DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, May 17, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2402

AGENDA

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

1. **818 Lake Street**
   - Charles Davidson, project manager, submits for major zoning relief for a 0’ front yard setback to raise the roofline of the existing building and add a second story mezzanine level where 5’ is required, in the C2 Commercial District.

II. APPROVAL OF MINUTES: May 10, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, May 24, 2017** at 2:30 pm in **Room 2404** of the Lorraine H. Morton Civic Center.


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 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).
Design and Project Review (DAPR)

818 Lake Street

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.
818 Lake St.

View from Lake St.

View from Sherman Ave.
818 LAKE STREET, EVANSTON, IL 60201

EXISTING BUILDING ALTERATION FOR NEW CO-WORK SPACE
OUTDOOR OPEN DECK
630 SF
RECREATION SPACE
C-101
530 SF

LIGHT TUBE (TYP.)

+14'-3"
+10'-6 1/2"

OPEN TO BELOW

1 MEZZANINE AND ROOF PLAN

MEZZANINE AND ROOF PLAN
1" = 10'-0"
NE ISOMETRICS OF EXTERIOR
### Zoning Analysis

#### Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>17ZONA-0075</th>
<th>Case Status/Determination:</th>
<th>Non-Compliant</th>
</tr>
</thead>
</table>

**Proposal:**
Alteration of existing mercantile (carpet store and cleaner) facility into co-work office (business use). Addition of second level recreational space. Exterior renovation of north, east, and south faces.

#### Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>818 LAKE ST</th>
<th>Zoning District:</th>
<th>C2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td></td>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Charles Davidson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone Number:</td>
<td></td>
</tr>
</tbody>
</table>

**Signature**

**Date**

#### Zoning Section

<table>
<thead>
<tr>
<th>6-10-4-7-A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>The minimum yard requirements for the C2 district are as follows: front yard five feet Check public right-of-way permit requirements for cantiliver.</td>
<td></td>
</tr>
</tbody>
</table>

**Recommendation(s):**

- Click on the link(s) below to access online application(s)
- Apply for Major Variance

http://www.cityofevanston.org/planning-zoning/zoning-applications/major-variance/
# Zoning Analysis Review Sheet

**City of Evanston**

**ZONING ANALYSIS REVIEW SHEET**

**APPLICATION STATUS:** April 13, 2017  
**RESULTS OF ANALYSIS:** Non-Compliant

**Z.A. Number:** 17ZONA-0075  
**Address:** 818 LAKE ST

**Applicant:** Charles Davidson  
**Phone:**

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** C2  
**Overlay:** Preservation

**Reviewer:** Dominick Argumedo  
**District:**

## THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure: X
- New Accessory Structure
- Addition to Structure: X
- Alteration to Structure: X
- Retention of Structure: X
- Change of Use: X
- Retention of Use: No
- Plat of Resubdiv./Consol.: No
- Business License: No
- Sidewalk Cafe: No
- Home Occupation: No
- Other: No

### Proposal Description:

Alteration of existing mercantile (carpet store and cleaner) facility into co-work office (business use). Addition of second level recreational space. Exterior renovation of north, east, and south faces.

## ZONING ANALYSIS

### Principal Use and Structure

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>USE:</strong></td>
<td>C2</td>
<td>Office</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

