Zoning Board of Appeals  
Tuesday, April 17, 2018  
7:00 P.M.  
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES of March 20, 2018

3. OLD BUSINESS

4. NEW BUSINESS

A. 825 Church St.  
James Pomerantz, lessee, applies for a special use permit for a Type 2 Restaurant, Falcon Eddy’s in the D2 Downtown Retail Core District (Zoning Code Section 6-11-3-4). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

B. 1503 Church St.  
Angelo Frigo, property owner, appeals the Zoning Administrator’s decision to deny minor zoning relief (case number 18ZMNV-0002) to construct a 26.5’ x 29.5’ detached garage with a proposed building height of 27’ where 20’ is the maximum permitted building height for a detached accessory structure in the R1 Single-Family Residential District (Zoning Code Section 6-4-6-2-G). The Zoning Board of Appeals is the determining body for this case.

C. 3233-3249 Central St.  
Highlands on Central, LLC, property owner, applies for major zoning relief to construct a 12 unit multiple-family residence with a detached garage and open parking in the R4 General Residential District and the oCSC Central Street Overlay District. The applicant requests 12 dwelling units where a maximum 10 dwelling units are allowed (Zoning Code Section 6-8-5-4-C), and 46.5% building lot coverage.

Order & Agenda Items are subject to change. Information about the ZBA is available at: http://www.cityofevanston.org/government/agendas-minutes/agendas-minutes---zoning-board-of-appeals/index.php  
Questions can be directed to Melissa Klotz at 847-448-8153. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8153 (Voice) or 847-448-8064 (TDD).

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).
where a maximum 40% is allowed (Zoning Code Section 6-8-5-6), The Zoning Board of Appeals is the determining body for this case.

**D. 2035 Dodge Ave.** 18ZMJV-0022

Junior Anderson, property owner, applies for major zoning relief to construct a 2-family residence with a detached garage in the R3 Two-Family Residential District. The applicant requests 2 dwelling units on a total lot size of 5,943 sq. ft. where a minimum 7,000 sq. ft. lot size is required for 2-family residences (Zoning Code Section 6-8-4-4). The Zoning Board of Appeals is the determining body for this case.

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, May 15, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.
MEETING MINUTES
ZONING BOARD OF APPEALS
Tuesday, March 20, 2018
7:00 PM
Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Mary Beth Berns, Mary McAuley, Violetta Cullen, Lisa Dziekan
Members Absent: Kiril Mirintchev, Scott Gingold, Myrna Arevalo

Staff Present: Scott Mangum
Presiding Member: Mary Beth Berns

Declaration of Quorum
With a quorum present, Chair Berns called the meeting to order at 7:04 p.m.

Minutes
Ms. Cullen motioned to approve the February 20, 2018 meeting minutes, which were seconded by Ms. Dziekan and unanimously approved with one correction.

New Business
1301 Chicago Ave. ZBA 18ZMJV-0006
Sebastian Koziura, lessee, applies for a special use permit for a Type 2 Restaurant, Frio Gelato, in the B1 Business District and the oDM Dempster-Main Overlay District (Zoning Code Section 6-9-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Mr. Mangum read the case into the record.

The applicant explained the business is currently in operation as a Food Store, but customers requested seating which requires a special use for a Type 2 Restaurant.

Chair Berns noted seating has been in the space since January, and asked if that is a zoning violation. Chair Berns observed 16 seats including stools. The applicant responded he requests 8 seats, and Chair Berns explained 8 is the maximum allowed based on the Illinois Plumbing Code, for a total seating/employees per shift not to exceed 10. Chair Berns inquired if a second bathroom could be added to address the seating limit. The applicant responded he would remove the stools if needed, but there is no room to add a second bathroom in the facility.

Ms. Dziekan asked if outdoor seating counts, and Mr. Mangum responded he is not aware that they would count towards the seating limit. Outdoor seating for a Sidewalk Café is evaluated based on dimensions of the seating area, sidewalk width, etc.

