” category, arguing that requiring traffic demand management plans for all cases—including micro-homes—was excessive and expressing concern over granting too much discretion to the city manager. Rodgers urged clearer zoning comparisons, improved public accessibility, and more practical administrative reviews.

The commission discussed the review process for sustainability plans, questioning whether they should be evaluated administratively or require further oversight. Concerns were raised about the approval process, potential appeals, and ensuring zoning standards are clearly defined. The discussion then shifted to zoning boundaries, particularly whether district lines should be drawn at alleys or streets to better transition between residential and commercial areas. Commissioners debated how zoning changes could impact neighborhoods, emphasizing the need for a more detailed and localized approach rather than broad, one-size-fits-all classifications.

Public input was encouraged, particularly in refining zoning maps and identifying acceptable levels of change. It was noted that some residents opposed large-scale development near single-family homes but were open to moderate increases in density. The commission recognized that different neighborhoods have unique needs and that zoning adjustments should reflect that diversity.

Staff emphasized the importance of continued community engagement and acknowledged that feedback would help refine the zoning proposals. The discussion concluded with the decision to close the public hearing without making a final recommendation, with further work to be done on refining zoning categories and addressing public concerns.

III. OTHER BUSINESS

A. Approval of 2025 Meeting Calendar

Chair Rodgers confirmed that staff made sure there were no conflicts with other major holidays. Commissioner Lindwall asked for clarification on a few dates, suggesting that the May 22nd date listed be removed.

Commissioner Lindwall made a motion to approve the calendar with the requested omission of May 22nd. Commissioner Arevalo seconded. A voice vote was taken and the calendar was approved 6-0.

IV. COMMUNICATIONS

Chair Rodgers alerted the Commission and members of the public that he will be resigning from the Commission at the conclusion of the January 29th meeting so he is able to run for office with no conflicts.

V. PUBLIC COMMENT

Peter Kelly asked about risks that Evanston has as we look towards the future and asked if there are any considerations for building materials and building safety. It was clarified that the building code would be the best place to address those concerns.

Maryann Horton asked who the consultant behind the project is and if the contract is still in effect. Ms. Williams responded that the consultant is HDR Inc. and that the contract with that entity has not been terminated.

David Galloway - expressed that zoning should be from a form based perspective. 3-D presentation of the form would enable people to readily understand what is allowed. People have been responding to what is proposed based on what is written without a full picture of what the regulations would allow. 3-D representations would reduce a lot of anxiety as opposed to trying to figure out what different phrase mean

Paul Breslin inquired if the contract with HDR would be terminated and additional details on that. Chair Rodgers clarified that the final decision on that action rests with City Council.

VI. ADJOURNMENT

Commissioner Lindwall moved to adjourn
Commissioner Arevalo seconded

Meeting adjourned at 9:15 pm.

The next Evanston Land Use Commission meeting will be held **on Wednesday, January 29, 2025, at 6:00 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, January 29th, 2025
7:00 PM
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

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

Members Absent:

Staff Present: Neighborhood Land Use Planner Meagan Jones, Senior Housing Planner Uri Pachter, Planning Manager Liz Williams, Policy Coordinator Alison Leipsiger Community Development Director Sarah Flax

Presiding Member: Matt Rodgers

I. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Rogers called the meeting to order at 6:05PM

II. OLD BUSINESS

A. Public Hearing | Comprehensive Plan - Envision Evanston 2045
The City of Evanston is proposing a new Comprehensive General Plan to guide development for the next 20 years. The draft plan includes a vision statement, goals, policies and actions related to the environment; land use; transportation; housing; economic development; placemaking, arts and culture; parks and open space; and preservation.

Alison Leipsiger provided an update on the project timeline, based on the City Council's discussion and what they would like to see in the final plan. The final version is expected to be completed by February 26, 2025, with a document being available for review on February 21, 2025.

Commissioner Halik raised concerns about the timeline, stating that not enough additional feedback from the Commission or the community had been considered. He expressed that there would not be enough time for public or Commission review, and that Commissioners might not be willing to provide comments given the short timeline. Halik requested additional time and multiple drafts to allow for a more comprehensive review.

Chair Rodgers mentioned that he had been informed that a draft would be available on February 19, 2025, for feedback, followed by an updated draft. He noted that the current

timeline did not allow enough time for review and pointed out that more comments were still coming in. Chair Rodgers emphasized that it felt as if the Land Use Commission was being asked to make up for lost time. He questioned what had been happening since January 13, 2025, and noted that it seemed unfair that staff would have more time to review while the LUC was only given one day. He expressed a preference for receiving a Word document without design elements to review.

Commissioner Halik supported Chair Rodgers' point and added that maps were also crucial to the discussion, along with a to-do list of items requested by both the Commission and the public. This would help streamline the discussion and ensure all feedback was considered.

Commissioner Mirintchev inquired about the expectations for the decision-making process regarding the draft, asking if there would be a document that listed all the Commission's recommendations. He emphasized the need for more time to review the draft thoroughly.

Chair Rodgers suggested working backward from the February 26, 2025, meeting to assess what was needed. He proposed that at least three meetings would be necessary to adequately review the document. He believed it would be unfair for Commissioners not to have sufficient time to review the draft and incorporate recommendations on missing elements.

Commissioner Mangum agreed, stating that the timeline was insufficient to review everything in detail and that the data and charts that had been requested were still not available.

Commissioner Mabadi asked how much time would be necessary for the Commission to review the document thoroughly. Chair Rodgers clarified that there would be no issue with receiving the document five days in advance if additional meetings were scheduled for further review.

Commissioner Halik reiterated that if something was missing, the Commission needed to see corrections to ensure the document reflected the feedback received. He emphasized that a to-do list would be helpful to track progress on these revisions.

Alison Leipsiger suggested considering alternatives, such as holding a working group after February 26, 2025, or hosting a public meeting for further discussion.

There was continued discussion about the number of meetings needed for adequate review. The Commission agreed that a redlined document should be provided for clearer understanding of the changes made.

Commissioner Lindwall shared that the planning background was expected to have more for review by November. She stressed the importance of getting a second draft for review by February 21, 2025, and emphasized that the community must be on board with the proposed changes. Lindwall noted that the Land Use Chapter needed more work and that a Land Use workshop was necessary to lead into the zoning discussion. She also mentioned the need for an implementation chapter, which could not be completed until later in the process. She noted that the City Council had urged the Commission to "do it well but hurry."

Lindwall also suggested sending the chapter outline for the Community Systems section to the Council for input. She noted that a key driver of the plan was the projected population increase, although she acknowledged that this was still a matter of debate.

Community Development Director Sarah Flax pointed out that population projections from the Chicago Metropolitan Agency for Planning (CMAP) were not certain but highlighted the need to plan for future development if the population increased as expected.

Commissioner Puchtel stated that the draft due on February 21, 2025, was sufficient and that amendments could be made with edits. However, Halik disagreed, questioning the difference between staff creating a revision and inserting changes into the document, emphasizing the need for track changes to ensure transparency. Discussion continued on needed items for an updated draft.

Commissioner Rodgers expressed concerns about the February 21 draft and its ability to accommodate adequate review and public comment. He suggested sending the draft to the City Council to see if they wanted to adjust the timeline.

Commissioner Lindwal mentioned the Community Systems chapter and there was discussion on the need to address the capacity of community facilities to support new development. The Commission discussed the status of various community buildings, including fire stations, service centers, and libraries. It was suggested that a separate chapter could be dedicated to community buildings. Commissioner Lindwall noted that the Transportation Chapter needed further work, particularly to include regional discussions on how people get to work and access amenities. There was also a suggestion to recognize Evanston's single-family buildings as a key part of the city's character.

Commissioner Halik recommended incorporating comments from Design Evanston into the plan, particularly regarding the quality of the built environment. He suggested adding the term "quality" into the plan to ensure it was considered.

Commissioner Mirintchev noted that there was a missing conversation about the land around the lake shore and the uncontrolled loss of shoreland. He called for long-term solutions to address this issue.

Commissioner Halik also raised the issue of the Healthy Building Ordinance, noting that building owners had expressed concerns about increased utility costs. He suggested that the word "recommend" would be more appropriate than "ensure" for policy statements.

Chair Rodgers agreed that if the document was to be considered a living document, it should include a recommendation for periodic review to adapt to changing circumstances.

Commissioner Johnson supported Lindwall's point about the single-family housing stock, reiterating the importance of preserving the character of the city.

Commissioner Halik mentioned that a member from the Housing and Community Development Commission (HCDC) had provided information on their strategic plan, which Chair Rodgers stated would need to be factored into the zoning code. He also suggested that the Boards, Committees, and Commissions (BCCs) be included in the document review.

Finally, there was discussion about the outline of the implementation chapter, with some Commissioners requesting a more detailed draft when the revised plan returns.

Chair Rodgers then asked if there were any additional communications from staff, of which there were none. He then asked to move Election of Officers to follow Public Comment on the agenda

so as not to switch Chairs in the middle of the meeting. Seeing no objections, the meeting then moved on to Public Comment (***see agenda item V. Public Comment below***).

III. OTHER BUSINESS

A. Election of Chair

Motion: Rodgers nominates Lindwall as Chair
Seconded: Seconded by Puchtel

Ayes: Halik, Mirintchev, Rodgers, Arevalo, Lindwall, Mabadi, Puchtel, Johnson, Mangum
Nayes:
Absent:

IV. COMMUNICATIONS

None.

V. PUBLIC COMMENT

Jeff Smith from the Central Street Neighborhood Association (CSNA). Smith provided an overview of the history of the Central Street area and outlined the current plans, highlighting the importance of Fountain Square in the proposed development. Commissioner Halik asked Mr.Smith's thoughts on why downtown retail is struggling. Mr. Smith responded that there are a number of things including Old Orchard Mall, introduction of brutalism architecture and lack of shared space like Fountain Square could be and shared thoughts on how to create more space for people to gather and ways to combat vacant space and incentivize filling it with retail.

David Galloway from Design Evanston then summarized the comments of his organization regarding the plan, emphasizing the need for neighborhood-based planning and updates to both the plan and zoning codes. Mr. Galloway stressed that such an approach would better reflect community needs.

John Kennedy addressed the council, mentioning that both the Mayor and Deputy City Manager had indicated that additional time for public feedback could be granted if necessary. Mr. Kennedy pointed out that various community groups had provided feedback and should be given the opportunity to present their views during the meeting. He raised the need for increased density and affordable housing, pointing out the growing demand for housing in Evanston. Mr. Kennedy also observed that while people may not initially own cars, they are likely to acquire them later on as they want to visit other locations.

Gul Agha requested the removal of language supporting tall buildings downtown, suggesting that density should be considered separately from building height. Mr. Agha presented a petition asking the council to prohibit tall buildings in the downtown area and recommended that the Environment Board examine the carbon footprint and quality of life impacts of such developments. Mr. Agha mentioned that most participants in a downtown meeting had expressed opposition to tall buildings in the area.

Commissioner Halik responded by cautioning against a uniform height restriction, suggesting instead that a variety of building heights might be more suitable for the area. He also recommended considering the use of form-based codes to better regulate development.

Commissioner Mabadi raised the question of whether the building emissions calculations in the plan took tenant behavior into account, highlighting the potential influence that residents could have on overall energy consumption and emissions.

Steve Test shared concerns raised by neighbors, particularly about what he described as questionable claims and missing data in the plan. He noted that the current timeline for the project did not allow adequate time for public input. Mr. Test urged the council and commission to slow down the process to allow for more feedback, emphasizing the need for a comprehensive meeting on the zoning and broader planning issues.

Ann Head expressed her appreciation for the Commission's efforts to listen to the public but urged that the process not be rushed. She questioned the urgency of the planning process and warned that Evanston could lose its character with every new building that goes up.

Linda Dameshek voiced concerns over the proposed upzoning strategy in the housing chapter, referencing a study by the Urban Institute that indicated upzoning tends to lead to higher-end development, which does not address the needs of affordable housing. Ms. Dameshek pointed out that changing single-family zoning to allow four units was problematic, especially when the Inclusionary Housing Ordinance (IHO) doesn't apply to developments of less than seven units. She argued that allowing developers more leeway would not necessarily result in more affordable housing.

Michelle Chlebek raised concerns about sustainable growth, fearing that upzoning would lead to demolition instead of adaptive reuse of existing buildings. She emphasized the environmental benefits of retrofitting buildings and argued that new construction contributes to increased carbon emissions. Ms. Chlebek also mentioned receiving a card with additional concerns two days after the meeting, calling for more information on the approach taken by Chicago in such matters.

Commissioner Lindwall suggested that the Land Use Chapter include discussion on quality of life issues and mention of human-scale and pedestrian friendly phrases that have been brought up during public comment.