**Minimum Lot Width (LF):**

- **USE:** Other
  - **Existing:** No Requirement
  - **Proposed:** No Change

**Comments:**

**Minimum Lot Area (SF):**

- **USE:**
  - **Existing:** 6287
  - **Proposed:** 6287

**Comments:**

**Dwelling Units:**

- **Existing:** 0
  - **Proposed:** 0
  - **Determination:** Compliant

**Comments:**

**Rooming Units:**

**Comments:**

**Building Lot Coverage (SF)**

- **Existing:** 5451
- **Proposed:** 5475
- **Determination:** Compliant

**Comments:**

**Impervious Surface Coverage (SF, %):**

- **Existing:** 86.70271989820264%
  - **Proposed:** No Change

**Comments:**

**Accessory Structure Rear Yard Coverage:**

- **Proposed:** 40% of rear yard

**Comments:**
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area (SF)</td>
<td>1.00 or 6287 sqft</td>
<td>NaN</td>
<td>Compliant</td>
</tr>
<tr>
<td>Use:</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1) (FT)</td>
<td>Non-Compliant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction: N</td>
<td>Street:</td>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>Front Yard(2) (FT)</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side Yard (FT)</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td>Street:</td>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(1) (FT)</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
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<tr>
<td>Interior Side Yard(2) (FT)</td>
<td>No Change</td>
<td></td>
<td></td>
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<tr>
<td>Direction:</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard (FT)</td>
<td>No Change</td>
<td></td>
<td></td>
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<tr>
<td>Direction: S</td>
<td>Comments:</td>
<td></td>
<td></td>
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<tr>
<td>PARKING REQUIREMENTS</td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Use(1): Retail Services Establishment</th>
<th>1 per 350 sqft gross floor area.</th>
<th>Legal Non-Conforming</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
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</tbody>
</table>

Use(2): Office (General)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 per 1,000 sqft gross floor area.</td>
<td>0</td>
<td>1</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments: 630 square foot addition</td>
<td></td>
<td></td>
<td></td>
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</table>

Use(3):

Comments:

TOTAL REQUIRED:

Comments:

Handicap Parking Spaces: Sec. 6-16-2-6

Comments:

Access: Sec. 6-16-2-2

Comments:
<table>
<thead>
<tr>
<th>Vertical Clearance (LF)</th>
<th>7&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Surfacing:</th>
<th>Sec. 6-16-2-8 (E)</th>
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<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Location:</th>
<th>Sec. 6-4-6-2</th>
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<tbody>
<tr>
<td>Comments:</td>
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</table>

<table>
<thead>
<tr>
<th>Angle(1):</th>
<th></th>
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<tbody>
<tr>
<td>Width(W) (FT)</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>Depth(D) (FT)</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>Aisle(A) (FT)</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
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<tr>
<td>Module (FT)</td>
<td></td>
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<tr>
<td>Comments:</td>
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</table>

<table>
<thead>
<tr>
<th>Angle(2):</th>
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<tbody>
<tr>
<td>Width(W) (FT)</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>Depth(D) (FT)</td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
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<tr>
<td>Aisle(A) (FT)</td>
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<tr>
<td>Comments:</td>
<td></td>
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<tr>
<td>Module (FT)</td>
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<tr>
<td>Comments:</td>
<td></td>
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<thead>
<tr>
<th>Garage Setback from Alley Access (FT)</th>
<th></th>
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<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>MISCELLANEOUS REQUIREMENTS</th>
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<tbody>
<tr>
<td>Standard</td>
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<td>-----------</td>
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</table>

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th></th>
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<tbody>
<tr>
<td>Comments:</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Requirement (2):</th>
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<tbody>
<tr>
<td>Comments:</td>
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</table>

<table>
<thead>
<tr>
<th>Requirement (3):</th>
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<tbody>
<tr>
<td>Comments:</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>COMMENTS AND/OR NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Analysis Comments</td>
</tr>
</tbody>
</table>
Results of Analysis: This Application is **Non-Compliant**

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

See attached comments and/or notes.
MAJOR VARIATION
APPLICATION

1. PROPERTY

Address: 818 LAKE ST
Permanent Identification Number(s):
PIN 1: 11163230100000000
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: CHARLES DAVIDSON
Organization: CDG REAL ESTATE SERVICES
Address: 1428 NOYES
City, State, Zip: EVANSTON, IL 60201
Phone: Work: 847 275 2123 Home: ______________ Cell/Other: ______________
Fax: Work: ______________ Home: ______________
E-mail: CDG@CDGREALDEVELOPMENT.COM

What is the relationship of the applicant to the property owner?
☐ same ☐ builder/contractor ☐ potential purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ lessee ☐ real estate agent
☐ officer of board of directors ☐ other: PROJECT MANAGER

