AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, ERIKA STORLIE, ACTING CHAIR

II. APPROVAL OF MINUTES: February 21, 2018, and February 28, 2018, DAPR Committee meetings

III. NEW BUSINESS

1. 1609 Oak Ave. Recommendation to ZBA
Rhonda Celenza, lessee, submits for a special use permit for a commercial indoor recreation facility at ground level, Pilates Connection, in the D2 Downtown Retail Core District.

2. 1727 Oak Ave. Planned Development
Trammell Crow Company, developer, proposes to construct a 17-story active adult, age-restricted, multi-family rental development with 169 units and 139 parking spaces in the D3 Downtown Core Development District. The applicant seeks site development allowances for: 1) number of dwelling units (169 where 117 allowed); 2) building height (155 feet where 170 feet allowed as a site development allowance); 3) front yard setback (1 foot where a minimum of 3 feet required); and 4) loading (1 short berth where 2 short berths required).

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 14, 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
February 21, 2018


Staff Present: J. Velan, S. Flax, P. Zalmezak, C. Plante

Others Present: Ald. Ann Rainey

Presiding Member: E. Storlie

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

Approval of minutes

February 7, 2018, DAPR Committee meeting.

Mr. Gerdes moved to approve the minutes from February 7, 2018, seconded by Mr. Nelson.

The Committee voted, 11-0, to approve the minutes of February 7, 2018.

Old Business

1. 1829 Simpson St. Preliminary/Final Review
Arkady Kats, property owner, submits for interior and exterior remodeling for a Type 2 Restaurant, Lenny & Lambs, in the B1 Business District.

APPLICATION PRESENTED BY: Arkady Kats, applicant

DISCUSSION:
- Revised construction drawings submitted showing fence gate with lock.
- Material samples provided, includes stucco, architectural aluminum for signage, cedar siding, 6"x12" porcelain tile, mortar between tiles.
- Parapet wall reviewed with architectural drawings, 9"-10" taller than on original submission. Non-combustible materials needed.
- Gate on west side of property’s fence for emergency egress only.
- Lighting not to have spillover onto adjacent properties, to be included on architectural drawings.
- Entrance and interior to be ADA accessible.

Mr. Gerdes and a motion to approve the project subject to the following condition, seconded by Ms. Biggs:
1. Signage on fence gate stating not an entry/exit for customers.

The Committee voted, 11-0, to approve the project subject to the above noted condition.
New Business

1. **1101 Howard St.**  
   Concept Review
   Dean Maggos, architect, submits for concept review of proposed exterior modifications to an existing building in the C1 Commercial District.

   **APPLICATION PRESENTED BY:** Dean Maggos, architect

   **DISCUSSION:**
   - Adding 3 windows on either side of entrance, new canopy over entry and windows.
   - Medical and dental building, lower level is medical supply.
   - No windows proposed for lower level.
   - Signage to remain as is, lettering over entrance.
   - Mr. Mangum suggested looking at adding windows to the lower portion of the front facade.

2. **1727 Oak Ave.**  
   Planned Development
   Trammell Crow Company, developer, proposes to construct a 17-story active adult, age-restricted, multi-family rental development with 169 units and 139 parking spaces in the D3 Downtown Core Development District. The applicant seeks site development allowances for: 1) number of dwelling units (169 where 117 allowed); 2) building height (155 feet where 170 feet allowed as a site development allowance); 3) front yard setback (1 foot where a minimum of 3 feet required); and 4) a fence and pergola in the front and north interior side yard for a dog park. Recommendation to Plan Commission.

   **APPLICATION PRESENTED BY:** Johnny Carlson  
   Aaron Roseth

   **DISCUSSION:**
   - Age restricted building.
   - Site development allowances:
     - Number of dwelling units
     - Building height
     - Parking setback
     - Accessory structure for dog park pergola
   - Public benefits:
     - 17 affordable dwelling units, studio and 1-bedroom, with ¼ at each of 50%, 60%, 80% and 100% AMI.
     - Dog park, public
     - $100k benefit to the City
     - Public wayfinding signage
     - Bike parking
     - Repainting bike lanes on Church Street
     - Transit tracker
   - Reviewed ground floor layout - main entry, dog park, salon.
   - Two levels of parking above the ground floor.
   - Reviewed typical floor plan.
   - Reviewed amenity deck, 14th floor, discussed programing.
Building materials discussed: 1st floor masonry facade, perforated corrugated metal on parking levels, upper floors glazing and metal panel.

