

LAND USE COMMISSION

Wednesday, November 29, 2023 | 7:00 P.M.
James C. Lytle City Council Chambers, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

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

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. APPROVAL OF MEETING MINUTES: November 8, 2023

III. NEW BUSINESS

A. Public Hearing: Major Variations | 1002 Asbury Avenue | 23ZMJV-0062

Michael McMahon, applicant and property owner, submits for Major Variations for the construction of a 1-car attached garage. The applicant requests building lot coverage of 30.7% where 30% is the maximum permitted coverage (Section 6-8-2-7) and for a rear yard setback of 3.0 feet where 30.0 feet is the minimum required rear yard setback (Section 6-8-2-8.A.4) in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-24-219-029-0000

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

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single-family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-14-205-031-0000

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The Evanston Land Use Commission will hold a meeting **on Wednesday, December 29, 2023, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.



MEETING MINUTES

LAND USE COMMISSION

Wednesday, November 8, 2023

7:00 PM

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

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

Members Absent: John Hewko, Max Puchtel, Kiril Mirintchev and Matt Rodgers

Staff Present: Assistant City Attorney Kathryn Loan, Neighborhood and Land Use Planner Meagan Jones, and Zoning Administrator Melissa Klotz

Presiding Member: Jeanne Lindwall

Call to Order

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

Approval of October 25, 2023 Meeting Minutes

Commissioner Westerberg made a motion to approve the Land Use Commission meeting minutes from October 25, 2023 as amended. Seconded by Commissioner Arevalo. A voice vote was taken, and the motion passed 4-0 with one abstention.

New Business

A. Public Hearing: Special Use | 2105-2107 Crawford Avenue | 23ZMJV-0056

David Heredia, Project Manager, submits for the expansion of existing Special Use Ordinance 81-O-97 for an Animal Hospital, Blue River Pet Care / Fox Animal Hospital, in the C1 Commercial District (Section 6-10-2-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-11-317-025-0000.

Phil Lator introduced himself as the Director of Operations and David Heredia as the Project Manager. Mr. Lator provided an overview of the proposed expansion, hours of operation, business practices, employees, parking, including staff recommendations and their concurrence thereof.

Commissioner Questions

Commissioner Halik asked about parking and how many employees would be added. Mr. Heredia responded that they currently vary between eight to ten employees. Mr. Lator added that they may increase by two employees at some point in the future. Ms. Klotz confirmed that because it is an existing building, the current on-site parking is compliant.

Commissioner Westerberg asked about animals being walked on Simpson Street. Mr. Lator responded that dogs are kept on leashes and picked up after.

Acting Chair Lindwall asked the staff about landscaping responsibility. Ms. Klotz responded that it typically is the responsibility of the property owner. With a Special Use, the property owner must give consent to the tenant's request. Staff recommended the landscape condition in response to Councilmember Suffredin's inquiry if any improvements could be made to the strip center.

Public Comment

Acting Chair Lindwall called for public comment.

David Cook thanked the commission members for their service.

Acting Chair Lindwall closed public testimony.

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

1. Is one of the listed special uses for the zoning district in which the property lies: Acting Chair Lindwall stated that the animal hospital has a current Special Use that is consistent with the underlying zoning district so the standard is met.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance as amended from time to time: Acting Chair Lindwall said that the proposal promotes business expansion and fills a vacant storefront, so the standard is met.
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole: Acting Chair Lindwall said that an animal hospital has been operating in this location for many years with no apparent negative impacts and the use is expanding into a vacant storefront within an existing strip center so the standard is met.
4. Does not interfere with or diminish the value of property in the neighborhood: Acting Chair Lindwall stated that there has been no testimony to indicate that there would be an adverse impact on the neighborhood, and again it fills an existing space, so the standard is met.
5. Is adequately served by public facilities and services: Acting Chair Lindwall reviewed that it is an existing strip center occupied by various businesses and serviced over the years, so the standard is met.

6. Does not cause undue traffic congestion: Acting Chair Lindwall said that the businesses have created no apparent impact on traffic, so the standard is met.
7. Preserves significant historical and architectural resources: Acting Chair Lindwall said that this is not applicable to the project.
8. Preserves significant natural and environmental resources: Acting Chair Lindwall said that no changes are being proposed to the footprint of the development so the standard is met.
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation: Acting Chair Lindwall said that it complies.

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

Commissioner Westerberg made a motion to recommend approval to the City Council of the Special Use for the property located at 2105-2107 Crawford Avenue, zoning case number 23ZMJV-0056, with the following conditions:

1. Hours of operation shall not exceed 8am - 9pm, 7 days a week.
2. One outdoor refuse container is required along with a pet waste station that includes pet waste bags.
3. The dead bushes at the front of the property shall be replaced within one year of the special use approval.
4. No more than 20% of the storefront windows shall be covered as allowed by the Sign Code.
5. The applicant shall submit for a permit to tie the existing fire alarm panel at the Animal Hospital to the expanded area, as required by the Fire Department.
6. Substantial compliance with the documents and testimony on record.
7. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.

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

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

David Wallach, Blue Paint Development, submits for a text amendment to the Zoning Ordinance, Title 6 of the City Code, to adjust regulations related to the construction of efficiency homes within residential districts (Section 6-4-1-6; Section 6-8-1-14). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4-6 of the Evanston Zoning Code. ***The applicant has requested that this item be continued to the December 13, 2023 meeting.***

Commissioner Westerberg made a motion to continue the Public Hearing for a Efficiency Homes Text Amendment, zoning case number 23PLND-0060. Second by Commissioner Halik. A roll call vote was taken, and the motion carried, 5-0.

C. Public Hearing: 1915-1917 Grant Street | 23ZMJV-0046

In association with 23PLND-0060, David Wallach submits for a Special Use to construct 13 efficiency homes with related zoning relief at 1915-1917 Grant Street in the R3 Two-family Residential District. The request requires the following zoning relief: 1.) 13 proposed dwelling units where a maximum of 6 are permitted on the zoning lot (8 permitted with an IHO bonus), 2.) A front yard setback of 18 ft. where 27 ft. is required, 3.) A parking drive aisle of 23 ft. where 24 ft. is required, 4.) A parking space width of 8 ft. where 8.5 ft. is required, and 5.) An open parking setback of 0 ft. where 3 ft. is required. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PIN: 10-12-309-020-0000, 10-12-309-021-0000. ***The applicant has requested that this item be continued to the December 13, 2023 meeting.***

Commissioner Westerberg made a motion to continue the Public Hearing for a Special Use for the property located at 1915-1917 Grant Street, zoning case number 23ZMJV-0046. Second by Commissioner Halik. A roll call vote was taken, and the motion carried, 5-0.

Communications

There was none.

Adjournment

Commissioner Halik motioned to adjourn, Commissioner Westerberg seconded, and the motion carried, 5-0.

Adjourned 7:26 PM.

The next meeting of the Evanston Land Use Commission is a Special Meeting to be held on **Wednesday, November 29, 2023, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,
Amy Ahner, AICP, Planning Consultant

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

1002 Asbury Avenue

Major Variations
23ZMJV-0062

LUC Determining Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

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

Subject: Major Variations for a 1-car attached garage
1002 Asbury Avenue | 23ZMJV-0062

Date: November 17, 2023

Request

Michael McMahon, applicant and property owner, submits for Major Variations for the construction of a 1-car attached garage. The applicant requests building lot coverage of 30.7% where 30% is the maximum permitted coverage (Section 6-8-2-7) and for a rear yard setback of 3.0 feet where 30.0 feet is the minimum required rear yard setback (Section 6-8-2-8.A.4) in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on November 9, 2023.

General Information

Applicant: Michael McMahon
1002 Asbury Avenue
Evanston, IL 60202

Owner: same

PIN: 10-24-219-029-0000

Analysis

1002 Asbury Avenue is a 5,003 sq. ft. lot located at the northwest corner of Lee Street and Asbury Avenue in the R1 Single Family Residential District. The property features a single-family residence and a driveway/open parking with a curb cut accessed via Lee Street; there is no alley access to the property. Nearly all other properties in the surrounding area are larger in size and feature alley access.

Surrounding Zoning and Land Uses	Zoning District	Land Use
North	R1 Single Family Residential District	Single family residences
South	R3 Two-Family Residential District	Single family and 2-family residences
East	R1 Single Family Residential District	Single family residences
West	R3 Two-Family Residential District	Single family and 2-family residences

Property History

In June 2012, the property owner requested a 3' rear yard setback and 2' interior side yard setback to remove a dilapidated carport and construct a one-car attached garage over the existing open parking pad and driveway. Historic case documents are attached. The request was unanimously approved by the Zoning Board of Appeals. However, the garage was not built and the 2012 variation approval is now expired.

Proposal

The applicant requests zoning relief to construct a one-car attached garage over the existing open parking pad and driveway that is within the required rear yard of the property, substantially similar to the approved and expired 2012 request. Since 2012, the zoning regulation that previously considered open parking to be counted as building lot coverage was redacted, therefore the 2012 variation did not include a building lot coverage request but the current request does (for 30.7% where 30% is allowed). The actual footprint of the proposed garage is smaller than the 2012 request.



The property is substandard in size at 5,041 square feet where 7,200 square feet is required. If the lot featured a compliant size, the total building lot coverage including the proposed garage would be 21.3%. With the proposed garage, building lot coverage is exceeded by 36 square feet. Reducing the size of the proposed garage may reduce the usability of the garage and complicate construction at the garage door return corner.

With the typically required setbacks, the buildable area of the lot is only 43' x 30'. There is nowhere on the lot a one-car garage (attached or detached) could be compliantly located. The proposed garage is smaller in size than the original carport that was removed in 2012 (which was 14.5' x 21' or 304.5 square feet). The applicant proposes to attach a 12' x 22' or 264 square foot one-car garage. The proposed garage complies with the 5' north interior side yard setback requirement, and follows the typical setback in the rear yard for a detached garage (though the request is for an attached garage). There is not enough area on the property to fit a detached garage with setbacks and appropriate distances between structures for maintenance (or the zoning-required 10' distance separation between principal and detached accessory structures).

The proposed garage is similar in size and bulk to the neighboring detached garage, and will blend well with other structures in the area. The existing driveway, apron, and curb cut will not change. The applicant states an attached garage is needed to help transport babies and small children from the vehicle into the house in a safe manner when only one parent is available. Planning & Zoning staff is not aware of any objection from neighboring properties or residences.

Department Recommendation

The applicant believes the proposed attached garage is the minimum relief necessary to enclose one parking space at 1002 Asbury Avenue. Staff recommends approval of the requested variations with a condition that the stormwater collected from the garage addition drain on-site and in a manner that does not adversely affect neighboring properties. 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 variations, the proposed variations 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 variations meets the aforementioned standards, the Land Use Commission may approve, approve with conditions, or deny the requested variations. 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

Major Variation Application
Aerial Photo
Street View (from Lee Street)
Zoning Map
Plat of Survey/Site Plan
Garage Renderings
Zoning Analysis
Public Notice
Staff Comments
2012 Variation Case Documents



MAJOR VARIATION APPLICATION

CASE #: 23ZMJV-0062

REC'D: 11.01.23

zoning office use only

1. PROPERTY

Address 1002 Asbury Ave., Evanston, IL 60202

Permanent Identification Number(s):

PIN 1: 1 0 - 2 4 - 2 1 9 - 0 2 9 - 0 0 0 0 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: Michael McMahon

Organization: _____

Address: 1002 Asbury Ave.

City, State, Zip: Evanston, IL, 60202

Phone: Work: _____ Home: _____ Cell/Other: 402-679-6591

Fax: Work: _____ Home: _____

E-mail: mmac06@gmail.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: _____

Address: _____

City, State, Zip: _____

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

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

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

[Signature]

09/27/2023 Date

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

4. SIGNATURE

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

[Signature]

09/27/2023

Applicant Signature – **REQUIRED**

Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

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

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

Plat of Survey

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

Site Plan

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

Plan or Graphic Drawings of Proposal

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

Proof of Ownership

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

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

Non-Compliant Zoning Analysis

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

Application Fee

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

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

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

A single car attached garage built at the end of our pre-existing driveway.

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		
6-8-2-7	Maximum permitted amount of building lot coverage is 30% (1500.1 sq ft)	30.7% is proposed (1536 sq ft)

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

2		
6-8-2-8.A.4	Minimum required rear yard setback is 30 feet	Rear yard set back is 3 feet as proposed. Rear neighbor has built a garage 3 feet from our property line using a similar variance.
3		

- 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?

Our home is on an irregular shaped corner lot. There are 25 single-family homes on our block (between Asbury and Wesley and between Greenleaf and Lee) and all 25 homes have garages, often large with capacity to house 2 - 4 vehicles and located in the alley. However, we don't have alley access given our unusual lot location and shape. Our neighbors to the rear have constructed a garage 3 feet from our property line leveraging a similar variance.

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 proposed single-car garage will be built at the termination of our existing driveway over a concrete slab where we currently park our car. The footprint of the proposed garage will not meaningfully deviate from the current layout of the driveway. To the rear, it will be built next to our neighbor's detached single car garage which which was built 3 feet from our property line. Our garage will not obstruct the view or usage of that space. To the north, it will border a small portion of our neighbor's backyard but will not meaningfully obstruct view or usage of their space.

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.

