DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, January 10, 2018
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 and January 3, 2018 DAPR Committee meetings

III. NEW BUSINESS

1. 1233-1235 Hartrey Avenue  Recommendation to ZBA
   Evanston Township High School submits for a Special Use for a Special Educational Institution- Public in the I2 General Industrial Zoning District in order to operate a high-school for students with behavioral and emotional needs.

2. 1701 Main Street, Robert Crown Center  Recommendation to ZBA
   Brian Foote, architect, applies for major zoning relief to construct a 2-story, 133,000 sq. ft. community center (with ice rinks, gymnasium, public library, preschool, multi-purpose rooms) and exterior site work including new parking lot, athletic fields and landscaping in the OS Open Space District. The applicant requests a FAR of 0.18 where a maximum FAR of 0.15 is allowed (Zoning Code Section 6-15-9-6), to provide 225 off-street parking spaces where 331 off-street parking spaces are required (Zoning Code Section 6-16-3-5, Table 16-B), to provide zero loading docks where 2 long loading docks are required (Zoning Code Section 6-16-5, Table 16-E).

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, January 17, 2018 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 Michael Griffith, Development Planner, at 847.448.4311. 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 COMMITTEE (DAPR) MINUTES
December 20, 2017


Staff Present: E. Golden, S. Levine, J. Velan, P. Zalmezak

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:30 pm.

Approval of minutes

December 6, 2017 DAPR Committee meeting.

Mr. Nelson moved to approve the minutes from December 6, 2017, seconded by Mr. Mangum.

The Committee voted 9-0 to approve the minutes of December 6, 2017 with one abstention.

New Business

1. 721 Howard Street Final Review

The City of Evanston, owner, submits for a building permit to convert an existing commercial space into dinner theater cultural space in the B3 Business District.

APPLICATION PRESENTED BY: Stephanie Levine, Senior Project Manager
Krista Simons-Gliva, Architect

DISCUSSION:

- Ms. Levine provided an overview of the proposed updates to the storefront space to create the Theo Ubique Theater.
- Project out to bid in December, contract to be awarded in February with construction beginning in March and completing in September 2018.
- Ms. Gliva stated that renovations are being done to much of existing exterior and gutting the interior; filling in most openings with brick.
- Exterior to have new fiber cement board cladding with reclaimed wood paneling. Bronzed anodized door frame.
- Lettering for signage to be acrylic.
- Lighting to be LED at reveals propose to change lighting pattern on days where
Mr. Gerdes made a motion to approve final review of the project. Seconded by Ms. Biggs.

The Committee voted, 10-0, to recommend approval of the project to ZBA.

Adjournment:
Ms. Biggs moved to adjourn, seconded by Mr. Nelson. The committee voted unanimously 10-0, to adjourn.

The meeting adjourned at 2:49 pm.

The next DAPR meeting is scheduled for Wednesday, January 3, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones

Staff Present: C. Plant, E. Golden, C. Ruiz

Others Present: Ald. Robin Rue Simmons

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:30 pm.

Approval of minutes

It was noted minutes from the December 20, 2017, meeting were not included with the agenda packet and will be included and acted upon at the next meeting.

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.

APPLICATION PRESENTED BY: Robert Crayton, business owner, and Monique Parsons

DISCUSSION:

● Mr. Crayton stated the property was the former Ramy’s space. He stated they plan to provide carry-out and counter service, providing breakfast, lunch and a deli, operating between 7:00am – 3:00pm, with 4-6 employees for Phase 1. He stated for Phase 2, there would be later hours and they plan to open up the space for community events.
● Mr. Gerdes stated there are two bathrooms now with only one that is ADA accessible. He stated two ADA bathrooms will be required if/when the space is to be used for events.
● Mr. Gerdes noted signage will require a separate permit.
● Mr. Nelson noted an upgrade to the water service may be needed. He stated if the Fire Department requires the building to be sprinkled, a backflow preventer will be required.
● Ms. Leonard stated the application presented to ZBA needs to be clear that
Phase 1 is for the restaurant and Phase 2 is for events.

