DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, April 5, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, SCOTT MANGUM, ACTING CHAIR

1. 2113 Greenleaf Street
   Preliminary and Final Review
   Andrew Spatz, property owner, submits for exterior remodeling and parking modifications in the I2 General Industrial District.

2. 120 Dodge Avenue
   Recommendation to ZBA
   Charlotte Kohn, property owner, submits for a special use permit to expand a Retirement Home, Dobson Plaza, and zoning relief for a one-story addition with 46.8% building lot coverage where 40% is allowed and 40.1% currently exists, 81.6% impervious surface coverage where 55% is allowed and 77.4% currently exists, a 1.2’ front yard (Dobson St.) setback where 27’ is required and 26.5’ currently exists, and a .9’ street side yard (Dodge Ave.) setback where 15’ is required and 5.9’ currently exists, in the R4 General Residential District.

3. 500 Davis Street
   Sign Variation
   Ken Strzyzewski, sign contractor, submits for a variation to install one 2’ x 10’ illuminated wall sign on the northeast corner of the building at a height of 35’ above grade where 15’6” is allowed by sign regulation, in the D4 Downtown Transition District.

II. APPROVAL OF MINUTES: March 29, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, April 12, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: http://www.cityofevanston.org/government/boards-commissions/design-and-project-review-committee/index.php
Questions can be directed to Meagan Jones at 847.448.8170.

The City is committed to ensuring accessibility for all citizens; If an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que 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).
Design and Project Review
(DAPR)

2113 Greenleaf St.

Preliminary/Final Review
Zoning Analysis

Summary

Case Number: 17ZONA-0040  
Case Status/Determination: Compliant

Proposal:
Re: partition existing office / storage space into 17 units. Install new entrances, baths, and kitchens. Existing entrances, baths, and kitchens to be demolished are 456 square feet and will be 2787 square feet.

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2113 GREENLEAF ST</td>
<td>I2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Andrew Spatz

Phone Number: 

Signature Date

Zoning Section Comments

Note: ADA accessible spot(s) shall be 16’ x 18’
Front yard parking permitted with appropriate landscaping as determined by the Design and Project Review Committee

Recommendation(s): Click on the link(s) below to access online application(s)
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review   February 27, 2017
RESULTS OF ANALYSIS: Compliant

Z.A. Number: 17ZONA-0040
Purpose: Zoning Analysis without Bld Permit App
Address: 2113 GREENLEAF ST
District: I2
Applicant: Andrew Spatz
Overlay: Preservation
Reviewer: Dominick Argumedo

THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure
- Change of Use
- Retention of Use
- Plat of Resubdiv./Consol.
- Business License
- Home Occupation

Proposal Description:
Re: partition existing office / storage space into 17 units. Install new entrances, baths, and kitchens. Existing entrances, baths, and kitchens to be demolished are 456 square feet and will be 2787 square feet.

ZONING ANALYSIS

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE:</td>
<td>I2</td>
<td>Wholesale Goods Estab</td>
<td>Office</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Width (LF)
USE: Other

Comments:

Minimum Lot Area (SF)
USE: 46516

Comments:

Dwelling Units: 0

Comments:

Rooming Units: 0

Comments:

Building Lot Coverage
(SF) (defined, including subtractions & additions):
None

Comments:

Impervious Surface Coverage (SF, %)
USE: 40516

Comments:

Gross Floor Area (SF)
USE: 1.00 or 46516 sqft

Comments:

<table>
<thead>
<tr>
<th>LF: Linear Feet</th>
<th>SF: Square Feet</th>
<th>FT: Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard</td>
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<td>Proposed</td>
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<tr>
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<tr>
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<td>Rear Yard (FT)</td>
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**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Wholesale Sales</th>
<th>1 per 1,000 sqft gross floor area</th>
<th>14</th>
<th>12</th>
<th>Legal Non-Conforming</th>
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<tr>
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<tr>
<td>Use(2): Office (General)</td>
<td>2 per 1,000 sqft gross floor area.</td>
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<td>17</td>
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<td>Comments:</td>
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<td>Use(3):</td>
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**TOTAL REQUIRED:**

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<tr>
<td>20</td>
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**Handicap Parking Spaces:**

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<tr>
<th>Sec. 6-16-2-6</th>
<th>16’ x 18’ (revise)</th>
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**Access:**

| Sec. 6-16-2-2 | | |
|----------------|--------------------|

**Surfacing:**

<p>| Sec. 6-16-2-8 (E) | | |
|-------------------|--------------------|</p>
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<th>Sec. 6-4-6-2</th>
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**Comments:**

### Angle(1):

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<tr>
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<thead>
<tr>
<th>Module (FT)</th>
<th>Comments:</th>
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</table>

**Garage Setback from Alley Access (FT):**

**COMMENTS AND/OR NOTES**

**LOADING REQUIREMENTS**

<table>
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<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

**Loading Use:**

| Office | 1 short 10K to 200K, 1 short each addtl. 100K up to 500K, 1 short each addtl. 500K | 1 short | Compliant |

**Comments:**

**TOTAL (long):**

**TOTAL (short):**

**Long Berth Size (FT):**

| 12' wide x 50' deep |

**Comments:**

**Short Berth Size (FT):**

| 10' wide x 35' deep |

**Comments:**

**Vertical Clearance (FT):**

| 14' |

**Comments:**

**Location:**

| Sec. 6-16-4-1 |

**Comments:**

**Analysis Comments**
Results of Analysis: This Application is **Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.
Design and Project Review (DAPR)

