DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)  
Wednesday, December 6, 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: November 29, 2017 DAPR Committee meetings  

III. NEW BUSINESS  

1. 716 Church Street  
Scott Schwebel, potential lessee, applies for a special use permit for a Type 2 restaurant, Colectivo Coffee, in the D3 Downtown Core Development District  

2. 2014 Orrington Avenue  
Rabbi Dov Hillel Klein, property owner, applies for a special use permit for the expansion of a Religious Institution, Lubavitch Chabad of Evanston, LLC, and major zoning relief for an addition including a third story with a 35’ peak height and exterior knee-wall above 3’ where 2.5 stories with a peak height of 35’ and a maximum 3’ exterior knee-wall are permitted, a 5.4’ north interior side yard setback and 9.5’ south interior side yard setback where 15’ is required for a non-residential structure, a 27.3’ front yard setback where 34’ is required, and a 24.8’ front yard porch eave setback where 27.6’ is required (Zoning Code Section 6-4-1-9-B), in the R1 Single Family Residential District.  

IV. ADJOURNMENT  

The next DAPR meeting is scheduled for Wednesday, December 13, 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. Questions can be directed to Meagan Jones at 847.448.8170. The City is committed to ensuring accessibility for all citizens; If an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.  

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
Design and Project Review (DAPR)
716 Church Street
Recommendation to ZBA
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
PLAT OF SURVEY OF
Lots 1, 2, 3, 4, 12, 13, 14 and 15 in Block 28 in Village, now City, of Evanston, Cook County, Illinois.

Plat Book No. 19, Page 10
Order No. 5402
Ordered by C. H. Hawkins and Tyson
1571 Sherman Ave, Evanston, Illinois
TOE OF PLAT IN BOOK.
Scale: 20 feet = 1 inch.

STATE OF ILLINOIS,
County of Cook,
I hereby certify that I have surveyed the above described property and that the plat hereto drawn is a correct representation of said survey.
March 15, 1928
Charles H. Hawkins,
Surveyor and Sealer.

EXPLANATIONS:
Contractors should compare the points on the ground with the plat and with each other before building by the same, and immediately report any difference or apparent mistake.
November 15, 2017

CAFE OPERATIONS OVERVIEW

HOURS of OPERATION
- We operated daily
- Generally open no earlier than 6am and no later than 11pm
- Hours may change seasonally

DELIVERY
- We delivery daily in Sprinter vans (these are our drivers)
- We do get occasional third party deliveries. We encourage our partners to utilize appropriate scaled vehicles when making deliveries to our locations, generally these are always vans/small urban fleet vehicles
- Deliveries will come primarily come through the front door

EMPLOYEES / PARKING
- We have a history of neighborhood employment
- Many of our co-workers tend to live within walking, public transit, and/or biking distance of our cafes
- We do have strict employee parking policies - leaving prime parking for customers. Approved parking areas are identified by managers

TYPE of BUSINESS
- We see a mix of customers and transaction types throughout the day
- Coffee and bakery to go (early AM)
- Food and drink for in-cafe dining (mid morning through lunch)
- Meetings/Study late afternoon into evening
- We do not offer internal delivery
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.

[Signature]

11/14/17

Collectivo Coffee Roasters Inc.
TRUSTEE'S DEED

This indenture made this 2ND day of JANUARY, 2015, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee to LASALLE BANK, NATIONAL ASSOCIATION, as successor trustee to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as successor trustee to NBD BANK, as successor trustee to NBD TRUST COMPANY OF ILLINOIS, as successor trustee to STATE NATIONAL BANK, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1ST day of DECEMBER, 1952, and known as Trust Number 2413, party of the first part and 708 CHURCH STREET, LLC WHOSE ADDRESS IS: 708 CHURCH STREET, SUITE #211, EVANSTON, ILLINOIS 60201, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

LOTS 1, 2, 3, 4, 12, 13, 14 AND 15 IN BLOCK 28 IN VILLAGE, NOW CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 708 CHURCH STREET, EVANSTON, IL 60201

PERMANENT TAX NUMBER(S): 11-18-305-005-0000
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: ________________________________

Trust Officer

EXCEPT UNDER PROVISIONS OF PARAGRAPH F
Section 4, Real Estate Transfer Tax Act.