- Ms. Leonard advised Mr. Crayton and Ms. Monique Parsons that if they were found to be operating a space that was beyond the potentially approved Type 2 restaurant that included events or larger gatherings, they would be running the risk of losing their business license and special use approval (if approved).
- Ms. Leonard stated the existing glass block windows need to be opened up and the bars from the door need to be removed.
- Mr. Mangum concurred that the glass block windows need to be opened up to provide transparency and encourage pedestrian activity along Simpson Street.
- Mr. Crayton stated they plan to apply for a grant to redo the windows.
- Ms. Plant confirmed she’s had conversations with the applicant, but the grant application has not been received at this time.
- Ms. Leonard asked if they plan to have a sidewalk café.
- Mr. Crayton stated they are thinking about it.
- Mr. Mangum asked about refuse and delivery locations.
- Mr. Crayton stated refuse containers are behind the building off of Darrow Avenue. He stated deliveries will be on street once a week.
- Ms. Leonard and Mr. Mangum noted that there is a school bus stop in front of the building and that deliveries should occur outside school bus pick-up and drop-off times.

Mr. Mangum made a motion to recommend approval of the project to ZBA subject to the following conditions, seconded by Ms. Biggs:

1. Windows along Simpson Street to be replaced with transparent glass.
2. Updated Phase 1 and 2 details to be presented to ZBA.
3. Coordinate delivery with school bus pick-up and drop-off times.
4. Occupancy by more than 10 requires two ADA bathrooms.

The Committee voted, 8-0, to recommend approval of the property to ZBA, subject to conditions.

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.

APPLICATION PRESENTED BY: Kiril Mirintchev, architect
DISCUSSION:

- Mr. Mirintchev described the proposed addition, noting they have worked with the neighborhood and Preservation Commission to achieve the current plan. He stated the building footprint is not changing. He stated an existing rear porch will be converted to interior stairs. He stated they are adding an elevator and ramp into the building to provide ADA accessibility. He went through the plan, noting the shadow study.
- Mr. Mirintchev stated the Preservation Commission wanted a more residential look.
- Mr. Ruiz confirmed the Preservation Commission reviewed this multiple times with the applicant to achieve a more residential look to the alterations.
- Mr. David Schoenfold stated he is a neighborhood resident. He stated residents are concerned with preserving the residential character of area and not having institutional uses. He stated changes made to the design are better but feels the future use may not be not compatible. He stated the proposed alterations to the building limit the use to institutional. He stated he presented a list of suggested conditions of approval to both the applicant and Committee for consideration.
- Mr. Rob Biesenbach stated he lives across the street. He stated his desire to keep the block as residential as possible.
- Rabbi Hect stated they do not intend to relocate. He stated the current location meets their needs. He stated the programing is not changing, but the addition and renovations allow current programs to occur without disrupting other programs. He stated he does not expect to see more traffic to the property with the addition.
- Ms. Leonard stated that since staff only received the proposed conditions that morning, she asked staff to work with the Law Department to review the conditions and provide feedback at the upcoming ZBA meeting.
- Mr. Mirintchev stated they would like to begin construction in March, hoping to complete work in one year.
- Ms. Leonard stated a construction management plan, while not required, would be helpful so that residents could be alerted of activities occurring during construction and also manage the impact of workers coming into and out of the neighborhood.

Mr. Mangum made a motion to recommend approval of the Special Use Permit and Major Variations to ZBA with the added condition that Law Department review proposed conditions submitted by Mr. Schoenfold. Seconded by Mr. Gerdes.

The Committee voted, 8-0, to recommend approval of the property to ZBA, subject to the condition.

Adjournment:
Mr. Mangum moved to adjourn, seconded by Ms. Biggs. The Committee voted unanimously 8-0, to adjourn.

The meeting adjourned at 3:22 pm.

The next DAPR meeting is scheduled for Wednesday, January 10 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design and Project Review (DAPR)

1233-1235 Hartrey Ave.

