DESIGN AND PROJECT REVIEW COMMITTEE  
(DAPR)  
Wednesday, April 11, 2018  
2:30 P.M.  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA - REVISED

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

II. APPROVAL OF MINUTES:  April 4, 2018, DAPR Committee meeting

III. OLD BUSINESS

1. 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.

IV. NEW BUSINESS

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, April 18, 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 Griffth, 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).

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

Others Present:

Presiding Member:  E. Storlie

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

Approval of minutes

March 28, 2018, DAPR Committee meeting minutes.

Ms. Biggs made a motion to approve the minutes from March 28, 2018, seconded by Mr. Nelson.

The Committee voted, 7-0, to approve the minutes of March 28, 2018. There were two abstentions.

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.

APPLICATION PRESENTED BY:  James Pomerantz, business owner

DISCUSSION:

- BBQ concept restaurant in former Dixie Kitchen/Yahala Inn space.
- Lunch and Dinner provided. Hours: 11:00 a.m. to 9:00 p.m. (10:00 p.m. weekends).
- Food/supply deliveries to occur in alley behind the building.
- Beer and wine to be sold.
- Signage will be on existing awnings (separate permit and review needed).
- Tables near interior hallway provide adequate clearance.
- Backflow preventer already installed.
- Permits for electric/CCCD needed prior to further inspection.

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

The Committee voted, 9-0, to grant preliminary and final approval of the project.
2. **2035 Dodge Avenue**

**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.

**APPLICATION PRESENTED BY:** Junior Anderson, property owner

**DISCUSSION:**
- Currently a vacant lot.
- Building to have vinyl siding on all facades, 3-car garage as well.
- Both units to be affordable- working with the Alderman and staff on precise details. Vouchers likely.
- Ms. Flax stated that a meeting will be set up to discuss rent levels prior to ZBA meeting.
- Mr. Gerdes stated that something should be added to break up the front façade (shutters, awning, different window type etc.). Mr. Anderson stated that there will likely be an awning over the front door and lighting added.
- Mr. Mangum inquired about the building being on a slab on grade. Mr. Anderson confirmed this and stated there was no need for a basement at the site.
- Ms. Biggs stated she is in favor of the project and the proposed layout of the units but is concerned that when the project is approved that it contributes to the community. Agrees that exterior improvements are needed.
- Mr. Mangum requested that all elevations be shown on the plans.
- Mr. Nelson confirmed that there will be only one water service for the building.
- Mr. Tristan stated that the building will need to have a sprinkler system installed with a separate control valve for each unit.
- Ms. Eckersberg stated grading and drainage plans (full civil plans) will need to be provided.
- Mr. Mangum explained the need for the variance and stated that the commitment to affordability provides a good public benefit, but that details are needed.

**Mr. Mangum made a motion to continue review of this project to the April 11, 2018 meeting, seconded by Ms. Biggs.**

The Committee voted, 9-0, to continue review of the project.

3. **3233-49 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.

**APPLICATION PRESENTED BY:**
- Eileen M. Schoeb, architect
- Dan Schermerhorn, property owner
- Bill Schermerhorn, property owner

**DISCUSSION:**
- Previously denied by ZBA and went back to revise the project.
- Two alternative plans, one as of right building with 9 units and the other a 12 unit building, considered
- Two fewer units, footprint is smaller and side yard setbacks increased.
• Stormwater management is robust.
• Same public benefits provided as with previous version of the project. Providing
crosswalk signage and a bus pad for the PACE bus stop. Additionally, will bring in 9 tons
of stone over course of construction, 3 at construction start, 3 mid construction and 3
upon completion of the building for the full length of the alley.
• Building provides for single-floor living and will meet ADA requirements for clearances.
• Building materials consist of hardie siding, asphalt shingles and masonry.
• Units to be the same size as previously proposed.
• Property owners met with neighbors two weeks prior to review the project
• Not much housing available at grade in the immediate area. Building intended for empty-
nessers, starter families and residents with disabilities.
• Mr. Mangum stated that if one affordable unit is provided on-site that would provide an
incentive of one additional permitted unit and reduce the variance requested for number
of units. Recommends that the unit is provided.
• Mr. Mangum inquired about the installation of a bus pad instead of a bus shelter.
Schermerhorn stated that the residents preferred the pad to the shelter and Ms. Schoeb
stated that the number of people waiting on the bus at that stop is very small due to its
proximity to the end of that bus line. Ms. Biggs stated her support of this tradeoff stating
that there will be less clutter within the parkway and the bus pad will aid in accessibility
to and from buses.
• Mr. Nelson stated that erosion control measures will be needed prior to demolition and
that water meters will need to be located within 5 ft. of the water line entry. Ms. Schoeb
stated that there is a closet location near the entrances that will allow that access.