- Migratory birds, no pure glass exterior, architecture patterns break up upper level facade.
- Translucent garage door material.
- Proposed building height is mid-range of adjacent uses.
- Dwelling unit sizes, average is 818 sq. ft.
- Reviewed loading dock turning radius with vehicles backing into the dock from Oak Ave.
- Podium has a green roof, would consider white roof as suggested by Mr. Jensen. Pavers on the roof typically a buff color but not confirmed. Green roof typically done with trays, no resident access.
- Loading dock concern, not allowed to back in due to lack of visibility. Building management will control traffic and time loading accordingly.
- Luay Aboona, KLOA, stated northbound lane typical for deliveries, does not interfere with southbound traffic.
- Mr. Mangum asked if it is possible to locate loading dock adjacent to the garage entrance utilizing the driveway and curb cut to the south?
- Mr. Mangum stated existing northern location could cause too many conflicts. Asked if it is possible to connect to the loading area to the building loading to the south?
- Mr. Carlson stated it would be costly, footings and mechanicals would make it difficult.
- Mr. Gerdes noted office building parking to be accommodate by garage across the street.
- Ms. Velan asked where employees will park.
- Mr. Carlson noted 6-8 within the building.
- Developer will work with building across the street to have parking in the building after hours, when office is closed.
- Ms. Velan noted applicant proposing drop-off spaces in front of building entrance, 1007 Church St. is also requesting on-street loading spaces.
- Ms. Storlie noted ADA spaces for 1007 Church St. are now in the garage, should work with them to provide that parking on-site.
- Mr. Nelson noted dual water services, meters must be within 5’. Trees must be at least 10’ from utilities.
- Discussion of rents, breakdown of unit affordability. Request to have more units at 50% and 60% AMI.
- Dog park to be relatively flat, short retaining wall included at rear. If loading moved, then could add access to park from the building and increase size.
- Parking podium screening, partial natural ventilation, some fans and exhaust still needed. Matte finish of perforated metal, appearance to vary based on lighting conditions.
- Goal to meet LEED 55.
- Will signage be added to encourage crosswalk use? Yes, can be added.
- Parking to be keycard accessible.
- Joining Voices Interfaith Action, asked how affordable units compare to offering.
- Affordable unit sizes (17 total units):
  - one size for studios
  - 1-bedrooms vary with what is available, 618-778 sq. ft.
  - Mixed throughout the building
- Judy Dollowe, Bird Friendly Evanston, building is in dangerous location for birds. Balcony railings and windows/glass at various levels can be hazardous to birds.
- Leslie Schad, Bird Friendly Evanston, emphasis on need to achieve LEED 55.
Ms. Biggs made a motion to continue this to the March 7, 2018, meeting, seconded by Mr. Gerdes.

The Committee voted, 11-0, to continue this case to the March 7, 2018, meeting.

Adjournment

Ms. Biggs made a motion to adjourn, seconded by Mr. Mangum. The Committee voted, 12-0, to adjourn. The meeting adjourned at 3:45.

The next DAPR meeting is scheduled for Wednesday, February 28, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
February 28, 2018


Staff Present:  J. Velan

Others Present:

Presiding Member:  E. Storlie

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

Approval of minutes

February 21, 2018, DAPR Committee meeting.

Mr. Nelson moved to approve the minutes from February 21, 2018, seconded by Mr. Gerdes.

The Committee voted, 10-0, to approve the minutes of February 21, 2018.

New Business

1. 2525 Church St.

Final Approval

Bill Balling, Superintendent, Morton Grove-Niles Water Commission, submits for a building permit to construct a new 3620 sq. ft. water pumping station, connecting pipes and public restrooms in the OS Open Space District.