Recommendation to ZBA
DETERMINATION OF USE DESCRIPTION (TO BE SUBMITTED WITH ZONING ANALYSIS APPLICATION)

The renovations to 1233 and 1235 Hartrey Avenue proposed by Evanston Township High School would be for a special education school for students with behavioral and emotional needs which do not allow them to be part of the greater student population at the main campus. These students are currently serviced on various campuses throughout the community outside of the main Dodge Avenue campus in order to receive specialized, therapeutic and supported educational services. The high school-level curriculum is taught and individualized on a student-by-student basis to meet each student’s unique needs. These students are generally not college bound. They learn technical and vocational skills to help them be career ready after the program is complete.

The proposed floor plan would create five classrooms, a multipurpose room, conference room, and support spaces such as offices, storage, and toilet facilities. Initially, the target is 20-25 students. The intent is that all of these students would attend between the hours of 8am – 3pm, Monday-Friday. If program enrollment is increased in the future or expanded with student needs, there is potential that these hours may extend to earlier AM, later PM, or Saturday morning hours, but this has not been determined. The maximum future enrollment (if ever achieved) will be no more than 40 students. There will be 12 staff members on-site continuously throughout the day. Staff includes program coordinator; teachers; paraprofessionals; social worker/psychologist; safety/security, and support personnel.

Existing parking lot spaces located at the front of the property will be designated as dedicated spots. Students will arrive to the facility either privately by a caregiver, or by an activity bus/small van prearranged by Evanston Township High School. Deliveries will be limited to miscellaneous office supplies and equipment and will not require semi-truck delivery or loading dock access. Noise will be contained within the facility as all activities will be indoors.
1. PROPERTY

Address: 1233 and 1235 Hartrey Avenue
Permanent Identification Number(s):
PIN 1: [1 0 2 4 1 0 3 0 0 1 0 0 0 0] 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: Mary Rodino
Organization: Evanston Township High School
Address: 1600 Dodge Avenue
City, State, Zip: Evanston, IL 60201
Phone: Work: 847-424-7104 Home: Cell/Other: 
Fax: Work: Home: 
E-mail: rodimom@eths.k12.il.us

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

☐ same ☐ architect ☐ builder/contractor ☐ potential purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ other: ☐ potential 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: Dempster Limited Partnership
Address: 1235 Hartrey Avenue
City, State, Zip: Evanston, IL 60202
Phone: Work: 847-570-3551 Home: Cell/Other: 847-846-3551
Fax: Work: 847-424-0421 Home: 
E-mail: r.beldier@larkmanagement.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: 12/8/17

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: 12/12/17
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [X] (This) Completed and Signed Application Form
- [X] Plat of Survey  Date of Survey: March 22, 1971
- [X] Project Site Plan  Date of Drawings: December 7, 2017
- [X] Plan or Graphic Drawings of Proposal (if needed, see notes)
- [ ] Non-Compliant Zoning Analysis
- [X] Proof of Ownership  Document Submitted: Owner/Lessee Verification Affidavit
- [X] Application Fee  Amount $600

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

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

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

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

Proof of Ownership
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).
- Tax bill will not be accepted as Proof of Ownership.

Non-Compliant Zoning Analysis
This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

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

A. Briefly describe the proposed Special Use:

The proposed function of the renovations to 1233 and 1235 Hartrey would be for a special educational school for students with behavioral and emotional needs, which do not allow them to be part of the greater student population at the main ETHS campus. These students receive specialized, therapeutic and supported educational services to help them to be career ready after the program is complete.

**APPLICANT QUESTIONS**

<table>
<thead>
<tr>
<th>a)</th>
<th>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)</th>
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<tbody>
<tr>
<td></td>
<td>Yes, the proposed use as a special educational institution - public school is listed as a Special Use in zoning district I2 under Section 6-14-3-3,</td>
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<tr>
<th>b)</th>
<th>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?</th>
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<tr>
<td></td>
<td>The requested special use will compliment other existing services offered in the same building, such as Have Dreams, an autistic services organization. The hours of operation would be similar to the hours of adjacent businesses, and would therefore not extend existing hours of impact on the neighborhood. The occupancy of the currently-vacant property will increase value of adjacent properties.</td>
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<tr>
<th>c)</th>
<th>Will the requested special use be adequately served by public facilities and services?</th>
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<tbody>
<tr>
<td></td>
<td>Transportation to the facility will be provided personally by student caregivers, or by activity bus/van transportation pre-arranged with Evanston Township High School.</td>
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</tbody>
</table>

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

The traffic impact on the neighborhood is anticipated to be minimal and mainly limited to student pick-up and drop-off.