Jim Caprile noted that the next draft of the plan was expected on February 21st, providing a timeline for the next steps in the process.

Mary Rosinski questioned the lack of data and the short notice given before the meeting, pointing out that most requests for proposals (RFPs) allow for adjustments in timelines. She advocated for a more sensitive approach to zoning, citing Minneapolis as an example, where zoning overlay districts were maintained and lot sizes were scaled according to the potential number of units. Ms. Rosinski also highlighted the lack of predictability in the real estate market and suggested that the housing chapter needed more attention, particularly in supporting multigenerational housing.

Finally, Jim Slingo provided a revised version of his statement from the previous meeting, focusing on the debate over building height, particularly the difference between 35 feet and 28 feet.

Chair Rodgers asked for a motion to continue the hearing on the Comprehensive Plan. **Commissioner Lindwall made a motion to continue the hearing to the February 26, 2025 meeting. Seconded by Commissioner Johnson. A roll call vote was taken and the motion passed 9-0.**

Ayes: Halik, Mirintchev, Rodgers, Arevalo, Lindwall, Mabadi, Puchtel, Johnson, Mangum
Nayes:
Absent:

VI. ADJOURNMENT

Commissioner Lindwall moved to adjourn the meeting.
Commissioner Puchtel seconded.

Meeting Adjourned at 8:51 PM

The next Evanston Land Use Commission meeting will be held **on Wednesday, February 12, 2025, at 6:00 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

Memorandum

To: Chair and Members of the Land Use Commission

From: Cade W. Sterling, Planner

CC: Meagan Jones, Neighborhood and Land Use Planner

Subject: Major Variations
1630 Ashland Avenue | 25ZMJV-0017

Date: May 21, 2025

Request

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 5' where 30' is required and 28' is the existing legally non-conforming condition (Section 6-8-2-8 (A)(4). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 10-13-403-027-0000

Notice

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

General Information

Applicant:	Peter Kaeding Gilbert Kaeding Architecture + Design 1407 Ashland Avenue Evanston, IL 60201
Owners:	Jesse and Maria Opdycke 1630 Ashland Avenue Evanston, IL 60201
PIN:	10-13-403-027-0000

Analysis

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

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

Proposal

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

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

Preservation Commission Review

During the first presentation to the Historic Preservation Commission in May of 2024, the applicant was asked to explore a smaller detached version of the proposal which would be compliant with the 3’ requirement for detached accessory structures, or a smaller attached garage with less depth. These proposals were thought to reduce the degree of the variations being requested while allowing for a more compatible roof form, and more compatible subordination and spatial relationships between existing and proposed structures. However, the detached suggestion would trigger a variation for the

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

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

Update
Since the previous review in 2024, the applicant has submitted a new application for major zoning relief, decreasing the depth of the attached garage by 2' to allow for a 5' setback to the west where 3' was previously proposed. This proposal did not require a new application for Certificate of Appropriateness as the design vocabulary of the attached garage, its spatial relationship with the home, as well as the approach to recreate the bracketed loggia, were all determined to be substantially similar to the original approval. This minor modification to the approved Certificate of Appropriateness was approved administratively per the Commissions rules and procedures.

However, the new application for zoning relief was submitted to the Preservation Commission for a recommendation. This case was heard at the May 13 meeting. The Commission voted 8-1 to affirm their previous positive recommendation and the aforementioned recommendations and findings (attached).

Previous Land Use Commission Hearings
In August and September of 2024, the Land Use Commission reviewed a similar case requesting a 3' rear-yard setback and 1' interior side-yard setback. That case was ultimately denied on a vote of 4-5. Minutes from these meetings are attached for the Commissions review. In addition to increasing the proposed rear-yard setback from 3' to 5', the applicant has received letters of support and letters of no opposition from neighboring property owners, some of which previously objected to the proposal.

Department Recommendation

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

Standards for Approval

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

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

Action by the Commission

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

Attachments

Zoning Analysis Summary
Major Variation Application

Site Plans, Elevations, and Volumetric Studies
Plat of Survey
Zoning Map
Aerial Map
Preservation Commission Findings
Statement of Significance
August 28 2024 Land Use Commission Minutes
September 11, 2024 Land Use Commission Minutes
Public Comment Received

Zoning Analysis Summary

Review Date: 3/19/2024 Revised 4/9/2025
By: Cade W. Sterling, Preservation Planner

Case Number:	**Case Status/Determination:**
24ZONA-0045 1630 Ashland Ave.	Non-Compliant

Applicant: Gilbert | Kaeding

Plans prepared by: Gilbert | Kaeding

Plans dated: March 11, 2024 Revised Feb. 2025

Survey dated: August 11, 2020

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

Proposal:

Demolition of existing attached garage and construction of new two-car tandem attached garage.

Non-compliant:

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

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

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

MAJOR VARIATION
APPLICATION

City of Evanston

CASE #: _____

zoning office use only

1. PROPERTY

Address 1630 Ashland Ave

Permanent Identification Number(s):

PIN 1: 10-13-403-027-0000 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: Peter Kaeding

Organization: Gilbert Kaeding Architecture + Design

Address: 1407 Ashland Ave

City, State, Zip: Evanston, IL 60201

Phone: Work: 312-238-9121 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail (pkaeding@gkad.com)

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: Jesse & Maria Opdycke

Address: 1630 Ashland Ave

City, State, Zip: Evanston IL 60201

Phone: Work: _____ Home: _____ Cell/Other: 773-791-5385

Fax: Work: _____ Home: _____

E-mail: (mariaopdycke@gmail.com)

Please circle the primary means of contact.

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

_____ 04-09-25

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

4. SIGNATURE

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

_____ 04-09-25

Applicant Signature – **REQUIRED** Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [X] **(This) Completed and Signed Application Form**
- [X] **Plat of Survey** — Date of Survey: 8-11-20
- [X] **Project Site Plan** — Date of Drawings: 2-17-25
- [X] **Plan or Graphic Drawings of Proposal** (If needed, see notes)
- [X] **Non-Compliant Zoning Analysis**
- [X] **Proof of Ownership** — Document Submitted: _____
- [ ] **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:

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

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

(Date Applied: _____ Building Permit Application #: _____)

REQUESTED VARIATIONS

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

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
6-8-2-8 (A) (3)	Requires a North Interior Side-Yard Setback of 5' and 6" is the existing legally non-conforming condition.	A North Interior Side-Yard Setback of 1'.
2		
6-8-2-8 (A) (4)	Requires a Rear Yard Setback of 30'minimum where 28' is existing.	A Rear Yard Setback of 5'.
3		

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

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

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

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

The existing garage is closer to the north lot line than the proposed garage. The garage would be shifted further to the rear yard which will lessen the overlap with the existing house to the north. The height of the new garage matches the existing rear single story portions of the house. The garage will maintain a 5' setback from the rear property line. Neighbors to the north, west and south are supportive of the movement of the garage and the garage will improve the curb appeal of the home and the neighborhood. Construction and of the new structure will be completed in a manner that is the least impactful on the neighbors as possible. Maintenance will be solely completed from the existing property unless agreed upon by the neighbors

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

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

3. Either...

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

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

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

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

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

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

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.

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.)

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

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.

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.

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.

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.

Zoning Analysis Summary

Review Date: 3/19/2024 Revised 4/9/2025
By: Cade W. Sterling, Preservation Planner

Case Number:	**Case Status/Determination:**
24ZONA-0045 1630 Ashland Ave.	Non-Compliant

Applicant: Gilbert | Kaeding

Plans prepared by: Gilbert | Kaeding

Plans dated: March 11, 2024 Revised Feb. 2025

Survey dated: August 11, 2020

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

Proposal:

Demolition of existing attached garage and construction of new two-car tandem attached garage.

Non-compliant:

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

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

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

PLAT OF SURVEY

OF

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

LEGEND

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C = CALCULATED	P.O.B. = POINT OF BEGINNING
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= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
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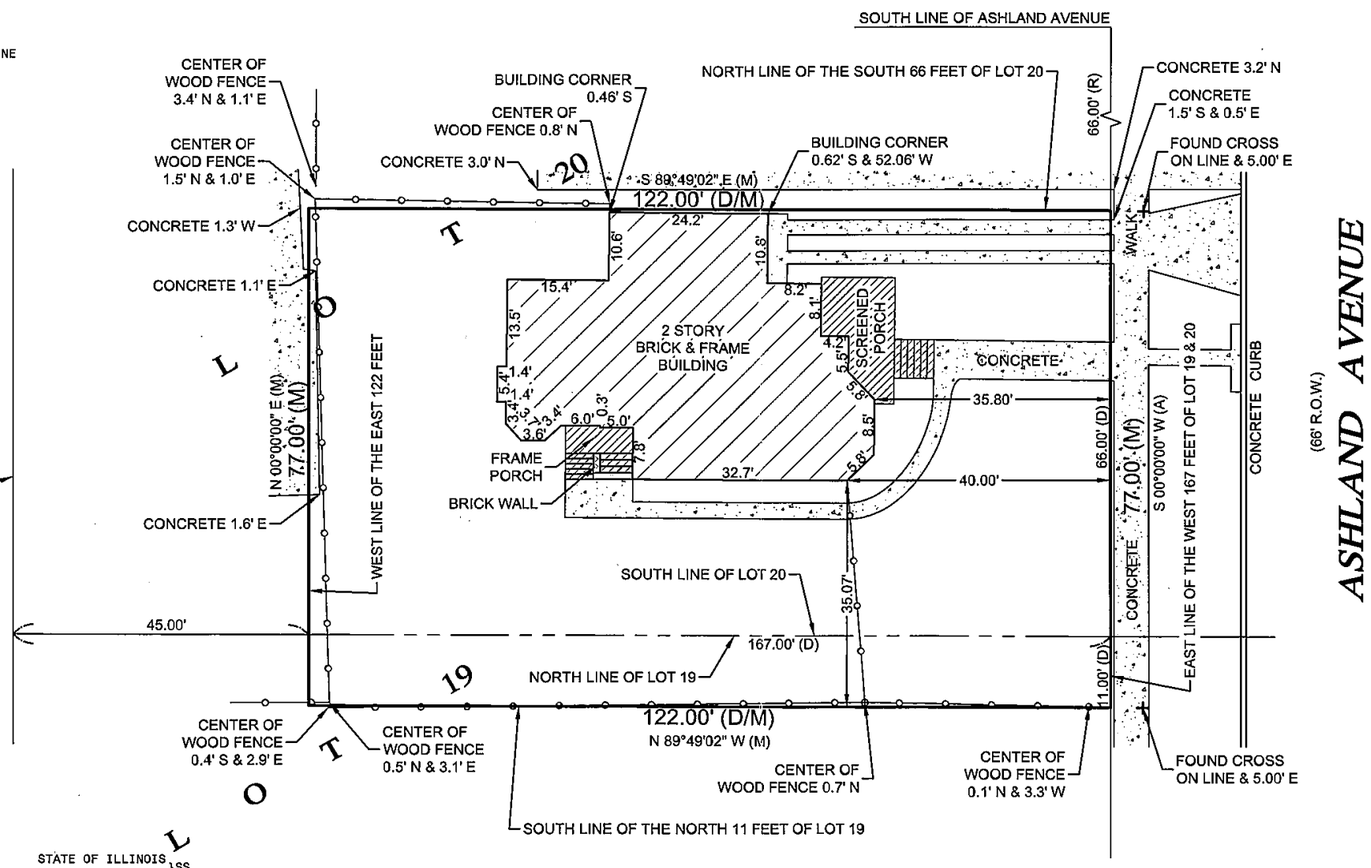
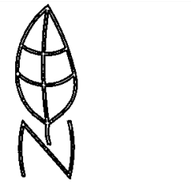
"CONTAINING 9,394 SQ. FT. OR 0.21 ACRES MORE OR LESS"





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

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

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 13TH DAY OF AUGUST, A.D. 2020, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-003245

