DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, August 23, 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

II. APPROVAL OF MINUTES: August 16, 2017 DAPR Committee meeting

III. OLD BUSINESS

1. **1829 Simpson Street**
   Recommendation to ZBA and Plan Commission
   Rita Kats, property owner, requests a map amendment to rezone the property located at 1829 Simpson Street from the R3 Two-Family Residential District to the B1 Business District. The applicant also requests a special use permit for a Type 2 Restaurant in the B1 Business District, and major zoning relief for a 4.3' east interior side yard setback for a roofed patio where 10' is required.

IV. NEW BUSINESS

1. **633 Howard Street**
   Recommendation to ZBA
   Pascal Berthoumieux, potential lessee, submits for a special use permit for a Type 2 Restaurant, Cafe Coralie, in the B3 Business District.

2. **1224 Dempster Street**
   Recommendation to ZBA
   Anne McGuire, architect, submits for major zoning relief to construct a one-story roofed entry at Beth Emet The Free Synagogue in the R1 Single Family Residential District, for 32.3% building lot coverage where a maximum 30% is permitted.

3. **1029 South Boulevard**
   Recommendation to ZBA
   Dale & Candace Fochs, property owners, submit for major zoning relief to split one zoning lot into 2 zoning lots in the R2 Single Family Residential District, which would result in a 3.1’ west interior side yard setback where 5’ is required for a principal structure, and a 3.2’ west interior side yard setback where 4.5’ is required for a front porch for the east zoning lot, as well as an accessory structure (detached garage) on a property without a principal structure for the west zoning lot.

V. ADJOURNMENT
The next DAPR meeting is scheduled for **Wednesday, August 30, 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: [https://www.cityofevanston.org/dapr](https://www.cityofevanston.org/dapr)*

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 cuales 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)

1829 Simpson St.

Recommendation to Plan Commission & Zoning Board of Appeals
1829 Simpson St

August 11, 2017

- User drawn points
- Zoning Boundaries & Labels

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

Jens K. Doe
Professional Land Surveyors, P.C.

THE WEST 27 FEET OF LOT 4 IN SHIPLEY'S RESURVEY OF LOTS 9, 10 AND 11 AND THE WEST 1/2 OF VACATED STREET WEST AND ADJOINING SAID LOTS IN BLOCK 9 IN PAINES ADDITION TO EVANSTON IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1591 SIMPSON ST., EVANSTON, ILLINOIS.

NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and is accurate. MUST be compared with the Deed. For building restrictions refer to your abstract, deed or contract.

Dimensions shown herein are not to be assumed or scaled.

Dimensions shown herein are in feet and decimals thereof.

Property corners have been established to complete the plat of survey shown herein but have not been stake or flagged per the land survey order to which it was placed by the client.

Field work completion date: October 13, 2016.

ORDERED BY:
THE GRABILL LAW FIRM

State of Illinois )
County of Cook )

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described herein and that the plat herein drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 14th Day of October

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 7228
LICENSE EXPIRATION: 11-30-18
PROPOSED RESTAURANT FRONT ELEVATION
1829-31 SIMPSON STREET, EVANSTON IL.
1829 Simpson St - Proposed restaurant floor plan
ONE STORY EXISTING MASONRY BUILDING
Zoning Analysis
Summary

Case Number: 17ZONA-0100
Case Status/Determination: Non-Compliant

Proposal:
Conversion of the storefront commercial building in R3 district into a restaurant (Re-zoned to B1 district).

Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>1829 SIMPSON ST</td>
<td>B1</td>
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<td>Overlay District</td>
<td>Preservation District</td>
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<tr>
<th>Applicant</th>
<th>Phone Number</th>
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<tr>
<td>Vira Yenakly</td>
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Signature: ___________________________ Date: 07/06/2017

Zoning Section | Comments
6-9-2-7-E | Side yard when not abutting street but abutting residential district - Building, ten (10) feet; parking, five (5) feet
6-4-1-3 | Existing and permitted special use - apply for special use for Type II Restaurant

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

Apply for Special Use: http://www.cityofevanston.org/planning-zoning/zoning-applications/special-use-applications/
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: July 06, 2017

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 1ZONA-0166
Address: 1629 SIMPSON ST
Applicant: Vira Yenakly
Phone: 

Purpose: Zoning Analysis without Bld Permit App
District: B1
Overlay: None
Preservation District:

Reviewer: 

ANALYSIS BASED ON:
Plans Dated:
Prepared By:
Survey Dated:

THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure (X) Change of Use Sidewalk Cafe
- New Accessory Structure Retention of Use Other
- Addition to Structure Plat of Resubdiv /Consul.
- Alteration to Structure Business License
- Retention of Structure Home Occupation

Proposal Description:
Conversion of the storefront commercial building in R3 district into a restaurant (Re-zoned to B1 district)

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to H, I, J, K, O, U, V, or Excluded T1 & T2 Properties. See Section 8-8-1-10(D) for R1’s; Section 8-8-1-9(D) for R2’s; Section 8-10-1-9(C) for C’s; Section 8-11-1-10(D) for R3’s; Section 8-12-1-7(D) for RFP; Section 8-13-1-10(D) for MU & MUDE; Section 8-15-1-8 for D1, T1, 7-A, UA, UAES, URD.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 25% or more? If not, skip to 2 & 4 below.
2. Does the zoning lot area exceed 30,000 sqft?
3. Does the proposal entail more that 24 new residential, commercial, business, retail or office units in any combination?
4. Does the proposal entail the new construction of more than 10,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?

PRINCIPAL USE AND STRUCTURE

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<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tr>
<td>USE:</td>
<td>Dwelling - SF Detached</td>
<td>Restaurant - Type II</td>
<td>Non-Compliant</td>
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<tr>
<td>Minimum Lot Width (LF)</td>
<td>No Requirement</td>
<td>27</td>
<td>27</td>
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<td>USE: Other</td>
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Comments: NEED SPECIAL USE PERMIT

Minimum Lot Area (SF) | No Requirement | 4293 | 4293 | No Change |
| USE: Nonresidential | | | | |

Comments:

Dwelling Units: 
Comments:

Roaming Units: 
Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions): None 1520.82 1678.99 Compliant

35.42% 39.05%

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<tr>
<td>Impervious Surface Coverage (SF, %)</td>
<td>1520 52</td>
<td>35.42%</td>
<td>2213 5</td>
<td>Compliant</td>
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<td>2213.5</td>
<td>51.56%</td>
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<td>Accessory Structure Rear Yard Coverage:</td>
<td>40% of rear yard</td>
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<td>Gross Floor Area (SF)</td>
<td>2.60 sqft</td>
<td>8586 sqft</td>
<td>2213.5</td>
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<td>Front Yard(1) (FT)</td>
<td>3</td>
<td>0</td>
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<td>Legal: Non-Conforming</td>
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<td>Direction:</td>
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<td>Front Yard(2) (FT)</td>
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<td>Street Side Yard (FT)</td>
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<td>Non-Compliant</td>
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<td>Comments:</td>
<td>NEED DAPR APPROVAL</td>
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<td>Interior Side Yard(2) (FT)</td>
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<td>Compliant</td>
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<td>Rear Yard (FT)</td>
<td>10</td>
<td>103</td>
<td>18</td>
<td>Compliant</td>
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<td>Direction:</td>
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**Analysis Comments**

**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.

Signed: [Signature]

Date: 07/06/2017
ZONING MAP AMENDMENT Application

1. PROPERTY

Address: 1829 SIMPSON ST, EVANSTON IL 60202
Permanent Identification Number(s):
PIN 1: 10-12-419-002-0000 PIN 2:
Plats of survey for all properties that are subject to this petition must be included. Surveys must be accurate as of the current date.

