DESIGN AND PROJECT REVIEW COMMITTEE  
(DAPR)  
Wednesday, January 3, 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: December 20, 2017 DAPR Committee meetings

III. NEW BUSINESS

1. 1723 Simpson Street  
   Recommendation to ZBA  
   Robert Crayton, business owner, submits for a special use permit for a Type 2 restaurant, Rubies, in the B1 Business District.

2. 2014 Orrington Avenue  
   Recommendation to ZBA  
   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, January 10, 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 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)

1723 Simpson 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.
APPLIANCES, COUNTERS, SHELVES, RE-ARRANGEMENT/PARTIAL REPLACEMENT PLAN

NO ARCHITECTURAL STRUCTURAL CHANGE

BALANCE FOOD STORE
1725 SIMPSON STREET
EVANSTON IL 60201
SPECIAL USE
APPLICATION

CASE #: 17ZM1V-0103

1. PROPERTY

Address: 1723 Simpson St
Permanent Identification Number(s):
PIN 1: 1 0 1 2 4 2 0 1 4 0 0 0
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: Robert Crayton
Organization: Gold Star Enterprises Corp
Address: 1723 Simpson St
City, State, Zip: Evanston, IL 60201
Phone: Work: [Redacted] Home: [Redacted] Cell/Other: [Redacted]
Fax: Work: [Redacted] Home: [Redacted]
E-mail: rlc971c@yahoo.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: [Redacted]

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

Name(s) or Organization: Waqas Samir, LLC
Address: 1723 Simpson Street
City, State, Zip: Evanston, IL 60201
Phone: Work: N/A Home: N/A Cell/Other: 773-732-1622
Fax: Work: Home: [Redacted]
E-mail: azeem0911@comcast.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."

Waqas A. Qureshi
Property Owner(s) Signature(s) -- REQUIRED
11/30/2017 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."

[Redacted] 12-5-17
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: loan agreement
☐ Application Fee Amount $_________ Transcript Deposit Fee $150

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 & Transcript Deposit
The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card. The $150 transcript deposit is applied to the cost of a court reporter. The City hires a court reporter to transcribe the Zoning Board of Appeals hearing- as specified in the Zoning Board of Appeals' Rules of Procedures. Applicants are responsible for the cost of the hearing transcript at a rate of $7.50 per page. (The $150 deposit is applied to that fee; final fees may result in a refund or additional charges). The final fee directly covers the cost of the court reporter.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

See attachment.

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)

6.9.1-3 Special Use for Type 2 Restaurant

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 existing building vibrant to neighborhood

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

Yes, requested special use will be adequately served by public facilities and services.
d) Will the requested special use cause undue traffic congestion?

No. Existing building, street parking and

walkability.

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

Non-applicable.

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

Non-applicable.

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, requested special use will comply with all applicable regulations.
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: 

Robert Cranney  
1123 Simpson St, Evanston, IL 60201  
847-964-4016 (H), 847-722-0168 (C)  

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.

Robert Cranney  
1123 Simpson St, Evanston, IL 60201  
847-964-4016 (H), 847-722-0168 (C)  

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 1 above, or indicated below.

Ray W. Quereci  
Wagga Samir, Inc.  
1123 Simpson St, Evanston, IL 60201  
773-712-1102
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.
   - Robert Crayton - President
   - Michelle B. Askew - Secretary
   - Michelle V. Askew - Treasurer
   - Vasu Guresh - Director

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.
   - Robert Crayton

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.
Special Use Application – attachment

6. Proposed Project:

Rubies will restore the restaurant that previously existed at 1723 Simpson. This opportunity will allow us to provide a safe, comfortable environment with good food for the community. While waiting for their meal, customers will be able to causally hang out by sitting at the counter-tops. They will also be able to enjoy their meal and a conversation in the flexible common space, in comfortable sofas/chairs.

Rubies will serve as a place to frequent for a good meal, while allowing a flexible common space for the community to engage in a variety of positive, innovative and socially conscious events and activities. Rubies is all about building community around good food. A part of our culture is serving; a way in which we interact with you will be welcoming and familiar. You leave feeling like family.