120 Dodge Ave.

Recommendation to ZBA
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

Copyright 2016 City of Evanston
View from Dodge Ave.
View from Dobson St.
Lot "A" in DOBSON PLAZA CONSOLIDATION of Lots 1, 2, 3, 4 and 5 in Block 4 in M. Hayden Bell's Howard Dodge Subdivision of the South 1/2 of the Northeast 1/4 of the Northwest 1/4, except the South 2.572 chains thereof, of Section 25, Township 41 North, Range 13 East of the 3rd Principal Meridian, in Cook County, Illinois, (except the East 10 feet thereof, taken for the widening of Dodge Avenue)

Area within Lot "A" = \[15,214.0\] sq ft.
PROJECT TITLE:

Dobson Plaza
Health Care Residence
120 Dodge Avenue
Evanston, Illinois 60202

ARCHITECT:

Barker Nestor, Inc.
8135 Monticello Avenue
Skokie, Illinois 60076

M.E.P. ENGINEER:

Brookman Group, Ltd.
720 Industrial Lane, Suite 101
Cary, Illinois 60013

STRUCTURAL ENGINEER:

Harry E. Marshall, Ltd.
200 Tri-State International Center, Suite 150
Lincolnshire, Illinois 60069
### Window Elevations

<table>
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<tr>
<th>ELEV.</th>
<th>Door Type</th>
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<tbody>
<tr>
<td>1</td>
<td>Sliding Windows</td>
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<tr>
<td>2</td>
<td>Sliding Windows</td>
</tr>
<tr>
<td>3</td>
<td>Sliding Windows</td>
</tr>
<tr>
<td>4</td>
<td>Casement Windows</td>
</tr>
<tr>
<td>5</td>
<td>Casement Windows</td>
</tr>
<tr>
<td>6</td>
<td>Awning Windows</td>
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</table>

### Hardware Schedule

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<tr>
<th>Door No</th>
<th>Latchset</th>
<th>Frame</th>
<th>Glass</th>
<th>Glazing</th>
<th>Trim</th>
<th>Finish</th>
<th>Notes</th>
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<tbody>
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</tbody>
</table>

### Door Schedule

<table>
<thead>
<tr>
<th>Door No</th>
<th>Room Name</th>
<th>Room No.</th>
<th>Width</th>
<th>Height</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td></td>
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</table>

### Room Finish Schedule

<table>
<thead>
<tr>
<th>Room No.</th>
<th>Floor</th>
<th>Base</th>
<th>Walls</th>
<th>Ceiling</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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### Window Schedule

<table>
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<tr>
<th>Window Type</th>
<th>Material</th>
<th>Model No.</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

### Notes
- All window sizes are in feet and inches.
- All designs to be clear and concise. Any other details should be noted.

---

* DO. TO PROVIDE ADEQUATE ROOMS, ALL INTERIOR FRAMES SHOULD MEET DESIGNER'S SPACE REQUIREMENTS.

---

* DO. TO PROVIDE ADEQUATE OPENING FOR GARDENING.*

---

1. All corners to be clear and concise. Any other details should be noted.
2. In window openings, all windows shall be self-closing.
1. SCOPE
A. This Specification includes the complete Electrical System.

2. GENERAL
A. This Specification is intended for use with the electrical system. The work to be performed is specified in the Schedule of Submittals and Specifications to the extent that work does not conflict with this Specification.

3. GENERAL REQUIREMENTS
A. All work shall be performed in accordance with the American National Standards Institute and the National Electric Code. All work shall be performed in compliance with the National Electric Code.

4. MATERIALS
A. All materials shall conform to the latest edition of the National Electric Code. All materials shall be new and shall comply with the requirements of the National Electric Code.

5. ELECTRICAL CONTRACTOR
A. The Electrical Contractor shall be responsible for the electrical system. The Electrical Contractor shall be responsible for the electrical system. The Electrical Contractor shall be responsible for the electrical system. The Electrical Contractor shall be responsible for the electrical system. The Electrical Contractor shall be responsible for the electrical system.
**CITY OF EVANSTON**  
**ZONING ANALYSIS REVIEW SHEET**

**APPLICATION STATUS: DENIED**  
**August 16, 2005**

- **Z.A. Number:** ZA-05-0585-ZA (2)  
- **For Address:** 120 Dodge Avenue  
- **Applicant:** Andrew Venamore  
- **Telephone:** 847 763 1100,  
- **Zoning Officer:** Frank Agudo

**THIS APPLICATION PROPOSES (select all that apply):**
- [ ] New Principal Structure
- [ ] New Accessory Structure
- [ ] Addition to Structure
- [ ] Alteration to Structure
- [ ] Retention of Structure
- [ ] Change of Use
- [ ] Retention of Use
- [ ] Temporary Use
- [ ] Plat of Subdivision
- [ ] "Garage" Sale
- [ ] Sidewalk Cafe
- [ ] Landmark Structure and/or Property
- [ ] None

**ANALYSIS BASED ON:**  
- Plana Dated: 05-14-2005  
- Prepared By: Airoom Architects & Builders

**Survey Dated:** 12-10-2004  
**Plana Area:**  
**Point of Origin:**  
- [ ] Building Permit Application  
- [ ] Business License  
- [ ] Zoning Analysis Application  
- [ ] Other...