2. APPLICANT

Name: RITA KATS
Organization:
Address: 517 LOCKNER LN City, State, Zip:
City, State, Zip: HIGHWOOD, IL 60040
Phone: 312-227-8494 Cell: 312-328-8494
E-mail: BRENNABOWLODMAIL.COM
Please circle the primary means of contact.

3. PROPERTY OWNER (if different than applicant)

Name: VIKA VELOVSKY
Address: 517 LOCKNER LN City, State, Zip: HIGHWOOD, IL 60040
Phone: ___________________________ Cell: ___________________________
E-mail: ___________________________

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

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

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

RITA KATS
Property Owner(s) Signature(s) – REQUIRED

Date 5-3-17

4. SIGNATURE OF APPLICANT

"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."

RITA KATS
Applicant Signature – REQUIRED

Date 5-3-17
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this petition:

☐ (This) Completed and Signed Form

☐ Legal descriptions of all properties as shown on Plat of Survey

☐ Plat(s) of Survey  

Date(s) of Survey(s): 11-02-16  

Plats of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc., that is currently on the property. Copies must be legible for all dimensions and details.

☐ Proof of Ownership  

Document(s) Submitted: Warranty Deeds  

Accepted for proof of ownership includes: deed, mortgage, contract to purchase, closing documents, (price may be blacked out on submitted documents). A tax bill cannot be accepted as proof of ownership.

☐ Application & Mailing Fee  

Amount $________  

Application & Mailing Fees may be paid by cash, check, or credit card. Please contact Community Development for number of required mailings and mailing fee.

☐ Additional Documentation  

2 Preliminary Sketch Plans  

Any other documents as may be required by the Community Development Director. Please contact the Community Development Department for any additional requirements.

Zoning Map Amendment Applications take approximately 10 business days for initial review. Alterations or modifications that require re-review may take longer. Please contact the Zoning Office at 847.448.4311 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston  
Zoning Office, Room 3202  
2100 Ridge Avenue  
Evanston, IL 60201
6. PROPERTY - MULTIPLE PARCELS  Use this page if the petition applies to more than one parcel.

**ALL property subject to this petition must be listed.** Properties without addresses should be listed with their PIN.

**Plats of survey for all properties must be included.** See requirements for plats of survey on Page 2.

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<tr>
<th>ADDRESS</th>
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Copy this form if necessary for a complete listing.
7. MULTIPLE PROPERTY OWNERS  Use this page if the petition is on behalf of many property owners.

"I understand that the regulations governing the use of my property may change as a result of this petition. By signing below, I give my permission for the named petitioner on page 1 of this form to act as my agent in matters concerning this petition. I understand that 1) the named petitioner will be the City of Evanston's primary contact during the processing of this petition, 2) I may not be contacted directly by City of Evanston staff with information regarding the petition while it is being processed, 3) I may inquire the status of this petition and other information by contacting the Zoning Office, and 4) the property owners listed below may change the named petitioner at any time by delivering to the Zoning Office a written statement signed by all property owners and identifying a substitute petitioner."

<table>
<thead>
<tr>
<th>NAME and CONTACT INFORMATION</th>
<th>ADDRESS (es) or PIN(s) of PROPERTY OWNED</th>
<th>SIGNATURE</th>
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Copy this form if necessary for a complete listing.
8. PETITIONED AMENDMENT

Current Zoning District

Zoning Districts of Properties Subject to this Application: R 3

Current Overlay District(s) (if any):

Proposed New Zoning District:

Proposed Zoning Districts of Properties Subject to this Application: B 1

Proposed New Overlay District(s) (if any):

9. LAND USE

Describe the current land use of the properties subject to this petition.

Vacant 1 Story Office/Retail Brick Millhouse.

Prior to 2005 property was zoned B 1 with several retail uses.

Around 2005 property re-zoned to R 3 without any redevelopment plans.
Describe the development, proposal, or other reason(s) for this amendment.

Neighborhood Restaurant and Bakery
Featuring low price menu offerings, no alcoholic beverages, sit down and carry out.
11. STANDARDS

The amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy (§6-3-4-1 of City Code). The Zoning Ordinance establishes standards that "the City Council should ... consider, among other factors." (§6-3-4-5)

Explain how the petitioned amendment relates to or satisfies each of the following standards.

(A) How is the proposed amendment consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council?

- Maintains the pattern and improves the quality of neighborhoods
- Allows effective use of productive residential property
- Enhances the relationship between schools, park, residential
  dwellings.
- Retains the character of pedestrian-oriented shopping area
- Promotes local economy
- Strengthens existing economic development
- Improves the quality of through services and prosperity
  of residents.

(B) In what ways is the proposed amendment compatible with the overall character of existing development in the immediate vicinity of the subject property?

Existing development consists of the mix of retail store fronts, grocery, church, food service, apartments above stores, houses, sidewalks, banks.

Proposed development naturally merges into existing neighborhood.

1 Available from the Planning and Zoning Division.
(C) Will the proposed amendment have an adverse affect on the values of adjacent properties and why?

NO, IT WILL NOT

(D) What change to existing public facilities and services, if any, will be required to serve the effects of the proposed amendment?

WE ARE NOT AWARE OF ANY SUCH CHANGES TO BE NEEDED

I certify that all of the above statements and all statements, information and exhibits that I am submitting in conjunction with this application for relief from the requirements of the Zoning Ordinance or for an appeal from the Zoning Administrator's decision are true to the best of my knowledge.

Applicant's signature

Date 5-3-17

Applicant's signature

Date 5-3-17
ZONING ANALYSIS APPLICATION

I am applying for a zoning review of a:

☐ Construction project of less than 10,000 sq. ft.
☐ Construction project of 10,000 sq. ft. or more
☐ Determination of Use
☐ Other

PROPERTY

Address: 1829 SIMPSON ST

☐ Residential  ☐ Non-Residential  ☐ Mixed

Proposed Project: CONVERSION OF THE STOREFRONT COMMERCIAL BUILDING IN R3 DISTRICT INTO RESTAURANT

APPLICANT

Name: RITA T KATS

Organization:

Address: 512 LOCKHILL LN  City, State, Zip: HIGHWOOD IL 60040

Phone: 312 382-8494  Cell: 312 277-8494

E-mail: AMERDONOVO@GMAIL.COM

Please circle the primary means of contact.