We have a newborn child and are hoping to have a second in 2024/early 2025. Having a garage will allow a single parent to safely move our children from the car to and from of the home, particularly during heavy rain and harsh, icy winters. Of the 25 single-family homes on our block, ours is the only one without a garage.

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 purpose of the variation is not based upon a desire to extract income from the property. The proposed construction is not extravagant. It is a basic, modest single-car garage. There are 25 single-family homes on our block (between Asbury and Wesley and between Greenleaf and Lee) and all 25 homes have garages, often large with capacity to house 2 - 4 vehicles and located in the alley. Because our home is on an irregularly-shaped corner lot, we do not have such alley access.

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

Our hardship has not been self-created. We simply do not have any other location on our property to build a garage. We do not have alley access and are on an irregular corner lot. We are seeking to build a modest, single-car garage at the end of our pre-existing driveway. Our neighbors to the rear have constructed a single-car garage 3 feet from our property line leveraging a similar zoning variance.

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

There is not enough space to build a detached garage given the home's location within the lot (nor is there alley access).



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.

N/A

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.)

N/A

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.

N/A

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.

Megan Parilla (applicant spouse) - lives at the property (1002 Asbury Ave.) - megan.parilla@gmail.com

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.

N/A

- 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.

Megan Parilla (applicant spouse) - lives at the property (1002 Asbury Ave.) - megan.parilla@gmail.com



Asbury Ave

Lee St

Lee St





R3

Asbury Ave
R1

Lee St

PLAT OF SURVEY

DESCRIBED AS :

LOT 4 (EXCEPT THE WEST 75 FEET THEREOF) IN BLOCK 1 IN RIDGE SUBDIVISION OF THE SOUTH 53 1/3 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 5002.9 SQ. FEET

Proposed Attached Garage Notes (9/8/2023):

- Approximately 3' x 2' of concrete will be laid in the area indicated in purple below
- Approximate proposed garage dimensions are 12' wide x 24' long x 12' tall



LEGEND

- - - CHAIN LINK FENCE
- - - WOOD FENCE
- - - IRON FENCE
- - - CONCRETE PAVEMENT
- E. F. P. - ENCLOSED FRAME PORCH
- O. F. P. - OPEN FRAME PORCH
- - - SIDE BOUNDARY LINE
- - - EASEMENT LINE
- - - BLDG. SETBACK LINE
- - - CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 16'

ORDERED BY: KATHERINE HARTMAN

JOB NO.: 23013#

FIELDWORK COMPLETION DATE: JAN. 11TH 2023

MUNICIPALITY: EVANSTON

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: JANUARY 13TH 2003

ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.



ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

Mar 20, 2023 -- Proposed Attached Garage

Ship To		
Customer Name <u>Mike McMahon</u>	Order # <u>XXXXXXXX</u>	
Installation Address <u>1002 Asbury Ave.</u>		
City <u>Evanston</u>	State <u>IL</u>	ZIP Code <u>60202</u>
Email <u>mamac06@gmail.com</u>	Phone <u>4026796591</u>	Mobile _____

Building Info	Size	Color
Style: <u>Single Garage Standard Workshop</u>	12x22 8' Walls 12' Ground to Ridge Height	Roof <u>Charcoal Gray</u> <input checked="" type="checkbox"/>
Roof Material: <u>Architectural Shingles</u>		Trim <u>Sandstone</u> <input checked="" type="checkbox"/>
Base <u>Pressure Treated Skids</u>		Siding <u>Colonial White</u> <input type="checkbox"/>
Siding <u>Straight Vinyl</u>		

Design Notes

Note: Garage color and design is approximate and may differ slightly from final construction.

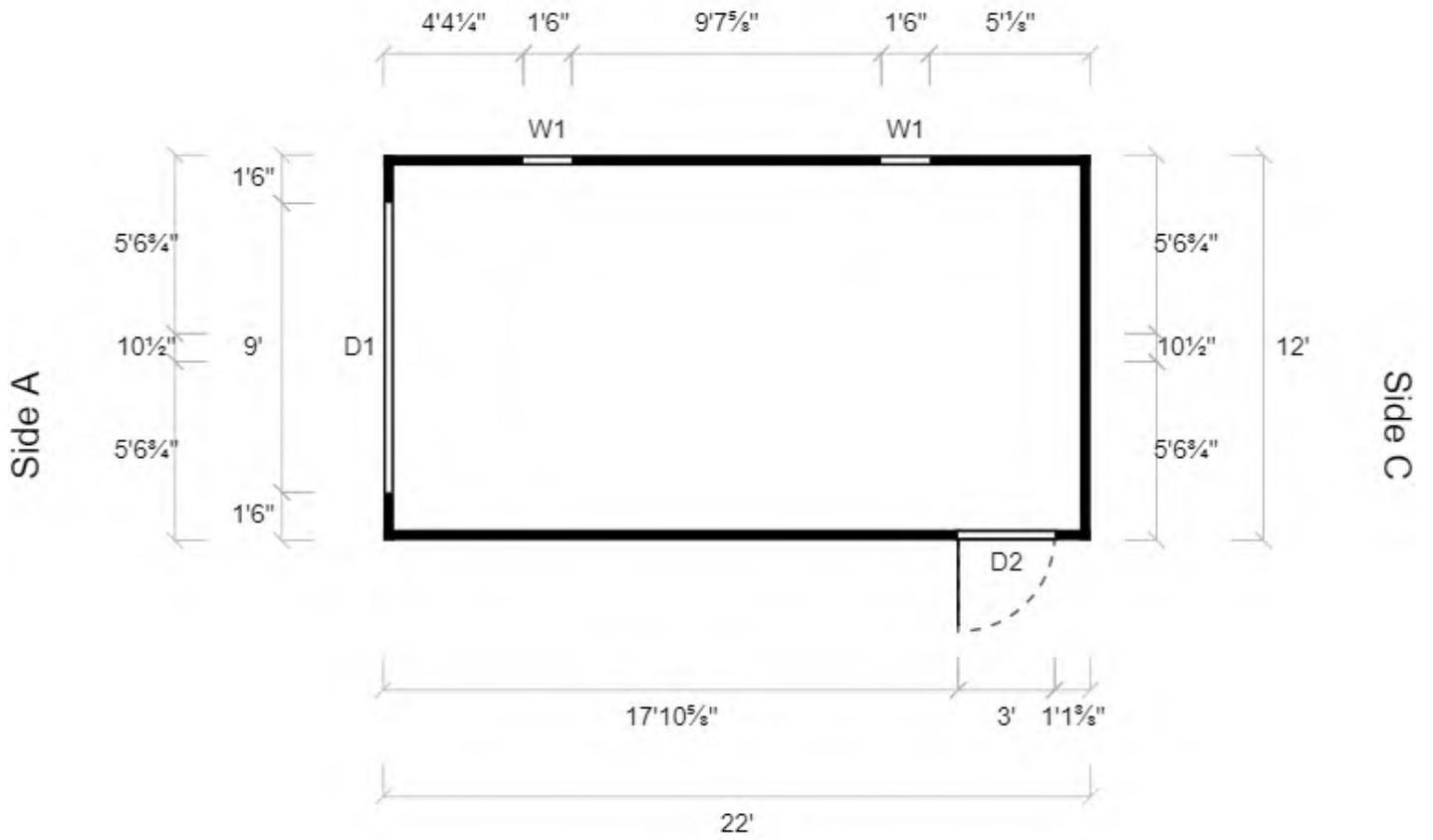
Images



Images



Side D



Side B

SYMBOL LEGEND					
	D1	9x7 Standard Raised Panel		W1	18x27 Non-Insulated Window
	D2	3' x 6' Fiberglass			Closed Wall



**Zoning Analysis
Summary**

Review Date: 09-22-23
Michael Griffith, Planner

Case Number:

23ZONA-0001 – 1002 ASBURY AVENUE

Case Status/Determination:

NON-COMPLIANT

Applicant: Mike McMahon

Plans dated: Revision received 09-08-23

Survey dated: 01-11-23

District: R1

Proposal:

CONSTRUCT A 12'X22' ATTACHED GARAGE

Non-compliant:

Code Section	Proposed and Required	Recommendation
6-8-2-7	Maximum permitted amount of building lot coverage is 30%, 1500.1 sf; 30.7%, 1536 sf proposed	Apply for a major variation
6-8-2-8.A.4	Minimum required rear yard setback is 30'; 3.0' proposed	Apply for a major variation

Additional Comments:

- As proposed, approval of a major variation is required to increase building lot coverage and reduce the required rear yard setback. The Land Use Commission is the determining body in this case authorized to approve, approve with conditions, or deny a variation application. **Variations may or may not be approved.**
- Recommend a carport as an alternative. Approval of the same variations are still triggered with a carport. A major variation application can include carport details as an alternative. The carport should occupy the same footprint.

Principal Use and Structure: Dwelling – Single-family detached	
6-8-2-3	Use: Compliant Standard: Dwelling – Single-family detached Existing: Dwelling – Single-family detached Proposed: No change
6-8-2-6	Lot width: Compliant Standard: 35' Existing: 50.1' Proposed: No change
6-8-2-5	Lot size: Legal non-conforming Standard: 7200 sf Existing: 5002.9 sf Proposed: No change
6-8-2-3	Dwelling Units #: Compliant Standard: 1 Existing: 1 Proposed: No change
6-8-2-7	Building Lot Coverage: Non-compliant Standard: 30% of lot area, 1500.9 sf Existing: 25.4%, 1270 sf Proposed: 30.7%, 1536 sf
6-8-2-10	Impervious Surface Coverage: Compliant Standard: 45% of lot area, 2251.3 sf Existing: 37.8%, 1890 sf Proposed: 36.4%, 1820 sf
	Accessory Structure Rear Yard Coverage: NA
	Gross Floor Area: NA
6-8-2-9	Building Height: Compliant Standard: 35' not to exceed 2.5 stories Existing: Proposed, attached garage: 12' at 1 story
6-8-2-8.A.3; 6-8-2-8.A.4	Yards (setbacks): Front, east: NA

	<p>Street Side, south: Compliant</p> <ul style="list-style-type: none"> ▪ Standard: 15' ▪ Existing: 26.3' ▪ Proposed, attached garage: 23.1' <p>Interior Side, north: Compliant</p> <ul style="list-style-type: none"> ▪ Standard: 5' ▪ Existing: 1.7' ▪ Proposed, attached garage: 5' <p>Rear, west: Non-compliant</p> <ul style="list-style-type: none"> ▪ Standard: 30' ▪ Existing: 15.1' ▪ Proposed, attached garage: 3'
Parking Requirement:	
	<p>Use 1: Dwelling – Single-family detached</p> <ul style="list-style-type: none"> ▪ Standard: 2 ▪ Existing: 1 ▪ Proposed: 1 <p>Total Required: No change</p> <ul style="list-style-type: none"> ▪ Standard: 2 ▪ Existing: 1 ▪ Proposed: 1
6-8-2-12	<p>Access: No change</p> <p>Standard: No alley access, access from the street Existing: Street Proposed: No change</p>
6-16-2-5	<p>Vertical Clearance: Compliant</p> <p>Standard: 7' Proposed: 7'</p>
Miscellaneous:	
6-4-1-9	<p>Roof overhang:</p> <ul style="list-style-type: none"> ▪ Garage detail does not show a roof overhang. ▪ Gutters need to be provided to manage water run-off from roof.

NOTICE OF A PUBLIC HEARING

Evanston Land Use Commission

Wednesday, November 29, 2023, 7:00 pm

**Morton Civic Center, 2100 Ridge Avenue
Council Chambers**

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

Major Variations

1002 Asbury Ave. | 23ZMJV-0062

Michael McMahon, applicant and property owner, submits for Major Variations for the construction of a 1-car attached garage. The applicant requests building lot coverage of 30.7% where 30% is the maximum permitted coverage (Section 6-8-2-7) and for a rear yard setback of 3.0 feet where 30.0 feet is the minimum required rear yard setback (Section 6-8-2-8.A.4) in the R1 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code. PIN: 10-24-219-029-0000

Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: <https://bit.ly/lucpubliccomment>. Information about the Land Use Commission is available online at www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission. Questions can be directed to Melissa Klotz, Zoning Administrator, at 847-448-8153 or via e-mail at mklotz@cityofevanston.org. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-866-5095 (TDD). La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847-448-4311 (voz) o 847-866-5095 (TTY).



STAFF COMMENTS - 1002 Asbury Ave.

Major Variations for 30.7% building lot coverage where 30% is allowed, and for a 3' rear yard setback where a 30' rear yard setback is required, to construct an attached garage

PARKING: No objections,

ENGINEERING

Requires a drainage plan showing that downspout discharges of the new structure are directed onsite in a manner not adversely affecting neighboring properties

The existing pavers to the west of the driveway should be removed.

Public Works- Waste: No Questions or Objections

Major Variance

1002 Asbury Avenue

12ZMJV-0038

R1

Received 5-9-12

Mike Hauser
847/707-5129
hauserarch@gmail.com

6-5-12	A 5-D	ZBA
		SPAARC
		City Council
		Determination
		GRANTED

One car attached garage and conversion of enclosed stair to habitable area – 3' rear yard setback, 2' interior side yard setback



Memorandum

To: Zoning Board of Appeals

From: Dennis Marino, Manager, Zoning and Planning Division
Melissa Klotz, Zoning Planner

Subject: 1002 Asbury Avenue, ZBA 12ZMJV-0038,
ZBA Determining Body

Date: June 5, 2012

Notice—Published in the May 17, 2012 Evanston Review:

Mike Hauser, architect for Aimee Michel, property owner, applies for major zoning relief to construct a one car attached garage, and convert an enclosed stair (yard obstruction) to habitable area. The applicant requests a rear yard setback of 3' where 30' is required (Zoning Code Section 6-8-2-8-A-4) and a 2' interior side setback where 5' is required (Zoning Code Section 6-8-2-8-A-3). The Zoning Board of Appeals is the determining body for this case.