**Existing Improvements:**  
- [ ] Kohson Plaza Nursing Home

---

### ZONING ANALYSIS

**PLANNED DEVELOPMENT THRESHOLDS**

- Does not apply to H, U, Oe, US, or Excluded T1 & T2 Properties. See §§6-4-1-10(D) for A's; §§6-4-1-10(D) for B's; §§6-10-1-4(D) for C's; §§6-11-1-10(D) for D's; §§6-12-1-7(D) for RP; §§6-13-1-10(D) for MU & MUB; §§6-15-1-0 for O1, O2, U1, U2, ORE, & OBR.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined increasing floor area of principal structure by 35% or more? If not, skip 2 & 4 below.  
- [ ] Yes  
- [ ] No  
- [ ] DNA

2. Does the zoning lot area exceed 30,000 sqft?  
- [ ] Yes  
- [ ] No  
- [ ] DNA

3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination?  
- [ ] Yes  
- [ ] No  
- [ ] DNA

4. Does the proposal entail the new construction of more than 30,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?  
- [ ] Yes  
- [ ] No  
- [ ] DNA

---

### FRONT YARDS

- § 6-4-1-9 (A) 3 - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet?  
- [ ] Yes  
- [ ] No  
- [ ] DNA

- § 6-4-1-9 (A) 5a - Does an abutting lot have less than the required front yard setback of the zoning district?  
- [ ] Yes  
- [ ] No  
- [ ] DNA

- § 6-4-1-9 (A) 5b - Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?  
- [ ] Yes  
- [ ] No  
- [ ] DNA

---

**PRINCIPAL USE AND STRUCTURE**

**USE:**

- **Standard**  
- **Existing**  
- **Proposed**  
- **DENIED Requires Special Use, see note 1 below**

**Minimum Lot Width:**
- **Use:** Other  
  - Minimum Lot Width: 50'

**Minimum Lot Area:**
- **Use:** Nonresidential  
  - Minimum Lot Area: 10,000 sqft

**Dwelling Unit(s):**
- **Per Zoning Ordinance:** 0

**Roaming Unit(s):**
- **Per Zoning Ordinance:** 97

---

Page 1
The following three sections apply to building lot coverage and impervious surface calculations in residential districts:

**Front Porch Exception (Subtract 50%)**

<table>
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<tr>
<th>Total Eligible Front Porch Area</th>
<th>Total Paver Area</th>
<th>Number open required spaces</th>
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**Pavers/ Pervious Paving Exception (Subtract 20%)**

<table>
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<th>Paver Deduction</th>
<th>Addition to building lot coverage</th>
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<td>0</td>
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**Open Parking Debit (Add 200 sqft/open space)**

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<tr>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>0</td>
<td>DENIED, see note 2 below</td>
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</table>

### Building Lot Coverage

(defined, including subtractions & additions):

- **Standard**:
  - 40% or 6115.13 sqft
  - 55% or 8408.3 sqft

- **Existing**:
  - 40.11%
  - 1183776
  - 77.43

- **Proposed**:
  - 7157.18 sqft
  - 46.82%
  - 1248118

- **Determination**:
  - DENIED, see note 2 below

### Impervious Surface (net defined, including bid lot coverage, with subtractions & additions applied)

- **Proposed**
  - 40% of rear yard; cannot exceed building lot coverage of zoning district

### Accessory Structure

- **Rear Yard Coverage**
  - None

### Gross Floor Area

- **Use**: Nonresidential

### Height:

- **35' or 2.5 stories, from grade.**
- **33.50' and 3 stories**

### Front Yard (1):

- **Direction**: N
- **Street**: Dobson Street
- **Street Side Yard**: E
  - **Direction**: 15'
  - **Street**: Dodge Avenue
- **Interior Side Yard (1)**
  - **Direction**: residential 5', nonresidential 10'
- **Interior Side Yard (2)**
  - **Direction**: residential 5', nonresidential 10'
- **Rear Yard**: S
  - **Direction**: 25'

### Accessory Use and Structure

- **USE (1)**: Sec. 6-4-8-3 (B)
- **Permitted Districts**: All
- **Permitted Required Yard**: Front, Street, Interior Side, and Rear Yards
- **Additional Standards**: Within 30' of rear lot line or alley in any R district; 8+ species require special use in any Y district.

### Zoning Analysis (cont'd)

- **Height**: Flat or mansard roof 14.5', other roofs 17.5', except garage roofs Sec. 6-4-8-4.
- **Distance from Principal Building**: 10.00'

- **Open Off-street Parking (on and off site)**
  - Approved - No change Legal Nonconforming

