DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, April 4, 2018
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

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

II. APPROVAL OF MINUTES: March 28, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. 825 Church St. Recommendation to ZBA
James Pomerantz, applicant, submits for a special use permit for a type-2 restaurant, Falcon Eddy’s Barbeque, in the D2 Downtown Retail Core District.

2. 2035 Dodge Ave. Recommendation to ZBA
Junior Anderson, property owner, submits to construct a 2-family residence and detached garage with major zoning relief for a lot size of 5,943 sq. ft. where a minimum 7,000 sq. ft. is required for 2-family residences in the R3 Two-Family District.

3. 3233-3249 Central St. Recommendation to ZBA
Highlands on Central LLC, property owner, submits to construct a 12 unit multiple-family residence and detached garage with major zoning relief for 12 dwelling units where 10 dwelling units are permitted, and 46.5% building lot coverage where a maximum 40% is allowed in the R4 General Residential District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, April 11, 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 a las que 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
March 28, 2018


Staff Present: S. Flax, A. Asillis, C. Plante

Others Present: Ald. Rainey

Presiding Member: E. Storlie

A quorum being present, Ms. Storlie called the meeting to order at 2:31 pm.

Approval of minutes

March 14, 2018, DAPR Committee meeting minutes.

Mr. Gerdes made a motion to approve the minutes from March 14, 2018, seconded by Mr. Nelson.

The Committee voted, 7-0, to approve the minutes of March 14, 2018. There was one abstention.

New Business

1. 1224 Dempster St. Preliminary/Final Review
Eric Eichler, project manager, submits for exterior modifications to entrances, stairs and ramps at Beth Emet The Free Synagogue, in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY: Eric Eichler, project manager

DISCUSSION:
- Most of the work is interior, exterior work includes new stairs and ADA ramps at the Dempster and Ridge entrances to synagogue.
- Materials to be consistent with the current structure, weathered concrete to be used.

Mr. Gerdes made a motion to grant preliminary and final approval of the project, seconded by Mr. Nelson.

The Committee voted, 8-0, to grant preliminary and final approval of the project.

2. 2215 Dempster St./1305 Pitner Ave. Final Review
Michael Newman, architect, submits for post-permit revisions to a proposed 3-story, 16-unit building for HOW in the R5 General Residential District.

APPLICATION PRESENTED BY: Michael Newman, architect
Britt Shawver, HOW
DISCUSSION:

- Building permit has been issued, project back for post-permit revisions.
- Revisions include eliminating the trellis, bay window and brick fence included on the permit plans. Bay window replaced by typical window.
- Fence along Dempster will be decorative iron.
- Water and sanitary sewer services are unchanged from what is shown on the permit plans.
- Ms. Storlie stated she was glad to the street facades are not changing, just the facade facing the parking lot.
- Mr. Gerdes noted the building permit has already been issued, waiting for a demolition permit and construction management plan.
- Mr. Nelson noted stormwater control measures are required to be in place prior to demolition.

Public Comment:

- Representative of the 1300 Pitner Block Club, stated this is a non-compliant structure, will decrease their property values and quality of life. Asked if the zoning analysis would be updated and if this project will be heard by other boards.
- Ms. Storlie said the project has already been approved and this is for follow-up exterior review only due to small changes in the appearance, no other boards are to consider this project.
- Question asked if a property value study is required. Ms. Storlie said she would find out and respond to that question.

Ms. Biggs made a motion to grant preliminary and final approval of the project, seconded by Mr. Gerdes.

The Committee voted, 8-0, to grant preliminary and final approval of the project.

3. 2255 Campus Dr. Sign Variation
Northwestern University, applicant, submits for the following sign variations: 1. Roof sign located 100’ above grade where 15’-6” is the maximum height permitted, 2. Roof sign at 3,280 sq. ft in area where 125 sq. ft. is maximum sign area permitted, 3. Wall sign located 50’-4” above grade where 15’-6” is the maximum height permitted, 4. Wall sign at 369 sq. ft. where 125 sq. ft. is the maximum sign area permitted, at Ryan Field House, in the U3 University Lakefront Campus District.

APPLICATION PRESENTED BY: Mark Walsh, architect
Brian Baptiste, Northwestern University

DISCUSSION:

- Roof sign will be painted.
- Wall sign will be channel letters.
- Signs will not be visible from off campus.

Mr. Nelson made a motion to approve the sign variations, seconded by Mr. Tristan.

The Committee voted, 8-0, to grant the sign variations.
Evanston Gateway, LLC, developer, proposes a Map Amendment to rezone the northern portion of the property from the C1 Commercial District to the B3 Business District, a special use for an open sales yard in the B3 Business District and a Planned Development in the B3 Business District to construct a 5-story mixed-use building with approximately 4,999 square feet of indoor ground floor commercial space, approximately 7,000 square feet of outdoor garden/open sales lot, 26 dwelling units and 30 parking spaces. The applicant seeks site development allowances for: number of required parking spaces (30 proposed where 37 are required), for fence location (0’ setback from street side property line proposed where 2’ is required), and for parking setbacks from the north and west property lines (0 feet proposed where 5 feet is required).

APPLICATION PRESENTED BY:
David Brown, developer
Greg Gibson, architect
Amelia Tabling, architect
Katie Dale Jahnke, attorney

DISCUSSION:
- Building design and development plan attempts to recognize the location as a gateway into Evanston. Building located at the south end of the site, at the street intersection, to define the street frontage.
- City Grange, proposed retailer, intended to be a destination, including education to help people grow what they eat and vice versa, retail and cafe spaces.
- Not asking for site development allowances related to number of dwelling units, site development allowances requested are not significant.
- Working with METRA on improving the embankment.
- Site is long and narrow with open parking at the south end of the site currently. There was a 1-story brick building that has been demolished.
- Parking lot property being purchased from the City.
- Mr. Gibson went through the development plan including, site plan, floor plans, building elevations and building massing drawing. He noted a rooftop deck for residents. Plan includes 30 parking spaces at grade at the north end of the site, plant/garden yard in the middle and the new building at the south end.
- Ms. Storlie asked how parking will be allocated between retail and residents.
- Mr. Brown stated 10 spaces will be allocated to the retail store and 20 to the apartment building. Additionally, new on-street parking spaces are proposed. Spaces to be signed.
- Building elevation will be alternating panels and balconies. The panels will be ASM composite metal of grays and pops of green on the west elevation, wood lined balconies and at street level, bronze metal window frames.
- Mr. Gerdes asked why green on west elevation only.
- Mr. Brown said they are attempting to liven up that elevation which is adjacent to the commuter rail tracks.
- Retail space will have two entrances, at the southeast and northeast corners of the building. There will be an entrance off the resident lobby too.
- Resident entrance will be off Chicago Avenue.
- Rolling gate between garden yard and parking lot will be open when the garden shop is open.
- Loading will be on-street.
- Ms. Storlie asked if the ground floor plan could be revised to minimize inactive spaces on the east and south elevations.
Ms. Biggs stated the mechanical rooms are required to be located where services enter the building.

