DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, January 17, 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: January 10, 2018 DAPR Committee meetings

III. OLD BUSINESS

1. 1233-1235 Hartrey Ave. 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.

IV. NEW BUSINESS

1. 625 Davis St. – Kinship Preliminary/Final Approval
   Gail Taggart, architect, submits plans to alter the exterior storefront with a new custom entry door, new folding patio doors and fenced-in outdoor dining patio area for an existing building in the D3 Downtown Core Development District.

2. 1740 Sherman Ave. – Wintrust Preliminary/Final Approval
   Michael Kelly, applicant, submits plans to alter the north and east façades with new storefront windows, stone exterior and relocating the east building entrance of an existing building in the D2 Downtown Retail Core District.

3. 1930 Ridge Ave. – CPF Reserve, LLC Sign Variation
   Mary Clauss, applicant, submits for a sign variation to install one 2’x3’, internally illuminated, double-faced blade sign at a height of 10’-6” from grade to top of sign, where blade signs are not permitted to be illuminated, in the R5 General Residential District.

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).
4. **1239 Asbury Ave./1224 Dempster St.** Recommendation to ZBA

Michael Finnegan, board member, submits for major zoning relief to subdivide a property to split Beth Emet The Free Synagogue from a single family residence in the R1 Single Family Residential District. The applicant requests 33.3% building lot coverage where 32.3% currently exists and 30% is permitted, 65.6% impervious surface coverage where 63.8% currently exists and 45% is permitted, and a 5’ south interior side yard setback where 15’ is required for open parking for a non-residential use, all for the synagogue property.

V. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, January 24, 2018** at 2:30 pm in **Room 2404** of the Lorraine H. Morton Civic Center.

Staff Present: E. Storlie, L. Hemingway, S. Levine

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:33 pm.

Approval of minutes

1. December 20, 2017 DAPR Committee meeting

   Mr. Nelson moved to approve the minutes from December 20, 2017, seconded by Ms. Biggs.

   The Committee voted 11-0 to approve the minutes of December 20, 2017.

2. January 3, 2018

   Mr. Gerdes moved to approve the minutes from January 3, 2018, seconded by Ms. Biggs.

   The Committee voted 10-0 to approve the minutes of January 3, 2018, with one abstention.

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.

   APPLICATION PRESENTED BY: Mary Rodino, applicant
                             Lenae Walls, applicant

   DISCUSSION:
   • Ms. Rodino stated there are approximately 92 off-campus special students in various locations, some outside of Evanston, which they seek to bring back to Evanston. She stated they do not have space at ETHS for these students. She stated the proposed facility will accommodate 22 students at the start, increasing...
to 40 students, along with 12-18 new staff positions. She stated this facility will reduce travel times for students, allow students to participate in extra-curricular activities at the main campus, integrate back into the main campus and reduce costs.

- Mr. Gerdes asked if the paved area in front of the building will be repaired.
- Ms. Rodino stated she believes the landlord plans to repair the paving.
- Mr. Tristan noted the fire exit locations will need to be confirmed.
- Ms. Leonard asked how students arrive at the facility.
- Ms. Rodino stated they plan to mark two parking spaces for drop-offs. She stated a school bus would be used for other students. She stated there would be two safety officers there to direct traffic. She stated staff will park at the existing parking lot located at Dempster/Hartrey.
- Ms. Leonard stated a clear plan for student drop-offs and parking is needed for the ZBA and needs to be brought back to DAPR for consideration. She stated prohibiting staff and parents parking on the street will be a condition of the special use.
- Mr. Mangum noted that sidewalks on both sides of Hartrey terminate north of the proposed building entrance.
- Ms. Rodino confirmed the property will not be taken off the tax roll.
- Ms. Rodino stated food will be delivered to the facility, there will not be food prepared at this location.

Ms. Biggs made a motion to continue this case to the January 17, 2018, DAPR meeting, seconded by Mr. Gerdes.

The Committee voted, 11-0, to continue this case to the January 17, 2018, DAPR meeting.