Recommendation

City staff and SPAARC recommend approval of the major zoning relief to construct a one car attached garage and convert an enclosed stair to habitable area in the R1 District, with a rear yard setback of 3' and an interior side yard setback of 2' because the new footprint of the residence will be nearly identical to the existing building footprint.

Site/Proposal Background

This property is located on the northwest corner of Asbury Avenue and Lee Street. The applicant would like to remove the existing dilapidated attached carport that is situated in the rear yard, and replace it with an attached one car garage. The applicant also plans to de-convert the structure from a 2-family residence to a single family residence, and would like to remove the enclosed stairs that are situated between the existing carport and the residence to convert the stairwell to habitable space.

The existing lot is substandard, with a total lot size of 5,041 square feet where 7,200 square feet is required. With the typically required setbacks, the buildable area on the lot is only 43' x 30'. Currently, part of the habitable space, the entire enclosed stairwell and the carport are all located in the rear and side yard setbacks. The house and attached carport are legally nonconforming. There is not enough space on the lot to fit a one car garage in any location without impeding into a required setback.

By constructing a one car garage in the required rear and side yard setback, in the same location as the existing carport (but with a smaller footprint than the carport), the construction project will be the smallest change necessary, and will be the least imposing to neighboring properties. The existing carport is 14.5' x 21', while the proposed garage is 12.5' x 21.6' (35 square feet smaller), which will bring the nonconforming building lot coverage into compliance, at 29.7%. The proposed garage will have a 2' side yard setback, which will closely match the rest of the home's nonconforming 1.8' side yard setback, as well as a 3' rear yard setback. The existing carport has a similar 2' side yard setback, but only a 1' rear yard setback. The proposed garage will therefore decrease the nonconforming setback.

The outside appearance of the enclosed stairwell will not change. That area is currently considered a yard obstruction, which is given a 10% credit for all setbacks (Zoning Code Section 6-4-1-9-B-1) which allows for a reduction to 4.5' for the side yard setback. By removing the stairs and changing the space to habitable area, the space will no longer be considered a yard obstruction, and will be subject to the full setback requirement for the side yard setback, which is 5'. This means that by removing interior stairs (although not making any exterior alterations), the applicant is proposing to increase the nonconforming side yard setback. The stairwell will instead be used as an addition to the master bedroom and a walk-in closet.

The City is not aware of any objection from neighboring properties or residences.

Zoning Ordinances Identified for Requested Variance Relief

6-8-2-8-A-4 Yard Requirements

The minimum yard requirements for the R1 district are as follows:

4. Rear yard: Thirty feet (30')

6-8-2-8-A-3 Yard Requirements

The minimum yard requirements for the R1 district are as follows:

3. Side yard: Five feet (5')

Site Plan and Appearance Review Committee (SPAARC) Discussion and Recommendation:

Committee members found that the proposal would not encroach any further towards the side or rear property lines where the variances are sought.

Recommendation: unanimous approval

Comprehensive Plan and Other Specifications

Some objectives from the 2000 Comprehensive Plan that apply to this application include:

Maintain the appealing character of Evanston's neighborhoods while guiding their change.

Recognize the effect of housing on the quality of neighborhoods.

Variance Standards:

For the ZBA to grant approval of a variance, the ZBA must find that the proposed variance:

- a) will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties;
- b) is in keeping with the intent of the zoning ordinance;
- c) has a hardship or practical difficulty that is peculiar to the property;
- d) property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience;
- e) is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived;
- f) does not have a hardship or practical difficulty that was created by any person having an interest in the property; and
- g) is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty.

Attachments

Variance Application – submitted May 9, 2012

Standards Form

Zoning Analysis

Plat of Survey

Site Plan

Letter from Applicant regarding Standards

Interior Floor Plans

Elevations

Image of Property

SPAARC Draft Meeting Minutes – May 30, 2012

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey Date of Survey: _____
- Project Site Plan Date of Drawings: _____
- Plan or Graphic Drawings of Proposal (If needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: _____
- Application Fee (see zoning fees) Amount \$ _____ plus Deposit Fee \$150

Notes: 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 & Transcript Deposit

*** 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. The \$150 transcript deposit is applied to the cost of a court reporter. The City hires a court reporter to transcribe the Zoning Board of Appeals hearing- as specified in the Zoning Board of Appeals' Rules of Procedures. Applicants are responsible for the cost of the hearing transcript at a rate of \$7.50 per page. (The \$150 deposit is applied to that fee; final fees may result in a refund or additional charges). The final fee directly covers the cost of the court reporter.

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

NEW ATTACHED 1-CAR GARAGE TO REPLACE EXT'G 1-CAR OPEN CAR PORT (PERMIT HISTORY UNKNOWN) IN SAME LOCATION.

B. Have you applied for a Building Permit for this project? NO YES NOT YET (PENDING)

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

REQUESTED VARIATIONS

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

(A) Section	(B) Requirement to be Varied	(C) Requested Variation
(ex. "6-8-3-4")	(ex. "requires a minimum front yard setback of 27 feet")	(ex. "a front yard setback of 25.25 feet")
1		
<u>6-8-2-8</u>	<u>REQUIRES A MINIMUM REAR YARD SETBACK OF 30'-0" FEET FOR RESIDENTIAL STRUCTURES</u>	<u>A REAR YARD SETBACK OF 3'-0"</u>

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

2		
3		

- 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?

THIS IS A CORNER LOT WITH NO ALLEY ACCESS, IN EXISTENCE FOR SEVERAL DECADES OR MORE. THERE IS NO WAY TO ARRANGE OFF-STREET PARKING WITHOUT VIOLATING ONE YARD OR ANOTHER.

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 REQUESTED VARIATION WOULD LEGALIZE THE CURRENT ARRANGEMENT, MAKING IT POSSIBLE FOR THE HOMEOWNERS TO REPLACE OR REPAIR THE DILAPITATED CAR PORT. THE SIZE AND SHAPE OF THE REQUESTED EXAMPLE GARAGE IS SMALLER THAN WHAT IS THERE NOW.

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.

WITHOUT OFF STREET PARKING, THE RESIDENCE WOULD LACK AN ESSENTIAL AMENITY, COMMON TO EVANSTON HOMES. THE HOMEOWNERS WOULD BYPASS REPAIRS OR REPLACEMENT OF THE UNSIGHTLY CAR PORT.

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.

NO FINANCIAL GAIN WILL COME TO THE HOMEOWNERS AS A RESULT OF THIS VARIANCE.

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

THE BUILDING, INCLUDING THE REAR STAIR/STORAGE TOWER, IS ORIGINAL CONSTRUCTION. THE CARPORT IS SEVERAL DECADES OLD OR MORE. THE HOMEOWNERS BOUGHT THIS PROPERTY IN 2003.

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

THERE ARE NO ~~OTHER~~ OPTIONS FOR OFF-STREET PARKING ON THE SITE, THAT DO NOT VIOLATE ONE OR ANOTHER YARD REQUIREMENT.



City of Evanston

DISCLOSURE STATEMENT FOR ZONING HEARINGS

Evanston (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.

AIMEE MICHEL (HOMEOWNERS)
1002 ASBURY AVE. EVANSTON, ILLINOIS 60201
773 218 2015

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.)

N.A.

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 1 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.

N.A.

- 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.

N.A.

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.

AIMEE MICHEL - OWNER 100%

1002 ASBURY AVE

EVANSTON, IL 60202

6-3-8-1: PURPOSE (of Variations)

The purpose of a variation is to relieve a particular hardship or practical difficulty that the regulations of the Zoning Ordinance may impose upon a landowner because of the special or peculiar characteristics of the property that make compliance with the Zoning Ordinance difficult or impossible.

6-3-8-1 Standards for Major Variations

<p>1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.</p>	
<p>2. The requested variation is in keeping with the intent of the zoning ordinance.</p>	
<p>3. The alleged hardship or practical difficulty is peculiar to the property.</p>	
<p>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.</p>	
<p>5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or (b) <i>[Public Benefit Standard – See next table]</i></p>	
<p>6. The alleged difficulty or hardship has not been created by any person having an interest in the property.</p>	
<p>7. The requested variation is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty which affects the property.</p>	

Public Benefit Alternative to Standard 5: 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 ZBA or the city council, depending on final jurisdiction under §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 §6-3-6-3 of this chapter.

<p>(A) Preservation and enhancement of desirable site characteristics and open space.</p>	
<p>(B) A pattern of development which preserves natural vegetation, topographic and geologic features.</p>	
<p>(C) Preservation and enhancement of historic and natural resources that significantly contribute to the character of the City.</p>	
<p>(D) Use of design, landscape, or architectural features to create a pleasing environment or other special development features.</p>	
<p>(E) Provision of a variety of housing types in accordance with the City's housing goals.</p>	
<p>(F) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.</p>	
<p>(G) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.</p>	
<p>(H) The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.</p>	



Zoning Analysis

Summary

Case Number:

Case Status/Determination:

12ZONA-0109	Non-Compliant
-------------	---------------

Proposal:

De-convert from 2-family residence to single family residence. Demolish existing carport, construct 1-car attached garage.

Site Information:

Property Address:	1002 ASBURY AVE	Zoning District:	R1
Overlay District:	None	Preservation District:	Not Within

Applicant:	Michael Hauser
Phone Number:	8477075129

Signature _____

Date _____

Zoning Section

Comments

- 6-8-2-8 A 3 The proposed attached garage addition requires a five foot (5') setback from the north property line. Proposed setback = 2.1'
- 6-8-2-8 A 4 The proposed attached garage addition requires a thirty foot (30') setback from the rear property line. Proposed setback = 3'

Recommendation(s):

Click on the link(s) below to access online application(s)

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant May 30, 2012

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 12ZONA-0109
 Address: 1002 ASBURY AVE
 Applicant: Michael Hauser
 Phone: 8477075129

Purpose: Zoning Analysis without Bld Permit App
 District: R1 Overlay: None Preservation Not Within District:
 Reviewer: Martin Travis

THIS APPLICATION PROPOSES (select all that apply):

- | | | | | | |
|-------------------------------------|-------------------------|-------------------------------------|---------------------------|--------------------------|---------------|
| <input type="checkbox"/> | New Principal Structure | <input checked="" type="checkbox"/> | Change of Use | <input type="checkbox"/> | Sidewalk Cafe |
| <input type="checkbox"/> | New Accessory Structure | <input type="checkbox"/> | Retention of Use | <input type="checkbox"/> | Other |
| <input checked="" type="checkbox"/> | Addition to Structure | <input type="checkbox"/> | Plat of Resubdiv./Consol. | <input type="checkbox"/> | |
| <input type="checkbox"/> | Alteration to Structure | <input type="checkbox"/> | Business License | <input type="checkbox"/> | |
| <input type="checkbox"/> | Retention of Structure | <input type="checkbox"/> | Home Occupation | <input type="checkbox"/> | |

ANALYSIS BASED ON:

Plans Dated: 05/09/2012
 Prepared By: Michael Hauser
 Survey Dated: not dated
 Existing: two family residence
 Improvements:

Proposal Description:

De-convert from 2-family residence to single family residence. Demolish existing carport, construct 1-car attached garage.