Mr. Gerdes stated signage requires a separate permit.

Mr. Gerdes asked developer to incorporate bird friendly design elements.

Ms. Storlie asked if the fence along Chicago Avenue could be setback 2' from the property line and landscaping added to the sidewalk side.

Mr. Brown stated the parking lot is a constraint to meet that requirement, and the garden sales yard would be reduced. He stated the garden yard will have plants.

Mr. Brown stated the intent is for the garden yard to be open year-round.

Ms. Hyink asked if consideration was given to extending the bike lane south all the way to Howard?

Ms. Biggs stated they have worked with the developer to be sure the lane has proper width for bikes.

Ms. Biggs requested the developer to replace all public sidewalks, noting the City does not want a patch work of sidewalk replacement due to the sidewalk being broken up for utility connections and other construction activity. She stated replacing the sidewalk will help improve drainage.

Ms. Storlie suggested pavement markings and a parking pay box to be included as public benefits.

Stormwater control details need to be shown on one sheet, silt fence is required to be installed.

Developer asked to consider green accents on other elevations, such as the south elevation.

Ms. Storlie asked the developer to review their IHO proposal.

Mr. Brown stated they will provide 5 affordable units on-site at 80% AMI, with a mix of 1 and 2 bedrooms on various floors. He stated the AMI percentage was part of the purchase agreement with the City.

Mr. Gerdes made a motion to recommend approval of the project to the Plan Commission, seconded by Ms. Biggs.

The Committee voted, 8-0, to recommend approval to the Plan Commission.

Adjournment

Mr. Nelson moved to adjourn, seconded by Mr. Griffith. The Committee voted to unanimously, 8-0, to adjourn. Meeting adjourned at 3:22 pm.

The next DAPR meeting is scheduled for Wednesday, April 4, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design & Project Review (DAPR)
825 Church Street
Recommendation to ZBA
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.
March 14, 2018

- User drawn points
- Tax Parcels

City of Evanston IL, Imagery courtesy Cook County GIS

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.
1. PROPERTY

Address: 825 CHURCH ST EVANSTON IL 60201

Permanent Identification Number(s):
PIN 1: 11-1X-126-014-0000
PIN 2: 11-1X-126-010-0000
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: JAMES FAMEKANTZ
Organization: FALCON EDDY'S LLC
Address: 825 CHURCH ST
City, State, Zip: EVANSTON IL 60201
Fax: Work: Home:
E-mail: p.famekantz@jamesf@gmail.com

Please circle the primary means of contact.

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

- same
- architect
- builder/contractor
- attorney
- officer of board of directors
- contract purchaser
- lessee
- other:
- 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: CALIFIA VENTURE LLC
Address: 431 S LAKE SHORE DRIVE
City, State, Zip: CHICAGO IL 60613
Phone: Work: 113-371-4966 Home: Cell/Other:
Fax: Work: Home:
E-mail: NATASA.G.HSACDE.COM

Please circle the primary means of contact.

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

Property Owner(s) Signature(s) — REQUIRED

Date

4. SIGNATURE

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

Applicant Signature — REQUIRED

Date 2/27/2018
A. Briefly describe the proposed Special Use:

RESTAURANT SEEKING TYPE 2 STATUS
COUNTER SERVICE FOR DINE-IN & CARRY OUT CUSTOMERS

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 - TYPE 2 RESTAURANT

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

NONE WHATSOEVER ON BOTH QUESTIONS

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

YES - ABSOLUTELY

FULL HANDICAP BATHROOMS

Page 3 of 6
d) Will the requested special use cause undue traffic congestion?

NO

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

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
City of Evanston
DISCLOSURE STATEMENT

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

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

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:

   Does not apply

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

   DISCHIUN SHIHAN

   SEE BELOW

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.

   FRAHAN SHIHAN

   SEE 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.

   FRAHAN SHIHAN

   4355 N. MAVENWOOD

   CHICAGO, IL 60613

   773 327 8400

   773 975 0493 FAX
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.
## Loan Information As of Date: 2/13/2018

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*Late Charges: A late charge of $0.00 will be assessed if total payment is not received by 3/06/2018.

## Payment Information As of Date: 2/13/2018

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**Total: $0.00**

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Payment Due Date: 3/06/2018

*Please refer to your loan documents as applicable*
Sustainability Practices for Type 2 Restaurants

The City of Evanston prides itself on its commitment to environmental excellence through outstanding and innovative sustainability practices that promote a positive example throughout the community.

Environmental sustainability may be promoted in a variety of ways. In an effort to ensure Type 2 Restaurants do not negatively impact the environment, the following sustainable practices are suggested:

Litter Collection Plan:
The applicant shall implement and adhere to a Litter Collection Plan requiring the policing of an area located within a two hundred fifty-foot (250') radius of the space in which the use is located. This area shall be patrolled once every three (3) hours during the hours the use is in operation, and shall be kept free of all litter of any type emanating from any source. For the purpose of this requirement, “litter” shall include, but is not limited to: putrescible animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food; other putrescible waste, including animal waste, dead animals, yard clippings and leaves; nonputrescible solid waste, including rubbish, ashes, abandoned automobiles, solid waste, paper, polystyrene, wrappings, cigarettes, cardboard, tin cans, glass, bedding, and similar materials; and all other waste material which, if thrown or deposited as herein prohibited, may create a danger to public health, safety, or welfare.

Litter Pick-Up Plan:
The applicant shall provide and maintain exterior litter receptacles such as dumpsters, in sufficient number and type to adequately contain all litter collected pursuant to the Litter Collection Plan. Collections shall be a minimum of three (3) times a week, including collections on Sundays to the extent necessary to comply with this condition. All litter receptacles shall be maintained in clean condition with tight-fitting lids, and shall be placed on Code-compliant surfaces at the rear of the property or in an otherwise City-approved location. Within seven (7) days of written notice from the City, the number of litter receptacles and/or the number of collections from each shall be modified or increased as necessary.

Customer Recycling:
The applicant shall provide recycling receptacles within the space in which the use is located and shall be available for customer use. The recycling receptacles shall be maintained and emptied as necessary to ensure adequate recycling receptacles are available for use during the hours the use is in operation. Recycling containers shall be co-located with garbage containers and labeled for recycling.
Business Recycling:
The applicant shall provide recycling receptacles within the kitchen area and shall recycle restaurant waste including, but not limited to, cardboard and paper products.

Tap Water:
The applicant shall make tap water available to all customers and provide appropriate signage indicating the availability of tap water.

Reusable Flatware and Dishware:
The applicant shall provide reusable flatware and dishware to customers who opt to eat on premises.