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

There are no significant historical or architectural resources of note.

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

Exterior renovations are limited to the modification of the existing entry stoop and asphalt parking area to provide a ramp for ADA compliance. No natural or environmental features are being affected.

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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, the special use will comply. Additionally, the interior renovations will comply with all regulations as governed by the Regional Office of Education for school facilities.
City of Evanston
DISCLOSURE STATEMENT

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

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

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

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

2. If a person or organization owns or controls the proposed land user, list the name, address, phone,
   fax, and any other contact information of person or entity having constructive control of the proposed land user.
   Same as number ____ above, or indicated below. (An example of this situation is if the land user is
   a division or subsidiary of another person or organization.)
   Does not apply

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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

Reed Beidler
1235 Hartrey Avenue, Evanston, IL 60201
847-570-3551

________________________________________________________________________
________________________________________________________________________

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

________________________________________________________________________
________________________________________________________________________

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If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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.
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 hardout is also another way to access information to see if your project is eligible to apply.

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

3. How do I submit an application?
Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30 am until 5:00 pm.
Evanston.
Applications must be complete, including all required documentation and fee.
Applications are not accepted by mail or e-mail.
Application materials cannot be returned.

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

5. Can I withdraw my application?
Yes, an application may be withdrawn any time prior to a vote.

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

B. INFORMATION ABOUT SPECIAL USES

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

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

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

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

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

Expiration

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

CONTACT INFORMATION

Community Development Department – Planning and Zoning Division
2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201
P. 847-448-4311 F. 847-448-8126 E. zoning@cityofevanston.org
www.cityofevanston.org/zoning
LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHERN RAILWAY (EXCEPT THE NORTH 33 FEET THEREOF AND EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR ST) LOTS 1, 2, 3 AND THE NORTH 1/2 OF LOT 4; LOT 23 (EXCEPT THE SOUTH 7 FEET THEREOF) AND ALL OF LOT 24, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID LOTS 1, 2, 3 AND LOTS 22, 23 AND 24 ALSO VACATED CRAIN ST LYING NORTH OF AND ADJOINING SAID LOTS 1 AND 24 AND ALL OF VACATED GREY AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1, 2, 3 AND THE NORTH 1/2 OF LOT 4 AND LYING WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHERN RAILWAY, ALL IN BLOCK 2 OF GROVER AND PITTNER'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 44, 45, 46, 47 AND 48 IN RUTT'S RESUBDIVISION OF BLOCK 1 IN PITTNER'S AND SONS THIRD ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1, 2, 3, 4, 5, 6, AND 7 IN RUTT'S RESUBDIVISION OF BLOCK 1 IN PITTNER AND SONS THIRD ADDITION TO EVANSTON BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS A, B, C AND D IN OWNER'S RESUBDIVISION OF LOTS 8, 9, 10, 11, AND 12 IN RUTT'S RESUBDIVISION OF BLOCK 1 IN PITTNER AND SONS 3RD ADDITION TO EVANSTON BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24 TOWNSHIP 41 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Owner / Lessee Verification Affidavit

<table>
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<tr>
<th>2017 Appeal Year</th>
<th>Town</th>
<th>Appeal Number</th>
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<table>
<thead>
<tr>
<th>Property Index Number(s)</th>
<th>(954)</th>
</tr>
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<tbody>
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<td>10-24-102-001-0000</td>
<td></td>
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<tr>
<td>10-24-102-002-0000</td>
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</tbody>
</table>

Property Index Number(s) (See Addendum for additional pins)

<table>
<thead>
<tr>
<th>Property Street Address</th>
<th>Town</th>
<th>State</th>
<th>Zip</th>
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<tbody>
<tr>
<td>2100 DEMPSTER PLAZA</td>
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</table>

Evanston IL 60202-1056

City State Zip

(312) 726-9161

Daytime Phone Number

MECrane@CraneandNorcross.com

Email Address

---

1. REED L. BEIDLER being first duly sworn on oath state:

   Name of Affiant

   1. That I am (please check one): □ An Owner of the property described above

   □ A Lessee of the property described above

   □ A Tax Buyer of the property described above (year(s) purchased) ____________

   ☒ A duly authorized Officer/Agent of the Dempster Street LLC corporation/partnership which owns the property described above