APPLICATION PRESENTED BY:

Bill Balling, Superintendent
Larry Thomas, consultant
Roxanne Knapp, architect

DISCUSSION:

- Mr. Balling stated no changes have been made to the plan since the prior DAPR review, no changes to exterior building materials.
- Mr. Balling stated constructed is expected to begin in April.
- Mr. Gerdes stated the ADA parking space needs to be shown on the permit drawings.
- Mr. Balling stated the proposed building will house water pump, mini booster, to pump water bought from Evanston by the Water Commission. He stated the building will include public bathrooms, equipment room and outdoor pergola for future splash park. He stated the building is designed to fit into a residential context, based on several neighborhood and community meetings.
- Ms. Knapp described the building materials: red face brick, split face concrete blocks, limestone banding, asphalt shingles, green and bronze metal accents for doors, and louvers.
- Ms. Storlie stated only the water pumping building is being reviewed, the splash park is proposed for some time in the future after community input.
Ms. Storlie stated the City is planning to schedule a tour of an existing water pumping station so the public can see how it operates.

Bonnie James, provided an aerial map showing location of proposed water pumping building and nearby homes, stated she only recently heard about this project, the building is not low profile, not in favor of public restrooms and splash park, concerned with property values, asked about an environmental study due to chemical storage.

Glenn Mackey, stated the process has not been transparent, lack of public notice, concerned with their property values, it has been a quiet neighborhood.

Joi-Anissa Russell, stated waste management facilities tend to be located in areas of color. Noted the building is larger than originally presented to the community due to the City’s request for building space to house facilities for possible future splash park. Question about future expansion of the water pumping building.

Mr. Stoneback stated the current contract with the Water Commission is effectively for 60 years, the pumping station location was determined based on the water main location and hydraulics, stated the City’s capacity to supply water to external customers will be at capacity once the water delivery begins.

Mr. Stoneback stated the building will house electric motors and water pumps, by design there is no vibration in the equipment, electric motors have minimal noise, the diesel backup generator will have minimal noise outside the building due to exhaust muffler. He described the planned maintenance schedule.

Janet Alexander Davis, stated the neighborhood was not notified of the project, this is an environmental justice issue.

Ms. Storlie stated this Committee is to review the project as it relates to adopted city codes, that the project has otherwise been approved by the City Council.

Mr. Mangum asked Mr. Stoneback if any waste would be handled at this site?

Mr. Stoneback stated no.

Mr. Mangum made a motion to grant final approval the project, seconded by Mr. Gerdes.

The Committee voted, 10-0, to grant final approval of the project.

2. 901 Grove St.  Final Approval
Cesar Sanchez, architect, submits for a building permit to alter the exterior facade and site layout for a bank, Wintrust Financial, in the D3 Downtown Core Development District.

APPLICATION PRESENTED BY: Cesar Sanchez, architect
Stephen Prassas, landscape architect

DISCUSSION:
- Mr. Sanchez stated the project includes renovating the existing bank, including exterior alterations to the building and site, reduce the number of drive-thru lanes, demo part of the drive-thru canopy, repair parking lot, restripe the parking lot to include ADA parking spaces and add landscaping.
- Mr. Sanchez presented exterior building materials, aluminum trim and face brick.
- Mr. Prassas stated they will add a parkway tree, refresh shrubs and perennials, add landscaping along the north and west sides of the property and to screen the existing transformer.
- Mr. Gerdes noted the walk off of Elmwood needs to be looked at in terms of ADA accessibility, slope.
- Mr. Mangum asked about the new trash enclosure, materials and gate screening.
• Mr. Sanchez stated it was moved further away from the building, enclosed by CMU sides and wrought iron gate, they will consider wood slats at the gate for screening.
• Mr. Stoneback noting the new parkway tree and larger green area in the parkway, requested they replace the existing brick sidewalk with concrete, with a brick ribbon along the street curb.
• Mr. Sanchez stated they intended to narrow the curb cut and driveway.
• Ms. Hyink asked if they had considered reducing the number of curb cuts onto Grove St., to add bike parking.
• Mr. Sanchez stated the drive-thru canopy supports restrict re-configuring the exiting lanes. He stated they can add bike parking.
• Mr. Gerdes stated signage requires a separate permit submittal.