100% Recyclable Carry-Out Packaging:
The applicant shall utilize 100% recyclable packaging for all carry-out/delivery orders. Note: Evanston's solid waste hauler Groot Industries recycles rigid plastic numbers 1-5 and 7. Plastic number 6 (rigid or foam) is not recyclable in Evanston's program even though it has the recycling symbol. See attached recycling flyer for details.

Delivery Method:
When possible, the applicant shall utilize environmentally friendly modes of transportation, such as bicycle delivery, when transporting delivery orders to customers.

Other Environmentally-Friendly/Sustainable Practices

I certify that I have checked the appropriate boxes that best describe the sustainability practices that will be adhered to at the Type 2 Restaurant in question.

[Signature]

[Date]
Business Summary for Falcon Eddy's Barbeque at 825 Church St. Evanston 60201

In reference to Special Use Application for a Type 2 Restaurant for 825 Church St.

Falcon Eddy's Barbeque will be a counter service restaurant featuring smoked meats done Texas style. Texas style is 12 – 14 hours of smoking the meats in a slow smoker located under the cooking hood. The meat gains a thick flavorful crust during the process while keeping the center moist and tender. The restaurant will feature brisket, ribs, chicken, sausage and slow smoked pork shoulder.

The planned hours of operation will be seven days a week from 11 a.m. until 10 p.m. at the latest, 9 p.m. closing on weeknights.

The number of employees will be 1-2 counter staff members, 2-3 cooks and 1-2 dishwasher-busboys per shift. Delivery of our food will be from on-line services and mainly Grub Hub.

Employee parking will in the city garages located nearby on Benson and Maple.
**Payment Receipt # 91325**

**Property Address:** 807 CHURCH ST  
**Parcel Number:**  
**Parcel Owner:** GALLERIA VENTURE LLC  
**CAP ID:** 18ZMJV-0019  
**Group:** Zoning  
**Type:** Variance  
**Subtype:** Major

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Subtotal for Acct. 100.21.2106.53695 660.00

**Payment Date:** 3/9/18  
**Cashier:** MGRIFFITH  
**Payment:** 660.00  
**Amt Not Allocated/Credit:** 0.00  
**Payment Method:** Check  
**Total Receipt Payment:** 660.00
Design and Project Review (DAPR)

2035 Dodge Ave.

Recommendation to ZBA
ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CAR FRAME GARAGE
2035 DODGE AVE.
EVANSTON, ILLINOIS

EXISTING SITE PLAN

PROPOSED SITE PLAN

VILLAGE OF EVANSTON CODES:
2012 International Building Code (IBC)
2012 International Residential Code for One and Two Family Dwellings (IRC)
2012 International Mechanical Code
2012 International Fuel Gas Code
2011 National Electric Code (NFPA 70)
2012 NFPA Life Safety Code 101
2012 International Fire Code
2015 International Energy Conservation Code

MANDATORY NOTE:
THIS DRAWINGS, DESIGNS, SPECIFICATIONS, IDEAS, AND ARRANGEMENTS REPRESENTED HERE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND OR THE ARCHITECT, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER AND OR THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.

SIGNED: ____________________________   DATE: _____________________
LUIS A. MARTINEZ

SIGNED: ____________________________   DATE: _____________________
LUIS A. MARTINEZ

CERTIFICATION STATEMENTS

This is to certify that these plans and specifications to the best of my knowledge comply with the standard specification for facilities for the handicapped, authorized and enforceable under H.B. 2416, Illinois 75th General Assembly, as published and distributed by the office of supervising architect state of Illinois.

This is to certify that these drawings have been prepared under my direct supervision and to the best of my knowledge and belief are in compliance with all codes and building ordinances of the city of Evanston, state of Illinois.

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I certify that I am a registered energy professional (REP). I also certify that to the best of my professional knowledge and belief that the attached plans for: 2035 DODGE AVE. EVANSTON, ILLINOIS comply with the requirements of the international energy conservation code (IECC) 2015.

SIGNED: ____________________________   DATE: _____________________
LUIS A. MARTINEZ
INTERIOR PARTITIONS:
2x4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE
UL U317 - 3/4" HR.

WALL LEGEND
- MASONRY VENEER WALL
  4" MIN. MODULAR FACE BRICK
  1" AIR SPACE
  TYVEK BUILDING WRAP
  15# FELT
  5/8" SHEATHING GALV. METAL TIES
  @ 6" O.C. VERT. STUDS & HORIZ. FASTENERS
  2"X6" WOODS @ STUDS @ 16" O.C.
  R-21 BATT. INSULATION W/ VAPOR BARRIER
  5/8" GYP. BD.

EXTERIOR SIDE & REAR WALL:
VINYL SIDING OVER T-TUER HOUSE WRAP OVER 5-1/2" EXT. GR. GYP. OVER 2x6 WOOD STUDS @ 16" O.C. W/ 5-1/2 BATT. INSULATION W/ VAPOR BARRIER
BARSDORF UL #348  1 HOUR

PROVIDE CORNER SWAY BRACING
UL #348  1 HOUR

INTERIOR PARTITIONS:
2x4 WOOD STUDS @ 16" O.C.
5/8" GYP. BD. TYP. "C" INTERIOR PROVIDE CORNER SWAY BRACING UL #348  1 HOUR

FIRST & SECOND FLOOR PLANS
A-1
WALL SECTION

2035 DODGE AVE.
Evanston, Illinois

ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CAR FRAME GARAGE

ARCHITECTS
Luis A. Martinez
535 N. Michigan Ave
Suite No. 200
Chicago, IL 60611

DATE

NO.

DESCRIPTION
ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CAR FRAME GARAGE

ARCHITECTS
LUIS A. MARTINEZ
535 N. MICHIGAN AVE
SUITE No. 200
CHICAGO, IL 60611

DATE

DESCRIPTION
EVANSTON
ILLINOIS
DODGE AVE.

PORCH PLANS
A-5
1. PROVIDE METAL CORNER REINFORCEMENT TRIM AT ALL OUTSIDE CORNER CONDITIONS. TRIM SHALL BE USG-DUR-A-BED A) HOLLOW-LOAD BEARING UNITS, ASTM C90, COMPRESSIVE STRENGTH SHALL BE OVER 1,600 PSI ON AVERAGE NET AREA.

2. STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" CANNOT PASS THROUGH THE OPENING.

3. MASONRY MATERIALS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING SPECIFICATIONS:

   a. "ENGINEERED BRICK MASONRY" ISSUED BY THE BRICK INSTITUTE OF AMERICA
   b. "SPECIFICATION FOR THE DESIGN AND ASSEMBLY OF CONCRETE" (ACI 318-05), LATEST EDITION.

4. CLAY, BRICK, AND CONCRETE MASONRY CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR MASONRY CONSTRUCTION" (ACI 119-98), LATEST EDITION.