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).

APPLICATION PRESENTED BY: Brian Foote, architect  
Stefanie Levine, applicant, Public Works Agency

DISCUSSION:

- Mr. Foote briefly described the project. He stated the requested FAR variation is driven by the study conducted to determine the program needs. He stated they conducted a traffic and parking study to determine parking needs based on the
Mr. Gerdes made a motion to recommend approval of the project to ZBA, seconded by Ms. Biggs.

The Committee voted, 11-0, to recommend approval of the project to ZBA.

Adjournment:

Mr. Mangum moved to adjourn, seconded by Ms. Biggs. The Committee voted unanimously 11-0, to adjourn.

The meeting adjourned at 3:30 pm.

The next DAPR meeting is scheduled for Wednesday, January 17 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
Zoning Map -1233-1235 Hartrey Ave.

January 4, 2018

User drawn points
Zoning Boundaries & Labels

Zoning Overlay Districts
- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay

Tax Parcels

City of Evanston IL, Imagery courtesy Cook County GIS

Copyright 2016 City of Evanston

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.
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 1 0 1 0 0 0 0
PIN 2: [Blank]
(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: rodinom@eths.k12.il.us
What is the relationship of the applicant to the property owner?
☐ same
☐ architect
☐ officer of board of directors
☐ builder/contractor
☐ attorney
☐ other:
☐ potential purchaser
☐ lessee
☐ potential lessee
☐ real estate agent

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.biedler@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."

R. B. BEDLER 12/8/17
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."

Mary Rodino 12/12/17
Applicant Signature – REQUIRED Date

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

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

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, 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.

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 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.

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

Transportation to the facility will be provided personally by student caregivers, or by activity bus/van transportation pre-arranged with Evanston Township High School.
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.

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

There are no significant historical or architectural resources of note.

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.

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.
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.

   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.
If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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

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If Applicant or Proposed Land User is not a Corporation

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

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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 NORTHWESTERN 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 WES TERLY OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, ALL IN BLOCK 2 OF GROVER AND PITNER'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 FITNER'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 FITNER 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 FITNER 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
2017
Appeal Year

Owner / Lessee Verification Affidavit

10-24-102-001-0000
Property Index Number(s) (094)
10-24-102-002-0000
Property Index Number(s) (See Addendum for additional pins)
2100 DEMPSTER PLAZA
Property Street Address
Evanston IL
City State Zip

DEMPSTER STREET LLC
Owner / Taxpayer
1235 HARTREY AVE
Owner’s Mailing Address

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

☐ 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 to execute this affidavit

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.

REED L. BEIDLER
Print Name
(312) 726-9161
Daytime Phone Number

Date 3-23-17

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

Page 2 of 2
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  

CRANE AND NORCROSS  
Two North LaSalle Street  
Suite 900  
Chicago, Illinois 60602
Evanston Township High School District 202 Special Ed Day School Fact Sheet

- Currently over 90 Special Education students receive daily services outside of the City of Evanston, at public and private day schools, and residential settings.

- Average cost is $40,000 - $55,000 per student, per year (tuition only).

- Students can spend up to 60 minutes one-way on buses and vans to get to the serving facility.

- ETHS proposes to create a Special Education Day School that would be operated by the District. This day school would start with approximately 22 students, with potential expansion up to 40 students.

- This day school would create 12 new employment positions (teachers and support staff) to start. Future expansion up to 15-18 employees is expected.

- This day school will create a structured and supportive educational environment in the Evanston community.

- Situated three blocks from ETHS, this school will allow students to come back to campus after school and participate in sports, clubs, and extra-curricular activities which is not currently practical for students that are bused out of the community.

- Proximity to ETHS will also allow students to integrate back into the main campus – for a few classes, half-day, and eventually for the entire day (as appropriate).

- Taxpayer dollars would be kept in Evanston, by funding 12-18 new jobs rather than paying tuition costs to outside entities.

- Transportation costs and times will decrease (the amount of savings depends on the student’s current placement).