Date: ________________________________

Buyer, Seller Representative
State of Illinois  
County of Cook  

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 5TH day of JANUARY, 2015.

[Signature]

NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY  
10 SOUTH LASALLE STREET, SUITE #2750  
CHICAGO, ILLINOIS 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME MARC L. MUSKAT

ADDRESS 2657 WALTERS

CITY, STATE, ZIP CODE NORTHbrook, IL 60062

OR BOX NO. ___________

SEND TAX BILLS TO:

NAME FOAM WORTH HILL, INC.

ADDRESS 708 CHURCH ST #211

CITY, STATE, ZIP CODE EVANSTON, IL 60201
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated ____________  Signature: ____________________________
Grantor or Agent

Subscribed and sworn to before me
by the said ____________________________
dated ____________
Notary Public ____________________________

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated ____________  Signature: ____________________________
Grantee or Agent

Subscribed and sworn to before me
by the said ____________________________
dated ____________
Notary Public ____________________________

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.

REV: 1-96
1. PROPERTY

Address: 710 CHURCH ST
Permanent Identification Number(s):
PIN 1: 71-178513505000 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: Scott Schnelle
Organization: COLECTIVO COFFEE ROASTERS
Address: 2499 N HOMBOURG BLVD
City, State, Zip: MILWAUKEE, WI 53211
Phone: Work: Home: Cell/Other: 414.915.5328
Fax: Work: Home: E-mail: ss@colectivo.com
What is the relationship of the applicant to the property owner?
☐ same ☐ builder/contractor ☐ potential purchaser
☐ architect ☐ attorney ☐ potential lessee
☐ officer of board of directors ☐ other: ☐ 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: FARNSWORTH-HILL INC
Address: 70 CHURCH ST #211
City, State, Zip: EVANSTON, IL 60201
Phone: Work: 312.333.0 Home: Cell/Other:
Fax: Work: Home: E-mail: jfh@farnsworth-hill.com

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

Property Owner(s) Signature(s): REQUIRED
Date: 11/14/17

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."}

Applicant Signature: REQUIRED
Date: 11/15/17

PAGE 1 OF 6
Formstack Submission For: Zoning Special Use
Submitted at 11/15/17 1:26 PM

Address: 716 Church St
           Evanston, IL 60201

Permanent Identification Number (PIN) 1: 11-18-305-005-0000

Permanent Identification Number (PIN) 2:

Name: Scott Schwebel

Organization: Colectivo Coffee Roasters Inc.

Address: 2999 N Humboldt Blvd
           Milwaukee, WI 53212

Home or Office Phone Number: (414) 915-5372

Cell Phone Number:

Email: ss@colectivo.com

Please choose primary means of contact: Email

Is applicant also the property owner?: No

Name: Jim Nash

Organization: Farmsworth-Hill Inc
| **Address:**                | 708 Church St  
|                            | #211  
|                            | Evanston, IL 60201 |
| **Home or Office Phone Number:** | (708) 326-3330 |
| **Cell Phone Number:**     | |
| **Email:**                 | jim@farnsworth-hill.com |
| **What is the relationship of the applicant to the property owner?:** | Lessee |
| **Briefly describe the proposed Special Use:** | Colectivo Coffee - a coffee shop/cafe serving a range of traditional coffee, tea and espresso drinks, smoothies, select bottled beverages including house beer and tea sodas, fresh bakery, all-day breakfast and signature sandwiches. Counter service ordering with variety of cafe seating. |
| **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?:** | Yes. Restaurant / Food use. |
| **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. We will be making a significant investment in the renovation and build-out of the space, adding tremendous value to the property, neighborhood, while positively activating the corner. |
| **Will the requested special use be adequately served by public facilities and services?:** | Yes. We will build the space to meet all updated codes and ordinances. |
| **Will the requested special use cause undue traffic congestion?:** | No. This location is on a corner in a current retail/commercial district that previously held a retail tenant. |
| **Will the requested special use preserve significant historical and architectural resources?:** | N/A, Yes. The existing building facade will remain. Our plans are to replace the current storefront windows with an updated presentation to the street, greatly enhance the buildings intrinsic character. |
| **Will the requested special use preserve significant natural and environmental features?:** | N/A. We are renovating an existing commercial/retail space along a commercial corridor. |
| **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** | Yes, We plan to follow all applicable guidelines.
modified through the planned development process or the grant of a variation?:

Is applicant acting as an agent or designee for the proposed user of the land for which this application for zoning relief is made?: No

List the name, address, phone, fax, and any other contact information of the proposed user of the land.: Jim Nash, Managing Member, Farnsworth-Hill Inc. 708 church St. Evanston, IL 60201

Does the proposed land user own or control the land for which this application for zoning relief is made?: No

List the name, address, phone, fax, and any other contact information of the person or entity that has constructive control of the proposed land user.: Jim Nash, Managing Member, Farnsworth-Hill Inc. 708 church St. Evanston, IL 60201

Does the proposed land user hold the title to the subject property?: No

Is the person or entity that holds the title the same as the one listed in the previous question?: Yes

List the name, address, phone, fax, and other contact information of the person or entity holding the title to the subject property.: Jim Nash, Managing Member, Farnsworth-Hill Inc. 708 church St. Evanston, IL 60201

Is the Applicant or Proposed Land User a Corporation?: Yes

A. Names and addresses of all officers and directors.: Lincoln Fowler: 2961 N Marietta Ave. Milwaukee, WI 53211
Curtis Fowler: 4477 N. Farwell Ave. Shorewood, WI 53211
Paul Miller: 2700 E Shorewood Blvd. Shorewood, WI 53211

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.: Same as A. 33.33% each.

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 zoning relief.:
Plat of Survey - One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Date of Survey: Mar 13, 1938

Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any elevated proposals - garages, home additions, roofed porches, etc.

Date of Drawings: Nov 01, 2017

Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.

Document Submitted: Jan 6, 2016

Quantity: 1

Price: 600

Credit Card: **********9437

Card Verification Code: ***

Expiration Date: Sep 2020

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.
Design and Project Review (DAPR)

2014 Orrington Ave.

Recommendation to ZBA
TANNENBAUM CHABAD HOUSE
NORTHWESTERN JEWISH CENTER

REMODELING/ATTIC FLOOR ADDITION

2014 ORRINGTON, EVANSTON, IL 60201
The Tannenbaum Chabad House is a synagogue providing the following services to the Evanston and Northwestern University Jewish community:

- Daily services
- Services for Sabbath and Holidays
- Shabbat evening dinners and lunches
- Holiday meals

Timing and duration of these services depend on the Jewish calendar.

Other services:

- Fellowship for Northwestern University students
- Hebraic school for 5-7 years old
- Adult education
- Lunch and Learn
- Other social activities
- Meetings with members of Jewish communities
- One on one conversations and mentoring
- Study and meditation opportunities
- Judaic Library
- Holiday celebrations

These activities are scheduled either in reference to the Jewish calendar or in groups and individually.

Most of the services listed above are visited by the members of the Jewish community living in a walking distance from the Chabad House. Some of these activities require walking access per the Jewish traditions.

There will be no difference in the frequency, duration and attendance in all activities after the remodeling of the existing building. Currently these activities use one and the same spaces inside the Chabad House and this creates difficulties in schedules, furniture arrangement, kitchen use, etc. With the remodeling there will be dedicated spaces for separate use of the above listed activities. Also the remodeling will create equal opportunities for people with disabilities to visit the Chabad House – something that could not be provided in the past.
PLAT OF SURVEY
B.H. SUHR & COMPANY, INC.

THE SOUTH HALF OF LOT 3 IN BLOCK 4 IN ARLINGTON, IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS 2014 ORRINGTON AVENUE, EVANSTON, ILLINOIS.