5. REINFORCING STEEL SHALL BE A 615 - FY = 60,000 PSI.

6. WALL TILES SHALL BE INSTALLED ONLY ON CEMENTITIOUS BACKER BOARD UNITS (durock) THAT IS LEVEL AND FREE OF APPROPRIATE LEVELING MATERIAL. SET TILES WITH LATEX THINSET BEDDING COMPOUND.

7. PROVIDE INSULATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND AS NEEDED TO ACHIEVE THE FOLLOWING:

   a. R-19 WALLS
   b. R-21 CEILINGS
   c. R-24 FLOORS

8. CERAMIC TILE FOR FLOORS SHALL BE 12"x 12"x 3/8" FLOOR TILE UNLESS OTHERWISE NOTED.

9. PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH ALL CITY CODES AND DRAWINGS AND SHALL MEET ALL THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS 1, LATEST EDITION, FOR STRUCTURAL BEARING PRESSURE OF 3,000 P.S.F.

10. INSULATE DUCTS AND PLUMBING PIPES SUBJECT TO SWEATING.

11. PRIME ALL EXPOSED GYPSUM BOARD SURFACES. SPRAYED SURFACES SHALL BE ROLLED OUT WITH A MEDIUM NAP ROLLER.

12. ALL WALL PARTITIONS TO HAVE STUDS @ 16" MAXIMUM SPACING. DOUBLE TOP PLATES @ ALL EXTERIOR BEARING

13. CONCRETE SPECIFICATIONS:

   a. CONCRETE SLABS SHALL BE FINISHED LEVEL AND TRUE TO THE ELEVATIONS AND SLOPES GIVEN ON THE PLANS.
   b. SLABS ON GRADE SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.
   c. FLOOR JOISTS - SPRUCE-PINE-FIR #2
   d. RAFTERS - SPRUCE-PINE-FIR #2

14. CONCRETE FRAMES SHALL BE AS FOLLOWS:

   a. STRUCTURAL TUBING - A-500 GRADE B / fy= 46.0 KSI
   b. FLEXURAL FRAMING MEMBERS SHALL BE AS FOLLOWS:
      i. 8" W-8@6" O.C.
      ii. 10" W-10@6" O.C.

15. ALL WOOD DECKING SHALL BE 1 MIN., 1" NOSING, 3'-0" GUARDRAIL AND 2x12 WOOD STRINGERS.

16. CONCRETE FORMS SHALL BE OF SUFFICIENT CAPACITY AND RIGIDITY TO SUPPORT THE FLEXURAL FRAMING MEMBERS AND WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301), LATEST EDITION.

17. ALL REINFORCING SHALL CONFORM TO THE STANDARD PRACTICE AND THOSE ADOPTED BY THE REINFORCING STEEL ENGINEER."
SCHEDULES

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Date</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td>ERECT NEW 2 STORY 2 UNIT BUILDING</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ARCHITECTS</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LUIS A. MARTINEZ</td>
</tr>
<tr>
<td></td>
<td></td>
<td>535 N. MICHIGAN AVE</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SUITE No. 200</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CHICAGO, IL 60611</td>
</tr>
</tbody>
</table>
LOT 6 IN WALKER'S SUBDIVISION OF LOTS 21 AND 24 IN BLOCK 3 IN WALKER'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(COMMONLY KNOWN AS: 2035 DODGE AVE.; EVANSTON, ILLINOIS.)

UNLESS REQUESTED OTHERWISE (BY THE CLIENT OR HIS/HER AGENT) MONUMENTS OR WITNESS POINTS SHALL BE SET FOR ALL ACCESSIBLE CORNERS OF THE SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS LANDMARK STANDARDS OF PRACTICE APPLICABLE TO SURVEYING, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-0003083.

FIELD DATE: 10/17/17
P. I. N.: 10-13-200-006-0000
BOOK NO.: U.P.
SURVEYOR: S.S.
DRAWINGS ARE NOT TO BE SCALING.
ORDER NO.: 1716-1717
SCALE: 1" = 20 FEET
ORDERED BY: DAC TRUST
NUMBER: 1. P. L. T.
A. C. S. W.

LEGEND
- "WAT" NAIL SET
- SET IRON PIPE
- IRON PIPE FOUND OR SET
- CENTER LINE
- PROPERTY LINE
(140.45) Recorded Data
140.45 Measured Distance
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE (C.L.F.)
- WROUGHT IRON FENCE (W.I.F.)
- 5 MALS (SET)

STATE OF ILLINOIS
COUNTY OF COOK

Licence Expiration Date: 11/30/18
MAJOR VARIATION
APPLICATION
CASE #: 182MNV-0022

1. PROPERTY

Address: 2035 Dodge Evaston
Permanent Identification Number(s): PIN 1: 16-13-200-006-0000
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Junior Anderson
Organization: DMC Irrevocable Trust
Address: 6158 N. Alpine
City, State, Zip: Chicago, IL 60645
Phone: Work: 773-934-3924 Home: Cell/Other:
Fax: Work: Home:
E-mail: Taplatium@gmail.com

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

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

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

Name(s) or Organization: DMC Irrevocable Trust
Address: 2035 Dodge
City, State, Zip: Evanston IL 60201
Phone: Work: 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 3/20/18

4. SIGNATURE

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

Applicant Signature – REQUIRED 3/20/18

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ Completed and Signed Application Form
☐ Plat of Survey                 Date of Survey: _____________________________
☐ Project Site Plan              Date of Drawings: _____________________________
☐ Plan or Graphic Drawings of Proposal (if needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership             Document Submitted: _____________________________
☐ Application Fee (see zoning fees) Amount $785 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:

New Construction 2 units

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>
<tr>
<td>684.4</td>
<td>Lot size requirement is (8,500) sf</td>
<td>Requested lot size is 5,943</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?

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 proposed 2 units meets interior the side yard requirements of the ordinance, resulting in no impact.

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.

If the strict letter of the regulations were to be carried out, the lot could not be built on and the property, owner situation in the design plans for the 2 units would be a total loss, which is true hardship.

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.

Both units will be for affordable housing. I have been in contact with Alderman Robbins regarding this and she thinks it would be great.