**MENU:**

Classic breakfast and lunch -
- Eggs with your choice of the following meats (chicken breast, bacon, turkey bacon, sausage or ham); grits, toast/pancakes
- Tacos w/fixings
- Deli Sandwiches (turkey, ham, chicken, roast beef) served on variety of breads, with cheese and
- Chips and Salsa
- Potato chips
- Water/Coffee/Tea/Juice/Soft Drinks

**SERVICE PLAN:**
- Relatively inexpensive menu
- $8.00 -$10.00/per meal
- 5 staff - 2 full-time and 3 part-time
- Hours: 6:00am-8:30pm weekdays; 7am-9:00pm weekends
- Intimate, neighborly atmosphere
- Convenient and casual
- Familiar menu including classic breakfast and lunch
- For families, neighborhood and community
- Deliveries will be made through the front door.
- Garbage will be picked up twice a week
- Employees will be encouraged to take public transportation, walk or bike to work.
Illinois Anti-Predatory Lending Database Program
Certificate of Exemption

8860927 SK 2/3

Report Mortgage Fraud
800-632-6762

The property identified as: PIN: 10-12-420-014-0000

Address: 1723 Simpson Street
Street line 2: City: Evanston State: IL

Lender: United Trust Bank
Borrower: Waqas Samir, L.L.C.

Loan / Mortgage Amount: $211,292.18

This property is located within the program area and is exempt from the requirements of 765 ILCS 77/70 et seq. because it is commercial property.

Certificate number: FB848B1E-1C21-4149-BB1F-EAF4A00FEE41 Execution date: 06/09/2013

Property of Cook County Recorder of Deeds
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

WAQAS SAMIR LLC

By: [Signature]
Waqas A. Qureshi, Manager of Waqas Samir LLC

By: [Signature]
Samir Yonen, Manager of Waqas Samir LLC

By: [Signature]
Bushra Yonen, Member of Waqas Samir LLC

By: [Signature]
Seamie Satter, Member of Waqas Samir LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _______

COUNTY OF _______

On this [date] day of June, 2013, before me, the undersigned Notary Public, personally appeared Waqas A. Qureshi, Manager of Waqas Samir LLC; Samir Yonen, Manager of Waqas Samir LLC; Bushra Yonen, Member of Waqas Samir LLC; and Seamie Satter, Member of Waqas Samir LLC, and known to me to be members or designated agents of the limited liability company that executed the Mortgage and acknowledged the Mortgage to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Mortgage and in fact executed the Mortgage on behalf of the limited liability company.

By: [Signature] Residing at _______

Notary Public in and for the State of IL

My commission expires _______

“OFFICIAL SEAL”
CLAUDIA BRAD
Notary Public, State of Illinois
My Commission Expires 5/24/2015
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

Department of Community Development – Zoning Office
2100 Ridge Avenue, Room 3700 Evanston, Illinois 60201
✆ 847-866-2930  ✆ 847-448-8126  ✉ zoning@cityofevanston.org  ✉ www.cityofevanston.org/zoning
Design and Project Review (DAPR)

2014 Orrington Ave.

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.
TANNENBAUM CHABAD HOUSE
NORTHWESTERN JEWISH CENTER

REMODELING/ATTIC FLOOR ADDITION

2014 ORRINGTON, EVANSTON, IL 60201
TANNENBAUM CHABAD HOUSE
2014 ORRINGTON, EVANSTON

SUPPLEMENTAL INFORMATION TO THE APPLICATION FOR MAJOR ZONING VARIANCE

SUMMARY OF OPERATIONS

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.

Kiril Mirintchev
General Manager
EXIST. PORCH AND BALCONY TO BE CONVERTED INTO STAIRCASE
EXIST. 2 STORY BUILDING + NEW FLOOR ADDITION
NEW ELEVATOR SHAFT
OPEN PORCH ON 1ST FLOOR, EXISTING 2ND FLOOR AND NEW ATTIC
NEW ADA RAMP

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
EXIST. WHIRLPOOL
EX. BATH
KITCHEN
LIBRARY
SANCTUARY
EXIST. PORCH
STAIRCASE
OFFICE
EX. BATH
EXIST. WHIRLPOOL
LIBRARY
OFFICE
EX. BATH
SANCTUARY
EXIST. PORCH

1/8" = 1'-0"

1ST FLOOR DEMO PLAN

BLOG ELEMENTS TO BE DEMOLISHED
EXIST. BLOG ELEMENTS TO REMAIN
NEW BLOG ELEMENTS
EXIST. WHIRLPOOL
NEW RESTROOMS
LIBRARY
SANCTUARY - 34 SEATS
NEW LOBBY
EXIST. PORCH
NEW STAIRCASE
NEW ELEVATOR

1/8" = 1'-0"

1ST FLOOR PLAN
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 BRICK MASONRY

EXISTING SIDING / TO BE REMOVED /

NEW ALUMINUM WINDOWS - IVORY POWDER COATED MULLIONS WITH LOW-E GLAZING

NEW FASCIA BOARDS / TYP / - STAIN

NEW STUCCO

NEW STUCCO - ASPHALT SHINGLES

NEW ROOFS - ASPHALT SHINGLES

NEW BRICK MASONRY - MATCH EXISTING

WEST ELEVATION - EXISTING

WEST ELEVATION - NEW
BIRD'S EYE ISOMETRIC

SOUTHEAST PERSPECTIVE
PHOTOS OF EXISTING CONDITIONS - NEIGHBORHOOD

1. 
2. 
3. 
4. 