- **Interior Side Yard and Rear Yard**
  - Approved - No change Legal Nonconforming
<table>
<thead>
<tr>
<th>Accessory Use and Structure (Cont'd)</th>
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<tbody>
<tr>
<td><strong>Front Yard (1A):</strong></td>
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<tr>
<td>Direction: N</td>
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<tr>
<td>Street: Dobson Street</td>
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<tr>
<td>Standard: None, except parking</td>
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<tr>
<td>prohibited and garages 2'</td>
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<tr>
<td>Existing:</td>
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<td>Proposed:</td>
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<td><strong>Front Yard (1B):</strong></td>
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</tr>
<tr>
<td>Street:</td>
</tr>
<tr>
<td>Standard: None, except parking</td>
</tr>
<tr>
<td>prohibited and garages 27'</td>
</tr>
<tr>
<td>Existing:</td>
</tr>
<tr>
<td>Proposed:</td>
</tr>
<tr>
<td>Determination:</td>
</tr>
<tr>
<td><strong>Street Side Yard:</strong></td>
</tr>
<tr>
<td>Direction: E</td>
</tr>
<tr>
<td>Street: Dodge Avenue</td>
</tr>
<tr>
<td>Standard: None, except parking</td>
</tr>
<tr>
<td>prohibited and garages 15'</td>
</tr>
<tr>
<td>Existing:</td>
</tr>
<tr>
<td>Proposed:</td>
</tr>
<tr>
<td>Determination:</td>
</tr>
<tr>
<td><strong>Interior Side Yard (1A):</strong></td>
</tr>
<tr>
<td>Direction: W</td>
</tr>
<tr>
<td>Standard: 5', except parking</td>
</tr>
<tr>
<td>prohibited with nonresidential</td>
</tr>
<tr>
<td>Existing:</td>
</tr>
<tr>
<td>Proposed: Parking</td>
</tr>
<tr>
<td>Determination: APPROVED - No change</td>
</tr>
<tr>
<td>Legal Nonconforming</td>
</tr>
<tr>
<td><strong>Interior Side Yard (1B):</strong></td>
</tr>
<tr>
<td>Direction:</td>
</tr>
<tr>
<td>Standard: 5', except parking</td>
</tr>
<tr>
<td>prohibited with nonresidential</td>
</tr>
<tr>
<td>Existing:</td>
</tr>
<tr>
<td>Proposed: Parking</td>
</tr>
<tr>
<td>Determination: APPROVED - No change</td>
</tr>
<tr>
<td>Legal Nonconforming</td>
</tr>
<tr>
<td><strong>Rear Yard:</strong></td>
</tr>
<tr>
<td>Direction: S</td>
</tr>
<tr>
<td>Standard: 3', except parking 6'</td>
</tr>
<tr>
<td>with nonresidential. Use must be</td>
</tr>
<tr>
<td>3' from side lot line when in rear</td>
</tr>
<tr>
<td>yard.</td>
</tr>
<tr>
<td>Existing:</td>
</tr>
<tr>
<td>Proposed: Parking</td>
</tr>
<tr>
<td>Determination: APPROVED - No change</td>
</tr>
<tr>
<td>Legal Nonconforming</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE (2):</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sec. 8-4-6-3 (B)</strong></td>
</tr>
<tr>
<td>Permitted Districts: No Applicable</td>
</tr>
<tr>
<td>Standard</td>
</tr>
<tr>
<td>Permitted Required Yard: No</td>
</tr>
<tr>
<td>Applicable Standard</td>
</tr>
<tr>
<td>Additional Standards: No</td>
</tr>
<tr>
<td>Applicable Standard</td>
</tr>
<tr>
<td>Height: Flat or mansard roof 14.5',</td>
</tr>
<tr>
<td>other roofs 17.5', except</td>
</tr>
<tr>
<td>garage roofs Sec. 8-4-6-4</td>
</tr>
<tr>
<td>Distance from Principal Building: 10.00'</td>
</tr>
<tr>
<td>Front Yard (2A):</td>
</tr>
<tr>
<td>Direction: N</td>
</tr>
<tr>
<td>Street: Dobson Street</td>
</tr>
<tr>
<td>Standard: None, except parking</td>
</tr>
<tr>
<td>prohibited and garages 27'</td>
</tr>
<tr>
<td>Existing:</td>
</tr>
<tr>
<td>Proposed:</td>
</tr>
<tr>
<td>Determination:</td>
</tr>
<tr>
<td>Front Yard (2B):</td>
</tr>
<tr>
<td>Direction:</td>
</tr>
<tr>
<td>Street:</td>
</tr>
<tr>
<td>Standard: None, except parking</td>
</tr>
<tr>
<td>prohibited and garages 27'</td>
</tr>
<tr>
<td>Existing:</td>
</tr>
<tr>
<td>Proposed:</td>
</tr>
<tr>
<td>Determination:</td>
</tr>
<tr>
<td>Street Side Yard:</td>
</tr>
<tr>
<td>Direction: E</td>
</tr>
<tr>
<td>Street: Dodge Avenue</td>
</tr>
<tr>
<td>Standard: None, except parking</td>
</tr>
<tr>
<td>prohibited and garages 15'</td>
</tr>
<tr>
<td>Existing:</td>
</tr>
<tr>
<td>Proposed:</td>
</tr>
<tr>
<td>Determination:</td>
</tr>
<tr>
<td>Accessory Use and Structure (Cont'd)</td>
</tr>
<tr>
<td>-------------------------------------</td>
</tr>
<tr>
<td><strong>Interior Side Yard (2A):</strong></td>
</tr>
<tr>
<td><strong>Direction:</strong> W</td>
</tr>
<tr>
<td><strong>Requirement:</strong> 5', except parking prohibited with nonresidential.</td>
</tr>
<tr>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td><strong>Determination</strong></td>
</tr>
<tr>
<td><strong>Interior Side Yard (2B):</strong></td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
</tr>
<tr>
<td><strong>Requirement:</strong> 6', except parking prohibited with nonresidential.</td>
</tr>
<tr>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td><strong>Determination</strong></td>
</tr>
<tr>
<td><strong>Rear Yard:</strong></td>
</tr>
<tr>
<td><strong>Direction:</strong> S</td>
</tr>
<tr>
<td><strong>Requirement:</strong> 3', except parking 5' with nonresidential. Use must be 3' from side lot line when in rear yard.</td>
</tr>
<tr>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td><strong>Determination</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Parking Spaces:</strong></td>
</tr>
<tr>
<td><strong>Use(1):</strong> Nursing Home, Rest Home, Retirement Home, or Housing for Elderly</td>
</tr>
<tr>
<td><strong>Requirement:</strong> 1 per 4 employees, 1 per 6 infirmary or nursing home beds, 1 per 4 rooming units, and 1 per 3 dwelling units.</td>
</tr>
<tr>
<td><strong>Existing:</strong> 23</td>
</tr>
<tr>
<td><strong>Proposed:</strong> 23</td>
</tr>
<tr>
<td><strong>Determination:</strong> APPROVED - No change Legal Nonconforming</td>
</tr>
<tr>
<td><strong>Use(2):</strong></td>
</tr>
<tr>
<td><strong>Requirement:</strong> 97 mg units / 4 = 24.25 50 emp. / 4 = 12.50 37.00</td>
</tr>
<tr>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td><strong>Determination</strong></td>
</tr>
<tr>
<td><strong>Use(3):</strong></td>
</tr>
<tr>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td><strong>Determination</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Total Required:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Handicap Parking Spaces:</strong></td>
</tr>
<tr>
<td><strong>Sec. 6-16-2-6</strong></td>
</tr>
<tr>
<td><strong>Access:</strong></td>
</tr>
<tr>
<td><strong>Sec. 6-16-2-2</strong></td>
</tr>
<tr>
<td><strong>Vertical Clearance:</strong></td>
</tr>
<tr>
<td><strong>7'</strong></td>
</tr>
<tr>
<td><strong>Surfacing:</strong></td>
</tr>
<tr>
<td><strong>Sec. 6-16-2-3 (E)</strong></td>
</tr>
<tr>
<td><strong>Location:</strong></td>
</tr>
<tr>
<td><strong>Sec. 6-4-5-2</strong></td>
</tr>
<tr>
<td><strong>Sec. 6-4-5-3 (B) 16 &amp; 18</strong></td>
</tr>
<tr>
<td><strong>Sec. 6-8-5-7 (C)</strong></td>
</tr>
<tr>
<td><strong>Sec. 6-16-2-1</strong></td>
</tr>
<tr>
<td><strong>14 off-street spaces on Site</strong></td>
</tr>
<tr>
<td><strong>14 off-street spaces on Site</strong></td>
</tr>
<tr>
<td><strong>14 off-street spaces on Site</strong></td>
</tr>
<tr>
<td><strong>14 off-street spaces on Site</strong></td>
</tr>
<tr>
<td><strong>Determination:</strong> APPROVED - No change</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Analysis (Cont'd)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
</tr>
<tr>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td><strong>Determination</strong></td>
</tr>
</tbody>
</table>