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

The lot is smaller than required lot size for 2 units. I did not plot the lot so it would be a hardship.
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.
Zoning Analysis

Summary

Case Number: 18ZONA-0005  
Case Status/Determination: Non-Compliant

Proposal: ERECT NEW 2-FAMILY RESIDENCE WITH A DECK AND A NEW GARAGE

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>2035 dodge AVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District:</td>
<td>R3</td>
</tr>
<tr>
<td>Overlay District:</td>
<td>None</td>
</tr>
<tr>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Junior Anderson
Phone Number: 7739343924

Zoning Section

6-8-4-4

Comments
Lot size requirement is (3,500) square feet per dwelling unit for two-family units.
Proposed lot size is 5943

Recommendation(s): Click on the link(s) below to access online application(s)
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant January 12, 2018
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 18ZONA-0006
Purpose: Zoning Analysis without Bid Permit App
Address: 2035 dodge AVE
District: R3
Applicant: Junior Anderson
Overlay: None
Phone: 7739343924
Preservation
Reviewer:

THIS APPLICATION PROPOSES (select all that apply):

- X New Principal Structure
- X 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

ANALYSIS BASED ON:

- Plans Dated: 12/19/2017
- Prepared By: LAM ARCHITECTS
- Survey Dated: 10/20/2017

Proposal Description:
ERECT NEW 2-FAMILY RESIDENCE WITH A DECK AND A NEW GARAGE

Existing
Improvements:

### ZONING ANALYSIS

**RESIDENTIAL DISTRICT CALCULATIONS**
The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 10%)</th>
<th>Pavers/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debit (Add 200sqft/open space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front Porch Regulatory Area</td>
<td>Paver Regulatory Area</td>
<td>Addin. to Bldg Lot Cov.</td>
</tr>
</tbody>
</table>

**PRINCIPAL USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>USE:</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - 2F</td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Minimum Lot Width (LF)**

| USE: Two Family                          | 35       | 35       | Compliant     |

**Minimum Lot Area (SF)**

| USE: Two Family                          | 70000    | 5943     | 5943          |

**Dwelling Units:**

| 2                                          | Compliant |

**Rooming Units:**

| Comments:                                  |          |

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

| 2674.35                                   | 2231.6   |

| Comments:                                  | 37.6%    | Compliant |

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 1
<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>3565.799899999999997</th>
<th>2743</th>
<th>46.15514050143025%</th>
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<tbody>
<tr>
<td>Comments:</td>
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<tr>
<td>Accessory Structure Rear Yard Coverage:</td>
<td>40% of rear yard</td>
<td>30%</td>
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<td>Comments:</td>
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<td>Gross Floor Area (SF) Use:</td>
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<td></td>
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<tr>
<td>Height (FT)</td>
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<td>27'</td>
<td>Compliant</td>
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<td>Street:</td>
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<td>Comments:</td>
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<td>Street:</td>
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<td>Comments:</td>
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**ACCESSORY USE AND STRUCTURE**

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<thead>
<tr>
<th>Use (1) Standard</th>
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<tbody>
<tr>
<td>Detached Garage</td>
<td>Garage (Det) Coachhouse or Carport</td>
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</tr>
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<td>Comments:</td>
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<tr>
<td>Permitted Required Yard:</td>
<td>rear yard</td>
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<td>Comments:</td>
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<td></td>
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</tr>
<tr>
<td>Height (FT)</td>
<td>Flat or mansard roof 14.6', ot</td>
<td>13'</td>
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<tr>
<td>Comments:</td>
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LF: Linear Feet SF: Square Feet FT: Feet
<table>
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<tr>
<th>Distance from Principal Building:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<td></td>
<td>10.00'</td>
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<td>3'</td>
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<tr>
<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Rear Yard (FT):</strong></td>
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<td>3'</td>
<td>3'</td>
<td>Compliant</td>
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<tr>
<td>Direction: E</td>
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Garage Setback from Alley Access (FT)

Comments:  

**COMMENTS AND/OR NOTES**

Analysis Comments

**RESULTS OF ANALYSIS**  

Results of Analysis: This Application is Non-Compliant  

Site Plan & Appearance Review Committee approval is:  

See attached comments and/or notes.

[Signature: [Name] [Date: 3/23/18]]
Design and Project Review (DAPR)

3233-3249 Central St.

Recommendation to ZBA
STREET VIEW - EXISTING TREES SHOWN
1. PROPERTY

Address: 3233-3249 Central Street
Permanent Identification Number(s):
PIN 1: 051333210580
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: Highlands on Central, LLC
Organization: c/o Schermerhorn & Co.
Address: 2737 Central St.
City, State, Zip: Evanston, IL. 60201
Fax: Work: 847-869-0140 Home: [Blank]
E-mail: dan@schermerhorn-realestate.com

Please circle the primary means of contact:

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

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

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

Name(s) or Organization: Same as above
Address:
City, State, Zip:
Phone: Work: [Blank] Home: [Blank] Cell/Other: [Blank]
Fax: Work: [Blank] Home: [Blank]
E-mail: [Blank]

"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(\#) Signature(s) – REQUIRED
Date: 3-14-18

4. SIGNATURE

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

Applicant Signature – REQUIRED
Date: 3-14-18
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: 04/15/2016
☐ Project Site Plan Date of Drawings: ________________
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: Quit Claim Deed
☐ Application Fee (see zoning fees) Amount $_________ plus Deposit Fee $150

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

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

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

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

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

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

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

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

A. Briefly describe the proposed project:
The project will consist of a 12 unit (2 bedroom) two story apartment building, a garage with 16 parking spaces, and 2 open off street parking spaces.

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

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-5-4-C</td>
<td>maximum 10 dwelling units permitted, 1 additional dwelling unit allowed if 1 affordable unit is included on-site</td>
<td>12 dwelling units proposed</td>
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</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 separate documents with response

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.

See separate documents with response

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.

See separate documents with response

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.

See separate documents with response

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

See separate documents with response
5. Have other alternatives been considered, and if so, why would they not work?

See separate documents with response

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.)

   Highlands on Central, LLC
   Daniel & William Schermethor
   2737 Central St.
   Evanston, IL 60201
   847-869-4200

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 2 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.

Daniel Schermerhorn, William Schermerhorn, Anne Martino, and Leslie Sims, Managing Members
Highlands on Central, LLC as 100% owner and user of the land
c/o Schermerhorn & Co.
2737 Central St.
Evanston, IL. 60201
847-869-4200
Responses to questions on Zoning Variance Application pages 4 and 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?

a. The owner would like to create a smaller dwelling unit relative to density of the number occupants, so they can create a specific type of housing for Evanston dwellers that allows for single floor living in a smaller scale residential neighborhood as well as access without barriers at the first-floor level entries. This type of unit design which is more inclusive is not readily available in Evanston. The design requires a larger horizontal footprint then a typical "as of right" apartment design which would allow larger units with a larger vertical footprint and three floors of living.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.

a. This new building will replace aging buildings that are not convenient to modern living, especially for the aging population and people with disabilities. More units will be available for Evanston residents in the neighboring area who are ready to downsize or move to single floor living without having to move to larger elevator buildings closer to the commercial area of the City. The landscaping as well as improvements to the park, alley, and bus access as noted in Item 3 below will also enhance the adjoining properties use, enjoyment, and property values.

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.

a. The practical difficulty of providing single level living with smaller dwelling units (1200 sf versus 2500 sqft) requires a slightly larger horizontal footprint as well as a higher dwelling unit count. This then requires more sidewalks, and building coverage which creates the larger lot coverage, and unit count.