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/Pervious Paver Exception (Subtract 20%)</u>	<u>Open Parking Debit (Add 200sqft/open space)</u>
Total Eligible Front <input style="width: 100px;" type="text" value="0"/>	Total Paver Area <input style="width: 100px;" type="text" value="0"/>	# Open Required Spaces <input style="width: 100px;" type="text" value="0"/>
Front Porch Regulatory Area <input style="width: 100px;" type="text" value="0"/>	Paver Regulatory Area <input style="width: 100px;" type="text" value="0"/>	Addtn. to Bldg Lot Cov. <input style="width: 100px;" type="text" value="0"/>

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE: Dwelling - 2F		Dwelling - 2F	Dwelling - SF Detached	Compliant
Comments:				
Minimum Lot Width (LF) USE: Single Family Detached	35	50	same	No Change
Comments:				
Minimum Lot Area (SF) USE: Single Family Detached	7,200 sqft	5000	5000	Legal Non-Conforming
Comments:				
Dwelling Units:	1	2 (to be de-converted)	1	Compliant
Comments:				
Building Lot Coverage (SF) (defined, including subtractions & additions):	1500	1528.5 30.5%	1485 29.7%	Compliant
Comments:				
Impervious Surface Coverage (SF, %)	2250	2174 43.4%	2217 44.34%	Compliant
Comments:				

LF: Linear Feet SF: Square Feet FT: Feet

	Standard	Existing	Proposed	Determination
Accessory Structure Rear Yard Coverage:	40% of rear yard			Compliant
Comments:				
Height (FT)			1 story, 12'h	Compliant
Comments:				
Street Side Yard (FT)			>15'	Compliant
Direction:				
Street: Lee St.				
Comments:				
Interior Side Yard(1) (FT)			2.1 @ att. garage	Non-Compliant
Direction: N				
Comments:				
Rear Yard (FT)			3' @ att. garage addition	Non-Compliant
Direction:				
Comments:				
Permitted Districts:				
Comments:				
Permitted Required Yard:				
Comments:				
Additional Standards:				
Comments:				
Height (FT)	Flat or mansard roof 14.5', or			
Comments:				
Distance from Principal Building:	10.00'			
Comments:				
Front Yard(1A) (FT)				
Direction:				
Street: Asbury Ave.				
Comments:				
Front Yard(1B) (FT)				
Direction:				
Street:				
Comments:				
Street Side Yard (FT)				
Direction:				
Street: Lee St.				
Comments:				
Interior Side Yard(1A) (FT)				
Direction: N				
Comments:				

Standard

Existing

Proposed

Determination

COMMENTS AND/OR NOTES

Analysis Comments

rear yard setback, interior side yard setback

RESULTS OF ANALYSIS

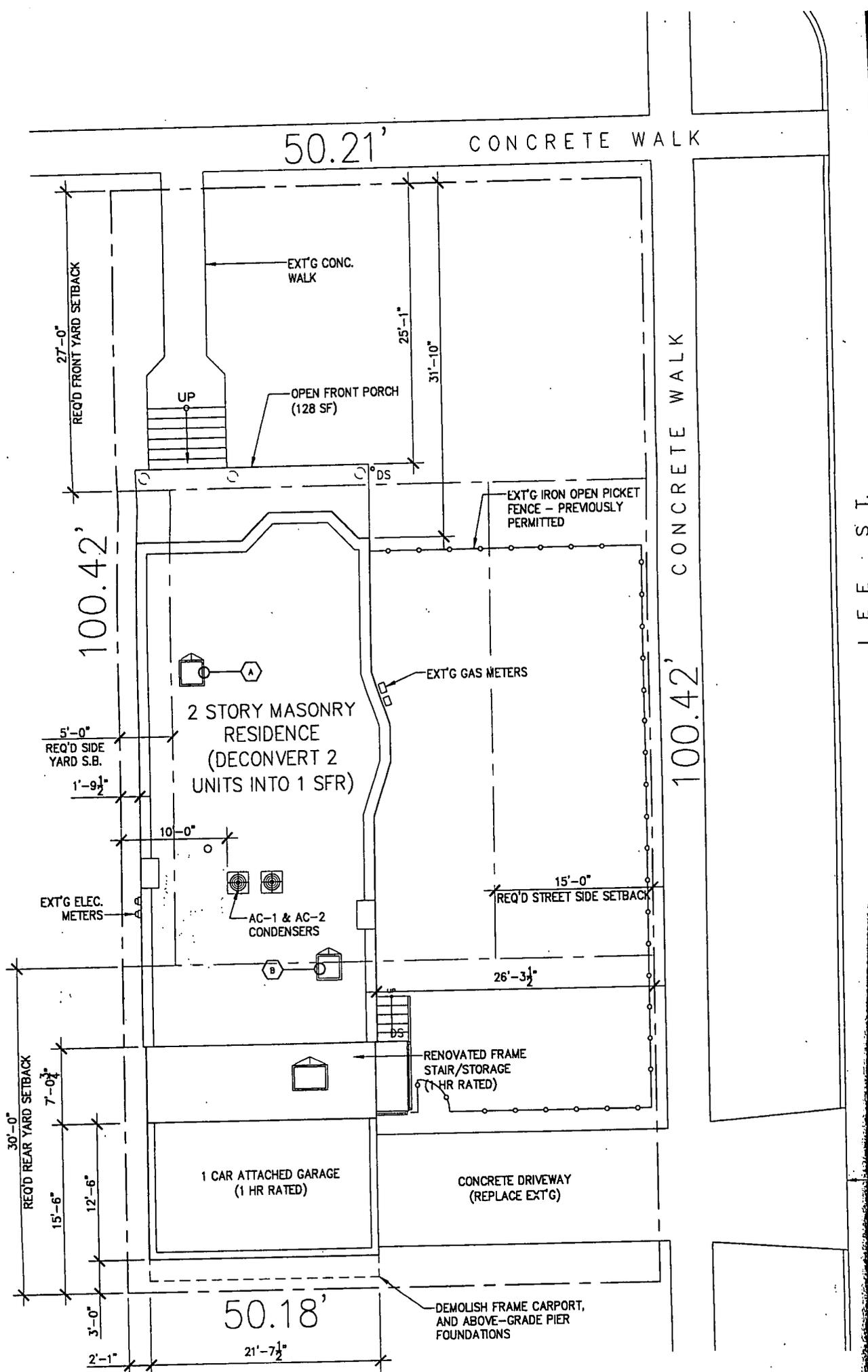
Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Not Required**

See attached comments and/or notes.

SIGNATURE

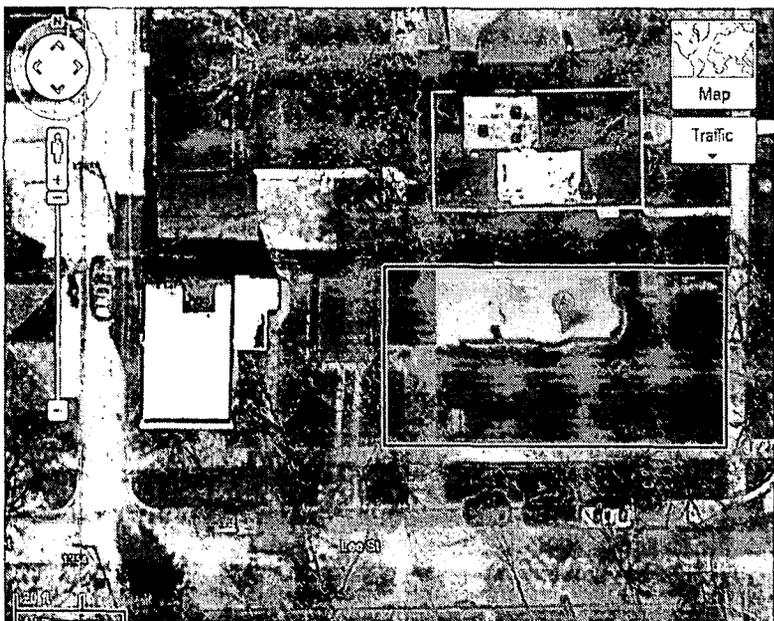
DATE

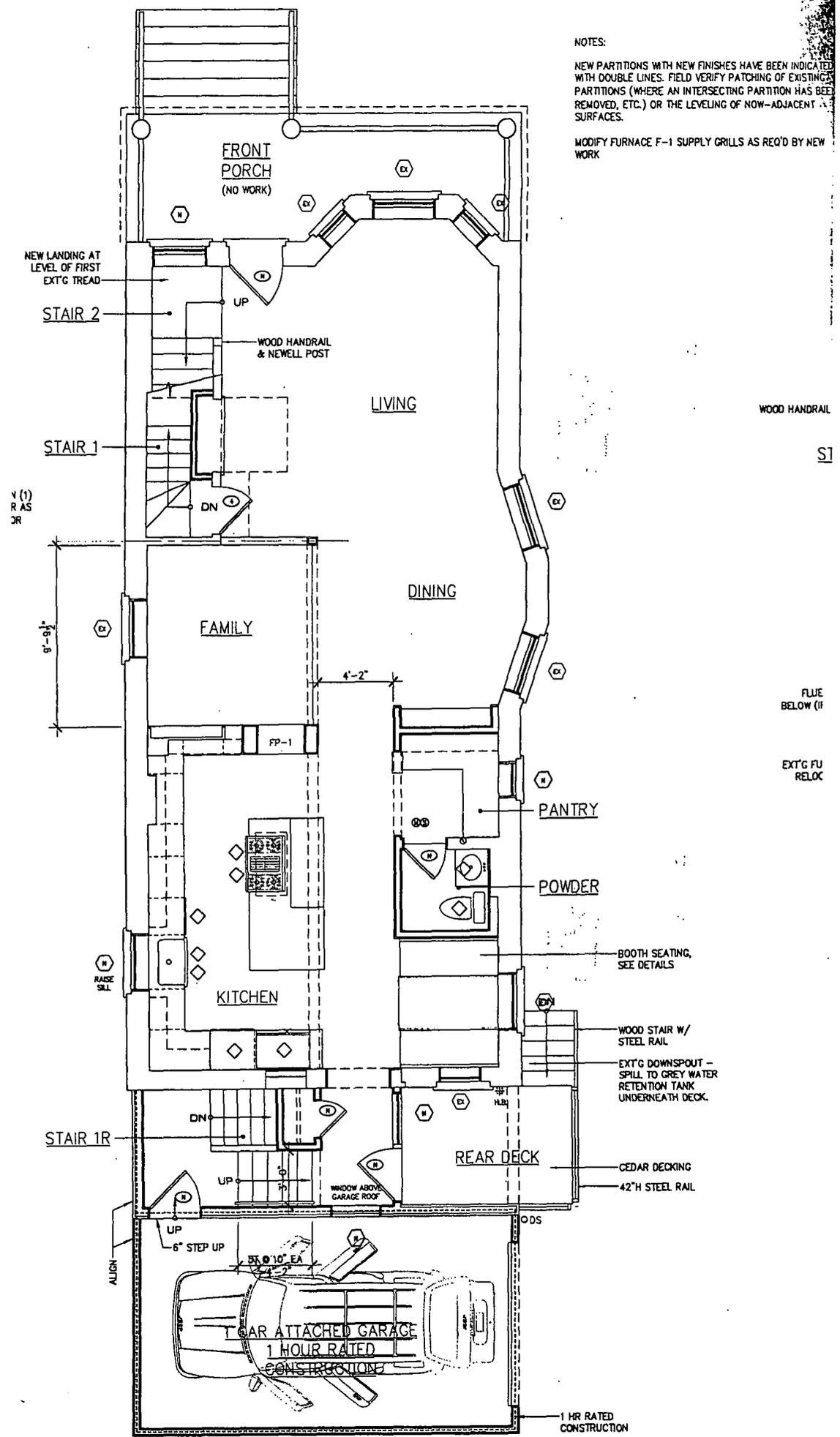


1 Site Plan
1/8" = 1'-0"

1002 Ridge Ave.
Michel Residence
Purpose of Variation answers
May 30, 2012

- 1) Property to North is in support of our request, and favors an enclosed structure over the open carport. They have said they will email their support o Zoning. The property to West will see no change to their current relationship to us, except that the garage will be new, enclosed, and smaller.
- 2) This lot was created as an aberration to the Evanston Zoning Ordinance. It would appear from various clues that originally (1920s), that there was intended to be another residence built to the South of the subject property. Instead, a residence was built to the West, cutting off alley access to the subject property. Adhering to the Zoning Ordinance at this point would create more violations, such as a street side yard setback violation, which we believe would be more severe than the one for which we are seeking approval.
- 3) See Number 2.
- 4) The primary hardship this residence would suffer would be the loss of off-street covered parking. Secondly, the property would lose part of its original square footage (the rear storage area).
- 5) No additional income will come be created as a result of this request.
- 6) The lack of legal parking hardship was most likely the result of its original site development, dating back to the early 1920s. The same could be said of the rear storage area, which currently violates the rear yard setback.
- 7) Our request is derived from the dimensions of a typical, modest, single-car garage, and the hope that the original rear storage area is to remain unchanged.





NOTES:

NEW PARTITIONS WITH NEW FINISHES HAVE BEEN INDICATED WITH DOUBLE LINES. FIELD VERIFY PATCHING OF EXISTING PARTITIONS (WHERE AN INTERSECTING PARTITION HAS BEEN REMOVED, ETC.) OR THE LEVELING OF NOW-ADJACENT SURFACES.