PROPERTY OWNER (If different than applicant)

Name: RITA T KATS

Address: 512 LOCKHILL LN  City, State, Zip: HIGHWOOD IL 60040

Phone: 312 382-8494  Cell: 312 277-8494

Email:

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

☐ same  ☐ builder/contractor  ☐ architect  ☐ real estate agent
☐ attorney  ☐ lessee  ☐ other: ________________________________
REQUIRED DOCUMENTS AND MATERIALS

Please submit the following:

☐ (This) Completed Application Form

☐ Two (2) Copies of Plat of Survey

| Plat of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc. that is currently on the property. Copies must be legible for all dimensions and details. |

| Date of Survey: ________________ |

☐ Two (2) Sets of Building Plans

| Building plans must be drawn to scale and must include interior floor plans and exterior elevations. For simple projects such as flat-work patios, plans may be hand drawn to scale directly onto the Plat of Survey. |

| Date of Drawings: ________________ |

☐ Determination of Use Description

| If you are applying for a Determination of Use, skip to the end of the application, sign and date, include a simple site plan of the proposed use (interior floor layout, seating, parking, etc.) and a one page letter that describes all aspects of the use (employees, hours of operation, loading/unloading, deliveries, parking, noise, etc.). |

☐ Application Fee

| Amount $ ____________________ |

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

Zoning Analysis Applications take up to 10 business days for initial review. Alterations or modifications that require re-review may take longer. Feel free to contact the Zoning Office directly at 847.448.8230 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston
Zoning Division, Room 3202
2100 Ridge Avenue
Evanston, IL 60201

PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Lot Width (frontage)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Dwelling Units / Rooming Units</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Open Parking Spaces</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Enclosed Parking Spaces</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Off-site Parking Spaces</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Loading Berths - Short</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Loading Berths - Long</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Employees</strong></td>
<td></td>
</tr>
</tbody>
</table>

SETBACKS

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front yard</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Street side yard</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Interior side yard (1)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Interior side yard (2)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Rear yard</strong></td>
<td></td>
</tr>
</tbody>
</table>

Department of Community and Economic Development — Zoning Division
2100 Ridge Ave
Evanston, IL 60201
847-448-4311 847-448-8126 zoning@cityofevanston.org www.cityofevanston.org/zoning
# RESIDENTIAL & TRANSITIONAL CAMPUS DISTRICTS ONLY

## BUILDING LOT COVERAGE

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Structure Footprint (excluding front porch)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roofed Front Porch (receives 50% credit)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached Garage Footprint</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Accessory Structures’ Footprints</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Roofed Areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL BUILDING LOT COVERAGE</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## IMPERVIOUS SURFACE COVERAGE (hard surfaced areas not under a roof: asphalt, concrete, decks, brick pavers, etc.)

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patios &amp; Terraces (brickwork receives 20% credit)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveways</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stairs/Landings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Impervious Areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SUB-TOTAL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>+ Building Lot Coverage</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL IMPERVIOUS SURFACE AREA</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## BUILDING HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Structure – Peak Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Structure – Number of Stories</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached Garage – Peak Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Accessory Structures – Peak Height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### ALL OTHER DISTRICTS (Business, Commercial, Downtown, Industrial, Mixed Use, University)

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parking/</td>
<td>Dwelling Units</td>
</tr>
<tr>
<td>Basement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1st floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3rd floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4th floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5th floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*GROSS FLOOR AREA: The sum of areas of all floors of a building measured from the exterior walls or from the center line of walls separating 2 buildings. The gross floor area of a building shall also include but not be limited to: basements, interior balconies and mezzanines, enclosed porches, and attic space finished or unfinished having minimum 5-foot floor to rafter height. The following areas shall be excluded from the calculation of gross floor area: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, off-street parking and loading.*

### BUILDING HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Structure – Peak Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Structure – Number of Stories</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Accessory Structures – Peak Height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### AUTHORIZING 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."

**RITA KATS**

Print Name

**9-5-17**

Date

Please refer to the Zoning Ordinance at www.cityofevanston.org/zoning for all City of Evanston zoning regulations.

To determine which zoning district a property is located in, visit the City's website at www.cityofevanston.org, click on the Resident link on the City's home page, then click on About My Place from the drop-down menu. Enter the house number in the field provided and select the street from the drop-down menu. Press the "Get Info" button. This will either take you directly to the information for the property, or a list of all tax parcels at the inputted address that may be selected for information on the property.
Zoning Analysis

Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17ZONA-0063</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Proposal:
Rezone property from R3 to B1 to convert storefront commercial building into restaurant. Needs Plan Commission.

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1829 Simpson ST</td>
<td>R3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rita T. Kats</td>
<td>3123888494</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-3-4-6</td>
<td>Rezoning process: Consider existing setbacks 0' where 3' required in B1 for appropriateness of rezoning Future restaurant could be Tyle 1 or Tyle 2 restaurant use</td>
</tr>
<tr>
<td>6-9-3-3</td>
<td>Tyle 2 Restaurant would require special use process.</td>
</tr>
</tbody>
</table>

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

APPLICATION STATUS: Pending Review  April 05, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0063
Address: 1829 Simpson ST
Applicant: Rita T. Kats
Phone: 3123888494

Purpose: Zoning Analysis without Bld Permit App
District: R3  Overlay: Preservation
Reviewer: Dominick Argumedo  District:

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
Change of Use: Sidewalk Cafe
Sidewalk Cafe
Retention of Use: Other
Retain: Other
Preliminary: Preliminary
Business License
Home Occupation

ANALYSIS BASED ON:
ANALYSIS BASED ON:
Planes Dated: 4/5/2017
Prepared By:
Survey Dated: 11/2016
Existing Improvements:

Proposal Description:
Rezone property from R3 to B1 to convert storefront commercial building into

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>USE: R3</td>
<td>Restaurant - Type I</td>
<td>Non-Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Width (LF)
USE:

Comments:

Minimum Lot Area (SF)
USE: Nonresidential

Comments:

Dwelling Units:
Comments:

Rooming Units:
Comments:

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

| 1532 | 35.68600646587468% | 1532 | 35.6860046587468% |

Comments:

Impervious Surface Coverage (SF, %)

| 1532 | 35.6860046587468% |

Comments:

Accessory Structure Rear Yard Coverage: 40% of rear yard

Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 1
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
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<tr>
<td>Height (FT)</td>
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<tr>
<td>Comments:</td>
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<td></td>
</tr>
<tr>
<td>Front Yard(1) (FT)</td>
<td></td>
<td></td>
<td></td>
<td>Legal Non-Conforming</td>
</tr>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Front Yard(2) (FT)</td>
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<tr>
<td>Direction:</td>
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<td>Street:</td>
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</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
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<tr>
<td>Street Side Yard (FT)</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Direction:</td>
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<td>Street:</td>
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<tr>
<td>Comments:</td>
<td></td>
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<td></td>
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<tr>
<td>Interior Side Yard(1) (FT)</td>
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<td>Legal Non-Conforming</td>
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<td>Direction: W</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Interior Side Yard(2) (FT)</td>
<td></td>
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<td></td>
<td>Legal Non-Conforming</td>
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<td>Direction: E</td>
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<tr>
<td>Comments:</td>
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<td></td>
</tr>
<tr>
<td>Rear Yard (FT)</td>
<td></td>
<td></td>
<td></td>
<td>Legal Non-Conforming</td>
</tr>
<tr>
<td>Direction: N</td>
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<tr>
<td>Comments:</td>
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### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Restaurant (Type I or Type II)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4 per 1,000 sq ft gross floor area.</td>
<td>0</td>
<td>0</td>
<td>Legal Non-Conforming</td>
</tr>
</tbody>
</table>

Comments:

Use(2):

Comments:

Use(3):

Comments:

TOTAL REQUIRED:

Comments:

Handicap Parking Spaces: Sec. 5-16-2-6

Comments:

Access: Sec. 5-16-2-2

Comments:
<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>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

| Location:              | Sec. 6-4-8-2 |          |          |               |
| Comments:              |          |          |          |               |

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

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

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

| LOADING REQUIREMENTS   |          |          |          |               |

| 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:              |          |          |          |               |

| MISCELLANEOUS REQUIREMENTS |          |          |          |               |

| Requirement (1):        | Rezoning process |          |          |               |
| 6-3-4-6                 | Comments: Design & Project Review, Plan Commission |
| Requirement (2):        | 6-6-3-3         |          |          |               |
| Comments: Type 2 Restaurant would require special use |          |          |          |               |
**Requirement (3):**
6-0-3-1

**Comments:** Type 1 Restaurant is permitted use

<table>
<thead>
<tr>
<th>COMMENTS AND/OR NOTES</th>
</tr>
</thead>
</table>

**Analysis Comments**

**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**
SPECIAL USE
APPLICATION

CASE #17ZMV-0065

1. PROPERTY

Address: 1829 SIMPSON ST

Permanent Identification Number(s):
PIN 1: [Redacted] PIN 2: [Redacted]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: RITA L. MATS

Organization:

Address: 5077 W. BARON LN MALLER 2005 IL

City, State, Zip: 60040

Phone: Work: 312-388-8494 Home: Cell/Other: 312-217-8494

Fax: Work: Home: Please circle the primary means of contact.

E-mail: BREAKTHROUGH@GMAIL.COM

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

☑️ same
☒ architect ☐ builder/contractor ☐ potential 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: Please circle the primary means of contact.

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."

Rita Mats

Property Owner(s) Signature(s) – REQUIRED

Date 7-19-2017

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."

Rita Mats

Applicant Signature – REQUIRED

Date 7-19-2017
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: 11-2, 2018
☐ Project Site Plan Date of Drawings: __________________________
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: __________
☐ Application Fee Amount $__________

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.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

TYPE 2 RESTAURANT

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)

   YES

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?

   NO, NO

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

   YES
d) Will the requested special use cause undue traffic congestion?

---

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

---

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

---

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 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 2 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 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.
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.

RITA KATS 50% 512 LOCKHART LANE, MERRILLVILLE, IN 46410

VICTOR YERAKI 50% P.O. BOX 51303, RIVERWOODS, IL 60015
A. GENERAL INFORMATION

1. What projects are eligible for a Special Use Permit?

Projects are eligible per zoning District. Please check the Zoning District to see if your proposed project is listed as a permitted Special Use per zoning District. The Allowed Uses by Zoning District handout is also another way to access information to see if your project is eligible to apply.

2. Who can submit an application?

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. Standing (§6-3-8-4):

3. How do I submit an application?

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30 am until 5:00 pm. Evanston.

Applications must be complete, including all required documentation and fee.
Applications are not accepted by mail or e-mail.
Application materials cannot be returned.

4. What forms of payment are accepted?

Cash, Credit Card, Check.

5. Can I withdraw my application?

Yes, an application may be withdrawn any time prior to a vote.

6. Who has access to my application materials?

The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT SPECIAL USES

What is a Special Use Permit?

For each zoning district, the Zoning Ordinance identifies permitted uses (also called “by right” uses) and special uses which may be allowed depending upon the circumstances. In order to legally operate a special use, a property owner must apply for a Special Use Permit from the Zoning Office. The application is reviewed at a public hearing by the Zoning Board of Appeals (ZBA), which makes a recommendation to the City Council. The ZBA can also recommend conditions on a granted special use. The City Council is the deciding body for all Special Uses in the City of Evanston.
The Special Use Application Process

- The City reviews the project through a Zoning Analysis (applied for separately) and determines it is eligible to apply for a special use.
- The Applicant files a Special Use Application.
- The City publishes a notice of the hearing in the Evanston Review, between 15 and 30 days prior to hearing.
- The City posts a sign describing the public hearing on the property no less than 10 working days before the hearing.
- The City must mail notification of the public hearing to all properties that are within 500 feet of any point on the subject property. (The applicant is responsible for the accuracy of the list used by the City for mailing this notice. The applicant can either rely on a list the City produces through its Geographic Information System or produce his or her own list of the names and addresses of property owners within 500 feet of the subject property. The Zoning Office will send to the applicant its generated mailing list. The applicant should inform the Zoning Office if any names and addresses are missing.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.
- The Zoning Division will schedule the applicant to meet with the Site Plan & Appearance Review Committee; (SPAARC) which provides a recommendation to the Zoning Board of Appeals.
- The ZBA recommends denial, approval, or approval with conditions of the application to City Council;
- The Planning and Development Committee of the City Council considers the ZBA recommendation and forwards it to the full City Council with or without a recommendation;
- City Council considers the ZBA recommendation and may introduce an ordinance granting the requested zoning relief;
- City Council may adopt an ordinance granting the requested zoning relief at the following or any subsequent City Council meeting.

The approximate time from when the Zoning Office receives a complete application to a decision is three to four months.

To recommend approval for a special use, the ZBA must find that the proposed special use meets all of the following criteria:

a) is one of the listed special uses for the zoning district in which the property lies;
b) complies with the purposes and policies of the Comprehensive General Plan and the Zoning Ordinance;
c) does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
d) does not interfere with or diminish the value of property in the neighborhood;
e) is adequately served by public facilities and services;
f) does not cause undue traffic congestion;
g) preserves significant historical and architectural resources;
h) preserves significant natural and environmental resources; and
i) complies with all other applicable regulations.

Expiration

Within one year of obtaining a special use permit, the recipient must either obtain a building permit and commence construction, or obtain a certificate of occupancy and commence the use. City Council may extend this one-year limitation upon request.

CONTACT INFORMATION

Community Development Department – Planning and Zoning Division
2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201
P. 847-448-4311 F. 847-448-8126 E. zoning@cityofevanston.org
www.cityofevanston.org/zoning
MAJOR VARIATION
APPLICATION
CASE #17ZMV-00165

1. PROPERTY

Address: 1829 SIMPSON ST
Permanent Identification Number(s):
PIN 1: 1012415002 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: Rita Karas
Organization: 517 Locusta Ln
Address: 4141 Locusta 60604
City, State, Zip: Chicago, IL 60604
Phone: Work: 312 388 8489 Home: 312 388 8489 Cell/Other:
Fax: Work: Home:
E-mail: READENBOWL @GMail.com

Please circle the primary means of contact.

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."

Rita Karas  7-1-15 - 2017
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."

Rita Karas  7-1-15 - 2017

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: 1/2/2016
☐ Project Site Plan  Date of Drawings: 
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership  Document Submitted: 
☐ Application Fee (see zoning fees)  Amount $  plus Deposit Fee $150

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:

TYPE-2 NEIGHBORHOOD
RESIDENTIAL

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. “6-8-3-4”)</td>
<td>(ex. “requires a minimum front yard setback of 27 feet”)</td>
<td>(ex. “a front yard setback of 25.25 feet”)</td>
</tr>
<tr>
<td>1-9-27-E</td>
<td>10’ side yard setback when abutting residential</td>
<td>4.3’ east interior side yard setback</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?