Mr. Gerdes made a motion to approve the project subject to the following condition, seconded by Mr. Mangum.
1. Add bike parking.

The Committee voted, 10-0, to approve the project subject to the condition noted above.

3. 1301 Chicago Ave.

Recommendation to ZBA
Sabastian Koziura, lessee, submits for a special use permit for a Type-2 Restaurant, Frio Gelato, in the B1 Business District and oDM Dempster-Main Overlay District.

APPLICATION PRESENTED BY: Sabastian Koziura, applicant

DISCUSSION:
• Mr. Koziura stated he recently relocated Frio Gelato to this location, opened on January 19, 2018.
• Mr. Mangum stated adding seating triggered the special use. He stated the seating plan needs to be updated for ZBA, showing all proposed seating, including at the window.
• Mr. Gerdes stated there is one existing bathroom, therefore, per state plumbing code, there is a maximum of 10 employees and customer seating.
• Mr. Koziura stated proposed hours: Mon - Thur: Noon - 9pm
  Fri - Sun: Noon - 10pm
  Summer: Open until 10:30pm
• Mr. Koziura stated deliveries are by van, they have two parking spaces behind the building for deliveries.

Mr. Mangum made a motion to recommend approval to the ZBA subject to the following condition, seconded by Mr. Gerdes:
1. Incorporating sustainability practices.

The Committee voted, 10-0, to recommend approval to the ZBA subject to the condition noted above.

Adjournment:

Mr. Mangum moved to adjourn, seconded by Ms. Hyink. The Committee voted unanimously, 10-0, to adjourn.
The meeting adjourned at 3:50 pm.

The next DAPR meeting is scheduled for Wednesday, March 7, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

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

1609 Oak Ave.

Recommendation to ZBA
1609 Oak Zoning Map

February 12, 2018

- User drawn points
- Zoning Boundaries & Labels
- 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.

Copyright 2016 City of Evanston
1. PROPERTY

Address: 1609 Oak Street

Permanent Identification Number(s):

PIN 1: 11-18-302-017-000-0 PIN 2: [Redacted]

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

2. APPLICANT

Name: Rhonda Celenza

Organization: Pilates Connection

Address: 1506 Sherman Ave.

City, State, Zip: Evanston, IL 60201


Fax: Work: Home: [Redacted]

E-mail: pilatesconnection@sbcglobal.net

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

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

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

Name(s) or Organization: George Radaivos, Davis + Oak LLC

Address: 4036 Miller Drive

City, State, Zip: Glenview, IL 60026


Fax: Work: Home:

E-mail: gfradaivos@gmail.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."

[Signature]

2-8-18

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."

[Signature]

2-8-18

Applicant Signature – REQUIRED

Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☒ (This) Completed and Signed Application Form
☒ Plat of Survey Date of Survey: __________________________
☒ Project Site Plan Date of Drawings: 3·30·16
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: __________________________
☒ Application Fee Amount $600

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

Plat of Survey

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

Site Plan

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

Plan or Graphic Drawings of Proposal

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

Proof of Ownership

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

Non-Compliant Zoning Analysis

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

Application Fee

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

A. Briefly describe the proposed Special Use:

Pilates Connection is a Pilates Studio providing one-on-one Pilates instruction.

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)

According to Paul Zalmezak, a Pilates studio is classified as "indoor recreation" and, as such, is allowed as a special use in a D2 district.

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

No

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

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

No. We do not serve large groups


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

Yes.


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

Yes. There will be no harm done.


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 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.)

   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.

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.
   
