DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, February 8, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, MARK MUENZER, CHAIR

   1. 2658 Sheridan Road
      Jim Hennessey, property owner, submits for a circular driveway on Sheridan Road where circular driveways are only permitted on Type 1 Streets, in the R1 Single Family Residential District.

II. APPROVAL OF MINUTES: January 25, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, February 15, 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 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)

2658 Sheridan Rd.

Recommendation to ZBA
2658 Sheridan Rd.

February 2, 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.
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.
Plat Of Survey    Scale  1/20" = 1'

Date: 1-23-2017
Zoning Analysis

Summary

Case Number: 16ZONA-0324  Case Status/Determination: Non-Compliant

Proposal:
Replace existing driveway, walks, and patio, construct new circular drive and curve cut onto Sheridan Rd.

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>2658 SHERIDAN RD</th>
<th>Zoning District:</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>None</td>
<td>Preservation District:</td>
<td>Not Within</td>
</tr>
</tbody>
</table>

| Applicant: | James Hennessey |
| Phone Number: | 8479878487 |

Signature: [Signature]
Date: 1/26/17

Zoning Section

4-15-4 & 5
Fences shall be permitted within the required front and required street side yards only along type 1 streets. Sheridan Road not designated as type 1 street.

6-8-1-9
Circular driveways shall be permitted in R1...(B) on one of the following major streets: Ridge Avenue or Crawford Avenue

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/
MAJOR VARIATION
APPLICATION

CASE #: 17ZMJV-0005

1. PROPERTY

Address: 2658 Sheridan Road
Permanent Identification Number(s):
CV
PIN 1: 05-35-40-7-020-0000 PIN 2:
(Note: An accurate plot of survey for all properties that are subject to this application must be submitted with the application)

2. APPLICANT

Name: Jim Hennessey
Organization: N/A
Address: 2658 Sheridan Rd
City, State, Zip: Evanston, IL 60201
Fax: Work: Home: 
E-mail: hennessey@oakstreetrec.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: 
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 1/25/17

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 1/25/17
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- Completed and Signed Application Form
- Plat of Survey Date of Survey: 5/11/16
- Project Site Plan Date of Drawings: 10/28/16 up to 1/23/17
- Plan or Graphic Drawings of Proposal (If needed, see notes) NA
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: Closing Statement
- Application Fee (see zoning fees) Amount $200 plus Deposit Fee $150
  total $350 per Melissa email

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:
Widening of existing curb cut to allow for a roundabout driveway accessing Sheridan Rd.

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 (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-1-9 Circular driveways shall be permitted in R1...(B) on one of the following major streets: Ridge Avenue or Crawford Avenue</td>
<td>To add a circular drive on Sheridan Road</td>
<td></td>
</tr>
</tbody>
</table>

* For multiple variations, see “IMPORTANT NOTE” under “Application Fee & Transcript Deposit” on Page 2.
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

We access Sheridan Rd. by reversing into oncoming traffic which creates an unsafe environment for passing cars, bicyclists and the occasional pedestrian. By installing a circular drive utilizing the existing sidewalk curb cut we will be able to pull out while facing forward reducing the likelihood of an accident.

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.

Several neighboring properties have circular drives consistent with the plan we are requesting. Our neighbors to either side have indicated their support and if approved the addition of the circular drive will alleviate our need to utilize the lawn to drive around cars in the driveway. Using the lawn has created a rather unsightly mud patch that we are eager to repair. Finally, the new driveway and landscaping we are planning will dramatically increase our property's curb appeal and likely have a positive impact on surrounding property values.

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.

Our experience since buying the house last year indicates the current format for the driveway creates a life safety issue. After buying the house we began work on a multi-year project to restore the house. That process combined with regular visits from friends and family has increased traffic onto Sheridan with most vehicles backing out into the street. Not all cars have rear cameras and checking both ways while cars pass at speeds in excess of 40 MPH seems dangerous. When you add the steady stream of bicyclists and the occasional pedestrian the risk is magnified.

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.

a) I can say unequivocally that the generation of additional income from the property has not factored into our analysis. In order to realize additional value created we would need to sell the house which we do not plan on doing during our lifetime. My wife has always wanted a house by the beach with a coach house and I (growing up in Wilmette) have always aspired to live on Sheridan Rd. We will be passing the house on to our kids.

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

Confirmed. The format of the driveway is consistent when we purchased the property.
5. Have other alternatives been considered, and if so, why would they not work?

Yes. We've been using the area in back of the house to turn cars around before exiting. That only works when there are no other cars in the driveway (a rare occurrence). When there are cars in the driveway we need to utilize the lawn to drive around the cars which kills the grass and damages curb appear. We have also tried moving the cars onto Sheridan while one car exits. This results in in more vehicles backing on to Sheridan which exacerbates the safety issue.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

(This form is required for all Major Variances and Special Use Applications)

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

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

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number _____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)
   N/A

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number ______ above, or indicated below.
   N/A
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number _____ above, or indicated below.

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.
   N/A

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.
   N/A

If Applicant or Proposed Land User is not a Corporation

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

Jane Ann Hennessey (Wife)