Narrow lot, provided rear access, space, but poor access.

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.

we propose the rear part to be reconstructed further away from east property line.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

we can't provide outdoor space instead of the property.

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 §6-3-6-2, 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.

we plan to fix vacant land in front of it.

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

we have existing building at the east, west, and south lot lines.
5. Have other alternatives been considered, and if so, why would they not work?

They are inconvenient for servicing future customers.

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 2 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

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

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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

[Names and information filled in]

Page 6 of 6
A. GENERAL INFORMATION

1. What projects are eligible for a Major Variation?
   Property Owners may apply for a Major Variation from the following zoning regulations:
   1. Yards and setbacks
   2. Height
   3. Lot size, width and depth (including flag lots).
   4. Lot coverage including impervious surface and/or floor area ratio
   5. Off street parking and loading
   6. Home occupations. (Ord. 115-0-04)

2. Who can submit an application?
   The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. Standing (§6-3-8-4):

3. How do I submit an application?
   Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30am until 5:00pm. Evanston.

   Applications must be complete, including all required documentation and fee.
   Applications are not accepted by mail or e-mail.
   Application materials cannot be returned.

4. What forms of payment are accepted?
   Cash, Credit Card, Check.

5. Can I withdraw my application? Will my fee be returned?
   Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is generally granted. If this has occurred, only the $150 transcript deposit is returned.

6. Who has access to my application materials?
   The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT MAJOR VARIATIONS

1. What is the timeframe?
   The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30-40 days.
2. **What is the Process?**

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process.
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing.
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date.
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500' of any point on the subject property.
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

3. **What standards are used to decide? (§6-3-8-12(A)):**

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 standards:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional 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 on final jurisdiction under section 6-3-8-2 of this chapter, has found that public benefits to the surrounding neighborhood and the city as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of section 6-3-6-3 of this chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

4. **Can I Appeal?**

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):
Design and Project Review (DAPR)

633 Howard St.

Recommendation to ZBA
Business Operation Summary

Prepared by: Pascal Berthoumieux.

Patisserie Coralie is looking to open a second location similar to the one located at 600 Davis Street. This café will offer around 40 seats and feature custom made tables with “rolling pina” along with “candy cane” bistro chairs and marble bistro tables mixed with couch seating options.

Fresh baked viennoiseries, traditional French pastries, and an extensive selection of macarons as well as savory options, imported cookies and candies will be offered to nearby residents both for on premise consumption and take out. A local coffee roaster from Evanston and Benjamin Tea will offer a world class coffee & tea experience.

The café would be open from 7am until 7pm 7 days a week and offer a place for the neighborhood to get breakfast and lunch. It will also offer a relaxing coffee shop atmosphere and contribute to what makes Evanston unique with the addition of an other independent concept on Howard street.
LOT 5 (EXCEPT THE EAST 0.62 FEET THEREOF) IN BLOCK 1 IN NILES HOWARD TERMINAL ADDITION, A SUBDIVISION OF THE SOUTH 6.25 ACRES (412.50 FEET) OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 43 NORTHEAST, RANGE 14, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTH WESTERN RAILROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 633 HOWARD STREET, EVANSTON, ILLINOIS.
Sustainability Practices for Type 2 Restaurants

The City of Evanston prides itself on its commitment to environmental excellence through outstanding and innovative sustainability practices that promote a positive example throughout the community.

Environmental sustainability may be promoted in a variety of ways. In an effort to ensure Type 2 Restaurants do not negatively impact the environment, the following sustainable practices are suggested:

- **Litter Collection Plan:**
The applicant shall implement and adhere to a Litter Collection Plan requiring the policing of an area located within a two hundred fifty-foot (250') radius of the space in which the use is located. This area shall be patrolled once every three (3) hours during the hours the use is in operation, and shall be kept free of all litter of any type emanating from any source. For the purpose of this requirement, “litter” shall include, but is not limited to: putrescible animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food; other putrescible waste, including animal waste, dead animals, yard clippings and leaves; nonputrescible solid waste, including rubbish, ashes, abandoned automobiles, solid waste, paper, polystyrene, wrappings, cigarettes, cardboard, tin cans, glass, bedding, and similar materials; and all other waste material which, if thrown or deposited as herein prohibited, may create a danger to public health, safety, or welfare.

- **Litter Pick-Up Plan:**
The applicant shall provide and maintain exterior litter receptacles such as dumpsters, in sufficient number and type to adequately contain all litter collected pursuant to the Litter Collection Plan. Collections shall be a minimum of three (3) times a week, including collections on Sundays to the extent necessary to comply with this condition. All litter receptacles shall be maintained in clean condition with tight-fitting lids, and shall be placed on Code-compliant surfaces at the rear of the property or in an otherwise City-approved location. Within seven (7) days of written notice from the City, the number of litter receptacles and/or the number of collections from each shall be modified or increased as necessary.

- **Customer Recycling:**
The applicant shall provide recycling receptacles within the space in which the use is located and shall be available for customer use. The recycling receptacles shall be maintained and emptied as necessary to ensure adequate recycling receptacles are available for use during the hours the use is in operation. Recycling containers shall be co-located with garbage containers and labeled for recycling.
Business Recycling:
The applicant shall provide recycling receptacles within the kitchen area and shall recycle restaurant waste including, but not limited to, cardboard and paper products.

Tap Water:
The applicant shall make tap water available to all customers and provide appropriate signage indicating the availability of tap water.

Reusable Flatware and Dishware:
The applicant shall provide reusable flatware and dishware to customers who opt to eat on premises.

100% Recyclable Carry-Out Packaging:
The applicant shall utilize 100% recyclable packaging for all carry-out/delivery orders. Note: Evanston's solid waste hauler Groot Industries recycles rigid plastic numbers 1-5 and 7. Plastic number 6 (rigid or foam) is not recyclable in Evanston's program even though it has the recycling symbol. See attached recycling flyer for details.

Delivery Method:
When possible, the applicant shall utilize environmentally friendly modes of transportation, such as bicycle delivery, when transporting delivery orders to customers.

Other Environmentally-Friendly/Sustainable Practices

________________________________________
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________

I certify that I have checked the appropriate boxes that best describe the sustainability practices that will be adhered to at the Type 2 Restaurant in question.

Applicant Signature

Date: 08/04/17
1. PROPERTY

Address: 633 HOWARD STREET
Permanent Identification Number(s):
PIN 1: [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] 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: PASCAL BENVENUTI
Organization: PATISSERIE COLMERE (SWEET VENDOME INC.
Address: 3825 GOLF ROAD
City, State, Zip: EVANSTON, IL 60203
Phone: Work: [ ] Home: [ ]
Fax: Work: [ ] Home: [ ] Cell/Other: 312.375.4665
E-mail: [ ]

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

- [ ] same
- [ ] architect
- [ ] builder/contractor
- [ ] officer of board of directors
- [ ] other:
- [ ] attorney
- [ ] potential purchaser
- [ ] potential lessee
- [ ] 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: CITY OF EVANSTON
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 08/04/17

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [x] Completed and Signed Application Form
- [ ] Plat of Survey Date of Survey: _________________________
- [x] Project Site Plan Date of Drawings: _________________________
- [ ] Plan or Graphic Drawings of Proposal (If needed, see notes) – color elevation
- [ ] Non-Compliant Zoning Analysis
- [x] Proof of Ownership Document Submitted: _________________________
- [ ] Application Fee Amount $600

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.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

Intense Cross to decide to open a second location, similar to the one located at 800 DDAB Street. This café will offer around 40 seats and feature a mix of lounge areas with booth-style seating. A 20 feet long tented will allow for the sale of take-out foods and coffee.