**Page 4**

**Zoning Analysis (cont'd)**
## PLLPING REQUIREMENTS (CONT'D)

| Garage Setback from Alley Access: | Sec. 6-4-5-2  
|                                  | Sec. 6-4-5-3 (B) 16 & 18  
|                                  | Sec. 6-8-5-7 (C)  
|                                  | Sec. 6-16-2-1 |

## LOADING REQUIREMENTS

| Loading:  
K = 10,000  
Use: Institutional Living | 1 short 10K to 200K, 1 short each addit. 100K.  

| TOTAL (long): | 0  
| TOTAL (short): | 0  

| Long Berth Size: | 12' wide x 50' deep  
| Short Berth Size: | 10' wide x 35' deep  
| Vertical Clearance: | 14'  
| Location: | Sec. 6-16-4-1  

## MISCELLANEOUS REQUIREMENTS

| Requirement (1):  
Emergency generator | Per Zoning Ordinance  
| Requirement (2): | Rear Yard  
| Requirement (3): | Rear Yard  

## MISCELLANEOUS COMMENTS AND/OR NOTES

Notes:
1) The proposed addition to the Retirement Home will require a new Special Use, per section 6-8-5-3 of the Zoning Ordinance.

2) The 46.82% proposed building lot coverage will further violate the already legal Nonconforming 40.11%. Therefore, in violation of section 6-8-5-6 which only permits a maximum coverage of 40%.

3) Per section 6-8-5-9, the maximum permitted Impervious Surface is 55%. Whereas 77.43% exists and 81.64% is proposed.

4) The proposed addition encroaches into the 27.00' required front yard, 1.22' was proposed, in violation of section 6-8-5-7 (B) 1.

5) The addition also encroaches into the 15.00' Street side yard, .52' was proposed, in violation of section 6-8-5-7 (B) 2.

## APPLICATION DETERMINATION

This application is "DENIED"  
Site Plan & Appearance Review Committee approval is required

Frank Aguida  
August 16, 2005
1. PROPERTY

Address: 120 DODGE EVANSTON, IL
Permanent Identification Number(s):
PIN 1: 10 25 11 13 64 00 0000
PIN 2: 10 25 27 00 01 15 6000
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Dobson Plaza Inc
Organization:
Address: 120 DODGE AVENUE
City, State, Zip: EVANSTON, IL 60201
Phone: Work: (847) 882-7744 Home: 
Fax: Work: (847) 520-0112 Home: 
E-mail: dobsonplaza@aol.com
What is the relationship of the applicant to the property owner?

☒ same
☐ architect
☐ builder/contractor
☐ potential purchaser
☐ officer of board of directors
☐ attorney
☐ lessee
☐ potential lessee
☐ other:

Please circle the primary means of contact:

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: 

"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."

Applicant Signature -- REQUIRED
Date 3/16/2017

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☒ (This) Completed and Signed Application Form
☒ Plat of Survey    Dale of Survey: ______________________
☒ Project Site Plan Dale of Drawings: ______________________
☒ Plan or Graphic Drawings of Proposal (If needed, see notes)
☒ Non-Compliant Zoning Analysis
☒ Proof of Ownership Document Submitted: MORTGAGE
☒ Application Fee    Amount $600.00

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 or floor plans, **drawn to scale**, showing all dimensions.

**Plan or Graphic Drawings of Proposal**
A Special Use 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 change of use is non-compliant with the Zoning Code and requires a variance.