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

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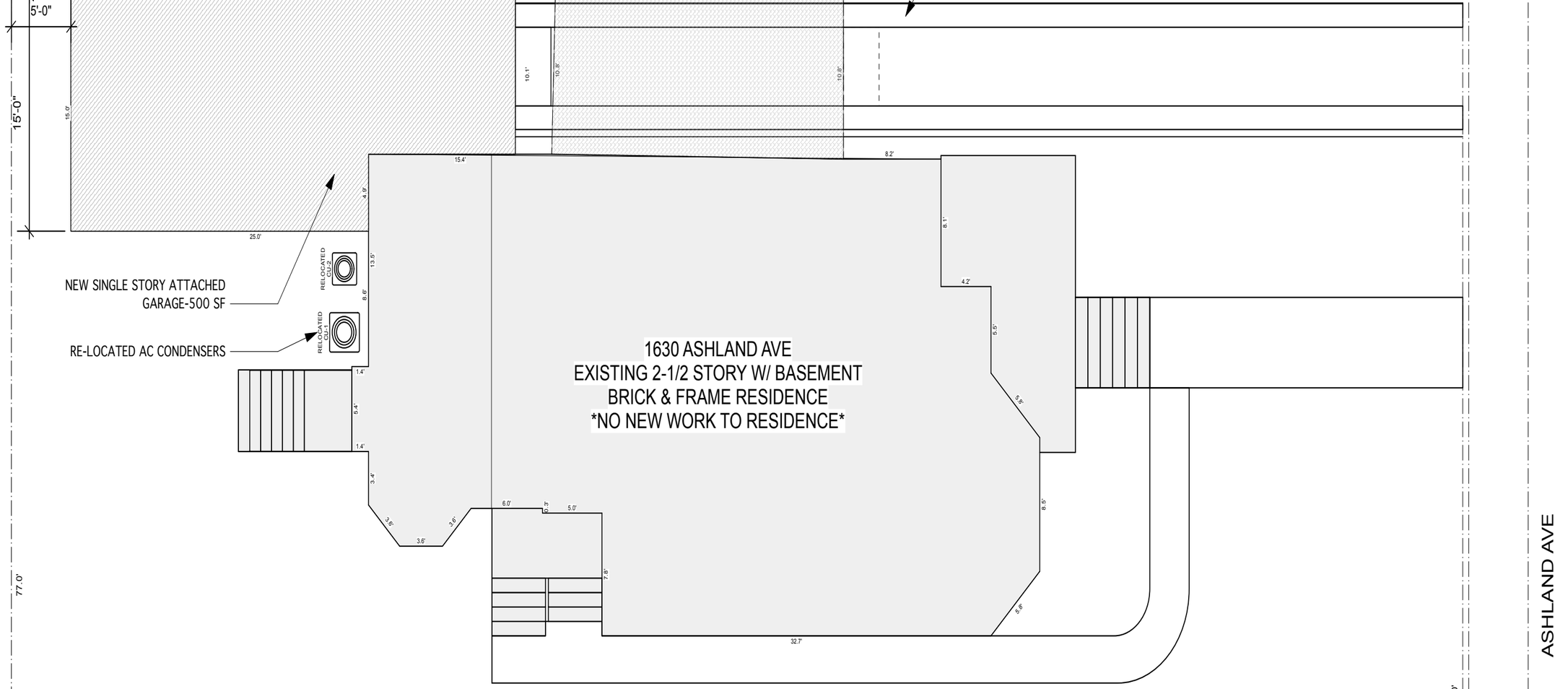
ADDRESS COMMONLY KNOWN AS 1630 ASHLAND AVENUE
EVANSTON, ILLINOIS
CLIENT BRAUN & RICH PC
FIELDWORK DATE (CREW) 08/11/2020 (DS/GL)
DRAWN BY: R.S. REVISED: JOB NO. 20-07-0742



NOTES:

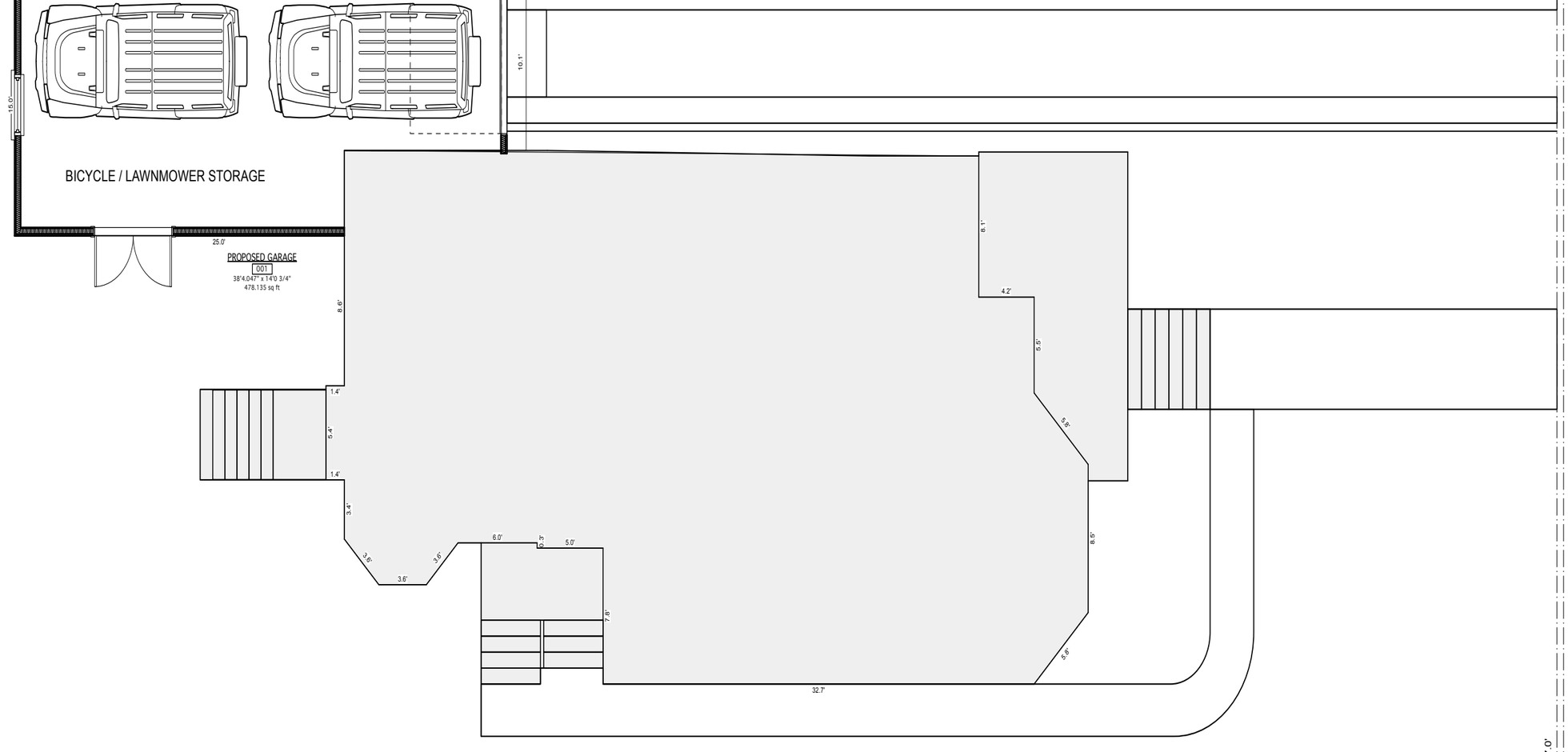
-TWO CAR GARAGE-STACKED; BICYCLE STORAGE AT SOUTH SIDE OF GARAGE
-SOUTH OVERLAP IS TO THE NORTH OF FAMILY ROOM WINDOW
-1' SETBACK AT NORTH PROPERTY LINE; .46' EXISTING GARAGE SETBACK
-5' SETBACK AT WEST PROPERTY LINE

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

N

A.

Gilbert | Kaeding

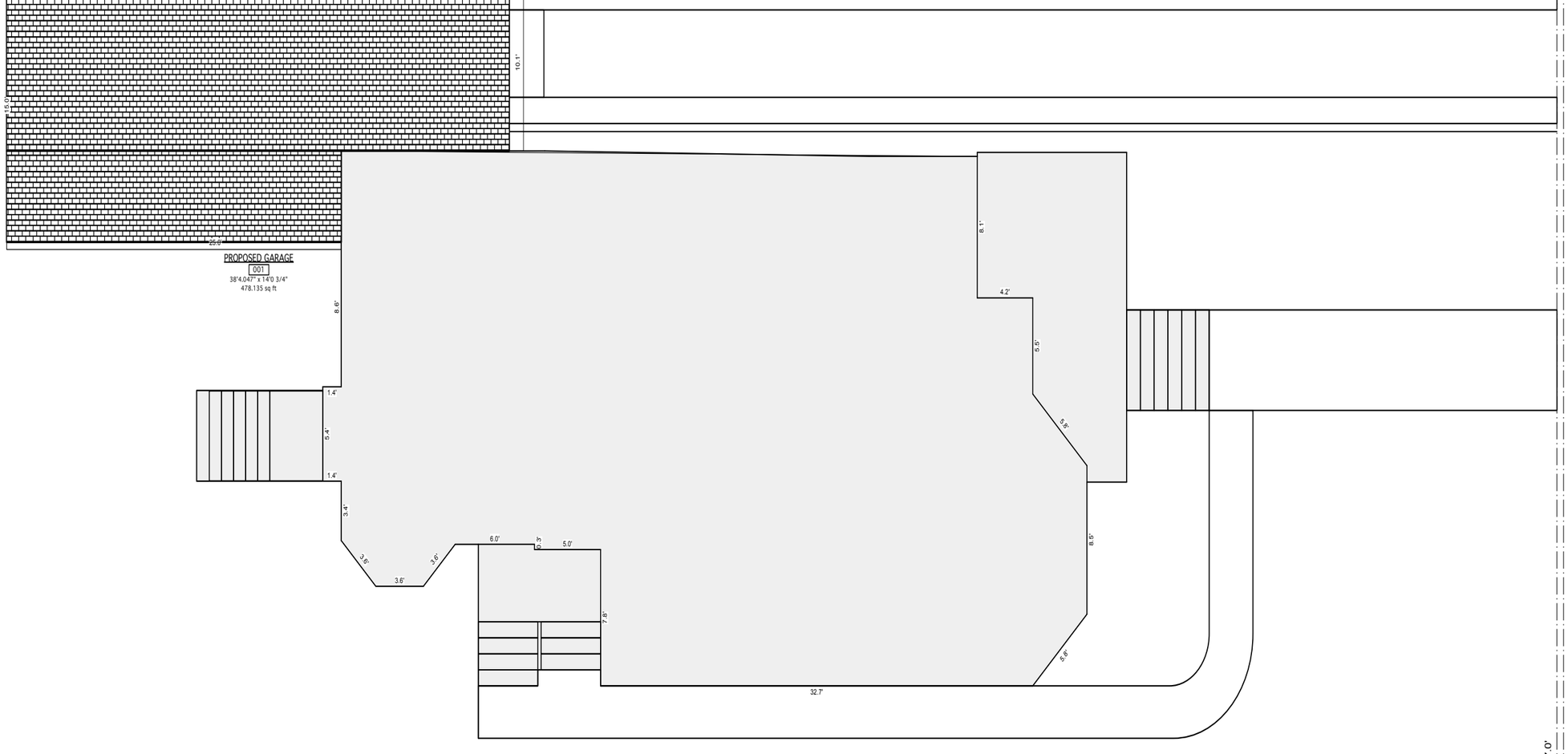


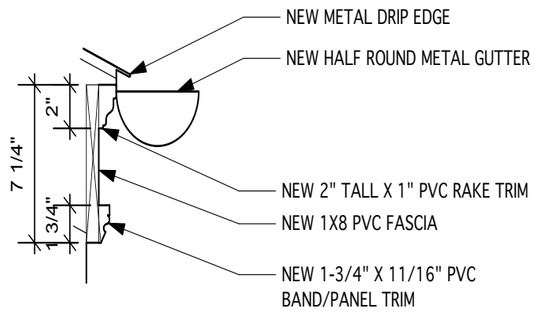
1 FLOOR PLAN
1/8" = 1'-0"

N

Gilbert | Kaeding

A.





