DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, June 7, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

1. 1027 Sherman Avenue  Recommendation to ZBA
   Katherine G. Bills, attorney, submits for major zoning relief to allow an office use for Evanston Lumber, limited by Ord. 102-O-91 that permits youth counseling offices only, expand a legally nonconforming use (office) in a legally nonconforming structure, a 5' north interior side yard setback where 13.5' is required for an exterior stair, and a 10' south interior side yard setback where 13.5' is required for an exterior stair, in the R3 Two-Family Residential District.

II. APPROVAL OF MINUTES: May 31, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, June 14, 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)

1027 Sherman Ave.

Recommendation to ZBA
1027 Sherman Ave.

May 31, 2017

- User drawn points
- Tax Parcels

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
MAJOR VARIATION
APPLICATION

CASE #:______________________

1. PROPERTY

Address 1027 SHERMAN AVENUE, EVANSTON, ILLINOIS 60202

Permanent Identification Number(s):

PIN 1: 111191170090000000 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: KATHERINE G. BILLS

Organization: HARDT, STERN & KAYNE, P.C., ON BEHALF OF 1027 SHERMAN AVENUE, LLC

Address: 2610 LAKE COOK ROAD, SUITE 200

City, State, Zip: RIVERWOODS, ILLINOIS 60015

Phone: Work: 847-597-2135 Home: ____________________________

Fax: Work: ____________________________ Home: ____________________________

E-mail: kbilling@hsklaw.com

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

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

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

Name(s) or Organization: 1027 SHERMAN AVENUE, LLC

Address: 1001 SHERMAN AVENUE

City, State, Zip: EVANSTON, ILLINOIS 60202

Phone: Work: 847-864-7700 Home: ____________________________

Fax: Work: ____________________________ Home: ____________________________

E-mail: bobf@evanstonlumber.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 Date 5/18/2017

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 5/25/2017

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                      Date of Survey: DECEMBER 1, 2016
☒ Project Site Plan                  Date of Drawings: JANUARY 24, 2017
☒ 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 $ 600.00 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:
   Remodel the interior and toilets of the existing improvement to improve site, condition, and functionality for use of the property as an office building (in conformity with its use by the immediately prior owners) and non-retail showroom and display. Addition of exterior staircases to improve safety in event of fire or other casualty.

B. Have you applied for a Building Permit for this project?  □ NO  □ YES
   (Date Applied:  FEBRUARY 16, 2017  Building Permit Application #: 17INTR-0058)

### 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>6-4-1-9-B</td>
<td>Yard obstruction, such as unenclosed staircases four (4) or more above grade may extend into no more than ten percent (10%) of the depth of a required yard.</td>
<td>The exterior staircase depicted on the enclosed Site Plan be allowed to extend more than ten (10%) of the depth of the yard, as depicted on the enclosed Site Plan.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>2</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>3</th>
</tr>
</thead>
</table>
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?

SEE ATTACHED EXHIBIT A.

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.

SEE ATTACHED EXHIBIT A.

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.

SEE ATTACHED EXHIBIT A.

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.

SEE EXHIBIT A.

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

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

SEE EXHIBIT A.

---

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.

   EVANSTON BUILDERS LUMBER CO. (PROPOSED FUTURE TENANT)
   ATTN: ROBERT FISHER, PRESIDENT
   1001 SHERMAN AVENUE
   EVANSTON, ILLINOIS 60202
   bobf@evanstonlumber.com, (847) 867-7700

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.)

   ROBERT FISHER AS PRESIDENT, AND AS TRUSTEE OF THE ROBERT FISHER REVOCABLE TRUST DATED DECEMBER 2004, AS AMENDED AND RESTATTED FROM TIME TO TIME (SOLE SHAREHOLDER OF EVANSTON BUILDERS LUMBER CO.)
   1001 SHERMAN AVENUE, EVANSTON, ILLINOIS 60202
   bobf@evanstonlumber.com, (847) 867-7700

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.