2. I have sufficient knowledge of the operations of the above property:

3. I have personal knowledge that the above property:

   □ has been purchased within the last 3 years

   □ has been refinanced within the last 3 years

   If sold or refinanced:

   Purchase Price ___________________________

   Date of Purchase _________________________

   Type of Rate: □ Fixed □ Variable

   Interest Rate: _____ %

   ___________________________

Page 1 of 2
Owner / Lessee Verification Affidavit

4. that for the assessment year 2017 I have authorized CRANE AND NORCROSS, CHICAGO, IL whose name appears on the appeal form to represent me before the Assessor relative to the assessment of the property listed;

5. that any income and expense information provided by me, either directly or through my representative, accurately reflects the result of the operations;

6. that I am familiar with the day-to-day operations and the financial records and statements concerning the subject property; and

7. that any and all documentation and supporting data to be tendered to the Cook County Assessor's Office by my attorney or representative are true and accurate, and further that any documents which purport to have been filed with any government agency, including the Internal Revenue Service, were, in fact, so filed.

Further affiant sayeth not.

______________________________
Signature of Owner/Lessee

______________________________
Date

______________________________
Print Name

(312) 726-9161

Daytime Phone Number

Subscribed and sworn before me this 23rd day of MARCH, 2017

______________________________
Signature of Notary Public

As appointed attorney or representative for the owner/lessee of the property described above, I affirm that I have read the Cook County Assessor's Rules for Filing Appeals.

______________________________
Signature of Attorney/Representative

Michael E. Crane

______________________________
Print Name

______________________________
Date

475

Atty / Rep Code

Crane and Norcross

Firm Name

2 N LaSalle, Suite 900

Street Address

Chicago, IL 60602

City State Zip

(312) 726-9161

Daytime Phone Number
Mr. Reed L. Beidler
March 13, 2017
Addendum to Correspondence

Address: 2100 Dempster Plaza
Evanston, Illinois

Volume/Permanent Index Numbers:

54/10-24-102-001-0000
54/10-24-102-002-0000
54/10-24-102-003-0000
54/10-24-102-004-0000
54/10-24-102-005-0000
54/10-24-102-025-0000
54/10-24-102-026-0000
54/10-24-102-027-0000
54/10-24-102-028-0000
54/10-24-102-029-0000
54/10-24-102-030-0000
54/10-24-102-031-0000
54/10-24-103-001-0000
54/10-24-107-008-0000
54/10-24-108-020-0000
Design and Project Review (DAPR)

1701 Main Street
Robert Crown Center

Recommendation to ZBA
1701 Main St - Robert Crown Center

October 12, 2017

- User drawn points
- Tax Parcels

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
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<tr>
<th>BlockNo</th>
<th>Date</th>
<th>Type</th>
<th>Description</th>
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<td>3-20-17</td>
<td>Preliminary</td>
<td>Issued</td>
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<tr>
<td>110</td>
<td>8-04-17</td>
<td>Issued</td>
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<td>120</td>
<td>17-122</td>
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<tr>
<td>130</td>
<td>3-10-17</td>
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**MANHOLE INFORMATION**

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<td>Issued</td>
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<td>110</td>
<td>8-04-17</td>
<td>Issued</td>
<td></td>
</tr>
<tr>
<td>120</td>
<td>17-122</td>
<td>1</td>
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<tr>
<td>130</td>
<td>3-10-17</td>
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<td></td>
</tr>
</tbody>
</table>

**ROBERT CROWN CENTER**

Evanston, IL

**Project Information**

* Terra Engineering, Inc. 2100 E. Ohio Street, 4th Floor, Chicago, IL 60611 TEL: (312) 467-0123 FAX: (312) 467-0220 www.terraengineering.com*
Zoning Analysis

Summary

Case Number: 17ZONA-0199
Case Status/Determination: Non-Compliant

Proposal:
DEMO EXISTING RECREATIONAL CENTER, CONSTRUCT NEW RECREATIONAL CENTER WITH NEW ARTIFICIAL TURF SPORTS FIELDS, NEW PARKING LOT