- There would be NO property tax loss to the City or Evanston or other taxing districts.

- ETHS has secured a rental location at 1233-1235 Hartrey. The lease includes a pro-rata of the building’s property taxes – ETHS would pay the taxes to the landlord, who then pays to the County.

- The leased portion of the property is currently vacant. This lease would fill that vacancy.

- This is not the first property to be vetted, but it is the one that best suits the needs.

- Current neighbors at the property include KinderCare, Goldfish Swim School, Erie Health and Have Dreams. All of these businesses serve Evanston children.
CURRENTLY

Over 90 Special Education students receive daily services outside of the City of Evanston, at public and private day schools, and residential settings.

$40,000 to $55,000 per year

Average cost per student (tuition only)

Students can spend up to 60 minutes one-way on buses and vans to get to the serving facility.

PROPOSED DAY SCHOOL AT 1233 HARTREY AVE.

The school would start with approximately 22 students, with potential expansion up to 40 students.

This school would create 12 new jobs (teachers and support staff.) Future expansion up to 15-18 employees is expected.

Situated 3 blocks from ETHS, this school will allow students to come back to campus after school and participate in sports, clubs, and extra-curricular activities.

There would be NO property tax loss to the City of Evanston or other taxing districts. The lease includes pro-rataion of the building’s property taxes – ETHS would pay the taxes to the landlord, who then pays to the County.

Taxpayer dollars would be kept in Evanston, by funding 12-18 new jobs rather than paying tuition costs to outside entities.

Current neighbors at the property include KinderCare, Goldfish Swim School, Erie Health and Have Dreams. All of these businesses serve Evanston children.
Design and Project Review (DAPR)

625 Davis St. - Kinship

Preliminary/Final Approval
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.
## General Notes

1. All dimensions are in feet unless otherwise noted.
2. All directions are relative to the proposed building site.
3. All elevations are relative to the proposed building site.
4. All areas are approximate and subject to change.
5. All materials are subject to change.
6. All construction details are subject to change.

## Architectural Conventions

- A: Building
- B: Road
- C: Parking Lot
- D: Walkway
- E: Sidewalk
- F: Wall
- G: Fence
- H: Tree
- I: Lighting
- J: Sign
- K: Roof
- L: Window
- M: Door
- N: Staircase
- O: Elevator
- P: Plumbing
- Q: Electrical
- R: Mechanical
- S: Structural
- T: Miscellaneous

## Architect's Certification

A hereby certifies that the proposed building is in accordance with the applicable codes and standards of the city of [City Name].

## Vicinity Map

[Map Image]

## Scope of Work

- **Existing Site**
  - See CS101

## Applicable Codes

- [List of applicable codes]
  - Building Code
  - Fire Code
  - Electrical Code
  - Plumbing Code
  - Zoning Code

## Project Contacts

**Project Owner:**
L3 Hospitality Group, LLC,
100 W Kinzie St., Suite 275
Chicago, IL 60654

**Project Title:**
Kinship
25 Davis Street
Evanston, IL 60201

**Architect:**
Lemley Architecture + Design LLC
1770 West Berteau Avenue
Chicago, Illinois 60613

**Structural Engineer:**
K-ENG LLC
1817 W. Washington Blvd., Unit 26
Chicago, Illinois 60607
Design and Project Review (DAPR)

1740 Sherman Ave. - Wintrust

Preliminary/Final Approval
EXISTING DOOR
EXISTING WINDOW
EXISTING MASONRY WALL
EXISTING STONE COPING
EXISTING STONE BAND
EXISTING METAL RAILING
EXISTING WINDOW
EXISTING MASONRY WALL
EXISTING STONE DENTIL
NEW STOREFRONT WINDOWS
STONE WATERTABLE AND SILL
STONE CLADDING AT PIER
NEW CANVAS AWNING W/ METAL FRAME
EXISTING METAL RAILING
NEW DOOR W/SIDELIGHTS
NEW CANVAS AWNING W/ METAL FRAME
METAL PANEL SIGNAGE
7" ADDRESS NUMBERING
SIGN SURFACE AREA = 25.83 SF
SIGN SURFACE AREA = 25.83 SF
SIGN SURFACE AREA = 25.83 SF
10' - 0"
2' - 7"
10' - 0"
2' - 7"
13' - 0"