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)

- Yes Type 2 RESTAURANT
- Section 6943

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?

- No, it will increase the value of the property and the neighborhood
- No, it will benefit the neighbors and the community

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

- Yes, we will locate a few blocks from the "i" location. There are buses serving the street and ample street parking during business hours
d) Will the requested special use cause undue traffic congestion?

No, there are plenty of street parking during the day time. (We won't be open at night).

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

N/A

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

N/A

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?

Yes, we will comply with all applicable regulations.
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 _____ above, or indicated below. (An example of this situation is if the land user is
   a division or subsidiary of another person or organization.)

   JASIAL BERTHONNIEX 3825 GOLF ROAD, EVANSTON
   IL 60203 - 312 375 4665

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.

   CITY OF EVANSTON

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.

   JASIAL BERTHONNIEX 3825 GOLF ROAD
   EVANSTON, IL 60203 - 312 375 4665
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.

[CASSI BERTHOUMIEUX 3825 COUF ROAD
EVANSION IL 60203]

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.

[CASSI BERTHOUMIEUX 180%]

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.

[N/A]
Design and Project Review (DAPR)

1224 Dempster St.

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.
**PERMIT DRAWINGS**

- **T001** SHEET LIST
- **T002** ABBREVIATIONS & SYMBOLS
- **T003** EXISTING PLANS
- **T004** PROPOSED PLANS
- **T005** SURVEY

- **L101** EXISTING SITE CONDITIONS & REMOVALS
- **L102** PROPOSED LANDSCAPE PLAN WEST ENTRY PLAZA
- **L201** HARDSCAPE DETAILS
- **L202** PLANTING SPECIFICATIONS & DETAILS

- **D100** WEST ENTRY DEMOLITION PLAN AND RCP
- **D101** ROOF AND SECOND FLOOR DEMOLITION PLAN
- **D200** WEST ENTRY DEMOLITION ELEVATION
- **D300** DEMOLITION PHOTOS

- **A001** SITE PLAN
- **A110** WEST ENTRY PLAN AND RCP
- **A200** BUILDING ELEVATIONS
- **A201** BUILDING ELEVATIONS
- **A300** WEST ENTRY SECTIONS
- **A400** WEST ENTRY DETAILS
- **A401** EXTERIOR DETAILS
- **A600** WEST ENTRY INTERIOR ELEVATION
- **A700** DOOR AND WINDOW SCHEDULES
- **A701** INTERIOR DETAILS
- **A800** FINISH PLAN

- **S001** GENERAL NOTES
- **S100** FOUNDATION PLAN AND DETAILS
- **S101** ROOF PLAN AND DETAILS

- **M000** GENERAL NOTES AND LEGENDS
- **M101** FIRST FLOOR MECHANICAL PLAN
- **M103** ROOF MECHANICAL PLAN
- **M401** MECHANICAL SCHEDULES

- **P011** FIRST FLOOR PLUMBING PLAN
- **F101** WEST ENTRY FIRE PROTECTION PLAN

- **E001** ELECTRICAL SYMBOLS, GENERAL NOTES & ABBREVIATIONS
- **E201** WEST ENTRY POWER AND LIGHTING PLAN
Zoning Analysis

Case Number: 17ZONA-0123  
Case Status/Determination: Non-Compliant

Proposal: 
construct roofed entry - Beth Emet

Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
<th>Overlay District</th>
<th>Preservation District</th>
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<tbody>
<tr>
<td>1224 DEMPSTER ST</td>
<td>R1</td>
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Applicant: Eric Eichler

Zoning Section

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<tr>
<th>6-8-2-7</th>
<th>Comments</th>
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<tr>
<td></td>
<td>Maximum allowed building lot coverage is 30% (existing is 31.4%)</td>
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<td></td>
<td>Propose 32.3% building lot coverage</td>
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Recommendation(s): Click on the link(s) below to access online application(s)
City of Evanston
zmNANALYSIS REVIEW SHEET

APPLICATION STATUS: June 06, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0123
Address: 1224 DEMPSTER ST
Applicant: Eric Eichler
Phone:

Purpose: Zoning Analysis without Bid Permit App
District: R1
Overlay: Preservation
Reviewer: Melissa Klotz
District:

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

Proposal Description:
construct roofed entry - Beth Emet

ANALYSIS BASED ON:
- Sidewalk Cafe
- Other
- Plans Dated:
- Prepared By:
- Survey Dated:
- Existing
- Improvements:

ZONING ANALYSIS

<table>
<thead>
<tr>
<th>PRINCIPAL USE AND STRUCTURE</th>
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<tr>
<td>USE:</td>
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<td>宗教机构</td>
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Comments:

Minimum Lot Width (LF)

USE:

Comments:

Minimum Lot Area (SF)

USE: 81801 81801 Compliant

Comments:

Dwelling Units:

1 1 1 Compliant

Comments:

Rooming Units:

Comments:

Building Lot Coverage

($F$, defined, including subtraction & additions):

24540.3 25713.9 26449.9 Non-Compliant

Comments:

Impervious Surface Coverage (SF, %)

36810 4560000000004 52234.1 52165.1 Compliant

Comments:

Accessory Structure

40% of rear yard

Comments:

LF: Linear Feet SF: Square Feet FT: Feet
Page 1
<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Standards</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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**PARKING REQUIREMENTS**

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<th>Standards</th>
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<th>Proposed</th>
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LF: Linear Feet  SF: Square Feet  FT: Feet  
Page 2
<table>
<thead>
<tr>
<th>Vertical Clearance (LF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tr>
<td>Comments:</td>
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</table>

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

| Location:              | Sec. 8-4-6-2 |
| Comments:              |          |          |          |               |

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

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

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

<table>
<thead>
<tr>
<th>COMMENTS AND/OR NOTES</th>
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</table>

Analysis Comments

<table>
<thead>
<tr>
<th>RESULTS OF ANALYSIS</th>
</tr>
</thead>
</table>

Results of Analysis: This Application is Non-Compliant
Site Plan & Appearance Review Committee approval is: Required
See attached comments and/or notes.

Melano

6/27/17

SIGNATURE

DATE
MAJOR VARIATION
APPLICATION

CASE # 17 ZMVU-0070

1. PROPERTY

Address: 1224 Dempster St.
Permanent Identification Number(s):
PIN 1: 11-19-100-006-0000 PIN 2: ___-____-____-____-____ (Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Anne McGuire
Address: 1330 Sherman Avenue
City, State, Zip: Evanston, IL 60201
Phone: Work: (847) 328-5679 Home: Cell/Other:
Fax: Work: Home: E-mail: isamu@miarchitects.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: Beth Emet The Free Synagogue
Address: 1224 Dempster Street
City, State, Zip: Evanston, IL 60202
Phone: Work: (773) 612-9858 Home: Cell/Other:
Fax: Work: Home: E-mail: eechler@forgeprojects.net

"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 8/3/2017 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 08/01/17 Date
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: 30 May 2017
- Project Site Plan Date of Drawings: 31 July 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 $ 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:

Demolish existing raised concrete platform, stairs, and parking at west building facade; New wheelchair-accessible sloped walkway and code-compliant stairs; New canopy over entrance; New planting beds and paved area around entrance.