Pilates Connection is an S Corp
   
   Rhonda Celenza, President
   104 N. Hamlin
   Park Ridge, IL 60068

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

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
PLAT of SURVEY

LEGAL DESCRIPTION:
THE SOUTH 134 FEET OF LOT 7 AND THE SOUTH 134 FEET OF LOT 8 (EXCEPT THE SOUTH 134 FEET OF THE EAST 60 FEET OF SAID LOT 8) IN BLOCK 67, IN EVANSTON, IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1029-35 DAVIS STREET; EVANSTON, ILLINOIS.
SITE NOTES:
Area = 10,774 sq. ft.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.

R. E. BANSEN
SURVEYORS ESTABLISHED 1911
549 CUSTER AVENUE, EVANSTON, ILLINOIS 60201
TEL. (847) 866-8315 / FAX (847) 866-9541
E-MAIL: SURVEYOR@BHSUHR.COM

LOCATION 1029-1035 DAVIS STREET, EVANSTON
ORDER No. 16-314

FIELD MEASUREMENTS COMPLETED JANUARY 11, 2017

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By: Raymond R. Haas
Illinois Professional Land Surveyor No. 005-002942
License Expiration Date 11/29/17
Design and Project Review (DAPR)

1727 Oak Ave.
Planned Development

Recommendation to Plan Commission
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.
32,551 SF
Parking
932 SF
Core
Mech
Trash
24'-0"
27'-2"

LEVEL 3
1:30 SCALE

February 28, 2018

Evanston Active Adult Apts Level 3 Plan
02.28.2018
1727 Oak Ave, Evanston IL
Pool 32' x 12' 4,519 SF
Open-Air Terrace 543 SF
Movie Room 1,065 SF
Core 924 SF
Circ 1,198 SF
Game/Club Room 1,323 SF
Open-to-Sky Mech Enclosure 1,225 SF
Fitness 406 SF
Group Fitness 716 SF
Restrooms and Showers 475 SF
Business Center 257 SF
Mech/St/Tr/Elec
Scale: 1" = 30'-0"
EXTERIOR BUILDING IMAGE
Architectural Metal Panel (Parking Ramp Screening):
Preferred material includes vertical placement, perforation, corrugated shape, color gradation

Panel: zoomed-out view

Panel: zoomed-out view from below
Architectural Metal Panel (Parking Ramp Screening):
Preferred material includes vertical placement, perforation, corrugated shape, color gradation
Dog Park:
Pergola — steel and treated wood
Fence — steel

PERGOLA: 12'-0"
FENCE: 5'-0"

Dog Park Rendering

Dog Park Rendering
Frosted Glass Garage Door (at Parking & Loading entries):
### Area Summary

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<th>Level</th>
<th>Studio</th>
<th>Active</th>
<th>1 BR Total GSF</th>
<th>1 BR Terraces GSF*</th>
<th>1 BR Green Roof GSF*</th>
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#### Unit Distribution Summary

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% 15% 15% 23% 15% 0% 8% 15% 8% 100%

Ave Size 569 650 751 764 953 1144 1245 818

Range 569 614-686 730-712 750-778 953 1085-1205 1245

### Parking

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### Project Metrics

- **Total Parking Spaces:** 139
- **Total Parking Spaces that meet City's space dimensions:** 130
- **Parcels Area:** 35,240 SF
- **Field GSF (Total GSF excluding Off-street Parking/Loading, Hallways/Stairs/Elevator Lobby, Mech/Acous/Trash):** 4,34 SF
- **Avg RSF per Unit:** 824 SF

*Outdoor terrace and green roof numbers not included in total GSF*
EXTENSIVE GREEN ROOF SYSTEM, TYP.
DECORATIVE STONE BALLAST EDGE, TYP.

2'-0" TYP

© EVANSTON ACTIVE ADULT OAK AVENUE EVANSTON, IL 60201

L2.0 4TH FLOOR
EXTENSIVE GREEN ROOF PLAN

NOTE:
CONTRACTOR TO OBTAIN PRICING FOR HENRY COMPANY'S "VEGETATIVE ROOFING ASSEMBLY" SHOWN ON THIS SHEET'S DETAILS AND ALTERNATE "EQUAL PRODUCT" PRICING FOR AMERICAN HYDROTECH'S "EXTENSIVE GARDEN ROOF ASSEMBLY." HENRY COMPANY: 312-909-2704 WWW.HENRY.COM AMERICAN HYDROTECH: 312-337-4998 WWW.HYDROTECHUSA.COM ASSUME 4" GROWING MEDIA DEPTH FOR BOTH SYSTEM OPTIONS.