Ms. Cullen asked how many employees will work per shift, and the applicant responded two at the most.
Chair Berns inquired about parking, sustainability, and deliveries, and the applicant responded:

- 2 parking spaces behind the building are leased to Frio Gelato. Most employees are college students who do not have vehicles. Employees will not park on the street.
- Agree to Sustainability Practices noted on the submitted worksheet including all recyclable food containers and flatware.
- Deliveries occur once each morning via a transit van.
- No additional changes to the building are proposed. Signage is already in place on the awning.
- Hours of operation are noon-9pm during the week and until 10pm Friday – Sunday throughout winter; noon – 10pm daily throughout the summer.

Ms. McAuley noted this is an established business, and the seating/plumbing code appears to be the only issue. Chair Berns agreed and stated customers can stand at a bar without stools to comply with the plumbing code.

Deliberation:
Ms. Cullen stated she supports the business at 1301 Chicago as well as the production facility on Simpson St.

Ms. Dziekan explained the corner commercial space in question was vacant for a while, possibly because there is not enough seating inside due to the plumbing code issue. Outdoor seating will help the business succeed. Mr. Mangum added the addition of outdoor seating will be evaluated based on the conditions at the location.

Chair Berns stated the seating limit is due to the plumbing code, which is a state requirement. The location is great for this business, but limiting seating to 8 where there is a greater demand is concerning.

The Standards were addressed:
1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes

Ms. Cullen motioned to recommend approval of the special use with the following conditions:
1. Seating within the facility is limited to 8.
2. Employees shall not utilize on-street parking.
3. Hours of operation shall not exceed noon-11pm, 7 days a week.
4. Sustainability Plan shall be followed.
5. Substantial compliance with the documents and testimony on record.

The motion was seconded by Ms. McAuley and unanimously recommended for approval.
Other Business
There was no other business.

Discussion
There was no additional discussion.

The meeting adjourned at 7:33pm.
825 Church St.
18ZMJV-0021

ZBA Recommending Body
Memorandum

To: Members of the Zoning Board of Appeals

From: Erika Storlie, Acting Community Development Director/Assistant City Manager
Scott Mangum, Planning and Zoning Administrator
Cindy Plante, Economic Development Coordinator

Subject: 825 Church St. – ZBA 18ZMJV-0021
ZBA Recommending Body
City Council Determining Body

Date: April 13, 2017

Notice – Published in the March 29, 2018 Evanston Review:
James Pomerantz, lessee, applies for a special use permit for a Type 2 Restaurant, Falcon Eddy’s Barbecue, in the D2 District (Zoning Code Section 6-11-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Recommendation
City Staff and DAPR recommend approval for a special use permit for a Type 2 Restaurant, Falcon Eddy’s in the D2 District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

Site Background
825 Church St. is located on the north side of Church St., near the Northeast corner of Church and Benson in the D2 Downtown Retail Core District. It is immediately surrounded by the following zoning districts:

North: D2 Downtown Retail Core District
South: D3 Downtown Core District
East: D2 Downtown Retail Core District
West: RP Research Park District

825 Church St. features a restaurant storefront that previously operated as a Mediterranean restaurant.

Proposal
The applicant proposes to operate Falcon Eddy’s Barbecue, a Type 2 restaurant, at 825 Church Street. The Zoning Ordinance defines a Type 2 restaurant as:
An establishment in which the principal use is the service of prepared food and/or beverages for consumption on and/or off the premises and that is not a "restaurant, type 1" as defined herein. This definition shall not include establishments where incidental prepared food and beverage service is accessory to a bakery, food establishment, convenience store, food store establishment, meat market, or similar principal use nor shall it include cafeterias that are accessory to hospitals, colleges, universities, schools or other similar principal uses. (Ord. 9-0-10)

The proposed menu consists of Texas-style barbecue prepared on site, including slow smoked meats such as brisket, ribs, chicken, sausage, and pork. The restaurant will provide online ordering and delivery via Grubhub and counter service for customers in the store. The applicant is proposing to operate seven days a week, from 11am-9pm on weekdays, and from 11am-10pm on weekends.

*Proposed Floor Plan:*

![Floor Plan Diagram]

Staffing is expected to consist of 1-2 people at the counter plus 2-3 cooks and 1-2 dishwashers. Employees who drive will be encouraged to park in the Maple Avenue or
Sherman Avenue parking garage. Deliveries to the restaurant will be accepted from the alley.