AERIAL MAP
PHOTOS OF EXISTING CONDITIONS

FRONT

FRONT/SIDE

REAR

STREET FRONT
Zoning Analysis

Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>16ZONA-0320</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

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>
</tr>
</thead>
<tbody>
<tr>
<td>2014 ORRINGTON AVE</td>
<td>R1</td>
</tr>
<tr>
<td>Overlay District:</td>
<td>Preservation District:</td>
</tr>
<tr>
<td>None</td>
<td>Northeast</td>
</tr>
</tbody>
</table>

Applicant: Kiril Mirintchev

Phone Number: 

Zoning Section Comments

<table>
<thead>
<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>
<tr>
<td>6-8-2-9-A</td>
<td>Maximum height permitted is 35' to peak or 2.5 stories, whichever is less</td>
</tr>
<tr>
<td></td>
<td>Proposed height 35' to peak of roof (excluding rear parapet and elevator overrun)</td>
</tr>
<tr>
<td></td>
<td>However, knee-wall exceeds 3' and therefore constitutes a full 3rd story</td>
</tr>
<tr>
<td>6-18-3</td>
<td>Exterior knee-walls shall not exceed three (3) feet in height.</td>
</tr>
<tr>
<td>6-8-2-8-B-3</td>
<td>15' interior side yard setbacks required for non-residential structure</td>
</tr>
<tr>
<td></td>
<td>Propose 5.4' north interior side yard setback and 9.5' south interior side yard setback for additions, front porch, rear balcony</td>
</tr>
<tr>
<td>6-4-1-9-A-3</td>
<td>Block average's front yard setback (to house facades, not porches) is 34' and existing setback is 27.3'</td>
</tr>
<tr>
<td></td>
<td>Proposed front yard setback 27.3' (extending higher than existing)</td>
</tr>
<tr>
<td>6-4-1-9-B</td>
<td>Eaves may extend 10% into a setback or a minimum of 6&quot;. Front porch eave setback = 27.6'</td>
</tr>
<tr>
<td></td>
<td>Proposed front porch eave setback is 24.8'</td>
</tr>
</tbody>
</table>
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>2014 ORRINGTON AVE</th>
<th>Zoning District:</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>None</td>
<td>Preservation District:</td>
<td>Northeast</td>
</tr>
</tbody>
</table>

Applicant: Kiril Mirintchev

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/
Apply for Major Variance http://www.cityofevanston.org/planning-zoning/zoning-applications/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><strong>Purpose:</strong> Zoning Analysis without Bld Permit App</th>
</tr>
</thead>
</table>
| **Address:** | 2014 ORRINGTON AVE | **District:** R1  
| ** Applicant:** | Kiril Mirintchev | **Overlay:** None  
| **Phone:** | | **Preservation:** Northeast  
| **Reviewer:** | Melissa Klotz | **District:** |

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

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

**ANALYSIS BASED ON:**
- Plans Dated: 12/5/2016
- Prepared By: Studio Vim, LLC
- Survey Dated: 5/23/08

**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: R1</td>
<td>Religious Institution</td>
<td>Religious Institution</td>
<td>Non-Compliant</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></th>
<th></th>
<th></th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Comments:**

<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></td>
<td>50.6%</td>
<td>47.2%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Accessory Structure Rear Yard Coverage</th>
<th>40% of rear yard</th>
<th>&lt;40%</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LF: Linear Feet  
SF: Square Feet  
FT: Feet
### 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></td>
<td>35’ or 2.5 stories</td>
<td>25’</td>
<td>35’ (roof peak); 3 stories</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

### Height (FT)

- **Comments:**

<table>
<thead>
<tr>
<th>Front Yard(1) (FT)</th>
<th>34</th>
<th>27.3</th>
<th>27.3 (new height/bulk)</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Front Yard(2) (FT)

<table>
<thead>
<tr>
<th>Street</th>
<th>Direction:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

### Street Side Yard (FT)

<table>
<thead>
<tr>
<th><strong>Street:</strong></th>
<th>Direction:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

### Interior Side Yard(1) (FT)

<table>
<thead>
<tr>
<th><strong>Direction:</strong></th>
<th>N</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

### Interior Side Yard(2) (FT)

<table>
<thead>
<tr>
<th><strong>Direction:</strong></th>
<th>S</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

### Rear Yard (FT)

<table>
<thead>
<tr>
<th><strong>Direction:</strong></th>
<th>N</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