PROPOSED EAST ELEVATION
SCALE:  1/8" = 1'-0"
TOTAL SIGNAGE AREA = 55.76 SF, ALLOWED 15 % MAX OF FACADE
PROPOSED 8.3 % OF FACADE, COMPLIES

EVANSTON BUILDING REGULATIONS
SECTION 4-10-10(A)1, FOR (2) SIGNS, WALL SIGN SURFACE AREA SHALL NOT EXCEED 8 % OF FACADE.
AREA OF EAST FACADE = 674.53 SF
TOTAL SIGNAGE SURFACE AREA = 51.66 SF
PERCENTAGE OF SIGNAGE AT FACADE = 7.6 %, COMPLIES

EVANSTON BUILDING REGULATIONS SECTION 4-10-10(A)2, WALL SIGN SURFACE AREA SHALL NOT EXCEED 10 % OF THAT WINDOW AREA
DOOR WINDOW AREA = 19.67 SF
SIGNAGE SURFACE AREA 'A' = 3.47 SF, PERCENTAGE = 17.8 %, COMPLIES
WINDOW AREA = 31.76 SF
SIGNAGE SURFACE AREA 'B' = .63 SF, PERCENTAGE = 2 %, COMPLIES
TOTAL SIGNAGE AREA = 55.76 SF, ALLOWED 15 % MAX OF FACADE
PROPOSED 8.3 % OF FACADE, COMPLIES

PROPOSED NORTH ELEVATION
SCALE:  1/8" = 1'-0"
TOTAL SIGNAGE AREA = 25.83 SF, ALLOWED 15 % MAX. OF FACADE
PROPOSED 4 % OF FACADE, COMPLIES

EVANSTON BUILDING REGULATIONS
SECTION 4-10-10(A)2, WALL SIGN SURFACE AREA SHALL NOT EXCEED 10 % OF FACADE
AREA OF NORTH FACADE = 647.16 SF
SIGNAGE SURFACE AREA = 25.83 SF
PERCENTAGE OF SIGNAGE AT FACADE = 4 %, COMPLIES

WINTRUST
EVANSTON COMMUNITY BANK
1740 SHERMAN AVE. EVANSTON, IL
EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"

EXISTING STONE COPING
EXISTING STONE BAND
EXISTING METAL RAILING
EXISTING WINDOW
EXISTING MASONRY WALL
EXISTING STONE DENTIL
EXISTING CANVAS AWNING
EXISTING METAL PANEL CLADDING AT PIER
EXISTING STOREFRONT WINDOWS
EXISTING METAL PANEL CLADDING
EXISTING DOUBLE DOORS
Design and Project Review (DAPR)

1930 Ridge Ave.

Sign Variation
Aerial Map - 1930 Ridge Ave.

City of Evanston IL, Imagery courtesy Cook County GIS

January 11, 2018

- 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.
Memorandum

To: Chair and Members of the Design and Project Review Committee
From: Ana Asilis, Commercial Plan Reviewer
Subject: Sign Variance – 18SGNA-0002
1930 Ridge Ave – Blade Sign
Date: January 9, 2018

Request
The applicant is requesting one (1) variance for the following:

● (1) 2'-0" wide by 3'-0" high internally illuminated, double-faced BLADE sign on the North façade of the courtyard entered through Ridge Avenue at a height of 10'-6" where a non-illuminated sign is permitted by sign regulation.

General Information
Applicant: Mary Clauss
Parvin-Clauss Sign Co.
165 Tubeway Drive
Carol Stream, IL 60188

Owner: CPF Reserve, LLC
1930 Ridge Avenue Building D
Evanston, IL 60201

Analysis
Project Description
The applicant proposes the installation of one (1) 2'-0" wide by 3'-0" high internally illuminated, double-faced Blade sign at a height of 10'-6" from grade to top of sign. The sign is located on the North façade of a courtyard entered through Ridge Avenue. The proposed number, width and height are compliant with sign regulations. However, blade signs are not permitted to be illuminated.