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>
<tr>
<td>6-8-2-7</td>
<td>Maximum allowed building lot coverage is 30%</td>
<td>Proposed 32.3% lot coverage</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?
The existing building provides no simple path for accessible entrance from the parking lot. Dempster Street, where the existing accessible entrance exists, is not sufficiently wide to allow pickup/dropoff. The proposed canopy will protect this new accessible entrance without adding new interior floor area to the building.

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.
No new interior floor area will be added to the building. Entry will be more direct from the parking lot, allowing faster turnaround time for pickup and dropoff, which will decrease disturbance to adjoining properties.

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.

3. Either...
   (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or
   (b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.
No new income will be extracted from this variation.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.
Have other alternatives been considered, and if so, why would they not work? Creating a new entrance at the west facade without protecting it from the weather would limit the effectiveness of the new sloped walkway and stairs.

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.)

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

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**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.

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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.

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**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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Design and Project Review (DAPR)

1029 South Blvd.

Recommendation to ZBA
PLAT OF SURVEY

OF

THE SOUTH 82.10 FEET OF LOT 7 AND ALL OF LOT 14 IN BLOCK 5 IN KEENEY AND BARTON'S RIDGE SUBDIVISION, BEING LOTS 3 AND 4 IN ASSESSORS' SUBDIVISION IN THE SOUTH 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND:

ALL THAT PART OF THE VACATED EAST-WEST 16.00 FOOT ALLEY, LYING EAST OF THE WEST LINES OF LOTS 7 AND 14, EXTENDED AND LYING WEST OF THE EAST LINES OF LOTS 7 AND 14, EXTENDED, IN BLOCK 5 IN SAID KEENEY AND BARTON'S RIDGE SUBDIVISION.

LAND TOTAL AREA: 12,327.77 SQ.FT. = 0.283 ACRES

COMMONLY KNOWN AS: LOTS 7 & 14 ON SOUTH BOULEVARD, EVANSTON, ILLINOIS.

NOTE: NO DOCUMENTATION FOR ALLEY SHOWN HEREIN WAS PROVIDED TO SURVEYOR. NORTH 8 FEET OF PROPERTY IS APPARENTLY USED AS AN ALLEY OR THROUGHWAY, POSSIBLY DESCRIPTIVE EASEMENT.

NOTE: COPY OF TITLE INSURANCE POLICY

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HERETO DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALE. BUILDING LINES AND EASEMENTS SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE Maps, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 17-92249
Scale: 1 inch = 30 ft.
Date of Field Work: June 29, 2017
Ordered by: DALE A. FOCKS

PROFESSIONALS ASSOCIATED SURVEY, INC.

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

PROFESSIONAL DESIGN FIRM NO. 184-003023

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: psx@professionalsassociated.com

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereto drawn is an accurate representation of said survey.

Date: August 1, 2017

Drawn by: N.M.—JR
PLAT OF SURVEY

OF

THE SOUTH 82.10 FEET OF LOT 8 AND ALL OF LOT 13 IN BLOCK 5 IN KEYEY AND BARTON'S RIDGE SUBDIVISION, BEING LOTS 3 AND 4 IN ASSESSORS' DIVISION IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND:

ALL THAT PART OF THE VACATED EAST-WEST 16.00 FOOT ALLEY, LYING EAST OF THE WEST LINES OF LOTS 8 AND 13, EXTENDED AND LYING WEST OF THE EAST LINES OF LOTS 8 AND 13, EXTENDED, IN BLOCK 5 IN SAID KEYEY AND BARTON'S RIDGE SUBDIVISION.

LAND TOTAL AREA: 12,329.77 SQ FT. = 0.283 ACRES

COMMONLY KNOWN AS: 1028 SOUTH BOULEVARD, EVANSTON, ILLINOIS.

NOTE: NO DOCUMENTATION FOR ALLEY SHOWN HEREIN WAS PROVIDED TO SURVEYOR. NORTH SCALE IS APPARENTLY USED AS AN ALLEY OR THROUGHWAY. POSSIBLE PRESCRIPTIVE EASEMENT.

NOTE: COPY OF TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREIN IS A COPY OF THE ORIGIN AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 17-02245
Scale: 1 inch = 30 ft.
Date of Field Work: June 29, 2017
Ordered by: DALE A. FOCHS

26x24
new garage

Proposed East Lot

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MORTGAGE STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.

THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herein drawn is an accurate representation of said survey.

Date: JULY 27, 2017

Dale A. Foehn

Dr. by: N. A. I. R.
Zoning Analysis

Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17ZONA-0096</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Proposal:

SPLIT ONE ZONING LOT INTO 2 ZONING LOTS

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>1029 SOUTH BLVD</td>
<td>R2</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Dale Fochs

Phone Number: 

Signature: Michael

Date: 8-18-17

Zoning Section

Comments
# Zoning Analysis

## Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17ZONA-0096 – 1029 SOUTH BLVD</td>
<td>NON-COMPLIANT</td>
</tr>
</tbody>
</table>

### Proposal:

SPLIT ONE ZONING LOT INTO 2 ZONING LOTS

### Zoning Section

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Each zoning lot to be 50x246.6.</td>
</tr>
<tr>
<td></td>
<td>West lot will contain an existing detached garage, no SFR presently.</td>
</tr>
<tr>
<td></td>
<td>East lot will contain an existing SFR, building permit pending for detached garage.</td>
</tr>
<tr>
<td>6-4-6-2-A</td>
<td>Non-compliant:</td>
</tr>
<tr>
<td></td>
<td>West lot, accessory structure on a property without a principal structure.</td>
</tr>
<tr>
<td>6-8-7-A-3</td>
<td>Non-compliant:</td>
</tr>
<tr>
<td></td>
<td>East lot, west interior side yard setback of 3.1' where 5.0' is required for principal structure.</td>
</tr>
<tr>
<td>6-4-1-9-B</td>
<td>East lot, west interior side yard setback of 3.2' where 4.5' is required for a front porch (yard obstruction).</td>
</tr>
</tbody>
</table>
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review  June 05, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0096
Address: 1029 SOUTH BLVD
Applicant: Dale Fochs

Purpose: Zoning Analysis without Bld Permit App
District: R2  Overlay: None  Preservation
Reviewer: Michael Griffith

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

Proposal Description:
SPLIT ONE ZONING LOT INTO 2 ZONING LOTS

ANALYSIS BASED ON:
Plans Dated: 
Prepared By: APPLICANT
Survey Dated: 05-10-17
Existing Improvements: SFR-DET AND DET-GARAGE

ZONING ANALYSIS
FRONT YARDS

Section 6-4-1.1(R) - For R, T, or U District proposals, does 80% or more of the block frontage have a setback of more than 27 feet?

Section 6-4-1.1(R) - Does an abutting lot have less than the required front yard setback of the zoning district?