Notes:
1. Detail shows 2-ply reinforced 750-11EV membrane installed over concrete deck.
# Zoning Analysis

## Summary

**Case Number:** 17ZONA - 0280  
**Case Status/Determination:** Non-Compliant

### Proposal:
Subdivide property, construct 17 story active adult multifamily residence

### Zoning Section: Comments:

<table>
<thead>
<tr>
<th>Section</th>
<th>Comments</th>
</tr>
</thead>
</table>
| 6-11-4-4 | 117 dwelling units allowed (300 sq ft lot size per dwelling unit = 117 DUs)  
Propose 169 dwelling units  
Eligible Site Development Allowance (no maximum) |
| 6-11-4-8 | 85' building height allowed  
Propose 155' building height (21' of parking floors excluded)  
Eligible Site Development Allowance (maximum 170') |
| 6-11-4-7-A | 0' front yard setback allowed if +50% of block at 0' (block is at 3')  
Propose 3.5' front yard setback for first floor (compliant) and then 1' front yard setback for floors above (non-compliant)  
Eligible Site Development Allowance |
| 6-16-5 | 2 short loading berths required  
1 short loading berth proposed  
Eligible Site Development Allowance |

### For Existing 1007 Church Property:
Lot size decreases from 75,993.5 to 40,753.5 — Compliant  
FAR increases from 1.93 to 3.61 — Compliant  
New north interior side yard setback — Compliant  
Proposed wrought-iron fence near north interior side yard property line shall be at least 3' back from the front façade of the 1007 Church building  
294 parking spaces required (includes 1998 request to add 49 required parking spaces for medical office use for a total of 345 spaces where 294 are required) — Loss of 45 surface parking spaces on 1727 Oak property leaves 1007 Church with 300 spaces where 294 are required (a portion of the required parking is located off-site) — Compliant  
1007 Church property was constructed as-of-right and will continue in compliance following the subdivision; therefore no additional process/approval is needed for the 1007 Church property.
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review  November 16, 2017  RESULTS OF ANALYSIS: Non-Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>17ZONA-0280</th>
<th>Purpose: Zoning Analysis without Bld Permit App</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>1727 Oak</td>
<td>District: D3</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Johnny Carlson</td>
<td>Overlay: None</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
<td>Preservation District:</td>
</tr>
</tbody>
</table>

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

**ANALYSIS BASED ON:**
- Plans Dated: 11.01.17
- Prepared By: 
- Survey Dated: 

**Proposed Description:**
subdivide property, construct 17 story active adult multifamily residence

**ZONING ANALYSIS**

**PLANNED DEVELOPMENT THRESHOLDS**

Does not apply to I, I1, I2, O, O1, or O2 or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP's; Section 6-13-1-10(D) for M & M's; Section 6-15-1-8 for O1, T's, U's, ch, or R, & or R.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below.

   Yes

2. Does the zoning lot area exceed 30,000 sqft?

   Yes

3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination?

   Yes

4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?

   Yes

**FRONT YARDS**

Section 6-4-1-9(A)3 - For R, T, or U District proposals, does 60% or more of the block frontage have a setback of more than 27 feet?

Section 6-4-1-9(A)4a - Does an abutting lot have less than the required front yard setback of the zoning district?

Section 6-4-1-9(A)4b - is the subject property located between an improved lot and a vacant lot? Or Is the subject property a corner lot?