AREA = 8,985 SQ. FT.
EXISTING PORCH AND BALCONY TO BE CONVERTED INTO STAIRCASE
EXISTING 2 STORY BUILDING + NEW FLOOR ADDITION
NEW ELEVATOR SHAFT
OPEN PORCH ON 1ST FLOOR, EXISTING 2ND FLOOR AND NEW ATTIC
NEW ADA RAMP
5' - 5 1/2"
4' - 7"
3' - 10 1/2"
27' - 3"
15' CONCRETE PAVEMENT
10' - 0"
10' - 0"
40.15'
221.39'
221.39'
LOT 5
PROPERTY LINE
EXISTING ASPHALT PARKING
2ND FLOOR NEW BALCONY
EXISTING FENCE
EXIST. PORCH AND BALCONY TO BE CONVERTED INTO STAIRCASE
NEW ELEVATOR SHAFT TO BE DEMOLISHED
EXIST. 2 STORY BUILDING + NEW FLOOR ADDITION
OPEN PORCH ON 1ST FLOOR, EXISTING 2ND FLOOR AND NEW ATTIC
NEW ADA RAMP

ZONING CALCULATIONS:
1. ZONING DISTRICT - R-1; EXIST. USE - PLACE OF WORSHIP; NEW USE - PLACE OF WORSHIP
2. LOT AREA - 8885.33 SQ. F. ≈ 7000 SQ. F. PER ZONING CODE
3. EXISTING BUILDING FOOTPRINT = 2319.21 SQ. F.
4. NEW BUILDING FOOTPRINT = 2319.21 SQ. F.
5. EXISTING BUILDING HEIGHT - 2 STORIES/25'-0"
6. NEW BUILDING HEIGHT - 3 STORIES/35'-0"
7. PARKING
   - EXISTING CONDITION - ASPHALT PARKING IN REAR YARD
   - NEW CONDITIONS - NO CHANGE
NEW STAIRS TO GROUND LEVEL
NEW ELEVATOR
EXISTING CRAWLSpace
EXIST. UTILITY/LAUNDRY ROOM
EXIST. STORAGE
EXIST. STORAGE
EXIST. STORAGE
EXIST. STORAGE
EXIST. BOILER ROOM
EXIST. BATH
EXIST. STORAGE
EXIST. STORAGE
EXIST. STORAGE
EXIST. STORAGE
BLDG ELEMENTS TO BE DEMOLISHED
EXIST. BLDG ELEMENTS TO REMAIN
NEW BLDG ELEMENTS
EXIST. WHIRLPOOL
NEW RESTROOMS
LIBRARY
SANCTUARY - 34 SEATS
NEW LOBBY
EXIST. PORCH
NEW STAIRCASE
NEW ELEVATOR

1/8" = 1'-0"

1ST FLOOR PLAN

EXIST. BLDG ELEMENTS TO REMAIN
NEW BLDG ELEMENTS
BLDG ELEMENTS TO BE DEMOLISHED
NEW KITCHEN
MULTI-PURPOSE ROOM
OPEN TO ABOVE
MEDITATION ROOM
ADA RESTROOM
RESTROOM
BLDG ELEMENTS TO BE DEMOLISHED
EXIST. BLDG ELEMENTS TO REMAIN
NEW BLDG ELEMENTS

2ND FLOOR PLAN

1/8" = 1'-0"
1. MARCH 22nd - EXISTING CONDITIONS
2. MARCH 22nd - NEW CONDITIONS
3. JUNE 22nd - EXISTING CONDITIONS
4. JUNE 22nd - NEW CONDITIONS
5. DECEMBER 22nd - EXISTING CONDITIONS
6. DECEMBER 22nd - NEW CONDITIONS

SUN STUDIES @ 2.00 PM
EXISTING FACE BRICK MASONRY
EXISTING BRICK MASONRY
EXISTING SIDING /TO BE REMOVED/
EXISTING WOOD SHAKES /TO BE REMOVED/
EXISTING STUCCO
EXISTING BRICK MASONRY
NEW TUCKPOINTING
NEW BRICK GUARDRAILS
MATCH EXISTING MASONRY
NEW FASCIA BOARDS /TYP./ - STAIN
NEW ROOF - ASPHALT SHINGLES
NEW CONCRETE ADA RAMP AND ALUMINUM GUARDRAILS - OFF-WHITE PAINT.
EXISTING BRICK MASONRY - NEW TUCKPOINTING
NEW ALUMINUM WINDOWS - IVORY POWDER COATED MILLIONS WITH LOW-E GLAZING
NEW BRICK GUARDRAILS - MATCH EXISTING MASONRY
EXISTING FACE BRICK MASONRY
NEW ROOF - ASPHALT SHINGLES
NEW STUCCO
NEW ROOFS - ASPHALT SHINGLES
NEW COMPOSITE WOOD SIDING
EXISTING BRICK MASONRY
-
NEW TUCKPOINTING
EXISTING BRICK MASONRY
NEW ROOF - ASPHALT SHINGLES
NEW STUCCO
EXISTING BRICK MASONRY
NEW TUCKPOINTING
NEW ROOF - ASPHALT SHINGLES
30" MAX
1/8" = 1'-0"
PHOTOS OF EXISTING CONDITIONS - NEIGHBORHOOD