EAVE DETAIL

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

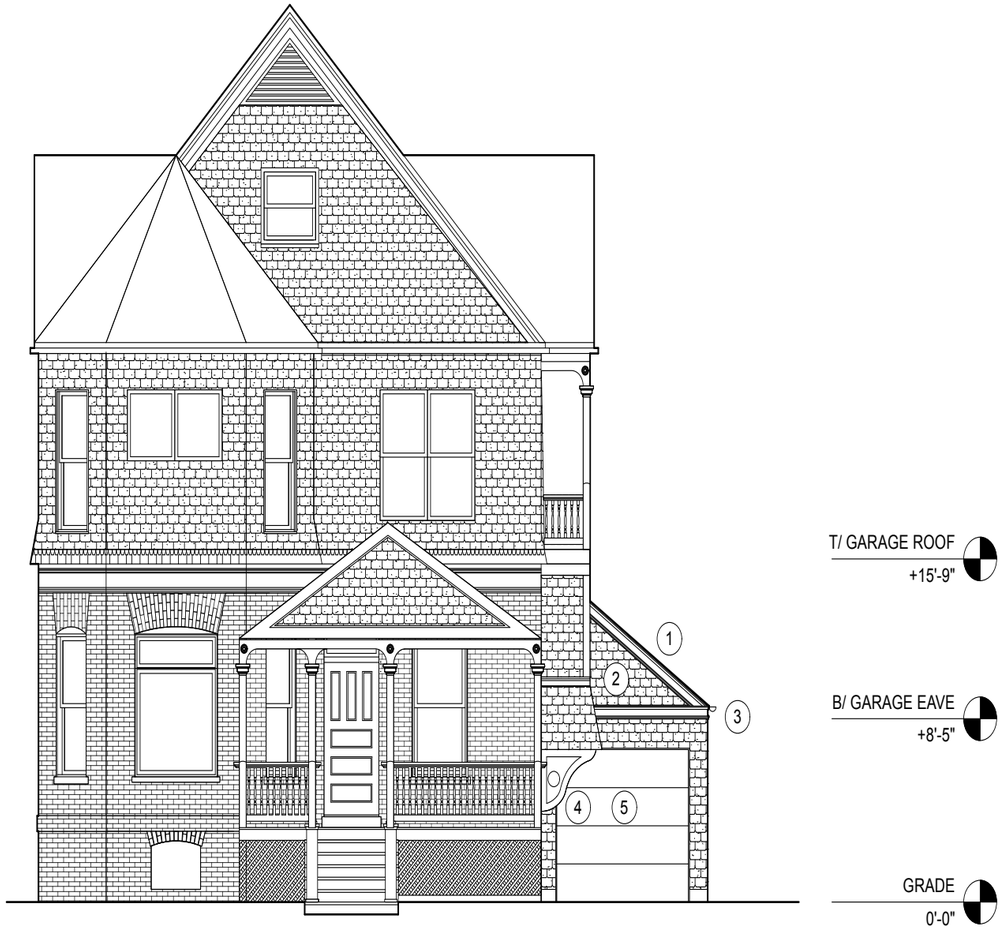
N

Gilbert | Kaeding

A.

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

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



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

Gilbert | Kaeding

A.

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

Gilbert | Kaeding

A.

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

A.

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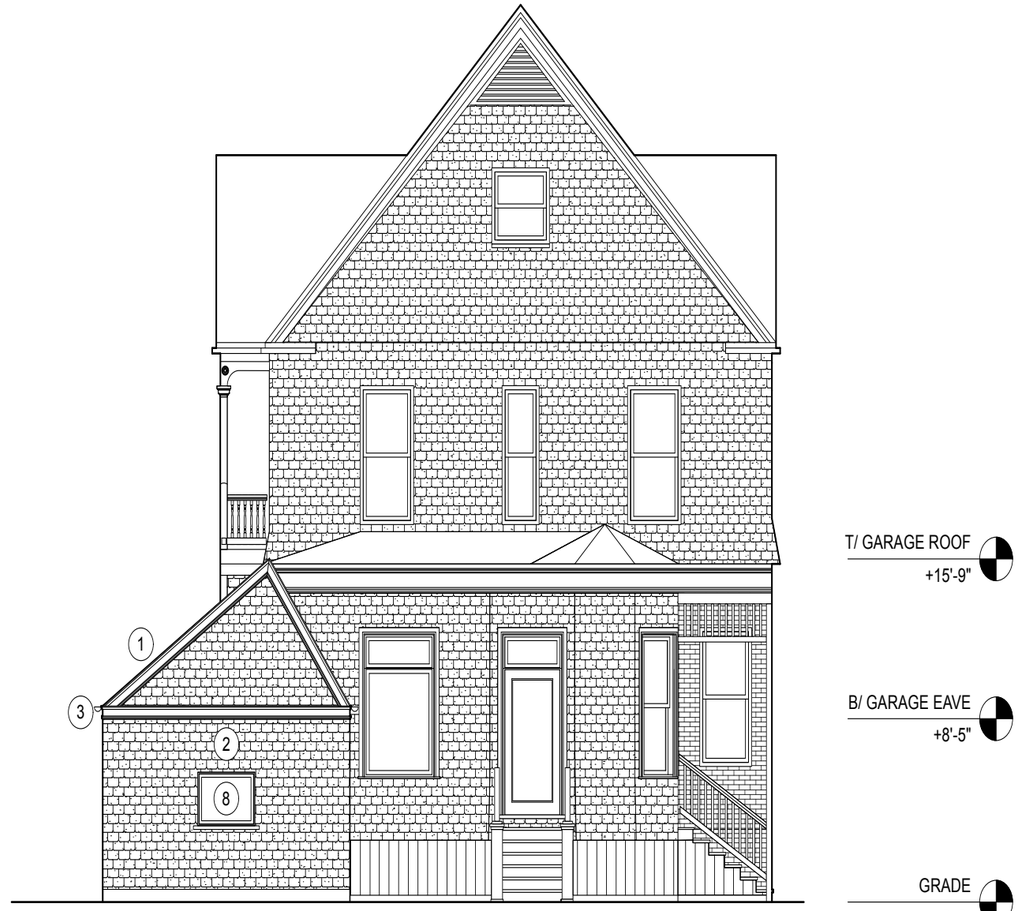
1 EXIST WEST ELEVATION
1/8" = 1'-0"



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

A.

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

A.

2. NEW PAINTED SHINGLE SIDING TO MATCH EXISTING SHAPE/SIZE/EXPOSURE
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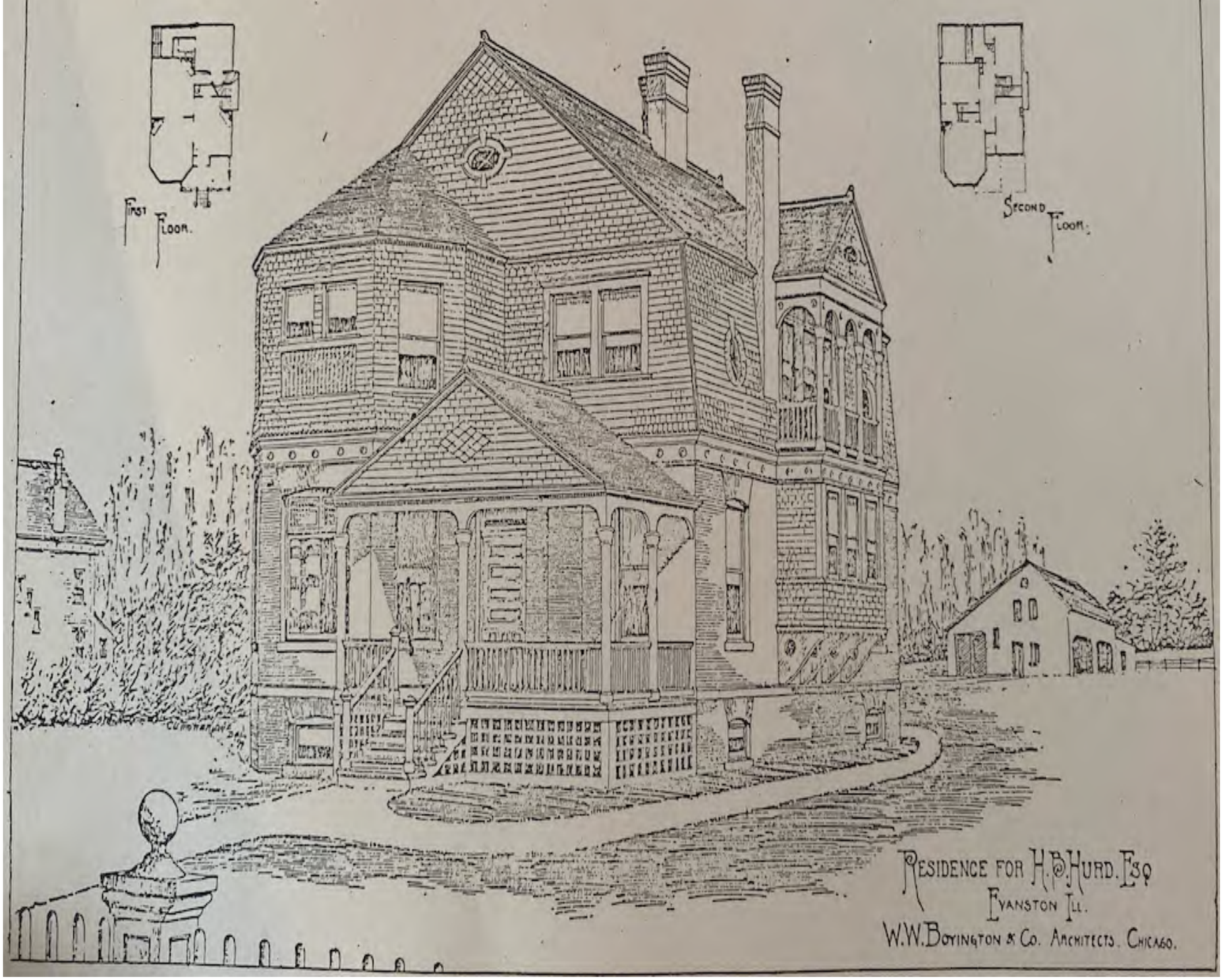
1/8" = 1'-0"

A.



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

A.

FRONT/ EAST FACADE

SIDE/ NORTH FACADE

SIDE/ SOUTH FACADE

REAR/ WEST FACADE

1 1630 ASHLAND PHOTOS
NTS

A.

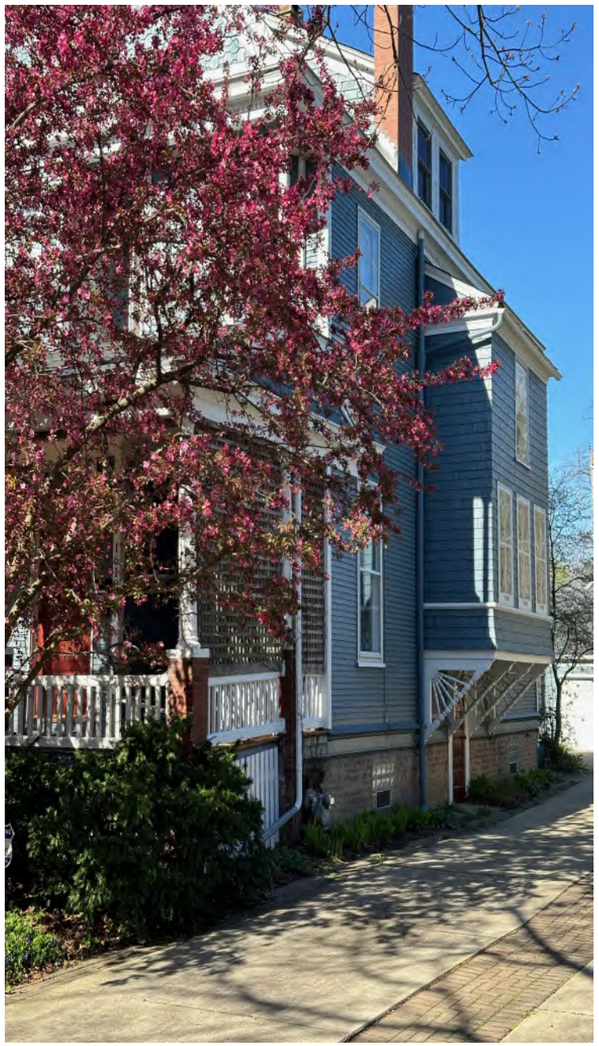
1618 ASHLAND-1624 ASHLAND-1630 ASHLAND-1632 ASHLAND

1624 ASHLAND

1632 ASHLAND

1 NEIGHBORHOOD PHOTOS
NTS

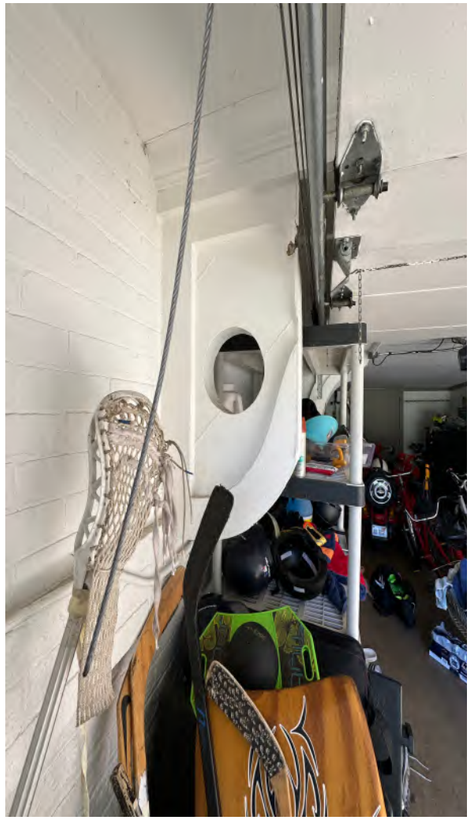
A.