Section 6-4-1.1(R) - Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?

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></td>
<td></td>
<td></td>
<td></td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Comments: WEST LOT - ACCESSORY STRUCTURE ESTABLISHED PRIOR TO PRINCIPAL STRUCTRE

Minimum Lot Width (LF)

<table>
<thead>
<tr>
<th>USE</th>
<th>Standard</th>
<th>Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>WEST LOT = 50.0; EAST LOT = 50.0</td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Area (SF)

<table>
<thead>
<tr>
<th>USE</th>
<th>Standard</th>
<th>Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>WEST LOT = 12330; EAST LOT = 12330</td>
</tr>
</tbody>
</table>

Comments:

Dwelling Units:

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>WEST LOT = 0; EAST LOT = 1</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

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

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments: PROPOSED: WEST LOT = 1777.2, 14.4%; EAST LOT = 2715.6, 22.0%
<table>
<thead>
<tr>
<th><strong>Impervious Surface</strong> Coverage (RF, %)</th>
<th><strong>Standard</strong></th>
<th><strong>Existing</strong></th>
<th><strong>Proposed</strong></th>
<th><strong>Determination</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>55%</td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments: PROPOSED: WEST LOT = 4010.2, 32.5%, EAST LOT = 4028.7, 32.7%

<table>
<thead>
<tr>
<th><strong>Accessory Structure</strong> Rear Yard Coverage:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Gross Floor Area (SF)</strong> Use:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th><strong>Front Yard(1) (FT)</strong> Direction: S Street: Comments:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>27 0</td>
<td>28 03</td>
</tr>
</tbody>
</table>

Comments: PROPOSED SFR FOR WEST LOT NOT SHOWN

<table>
<thead>
<tr>
<th><strong>Front Yard(2) (FT)</strong> Street: Comments:</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Street Side Yard (FT)</strong> Street: Comments:</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Interior Side Yard(1) (FT)</strong> Direction: W Comments:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5 0</td>
<td>5 0+</td>
</tr>
</tbody>
</table>

Comments: PROPOSED: WEST LOT = NO SFR, EAST LOT = 3.1

<table>
<thead>
<tr>
<th><strong>Interior Side Yard(2) (FT)</strong> Direction: E Comments:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5 0</td>
<td>5 0+</td>
</tr>
</tbody>
</table>

Comments: PROPOSED: WEST LOT = NO SFR, EAST LOT = 6.0+

<table>
<thead>
<tr>
<th><strong>Rear Yard (FT)</strong> Direction: N Comments:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>30 0</td>
<td>30 0+</td>
</tr>
</tbody>
</table>

Comments: PROPOSED: WEST LOT = NO SFR, EAST LOT = 30.0+

**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th><strong>Use (1)</strong></th>
<th><strong>Standard</strong></th>
<th><strong>Existing</strong></th>
<th><strong>Proposed</strong></th>
<th><strong>Determination</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Garage (Det), Coachhouse or Carport</td>
<td>Garage (Det), Coachhouse or Carport</td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments: WEST LOT - DET-GARAGE

<table>
<thead>
<tr>
<th><strong>Permitted Required Yard:</strong> Comments:</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Additional Standards:</strong> Comments:</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Height (FT)</strong> Comments:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>GABLE/hip ROOF - 20'</td>
<td></td>
</tr>
</tbody>
</table>

Comments: LF, Linear Feet  SF, Square Feet *FT, Feet
<table>
<thead>
<tr>
<th>Distance from Principal Building:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments: WEST LOT - ACC STRUCTURE W/G PRINCIPAL STRUCTURE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Yard (1A) (FT)</th>
<th>Direction: S</th>
<th>Street</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Front Yard (1B) (FT)</th>
<th>Direction:</th>
<th>Street</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Street Side Yard (FT)</th>
<th>Direction:</th>
<th>Street</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard (1A) (FT)</th>
<th>Direction: W</th>
<th>3.0</th>
<th>3.0</th>
<th>3.0</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-----------</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard (1B) (FT)</th>
<th>Direction: E</th>
<th>3.0</th>
<th>52.8</th>
<th>3.0</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-----------</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Direction: N</th>
<th>3.0</th>
<th>19.8</th>
<th>19.8</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-----------</td>
</tr>
</tbody>
</table>

### MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>WEST LOT</td>
<td>2 PRKG SPACES REQ</td>
<td>2 SPACES</td>
<td>2 SPACES</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requirement (2):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>EAST LOT</td>
<td>2 PRKG SPACES REQ</td>
<td>ZERO</td>
<td>2</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td>BUILDING PERMIT SUBMITTED FOR DET: GARAGE</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

### COMMENTS AND/OR NOTES

Analysis Comments

### RESULTS OF ANALYSIS

Results of Analysis: This Application is Non-Compliant
Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

[Signature]

[Date]
1. PROPERTY

Address: 1029 SOUTH BOULEVARD, EVANSTON

Permanent Identification Number(s):
PIN 1: 11193210460000
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: DALE + CANDACE FOCHS

Organization:

Address: 1029 SOUTH BOULEVARD

City, State, Zip: EVANSTON, IL 60202

Phone: Work: Home: 847-814-8512 (Cell) Other: 847-219-2387 (DALE)

Fax: Work: Home: 

E-mail: dalecandy1973@yahoo.com

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

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

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

Name(s) or Organization: SAME AS ABOVE

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
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

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

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.

Page 2 of 6
6. PROPOSED PROJECT

A. Briefly describe the proposed project:

To divide our lot that measures 100' wide x 240' deep into 2 lots, measuring 50' x 240' each.

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. &quot;6-8-3-4&quot;)</th>
<th>(B) Requirement to be Varied (ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (ex. &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 6-8-3-7-A3 West side yard setback of 3.1' where 5' is required for the principal structure (dwelling)</td>
<td>Lot 8/13: That the west side yard setback of 3.1' is acceptable.</td>
<td></td>
</tr>
<tr>
<td>2 6-4-19-B West side yard setback of 3.2' where 4.5' is required for the front porch.</td>
<td>Lot 8/13: That the west side yard setback of 3.2' is acceptable.</td>
<td></td>
</tr>
<tr>
<td>3 6-16-3-5 Table 16-B Zero off-street parking spaces where 2 are required.</td>
<td>6-10-3.5 Will build 2 ½ car garage behind 1029 South Blvd home.</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?

1. We are unable to sell this lot because of section 6-4-6-2-A
2. House is set too close to west side lot line

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.

It will not substantially adverse impact on the joining
property line.

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.

The property owners will suffer a financial hardship
if this, if the west side property cannot be divided
and sold.

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.

By dividing this property and having a home built on it,
an additional large house will be provided to the City of
Evanston, as well the cost of permits for this new home
Construction. Additionally, this will provide additional street
parking when the apron to current driveway is eliminated.

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

This hardship has NOT been self-created
5. Have other alternatives been considered, and if so, why would they not work?

Yes. To move the garage from the west side of lot to the east lot would cause a financial hardship.

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.)

   Does not apply

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.

   Does not apply. Applicant is property owner and therefore hold title to said property.
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.

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<tr>
<th>Property owner applicant</th>
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**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.

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<th>Does not apply</th>
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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.

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<th>Does not apply</th>
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**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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<th>Does not apply</th>
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