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

A) Preservation and enhancement of desirable site characteristics and open space.

a. The project will maintain the larger trees on the site especially in the front yard and due to its placement on the site will have much larger side yard setbacks then existing buildings and the neighboring properties. Both elements will enhance the landscaping in this area. As requested by neighbors and City Staff, the owner will also enhance the crosswalk at the west end of their property that leads to Bent Park by installing solar powered flashing signs at each side of this crosswalk. They will also install a new bus stop concrete pad at the existing bus stop just south of their property. Lastly, they will provide resources to the City for restorator and regrading of the alley.
(B) A pattern of development which preserves natural vegetation, topographic and geologic features.
   a. A majority of the existing trees will be maintained especially at the front street side of the
development. The new drainage and landscaping for this site will be improved around
the building to provide natural areas of “rain gardens” at the front yard and “bioswales”
at the back yard. Although this project is requesting a lot coverage variance, the
impervious surface requirement is not a requested variance for this project.

(C) Preservation and enhancement of historic and natural resources that significantly contribute to
the character of the City.
   a. This project as stated above has minimal impact to the existing trees, especially the very
large trees in the front property which will be preserved. Landscaping and storm water
management will be blended to allow for these elements to complement each other to
minimize disturbing the root zones of the existing trees. Lastly, the owner has hired
Evanston Rebuilding Warehouse to perform the deconstruct of the existing buildings
which will have a lower impact on the existing resources and creating new waste. This
type of removal/demolition is not a required element for a project of this type.

(D) Use of design, landscape, or architectural features to create a pleasing environment or other
special development features.
   a. The projects building design and materials have been implemented in such a way to
break down any perceived massing and to create a “single family home feel” along
the street façade. Use of brick and detailing of shakes and shingles creates a rich backdrop
to the streetscape. The landscape design will complement the architecture by enhancing
these characteristics

(E) Provision of a variety of housing types in accordance with the City's housing goals.
   a. This project will provide and increase the amount of inclusionary housing available for
Evanston residents who are ready to downsize, move to single floor living, or require
better accessibility, without having to move to larger elevator buildings closer to the
commercial are of the City. Once these are constructed versus the “As of Right” multi-
level (3 levels) units there will be a larger stock this type of inclusionary housing for limited
access individuals.

(F) Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.
   a. This project will replace aging buildings that are not convenient to modern living with
accessible features as noted in the application. Based on input from neighbors, city staff,
and alderman, the project will also enhance the existing bus stop with new concrete pad,
the existing crosswalk with new flashing signage, and provide alley improvements. These
improvements will directly enhance all residents, but especially the school aged children
in the neighborhood.

(G) Business, commercial, and manufacturing development to enhance the local economy and
strengthen the tax base.
   a. The owners, developers, and general contractors (a partnership of Evanston Bond &
Mortgage and Schermerhorn & Co.) are Evanston based companies.
Evanston Bond & Mortgage has been in Evanston since 1895 as builders, lenders, owners, and managers of residential single family and multi-family properties. They have built a number of apartment buildings in Evanston including six on Central Street west of Green Bay Road that they still operate today.

Schmerhorn & Co. has been managing and leasing properties in Evanston and the surrounding communities since 1967 and have approximately 100 properties and 2,000 units in their management portfolio. Schmerhorn & Co. has built apartment buildings, completed condominium conversions, done major property renovations, and taken properties out of foreclosure and put them back into operation. Our office has always been in Evanston, and our office and janitorial staff include Evanston residents. We plan to bid this project out to contractors including Evanston based businesses such as Terry Gartly Plumbing, North Shore Electric, and Evanston Lumber.

Lastly, the owners will be participating in the Evanston ReBuilding Workforce program where they will be working with and hiring a trainee for the life of the project through construction.

As noted above this project will provide jobs and increase the tax revenue for the City overall.

(H) The efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds, buildings, and other facilities.

a. This project as noted above will enhance these elements through the ground water management strategies, deconstruction methodologies, the improved crosswalk at the park, and improvement to the bus stop as noted in items above.

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

a. The zoning in this area based on the lot configuration will allow for the “As of Right” larger dwelling units that are vertically stacked which limits the amount of housing stock available in this area for lower costs and barrier free access. Smaller units with barrier free access, adaptable single floor living, is different than a traditional home or apartment and to provide this type of housing in a more residential setting as opposed to a tall elevator/ or townhouse building requires a slightly more lot coverage area so that you.

5. Have other alternatives been considered, and if so, why would they not work?

a. When first looking at the lot, it was clear that the most income generating option would be 9 Dwelling Units with townhome layouts. These would have three floors of living to fit within the 2-1/2 zoning stories. These units would be 3-4 bedrooms and command a higher rent and also provide attached garages. This design creates a much larger “massing” next to the smaller neighbors and tends to “dwarf” the surrounding areas.

The owners felt that this did not fit the neighborhood so looked at providing smaller scale which led to the single floor barrier free housing plan. A few more units with less “people density” to balance “As-of Right” was created with 14 units. After our first ZBA hearing we took a closer look at this layout and balanced the neighbors concerns with our three variance requests and we have reduced the unit count, lot coverage, and impermeable coverage. We have eliminated one of the variance requests while still trying to keep the smaller profile building with more inclusionary housing that we feel is important to the future of Evanston.
PUBLIC BENEFITS FOR THE HIGHLANDS ON CENTRAL VARIANCE REQUEST

The original concept for this project is to fill a need in the community for single floor living within a small residential footprint and scale. This blends well with surrounding neighborhood while also creating better access in this community for the residents with physical limitations as well as the growing aging population. The additional public benefits that this project will bring to the community are as described below:

1. All the 12 units are designed to be “adaptable” within the unit and all the 7 ground floor units will have at-grade handicap compliant entrances for full access and compliance with IAC.
   - All the units meet the handicap requirements for clearances at doorways, doorway widths, appliances, bathroom fixtures, and maneuverability requirements for accessible use within the unit. They can be simply modified to accommodate counter height modifications and flexibility for grab bar installations to meet the diverse needs of the residents.
   - This accessibility is beyond what is required by code or zoning and some may feel is not a specific benefit, however it does increase the type of housing stock available for the next 50 years for folks with limited mobility.
   - The estimated cost increase to create an adaptable unit from the standard required by code is approximately $10,000 per unit for a total cost of $120,000.00

2. The existing buildings and property will be dismantled or “deconstructed” by Evanston Rebuild Workforce Program rather than demolished by standard methods.
   - The Evanston Rebuild deconstruction goes beyond standard methods of demolition including typical green measures for recycling materials during demolition. They carefully dismantle the building and its structures from the inside out so that more of the materials can be reused, repurposed and recycled. This takes more time and oversite than a typical demolition process. The other key component with this process is supporting the work for their trainees who have faced significant barriers to employment in the community.
   - Deconstruction of the current structures on the property versus demolition will cost an additional $60,000.00. This cost includes the significant difference in the time it will take to deconstruct instead of demolishing the structures. The time to deconstruct is about 8-12 weeks and is dependent on weather so can increase beyond this timeframe, whereas the demolition process is about 1-2 weeks. This is not a required code means of doing demolition and is also a more intensive then a standard “Green Building” Reclamation.