**PRINCIPAL USE AND STRUCTURE**

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE:</td>
<td>Office</td>
<td></td>
<td>Dwelling - MF</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Width (LF): No Requirement

USE: Multi Family

Comments:

Minimum Lot Area (SF): 1/300 DU

USE: 79993.5

Compliant

Comments:

Minimum Lot Area (SF): 1/300 DU

USE: 79993.5

Compliant

Comments:

Minimum Lot Area (SF): 1/300 DU

USE: 79993.5

Compliant

Comments:

Dwelling Units: 117 DUs

Comments:

117 DUs

Compliant

Comments:

Dwelling Units: 117 DUs

Comments:

117 DUs

Non-Compliant
<table>
<thead>
<tr>
<th>Rooming Units:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<table>
<thead>
<tr>
<th>Building Lot Coverage (SF) (defined, including subtractions &amp; additions)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
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<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<table>
<thead>
<tr>
<th>Accessory Structure</th>
<th>40% of rear yard</th>
</tr>
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<tbody>
<tr>
<td>Rear Yard Coverage:</td>
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<tr>
<td>Comments:</td>
<td></td>
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<table>
<thead>
<tr>
<th>Gross Floor Area (SF) Use: Residential</th>
<th>4.5 of 158580</th>
<th>149571</th>
<th>4.24</th>
<th>Compliant</th>
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<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>85 + 85 = 170 (PD)</th>
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<td>Comments:</td>
<td></td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Front Yard(1) (FT) Direction: W Street: Oak</th>
<th>0' if block average 3' (1007 Church) 3.5 before first floor; 1 above</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT) Direction: N</th>
<th>0</th>
<th>62</th>
<th>Compliant</th>
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<td>Comments:</td>
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<td></td>
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<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT) Direction: S</th>
<th>0: open parking 5' 29: 6' 4' open parking</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
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<table>
<thead>
<tr>
<th>Rear Yard (FT) Direction: E</th>
<th>0</th>
<th>5 building 5.1 open parking</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
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### ACCESSORY USE AND STRUCTURE

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<th>Use (ft)</th>
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<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Permitted Districts:</td>
<td></td>
<td>Balcony</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
<th>Permitted Required Yard:</th>
<th>10% into required setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Envelope</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td>Additional Standards:</td>
<td></td>
</tr>
<tr>
<td>----------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td><strong>Height (FT)</strong></td>
<td>Flat or mansard roof 14.5', ot</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td><strong>Distance from Principal Building:</strong></td>
<td>10.00'</td>
</tr>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Front Yard(1A) (FT)</th>
<th>Street: Oak</th>
<th>Direction: W</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Comments:</td>
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<td></td>
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<table>
<thead>
<tr>
<th>Front Yard(1B) (FT)</th>
<th>Street:</th>
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<td>Comments:</td>
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</table>

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

<table>
<thead>
<tr>
<th>Interior Side Yard(1A) (FT)</th>
<th>Direction: N</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Interior Side Yard(1B) (FT)</th>
<th>Direction: S</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Direction: E</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Comments:</td>
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### ACCESSORY USE AND STRUCTURE 2

<table>
<thead>
<tr>
<th>Use(2):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Fence</td>
<td></td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Required Yard:</td>
<td>3' back from front facade</td>
<td>Building Envelope</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Standards:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td><strong>Height (FT)</strong></td>
<td>Flat or mansard roof 14.5', ot</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td><strong>Distance from Principal Building:</strong></td>
<td>10.00'</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Standard</td>
</tr>
<tr>
<td>-------------------------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>Front Yard (2A) (FT)</strong></td>
<td>3' back from front facade</td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td>W</td>
</tr>
<tr>
<td><strong>Street:</strong></td>
<td>Oak</td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
</tr>
</tbody>
</table>

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

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

| **Interior Side Yard (2A) (FT)**| 5 |          | +5       | Compliant     |
| **Direction:**              | N |          |          |               |
| **Comments:**               |   |          |          |               |

| **Interior Side Yard (2B) (FT)**|          |          |          |               |
| **Direction:**               | S        |          |          |               |
| **Comments:**                |          |          |          |               |

| **Rear Yard (FT)**           | 5        |          | 5.1      | Compliant     |
| **Direction:**               | E        |          |          |               |
| **Comments:**                |          |          |          |               |