**Ordinances Identified for Requested Relief:**
The following uses may be allowed in the D2 Business district, subject to the provisions set forth in Section 6-11-3-4, “Special Uses,” of this Title:

- Type 2 Restaurant (among other listed uses)

**Comprehensive Plan:**
The Evanston Comprehensive General Plan encourages the utilization of vacant storefronts along existing commercial corridors that can add sales tax revenue and encourage economic vitality. The Comprehensive Plan specifically includes:

- **Objective:** Promote the growth and redevelopment of business, commercial, and industrial areas.
- **Objective:** Retain and attract businesses in order to strengthen Evanston’s economic base.

Falcon Eddy’s will use a currently vacant commercial space to open a locally owned and operated business.

**Design and Project Review (DAPR) Discussion and Recommendation:**
The Committee unanimously recommended approval of the special use permit to the Zoning Board of Appeals.

**Special Use Standards:**
For the ZBA to recommend that City Council grant a special use, the ZBA must find that the proposed special use:

- a) Is one of the listed special uses for the zoning district in which the property lies;
  Type 2 restaurants are allowed as a special use within the D2 district.
- b) Complies with the with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance;
  The use is compliant with the Zoning ordinance and the Comprehensive General Plan because the project promotes growth and redevelopment of business and a commercial area, in addition to attracting business in order to strengthen Evanston’s economic base.
- c) Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
  Staff has not received any comments opposing the project, and it is complementary to nearby commercial and institutional uses.
- d) Does not interfere with or diminish the value of property in the neighborhood;
  The proposed business would occupy a vacant space, which would add to the value of the property and the neighborhood.
- e) Is adequately served by public facilities and services;
The building is served by adequate sidewalks and protected bike lanes on Church Street as well as nearby bus stops and transit stations.

f) Does not cause undue traffic congestion;
The business location along protected bike lanes and adjacent to transit facilities make it reasonable to expect minimal impact to traffic in the area. Customers who elect to drive to the location have access to on-street metered parking or garage parking in either the Sherman Avenue or Maple Avenue parking decks nearby.

g) Preserves significant historical and architectural resources;
The tenant space is located within an Evanston Landmark building, however, no exterior alterations to the structure are proposed.

h) Preserves significant natural and environmental resources; and
No significant natural or environmental resources exist on site. The service plan submitted provided for twice weekly garbage pickup, including recycling.

i) Complies with all other applicable regulations.
The project complies with all other applicable regulations to move forward with the next steps in the special use process.

Attachments
Special Use Application – submitted March 8, 2018
Plat of Survey
Business Summary
Sustainability Practices Worksheet
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Meeting Minutes Excerpt – April 4, 2018
SPECIAL USE
APPLICATION

CASE # 18ZMV-0019

1. PROPERTY

Address: 825 CHURCH ST EVANSTON IL 60201
Permanent Identification Number(s):
PIN 1: II-13-120-014-0000
PIN 2: II-13-120-019-0000
(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 SOMERANTZ
Organization: FALCON EDDY'S LLC
Address: 825 CHURCH ST
City, State, Zip: EVANSTON IL 60201
Fax: Work: Home:
E-mail: jmsomers@gmail.com

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

☐ same ☐ architect ☐ contract purchaser ☐ potential lessee
☐ builder/contractor ☐ 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: CALLIER VENTURE LLC
Address: 421 W. LAKESTATION
City, State, Zip: CHICAGO IL 60613
Phone: Work: 713 777-8460 Home: Cell/Other:
Fax: Work: Home:
E-mail: NATASA@GLSA.COM

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

Property Owner(s) Signature(s) – REQUIRED Date

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
6. PROPOSED PROJECT

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
2. FULL HANDICAP BATHROOMS

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

[Blank]


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]
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: 

   [Blank]

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.)

   [Blank]

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.

   [Blank]

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.

   [Blank]
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.

   [Handwritten text]

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.

   [Handwritten text]

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.