   1027 SHERMAN AVENUE, LLC
   ATTN: ROBERT FISHER, SOLE MANAGER
   1001 SHERMAN AVENUE
   EVANSTON, ILLINOIS 60202
   bobf@evanstonlumber.com, (847) 867-7700
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.

ROBERT FISHER AS SOLE MANAGER

1001 SHERMAN AVENUE
Evanston, Illinois 60202
bobf@evanstonlumber.com, (847) 867-7700

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.

Tracy Fisher, as Trustee of the Tracy Fisher Revocable Trust dated December, 2004, as amended and restated from time to time, 1001 Sherman Avenue, Evanston, Illinois 60202 - 95% Membership Interest (Sole Beneficiary of Trust: Tracy Fisher)

Robert Fisher, as Trustee of the Robert Fisher Revocable Trust dated December, 2004, as amended and restated from time to time, 1001 Sherman Avenue, Evanston, Illinois 60202 - 5% Membership Interest (Sole Beneficiary of Trust: Robert Fisher)
EXHIBIT A

REQUESTED VARIATIONS

B. A variation’s purpose is to provide relief from specific 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 Zoning Ordinance requirements?

6-4-1-9-B (Staircase)

The proposed location of the exterior staircase (depicted on the enclosed Site Plan) is where the front building and back building connect. Currently, there is no external egress from that area of the building on the second floor. A point of external egress is needed for emergency egress in the case of fire or other casualty. The structure already extends beyond the current building setback line set by Ordinance No. 6-4-1-9-B on both the north and south sides of the structure, and thus there is no way to add an external staircase for emergency egress without obstructing over the building setback set by Ordinance No. 6-4-1-9-B.

6-6-4-5-A (Nonconforming Use Expansion, Extension, Enlargement, or Increase in Intensity) / 102-O-91 (Use of Building to Youth Counseling Offices)

For the past twenty-six (26) years at least, the property has been used primarily for offices. The front building’s design is commercial in nature, and includes two store front windows. Unlike most properties zoned R-3 (Two-Family Residential District), the property has not been used for residential purposes in decades, and was thus commercially designed and constructed. Thus, the property lends itself to an office use rather than other permitted uses.

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

6-4-1-9-B (Staircase)

The current building already extends beyond the building setback line created by Ordinance 6-4-2-9-B (see enclosed Site Plan). The proposed new staircase will not extend as far as the existing building. The adjoining neighbor’s use and enjoyment of its’ property will not be effected, as the staircase will not extend to the property boundary line, and will not extend as far as the existing building.

6-6-4-5-A (Nonconforming Use Expansion, Extension, Enlargement, or Increase in Intensity) / 102-O-91 (Use of Building to Youth Counseling Offices)

The property is currently in poor condition. The requested variation would allow the property owner to improve the property, increasing the value of the property and surrounding properties. The property was previously used in connection with a youth counseling office. The intended use is for the building to be leased to Evanston Builders Lumber Co. (“Evanston Lumber”), a local
Evanston business (headquartered down the block from the subject property), for office space and non-retail display in the two store front windows. Evanston Lumber intends to employ between ten (10) to twelve (12) employees in the subject property during regular business hours (8:00 AM to 5:00 PM). A small, non-retail showroom would be placed in the two rooms which face the storefront windows on the front of the building, for individuals visiting Evanston Lumber’s headquarters or lumberyard down the block. The new intended use would increase the enjoyment and use of surrounding properties, since it is likely that there would be fewer foot traffic (no daily appointments with groups of young children), and the invitees to the property would be professional adults, not young children (who would be less disruptive to neighboring property owners). An expansion of the use would result in a less intrusive use than the previous use of the property as a youth counseling center with offices.

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.

6-4-1-9-B (Staircase)

To not install an external staircase where requested (per the Site Plan) would leave no route of emergency egress from the middle of the structure in the event of a fire or other emergency. There are no other feasible location options (that would not similarly violate Ordinance No. 6-4-1-9-B), so the building would be left without an emergency exit in that location.