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>1701 MAIN ST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District:</td>
<td></td>
</tr>
<tr>
<td>Overlay District:</td>
<td>None</td>
</tr>
<tr>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: City Of Evanston
Phone Number: 

Signature [Signature]
Date 10-12-17

Zoning Section Comments
SEE FOLLOWING SHEET FOR SUMMARY COMMENTS

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

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
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</thead>
<tbody>
<tr>
<td>17ZONA-0199 – 1701 MAIN STREET</td>
<td>NON-COMPLIANT</td>
</tr>
</tbody>
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Proposal: DEMO EXISTING RECREATIONAL CENTER, CONSTRUCT NEW RECREATIONAL CENTER WITH NEW ARTIFICIAL TURF SPORTS FIELDS, NEW PARKING LOT

Zoning: OS

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>6-15-9-6</td>
<td>Non-compliant: In the OS zoning district, maximum permitted FAR is 0.15, 0.18 proposed.</td>
</tr>
<tr>
<td>6-16-3-5, Table 16-B</td>
<td>Non-compliant: The required number of off-street parking spaces is 330, 225 spaces provided (standard and handicapped accessible).</td>
</tr>
<tr>
<td>6-7-4</td>
<td>Municipal Use Exemption to address required parking maybe appropriate: Any governmental or proprietary function owned or operated by the City shall be a permitted use in any district. The City Council may approve buildings and structures owned and operated by the City that do not comply with all of the requirements of the underlying district, if they are necessary for the provision of desired City services and if the adverse impact on surrounding properties resulting from such noncompliance is minimized. Adverse impacts may be minimized by design, architectural treatment, screening, landscaping and/or placement on the lot. Such plan for reduction of adverse impact shall be subject to review by the Design and Project Review Committee. Design and Project Review Committee (DAPR) review required.</td>
</tr>
</tbody>
</table>

Plan dated: 08-11-17
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: July 25, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0199
Address: 1701 MAIN ST
Applicant: City Of Evanston

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

Reviewer: Michael Griffith

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

ANALYSIS BASED ON:
- Plans Dated: 08-11-17
- Prepared By: WOODHOUSE TINUCCI ARCHITECTS
- Survey Dated: 03-20-17
- Existing
- Improvements: RECREATIONAL FACILITY WITH SPORTS FIELDS

Proposal Description:
DEMO EXISTING RECREATIONAL CENTER, CONSTRUCT NEW RECREATIONAL CENTER WITH NEW ARTIFICIAL TURF SPORTS FIELDS, NEW PARKING LOT

ZONING ANALYSIS

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE:</td>
<td>Recreation Ctr - Public</td>
<td>Recreation Ctr - Public</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Width (LF)

| USE: Other | 25 | 588.8 |

Comments:

Minimum Lot Area (SF)

| USE: Nonresidential | 20000 | 702600 |

Comments:

Dwelling Units:
Comments:

Rooming Units:
Comments:

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

Impervious Surface Coverage (SF, %)
Comments:

Accessory Structure Rear Yard Coverage:
Comments:
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Gross Floor Area (SF)</td>
<td>105390</td>
<td></td>
<td>126256</td>
<td>Non-Compliant</td>
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<tr>
<td>Use:</td>
<td>Non-Residential</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td>MAX PERMITTED FAR = 0.15</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>NO REQUIREMENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td>6-15-9-7 SITE NOT ABUTTING A RESIDENTIAL USE</td>
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<td></td>
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<tr>
<td>Front Yard(1) (FT)</td>
<td>NO REQUIREMENT</td>
<td></td>
<td>23.8</td>
<td>Compliant</td>
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<tr>
<td>Direction:</td>
<td>W</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td>DODGE AVE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Front Yard(2) (FT)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Street Side Yard (FT)</td>
<td>NO REQUIREMENT</td>
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<td>64.3</td>
<td>Compliant</td>
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<tr>
<td>Direction:</td>
<td>S</td>
<td></td>
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<td></td>
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<tr>
<td>Street:</td>
<td>MAIN ST</td>
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<td>Comments:</td>
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<td>Interior Side Yard(1) (FT)</td>
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<td>141.3</td>
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<td>Direction:</td>
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<td>Comments:</td>
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<td>Interior Side Yard(2) (FT)</td>
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<td>Comments:</td>
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<td>Rear Yard (FT)</td>
<td>NO REQUIREMENT</td>
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<td></td>
<td>Compliant</td>
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<tr>
<td>Direction:</td>
<td>E</td>
<td></td>
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<td>Comments:</td>
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**ACCESSORY USE AND STRUCTURE**