[Blank lines]
**Loan Number** 624100040  
**Total Payment**  
**Payment Due Date** 3/06/2018

### Additional Amount Included With Payment:

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**GALLERIA VENTURE, LLC**  
C/O CREATIVE DESIGNS  
4355 N. RAVENSWOOD  
CHICAGO, IL 60613

**Property Address:** 807 CHURCH STREET EVANSTON IL 60201  
Please see reverse side for payment address

**Property Address:** 807 CHURCH STREET EVANSTON IL 60201  
**Loan Number:** 624100040

### Loan Information As of Date 2/13/2018

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| Interest Rate                 | 6.00%  |
| Late Charges                  |        |

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

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**Total Payment Due**            
**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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Total Receipt Payment 660.00

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.
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
1503 Church St.
18ZMJV-0016

ZBA Determining Body
MEMORANDUM

To: Members of the Zoning Board of Appeals

From: Erika Storlie, Assistant City Manager/Acting Director of Community Development
        Scott Mangum, Planning and Zoning Administrator
        Michael Griffith, Development Planner

Subject: 1503 Church Street - ZBA 18ZMJV-0016
         ZBA Determining Board

Date: April 6, 2018

Notice - Published in the March 29, 2018, Evanston Review
Angelo Frigo, property owner, appeal the Zoning Administrator’s decision to deny minor zoning relief (case number 18ZMNV-0002) to construct a 26.5’x29.5’ detached garage with a proposed building height of 27’ where 20’ is the maximum permitted building height for a detached accessory structure in the R1 Single-Family Residential District (Zoning Code Section 6-4-6-2-G). The Zoning Board of Appeals is the determining body for this case.

Recommendation
City staff affirms the Zoning Administrator’s decision to deny zoning relief to construct a detached garage with a building height of 27’. City staff affirms the determination that zoning relief to construct an accessory structure at a height of 27’ does not meet the Standards for Minor Variation. Specifically, the practical difficulty was not established by the appellant, the requested zoning relief would have substantial adverse impact on the use, enjoyment or property values of adjoining properties, is not in keeping with the zoning ordinance and is not the least deviation from the applicable regulation among feasible options. Staff determined a garage built to a height of 20’ could provide a second story to accommodate the proposed uses.

Site Background
1503 Church St. is located at the northwest corner of Church St. and and Ashland Ave. in the R1 Single-Family Residential District and is surrounded by the following:

North: R1 Single-Family Residential District
East: R1 Single-Family Residential District
South: R1 Single-Family Residential District
West: R1 Single-Family Residential District

The subject property features a single-family residence with a detached garage.
Proposal
The appellant originally applied for a minor variation to construct a detached garage with a building height of 27’. The Zoning Administrator found the Standards for Minor Variation were not met for this request, so the zoning relief for building height was denied.

The proposed garage had a footprint of 26.5’ x 29.5’, height of 27’, with a full 2nd floor and storage space above the 2nd floor.

The appellant states in the Appeal Application that the garage is to accommodate an artist studio and workspace separate from their living space yet close to their home and kids.

Staff Determination
The Zoning Administrator found the practical difficulty was not established by the appellant, the requested zoning relief would have substantial adverse impact on the use, enjoyment or property values of adjoining properties, is not in keeping with the zoning ordinance and is not the least deviation from the applicable regulation among feasible options. Staff determined a garage built to a height of 20’ could provide a second story to accommodate the proposed uses. Additionally, if both the second level and storage level of the proposed space were to be used as a home occupation, it would exceed the maximum area of not more than 50% of a garage allowed to be used as a home occupation per Section 6-5-4-K of the Zoning Ordinance.

Ordinances Identified for Requested Relief
6-4-6-2-G General Provisions for Accessory Uses and Structures: The maximum permitted building height for an accessory structure is 20’.

Appeal Procedure
Pursuant to Section 6-3-8-6-E of the Zoning Ordinance (Procedure for Minor Variations and Fence Variations), the applicant filed an appeal within 10 working days of the Zoning Administrator’s mailing of the notification. Section 6-3-11-B (Appeals) states that “the appeal procedure is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions. It is intended to avoid the need for legal action by establishing local procedures to review and correct administrative errors. It is not, however, intended as a means to subvert the clear purposes, meanings, or intent of this Ordinance or the rightful authority of the Zoning Administrator to enforce the requirements of this Ordinance. To these ends, the
reviewing body should give all proper deference to the spirit and intent embodied in the language of this Ordinance and to the reasonable interpretations of that language by those charged with the administration of this Ordinance.” Further, Section 6-3-11-D states “The Zoning Board of Appeals may reverse or affirm, wholly or partly, or may modify the order or final decision as in its opinion ought to be made in the premises, and to that end has all the powers of the officer from whom the appeal is taken.”