1618 ASHLAND-SIDE BAY BRACKETS

1630 ASHLAND-LOGGIA BRACKETS

1630 ASHLAND-LOGGIA BRACKETS-CUT

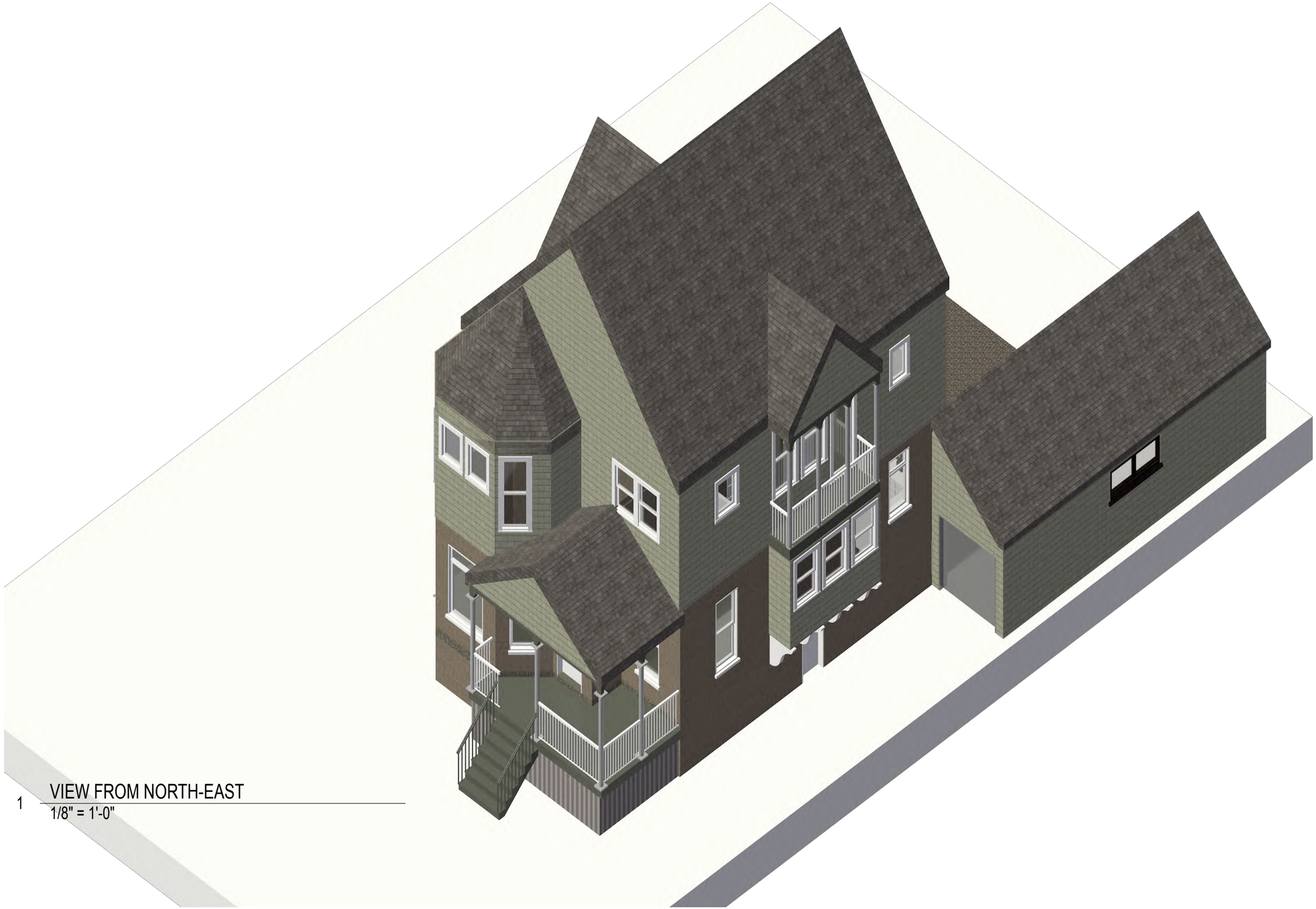


1630 ASHLAND-LOGGIA BRACKETS-CUT

1630 ASHLAND-LOGGIA BRACKETS-INTACT

1 BRACKET PHOTOS
NTS

A.



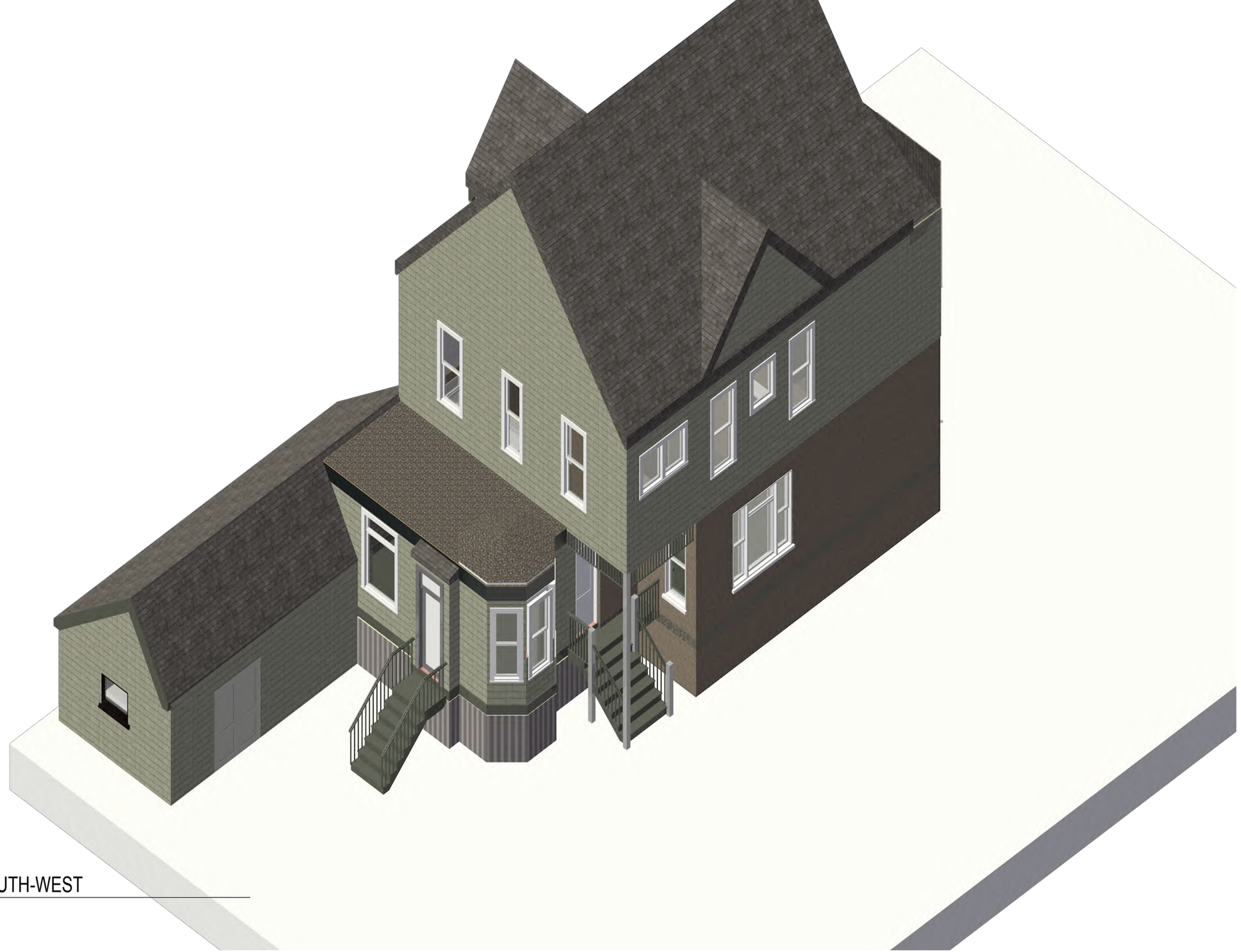
1 VIEW FROM NORTH-EAST
1/8" = 1'-0"

A.

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

Gilbert | Kaeding

A.



1 VIEW FROM SOUTH-WEST
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Gilbert | Kaeding

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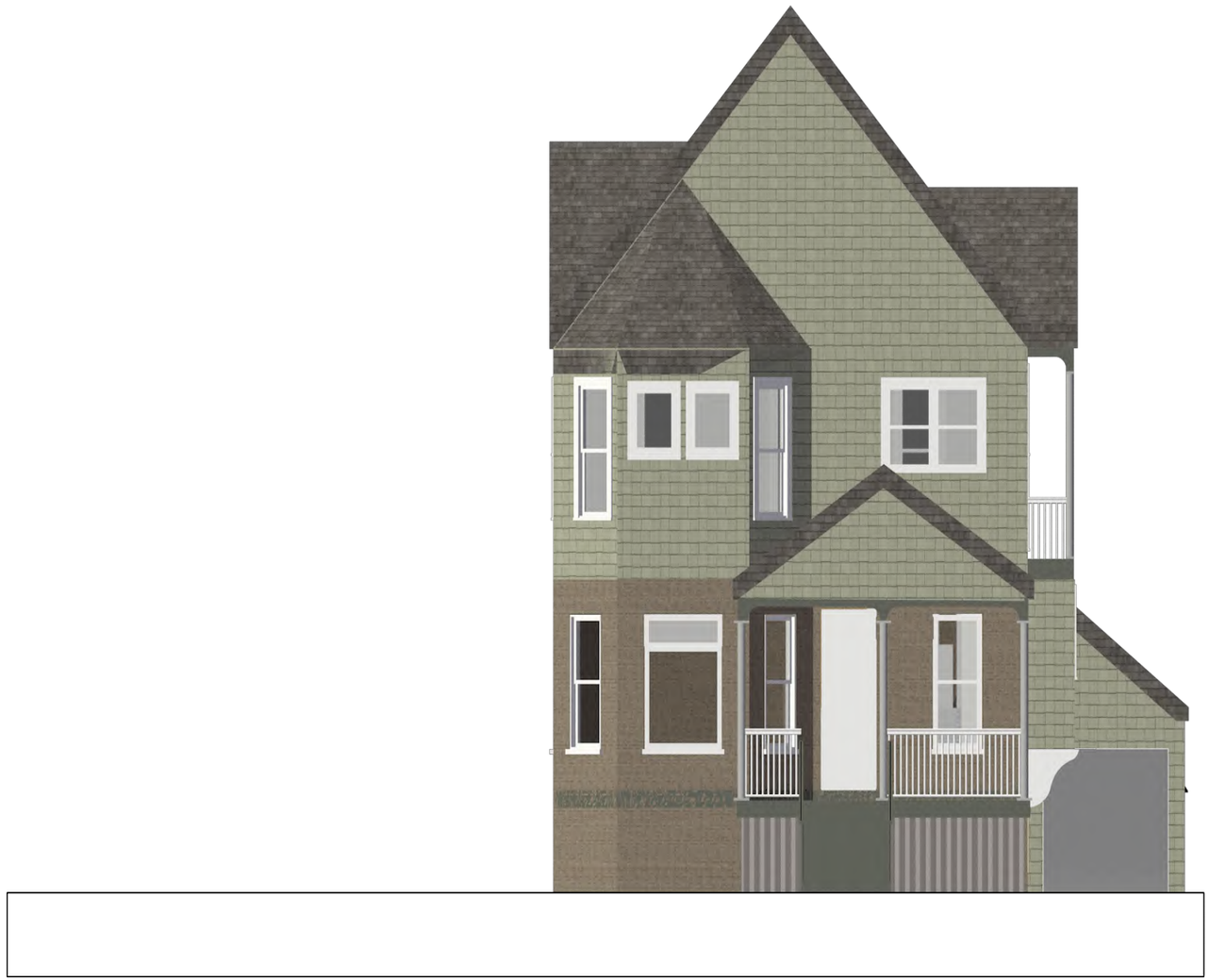

1 VIEW FROM EAST
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1 VIEW FROM NORTH
1/8" = 1'-0"

Gilbert | Kaeding

A.

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

Gilbert | Kaeding

A.