6-6-4-5-A (Nonconforming Use Expansion, Extension, Enlargement, or Increase in Intensity) / 102-O-91 (Use of Building to Youth Counseling Offices)

The property was purchased with the plan and intent to remodel the interior to improve the condition and look of the structure, and install a non-retail show room / display area in the two storefront windows, to compliment Evanston Lumber. If the major variations are not granted, the owner would be unable to use the property and the property would remain vacant. The building’s current vacant status has already caused problems and nuisance in the neighborhood, with individuals illegally breaking into the building, and children playing around the structure, despite the owner’s installation of security cameras, gates, and constant telephone calls to the local police. The owner has no experience running a youth counseling center, nor would the owner be able to utilize the property fully in compliance with permitted uses, since the property now is not suitable for dwelling, and the property owner does not have the ability to run the types of permitted businesses allowed in a R-3 Zoning District (such as a day care centers).

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 the 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.

While granting the variations would result in additional income to the property owner, the surrounding neighborhood and the City as a whole would derive public benefits from the approval of the variations. The variations would provide the following public benefits: (1) the current owner would improve the property, using design, landscape, and architecture to create a more pleasing environment to its neighbors and the City (currently, parts of the exterior of the structure are in disrepair, such as inoperable exterior stairs and gazebo that is falling down); (2) business development (through the utilization of office spaces and the non-retail show room / display area) would enhance the local economy and strengthen the tax base; (3) the varied use of the property would be in conformity with its prior use as office space, and would thus allow utilization of the property in conformity with how it is now built, as opposed to sitting vacant, as it is now; and (4) the varied use of the property would be less intrusive to neighboring property owners than the previous use of the property, as the expanded general office use would result in adult professionals occupying the space during business hours, instead of young children.

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

6-4-1-9-B (Staircase)

The property owner did not design or build the building without an emergency egress path in the middle of the structure.

6-6-4-5-A (Nonconforming Use Expansion, Extension, Enlargement, or Increase in Intensity) / 102-O-91 (Use of Building to Youth Counseling Offices)

The property owner purchased the property with the express intent of using it for general office space and using the store-front windows for a non-retail show-room / display area. Prior to closing on the sale of the property, the property owner's attorney contacted the City of Evanston's Planning and Zoning Division to confirm that, even though the property was zoned as R-3 (Two-Family Residential), its current use as general office space was acceptable. The City of Evanston's Planning and Zoning Division confirmed that a reference to a variance granted in 1991 was found, but a copy of the actual ordinance could not be found; however, assuming the use was legally established, it could continue to be used as offices. It was only after the property owner submitted plans for a building permit that it was discovered that the ordinance only applied to the operation of a youth counseling center.

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

6-4-1-9-B (Staircase)
Other alternatives have been considered, but given the layout of the structure (the front building is merged with the back building), there is no other side location for egress that does not similarly violate the building setback line set by Ordinance No. 6-4-1-9-B.

6-6-4-5-A (Nonconforming Use Expansion, Extension, Enlargement, or Increase in Intensity) / 102-O-91 (Use of Building to Youth Counseling Offices)

The property owner considered using the property as a rental property. However, the building has not been used for dwelling purposes in over twenty-six (26) years, and thus is not currently suitable for those purposes. Extensive remodelling (more than required pursuant to the requested Building Permit No. 17NTR-0058 or by any major variation requested herein) would be required, and is not financially practical. The property owner has no experience or licensing required to operate any of the other permitted uses in a R-3 (Two-Family Residential) property.
EXHIBIT B

PLAT OF SURVEY
PLAT OF SURVEY

LEGAL DESCRIPTION:
The north half of sub lot 7 in the subdivision of John W. Meyers and others of that part of lot 5 lying west of the gravel road in Assessor's Division of Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, (excluding that part lying in Sherman Avenue).

COMMONLY KNOWN AS: 1027 SHERMAN AVENUE, EVANSTON, ILLINOIS.

SITE NOTES:
Area = 10,736 sq. ft.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.

Location of underground utilities where not subcontracted by physical evidence are taken from records and/or field markings normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

Prior to excavation call 8-800-562-3723 (for service).

The description on this plat was prepared for use by the client, and does not guarantee ownership, and should be compared to your deed, abstract or certificate of title.