**Variance Standards**
Since the appealed determination is for a proposal that is within the threshold of a Minor Variation, the Standards for Minor Variations should be utilized for determining the appeal. For the Zoning Administrator to grant approval of a minor variance, the Zoning Administrator must find that the proposed variance(s) meet the following standards:

a) The practical difficulty is not self-created.
b) The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
c) The requested variation is in keeping with the comprehensive general plan and the zoning ordinance.
d) The requested variation is consistent with the preservation policies set forth in the comprehensive general plan.
e) The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Administrator issues his/her decision regarding said variation.

**Attachments**
Appeal Application – March 6, 2018
Minor Variance Application – January 17, 2018
Staff Findings of Fact (Standards) of Minor Variation Denial
Zoning Analysis
Plat of Survey
Site Plans
Elevations
Minor Variation Public Notice
Minor Variation Final Determination Notice
Images of Property
Aerial View of Property
Zoning Map of Property
1. PROPERTY

Address: 1503 Church St.
Permanent Identification Number(s):
PIN 1: 1 4 1 3 2 2 3 0 1 2 0 0 0 0 0 0 0 0
PIN 2: __________________________

2. APPELLANT

Name: Angelo Frigo
Organization: __________________________
Address: 1503 Church St.
City, State, Zip: Evanston IL 60201
Phone: Work: __________ Home: __________ Cell/Other: 312 593 6270
Fax: Work: __________ Home: __________
E-mail: frigoa@gmail.com

3. 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: 3/5/18

4. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Application Fee Amount $275 Check # ________ (if applicable)

Notes:

- Incomplete applications will not be accepted. Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be “held” at the zoning office.
- Application Fees may be paid by cash, check, or credit card.
- Return this form and all required additional materials in person to:
  City of Evanston, Zoning Office
  2100 Ridge Avenue, Room 3202, Evanston, IL 60201
  Hours of Operation: Monday – Friday, 8:30am – 5:00 pm
5. Address (or location) of property to which pertains the decision you are appealing:

________________________________________________________________________

6. Describe the Zoning Administrator’s decision that you are appealing:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

7. Describe what you believe to be the correct zoning ordinance interpretation or what you believe to be the correct facts related to this particular zoning decision:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

8. Describe in what manner you believe yourself aggrieved or harmed by this zoning interpretation and/or determination:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Describe the Zoning Administrator's decision that you are appealing:

"The minor variation application to construct a 26.5'x29.5' detached garage with a proposed building height of 27' has been DENIED, where 20' is otherwise permitted by the zoning code, section 6-4-6-2-G. The application was denied because it was found that it did not meet the standards for minor variation, specifically:
(1) the practical difficulty is self created
(2) the requested variation will have a substantial adverse impact on the use, enjoyment or property values of adjoining properties
(3) the requested variation is not the least deviation from the applicable regulation among the feasible options."

Describe what you believe to be the correct zoning ordinance interpretation or what you believe to be the correct facts related to this particular zoning decision:

(3) I agree that the requested variation is not the least deviation. I reworked the plan and would like to appeal for a lesser variation: 24' instead of 27'. Only four feet above the 20' permitted by the zoning code.

(2) I do not agree that "the requested variation will have a substantial adverse impact on the use, enjoyment or property values of adjoining properties". In fact, neither adjoining property owner perceives any adverse impact, certainly not a substantial one. To the contrary, I can present letters from each during the appeal.

(1) The practical difficulty is unclear. What is clear is that the spirit of the Zoning Ordinance is observed: the roofline is only 17' at the front of the garage, the variance will not alter the essential character of the area nor hinder light or air to the adjacent property. And at 24', only in the rear of the garage, the house will continue to dominate the residential property.