1 VIEW FROM SOUTH
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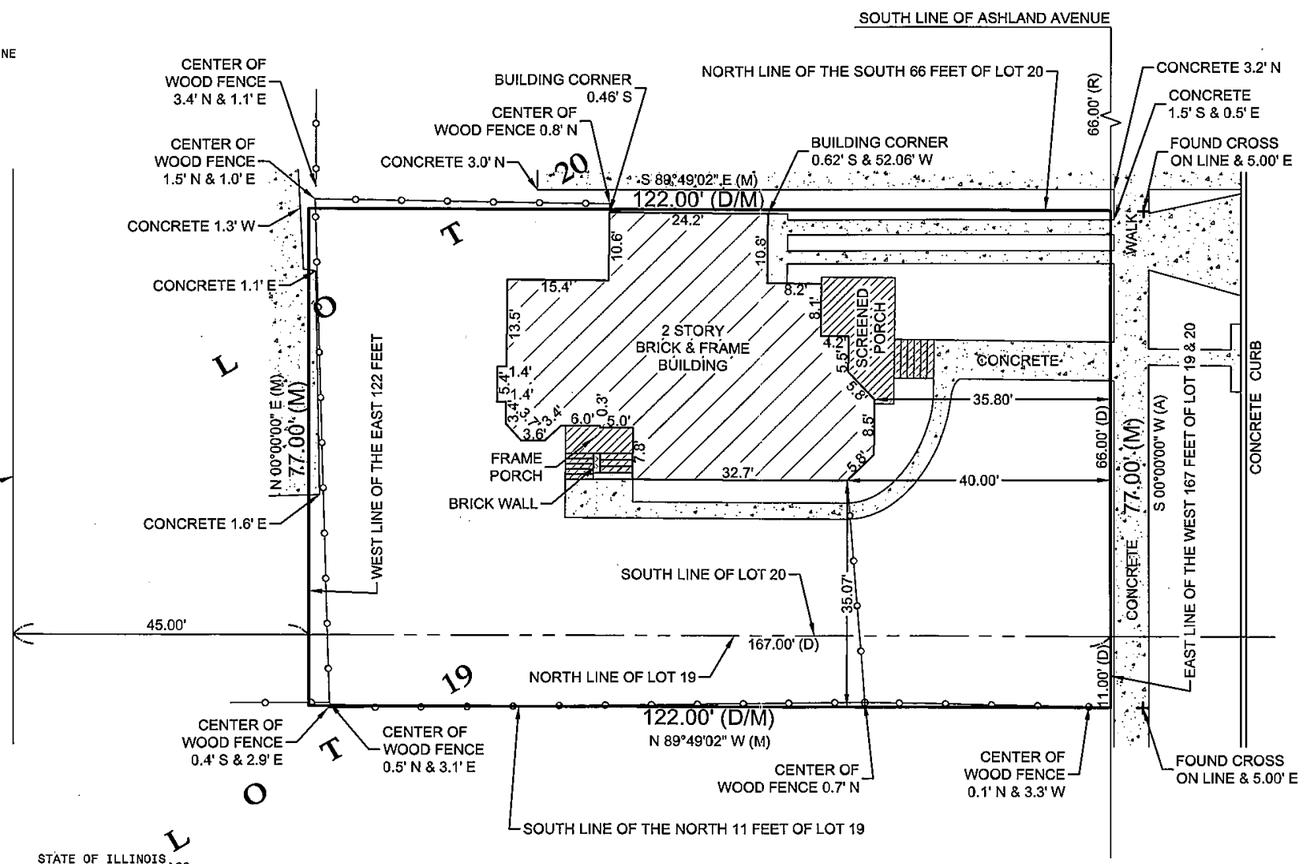

20' 10' 0 20'

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

MEI
BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!
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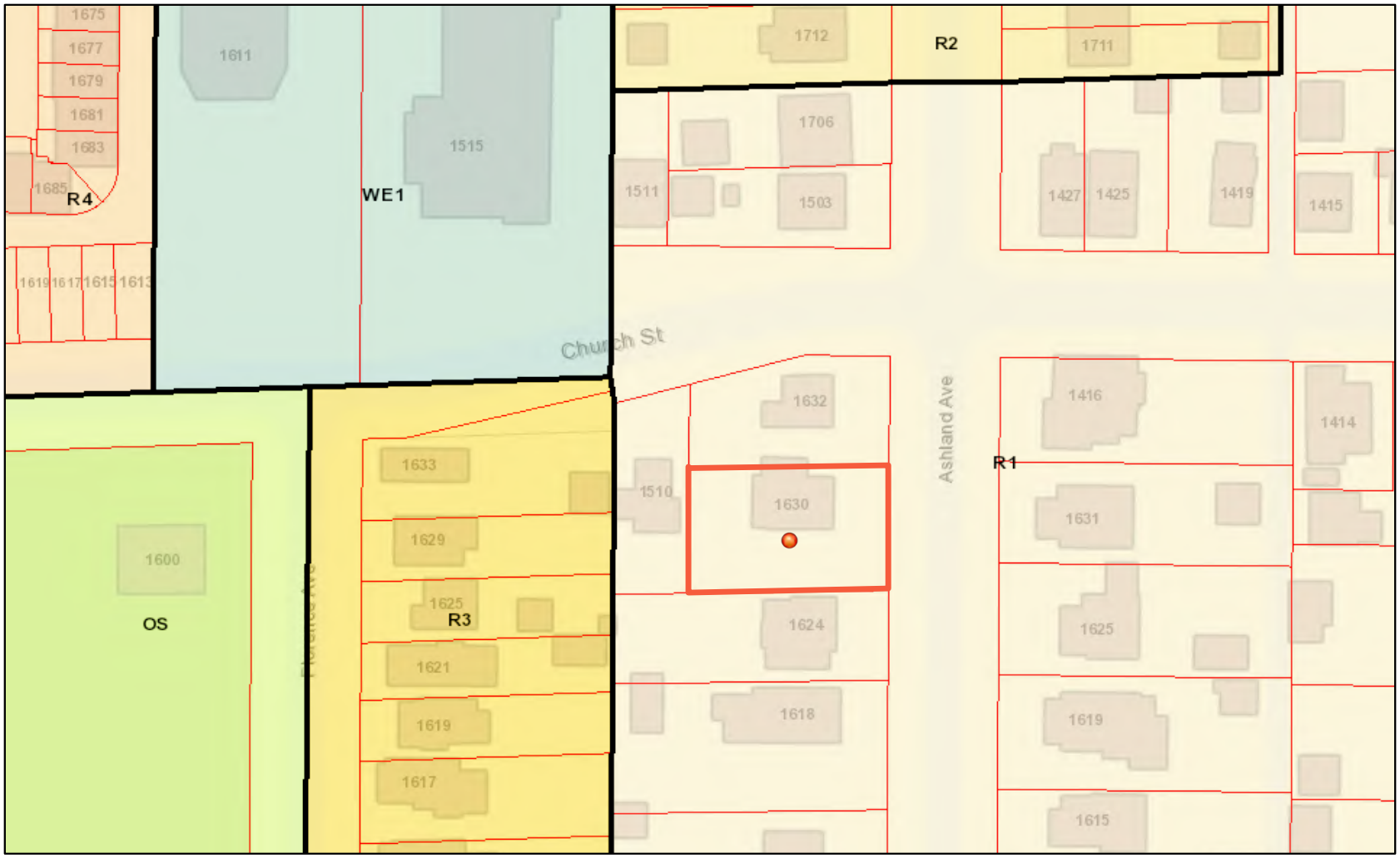
CLIENT BRAUN & RICH PC
FIELDWORK DATE (CREW) 08/11/2020 (DS/GL)
DRAWN BY: R.S. REVISED: JOB NO. 20-07-0742

Zoning Map



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

1:1,000

0 0.01 0.01 0.03 mi

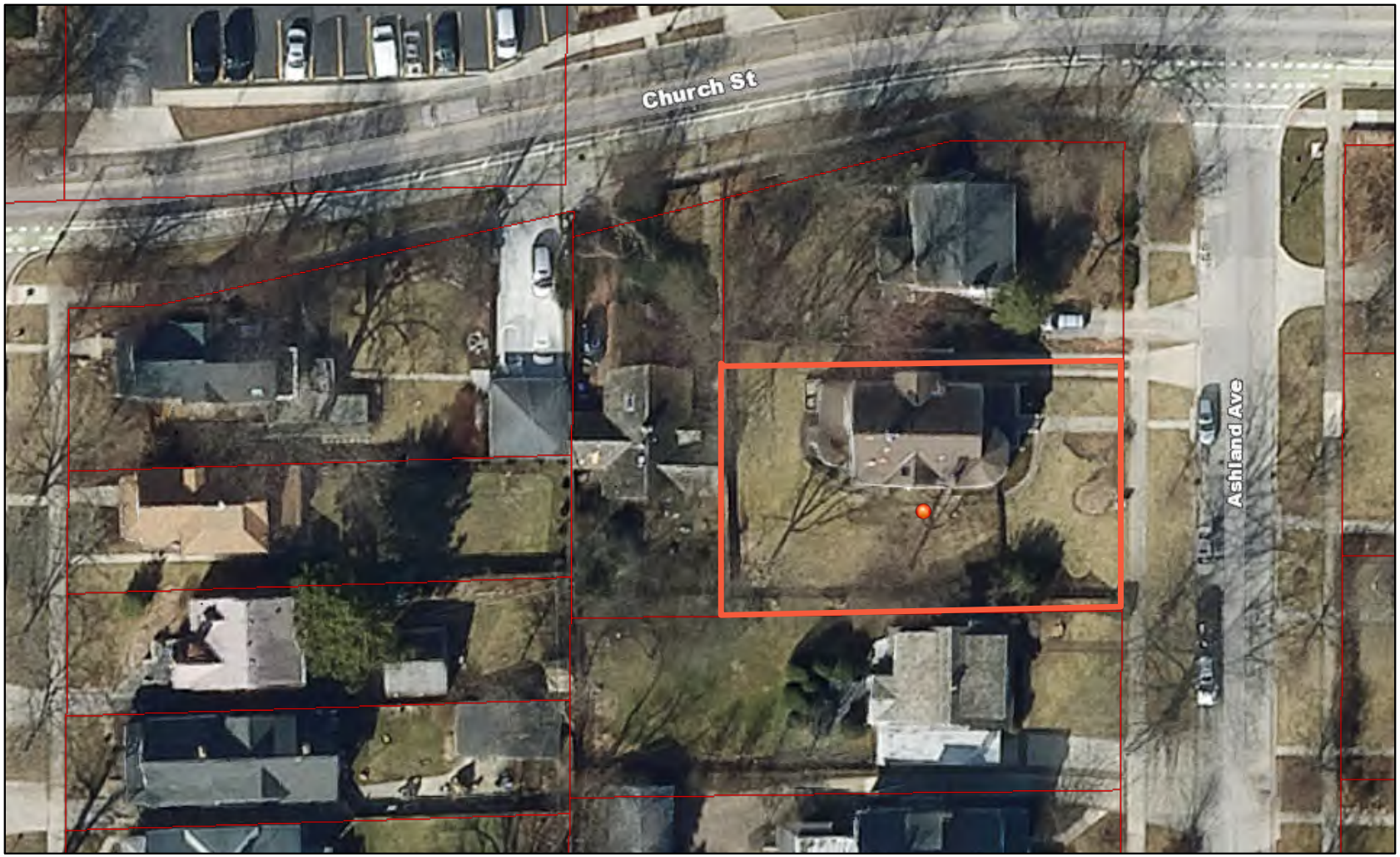
0 0.01 0.03 0.05 km

Zoning Districts

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

ArcGIS Web AppBuilder

Aerial Map



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

City Boundary

Tax Parcels

1:500

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

City of Evanston IL, Imagery courtesy Cook County GIS

ArcGIS Web AppBuilder

City of Evanston IL, Imagery courtesy Cook County GIS |

PRESERVATION COMMISSION DETERMINATION OF SPECIAL USES AND VARIATIONS	**Application #: 24PRES-0047** **COA Approved:** ☒Yes ☐No
Address: 1630 Ashland Avenue Landmark: ☒ Yes ☐ No Within Historic District: ☒ Yes ☐ No If Yes: ☐ Lakeshore ☒ Ridge ☐ Thematic ☐ Local Northeast Evanston Contributing: ☒ Yes ☐ No	**Building/Structure Description:** Shingle styled single-family home designed by William W. Boyington, one of Chicago's most influential early architects. Landmark designated under criterion A4 (Exemplification of design) and A5 (Significance of architect).

Proposed Special Use or Variation:
Major Zoning Variations including: 1) A north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(3), and 2) A rear-yard setback of 5' where 30' is required and 28' is the existing legally non-conforming condition (Code Section 6-8-2-8 (A)(4).