1.

2.

3.

4.

AERIAL MAP

PROJECT SITE
PHOTOS OF EXISTING CONDITIONS

FRONT

FRONT/SIDE

REAR

STREET FRONT
Zoning Analysis

Summary

Case Number: 16ZONA-0320  Case Status/Determination: Non-Compliant

Proposal:
Remodeling and third floor/attic addition, ADA ramp, rear balcony, raise roof, new front façade/parapet

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>2014 ORRINGTON AVE</td>
<td>R1</td>
<td>None</td>
<td>Northeast</td>
</tr>
</tbody>
</table>

Applicant: Kiril Mirintchev

Phone Number: 

<table>
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<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-2-4</td>
<td>special use permit for a religious institution required due to increase in building/impact</td>
</tr>
</tbody>
</table>
| 6-8-2-9-A      | Maximum height permitted is 35' to peak or 2.5 stories, whichever is less  
                 Proposed height 35' to peak of roof (excluding rear parapet and elevator overrun)  
                 However, knee-wall exceeds 3' and therefore constitutes a full 3rd story |
| 6-18-3         | Exterior knee-walls shall not exceed three (3) feet in height. |
| 6-8-2-8-B-3    | 15' interior side yard setbacks required for non-residential structure  
                 Propose 5.4' north interior side yard setback and 9.5' south interior side yard setback  
                 for additions, front porch, rear balcony |
| 6-4-1-9-A-3    | Block average's front yard setback (to house facades, not porches) is 34' and existing  
                 setback is 27.3'  
                 Proposed front yard setback 27.3' (extending higher than existing) |
| 6-4-1-9-B      | Eaves may extend 10% into a setback or a minimum of 6". Front porch eave setback =  
                 27.6'  
                 Proposed front porch eave setback is 24.8' |
### Case Number: 16ZONA-0320  
### Case Status/Determination: Non-Compliant

#### Proposal:
Remodeling and third floor/attic addition, ADA ramp, rear balcony, raise roof, new front façade/parapet

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| Applicant: | Kiril Mirintchev |
| Phone Number: |                |

#### Recommendation(s):
Click on the link(s) below to access online application(s)
Apply for Special Use  
Apply for Major Variance  
# City of Evanston
## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** Pending Review   December 06, 2016  
**RESULTS OF ANALYSIS:** Non-Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>16ZONA-0320</th>
<th>Purpose:</th>
<th>Zoning Analysis without Bld Permit App</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2014 ORRINGTON AVE</td>
<td>District:</td>
<td>R1</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Kiril Mirintchev</td>
<td>Preservation:</td>
<td>None</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
<td>District:</td>
<td>Northeast</td>
</tr>
<tr>
<td>Reviewer:</td>
<td>Melisa Klotz</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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
- Sidewalk Cafe
- Plat of Resubdiv./Consol.
- Business License
- Home Occupation
- Retention of Use
- Change of Use
- Other

**Proposal Description:**
Remodeling and third floor/attic addition, ADA ramp, rear balcony, raise roof, new front façade/parapet

### ZONING ANALYSIS

#### PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>Religious Institution</td>
<td>Religious Institution</td>
<td>Non-Compliant</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:** Needs new special use permit.