The variance is being requested as a wayfinding and visibility hardship due to the leasing office entrance location over 100 feet set back from the sidewalk. The leasing office is located in a residential building containing residential on the upper floors and the leasing office on the ground floor.
The applicant stated that the installation of the blade sign would accurately direct those searching for the entrance to the leasing office during the later hours. The location of the entrance hinders the walk-in traffic the business depends on, especially during winter time when it becomes dark before close of business. The office hours are 9 am to 6 pm on weekdays, 10 am to 5 pm on Saturdays and 12 pm to 5 pm on Sundays.

The applicant claims internal illumination is considered to be more effective for wayfinding purposes. The arrows on the windows along Ridge are certainly helpful for direction purposes. However, the door is not obvious when looking in that direction since it is set back from the street. The Blade sign protrusion would indicate the person heading in that direction the precise entrance location. The owner has consented to the installation of the proposed signage.

**Recommendation**

Staff recommends approval of the variance request. The aesthetic principles of the sign ordinance are not affected. It would not be detrimental to the public welfare or adjacent properties or improvements.

The illuminated Blade sign would direct potential residents to the rental office entrance. However, to prevent disturbance of the residential floors due to illumination, we recommend a condition of approval to prevent illumination of the sign during non-office hours.

**Attachments**

Sign variance application and packet
CITY OF EVANSTON
DATA SHEET
SIGN ORDINANCE VARIATION APPLICATION

PLEASE PRINT OR TYPE

Building Address: 1930 Ridge Ave, Building D, Evanston, IL 60201

Building Owner’s Name: CPF Reserve, LLC

Building Owner’s Address: 1930 Ridge Ave, Evanston, IL 60201

Type of Business: Apartment Community

Type of Sign: ☒ Wall    ☐ Free Standing    ☐ Window    ☐ Awning, Canopy
Illumination of Sign: ☐ Non-Illuminated    ☒ Illuminated

Sign Contractor’s Name: Parvin-Clauss Sign Company
Sign Contractor’s Phone: 630-510-2020 X 4000
Sign Contractor’s Address: 165 Tubeway Dr, Carol Stream, IL 60188

Variation(s) Requested (See Sign Ordinance):
Install an internally illuminated blade sign.

Signature-Applicant/Agent Date    Signature-Owner of Property Date

Applicant/Agent Parvin-Clauss Sign Co    Property Owner Rian Roland, as Agent (CPF Reserve, LLC)
Phone 630-510-2020 X 4000    Phone 847.864.5900

City of Evanston
Sign Variation Application
VARIATION STANDARDS

Variations shall only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the ordinance. Note in all six (6) areas how you meet the particular standard. No variation shall be granted unless the Board finds that the petition meets each of the following standards:

1. **Unique Hardship** - The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the City.
   The entrance to the leasing office is over 100 feet set back from sidewalk, making it difficult for prospective customers to accurately find the office in the later hours - especially since it gets dark well before close of business in the winter-time. Indirect lighting from an exterior fixture would be much less effective than internal illumination for wayfinding purposes.

2. **Reasonable Return** - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.
   Our business depends on walk-in traffic, which is hindered by the location of our entrance and proposed sign. Exterior illumination would be much less effective in directing prospective customers to our office than the interior illumination that we are seeking permit variation for.

3. **Not Self Created** - The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises.
   Location of entry to leasing office being less visible is simply due to the configuration of the property.
4. **Not harm Public Welfare** - The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property. Due to the over 100 ft setback from the street, there is a very narrow corridor from which the sign will be seen outside the property. It will not cast additional light beyond the already existing exterior fixtures into any other adjacent business or residences.