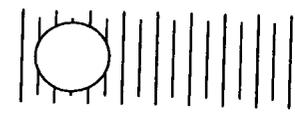
MODIFY FURNACE F-1 SUPPLY GRILLS AS REQ'D BY NEW WORK

2 First Floor Construction Plan
1/4" = 1'-0"

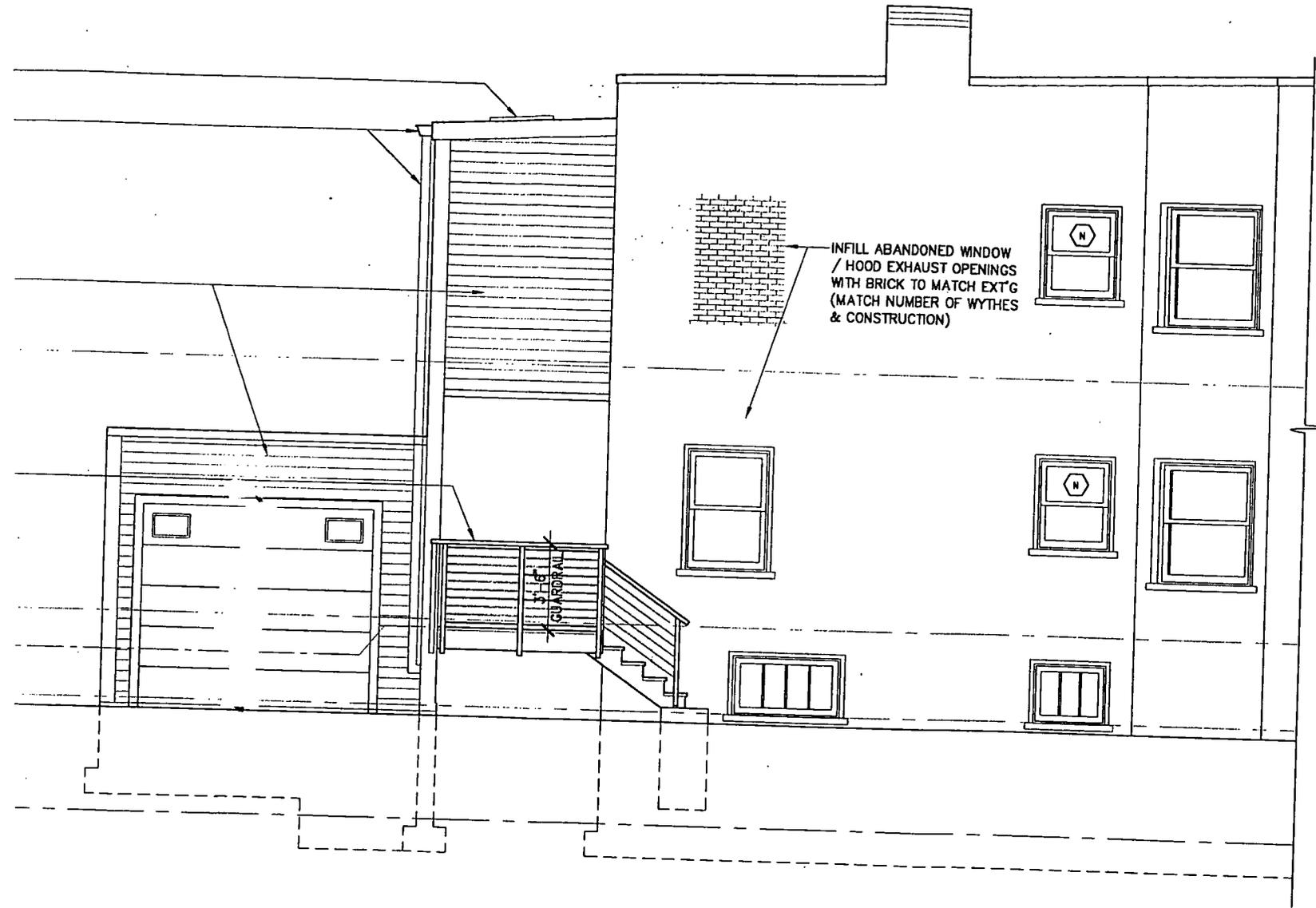
ZONING
PRICING
PERMIT SUB.
CONSTRUCTION:
REVIEW:

05.09.201

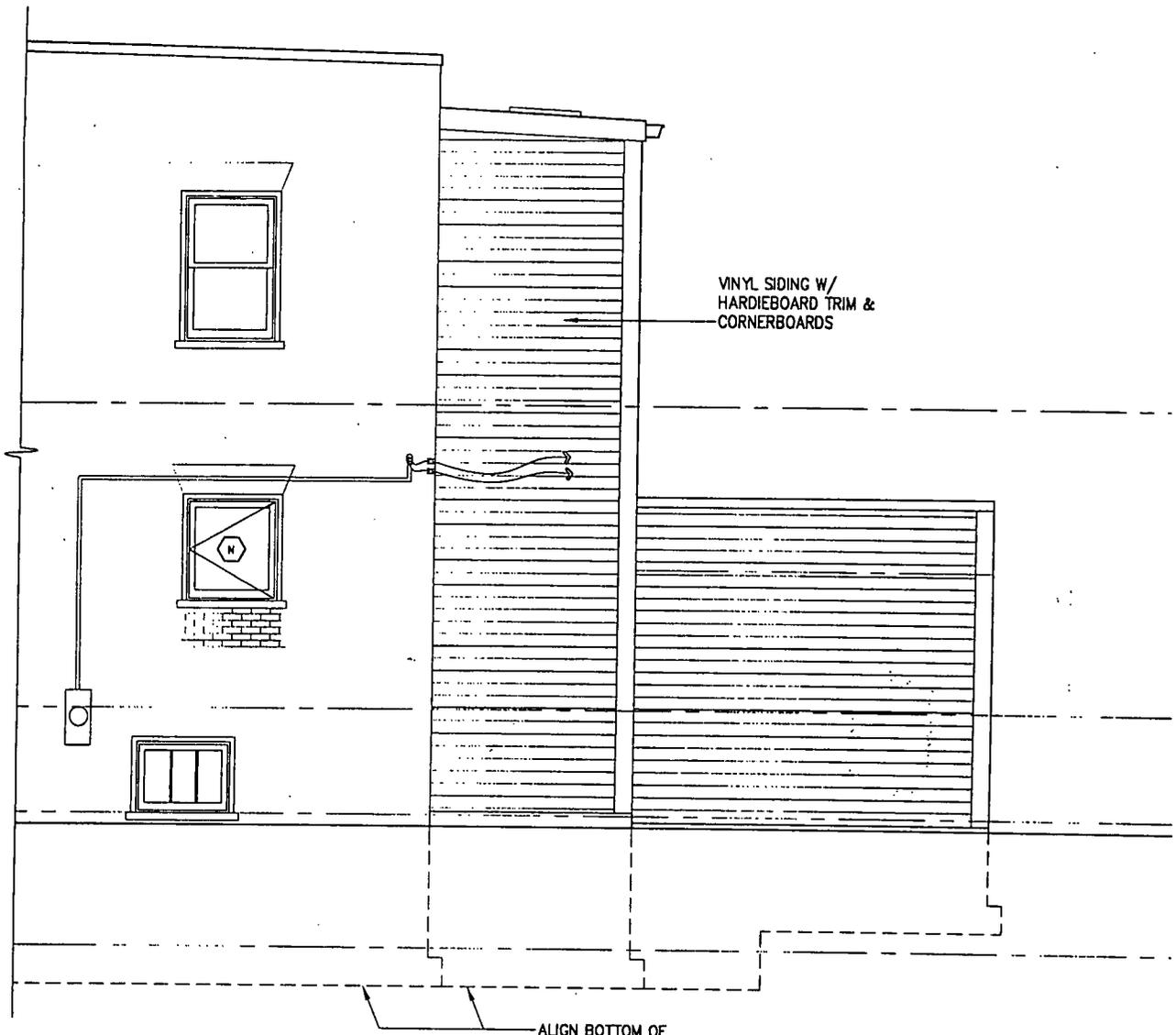
WS/D
Wall Sections
Details



A-3



3 South Elevation (partial)
1/4" = 1'-0"



1

North Elevation (partial)

1/4" = 1'-0"

ALIGN BOTTOM OF FOOTING WITH EXT'G

EXT'G ROOF & ROOF ACCESS

ALUM. GUTTER & DOWNSPOUT

VINYL SIDING W/ HARDIEBOARD TRIM & CORNERBOARDS

T/2ND FLOOR ALIGN W/ EXT'G

STEEL POSTS / HANDRAIL (FIXED TO DECK OR WALL) AIRCRAFT CABLE PICKETS

INFILL ABOVE HOOD EXG WITH BRICK (MATCH NUI & CONSTRU)





Address **Asbury Avenue / Lee Street**

Address is approximate



© 2012 Google

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
May 30, 2012**

Members Present: J. Cory, P. I. Eckersberg, W. Hallen, S. Levine, D. Marino, J. Nelson, C. Ruiz, M. Travis

Staff Present: B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:34 p.m.

1) 1002 Asbury Avenue Recommendation to ZBA

Request for a major variance to construct a one car attached garage

APPLICATION PRESENTED BY: Mike Hauser Architect

GENERAL DISCUSSION:

Mr. Hauser presented plans. The following was discussed:

- Propose to construct a 1 car attached garage within the footprint of an existing non-conforming carport and cover an enclosed rear stairwell with the same siding
- Building is currently a 2 flat, being converted to a single family home
- Atypical corner lot with common brick treatment suggesting another building would have been built to the south; instead a building was built to the west, preventing alley access
- 2 variances requested:
 - Rear yard setback: 30' required; 3' requested
 - Side yard setback: 5' required; 2' requested (to align with building) Existing side yard access is 1.8'.
- The plan decreases impervious surface and lot coverage, which is already under the required amount
- Other options have been explored; access to basement is at south end, so placing garage at south end of building would create an issue for basement access.

Action:

The Committee voted unanimously 8-0 to recommend approval of the variances to the ZBA.

Other Business:

The Committee voted unanimously 5-0 with one abstaining to approve the May 9, 2012 meeting notes.

There being no other business, the meeting adjourned at 2:53 p.m.

The next SPAARC meeting will take place on Wednesday, June 6, 2012 unless otherwise notified.

Respectfully submitted,
Bobbie Newman

Travis, Martin

From: L Clark [lclarkw@sbcglobal.net]

Sent: Monday, June 04, 2012 8:17 PM

To: Travis, Martin

Subject: 1002 Asbury variance

Dear Mr. Travis -

We are the owners of 1315 Lee Street, neighbors to the west of Aimee Michel's property at 1002 Asbury. We have no objection to the setback variance request as shown in the plans posted in the zoning board's agenda for tomorrow night. We agree with the neighbors to the north and believe the project will benefit the neighborhood.

Lisa Clark & Andy Weingartner

1315 Lee Street

Travis, Martin

From: jlk2@comcast.net
Sent: Monday, June 04, 2012 9:21 PM
To: Travis, Martin
Cc: Aimee Michel
Subject: Zoning 1002 Asbury

Hello,

I and my husband, Kevin McCaffrey, live at 1006 Asbury. Aimee Michel has shared her plans for remodeling her property at 1002 Asbury. We are fine with the plans and look forward to seeing the project when it is finished.

Jean Luft

h 847 869-9097

w 847 859-8178

6/5/2012



DISCLAIMER: This map and data are provided as-in without warranties of any kind.
 See www.cityofevanston.org/mapdisclaimers.html for more information

Scale 1:1,173
 Made with Evanston's GIS
 Printed: Jun 5, 2012 4:30:28 PM



ZONING ANALYSIS APPLICATION

zoning office use only

Case Number: **12 ZONA-0073**

I am applying for a zoning review of:

- a construction project of less than 10,000 sq ft
- a construction project of 10,000 sq ft or more
- a change of use
- a proposed subdivision
- an existing improved property *as is* (no construction)
- I am also requesting a "rebuild letter"

1. PROPERTY

Address 1002 ASBURY AVE

- Residential
- Non-Residential

Narrative Summary of Project / Proposed Use(s), or Existing Use:

DECONVERT 2-UNIT RESIDENCE TO 1-UNIT SFR.
REMOVE REAR CARPORT. RENOVATE STAIR/STORAGE
E AT REAR OF BUILDING. CARPORT IS BEING REMOVED
FOR CONSTRUCTION/RENOVATION OF RESIDENCE - WE WILL REAPPLY FOR
NEW CARPORT IN FUTURE

2. APPLICANT

Name: MICHAEL HAUSER Organization: HAUSER ARCHITECTS

Address: 1715 CHANCELLOR ST. City, State, Zip: ~~EVANSTON~~ EVANSTON, IL

Phone: Work: (847) 707-5129 Home: _____ Cell/Other: (847) 707 5129

Fax: Work: _____ Home: _____

E-mail: HAUSERARCH@GMAIL.COM

Please circle the primary means of contact.

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

- same
- attorney
- builder/contractor
- lessee
- architect
- other: _____
- real estate agent

3. PROPERTY OWNER (if different than applicant)

Name: AIMEE MICHEL

Address: 1002 ASBURY AVE. City, State, Zip: EVANSTON, IL 60202

Phone: (773) 218-2015 Email: AIMEEMICHEL01@GMAIL.COM

4. REQUIRED DOCUMENTS AND MATERIALS

You must submit the following:

- (This) Completed Application Form
 - Two (2) Copies of Plat of Survey Date of Survey: UNKNOWN
 - Two (2) Sets of Building Plans* Date of Drawings: 4.9.2012
 - Application Fee Amount \$ _____ (Check # _____)
- (If applicable)

*For requests involving parking, loading or traffic:

- One (1) Additional Set of Building Plans (3 total)

Notes:

Plats of survey must be drawn to scale and must accurately and completely reflect the current conditions of the property.

Building plans must be drawn to scale and must include interior floor plans and exterior elevations.

Application Fees may be paid by cash, check, or credit card.