<table>
<thead>
<tr>
<th>Minimum Lot Width (LF)</th>
<th>35</th>
<th>40</th>
<th>40</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE: Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Minimum Lot Area (SF)</th>
<th>7,200 sqft</th>
<th>8885</th>
<th>8885</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE: Nonresidential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Dwelling Units:</th>
<th>0</th>
<th>0</th>
<th>0</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>Needs new special use permit</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rooming Units:</th>
<th>0</th>
<th>0</th>
<th>0</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>Needs new special use permit</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Lot Coverage (SF) (defined, including subtractions &amp; additions):</th>
<th>2665.5</th>
<th>2319</th>
<th>2346.5</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>26.1%</td>
<td>26.4%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>3998.25</th>
<th>4495</th>
<th>4197.5</th>
<th>Legal Non-Conforming</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>50.6%</td>
<td>47.2%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Accessory Structure Rear Yard Coverage: | 40% of rear yard | <40% | Compliant |

**Comments:**
### Gross Floor Area (SF)

<table>
<thead>
<tr>
<th>Use</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>

| Height (FT)                  | 35' or 2.5 stories | 25'     | 35' (roof peak); 3 stories | Non-Compliant |
| Comments:                    |          |          |          |               |

| Front Yard(1) (FT)           | 34       | 27.3     | 27.3 (new height/bulk)     | Non-Compliant |
| Direction:                   |          |          |          |               |
| Street:                      |          |          |          |               |
| Comments:                    |          |          |          |               |

| Front Yard(2) (FT)           |          |          |          |               |
| Direction:                   |          |          |          |               |
| Street:                      |          |          |          |               |
| Comments:                    |          |          |          |               |

| Street Side Yard (FT)        |          |          |          |               |
| Direction:                   |          |          |          |               |
| Street:                      |          |          |          |               |
| Comments:                    |          |          |          |               |

| Interior Side Yard(1) (FT)   | 15       | 2.9      | 5.4      | Non-Compliant |
| Direction:                   | N        |          |          |               |
| Comments:                    |          |          |          |               |

| Interior Side Yard(2) (FT)   | 15       | 7.6      | 9.5      | Non-Compliant |
| Direction:                   | S        |          |          |               |
| Comments:                    |          |          |          |               |

| Rear Yard (FT)               | 30       |          | +30      | Compliant     |
| Direction:                   |          |          |          |               |
| Comments:                    |          |          |          |               |

#### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Religious Institution</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>
<tr>
<td>Use(2):</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use(3):</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| TOTAL REQUIRED:                | 1 per 10 seats = 3.4 spaces | 8 (tandem) | 8 (no change) | Compliant |
| Comments:                      |          |          |          |               |

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

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

LF: Linear Feet    SF: Square Feet    FT: Feet
### Vertical Clearance (LF)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>7'</td>
<td>asphalt</td>
<td>asphalt</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### Surfacing:

<table>
<thead>
<tr>
<th>Location</th>
<th>Surfacing</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 6-16-2-8 (E)</td>
<td>asphalt</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### Location:

<table>
<thead>
<tr>
<th>Location</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 6-4-6-2</td>
<td>rear +30'</td>
<td>rear +30' (no change)</td>
<td>Legal Non-Conforming</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>Eaves</td>
<td>front porch eave = 27.6' req.</td>
<td>24.8' front porch eave</td>
<td>Non-Compliant</td>
<td></td>
</tr>
</tbody>
</table>

### Analysis Comments

**COMMENTS AND/OR NOTES**
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

**RESULTS OF ANALYSIS**

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

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

See attached comments and/or notes.
MAJOR VARIATION
APPLICATION

1. PROPERTY

Address: 2014 Orrington

Permanent Identification Number(s):
PIN 1: 11-18-105-03-0-000
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: Rabbi Dov Hillel Klein
Organization: Lubavitch Chabad of Evanston, Inc.
Address: 2014 Orrington Ave
City, State, Zip: Evanston, IL 60201
Phone: Work: 847-869-8060 Home: Cell/Other: 
Fax: Work: Home: E-mail: RABBIKLIN@NUCHASAD.ORG

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

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

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

Name(s) or Organization: Lubavitch Chabad of Evanston, Inc.
Address: 2014 Orrington Ave
City, State, Zip: Evanston, IL 60201
Phone: Work: 847-869-8060 Home: Cell/Other: 
Fax: Work: Home: E-mail: RABBIKLIN@NUCHASAD.ORG