5. **Graphic Effectiveness Demonstrated** - The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations. **All permissible code requirements are in scope of work, except the internal illumination.**

6. **Consistent With Intent** - The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations. **The sign is not being made for ostentatious reasons, the illumination is merely for location finding.**
Design and Project Review (DAPR)

1239 Asbury Ave./1224 Dempster St.

Recommendation to ZBA
Zoning Analysis
Summary

Case Number: 17ZONA-0261
Case Status/Determination: Non-Compliant

Proposal:
subdivide synagogue property from SFR and construct new garage

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>1239 ASBURY AVE</th>
<th>Zoning District:</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td></td>
<td>Preservation District:</td>
<td>Ridge</td>
</tr>
</tbody>
</table>

| Applicant: | Michael Finnegan |
| Phone Number: | |

Signature

Date

Zoning Section | Comments
--- | ---
6-8-2-7 | Maximum building lot coverage in the R1 District is 30%.
House property - complies with 23.8%
Synagogue property - existing 32.3% (variation granted) & 33.3% proposed
Major Variation required

6-8-2-10 | Maximum impervious surface coverage in the R1 District is 45%
House property - complies with 40.0%
Synagogue property - existing 63.8% (legal-nonconforming) & 65.6% proposed
Major Variation required

6-8-2-8-B-3 | 15’ south interior side yard setback required for open parking for nonresidential use
5’ south interior side yard setback (existing parking) proposed to new property line
Major Variation required
City of Evanston  
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: October 17, 2017  
RESULTS OF ANALYSIS: Non-Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>17ZONA-0261</th>
<th>Purpose:</th>
<th>Zoning Analysis without Bld Permit App</th>
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<td>R1</td>
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<tr>
<td>Applicant:</td>
<td>Michael Finnegan</td>
<td>Overlay:</td>
<td>Preservation Ridge</td>
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<tr>
<td>Phone:</td>
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<td>Reviewer:</td>
<td>Melissa Klotz</td>
</tr>
</tbody>
</table>

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

Proposal Description:
subdivide synagogue property from SFR and construct new garage

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<th>ANALYSIS BASED ON:</th>
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<tr>
<td>Plans Dated:</td>
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<td>Prepared By:</td>
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<td>Survey Dated:</td>
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<td>Existing Improvements:</td>
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ZONING ANALYSIS

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<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
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<td>USE:</td>
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<tr>
<td>Religious Institution</td>
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<td>Compliant with Variance</td>
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Minimum Lot Width (LF)

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<tr>
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<th>35</th>
<th>70 (house)</th>
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</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
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Minimum Lot Area (SF)

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<thead>
<tr>
<th>USE:</th>
<th>7,200 sqft</th>
<th>81801 (both lots together)</th>
<th>7210 (house)</th>
<th>Compliant</th>
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<tbody>
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</table>

Dwelling Units:

| Dwelling Units: | 1 | 1 | 1 | Compliant |

Rooming Units:

| Rooming Units: |  |  |  |  |

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

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Impervious Surface Coverage (SF, %)

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<td>65.6% (synagogue)</td>
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Accessory Structure Rear Yard Coverage:

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

LF: Linear Feet  SF: Square Feet  FT: Feet

Page 1
<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Standard</th>
<th>Existing</th>
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**ACCESSORY USE AND STRUCTURE**

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<tr>
<td>Height (FT)</td>
<td>Flat or mansard roof 14.5', ot</td>
<td>&lt;20' to peak (verify)</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
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</tr>
<tr>
<td>Distance from Principal Building:</td>
<td>10.00'</td>
<td>+10</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
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<tr>
<td>Front Yard(1A) (FT)</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Comments:</td>
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<td></td>
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</tr>
<tr>
<td>Use(2):</td>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
</tr>
<tr>
<td>--------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>--------------</td>
</tr>
<tr>
<td>ACCESSORY USE AND STRUCTURE 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Standards**