5. PROPERTY INFORMATION

	EXISTING	PROPOSED
Lot Area	5042 SF.	N.C.
Lot width/ frontage	50.21'	N.C.
Number of: Dwelling units	2	1
Rooming Units		
Open parking spaces		
Enclosed parking spaces		
Off-site parking spaces		
Loading berths (indicate open or enclosed)		
Employees		

6. BUILDING LOT COVERAGE (applicable to residential and transitional campus districts only)

	EXISTING	PROPOSED
Principal structure footprint	1206 1206 SF	N.C.
Area of a <u>front</u> porch under a roof (50%)	64 628 SF	N.C. (64)
Unencl. roofed structures (porch, carport, etc)	314 SF	0 SF.
Detached garage footprint	ATTACHED GARAGE 271	
Shed	=	
Coach house		
TOTAL BUILDING LOT COVERAGE (staff will compute porch exemption where applicable)	1,648 SF 1541 SF	1,334 SF

1206
64
271

1541

~~1,648 SF~~
1,648 SF
\$2004
1534.0 - 64 (1470)

7. IMPERVIOUS SURFACE AREA (hard surfaced areas not under a roof: asphalt, gravel, concrete, paving, and pervious paver areas)

	EXISTING	PROPOSED
Patios		
Sidewalks	100	
Driveways	291 291	567
Garage Aprons	200 200	200
Stairs/Landings	10 132	10 165
Other		
SUB-TOTAL		
+ Building Lot Coverage	1541 + 1,640 SF	1,334 SF
TOTAL IMPERVIOUS SURFACE AREA (includes total building lot coverage plus the sub-total of the hard surfaced areas listed above)	2,071 SF	120 2,066 SF

1470
567
165

2202

1942 SF 45% = 2,268.9

8. SETBACKS

	EXISTING	PROPOSED
Front yard (1)	31'-10"	N.C.
Front yard (2)		
Street side yard	26'-3 1/2"	N.C.
Interior side yard (1)	1'-9 1/2"	N.C.
Interior side yard (2)		
Rear yard	15'-6"	N.C.

1485
567
165

2217

9. BUILDING HEIGHT

	EXISTING	PROPOSED
Structure's highest point (parapet, chimney, air handling units, etc)	26'-0"	N.C.
From grade to the high point of flat roofed structure	24'-3"	N.C.
From grade to mid-pitch of highest gabled or hipped roof		
If there is a 1/2 story, what is the floor area of the 1/2 story having a vertical clearance of at least 7 1/2 feet?		
If there is a 1/2 story, what is the floor area of story immediately beneath the 1/2 story?	1400	

10. GROSS FLOOR AREA (not required for properties located in residential or transitional campus districts)

	EXISTING							PROPOSED						
	Parking/ loading	Dwelling units	Hallways/ elevator/ stairs/lobby	Mechanical/ accessory space	residential gross leasable	Other	Gross floor area***	Parking/ loading	Dwelling units	Hallways/ elevator/ stairs/lobby	Mechanical/ accessory space	residential gross leasable	Other	Gross floor area***
Basement														
1st floor														
2 nd floor														
3 rd floor														
4 th floor														
5 th floor														
Total														

***GROSS FLOOR AREA: The sum of areas of all floors of a building measured from the exterior walls or from the center line of walls separating 2 buildings. The "gross floor area" of a building shall also include but not be limited to: basements, interior balconies and mezzanines, enclosed porches, attic space finished or unfinished, having minimum 5-foot floor to rafters height.

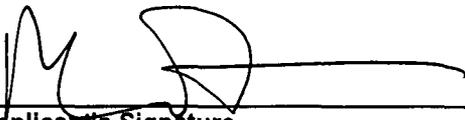
The following areas shall be excluded from the calculation of "gross floor area": elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building. Space devoted to required off-street parking or loading for the building shall not be included in "floor area."

11. 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."

MICHAEL HAUSER

Print Name



Applicant's Signature

4/9/2012

Date

Please refer to the Zoning Ordinance or the City Code which are available, in their entirety, online at <http://www.cityofevanston.org> and follow the City Code link at the top of the page.

To find out which zoning district a property is located in, click the Resident link on the City's home page, then click on About My Place from the drop-down menu. Enter the house number in the field provided and select the street from the drop-down menu. Press the "Get Info" button. This will either take you directly to the information for property OR, if the property contains more than one tax parcel, the screen will instruct Click to Use for the various constituent tax parcels.

Department of Community Development – Zoning Office
 ☎ 847-866-2930 📠 847-448-8126

2100 Ridge Avenue, Room 3700 Evanston, Illinois 60201
 📧 zoning@cityofevanston.org 🌐 www.cityofevanston.org/zoning

X:\FORMS\2009 Zoning Application Forms\Zoning Analysis\Zoning Analysis Application 3-6-2009.doc



June 19, 2012

Zoning Board of Appeals Decision
Regarding 1002 Asbury Avenue
Major Variance Application
Case ZBA 12ZMJV-0038
Heard June 5, 2012

Based on the application, submitted documents, testimony, and upon the deliberations and findings reflected in the audio-visual recording of the hearing, the Zoning Board of Appeals grants the application by Mike Hauser, architect for Aimee Michel, property owner, who applied for major zoning relief to construct a one car attached garage, and convert an enclosed stair (yard obstruction) to habitable area. The applicant requested a rear yard setback of 3' where 30' is required (Zoning Code Section 6-8-2-8-A-4) and a 2' interior side setback where 5' is required (Zoning Code Section 6-8-2-8-A-3). The Zoning Board of Appeals grants the requested variation subject to construction being in substantial compliance with the documentation placed on file.

Lori Summers, Chair
Zoning Board of Appeals

Date

Voting Aye:	Summers, Berns, Rodgers, Gingold, Wineberg
Voting Nay:	None
Abstaining:	None
Absent:	McLennan, Gallimore

2505 McCormick Boulevard

Major Variation
23ZMJV-0064

LUC Determining Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

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

Subject: Major Variation for Storage/Parking of RV
2505 McCormick Boulevard | 23ZMJV-0064

Date: November 20, 2023

Request

Lisa Gendel, applicant and property owner, submits for a Major Variation to store a recreational vehicle (camper trailer) within the front yard at a single family residence in the R1 Single Family Residential District. The applicant requests to store the recreational vehicle (camper trailer) in the required front yard on the existing driveway where storage of recreational vehicles is only permitted within a building or in a rear yard and not in a front or side yard or in any court area that opens toward a public street (Section 6-4-6-3 Table 4-A-28). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on November 9, 2023.

General Information

Applicant: Lisa Gendel
2505 McCormick Boulevard
Evanston, IL 60201

Owner: same

PIN: 10-14-205-031-0000

Analysis

2505 McCormick Boulevard is a 7,248 sq. ft. lot on the west side of McCormick Boulevard, three parcels north of Emerson Avenue/Golf Road in the R1 Single Family Residential District. The property features a single-family residence with a driveway and attached carport accessed via the street; there is no alley access to the property. The property is surrounded by similar single-family residences to the north, south, and west,

and Ladd Arboretum parkland to the east. Commercial properties including a bank with a drive-through, and a gas station, exist further to the south.

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 (4 on one lot)
East	OS Open Space District	Ladd Arboretum
West	R1 Single Family Residential District	Single family residences

Proposal

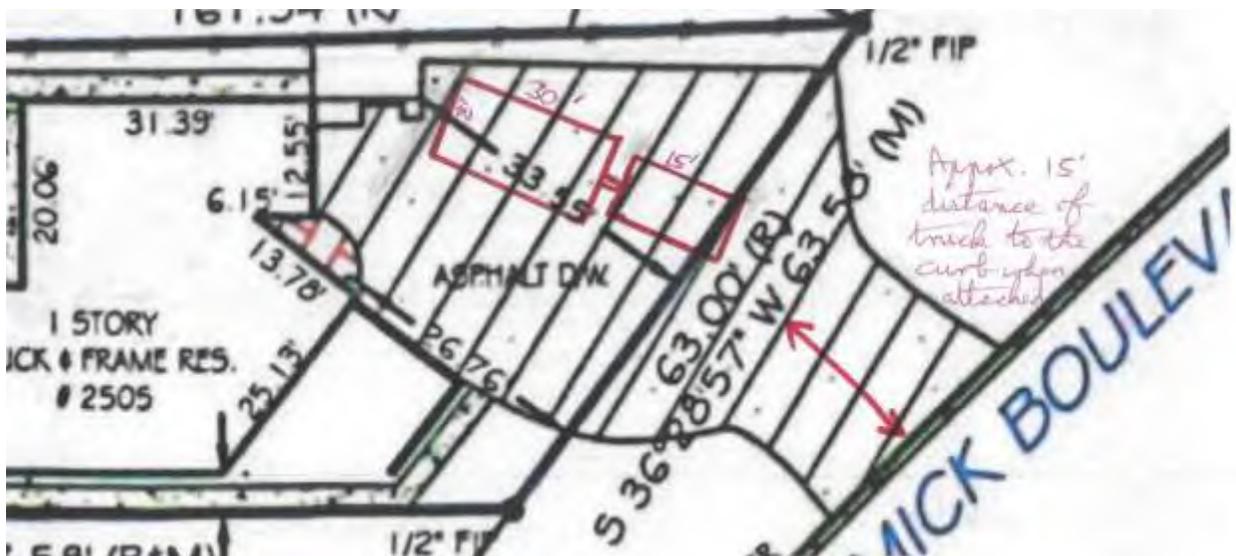
The applicant requests zoning relief to regularly park an RV trailer in the front yard on the driveway at 2505 McCormick Boulevard. The RV was purchased in 2022 and was stored off-site at a facility in Zion, Illinois over the winter. After winter, the RV was moved to 2505 McCormick Boulevard so that it could be regularly used for camping trips. The applicant states it is “impractical to take it to storage for the 2 or 3 weeks between trips, remove the batteries, all the necessary preparations for hitching & unhitching, & the inability to perform routine repairs & maintenance.”



The property features a front driveway with a curb cut that is accessed from McCormick Boulevard. There is no alley access to the property, and it is not possible to maneuver around either side of the house to get to the required rear yard where RV storage (on a hard surface) is permitted. Given the lot layout, house location, and lack of alley, there is no way to compliantly store an RV at the property.

The applicant proposes to store the RV on the driveway in the front yard, somewhat paralleling the north interior side property line. The RV is 8' wide by 30' in length and is hauled by a 15' long truck when attached at the ball hitch. The plat of survey notes a distance of 33.5' from the edge of the carport roof (which the RV does not fit under) to the property line. The diagram below, provided by the applicant, shows the truck connected to the RV and located almost entirely within the private property – this diagram is not to scale; when scaled, the RV extends almost to the front property line, and when the truck is attached to the ball hitch, the truck is situated on the driveway apron in the public right-of-way. The applicant states there is an approximate 15' distance from the truck to the curb when the truck is attached to the RV.

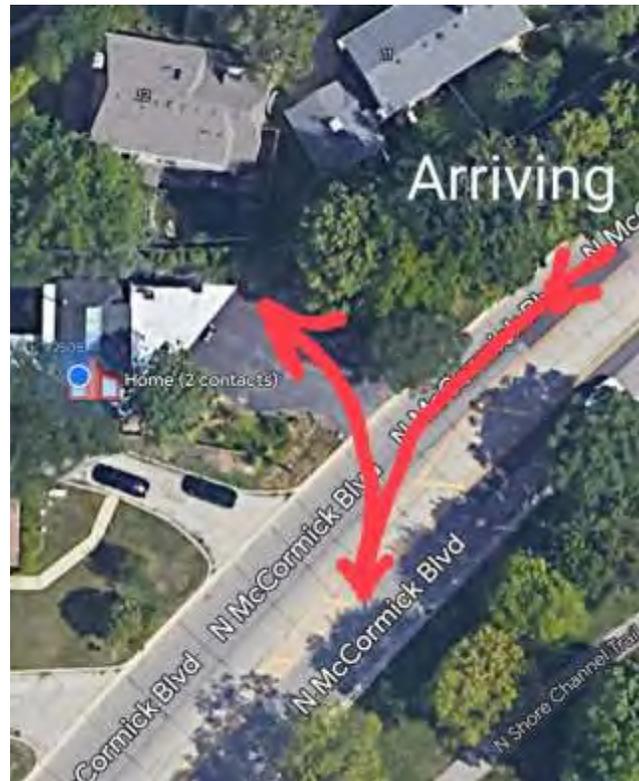
Applicant's Site Plan (zoomed in on driveway/proposed RV storage area):



The RV has been parked in the proposed location at various times throughout 2023; zoning staff did not receive any complaints from neighbors during these occurrences. The neighbor immediately to the south at 2513 McCormick Boulevard, who is closest to the proposed RV storage location, provided a letter of support stating the RV is not visible from her property and she has no objection to the variation request. Properties to the north front Martha Lane and have rear yards (and privacy fences) abutting the subject property and McCormick Boulevard so they are not substantially impacted by the request. The RV storage location was first observed by Property Standards staff, who now have the violation case on hold pending the outcome of the variation request. Staff has not received any objections to the variation request.

The applicant states the truck will be attached to the RV approximately six times throughout the summer months, and for only a couple of hours during each of the six occurrences. The RV is backed in to the property during lower traffic times – typically around 11 p.m. or 6 a.m. The applicant intends to store the RV offsite during winter months. A rough backing-in diagram provided by the applicant explains how the maneuver is accomplished, which includes a turning radius that extends over the yellow

traffic line into oncoming northeast-bound traffic while backing into the driveway. This maneuver is needed whether the RV is stored off-site and occasionally brought to the subject property, or whether the RV is permanently stored on the subject property. Storage of the RV on-site may reduce the overall amount of backing-in by eliminating the need to move the RV twice per trip as would be done if the RV is stored off-site (once to load the RV and get ready to go on the trip after being stored off-site, and then once upon return). Although backing into (or out of) the driveway from McCormick Boulevard is not ideal, temporary parking on a driveway (by a vehicle or an RV) is permitted. Planning & Zoning staff are not aware of any concerns from neighboring property owners, and notes the closest neighbor to the south approves of the request.