**Application Fee**
The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.
A. Briefly describe the proposed Special Use:

This application is for a special use permit to allow the expansion of an existing nursing home within the R-4 zoning district and all Y zoning variations to permit the construction of this addition. Rather it adds a congregational space to the first floor of the building.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

Under Section 6-8-5.3 of the City's Zoning Ordinance, a nursing home is specifically listed as a permitted special use.

b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

The property is located on the north corner of the intersection of Dardee Avenue and Doason Street. It is a part of the R-4 zoning district "strip" along the east and west sides of Dardee Avenue that provides a transition from the high intensity uses into the adjacent single-family residential neighborhoods. The expansion of this special use to accommodate a sitting room for the handicapped patients in the nursing home and not to increase occupancy will maintain this lot as a buffer property without increasing the intensity of use (i.e., number of patients) for the building itself.

c) Will the requested special use be adequately served by public facilities and services?

Yes. Doason's residents desperately need a sitting area that will accommodate wheelchairs and other handicapped situations.
d) Will the requested special use cause undue traffic congestion?

No occupancy or staff is being added; therefore maintain the status quo.

e) Will the requested special use preserve significant historical and architectural resources?

The design of the sitting area maintains the integrity of the current building design.

f) Will the requested special use preserve significant natural and environmental features?

The current landscape setting will be enhanced and maintained a "park-like" fashion.

g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

The site plan has been developed to minimize any impact on current regulations such as height variation, side-yard and the like.
City of Evanston
DISCLOSURE STATEMENT
(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 1 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

   SEE SPECIAL USE APPLICATION, PAGE 1, SECTION V. APPLICANT

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 2 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 2 above, or indicated below.

   Cassy Singer, 120 Dodge, Evanston, IL 60202
   Tel: (847) 469-1774 - Fax: (847) 570-0212
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.

Charlotte Kow, 6521 Trumbull, Lincolnwood, IL 60712
North Shore Trust, 6521 Trumbull, Lincolnwood, IL 60712
Kolod Barak Kow, 6521 Trumbull, Lincolnwood, IL 60712
Rebecca A. Kow Date Trust, 6521 Trumbull, Lincolnwood, IL 60712
Kamona Weiner, Delta Trust, 465 W. Seneca Rd, Chicago, IL
Glendale Estates Trust, 3500 W. Glendale, Chicago, IL
Lakeview Mews-Delta Trust, 3535 W. Lake, Chicago, IL
SK, 10-13 Trust, 6545 N. Sacramento, Chicago, IL
YN 2013 Trust, 3450 W. Glendale, Chicago, IL

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.

Charlotte Kow, 6521 Trumbull, Lincolnwood, IL 60712 - 26.7%
North Shore Trust, 6521 Trumbull, Lincolnwood, IL 60712 - 26.7%
Kolod Barak Kow, 6521 Trumbull, Lincolnwood, IL 60712 - 6.5%
Rebecca A. Kow Date Trust, 6521 Trumbull, Lincolnwood, IL 60712 - 6.5%
Kamona Weiner, Delta Trust, 465 W. Seneca Rd, Chicago, IL - 6.5%
Glendale Estates Trust, 3500 W. Glendale, Chicago, IL - 6.5%
Lakeview Mews-Delta Trust, 3535 W. Lake, Chicago, IL - 6.5%
SK, 10-13 Trust, 6545 N. Sacramento, Chicago, IL - 6.5%
YN 2013 Trust, 3450 W. Glendale, Chicago, IL - 6.5%

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.
MAJOR VARIATION APPLICATION
CASE #: J77MJV-0623

1. PROPERTY

Address: 120 DODGE, EVANSTON, IL
Permanent Identification Number(s):
PIN 1: 10-42-11-01-0000 PIN 2: 10-42-10-01-0000
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Dobson Plaza, Llc.
Organization: 
Address: 120 DODGE AVENUE
City, State, Zip: EVANSTON IL 60202
Phone: Work: (877) 319-2242 Home: Cell/Other: 
Fax: Work: (877) 570-0112 Home: 
E-mail: dobsonplaza@att.com

What is the relationship of the applicant to the property owner?
☐ same ☐ architect ☐ builder/contractor ☐ contract purchaser ☐ potential lessee
☐ officer of board of directors ☐ attorney ☐ 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: 

"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."

Applicant Signature – REQUIRED Date

Page 1 of 6
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: MORTGAGED
- Application Fee (see zoning fees) Amount $_______ plus Deposit Fee $150

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

Plat of Survey

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

Site Plan

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

Plan or Graphic Drawings of Proposal

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

Proof of Ownership

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

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

Non-Compliant Zoning Analysis

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

Application Fee

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

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

A. Briefly describe the proposed project:

This application is for a major variation to allow the expansion of an existing nursing home within the R-4 zoning district, and for Y zoning variations to permit the construction of this addition. Rather, it adds a Congregational Place to the first floor of the building.

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)

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. &quot;6-8-3-4&quot;)</td>
<td>(ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td>(ex. &quot;a front yard setback of 25.25 feet&quot;)</td>
</tr>
</tbody>
</table>

1

- 6-8-5:3 SPECIAL USE
- 6-8-5:8 IMPERVIOUS SURFACE 552

Application for Special Use

- Existing Impervious Surface 22.72 (Non-Conforming)
- Proposed Impervious Surface 21.45

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

2

- 6-8-5:6 BUILDING LOT COVERAGE 442
- 6-8-5:7 FRONT YARD 27
- 6-8-5:7 (B) 2

Existing Building Lot Coverage: 48.11% (Non-Conforming)

- Existing Front Yard 44.5% (Non-Conforming)
- Proposed Front Yard: 1.22 FEET

3

- 6-8-5:7 STREET SIDE YARD
- 6-8-5:7 (B) 2

Existing Street Side Yard: 592' (Non-Conforming)

- Proposed Street Side Yard: 0.92 FEET
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?