Front Yard(1B) (FT)
- **Street:**
- **Direction:**
- **Comments:**

Street Side Yard (FT)
- **Street:**
- **Direction:**
- **Comments:**

Interior Side Yard(1A) (FT)
- **Direction:**
- **Comments:**

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

Rear Yard (FT)
- **Direction:**
- **Comments:**

**Use(2):**

Permitted Districts
- **Comments:**

Permitted Required Yard
- **Comments:**

Additional Standards
- **Comments:**

**Height (FT):** Flat or mansard roof 14.5', ot
- **Comments:**

**Distance from Principal Building:** 10.00'
- **Comments:**

Front Yard(2A) (FT)
- **Street:**
- **Direction:**
- **Comments:**

Front Yard(2B) (FT)
- **Street:**
- **Direction:**
- **Comments:**

Street Side Yard (FT)
- **Street:**
- **Direction:**
- **Comments:**
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Side Yard(2A) (FT)</td>
<td>15' nonres. open parking</td>
<td>5' (synagogue)</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

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

<table>
<thead>
<tr>
<th>Interior Side Yard(2B) (FT)</th>
<th>Direction:</th>
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</table>

**Comments:**

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Direction:</th>
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</table>

**Comments:**

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Single-family Detached</th>
<th>Standard</th>
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<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use(2): Religious Institution</td>
<td>1 per 10 seats of main auditorium, assembly hall, or sanctuary (Table 16-B).</td>
<td>1</td>
<td>1</td>
<td>no change</td>
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**Comments:**

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

**Access:**

<table>
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<th>Sec. 6-16-2-2</th>
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**Vertical Clearance (LF):**

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<th>7'</th>
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**Surfacing:**

<table>
<thead>
<tr>
<th>Sec. 6-16-2-8 (E)</th>
<th>concrete ribbon</th>
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</table>

**Location:**

<table>
<thead>
<tr>
<th>Sec. 6-4-6-2</th>
<th>rear</th>
<th>Comments:</th>
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</table>

**Angle(1):**

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

<table>
<thead>
<tr>
<th>Width(W) (FT)</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Depth(D) (FT)</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Aisle(A) (FT)</th>
<th>Comments:</th>
</tr>
</thead>
</table>

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

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet

Page 4
### Angle(2):

<table>
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### Width(W) (FT)

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<tbody>
<tr>
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</tbody>
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### Depth(D) (FT)

<table>
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<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
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### Aisle(A) (FT)

<table>
<thead>
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<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Comments:</td>
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</table>

### Module (FT)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
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<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

### Garage Setback from Alley Access (FT)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

## MISCELLANEOUS REQUIREMENTS

### Requirement (1):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

### Requirement (2):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
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<td></td>
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</tbody>
</table>

### Requirement (3):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</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.

SIGNATURE

DATE
1. PROPERTY

Address: 1239 Asbury / 1224 Dempster

Permanent Identification Number(s):

PIN 1: 111-19-100-003-0000 PIN 2: [Masked]

(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: MICHAEL FINNEGAN
Organizations: BETH EMET
Address: 1224 DEMPSTER
City, State, Zip: EVANSTON, IL 60202
Phone: Work: Home: Cell/Other: 773-213-2580
Fax: Work: Home: E-mail: michael.finneganart@gmail.com

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

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>same</td>
<td>builder/contractor</td>
</tr>
<tr>
<td>architect</td>
<td>contract purchaser</td>
</tr>
<tr>
<td>officer of board directors</td>
<td>lessee</td>
</tr>
<tr>
<td>D. attorney</td>
<td>potential lessee</td>
</tr>
<tr>
<td>Other: BOARD MEMBER</td>
<td>real estate agent</td>
</tr>
</tbody>
</table>

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

Name(s) or Organization: BETH EMET
Address: 1224 DEMPSTER
City, State, Zip: EVANSTON, IL 60202
Phone: Work: 847-869-7898 Home: Cell/Other:
Fax: Work: Home: E-mail: 

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

Property Owner(s) Signature(s) – REQUIRED

[Signature]

Date: 11/16/17

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."