Department Recommendation

The applicant believes the request is appropriate and storage of the RV will not create a negative impact on adjacent properties. Staff recommends Commissions review the information provided to determine if the Standards are met and any safety concerns are addressed. 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

Major Variation Application
Aerial Photo
Street View
Zoning Map
Plat of Survey
Site Plan & Explanation
Public Notice
Letter of Support (immediate neighbor)
Property Standards Enforcement Documentation
Staff Comments



MAJOR VARIATION APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address 2505 McCormick Blvd.

Permanent Identification Number(s):

PIN 1: 110-114-205-031-0000 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: Lisa Gendel

Organization: _____

Address: 2505 McCormick Blvd.

City, State, Zip: Evanston, IL. 60201

Phone: Work: _____ Home: _____ Cell/Other: 847-476-5877

Fax: Work: _____ Home: _____

E-mail: Lisagendel@Gmail.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: _____

Address: _____

City, State, Zip: _____

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

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

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

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."

Lisa Gendel
Applicant Signature – **REQUIRED**

31 Oct. 2023
Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>2/7/2013</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: _____ |
| <input type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: <u>Deed</u> |
| <input type="checkbox"/> | Application Fee (see zoning fees) | Amount \$ _____ plus Deposit Fee <u>\$150</u> |

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

Plat of Survey

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

Site Plan

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

Plan or Graphic Drawings of Proposal

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

Proof of Ownership

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

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

Non-Compliant Zoning Analysis

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

Application Fee

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

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

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

To be allowed to park our RV trailer in our driveway.

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		
6-4-6-3 Table 4-A.28	A recreational vehicle is not permitted to be stored within a front yard.	Store a recreational vehicle on the driveway within the front yard.

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

2		
3		

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 does not have a rear alley or access. Even if it did, there is not a large enough space on the rear of the lot to park the trailer. Even with enough space, a rear entrance and an alley it would be impossible to maneuver a vehicle of that size in such a limited space.

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.

Due to unique the location & juxtaposition of the lot in relation to the neighboring lots there will be minimal, if any, impact to the neighbors.

The adjoining lot to the north is completely isolated from our property by high fences, bushes & trees. The lot to the south has the house set back so that our driveway is not even visible from their house. Besides, the neighbor fully supports our quest for a variance as evidenced in her attached letter.

Across the road from our driveway is the canal arboretum & therefore no houses. So the trailer is effectively invisible to neigh

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.

My partner, Peter Panayiotou, is answering this:

~~Upon retiring I had a fantasy to own an RV & for us go on multiple camping trips around the country each year.~~

~~After a couple of years of researching, including asking the police department if there were any laws against parking an RV in a residential driveway, I made the commitment & took out two loans for the RV trailer & a pickup truck to tow it. It was a very substantial investment including all the myriad accessories that were needed after the purchase.~~

~~For our first winter (2022 / 2023) I found an affordable storage facility in Zion, IL. for the winter half of the year. To not be able to park in our driveway between camping trips in the summer half of the year would effectively mean we could not continue to own & use the RV. It would be completely impractical to take it to storage for the 2 or 3 weeks between trips, remove the batteries, all the necessary preparations for hitching & unhitching, & the inability to perform routine repairs & maintenance.~~

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.

There is no income element to this request for a variation

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

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

There are no alternatives regarding the property due to its physical characteristics.

To not have easy & regular acces to the RV between trips, i.e. if not allowed to be parked on the driveway, would mean that we would not be able to use it & have to give it up.



City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

Evanston (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.







R1



McCormick Blvd

OS

C1

EXACTA

Illinois Surveyors, Inc.

www.ExactaChicago.com
 P (773)305-4010 • F (773)305-4011
 1730 Park Street, Suite 204, Naperville, IL 60543



PROPERTY ADDRESS: 2505 MCCORMICK BOULEVARD EVANSTON, ILLINOIS 60201

SURVEY NUMBER: IL1301.1999

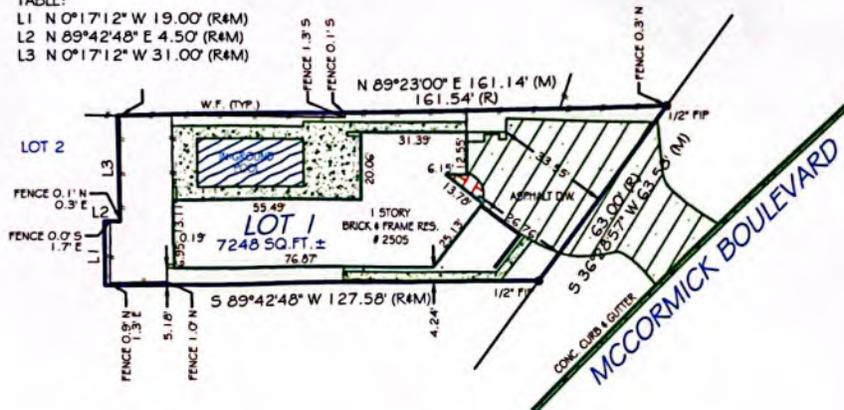
FIELD WORK DATE: 2/6/2013 REVISION DATE(S): (REV. 1 2/7/2013)

IL 1301.1999
 BOUNDARY SURVEY
 COOK COUNTY

LOT 1 IN MC DONOUGH'S SUBDIVISION OF THE NORTH 50 FEET OF LOT 6F OF HAPP'S SUBDIVISION IN EVANSTON IN THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MC DONOUGH'S SUBDIVISION FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 23, 1962 AS DOCUMENT 18570905, IN COOK COUNTY, ILLINOIS.

TABLE:

- L1 N 0°17'12" W 19.00' (R#M)
- L2 N 89°42'48" E 4.50' (R#M)
- L3 N 0°17'12" W 31.00' (R#M)

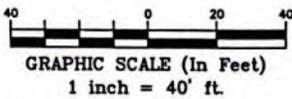


STATE OF ILLINOIS } ss
 COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF FEBRUARY, 2013 AT 316 E. JACKSON ST. IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
 LICENSE EXPIRES 11/30/2014
 EXACTA LAND SURVEYORS LB# 5763



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
 NONE VISIBLE

CLIENT NUMBER: GENDEL

DATE: 2/7/2013

BUYER:

SELLER:

CERTIFIED TO: .

This is page 1 of 2 and is not valid without all pages.

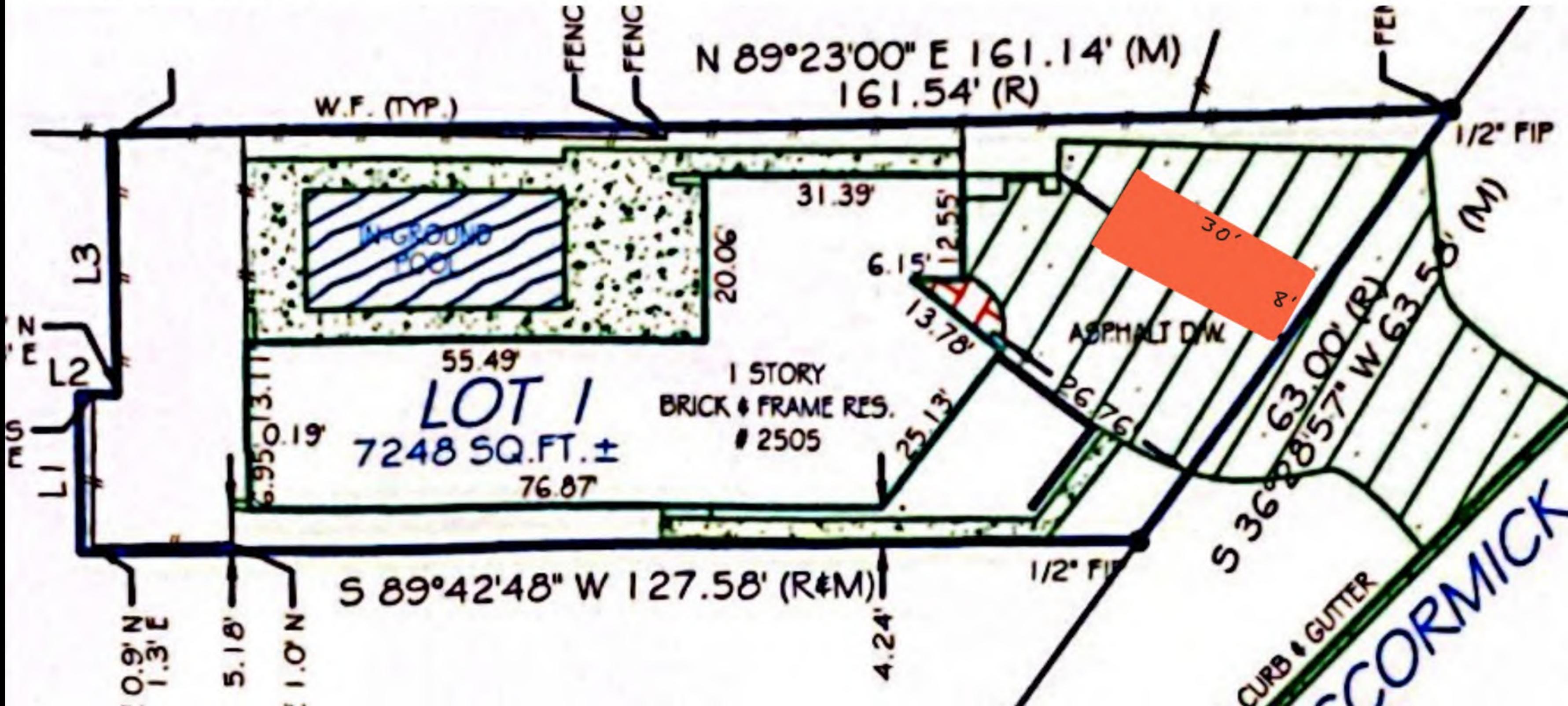
Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.



EXACTA
 Illinois Surveyors, Inc.

LB# 184005763

www.ExactaChicago.com
 P (773)305-4010 • F (773)305-4011
 1730 Park Street, Suite 204, Naperville, IL 60543



30' x 8'
7,900 lbs.



Explanation of attached photos

Here are 4 photos to demonstrate what little impact the RV trailer parked in our driveway has on the aesthetics of our surroundings.

Photo 1 - Taken from the front of our neighbor's house south of our property. As their house is recessed back from the road

a considerable distance our driveway is barely visible from there, especially with the trellis fence, trees & bushes between us.

The neighbor, Lisa Blackwin, has written a letter of support (which I previously submitted) for our application.

Photo 2 - Taken from the southbound side of McCormick just north of our property. The trees & bushes on the north side of the driveway

obscure any view of the parked trailer.

Photo 3 – Taken from directly across the road from our property. There are no houses on this side of the road, only the arboretum.

Photo 4 – Taken from the northbound side of McCormick south of our property.



DJ 43229

35



714170
Gordon
FOOD SERVICE STORE
gfs.com
Always on your side

NO
PARKING

167 2303

167 2303



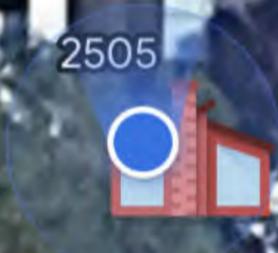
Flagstaff
SUPPLY LITE

Nice Gas





Arriving



Home (2 contacts)



N McCormick Blvd

N McCormick Blvd

N McCormick Blvd

N Shore Channel Trail





Departing

2505



Home (2 contacts)



N McCormick Blvd

N McCormick Blvd

N McCormick Blvd

N McCormick Blvd

N Shore Channel Trail

nel Trail



Lisa Blackwin
2513 McCormick Blvd.
Evanston, IL 60201

10/2/2023

To the City Of Evanston.

I am the next door neighbor of Lisa Gendel & Peter Panayiotou, south of their house at 2505 McCormick.

I have no objection to their RV being parked in their driveway. I cannot actually see it from my house. It is only visible from my driveway.

I fully support their attempt to get a variance to allow them to continue parking their RV in the driveway.


224-321-2128

Enforcement Case: 23_8330 2505 MCCORMICK BOULEVARD - Drive-By Inspection - Open (N/A)

Primary Information

Number 23_8330
 Primary Location 2505 MCCORMICK BOULEVARD
 Case Type Drive-By Inspection
 Subject 2505 MCCORMICK BOULEVARD - Drive-By Inspection - Open
 Assigned To Anais Rosado

Property Contact
 Secondary Contact
 Email(s) Propertymaintenance@cityofevanston.org
 Phone (999) 999-1234
 Status Open
 Quick Internal Note RV parked in the front yard
 Inactive

Incident Information

Incident Date 8/23/2023 2:56 pm
 Origin

Profile City of Evanston, Illinois
 No Life Safety

Scheduling Information

Next Inspection Date 11/20/2023
 Next Inspection Time
 No Life Safety Inspection
 Location

Next Inspection Date 11/20/2023
 Next Inspection Time
 No Life Safety Inspection

Workflow

Title	Date	Time	Owner	Status	Assigned To	Type	Mark	Inspection Type	Inspection Stage	Location
Re-Inspection - 2505 MCCORMICK BOULEVARD - 23_8330 2505 MCCORMICK BOULEVARD - Drive-By Inspection - Open	11/20/2023		Anais Rosado	In Progress	Anais Rosado	Inspection		Re-Inspection		2505 MCCORMICK BOULEVARD
Re-Inspection - 2505 MCCORMICK BOULEVARD - 23_8330 2505 MCCORMICK BOULEVARD - Drive-By Inspection - Open	8/30/2023		Anais Rosado	Completed	Anais Rosado	Inspection		Re-Inspection		2505 MCCORMICK BOULEVARD
Drive-By - 2505 MCCORMICK BOULEVARD - 23_8330 2505 MCCORMICK BOULEVARD - Drive-By Inspection - Open	8/23/2023		Anais Rosado	Completed	Anais Rosado	Inspection		Drive-By		2505 MCCORMICK BOULEVARD

Date	Author	Title	Memo	Direction	Type	Remove
9/15/2023 8:23 am	Anais Rosado		I received an email from Michael Griffith to the property owners regarding their inquiry for except (more...)			
9/11/2023 8:37 am	Anais Rosado		Spoke to the property owners regarding the storage of their RV and advised it cannot be stored at t (more...)			
8/30/2023 1:18 pm	Anais Rosado		RV is still parked in the driveway of the property. Citation for administrative hearing will be issued.			