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 property is located on the NE Corner of the intersection of Dolce Avenue and Duane Street. It is a part of the A-1 zoning district strip along the east and west sides of roads above that provides a transition from the high-intensity uses into the adjoining single-family residential neighborhood. The expansion via this minor variation to accommodate a sitting room for the handicapped patients in this nursing home and not to increase occupancy will maintain this lot as a single property without increasing the intensity of use (i.e., number of patients) for the building itself.

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.

   As our patient population ages in place and their mobility becomes more difficult and their medical conditions become more complex, there is a need for more adaptive equipment and a larger space is therefore required to meet handicapped patients' needs. Additional income will not be derived because the addition will only provide increased congregational space and direct access to the facility.

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 request is to meet handicapped needs. Additional income will not be derived because the addition will only provide increased congregational space and direct access to the facility.

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

   The hardship has not been self-created, it is due to patient's living in place.
5. Have other alternatives been considered, and if so, why would they not work?

We have attempted to eliminate much of the permanent seating and furniture and tried to decrease the sitting room more modestly to create more open space. This has not resulted in increasing the measurable conversational space to accommodate special handicapped equipment.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS
(This form is required for all Major Variances and Special Use Applications)

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

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

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number _____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)
   See Major Variance Application, Page 1, Section 3, Applicant

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.

Page 5 of 6
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.

Cathy Sincola, 120 Dodge, Evanston, IL 60202
Tel. (847) 862-7744 Fax (847) 870-012

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.

Charlotte Kohn, 6511 Tremont, Lincolnwood, IL 60712 Pres. + Director
Ramona Wengarten, 5515 N. Sheridan Rd, Chicago, IL Secy + Director

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.

Charlotte Kohn, 6511 Tremont, Lincolnwood, IL 60712 - 36.14%
Northside Trust, 6511 Tremont, Lincolnwood, IL 60712 - 20.17%
Buck, Shale, Kohn, Delta Trust, 6511 Tremont, Lincolnwood, IL 60712 - 6.5415%
Rebecca L. Kohn, Delta Trust, 6511 Tremont, Lincolnwood, IL 60712 - 6.3617%
Ramona Wengarten, Delta Trust, 5515 N. Sheridan Rd, Chicago, IL - 1.5264%
Glenlake Estates Trust, 3500 N. Glenlake, Chicago, IL 60613 - 1.5264%
Leslie E. Kohn, Delta Trust, 900 N. Lakeview, Chicago, IL 60611 - 1.5264%

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.
20-O-06

AN ORDINANCE

Granting a Special Use and Major Variations to Allow Expansion of a Retirement Home at 120 Dodge Avenue in an R4 General Residential District (Dobson Plaza)

WHEREAS, Dobson Plaza, Inc., owner of 120 Dobson Street, the subject property, submitted an application, case no. ZBA 05-51-SU&V(R), to seek approval, pursuant to Section 6-8-5-3 of the Zoning Ordinance (the "Ordinance"), for an expansion to the special use for a retirement home and major variations from Section 6-8-5-6, Section 6-8-5-7(B) and Section 6-8-5-9(A) of the Ordinance relating, respectively, to building lot coverage, front yard and side yard setbacks, and impervious surfaces; and

WHEREAS, the City Council adopted Ordinance 14-O-65 on February 15, 1965 to grant a special use to construct and operate a nursing home on the subject property and adopted Ordinance 96-O-70 on January 25, 1970, Ordinance 117-O-84 on October 22, 1984, Ordinance 97-O-85 on October 14, 1985, and Ordinance 65-O-96 on June 10, 1996 to allow expansions thereof; and

WHEREAS, "nursing homes" are classified as "retirement homes" under the Ordinance now in effect; and
WHEREAS, the Zoning Board of Appeals ("ZBA") held a public hearing on January 17, 2006, pursuant to proper notice, to consider the application, took testimony and received other evidence, and made a verbatim record and written findings that the application met the respective standards for special uses under Section 6-3-5 of the Ordinance and major variations in Section 6-8-3-12 of the Ordinance, and recommended City Council approval thereof; and

WHEREAS, the Planning and Development Committee of the City Council considered and adopted the ZBA's record, findings, and recommendation at its February 13, 2006 meeting, and recommended City Council approval thereof; and

WHEREAS, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and the Planning and Development Committee at its February 13, 2006 and February 27, 2006 meetings,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the foregoing recitals are found as fact, and made a part hereof.

SECTION 2: That the City Council hereby approves the amendment to the special use and major variations applied for in case
no. ZBA 05-51-SU&V(R) on property legally described in Exhibit A, attached hereto and made apart hereof.

SECTION 3: That the major variations approved hereby are:

A. To Section 6-8-5-6 to allow a maximum lot coverage of forty-six and eight-tenths percent (46.8%) instead of the forty percent (40%) otherwise allowed.

B. To Section 6-8-5-7(B) to allow a one and twenty-two-hundredths-foot (1.22') front yard setback along Dobson Street instead of the twenty-seven-foot (27') front yard setback otherwise required, and a ninety-two hundredths-foot (0.92') street sideyard setback along Dobson Street instead of the fifteen-foot (15') street sideyard setback otherwise required.

C. To Section 6-8-5-9 to allow an impervious surface ratio of eighty-one and six-tenths percent (81.6%) instead of the fifty-five percent (55%) otherwise allowed.

SECTION 4: That as provided for by Section 6-3-5-12 and Section 6-3-8-14, which provide, respectively, for City Council imposition of conditions upon the grants of special uses and variations, these conditions are hereby imposed:

A. Compliance with Applicable Requirements: Development and use of the subject property shall be in substantial compliance with all applicable legislation, with the testimony and representations of the applicant to the ZBA, the Planning and Development Committee, and the City Council, and with the approved plans and documents on file in this case.