<table>
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<th>Use (1)</th>
<th>Standard</th>
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<th>Determination</th>
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<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Open Off-street Parking</td>
<td>Open Off-street Parking</td>
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<td>Comments:</td>
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<td>Permitted Required Yard:</td>
<td>Rear Yard</td>
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<td>Comments:</td>
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<td>Additional Standards:</td>
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<tr>
<td>Height (FT)</td>
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<tr>
<td>Comments:</td>
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<td>Distance from Principal Building:</td>
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<td>Comments:</td>
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<tr>
<td>Front Yard(1A) (FT)</td>
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<tr>
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<tr>
<td>Street:</td>
<td>DODGE AVE</td>
<td></td>
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<tr>
<td>Comments:</td>
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</table>

LF: Linear Feet    SF: Square Feet    FT: Feet
Front Yard (1B) (FT)
Direction:
Street:
Comments:

Street Side Yard (FT)
Direction: S
Street: MAIN ST
Comments:

Interior Side Yard (1A) (FT)
Direction: N
Comments:

Interior Side Yard (1B) (FT)
Direction:
Comments:

Rear Yard (FT)
Direction: E
Comments:

### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Health or Recreation Facility</th>
<th>Standard</th>
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<th>Determination</th>
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<tbody>
<tr>
<td>2 SPACES / 1,000 GSF + 1 SPACE/3,000 GSF FOR OUTDOOR RECREATION</td>
<td>147</td>
<td>330</td>
<td>Non-Compliant</td>
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</table>

Comments:

Use(2):
Comments:

Use(3):
Comments:

TOTAL REQUIRED:
147

Comments:

Handicap Parking Spaces:
7

Access:
Sec. 6-18-2-2
Comments:
MAIN STREET
Compliant

Vertical Clearance (LF)
7'
COMMENTS:
OPEN TO SKY
Compliant

Surfacing:
Sec. 6-18-2-8 (E)
Comments:

Location:
Sec. 6-4-9-2
Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
<table>
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<th>Determination</th>
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<td>Width (W) (FT)</td>
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<tr>
<td>Depth (D) (FT)</td>
<td>18.0</td>
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<tr>
<td>Aisle (A) (FT)</td>
<td>24.0</td>
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<td>Comments:</td>
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<tr>
<td>Module (FT)</td>
<td>SL 42.0, DL 60.0</td>
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<td>SL 42, DL 60</td>
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<td>Angle(2):</td>
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<td>Comments:</td>
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</table>

Garage Setback from Alley Access (FT)

Comments:

### LOADING REQUIREMENTS

<table>
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<tr>
<th>Standard</th>
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<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Loading Use: Auditorium</td>
<td>1 short 10K to 20K, 1 long 20K to 100K, 1 long each addtl. truck</td>
<td>1</td>
<td>2</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>TOTAL (long): 2</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>TOTAL (short):</td>
<td></td>
<td></td>
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<tr>
<td>Long Berth Size (FT)</td>
<td>12' wide x 50' deep</td>
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<td>12X50</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Short Berth Size (FT)</td>
<td>10' wide x 35' deep</td>
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</tr>
<tr>
<td>Comments:</td>
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<td></td>
</tr>
<tr>
<td>Vertical Clearance (FT)</td>
<td>14'</td>
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<td>OPEN TO SKY</td>
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<tr>
<td>Comments:</td>
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</tr>
<tr>
<td>Location</td>
<td>Sec 5-15-4-1</td>
<td></td>
<td>N STREET SIDE YARD</td>
</tr>
</tbody>
</table>

Comments:

### COMMENTS AND/OR NOTES

Analysis Comments

### RESULTS OF ANALYSIS

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

Signature: [Signature]
Date: 10-12-17

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 4
MAJOR VARIATION
APPLICATION

1. PROPERTY

Address: 1701 Main Street
Permanent Identification Number(s):
PIN 1: 1 0 2 4 2 0 0 1 0 0 0 0
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: Brian Foote
Organization: Woodhouse Tinucci Architects
Address: 230 W Superior St 6th Floor
City, State, Zip: Chicago, IL 60654
Phone: Work: 312.943.3120 Home: __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ 

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

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

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

Name(s) or Organization: City of Evanston - Lara Biggs, Engineering and Capital Planning Bureau Chief
Address: 2100 Ridge Ave
City, State, Zip: Evanston, IL 60201
Phone: Work: 847.448.8210 Home: __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ __ 

“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 may change the Applicant for this application at any time by contacting the Zoning Office in writing.”

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: 11/29/17
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [x] (This) Completed and Signed Application Form
- [x] Plat of Survey Date of Survey: 08.04.17
- [x] Project Site Plan Date of Drawings: 11.29.17
- [x] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [x] Non-Compliant Zoning Analysis Cook County Assessor Office
- [x] Proof of Ownership Document Submitted: Attachment A-6 Deed
- [x] Application Fee (see zoning fees) Amount $ N/A 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.

Additional Information Provided:
2. Project Drawings - Site Plan, Floor Plans, Elevations, Renderings - Issued for Zoning Variance, dated: 11/29/17
3. Pages from 9/25/17 City Council Presentation
6. PROPOSED PROJECT

A. Briefly describe the proposed project:
   New 2-Story, 133,000sf Community Center (with Ice Rinks, Gymnasium, Public Library, Preschool, Multi-Purpose Rooms) and exterior site work which includes new exterior parking lot, athletic fields, and site/landscape improvements, per enclosed plans.

B. Have you applied for a Building Permit for this project? ☑ NO ☐ YES
   (Date Applied: ________________________ Building Permit Application #: ________________________)

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-15-9-6</td>
<td>Maximum FAR in OS District = 0.15</td>
<td>FAR = 0.18</td>
</tr>
</tbody>
</table>

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

2

6-16-3-5
Table 16-B
Health and Fitness: 2/1000sf = 253 spaces (126,256gsf)
Outdoor Recreation: 1/3000 = 78 spaces (233,200gsf)
Total Parking Required: 331 spaces

a minimum of 225 parking spaces will be provided

3

6-16-5
Table 16-E
Loading requirements = 2 long loading docks required
(20,001-100,000gsf = 1 long + 1 long for each additional 100,000gsf)

No loading dock provided
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 outdoor and indoor recreation/programming required to meet current and expected community needs, coupled with the specific geometric constraints of outdoor fields and the outcome of a parking and traffic analysis of the proposed project result in the proposed FAR and parking lot relief requests. The existing building does not have a loading dock and the proposed building will have the same programming, thus one is not practically needed for this building type.

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 project was designed in consultation with the City, neighbors and community and has attempted to address specific concerns that have been raised by those who may be most impacted by the project. Please refer to "Public Process" page within attached submittal for a complete list of outreach and public engagement meetings during the design process.

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 project is a direct response to an expressed public need for increased community and recreational programming. The resulting scale of the indoor and outdoor programming is a result of the community design process.

3. Either...

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

a. See Response #2.

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

The project is a direct response to an expressed public need for increased community and recreational programming. The resulting scale of the indoor and outdoor programming is a result of the community design process. The parking lot request is based on a Traffic Analysis of existing and proposed programming and more accurately indicates the expected demands of the site than the more generic application of the Zoning Requirements (which are not specific to any individual project).
5. Have other alternatives been considered, and if so, why would they not work?

Please refer to the attached submittal document which illustrates alternate studies that have been conducted for both the site and the building design, in consultation with the City, neighbors, stakeholders, and community.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS
(This form is required for all Major Variances and Special Use Applications)

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

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

   N/A

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

   N/A

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

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

N/A

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

N/A

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

N/A

If Applicant or Proposed Land User is not a Corporation

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

N/A