Mr. Mangum made a motion to recommend approval of the project to the ZBA with the
condition that an affordable unit is provided on-site, seconded by Ms. Biggs.

The Committee voted, 9-0, to recommend approval to the Plan Commission.

Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Gerdes. The Committee voted to
unanimously, 9-0, to adjourn. Meeting adjourned at 3:05 pm.

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.

Respectfully submitted,
Meagan Jones
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
1/16"=1'-0"

PROPOSED SITE PLAN
1/16"=1'-0"

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

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.

SIGNED: LUIS A. MARTINEZ
DATE: 12/19/17

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP).

SIGNED: LUIS A. MARTINEZ
DATE: 12/19/17

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.
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.

FIRST & SECOND FLOOR PLANS

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

DATE

NEW 2 STORY 2 UNIT BUILDING WITH 3 CAR FRAME GARAGE
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

FRAMING PLANS

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

2035 DODGE AVE.
Evanston Illinois
Erect new 2-story 2-unit building with 3-cars frame garage.

Architects:
Luis A. Martinez
535 N. Michigan Ave
Suite No. 200
Chicago, IL 60611
Garage Foundation Plan

SLOPE TOP OF 4" SLAB FROM ELEV. +0'-8" TO +0'-3" @ OVERHEAD DOOR.

Garage Framing Plan

1/4"=1'-0"

12" DEEP OPEN WEB TRUSSES W/BOTTOM CHORD BEARING @ 19.2" O.C. - 3" MIN. BEARING EACH END.

NEW CONC. FLOOR SLAB
4" CONC. W6x6 WWF OVER 4" COMPACTED FILL W/CONT. 6 MIL. V.B. COMPACT TO 98% NOTE: GARAGE DOOR & OPENER TO BE EQUIPPED W/EDGE SENSOR & LIGHT BEAM TO DETECT OBSTRUCTIONS AND AUTOMATICALLY RETRACT DOOR IF BEAM IS BROKEN OR CONTACT W/DOOR EDGE IS MADE.

West Elevation

1/4"=1'-0"

PROVIDE 1 SF. FREE AREA VENT. FOR EACH VEHICLE (TYP.)
3 1/2" X 11 1/4" PARALAM PSL HEADER MIN. 3" BRG. EA. TYP.

New Aluminum & Gutter Downspouts

13'-0" PARALAM PSL HEADER TOP, SECTION OVERHANDING GARAGE DOOR

O.H. GARAGE DOOR OPENER - HARDWIRE POWER SUPPLY.
O.H. TRACK DOOR ABOVE 7'-4"

Steel Sectional Overhead Garage Door

PARA-LAM PSL HEADER MIN. 3" BRG. EA. TYP.

Asphalt Shingle Roof

New Aluminum & Gutter Downspouts

Provide a lateral bracing as required.

New Aluminum Gutter & Downspouts

14'-0" O.H. GARAGE DOOR OPENER - HARDWIRE POWER SUPPLY.
O.H. TRACK DOOR ABOVE 7'-4"

Steel Sectional Overhead Garage Door

PARA-LAM PSL HEADER TOP, SECTION OVERHANDING GARAGE DOOR

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14'-0" O.H. GARAGE DOOR OPENER - HARDWIRE POWER SUPPLY.
O.H. TRACK DOOR ABOVE 7'-4"
First Floor Electrical Plan

Second Floor Electrical Plan

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

ELECTRICAL PLANS

E-1
ILLINOIS
EVANSTON
2 UNIT BUILDING

1.1  ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

1.2  PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH ALL CITY CODES AND INSTITUTE STANDARDS AND SPECIFICATIONS.

1.3  PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH ALL CITY CODES AND INSTITUTE STANDARDS AND SPECIFICATIONS.

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1.9  PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH ALL CITY CODES AND INSTITUTE STANDARDS AND SPECIFICATIONS.

1.10  EACH SUBCONTRACTOR SHALL AMEND AND MAKE GOOD AT HIS/HER OWN COST, ANY DEFECT OR OTHER FAULTS IN THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, MECHANICAL OR ELECTRICAL INFORMATION IS TO BE SCALDED FROM THE DRAWING.

1.11  EACH CONTRACTOR IS TO CLEAN UP AT THE END OF EVERYDAY DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH EXISTENCE OF SUCH OTHER INSURANCE.

1.12  PROVIDE REINFORCING AS REQUIRED. ALL RE-ENTRANT CORNERS TO BE SHAPED, NOTCH-FREE, TO A DERIVED FROM THE AISC MANUAL'S TABLE OF "UNIFORM LOAD CONSTANTS" FOR NON-COMPOSITE BEAMS.