3. The owners for the project will be hiring an Evanston Rebuild Workforce Program Trainee for the life of the project through construction completion.
   - Hiring this trainee will cost about $60,000 to $70,000.00 over the life of this project. We expect the timeline for this employee to be about 24 months and the cost also includes

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com
the additional supervision that will be needed as that person learns the job versus hiring an experienced laborer for this project.

- The trainee will gain valuable experience in all phases of construction beyond the standard training they receive during a deconstruction.

4. The existing striped crosswalk east of the property that leads to Bent Park will be improved by the owners.
   - The existing crosswalk is used by many in the community especially by the children of the neighborhood. Based on community input, the improvement to this crosswalk will be to install solar powered flashing light crosswalk signs on either side of the street. The cost will be $11,375.00 including materials and labor. If there are permits to be obtained, those fees would be additional and paid by the project.

5. The existing bus stop in front of the south side of the property will be improved by the owners.
   - Based on discussions with the alderman and the City's public works staff, a new concrete pad will be installed at the existing bus stop located in the parkway on the south side of the site at the front end of the stop. This pad will then be used in the future for the installation of a new bus shelter. This new concrete pad will meet the City's requirements and location and will cost approximately $11,375.00 including materials and labor.

6. The alley behind the development will be improved by the owners during construction.
   - The owners have made the commitment to only use the west access of the alley during construction as per request of City and will maintain this part of alley during the life of the construction process. It will be cleaned, graded and re-stoned as necessary due to any construction traffic.
   - At the end of construction, the owners will provide 10 truck loads of stone for the City to use during their maintenance for that area to relevel the entire alley. The estimated cost for this material is $10,000.

The overall total costs for these 5 public benefits will be approximately $240,000.00-$265,000.00
Our Mission

The Evanston ReBuilding Warehouse is a non-profit organization that promotes reduction of waste in landfills through sustainable deconstruction and renovation building practices. Reclaimed building materials are sold at our warehouse at low cost to the community and support our education, job-training and job-development programs which foster individual, community and economic growth in Evanston and beyond.

Workforce Training

The ERW Workforce is a job training program offering comprehensive instruction in deconstruction, construction, and general life skills to individuals facing multiple barriers to employment. This program is made possible through grant funding, individual donors, fundraisers, and a lot of community support. Because we take a holistic approach to jobs training, our partnerships with the Moriart Center; Curt’s Cafe; Evanston Township High School: Opportunity Advancement Innovation Inc. (OAI); City of Evanston; and National Able Network have been invaluable.

What Does the ERW’s Workforce Training Include?

A 7-month-long paid career training program that includes:

- Essential job and life skills training to help individuals get and keep jobs in deconstruction, home repair, and/or renovation and construction fields.
- A Building Material Reuse Association (BMRA) accredited curriculum in Deconstruction.
- Mentorship and on-the-job experience in deconstruction.

Who is the Workforce?

This program is for women or men facing barriers to employment due to any number of factors, including incarceration and/or homelessness. Trainees must be at least 18-years-old, physically fit, and most importantly, motivated to enter into a growth industry as a skilled member of the emerging green workforce.

For more information, contact Lou Dickson at lou@evanstonrebuildingwarehouse.org.

Frequently Asked Questions

What's the difference between deconstruction and demolition?

Deconstruction is the selective dismantlement of building components, specifically for reuse, repurposing, recycling, and waste management. In contrast, with demolition, a site is cleared of a building by the most expedient means and the materials are smashed down and hauled off to the landfill.

Why should I deconstruct vs. demolish my building?

354 million tons of construction and demolition debris were generated in the United States, in 2014 (EPA).

When heavy equipment is used to smashed building materials, harmful particulate matter is released into the surrounding environment in the form of lead dust, hydrocarbons, nitrogen oxide, sulfur oxide, and carbon monoxide. "Pardon Our Dust" doesn't quite cut it here.

In contrast, deconstruction reduces the need for extraction of raw materials for new construction, conserves the energy and natural resources used in the manufacturing of new building materials, prevents...
Zoning Analysis

Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17ZONA-0142</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Proposal:
DEMOLISH EXISTING TOWNHOMES AND CONSTRUCT NEW 2-STORY MULTIFAMILY RESIDENCE WITH 12 DUs, 16 ENCLOSED PARKING SPACES, AND 2 OPEN PARKING SPACES.

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3233 CENTRAL ST</td>
<td>R4</td>
<td>oCSC</td>
<td></td>
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</tbody>
</table>

Applicant: William Schermerhorn

Zoning Section Comments

6-8-5-4-0 Maximum 10 dwelling units permitted. 1 additional dwelling unit allowed if 1 affordable unit is included on-site. 12 dwelling units proposed.

6-8-5-6 Maximum 40% building lot coverage permitted in R4 District. 46.5% building lot coverage proposed.

Recommendation(s): Click on the link(s) below to access online application(s)
Apply for Major Variance http://www.cityofevanston.org/planning-zoning/zoning-applications/major-variance/
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: June 19, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0142
Address: 3233 CENTRAL ST
Applicant: William Schermernhorn

Purpose: Zoning Analysis without Bld Permit App
District: R4
Overlay: oCSC
Preservation Reviewer:
District:

THIS APPLICATION PROPOSES (select all that apply):

- X New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure

Change of Use: Sidewalk Cafe
Retention of Use: Other
Plan Proposed: OKW ARCHITECTS
Survey Dated:

Proposal Description:
DEMOOLISH EXISTING TOWNHOMES AND CONSTRUCT NEW 3-STORY MULTIFAMILY RESIDENCE WITH 12 DUS, 16 ENCLOSED PARKING SPACES, AND 2 OPEN PARKING SPACES.

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I, I2, OL, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(d) for R’s; Section 6-8-1-9(d) for B’s; Section 6-15-1-9(d) for C’s; Section 6-15-1-10(d) for D’s; Section 6-15-1-7(d) for RP; Section 6-15-1-10(d) for MU & MUSE; Section 6-15-1-8 for R1, R2, U’s, OL, oOL, oRE, & oRD.

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 yes, skip to 2 & 4 below.
2. Does the zoning lot area exceed 30,000 sqft?
3. Does the proposal entail more that 24 new residential, commercial, business, retail or office units in any combination?
4. Does the proposal entail the new construction of more than 30,000 sqft of true gross floor area at or above grades including areas otherwise excluded from defined gross floor area?