All building restrictions, building line and easements may or may not be shown, check your deed, abstract, title report, and local ordinances, no responsibility is assumed by Surveyor.

Compare of points before building by same and report any discrepancy at once.

Dimensions shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

FIELD MEASUREMENTS COMPLETED: NOVEMBER 30, 1916

SIGNED IN OPENNESS COUNTY OF COOK I

This is to certify that a survey of the above described property was performed in strict adherence to the provisions of the Illinois Professional Surveyor's Act and that the above plat correctly represents the true, correct, precise location of the premises.

By: [Signature]

Date: DECEMBER 1, 1916

Illinois Professional Surveyor's Act
1937CS-105454
Licensed Surveyor No. 124654
EXHIBIT C

SITE PLAN
1. EAST EXTERIOR STAIR SECTION
   SCALE: 3/4" = 1'-0"

2. EAST EXTERIOR STAIR SECTION
   SCALE: 3/4" = 1'-0"

3. LEDGER DETAIL
   SCALE: 3" = 1'-0"
EXHIBIT D

ELEVATIONS
1 NORTH BUILDING ELEVATION
NO SCALE

2 EAST BUILDING ELEVATION
NO SCALE

PROPOSED SITE PLAN
1"=20'-0" SCALE
EXHIBIT E

NON-COMPLIANT ZONING ANALYSIS
Zoning Analysis

Summary

Case Number: 17ZONA-0031  
Case Status/Determination: Non-Compliant

Proposal:
Remodel existing offices. Rebuild existing exterior exit stair at rear. Build new exist stair at exterior at north side.

Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1027 SHERMAN AVE</td>
<td>R3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overlay District</th>
<th>Preservation District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Roberts</td>
<td></td>
</tr>
</tbody>
</table>

Signature  Date

Zoning Section  Comments
102-O-91  The use of the two storefronts in the front building on the premises shall be limited solely to youth counseling offices and ancillary uses thereto, unless modified by grant of a variation at a later date.

6-6-4-5-A  Prohibited Expansions: Except when permitted pursuant to a major variation, a nonconforming use in a noncomplying structure shall not be expanded, extended, enlarged or increased...

6-4-1-9-B  Yard obstructions shall include: unenclosed staircases four feet above grade and may extend into no more than 10 percent of the depth of a required yard

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/
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: February 16, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0031
Address: 1027 SHERMAN AVE
Applicant: David Roberts
Purpose: Zoning Analysis without Bld Permit App
District: R3
Overlay: Sidewalk Cafe
Preservation: Other
Reviewer: Dominick Argumedo

THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- New Accessory Structure
- X Addition to Structure
- Alteration to Structure
- Retention of Structure

Proposed Structure:
Plat of Resubdiv./Consol.
Business License
Home Occupation

ANALYSIS BASED ON:
- Plans Dated: 2/10/17
- Prepared By: David Roberts
- Survey Dated:

Existing Improvements:

ZONING ANALYSIS

<table>
<thead>
<tr>
<th>PRINCIPAL USE AND STRUCTURE</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE:</td>
<td>R3</td>
<td>Mixed Use</td>
<td>Office</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Comments:
Minimum Lot Width (LF)

Comments:
Minimum Lot Area (SF)

Comments:
Dwelling Units:

Comments:
Rooming Units:

Comments:
Building Lot Coverage
(SF) (defined, including subtractions & additions):

Comments:
Impervious Surface Coverage (SF, %)

Comments:
Accessory Structure Rear Yard Coverage:

Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 1
<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>.45 or 4819.5 sqft</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1) (FT)</td>
<td></td>
<td></td>
<td></td>
<td>No Change</td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(2) (FT)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side Yard (FT)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(1) (FT)</td>
<td>6</td>
<td></td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Direction: N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(2) (FT)</td>
<td>10</td>
<td></td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard (FT)</td>
<td></td>
<td></td>
<td></td>
<td>No Change</td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Multi-family (Res District)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 1 bdrm --&gt; 1/DU/2 bdrm --&gt; 1/DU/1&gt; 3 bdrm --&gt; 2/DU</td>
<td></td>
<td></td>
<td></td>
<td>Legal Non-Conforming</td>
</tr>
</tbody>
</table>

| Comments: |          |          |          |               |

<table>
<thead>
<tr>
<th>Use(2): Office (General)</th>
<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></td>
<td></td>
<td></td>
<td>Legal Non-Conforming</td>
</tr>
</tbody>
</table>

| Comments: |          |          |          |               |

| Use(3): |          |          |          |               |

| Comments: |          |          |          |               |

| TOTAL REQUIRED: |          |          |          |               |
| Comments: |          |          |          |               |

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

| Access: | Sec. 6-16-2-2 |          |          |               |
| Comments: |          |          |          |               |

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet
<table>
<thead>
<tr>
<th>Vertical Clearance (LF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Surfacing:             | Sec. 6-16-2-8 (E) |          |          |               |

| Location:              | Sec. 6-4-6-2      |          |          |               |

| Comments:              |          |          |          |               |

| Angle(1):              |          |          |          |               |
| Width(W) (FT)          |          |          |          |               |
| Comments:              |          |          |          |               |
| Depth(D) (FT)          |          |          |          |               |
| Comments:              |          |          |          |               |
| Alisle(A) (FT)         |          |          |          |               |
| Comments:              |          |          |          |               |
| Module (FT)            |          |          |          |               |
| Comments:              |          |          |          |               |

| Angle(2):              |          |          |          |               |
| Width(W) (FT)          |          |          |          |               |
| Comments:              |          |          |          |               |
| Depth(D) (FT)          |          |          |          |               |
| Comments:              |          |          |          |               |
| Alisle(A) (FT)         |          |          |          |               |
| Comments:              |          |          |          |               |
| Module (FT)            |          |          |          |               |
| Comments:              |          |          |          |               |

| Garage Setback from    |          |          |          |               |
| Alley Access (FT)       |          |          |          |               |
| Comments:              |          |          |          |               |

**MISCELLANEOUS REQUIREMENTS**

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

| Requirement (1):   |          |          |               |               |
| Comments:           |          |          |               |               |

| Requirement (2):    |          |          |               |               |
| Comments:           |          |          |               |               |

| Requirement (3):    |          |          |               |               |
| Comments:           |          |          |               |               |

**COMMENTS AND/OR NOTES**

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

**RESULTS OF ANALYSIS**

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

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

See attached comments and/or notes.

**SIGNATURE**

**DATE**
EXHIBIT G

LETTERS OF SUPPORT

1. NICHOLS MIDDLE SCHOOL

2. 949 SHERMAN LLC
   1001 SHERMAN LLC
   1005 SHERMAN LLC
   1007-1009 SHERMAN LLC
   1013 SHERMAN LLC
   1017 SHERMAN LLC
   1019-1021 SHERMAN LLC
May 2, 2017

To Whom It May Concern:

Please accept this letter as my support of Mr. Robert Fisher and his request to utilize 1027 Sherman Ave. in Evanston, IL (formerly Y.O.U), as office space for his business Evanston Lumber.

If have any questions regarding this letter, please feel free to contact me at 847-859-8861.

Sincerely,

Adrian Harries, Nichols Principal
May 24, 2017

City of Evanston
Community & Economic Development Department – Planning & Zoning Division
2100 Ridge Avenue, Room 3202
Evanston, Illinois 60201

RE: 1027 SHERMAN AVENUE, LLC Major Variation Application

To Whom It May Concern:

My name is Robert Fisher. My wife and I are owners of various entities that own the following properties:

(i) 949 Sherman Avenue, Evanston, Illinois 60202 (949 Sherman LLC);
(ii) 1001 Sherman Avenue, Evanston, Illinois 60202 (1001 Sherman LLC);
(iii) 1005 Sherman Avenue, Evanston, Illinois 60202 (1005 Sherman LLC);
(iv) 1007-1009 Sherman Avenue, Evanston, Illinois 60202 (1007-1009 Sherman LLC);
(v) 1013 Sherman Avenue, Evanston, Illinois 60202 (1013 Sherman LLC);
(vi) 1017 Sherman Avenue, Evanston, Illinois 60202 (1017 Sherman LLC); and
(vii) 1019-1021 Sherman Avenue, Evanston, Illinois 60202 (1019-1021 Sherman LLC).