"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 2-17-17

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 2-21-17

Date

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- Completed and Signed Application Form
- Plat of Survey  Date of Survey: 05/23/2008
- 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: CHICAGO TITLE 
- Application Fee (see zoning fees)  Amount $ plus Deposit Fee $150

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

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

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

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

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

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

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

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

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

A. Briefly describe the proposed project:

ALTERATION OF 1st AND 2nd EXISTING FLOORS; ADDITION OF 3rd FLOOR/ATTIC FLOOR; NEW EXTERIOR ADA RAMP; NEW ELEVATOR; COMPLETELY ACCESSIBLE ENVIRONMENT; NEW CLASSROOMS, OFFICES, ET.

B. Have you applied for a Building Permit for this project?  [X] NO  [ ] YES

(Date Applied: ______________________ Building Permit Application #: ______________________)

REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant.

(See the Zoning Analysis Summary Sheet for your project’s information)

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

1

[Allowed building height - 2½ stories - Requested partial 3rd floor]

2

[Religious use is a special use - Requested religious use (currently existing)]

3

...
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

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

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.

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

   The building is adapted for religious use with a layout inherited from previous use. It needs remodeling and expansion to comply with contemporary requirements.
5. Have other alternatives been considered, and if so, why would they not work?

There are no possibilities for expansion to the side property line. Eventual addition to the rear creates very bulky and uncharacteristic building. The feasibility study shows unsatisfactory results regarding cost per sq. ft. of usable area because most of the addition would be occupied by stairs, corridors and elevator.

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

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number 1 above, or indicated below.
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number / above, or indicated below.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
</table>

**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.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Devon Hill</td>
<td>123 Maple Ave</td>
<td>President</td>
</tr>
<tr>
<td>Klein</td>
<td>456 Oak St</td>
<td>Director</td>
</tr>
</tbody>
</table>

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.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Doe</td>
<td>789 Pine Ln</td>
<td>40%</td>
</tr>
<tr>
<td>Jane Doe</td>
<td>012 Cedar St</td>
<td>30%</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve</td>
<td>345 Elm Pl</td>
<td>25%</td>
</tr>
<tr>
<td>Mike</td>
<td>678 Oak Rd</td>
<td>20%</td>
</tr>
</tbody>
</table>

Page 6 of 6
1. PROPERTY

Address: 2014 ORRINGTON
Permanent Identification Number(s):
PIN 1: 11161050300000 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: RABBI Dovid Hillel Klein
Organization: LUBAVITCH CHABAD OF EVANSTON, INC.
Address: 2014 ORRINGTON AVE.
City, State, Zip: EVANSTON, IL 60201
Phone: Work: 847-869-8060 Home: __________ Cell/Other: __________
Fax: Work: __________ Home: __________
E-mail: RABBIKLEIN@NUCHABAD.ORG

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

☑ same
☐ architect
☐ officer of board of directors
☐ other:
☐ builder/contractor
☐ potential purchaser
☐ 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: LUBAVITCH CHABAD OF EVANSTON, INC.
Address: 2014 ORRINGTON
City, State, Zip: EVANSTON, IL 60201
Phone: Work: 847-869-8060 Home: __________ Cell/Other: __________
Fax: Work: __________ Home: __________
E-mail: RABBIKLEIN@NUCHABAD.ORG

"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."

Director __________ Date 2-21-17

Property Owner(s) Signature(s) -- REQUIRED

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

Applicant Signature – REQUIRED

Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- Completed and Signed Application Form
- Plat of Survey Date of Survey: 05/23/2008
- 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: CHICAGO TITLE & TRUST
- 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:

PLACE OF WORSHIP - RELIGIOUS USE


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, RELIGIOUS INSTITUTION - 6-B-2-A - Special Uses

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

THE SAME USE HAS BEEN THERE FOR MANY YEARS - IT IS EXISTING USE.

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

THE RELIGIOUS USE IS EXISTING. IT HAS BEEN SERVED ADEQUATELY BY FOR MANY YEARS.
d) Will the requested special use cause undue traffic congestion?

No, there were no traffic congestions in the past, there will be no increased traffic

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

The special use is existing and it will continue to blend into the historical district with its architecture

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, it did in the past and will continue in the future
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.
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.