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

Name(s) or Organization: Buffus Greenwood Venture LLC
Address: 1416 SHERMAN 805 GREENWOOD ST.
City, State, Zip: EVANSTON, IL 60201
Phone: Work: 847 776 5460 Home: ______________ Cell/Other: ______________
Fax: Work: ______________ Home: ______________
E-mail: LEE@PHHSPORT.COM

"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

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

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [x] (This) Completed and Signed Application Form
- [x] Plat of Survey Date of Survey: 03/10/16
- [x] Project Site Plan Date of Drawings: 04/07/17
- [x] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [x] Non-Compliant Zoning Analysis
- [x] Proof of Ownership Document Submitted: WARRANTY DEED
- [x] 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:

Alteration of existing building (currently dry storage and cleaner) into a co-work space; addition of 2nd level; renovation of front and east facades.

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>

<table>
<thead>
<tr>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-10-4-7A</td>
</tr>
<tr>
<td>The minimum yard requirements for the C2 district are:</td>
</tr>
<tr>
<td>Front yard five feet</td>
</tr>
<tr>
<td>Existing front yard is 0 feet</td>
</tr>
<tr>
<td>Proposed front yard is 0 feet</td>
</tr>
</tbody>
</table>

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

2

3

Page 3 of 6
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?

EXISTING BUILDING IS ON FRONT PROPERTY LINE WITH LOWER ROOF

THAN THE REST OF THE BUILDING TO THE BACK. LEVELING THE

ROOF REQUIRES BUILDING UP THE FRONT WALL WHICH IS ACTUALLY

THE REQUESTED 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 WALL BETWEEN THE ADJACENT PROPERTIES IS HIGHER ALONG

THE REST OF THE PROPERTY LINE. LEVELING THE ROOF AND PARAPET

WALLS WILL NOT HAVE ADVERSE IMPACT BECAUSE IT IS AT A SMALL

PORTION AND TO THE NORTH OF THE EXISTING ADJACENT

RESIDENCE, IF NO SHADING WILL OCCUR

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.

THERE WILL BE SERIOUS STRUCTURAL REINFORCEMENTS IF THE

FRONT WALL NEEDS TO BE PUSHED BACK AT THE ROOF LEVEL

FOR A 5' SETBACK

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 ONLY TO MAKE THE

BUILDING MORE ATTRACTIONAL WITH MUCH BETTER CURBS APPEAL.

THIS WILL MAKE THE STREET'S MUCH MORE APPEALING AND

BRING PEDESTRIAN TRAFFIC

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

THE BUILDING WAS RECENTLY PURCHASED BY THE CURRENT OWNER
5. Have other alternatives been considered, and if so, why would they not work?

YES - LEAVING THE FRONT WALL AT ITS CURRENT HEIGHT AT THE STREET LINE DIMINISHES GREATLY THE BUILDING’S APPEARANCE MAKING IT LOOK NEGLECTED AND OF NO IMPORTANCE. WE CONSIDER THE FRONT FACADE HEIGHT TO BE OF MAJOR IMPORTANCE HERE BECAUSE OF THE ADJACENT BRIDGE AND HIGH ELEVATION OF THE RAIL

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:

   Owner: Buffus Greenwood Ventures, LLC
   805 Green Wdwy #402
   Evanston, IL 60202
   847-778-5620 lee@buffus.com

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.)

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 1 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.

- Names and addresses of all officers and directors.
  - DANIEL BLEIER 2507 LINCOLN ST. EVANSTON
  - LEE KATZ 2135 WESLEY AVE. EVANSTON

- 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.
  - 50% DANIEL BLEIER 2507 LINCOLN ST. EVANSTON
  - 30% PHOENIX BULK AIR VENTURE, LLC 805 GREENWOOD, EVANSTON
  - 20% LEE KATZ 2135 WESLEY, EVANSTON
  - 5% CRAK KATZ 1106 TERRACE CT. DEERFIELD
  - 2.5% NEAL KATZ 3935 MARSHFIELD, CHICAGO

If Applicant or Proposed Land User is not a Corporation

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

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