6-15-11-5: - RELATIONSHIP TO SPECIAL USES AND VARIATIONS: 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:

STANDARDS	Standard Applies to Project	Project Meets Standard
(A) Is necessary and/or appropriate in the interest of historic conservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts; or	☒ Yes ☐ No	☒ Yes ☐ No
(B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and	☐ Yes ☒ No	☐ Yes ☐ 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)	☒ Yes ☐ No	☐ Yes ☐ No ☒ Deferred to the Land Use Commission

Comments/Recommendations:

The proposed variations are being requested and necessary in order to positively affect the historical and architectural integrity of the landmark homes north elevation and allows for recreation of this elevations most prominent and character defining feature, the bracketed loggia. The resulting design is believed to be compatible with surrounding vocabularies and homes to which the property is visually related, creating additional subordination between the home and its accessory garage. During deliberation, study of alternatives which may have been more compliant were explored. These include a detached version of the garage that would be compliant with the rear-yard setback but require a variation for separation between accessory and principal structure. No material difference between what is proposed and this variation was seen in terms of the interest to historic preservation or impact to architectural integrity. A detached or attached garage within the south side-yard was also explored, which was seen as having a significant negative affect on the property's integrity of setting and architectural integrity while also requiring removal of parkway trees and a new curbcut. Of the proposed alternatives, the one proposed was seen as the most compatible with the areas of the property falling under the Commissions purview (North and East volumes of the home).

Recommendation Made: Yes ☒ No ☐ Date 05/13/2025 **Positive Recommendation** Vote: 8 for 1 against ____ Abstained	Chair: Carl Klein p.p. Cade W. Sterling

STATEMENT OF SIGNIFICANCE

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

EVANSTON LANDMARK

ADDRESS: *1630 Ashland*
COMMON NAME: *Same*
REAL ESTATE INDEX NUMBER:
DATE OF CONSTRUCTION: *probably 1889*
ARCHITECT OR BUILDER: *William W. Boyington*
ORIGINAL SITE *X* MOVED ___
SIGNIFICANCE:

HISTORICAL	___	H1	___	H2	___	H3		
ARCHITECTURAL	*X*	A4	*X*	A5	___	A6		
	___	A7	___	A8	___	A9		

OTHER COMMENTS:

SAVATREE
Consulting Group

550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

October 22, 2024

Maria Opdycke
1630 Ashland Ave
Evanston, IL 60201

RE: Tree preservation of adjacent property trees

You retained SavATree to review your proposed garage project and provide recommendations to mitigate construction impact on three trees on your north neighbor's property line. We received permission from the neighbor to access the property to collect data on the subject trees. Proposed garage plan is included in the Appendix.

We numbered the trees from 1-3 starting with the tree closest to the house. Tree 1 is a 20" diameter at breast height (DBH) silver maple in fair condition. The tree is located approximately 5 feet from the fence. Tree 2 is a hackberry with codominant leaders and has an aggregate DBH of 10". The tree is in fair condition and approximately 2 feet from the fence. Tree 3 is a 29" DBH silver maple in fair condition and is approximately 5 feet from the fence.

Planned excavation on the property will be 42 inches in depth, 1 foot from the north fence line and 5 feet from the west fence line. At this distance, root pruning will be required along the north side of the project area prior to excavation.

Referring to the ISA: Best Management Practice Root Management, the preferred minimum distance for root pruning on a tree is 6 times or greater than the DBH. However, if root pruning is to occur on one side of the tree this minimum can be adjusted to 3 times the DBH. Although, the further away from the tree the better. Table 1 outlines the minimum distance root pruning can be completed for each tree and each tree's current distance from proposed excavation. However it should be noted that tree species, condition, and size plays a significant role on impact tree pruning will have on a tree.

Table 1: Minimum distance for root pruning and tree approximate distance to planned excavation

	Diameter at breast height (DBH)	3 times DBH	Distance from excavation
Tree 1	20 inches	5 feet	6 feet
Tree 2	10 inches	2.5 feet	3 feet
Tree 3	29 inches	7.25 feet	6 feet

Based on the values in Table 1, trees 1 and 2 meet the minimum distance for root pruning at 3x DBH. However, tree 3 does not. Proposed excavation will occur at 2.5x the DBH of the tree.

Recommendations:

A Tree-based solution to proposed work involves conducting root pruning along the planned excavation area using specialized equipment, such as an Air Spade, to carefully remove soil without damaging the roots. We recommend that an ISA Certified Arborist is onsite while roots are uncovered to ensure the structural stability of tree 3 is maintained if roots are severed. If critical roots essential to the tree's health and stability are exposed, modifications to planned work may be necessary to prevent destabilization of tree 3. Furthermore, roots larger than 3 inches in diameter must not be removed

SAVATREE
Consulting Group

550 Bedford Road, Bedford Hills NY
phone: (914) 241-4999 • fax: (914) 244-9375
email: consultinggroup@savatree.com

savatree.com/consulting

without the presence of an ISA Certified Arborist. The approximate location for proposed root pruning is detailed in the Appendix.

A design-based solution to proposed work involves adjusting the scope of work to reduce the length of the garage to minimize impact on tree 3. Root pruning will still be necessary if this approach is taken, however the extent of root pruning will change to reflect the adjusted garage. As mentioned earlier, roots larger than 3 inches in diameter must not be removed without an ISA Certified Arborist onsite to ensure the stability of the trees are maintained.

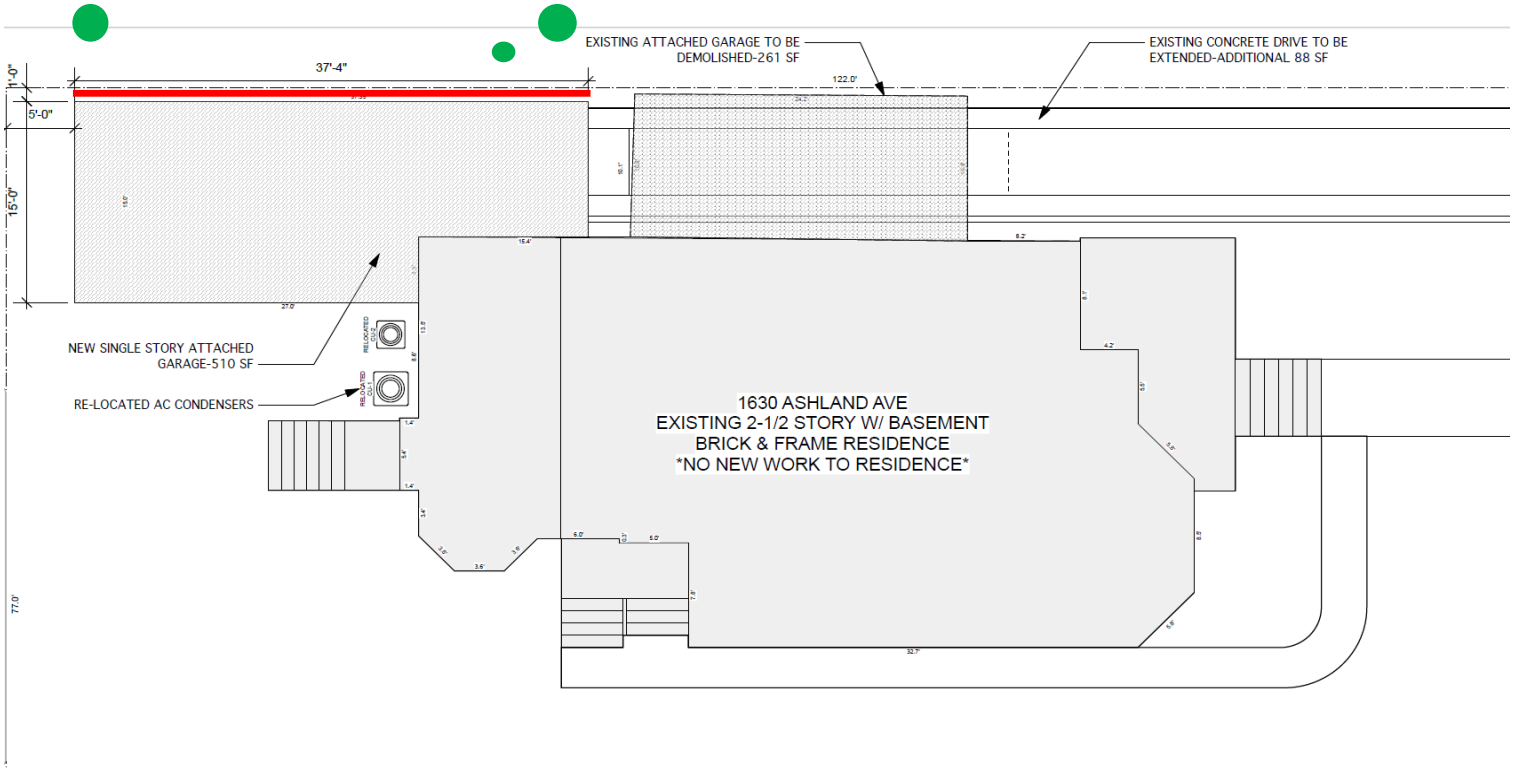
Root pruning at 3x DBH will require additional treatments for the trees along the property line. Apply a growth regulator for tree 1 and 3 prior to root pruning. Additionally, biostimulant treatments in spring and fall for trees 1 & 3 for up to three years and supplemental water during growing season and periods of drought should be considered. Additionally post construction monitoring to assess tree health and make any additional treatment recommendation.

Thank you,

Dezirae Gonzalez
Consulting Arborist
ISA Certified Arborist IL-9961A
ISA Tree Risk Assessment Qualified
(847)418-7029
dgonzalez@savatree.com

Appendix – Proposed Garage

Green circles indicate approcimate locations of the three trees. Red line depicts where root pruning should occur.



City of Evanston

Cade Sterling <csterling@cityofevanston.org>

Fwd: Draft letter to zoning

Maria Opdycke <mariaopdycke@gmail.com> Wed, May 21, 2025 at 11:31 AM
To: Cade Sterling <csterling@cityofevanston.org>, Peter Kaeding <pkaeding@gkad.com>

Begin forwarded message:

From: Mitch Bruski <mitch.bruski@gmail.com>
Date: August 13, 2024 at 9:04:19 AM CDT
To: zoning@cityofevanston.org, mariaopdycke@gmail.com, mklotz@cityofevanston.org
Subject: Fwd: Draft letter to zoning

Dear Zoning Board,

I am writing to express my support for the request to the variance needed to complete the garage project at 1630 Ashland Ave. My home borders 1630 to the south and I may have the most impact of this construction because the garage would be entirely visible from my back deck and yard. We are friendly with our neighbors and are confident they will also landscape to improve the overall look of the project.

Our house is an Evanston landmark so I am sensitive to these issues. The proposed design of the garage, while larger than the current structure, is in keeping with the style of the home and improves the overall curb appeal of the home. The construction of the garage as presented has the lowest impact on the property possible and allows our neighbors to have a garage that will fit their cars, which are currently parked on the driveway.

The alternative location of the garage in the south yard would require major environmental impact including potential drainage issues for us and cutting down two large trees that stand between my property and 1630 Ashland.

Regards,

Mitch Bruski
1624 Ashland

Alexandra Miller
1632 Ashland Ave.
Evanston, IL 60201

May 18, 2025

Maria Opdycke
1630 Ashland Ave.
Evanston, IL 60201

Dear Maria,

As your new neighbors at 1632 Ashland Avenue, my husband Jeffrey Goodman and I have reviewed the plans for your garage submitted in application 25ZMJV-0017 for Major Variations and have no objection to your proceeding with the project as designed. Thank you for reaching out and offering us the opportunity to comment.

Sincerely,

Alexandra Miller

November 7, 2024

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

Subject: Withdrawing Prior Objection to Major Variations Request for 1630 Ashland Avenue, Evanston, IL 60201

As owner of the coach house at 1510 Church Street which borders the residence at 1630 Ashland Avenue to its west, I would like to withdraw my objection to the requested variation for the construction of a garage structure. The revised setback request that would now require a setback of 5', and which would replace the prior request of a setback of 3', addresses my concern that adequate space between the two residences be maintained. Additionally, the plan to install arborvitae (or similar screening evergreens) at the fence line will preserve the setting and aesthetic of both residences.

In light of these changes and updates, I would now support the 1630 Ashland Avenue zoning variation request.

Thank you to all who gave their attention and consideration to this matter. It is much appreciated.

Ellen Prieto
1510 Church St.

Approved

MEETING MINUTES

LAND USE COMMISSION

Wednesday, August 14th, 2024
7:00 PM
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

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

Members Absent: Brian Johnson, Darush Mabadi

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

Presiding Member: Matt Rodgers

I. CALL TO ORDER/DECLARATION OF A QUORUM

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

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

Commissioner Lindwall made a motion to approve the meeting minutes from May 8th, May 22nd and June 26th. Seconded by Commissioner Arevelo. Commissioner Lindwall then provided several edits to the group of minutes. A voice vote was then taken approving the minutes as amended.