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

Front Porch Exception (Subtract 20%)
Total Eligible
Front
Paver/PerVIOUS Paver Exception (Subtract 20%)
Total Paver Area
Paver Regulatory Area

Open Parking Debit (Add 200 sqft/open space)
# Open Required Spaces
Addn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>USE:</td>
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<tr>
<td>Dwelling - SF Attached</td>
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<td>Compliant</td>
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<tr>
<td>Dwelling - MF</td>
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Minimum Lot Width (LF)

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<tr>
<th>LF: Linear Feet</th>
<th>SF: Square Feet</th>
<th>FT: Feet</th>
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<tbody>
<tr>
<td>60</td>
<td>226</td>
<td>226</td>
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Comments:

Minimum Lot Area (SF)

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<th>LF: Linear Feet</th>
<th>SF: Square Feet</th>
<th>FT: Feet</th>
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</thead>
<tbody>
<tr>
<td>2,500 sqft</td>
<td>270.00</td>
<td>27000</td>
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Comments:

Dwelling Units:

<table>
<thead>
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<th>LF: Linear Feet</th>
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<th>FT: Feet</th>
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<tr>
<td>12</td>
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Comments:
<table>
<thead>
<tr>
<th>Rooming Units:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Comments:</td>
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<td></td>
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<tr>
<td>Building Lot Coverage (SF) (defined, including subtractions &amp; additions)</td>
<td>14850.00</td>
<td>12547.5</td>
<td>48.5%</td>
<td>Non-Compliant</td>
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<tr>
<td>Comments: Maximum 40% building lot coverage permitted in R4 district.</td>
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<tr>
<td>Impervious Surface Coverage (SF, %)</td>
<td>14850.00</td>
<td>13851.2</td>
<td>51.3%</td>
<td>Compliant</td>
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<tr>
<td>Comments: Maximum 55% impervious surface coverage permitted in R4 District.</td>
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<tr>
<td>Accessory Structure Rear Yard Coverage: 40% of rear yard</td>
<td></td>
<td>&lt;40%</td>
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<td>Compliant</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Gross Floor Area (SF) Use:</td>
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<tr>
<td>Height (FT)</td>
<td>35</td>
<td>31.7</td>
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<td>Comments:</td>
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<td>Front Yard(1) (FT) Direction: S</td>
<td>27</td>
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<td>Compliant</td>
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<tr>
<td>Street: Central</td>
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<td>Comments:</td>
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<tr>
<td>Front Yard(2) (FT) Direction:</td>
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<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Street Side Yard (FT) Direction:</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Interior Side Yard(1) (FT) Direction: W</td>
<td>5</td>
<td>25.8</td>
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<td>Comments:</td>
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<tr>
<td>Interior Side Yard(2) (FT) Direction: E</td>
<td>5</td>
<td>25.8</td>
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<td>Comments:</td>
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<tr>
<td>Rear Yard (FT) Direction: N</td>
<td>30</td>
<td>36.7</td>
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<td>Comments:</td>
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<table>
<thead>
<tr>
<th>ACCESSORY USE AND STRUCTURE</th>
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</thead>
<tbody>
<tr>
<td>Use (1)</td>
</tr>
<tr>
<td>Permitted Districts:</td>
</tr>
<tr>
<td>Comments:</td>
</tr>
<tr>
<td>Permitted Required Yard:</td>
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<tr>
<td>Comments:</td>
</tr>
</tbody>
</table>
### Additional Standards:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (FT)</td>
<td>Flat or mansard roof 14.5', ot</td>
<td>15.75</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments: No accessory building shall exceed fourteen and one-half (14 1/2) feet in height for a flat roof or mansard roof, or twenty (20) feet measured from grade to the highest point of said structure for all other roofs, except as otherwise provided for garages.

### Distance from Principal Building:

| Distance from Principal Building: | 10.00' | 10 | Compliant |

Comments:

### Front Yard (1A) (FT)

- Direction: S
- Street: Central

Comments:

### Front Yard (1B) (FT)

- Direction:

Comments:

### Street Side Yard (FT)

- Street:

Comments:

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

- Direction: W

Comments:

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

- Direction: E

Comments:

### Rear Yard (FT)

- Direction: N

Comments:

### 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></td>
<td>Open Off-street Parking</td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments:

### Permitted Required Yard:

| Permitted Required Yard: | Rear Yard | Compliant |

Comments:

### Additional Standards:

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Flat or mansard roof 14.5', ot</th>
</tr>
</thead>
</table>

Comments:
| Distance from Principal Building: | 19.0′ | | | |
| Comments: | | | | |
| Front Yard (A) (FT) | | | | |
| Direction: S | | | | |
| Street: Central | | | | |
| Comments: | | | | |
| Front Yard (B) (FT) | | | | |
| Direction: | | | | |
| Street: | | | | |
| Comments: | | | | |
| Street Side Yard (FT) | | | | |
| Direction: | | | | |
| Street: | | | | |
| Comments: | | | | |
| Interior Side Yard (A) (FT) | 38 | Compliant | | |
| Direction: W | | | | |
| Comments: | | | | |
| Interior Side Yard (B) (FT) | 149.5 | Compliant | | |
| Direction: E | | | | |
| Comments: | | | | |
| Rear Yard (FT) | 3 | Compliant | | |
| Direction: N | | | | |
| Comments: | | | | |

**PARKING REQUIREMENTS**

| Use(1): Multi-family (Res District) | Standard | Existing | Proposed | Determination |
| | < 1 bdrm → 1/4/DU | 1/4/DU | 2 bdrm → | 2/4/DU | Compliant |
| Use(2): | | | | | |
| Use(3): | | | | | |
| TOTAL REQUIRED: | 18 | 18 | Compliant | | |
| Handicap Parking Spaces: | 1 | 1 | Compliant | | |
| Access: | Sec. 6-16-2-2 | Alley | Compliant | | |
| Vertical Clearance (LF): | 7′ | | | |
| Comments: | | | | |
Surfacing: Standard Existing Proposed Determination
Comments: Sec. 5-16-2-6 (E) permeable pavers Compliant

Location: Sec. 6-4-6-2 Open and Garage Compliant

Angle(1): 90 Degree Comments:
Width(W) (FT) 8.5 8.5 Compliant
Comments:
Depth(D) (FT) 18.0 18.0 Compliant
Comments:
Aisle(A) (FT) 24.0 alley Compliant
Comments:
Module (FT) 42.0, DL 60.0
Comments:

Garage Setback from Alloy Access (FT)

MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirement (1):</td>
<td>Refer 6-15-14-15</td>
<td>articulation met</td>
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<tr>
<td>Building Façade Articulation</td>
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<td>Comments:</td>
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<tr>
<td>Requirement (2):</td>
<td>1/1.5 DUS(enclosed) + 1/10 vehicular spaces in parking</td>
<td>10</td>
<td>Compliant</td>
</tr>
<tr>
<td>Bicycle parking</td>
<td></td>
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<td>Comments:</td>
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<td>Requirement (3):</td>
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</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:

See attached comments and/or notes.

Signature: Melissa
Date: 5/23/10