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

1.14  INTERIOR MILLWORK TO BE FOR PAINT SHALL BE PRIMED WITH OIL BASED PRIMER. FINISH PAINT SHALL BE TWO COATS TO FIELD PAINT AS SPECIFIED IN THE ARCHITECTURAL SPECIFICATIONS.

1.15  PROVIDE A MINIMUM OF ONE PRIME COAT AND ONE FINISH COAT FOR ALL PAINTED SURFACES.

1.16  PROVIDE REINFORCING AS REQUIRED. ALL RE-ENTRANT CORNERS TO BE SHAPED, NOTCH-FREE, TO A DERIVED FROM THE AISC MANUAL'S TABLE OF "UNIFORM LOAD CONSTANTS" FOR NON-COMPOSITE BEAMS.

1.17  PROVIDE A COMPLETE SET OF SITE PLANS AND SETBACKS BEFORE PROCEEDING.

1.18  PROVIDE THRESHOLDS AS REQUIRED OR AS NOTED AT ALL FLOOR MATERIAL TRANSITIONS. PROVIDE BLOCKING AS SPACED, LAPPED AND SECURED IN PLACE PER ACI 315 AND ACI 318.

1.19  PROVIDE A COMPLETE SET OF SITE PLANS AND SETBACKS BEFORE PROCEEDING.

1.20  PROVIDE A COMPLETE SET OF SITE PLANS AND SETBACKS BEFORE PROCEEDING.

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EJECT NEW 2 STORY 2 UNIT BUILDING

ARCHITECTS
LUIS A. MARTINEZ
535 N. MICHIGAN AVE
SUITE No. 200
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| WINDOW & DOOR SCHEDULES |

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First Floor Electrical Plan

Second Floor Electrical Plan
## SCHEDULES

**DATE NO.**  
**DESCRIPTION**  

### M-3

**2035 DODGE AVE.**  
**EVANSTON ILLINOIS**  

<table>
<thead>
<tr>
<th>No.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2035 ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CAR FRAME GARAGE</td>
</tr>
</tbody>
</table>

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

Address: 2035 Dodge, Evanston
Permanent Identification Number(s):
PIN 1: 10-13-200-006-0000
PIN 2: __________
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Junior Anderson
Organization: DMC Irrevocable Trust
Address: 6158 N. Milwaukee
City, State, Zip: Chicago, IL 60641
Phone: Work: 773-936-3924 Home: Cell/Other: 
Fax: Work: Home: 
E-mail: Taplatinum@Gmail.com

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

- [ ] same
- [ ] architect
- [ ] builder/contractor
- [ ] contract purchaser
- [ ] attorney
- [ ] lessee
- [ ] officer of board of directors
- [ ] 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: 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 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

3/20/18 Date
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  Document Submitted: ________________
- [ ] Proof of Ownership  Amount $785 plus Deposit Fee $150
- [ ] Application Fee (see zoning fees)  

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>
</tbody>
</table>

1

684 square feet is required for 1 multifamily unit (18,500 sf)
Requested lot size is 5,943

* 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?

| Having the units would do great to the community to give residence nice apartments to live in. |

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 would not interfere 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's current 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 Redkins 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.


Page 6 of 6
# Zoning Analysis

## Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>18ZONA-0005</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Proposal:**

**ERECT NEW 2-FAMILY RESIDENCE WITH A DECK AND A NEW GARAGE**

## 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>2035 dodge AVE</td>
<td>R3</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Junior Anderson</td>
<td>7739343924</td>
</tr>
</tbody>
</table>

**Signature**

Mel one  
3/23/18 
Date

## Zoning Section

6-8-4-4  
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:  1ZONA-0006
Address:  2035 dodge AVE
Applicant:  Junior Anderson
Phone:  7739343924

Purpose: Zoning Analysis without Bld Permit App
District:  R3
Overlay:  None
Preservation District:
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
Plot 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.

Front Porch Exception (Subtract 80%)
Total Eligible
Front
Front Porch
Regulatory Area
Pavers/Pervious Paver Exception (Subtract 20%)
Total Paver Area
Paver Regulatory Area
Open Parking Debit (Add 200sqft/open space)
# Open Required Spaces
Addin. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - 2F</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Minimum Lot Width (LF)</td>
<td>35</td>
<td>35</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>USE: Two Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Area (SF)</td>
<td>70000</td>
<td>5943</td>
<td>5943</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>USE: Two Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units:</td>
<td></td>
<td></td>
<td>2</td>
<td>Compliant</td>
</tr>
<tr>
<td>Rooming Units:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

2674.35
2231.6

Comments:

LF: Linear Feet SF: Square Feet FT: Feet
### Impervious Surface Coverage (SF, %)
- **Standard:** 3565.7999999999997
- **Existing:** 2743
- **Proposed:** 46.15514050143025%
- **Determination:** Compliant

### Accessory Structure Rear Yard Coverage:
- **Existing:** 40% of rear yard
- **Proposed:** 30%
- **Determination:** Compliant

### Gross Floor Area (SF)
- **Use:**
- **Comments:**

### Height (FT)
- **Comments:**

### Front Yard(1) (FT)
- **Direction:** W
- **Existing:** 27'
- **Proposed:** 27'
- **Determination:** Compliant

### Street
- **Comments:**

### Front Yard(2) (FT)
- **Direction:**
- **Comments:**

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

### Interior Side Yard(1) (FT)
- **Direction:** N
- **Existing:** 5'
- **Proposed:** 10'
- **Determination:** Compliant

### Comments:

### Interior Side Yard(2) (FT)
- **Direction:** S
- **Existing:** 5'
- **Proposed:** 5
- **Determination:** Compliant

### Comments:

### Rear Yard (FT)
- **Direction:** E
- **Existing:** 30'
- **Proposed:** 74
- **Determination:** Compliant

### Comments:

### ACCESSORY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Detached Garage</td>
<td>Garage (Det) Coachhouse or Carport</td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### Comments:

<table>
<thead>
<tr>
<th>Permitted Required Yard:</th>
<th>Rear Yard</th>
<th>Rear Yard</th>
<th>Compliant</th>
</tr>
</thead>
</table>

### Comments:

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Flat or mansard roof 14.6', at</th>
<th>13'</th>
<th>Compliant</th>
</tr>
</thead>
</table>

### Comments:
<table>
<thead>
<tr>
<th>Distance from Principal Building:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10.00'</td>
<td>46'</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Interior Side Yard (1A) (FT)    |          | 3'       | 3'       | Compliant     |
| Direction: N                   |          |          |          |               |
| Comments:                       |          |          |          |               |

| Interior Side Yard (1B) (FT)    |          | 3'       | 3'       | Compliant     |
| Direction: S                   |          |          |          |               |
| Comments:                       |          |          |          |               |

| Rear Yard (FT)                 |          | 3'       | 3'       | Compliant     |
| Direction: E                   |          |          |          |               |
| Comments:                       |          |          |          |               |

<table>
<thead>
<tr>
<th>PARKING REQUIREMENTS</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use(1): Two-family</td>
<td>1.5 per dwelling unit.</td>
<td>3</td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

| Use(2):                         |          |          |          |               |
| Comments:                       |          |          |          |               |

| Use(3):                         |          |          |          |               |
| Comments:                       |          |          |          |               |

| TOTAL REQUIRED:                 |          |          |          |               |
| Comments:                       |          |          |          |               |

| Handicap Parking Spaces:       | Sec. 6-15-2-6 |          |          |               |
| Comments:                       |          |          |          |               |

| Access:                        | Sec. 6-16-2-2 |          |          |               |
| Comments:                       |          |          |          |               |

| Vertical Clearance (LF)        | 7'        |          |          |               |
| Comments:                       |          |          |          |               |

| Surfacing:                     | Sec. 6-16-2-8 (E) |          |          |               |
| Comments:                       |          |          |          |               |

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

<p>| Angle(1):                      | Comments:   |          |          |               |
| Width(W) (FT)                  | Comments:   |          |          |               |
| Comments:                       | Comments:   |          |          |               |
| Depth(D) (FT)                  | Comments:   |          |          |               |
| Alase(A) (FT)                  | Comments:   |          |          |               |</p>
<table>
<thead>
<tr>
<th>Module (FT)</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angle(2):</td>
<td>Comments:</td>
</tr>
<tr>
<td>Width(W) (FT)</td>
<td>Comments:</td>
</tr>
<tr>
<td>Depth(D) (FT)</td>
<td>Comments:</td>
</tr>
<tr>
<td>Aisle(A) (FT)</td>
<td>Comments:</td>
</tr>
<tr>
<td>Module (FT)</td>
<td>Comments:</td>
</tr>
</tbody>
</table>

Garage Setback from Alley Access (FT)

<table>
<thead>
<tr>
<th>COMMENTS AND/OR NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Analysis Comments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RESULTS OF ANALYSIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Results of Analysis: This Application is Non-Compliant</td>
</tr>
<tr>
<td>Site Plan &amp; Appearance Review Committee approval is:</td>
</tr>
<tr>
<td>See attached comments and/or notes.</td>
</tr>
</tbody>
</table>

Melvin Klotz 3/23/18

SIGNATURE DATE