[Signature]

Date: 11/14/17
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: 6/02/2017
- Project Site Plan Date of Drawings: 11/14/2017
- Plan or Graphic Drawings of Proposal (if needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: NA
- Application Fee (see zoning fees) Amount $600.00 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:

BETH EMET seeks the City of Evanston's approval to subdivide the lot @ 1239 Asbury so that we may put the house up for sale.

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

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

REQUESTED VARIATIONS

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

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

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

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

See Attachments

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

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

3. Either...

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

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

4. The alleged difficulty or hardship has not been self-created, if so, please explain.
5. Have other alternatives been considered, and if so, why would they not work?

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

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

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

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

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

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.
Major Variation application, response to questions on pages 4, 5

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?

Beth Emet seeks the city of Evanston's approval to subdivide the lot at 1239 Asbury so that we may put the house up for sale. The house not been occupied for several years and has fallen into disrepair and has become an economic liability to Beth Emet. The house is a protected landmark residence and cannot be easily condemned. We have had several problem solving meetings with various people at City Hall including the 4th ward alderman, the preservation committee, the zoning and the building departments. From these conversations we have concluded that subdividing the lot and selling the Tallmadge and Watson building at a reasonable and fair market price could be a positive outcome for both Beth Emet and the City Of Evanston

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 house at 1239 Asbury is located on the southwest corner Beth Emet's lot. It sits just south of Beth Emet's parking lot and west of Beth Emet's play lot. It is the first residence south of Dempster on Asbury. The property has one residential neighbor to the south. We have met with the neighbors to the south to discuss the future of the Asbury House. They explained that they would be very pleased to have new neighbors living next store. They also stated that they enjoy living next to the play lot.

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 house has become an economic liability for Beth Emet and as it continues to deteriorate it will eventually become suburban blight in the neighborhood. It's too costly to repair and can't be easily condemned and repurposed because of its landmark status.

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.
3b. Approval to subdivide this the lot prior to the sale of this home helps Beth Emet market the home to buyers interested in living in a landmark building Evanston. The sale of the building helps both Beth Emet and the City. A Tallmadge and Watson house is preserved, Beth Emet turns a liability into an asset and the City adds a new residence to the tax rolls.

4. The alleged difficulty or hardship has not been self-created, if so, please explain. The house at 1239 Asbury was purchased by Beth Emet shortly after its founding in 1950. Conversations with members from that era shed light on a time in Evanston’s history that was less inviting and inclusive than today – including to Jews. The purchase of the lot and home was a direct response to city “concerns” that the synagogue had insufficient parking to accommodate its congregation, however after being encouraged by the city to purchase the 1239 property, Beth Emet was then blocked from tearing the house down to expand its parking lot. Thus began the decades-long ownership of a home for which the synagogue had no obvious use. Years later it would add a playground to support its early childhood program, but the house had no practical use, and the congregation’s ability to tear down it down became increasingly difficult once it was later designated a landmark home in a historic district of Evanston.

5. Have other alternatives been considered, and if so, why would they not work? In the past various options have been explored and considered. We have talked with Design firms, structural engineers, architects, and many people at city hall including 4th ward alderman Wilson, Gary Gerdes from the building department, Carlos Ruiz from the preservation committee and Melissa Klotz from Zoning.

According to Architectural and Design consultants that specialize in faith based institutions the structure is too small and ill-suited for institutional use. The Asbury house has served several functions. At one time the house was the home of Beth Emet’s Executive Director. It was a home for graduate students; it was a once a home for wayward women and the home of the Facilities Manager. It now functions as an ineffective storage facility. The house has become too dilapidated and costly to repair. However, because of the home’s landmark status it can’t be easily condemned and repurposed.

It was our collaborative discussions with many at City Hall that resulted in an idea supported by all parties, to subdivide the lot and seek a buyer interested in renovating a historic home. We have worked with Mr. Ruiz and Ms Klotz exploring ways to save the building and subdivide the lot. We’ve submitted several proposals for zoning analysis and have been before the DAPR review board for their non-binding input to determine an acceptable subdivision proposal to submit for approval.