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use[1]:</strong> Multi-family (Nonres District)**</td>
<td>.55 x 221 bedrooms=121.6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| **Use[2]: Retail Goods Establishment** | 3k exempt = 0 required |          |          |               |
| **Comments:**           |          |          |          |               |

| **Use[3]:**              |          |          |          |               |
| **Comments:**           |          |          |          |               |

**TOTAL REQUIRED:** 121.6

| 1007 Church x 294 required | 139 (including 9 compact & 4 tandem) | Compliant |

| **Handicap Parking Spaces:** | Sec. 6-16-2-6 = 5 | 5 | Compliant |
| **Comments:**                |                  |   |           |

| **Access:**                  |                  |   | Compliant |
| **Comments:**                |                  |   |           |

| **Vertical Clearance (LF)**  | 7 | 7 assumed | Compliant |
| **Comments:**                |   |           |           |

<p>| <strong>Surfacing:</strong>               | Sec. 6-16-2-6 (E) | enclosed/paved | Compliant |
| <strong>Comments:</strong>                |                   |               |           |</p>
<table>
<thead>
<tr>
<th>Location:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>5' interior side</td>
<td>8.5</td>
<td>8.5</td>
<td>9.5</td>
<td>Compliant</td>
</tr>
<tr>
<td>setback</td>
<td></td>
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</table>

**Comments:**

**Angle(1): 90 Degree**

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<thead>
<tr>
<th>Width (W) (FT)</th>
<th>Comments:</th>
<th>8.5</th>
<th>8.5</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
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<table>
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<tr>
<th>Depth (D) (FT)</th>
<th>Comments:</th>
<th>18.0</th>
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<table>
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<tr>
<th>Alley (A) (FT)</th>
<th>Comments:</th>
<th>24.0</th>
<th>24.0</th>
<th>Compliant</th>
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<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Module (FT)</th>
<th>Comments:</th>
<th>SL 42.0, DL 60.0</th>
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<th>Compliant</th>
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<tbody>
<tr>
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**Angle(2):**

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<table>
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<tr>
<th>Depth (D) (FT)</th>
<th>Comments:</th>
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<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Alley (A) (FT)</th>
<th>Comments:</th>
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<th></th>
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<tbody>
<tr>
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<th>Module (FT)</th>
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<tbody>
<tr>
<td>Comments:</td>
<td></td>
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</table>

**Garage Setback from Alley Access (FT)**

| Comments:         |          |          |          |               |

**LOADING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Loading Use:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Multi-family</td>
<td>1 short 30K to 100K, 1 short each addtl. 200K</td>
<td>1 short</td>
<td>Non-Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL (long):**

| TOTAL (short):     | 2        |          |          |               |
| Comments:          |          |          |          |               |

**Long Berth Size (FT):**

| 12' wide x 50' deep |          |          |          |               |
| Comments:           |          |          |          |               |

**Short Berth Size (FT):**

| 10' wide x 35' deep | 10 x 35  |          | Compliant |               |
| Comments:           |          |          |          |               |

**Vertical Clearance (FT):**

| 14'                  | 14' assumed |          | Compliant |               |
| Comments:            |            |          |          |               |

**Location:**

| Sec. 6-16-4-1 enclosed |          |          |          | Compliant     |
| Comments:              |          |          |          |               |

**MISCELLANEOUS REQUIREMENTS**

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>1007 Church parking</td>
<td>294 total spaces required</td>
<td>345</td>
<td>eliminate 45 spaces=300</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Requirement (2):      | 4.5 D3 max | 1.93 (147,000 sq ft) | 3.5      | Compliant |
| 1007 Church FAR       |          |          |          |           |
| Comments:             |          |          |          |           |

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

Page 5
<table>
<thead>
<tr>
<th>Requirement(3):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1007 Church new side yard</td>
<td>0 building; 5 parking</td>
<td></td>
<td>5' building; no parking</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Analysis Comments:**

**RESULTS OF ANALYSIS**

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

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

See attached comments and/or notes.

Mehre | 3/12/18

SIGNATURE | DATE