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.
Introduced: February 13, 2006
Adopted: February 27, 2006
Approved: February 28, 2006

Lorraine H. Morton, Mayor

Attest: Mary P. Morris, City Clerk

Approved as to form:

Corporation Counsel
EXHIBIT A

LEGAL DESCRIPTION OF 120 DODGE AVENUE

LOT A DOBSON PLAZA CONSOLIDATION OF LOTS 1, 2, 3, 4 AND 5 IN BLOCK 4 IN W. HAYDEN BELL'S HOWARD DODGE SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4, EXCEPTING THE SOUTH 2.572 CHAINS THEREOF, OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 7 FEET THEREOF TAKEN FOR WIDENING OF DODGE AVENUE), IN COOK COUNTY, ILLINOIS.
Design and Project Review (DAPR)

500 Davis St.

Sign Variation
Memorandum

To: Chair and Members of the Design and Project Review Committee

From: Ana Asilis, Commercial Plan Reviewer

Subject: Sign Variance – 17SGNA-0018
500 Davis Street Parking Garage – Wall Sign

Date: March 29, 2017

Request
The applicant is requesting one (1) variance for the following:

(1) 2'-0" x 10'-0" illuminated WALL sign on the northeast corner of the building at a height of 35'-0" above grade where 15'-6" is allowed by sign regulation.

General Information

Applicant: Ken Strzyzewski
All American Sign Co.
5501 W. 109th St.
Oak Lawn, IL 60453

Owner: TFO Reva Steelbridge 500 Davis, LLC
500 Davis St
Evanston, IL 60201

Analysis

Project Description

The applicant proposes the installation of one (1) 2'-0" x 10'-0" illuminated, triple-faced WALL sign on the northeast building corner at a height of 35'-0" from grade to top of sign where 15'-6" is allowed by sign regulations. The wall sign would project 4'-1" from the building. The variance is being requested as a result of the structural aspects of the 35 year old building and the landscaping along the public way. The applicant stated that installation of the sign at the height allowed by sign regulations would result in the sign being obstructed by the existing landscaping along the public way. The installation at the requested height is also necessary in order for the sign to be properly anchored to the building.
The installation of the sign will alert business patrons of the availability of public parking within the garage and reduce street parking congestion, double-parking and unauthorized parking in the surrounding service alleys. The owner has consented to the installation of the proposed signage.

**Recommendation**

The building is located on a street that transitions from commercial to residential. Based on discussions with staff, the applicant has reduced the length of the sign resulting in a lower installation height. Staff understands the installation structural considerations and parkway tree impact. Staff recommends approval of the variance with the following conditions:

- Prohibit illumination from 10:00 pm to 7:00 am
- Further reduction in size of sign

**Attachments**

Sign variance application and packet
CITY OF EVANSTON
DATA SHEET
SIGN ORDINANCE VARIATION APPLICATION

PLEASE PRINT

Building Address: 500 DAVIS
Building Owner's Name:
Building Owner's Address:
Type of Business: Parking Garage

Type of Sign: X Wall  □ Free Standing  □ Window  □ Awning, Canopy
(Check all that apply)

Illumination of Sign: □ Non-Illuminated  X Illuminated

Sign Contractor's Name: ALL AMERICAN SIGN CO
Sign Contractor's Phone: 708-499-3000
Sign Contractor's Address: 5501 W. 104TH S.
OAK LAWN, IL 60453

Variation(s) Requested (See Sign Ordinance):
Install proposed sign @ 35' above grade, to top of sign.

[Signature of Applicant/Agent]
12/13/16

Signature-Owner of Property/Date

KEN STYGGST  ALL AMERICAN SIGN
Printed Name-Applicant/Agent 12/13/16

708-499-3000
Applicant/Agent Phone

KEN STYGGST  ALL AMERICAN SIGN
Printed Name-Owner of Property 500 DAVIS LLC

847/475-1101
Owner of Property Phone

Page 2 of 4


**VARIATION STANDARDS**

Variations shall only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the ordinance. Note in all six (6) areas how you meet the particular standard. No variation shall be granted unless the Committee finds that the petition meets each of the following standards:

1. **Unique Hardship** - The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the City.

   Installation of the proposed sign will greatly benefit the surrounding area; by giving the availability of public parking within the garage we aim to reduce street parking congestion, double-parking, and unauthorized parking in and around the surrounding service alleys.

2. **Reasonable Return** - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.

   As determined by our structural engineers, the sign must be affixed at the requested height in order to be properly secured. Additionally, the City's trees located along the public way walks would greatly obstruct any sign affixed at a lower height than has been requested here.

3. **Not Self Created** - The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises.

   The requested variance is the result of the the innate structural aspects of the 35+ year old building and the composition of city installations, primarily trees, along the public way. The hardship has not been created by the petitioner/owner.
4. **Not harm Public Welfare** - The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property.

The proposed sign will exist affixed to our structure and be bordered by two public streets. It is of a kind and style similar to those already existing at our building. It will benefit surrounding tenants & businesses by making the available parking more visible to guests & patrons.

5. **Graphic Effectiveness Demonstrated** - The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations.

6. **Consistent With Intent** - The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations.

It is sole our intent in requesting this variation that the sign be safely affixed and readily available. We believe this intent to be in accordance with the intent, purpose, and objectives of the sign regulations.
500 DAVIS SELF PARK - EVANSTON

SIGN TYPE 1B
(1) APPROX. 10" X 24" ILLUMINATED CUBE SIGN
02-15-17 REV 2

NOTE: SIGN SIZE REDUCED & LOWERED ON DRAWING FOR VILLAGE VARIANCE.
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NOTE: SIGN SIZE REDUCED & LOWERED ON DRAWING FOR VILLAGE VARIANCE.