Ayes: Matt Rodgers, Max Puchtel, Kiril Mirintchev, George Halik, Jeanne Lindwall, Myrna Arevalo
Nays:
Abstain:

III. NEW BUSINESS

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

Peter Kaeding, architect and applicant on behalf of the homeowner, requests Major Variations for a north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Section 6-8-2-8 (A)(3), and a rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Section 6-8-2-8

(A)(4). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 10-13-403-027-000.

Peter Kaeding provided details on the proposed project and the reasoning behind moving the garage location and need for the requested variations.

Commissioner Questions

Chair Rodgers questioned the height of the brackets on the historical (balcony), which vehicles would pass under, with confirmation from Mr. Kaeding that vehicles could fit. He then stated placement options for the garage were considered, including side-loaded and detached garage options. However, they were deemed infeasible due to lot constraints.

Commissioner Halik stated putting the garage on the south side of the home would cause the homeowner to knock down some of the existing trees and asked what the setbacks would be for a detached garage. Ms. Klotz responded that a 3 foot setback would be required. Commissioner Halik stated there are other homes with garages very close to property lines

Commissioner Lindwall questioned how the stormwater coming off of the roof of the garage would be handled. Mr. Kaeding responded that a gutter would be installed to drain to the south yard. That would be slightly closer than the one foot building setback.

Commissioner Halik stated a property owner north of the property raised questions about the project but did not express opposition. Additional letters of support were received from a property owner southwest of the subject property.

Commissioner Puchtel asked if there is currently access to the garage from the home, back door. Mr. Kaeding responded that currently there is an entrance from the house to the garage which would be kept. Access to the new garage would be by going out that door or the rear door of the house.

Commissioner Halik questioned if they were adding additional landscaping. Marie Opdycke, property owner, stated that arborvitae trees would be installed along the west property line. On the south wall a trellis would be installed with vines. Currently there are flowers along the north property line.

Commissioner Lindwall questioned a window on the west side of the house. The intent was made to be more appealing architecturally.

Commissioner Mirintchev questioned what the Preservation Committee had to say about the roof. Mr. Kaeding provided background on the conversation with the Preservation Commission.

Chair Rodgers asked for clarification on trees around the south side of the house and where exactly they were located in the yard and by the property line.

Public Comment

Shannon Seiberling. property owner to the north, had concerns if one foot was enough to avoid having people or construction workers going on her property. She also questioned if the one foot setback was enough to prevent rain, leaves, etc, from the proposed garage roof from going onto her property.

Amanda Ziehm, 1630 Wesley Avenue, expressed concerns about the small setback adjacent to the north neighbor's property and expressed belief that there would be negative impact because of that. The proposed garage also does not seem to be necessary for the property.

Joan Safford, 1618 Wesley, stated she has been a happy resident since 1967 and the most senior resident in the four block radius. She voiced Shannon Seiberling as the most impacted by the proposed project. She stated that garages are a newer addition to the neighborhood due to the houses in the district being built around the horse and buggy days. She also looked at other garages in the neighborhood and said that in fact a two car garage is not the standard and she does not understand why a two car garage is necessary in the historic district. She believes this should only be a one car garage.

Mary McWilliams, 1606 Wesley Ave since 1976, stated that she lives in a house that's a zoning administrator's nightmare, and sympathizes with Shannon Seiberling because she has gone through similar issues.

Ellen Prieto, 1510 Church, expressed that she has visual issues with the proposed garage and stated it will impact the aesthetic of her entryway since it faces the rear yard of the subject property. Discussion followed on proposed landscaping for the project and how that may shield the view of the garage.

Kate Cohler, owner of 1629 Florence, submitted a letter of support for the garage.

Deliberations

Commissioner Halik stated there were several homes in violation of zoning and believes people these days the City needs to accommodate the typical family. He also stated that it would be almost impossible for construction to happen without stepping on Shannon's property.

Commissioner Lindwall has concerns that the garage is 3 feet from the property line, and that a couple feet would be helpful if possible.

Standards for Major Variations (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: *Testimony was heard from the neighbors to the north and from southwest who feel that this will impede on*

their enjoyment and use of their properties. There was some disagreement on whether this standard was met due to emphasis on the word substantial. Disagreement on the extent of the potential impact.

2. The requested variation is in keeping with the intent of the zoning ordinance: Seeks *to remove cars from the street, however, the requested variations are shoehorning the garage into this location and does not keep with the intent. Disagreement on this as there is ability to preserve the south yard and front facade of the property. Partially met*
3. The alleged hardship or practical difficulty is peculiar to the property: *There are other locations where this can be constructed. However, as stated above there is opportunity to preserve the south yard with the current proposal so this standard may or may not be met.*
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out: *This gets into the definition of hardship and inconvenience. Any movement of the garage is going to affect the house so there is some difficulty there. Solution is maintaining an existing hardship so this standard is met*
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter: *The proposed garage is for the property owner's personal use and not to extract income so this standard is met.*
6. The alleged difficulty or hardship has not been created by any person having an interest in the property: *Heard testimony that the home was built in 1951, predating current ownership. Owners looking to make the property more adaptable to their use. Standard is met*.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation: *There is a large yard south of the home where the garage could be met. There was some disagreement with Commissioners stating that the large yard is often part of the historic nature of the property. Proposed location is the least deviation.*

Commissioner Puchtel made a motion to approve the requested variation with the condition that a Construction Management Plan be submitted detailing no infringement on the north property line and requirement for gutter guards on the north side of the garage to minimize needed maintenance. Seconded by Commissioner Lindwall.

Ayes:, Max Puchtel, George Halik, Myrna Arevalo
Nays: Jeanne Lindwall, Kiril Mirintchev, Matt Rodgers
Abstain:

The current vote stands at 3-3. The two absent commissioners will cast their votes at the next meeting scheduled for August 28th in order to obtain the 5 concurrent votes required when the Land Use Commission is the determining body.

Clarification was provided on next steps for this case.

IV. COMMUNICATION

Chair Rodgers shared that Commissioner Hewko resigned from the Commission due to work commitments that would not allow him to attend meetings and with the current workload coming before the Commission he felt it would be in the best interest of the Commission to find someone else and that the Mayor is aware. He then stated that he will be meeting with staff to outline a timeline and involvement for the Commission as it relates to the Comprehensive Plan and Zoning Code review.

V. PUBLIC COMMENT

No Public Comment

VI. ADJOURNMENT

Commissioner Lindwall moved to adjourn, seconded by Commissioner Arevalo.The meeting was adjourned at 8:39pm.

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, August 28th, 2024, at 7:00 pm,** in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,
Justin Bock, Administrative Lead

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

Approved

MEETING MINUTES

LAND USE COMMISSION
Wednesday, August 28th, 2024
7:00 PM
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Matt Rodgers, Max Puchtel, Brian Johnson, George Halik, Jeanne Lindwall, Jameika Mangum

Members Absent: Myrna Arevalo, Darush Mabadi, Kiril Mirintchev,

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

Presiding Member: Matt Rodgers

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 an initial vote of 3-3 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 8 seated members.***.

Commissioner Johnson provided a vote against the motion to approve the requested zoning relief, bringing the standing vote count to 3-4. This item was, therefore, continued to the September 11, 2024 meeting in order to obtain the 5 concurrent votes needed on cases in which the Land Use Commission is the determining body.

III. NEW BUSINESS

A. 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: 11-18-410-001-000

Jeff Smith, attorney for the appellant, provided an overview of the appeal being sought, emphasizing that the case is about the correct location for the front yard and not the use structure that triggered the need for the yard determination. He brought forward the following residents to present the case:

- Mrs. Donna Harrison, the adjacent neighbor to the south of the subject property, who provided information on the neighborhood and interactions with the previous property owner, noting where she typically entered the home. She then explained how she would face a negative impact if the proposed construction of the garage/ADUwere to take place, showing photos of the existing conditions and a letter from an arborist.
- Mr. Mitchell Harrison, also an adjacent neighbor to the south, provided background on his history in Evanston and what he has seen in the neighborhood. He pointed out he was familiar with coach houses/ ADUs being built off of alleys but not street facing. He also mentioned the previous property owner and that people typically entered off of Judson. He added that the proposed structure does not fit in with the existing homes in the area and could harm the value of their homes.
- Tom Green, 1515 Judson, expressed agreement with Mr. and Mrs. Harrison and stated the only coach houses he has seen to his knowledge have been off of the alley. He believes the front door of the house is on Judson and the garage is on the side yard of the lot.

Commissioner Questions/Discussion

Ms. Klotz explained how the determination that the front yard of the subject property was along Davis Street came about. Emphasizing location of the existing structures and layout of the lot. The Zoning Ordinance provides guidance on determining the front yard, including the front yard typically being shorter in width. In this case, that would make Davis Street the front yard and make the setbacks for the structures zoning compliant.

Chair Rodgers asked if there was anything that would require a variance. Ms. Klotz confirmed based on the zoning analysis, nothing would require variance but pointed out that an existing fence in the yard along Davis Street has no variation documents in the

property history so was likely considered a street side yard but does not meet setback requirements for either yard. Given that everything complies if Davis is considered the front yard.

Chair Rodgers asked if staff was aware of other properties in Evanston that may not have a door facing what is considered the front yard. Ms. Klotz mentioned a property she previously lived in was configured this way. Additional discussion occurred regarding similar properties and how yard determinations are made. It was clarified that the proposed project on the property did go through Preservation Commission review and received its certificate of appropriateness.

Public Comment

Jeanne SmilingCoyote spoke in favor of the appeal and in opposition to the project providing an ADU, stating it is not a neighborly use of space and that there are other options to provide an ADU on the property.

Alice Eagly who lives next to the subject property on Davis St expressed concerns about the tree on the property that would be damaged by construction of the ADU and the tree possibly posing a safety risk to her home if damaged. She provided information on the type of tree on the property

Mike Meyers spoke on his previous efforts to preserve his property and respecting the historical nature of the neighborhood and spoke in opposition to the proposed ADU and the determination that the Davis is the front yard. He expressed concern about having a short term rental in the property.

Robert Eagly detailed going in the front door of property off of Judson and expressed support for the appeal.

Omar Salem, one of the owners of 1525 Judson, expressed going through the proper processes to get the proposed project approved and supported by the Preservation Commission and that he was available if anyone had questions.

Mr. Smith then provided closing statements.

Mr. Harrison stated that the address on the house has said 1525 Judson all 40 years he has lived in the neighborhood.

Chair Rodgers then closed public testimony.

Deliberations

Chair Rodgers explained that, due to this case being based on a compliant zoning analysis, there are no standards to review. Commissioners should, therefore, consider

what is the correct interpretation of the law and whether or not the Zoning Administrator erred in making their interpretation.

Commissioners Halik and Mangum disagreed with staff's determination, considering all of the staff comments, public testimony and photographs provided during the hearing. Commissioners Lindwall, Johnson and Puchtel expressed support of staff's determination, citing the nonconformity of the lot if Judson Avenue was determined to be the front yard and giving consideration to the least deviation from the zoning code. Additionally, it was mentioned that the presence of a fence is not out of character with existing conditions, that the home orientation and placement of a front door may appear to face Judson but that is not part of the guidance that helps determine what the front yard is. The appellant's objection was seen as erroneous and geared more towards construction of the ADU.

Commissioner Lindwall pointed out the need to consider compatibility with the tree ordinance as the project moves forward.

Chair Rodgers stated that if a house is on a lot with conforming yards, that determines the yards. He reiterated that there is no zoning relief being sought in this case, the appeal is on what was determined to be the front yard and he believes the Zoning Administrator made the correct determination.

Motion: Commissioner Lindwall made a motion to affirm the Zoning Administrator's decision that Davis Street is the front yard of the property and deny the appeal.
Second: Commissioner Johnson

Ayes: Johnson, Lindwall, Puchtel, Rodgers
Nays: Halik, Mangum
Abstain:

With a vote of 4-2, the matter was continued to the September 11, 2024 meeting in order to allow additional Commissioners to view the minutes and/or audio-visual recording of the proceedings, and then vote on the motion to obtain five concurrent votes.

IV. COMMUNICATION

Ms. Jones introduced the new Senior Planner, Sam Hubbard. Chair Rodgers stated that he has been talking with staff regarding scheduling for review of the Comprehensive Plan and Zoning Code in November and December. Commissioner Lindwall mentioned attending the focus group sessions that recently occurred.

V. PUBLIC COMMENT

None.

Approved

VI. ADJOURNMENT

Commissioner Lindwall motioned to adjourn, Commissioner Puchtel seconded, and the motion carried, 6-0.

Adjourned 8:45 PM.

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, September 11, 2024, at 7:00 pm,** in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones, AICP, Neighborhood and Land Use Planner

Approved

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 Elizabeh Williams

Presiding Member: Matt Rodgers

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:

IIII. 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