### 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></td>
<td>1 per 10 seats of main auditorium, assembly hall, or sanctuary (Table 16-B).</td>
<td>no seating increase</td>
<td>8 (no change)</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

| Use(2): |
| Comments: |

| Use(3): |
| Comments: |

### TOTAL REQUIRED:

<table>
<thead>
<tr>
<th><strong>TOTAL REQUIRED:</strong></th>
<th>1 per 10 seats = 3.4 spaces</th>
<th>8 (tandem)</th>
<th>8 (no change)</th>
<th>Compliant</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Handicap Parking Spaces:</th>
<th>Sec. 6-16-2-6</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Access:</th>
<th>Sec. 6-16-2-2</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
</table>

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet
<table>
<thead>
<tr>
<th>Vertical Clearance (LF)</th>
<th>7”</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Location:</th>
<th>Sec. 6-4-6-2</th>
<th>rear +30’</th>
<th>rear +30’ (no change)</th>
<th>Legal Non-Conforming</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Angle(2):</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width(W) (FT)</td>
<td>Comments:</td>
</tr>
<tr>
<td>Depth(D) (FT)</td>
<td>Comments:</td>
</tr>
<tr>
<td>Aisle(A) (FT)</td>
<td>Comments:</td>
</tr>
<tr>
<td>Module (FT)</td>
<td>Comments:</td>
</tr>
</tbody>
</table>

Garage Setback from Alley Access (FT)

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Eaves</th>
<th>front porch eave = 27.6’ req.</th>
<th>24.8’ front porch eave</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

See attached comments and/or notes.
MAJOR VARIATION
APPLICATION

1. PROPERTY

Address: 2014 ORRINGTON

Permanent Identification Number(s):

PIN 1: 11-18-105-030-00000
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 CHASSID 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@NUCHASSAD.ORG

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

☐ same
☐ architect
☐ builder/contractor
☐ potential purchaser
☐ potential lessee
☐ 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 CHASSID OF EVANSTON, INC.

Address: 2014 ORRINGTON AVE

City, State, Zip: EVANSTON, IL 60201

Phone: Work: 847-869-8060 Home: 

Fax: Work: Home: 

E-mail: RABBIKLEIN@NUCHASSAD.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

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: 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 (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 RAMPS; NEW ELEVATOR; COMPLETELY ACCESSIBLE ENVIRONMENT; NEW CLASSROOMS, OFFICES, ET.

B. Have you applied for a Building Permit for this project?  □ NO  □ YES

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

REQUESTED VARIATIONS

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

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

<table>
<thead>
<tr>
<th>(A) Section (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ALLOWED BUILDING HEIGHT - 2 1/2 STORIES</td>
<td>REQUESTED PARTIAL 3RD FLOOR</td>
</tr>
</tbody>
</table>

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

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?

The building was used for the same religious purposes since 1979 with the new requirements of contemporary life the need for new and different functionally spaces brings the necessity of expanding the floor area. The suggested addition has minimal impact on the environment.

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

The building will not change use. The proposed addition is carefully designed to fit naturally in the urban fabric of the neighborhood. The building height is kept similar and lower than adjacent buildings. The building volume is increased only in height, but hidden behind parapet walls.

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 has limited options to allow expansion. If addition to the existing 2 floors was proposed to the rear, it would create a bulky, uncharacteristic building with negative impact to the neighborhood and with very little usable space due to the need of stairs and an elevator.

3. Either...

(a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or

(b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

The purpose of the variation is to keep the current use and to bring new functionality to it by adding floor area.

There are no incentives for additional income from the property.

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.

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.

   DW HILL 1200-1201 3rd 2019
   BROWN EMERSON 12 547-644-55

   MANNHEIM
   1222 500 W WILCOX 41 CHICAGO IL 60613
   540-532-55

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.

   

   

   

   

   

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 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: RABBIEKLEIN@NUCHABAD.ORG

Please circle the primary means of contact.

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

City, State, Zip: EVANSTON, IL 60201

Phone: Work: 847 869 8060 Home: Cell/Other:

Fax: Work: Home: E-mail: RABBIEKLEIN@NUCHABAD.ORG

Please circle the primary means of contact.

"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."

[Signature] [Date: 2-21-12]

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."

[Signature] [Date: 2-21-17]

Applicant Signature — REQUIRED
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [X] Completed and Signed Application Form
- [X] Plat of Survey  Date of Survey: 05/23/2008
- [X] Project Site Plan  Date of Drawings:
- [X] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [X] Non-Compliant Zoning Analysis
- [X] Proof of Ownership  Document Submitted: CHICAGO TITLE & TRUST
- [X] 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?

*Y/N*  

---

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.

<table>
<thead>
<tr>
<th>a. Names and addresses of all officers and directors.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></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></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></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></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>