My wife and I also own, and I am the Manager of, 1027 SHERMAN AVENUE, LLC, the applicant of the Major Variation Application. I am the Manager of the entities that own the above-listed properties. I am writing as Manager of the various entities which own the above-listed properties to lend my support to 1027 SHERMAN AVENUE, LLC’s Major Variation Application for 1027 Sherman Avenue, Evanston, Illinois 60202 to construct an exterior staircase, to allow for nonconforming use to remodel the structure, and to allow for the use of the premises for general offices.

As a neighbor of 1027 SHERMAN AVENUE, LLC’s, it is important that the premises not be vacant for safety and vandalism reasons, and be put to constructive use. For decades the property was used as a teen youth center and office building. Its use as an office building would conform to its prior use, and the clientele and personnel frequenting the premises would be more conducive with the character of the neighborhood. In addition, the proposed improvements will enhance the value of the property, thereby improving curb-appeal and the condition of the neighborhood, and possibly neighborhood property values.
I hope the Evanston Zoning Board of Appeals grants the requested Major Variation Application submitted by 1027 SHERMAN AVENUE, LLC. The sought after variances in the Major Variation Application will be good for everyone.

Sincerely,

[Signature]

Robert Fisher, Manager
Granting a Variation from the Use Regulation at 1027 Sherman Avenue

WHEREAS, the Evanston Zoning Board of Appeals conducted public hearings on September 24, 1991, upon the application of Alan Kistler (owner) and The Youth Organizations Umbrella, Inc. (prospective tenant) for a variation from the use regulations of the Zoning Ordinance to permit use of the two store fronts and a portion of the second floor of the building for youth counseling offices and ancillary uses thereto on property located at 1027 Sherman Avenue located in an R3 Two-family and M3 Restricted Manufacturing Districts; said public hearings having been conducted pursuant to notice and publication thereof in the manner provided by law; and

WHEREAS, the Zoning Board of Appeals has recommended that the application for the aforesaid variation be granted;

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

SECTION 1: That, based upon the evidence and testimony presented at the hearings, and upon deliberations and findings of fact contained in the transcript of the Zoning Board of Appeals Case No. 91-21-V(R), upon the application of Alan Kistler (owner) and The Youth Organizations Umbrella, Inc. (prospective tenant) for a variation

from the use regulation of the two store fronts and a portion of the second floor of the building for youth counseling offices and ancillary uses thereto on property located at 1027 Sherman Avenue located in an R3 Two-family and M3 Restricted Manufacturing Districts; said public hearings having been conducted pursuant to notice and publication thereof in the manner provided by law; and

WHEREAS, the Zoning Board of Appeals has recommended that the application for the aforesaid variation be granted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:
from the use regulations of the Zoning Ordinance to permit use of the two store fronts and a portion of the second floor of the building for youth counseling offices and ancillary uses thereto on property located at 1027 Sherman Avenue in an R3 Two-family and M3 Restricted Manufacturing Districts; and legally described as follows:

THE NORTH HALF OF LOT 7 IN THE SUBDIVISION OF JOHN M. MOLLER AND OTHERS OF THAT PART OF LOT 6 LYING WEST OF THE GRAVEL ROAD IN ASSessor's DIVISION OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

is granted, subject to compliance with all other provisions of the Zoning Ordinance, other applicable laws and the following conditions:

1. The proposed youth counseling offices and ancillary uses shall be installed in substantial compliance with the testimony presented and the plans placed on file in connection with this case;

2. The use of the two store fronts in the front building on the premises shall be limited solely to youth counseling offices and ancillary uses thereto, unless modified by the grant of a variation at a later date; and

2. In the event the front building is either a) damaged by fire or other casualty beyond 50% of the cost of restoring the building new, or b) said building is otherwise removed from the premises, the variations granted herein shall terminate.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.