Violation(s)

Observation Date	Violation Type	Status	Unit	Note	Contact	Follow-Up Date	Violation Resolved	Ordinance Number	Ordinance Description	Life Safety	Compliance Deadline	Correction Notes	Remove
8/23/2023	6-4-6-3, 28.ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE);	Open					No	6-4-6-3	ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE): (A) Detached accessory buildings, structures and uses shall be permitted as provided in Table 4-A of this Section and (more...)	No		28. Recreational vehicles cannot be parked stored in the front/side or court area that opens to the public street. Immediately remove the RV from the property.	Remove

Related Records

Service Request

Messages / Files

View	Date	Author	Message	Email Sent	Primary Recipient	Cc	Files	Attachments	Internal Only
View	9/19/2023 7:46 am	Anais Rosado	<p>2505 MCCORMICK BOULEVARD- 23_8330</p> <p>Dear Sir or Madam,</p> <p>Your scheduled appointment time is: 11/20/2023</p> <p>We have granted an extension to the period of time within which you are to complete the necessary correction(s) to the subject property.</p> <p>WE HAVE RESCHEDULED THIS VISIT FOR THE DATE LISTED ABOVE.</p> <p>Since the violation(s) are on the exterior, you need not be present for this reinspection. If you have any questions regarding this letter, please feel free to call me at (847) 448-4311 between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday. Exterior Extension Letter</p> <p>Again, we seek your cooperation in working towards a prompt resolution of these items and thank you for helping to keep Evanston a credit to us all.</p> <p>PLEASE NOTE: ADMINISTRATIVE ADJUDICATION FOR PROPERTY MAINTENANCE VIOLATIONS</p> <p>The City of Evanston, on February 12, 2001, adopted an Administrative Hearing process regarding Property Maintenance violations. This process will hear and rule on Property Maintenance cases where property owner/manager has failed to correct code (more...)</p>	Yes	N/A	pete.panayiotou@gmail.com	No		No
View	9/13/2023 8:41 am	Anais Rosado	<p>2505 MCCORMICK BOULEVARD- 23_8330</p> <p>Dear Sir or Madam,</p> <p>Your scheduled appointment time is: 9/21/2023</p> <p>The Building and Inspection Services Division previously forwarded a Notice of Violation requiring remedial work on the above-captioned property and schedule for reinspection. The property has been reinspected and it is evident that work is in progress. PLEASE NOTE: If the work to be completed is dependent on weather conditions please reach out to your inspector.</p> <p>WE HAVE THEREFORE GRANTED AN EXTENSION AND SCHEDULED A REINSPECTION OF YOUR PROPERTY.</p> <p>If, at the time of the above-referenced reinspection, the violations listed are not completely corrected according to all applicable codes and ordinances, Administrative Adjudication Citation(s) may be issued. Each day a provision of Chapter 5-1 of the City Code is found to have been violated constitutes a separate violation.</p> <p>Since the violation(s) are on the exterior, you need not be present for this reinspection. If you have any questions regarding this letter, please feel free to call me at (847) 448-4311 between t (more...)</p>	Yes	N/A		No		No
View	9/11/2023 2:49 pm	Anais Rosado	<p>2505 MCCORMICK BOULEVARD- 23_8330</p> <p>Dear Sir or Madam,</p> <p>Your scheduled re-inspection is: 8/30/2023</p> <p>The Building and Inspection Services Division has previously provided you notice regarding the need for you to correct violations, which exist on your property at the above address. As of this date, the violations of the ICC 2012 International Property Maintenance Code and/or</p>	Yes	lisagendel@gmail.com		No		No

View	Date	Author	Message	Email Sent	Primary Recipient	Cc	Files	Attachments	Internal Only
View	8/23/2023 3:01 pm	Anais Rosado	<p>the Evanston City Code have not been corrected. Due to the lack of compliance regarding these violations which were previously cited, the City may begin preparing for legal action in an effort to gain compliance. PLEASE NOTE: If the work to be completed is dependent on weather conditions please reach out to your inspector. At this time, we urge you to promptly correct any and all violations that you have been (more...)</p> <p>2505 MCCORMICK BOULEVARD- 23_8330</p>	Yes	N/A		No		No

Dear Sir or Madam,

Your scheduled re-inspection is: 8/30/2023

The Building and Inspection Services Division has previously provided you notice regarding the need for you to correct violations, which exist on your property at the above address. As of this date, the violations of the ICC 2012 International Property Maintenance Code and/or the Evanston City Code have not been corrected. Due to the lack of compliance regarding these violations which were previously cited, the City may begin preparing for legal action in an effort to gain compliance. PLEASE NOTE: If the work to be completed is dependent on weather conditions please reach out to your inspector. At this time, we urge you to promptly correct any and all violations that you have been cited for, to avoid an Administrative Hearing.

PLEASE NOTE: ADMINISTRATIVE ADJUDICATION FOR PROPERTY MAINTENANCE VIOLATIONS

The City of Evanston, on February 12, 2001, Adopted an Administrative Hearing process regarding Property Maintenance Violations. This process will hear and rule on Prope [\(more...\)](#)

Attached Files	Folder	Size (kB)	Last Modified	Document Type	Remove	Download
2505 Mccormick Email from PS to Owners.pdf	Attachments Received	180	9/18/2023 8:31 am	PDF File	Remove	download
CITY OF EVANSTON Mail - Fwd_ 2505 McCormick Blvd_ RV storage_parking.pdf	Attachments Received	181	9/18/2023 8:31 am	PDF File	Remove	download
IMG_2354.jpg	Attachments Received	94	8/30/2023 1:19 pm	JPEG Image	Remove	download

System Information

Created Date 8/23/2023 2:56 pm
 Imported Address 1
 Imported Address 2
 Violation Notes

Legacy Contact N/A
 No In-Office Printing Requested
 Legacy Case Number

Violation: 6-4-6-3, 28.ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE): | **Status:** Open | **Observation Date:** 8/23/2023 | **Unit:** | **Location Details:**

Correction Notes: 28. Recreational vehicles cannot be parked stored in the front/side or court area that opens to the public street. Immediately remove the RV from the property.

Ordinance Description: ALLOWABLE ACCESSORY USES AND STRUCTURES (DETACHED FROM PRINCIPAL STRUCTURE): (A) Detached accessory buildings, structures and uses: Accessory buildings, structures or uses shall be permitted as provided in Table 4-A of this Section and detached accessory buildings, structures, or uses in a residential district shall: 1. Cover no more than forty (40) percent of a rear yard when located in a rear yard. However, in no case shall the maximum lot coverage requirement for the zoning district be exceeded. 2. Not be located in a side yard abutting a street or interior side yard between the principal structure and the side lot line. 3. Not be located between the building line and the principal structure (except as permitted in front yards). (B) Table 4-A — Permitted accessory buildings, structures and uses: Table 4-A includes yard obstructions (see Subsection 6-4-1-9(B) of this Chapter) attached to the principal or a secondary structure as well as freestanding accessory buildings, structures, and uses. 28. Storage of boats and recreational vehicles. (In residential, RE, transitional, and university districts, not more than 1 truck with a gross weight of 8,000 pounds or less, or 1 trailer with a gross weight of 5,000 pounds or less, and not more than 1 motorized mobile camping unit, boat, and/or boat trailer may be parked within a building or in a rear yard, but not in a front or side yard or in any court area that opens toward a public street.)



Inspector Signature

Date	Set by	Context	Type	Field	Old Value	New Value
9/19/2023 7:46 am	Anais Rosado	UI	Change	Last Message Date	9/13/2023	9/19/2023
9/18/2023 8:33 am	Anais Rosado	UI	Change	Next Inspection Date	9/21/2023	11/20/2023
9/18/2023 8:33 am	Anais Rosado	UI	Set	Next Inspection Date		11/20/2023
9/13/2023 8:41 am	Anais Rosado	UI	Change	Last Message Date	9/11/2023	9/13/2023
9/13/2023 8:38 am	Anais Rosado	UI	Change	Next Inspection Date	8/30/2023	9/21/2023
9/11/2023 2:49 pm	Anais Rosado	UI	Change	Last Message Date	8/23/2023	9/11/2023
8/23/2023 3:01 pm	Anais Rosado	UI	Set	First Reply		8/23/2023
8/23/2023 3:01 pm	Anais Rosado	UI	Set	Last Message Date		8/23/2023
8/23/2023 3:00 pm	Anais Rosado	UI	Set	Violation Notes		New: 1944 Chars
8/23/2023 2:59 pm	Anais Rosado	UI	Set	Next Inspection Date		8/30/2023
8/23/2023 2:59 pm	Anais Rosado	UI	Set	First Updated		8/23/2023
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Assigned Email		arosado@cityofevanston.org
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Inspector Signature		7385
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Life Safety Inspection		F
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Life Safety Inspection		F
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Primary Location		2505 MCCORMICK BOULEVARD
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Life Safety		F
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Case Type		Drive-By Inspection
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Assigned Phone		(847) 448-8037
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Assigned Title		Property Maintenance Inspector
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Number		23_8330
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Incident Date		8/23/2023 14:56 America/Chicago
8/23/2023 2:56 pm	Anais Rosado	UI	Set	Assigned To		Anais Rosado
8/23/2023 2:56 pm	Anais Rosado	UI	Set	In-Office Printing Requested		F
8/23/2023 2:56 pm	Anais Rosado	UI	Create	Record	CASE	91134

Workflow	State Name Info	Date Entered State	Date Exited State	Options	Notes
Set Code Enforcement Subject	State 1	11/20/2023 11:04 am	11/20/2023 11:04 am		
Set Code Enforcement Subject	State 1	11/20/2023 11:04 am	11/20/2023 11:04 am		
Set Code Enforcement Subject	State 1	9/19/2023 7:44 am	9/19/2023 7:44 am		
Set Code Enforcement Subject	State 1	9/18/2023 8:33 am	9/18/2023 8:33 am		
Set Code Enforcement Subject	State 1	9/18/2023 8:33 am	9/18/2023 8:33 am		
Set Code Enforcement Subject	State 1	9/18/2023 8:33 am	9/18/2023 8:33 am		
Set Code Enforcement Subject	State 1	9/18/2023 8:33 am	9/18/2023 8:33 am		
Set Code Enforcement Subject	State 1	9/18/2023 8:23 am	9/18/2023 8:23 am		
Set Code Enforcement Subject	State 1	9/13/2023 8:36 am	9/13/2023 8:36 am		
Set Code Enforcement Subject	State 1	9/11/2023 2:48 pm	9/11/2023 2:48 pm		
Set Code Enforcement Subject	State 1	9/11/2023 2:21 pm	9/11/2023 2:21 pm		
Set Code Enforcement Subject	State 1	9/11/2023 2:18 pm	9/11/2023 2:18 pm		
Set Code Enforcement Subject	State 1	8/30/2023 1:18 pm	8/30/2023 1:18 pm		
Set Code Enforcement Subject	State 1	8/24/2023 8:11 am	8/24/2023 8:11 am		
Set Code Enforcement Subject	State 1	8/23/2023 3:00 pm	8/23/2023 3:00 pm		
Set Code Enforcement Subject	State 1	8/23/2023 2:56 pm	8/23/2023 2:56 pm		
Set Code Enforcement Subject	State 1	8/23/2023 2:56 pm	8/23/2023 2:56 pm		

Custom

Assigned Phone (847) 448-8037

Assigned Title Property Maintenance Inspector

Assigned Email arosado@cityofevanston.org

Metrics

Duration

Time Elapsed 88 days 21 hrs.
Time Open 88 days 21 hrs.

Time To Assign 0 mins. 0 secs.
Time On Hold

Time To Close
Initial Response Time 4 mins. 45 secs.

Basic Information

Date Created 8/23/2023 2:56 pm
First Updated 8/23/2023 2:59 pm

Date Last Reopened
Date Closed

Last Modified Date 9/19/2023 7:46 am

Interactions

First Reply 8/23/2023 3:01 pm

Last Message Date 9/19/2023 7:46 am

Last Message Received

STAFF COMMENTS - 2505 McCormick Blvd

Major variation to store an RV camper in the front yard in the driveway

Planning & Zoning: If parking/storing the camper on the property vs off-site reduces the frequency the camper is maneuvered on-off the property and reduces impacting traffic, then I think that's a good thing, safer for the applicant and drivers passing by.

PARKING: Has no objections

Public Works- Waste: No Questions or Objections