Describe in what manner you believe yourself aggrieved or harmed by this zoning interpretation and/or determination:

My wife is a local middle school art teacher and artist. I am an independent designer as a small business to local companies. We need our garage-workspace to be separate from our living space. Yet we need to stay close to our home and kids. Our home is modest and we like it that way. I want to keep my design business in the community rather than travel for work away from family.
MINOR VARIATION
APPLICATION

CASE #: B2MNV-0002

1. PROPERTY

Address: 1503 Church St.
Permanent Identification Number(s):
PIN 1: [Redacted] PIN 2: [Redacted]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Angelo Frigo
Organization:
Address: 1503 Church St.
City, State, Zip: Evanston IL 60201
Phone: Work: [Redacted] Home: [Redacted] Cell/Other: 312-593-6270
Fax: Work: [Redacted] Home: 
E-mail: 

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

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

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

Name(s) or Organization: 
Address: 
City, State, Zip: 
Phone: Work: [Redacted] Home: [Redacted] Cell/Other: 
Fax: Work: [Redacted] 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

Date: 1/12/18

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: 1/12/18
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: ________________________________
- ✔ Project Site Plan Date of Drawings: ____________________________
- ✔ Project Zoning Analysis Date: 12-24-17 ID#: 17 ZON A-0284
- □ Proof of Ownership Document Submitted: ______________________
- □ Application Fee Amount $________ plus postage for two public notice mailings

Notes:

- Incomplete applications will not be accepted. Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be held at the zoning office.
- Documents, drawings, or other materials submitted as part of other applications (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.
- Plats of survey must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all extant improvements, dimensions between structures and from structures to property boundaries.
- Site Plans must be legible when reproduced on letter-size paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- Project Zoning Analysis - Prior to filing for a variance, you must have first applied for zoning certification (zoning analysis or by way of a building permit application), and received a "non-compliant" zoning analysis result that identified all non-complying elements of the proposed plan. You will need information from that document in order to fill out this application.
- Proof of Ownership - Accepted documents for proof of ownership include: deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents). A tax bill cannot be accepted as proof of ownership.
- Application Fees may be paid by cash, check, or credit card.
- Public Notice Mailings - A third party is used to mail notices of the application and of the determination, a total of two mailings. The applicant will be billed for these mailings by the third party.
- Return this form and all required additional materials in person to:
  City of Evanston, Zoning Office
  2100 Ridge Avenue, Room 3202
  Evanston, IL 60201

  Hours of Operation:
  Monday – Friday, 8:30am – 5:00 pm
  Excluding holidays
6. PROPOSED PROJECT

A. Briefly describe the proposed project:

Demo and rebuild garage with second floor art studio.

B. Have you applied for a Building Permit for this project?

☐ NO ☑ YES (Date: 12-26-17 Building Permit Application ID: 17 ZON-A-0287)

8. 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.

<table>
<thead>
<tr>
<th>(A) Section (e.g. 6-8-3-4, see Zoning Analysis)</th>
<th>(B) Requirement to be Varied (e.g., &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (e.g., &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Max detached height is 20' for sloped roof.</td>
<td>Detached garage height of 27'</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
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<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9. PRACTICAL DIFFICULTY

What characteristic(s) of the property prevent compliance with the requirements of the Zoning Ordinance?

Art studio workshop space requires
lofted area for storage of materials.
I work from home as a designer. My wife
is a teacher and artist. Our family of
four is constrained in our 1000 sf home.
A workspace will allow us to stay and stay close.

10. ALTERNATIVES

A. Have you considered revising the proposed project so that a variation is not necessary?

Yes. That would not allow enough space.
In the sketch provided, with 2:12 sloping
rooflines, the usable space is limited to
roughly 300 sf, which is not worth the
investment, and insufficient for our work needs.

B. Have you considered revising the proposed project so that a smaller variation can be requested?

Yes, the headroom would not be sufficient.
As is, with 26-27' of total height, the
lofted area is only useful for storage.
Still, that allows us to make the most of
the main level, and worth the investment
beyond rebuilding the garage to replace existing.

C. How have you minimized the impact that the variance will have on adjoining property owners?

1. Roof slopes front-to-back
2. Quality and aesthetic of exterior
3. Conforming to all other requirements
MEMORANDUM

DATE: March 13, 2018

FROM: Michael Griffith, Development Planner

RE: 1503 Church Street – Appeal of a minor variation administrative decision, case number 18ZMNV-0002

The requested variation for proposed building height of 27’ for a detached accessory structure where 20’ is the maximum permitted building height in the R1 Single-Family Residential District, Zoning Code Section 6-4-6-2-G, was denied based on not meeting the applicable minor variation standards, Zoning Code Section 6-3-8-12-A:

1. The practical difficulty is not self-created.
   Standard not met, the practical difficulty was not established by the applicant, that a garage height of 20’ could not accommodate the proposed use of the garage, vehicle parking, art studio and workspace.

2. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
   Standard not met, proposed variation will have a substantial adverse impact on the use, enjoyment or property values of adjoining properties by increasing the bulk of a detached accessory structure similar to that of a principal structure, essentially establishing two principal structures on one zoning lot.

3. The requested variation is in keeping with the comprehensive general plan and the zoning ordinance.
   Standard not met, the proposed variation is not in keeping with the zoning ordinance since it would increase the bulk of a detached accessory structure beyond what is generally expected in single-family residential zoning district.

4. The requested variation is consistent with the preservation policies set forth in the comprehensive general plan.
   Standard met, proposed variation is for property located outside a historic district, also, not a landmarked property.

5. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Administrator issues his/her decision regarding said variation.
   Standard not met, proposed variation is not the least deviation from the applicable regulation among the feasible options identified before the Zoning Administrator. Specifically, the proposed building height was not found to be the minimum height needed for the proposed use of the garage, vehicle parking, art studio and workspace.
Zoning Analysis

Summary

Case Number: 17ZONA-0284
Case Status/Determination: Non-Compliant

Proposal:
DEMO EXISTING DET-GARAGE, CONSTRUCT NEW 2-STORY DET-GARAGE

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>1503 CHURCH ST</th>
<th>Zoning District:</th>
<th>R1</th>
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</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>None</td>
<td>Preservation District: Not Within</td>
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</tr>
</tbody>
</table>

Applicant: Angelo Frigo
Phone Number:

Signature: [Signature]
Date: 12-24-17

Zoning Section
Comments
SEE FOLLOWING SHEET FOR SUMMARY COMMENTS.

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

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
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<tbody>
<tr>
<td>17ZONA-0284 – 1503 CHURCH STREET</td>
<td>NON-COMP_LIANT</td>
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</table>

Proposal:
DEMO EXISTING DET-GARAGE, CONSTRUCT NEW 2-STORY DET-GARAGE

<table>
<thead>
<tr>
<th>Zoning Section:</th>
<th>Comments:</th>
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</thead>
</table>
| 6-4-6-2-G       | Non-compliant:  
Maximum permitted detached garage height is 20.0’ for a sloped roof, 26.0’ proposed.  
Recommend revising plans to be in compliance.  
May apply for a minor variation. Variations may or may not be approved. The hardship and the need for the additional building height must be identified, and that it is the lease deviation feasible, when applying for a variation. |
| 6-4-1-9-B       | Minimum required setback for the garage roof overhang is 2.5’ (allows for a 6” overhang assuming the garage is 3.0’ from side and rear property lines.)  
In 2013, a variation was granted for a front porch. However, it does not appear the porch was constructed, therefore, porch was not included in this zoning analysis.  
For future submittals:  
a. Provide a plat of survey that shows the entire property, current conditions.  
b. Dimension proposed setbacks to property lines.  
c. Indicate roof overhang on proposed detached garage. |
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: November 20, 2017

Z.A. Number: 17ZONA-0284
Address: 1503 CHURCH ST
Applicant: Angelo Frigo

Purpose: Zoning Analysis without Bld Permit App
District: R1
Overlay: None
Preservation: Not Within District
Reviewer: Michael Griffith

THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- Change of Use
- Sidewalk Cafe
- New Accessory Structure
- Retention of Use
- Other
- Addition to Structure
- Plat of Rezbdv/Consol.
- Prepared By: APPLICANT
- Alteration to Structure
- Business License
- Survey Dated: 08-17-09
- Retention of Structure
- Home Occupation
- Existing
- Improvements: DET-SFR AND DET-GARAGE

Proposal Description:
DEMO EXISTING DET-GARAGE, CONSTRUCT NEW 2-STORY DET-GARAGE

RESIDENTIAL DISTRICT CALCULATIONS

Front Porch Exception (Subtract 50%)  Pavers/Pervious Paver Exception (Subtract 20%)  Open Parking Debit (Add 200sqft/open space)
Total Eligible Front 0
Front Porch Regulatory Area 0
Paver Regulatory Area 0
Adctn. to Bldg Lot Cov. 0

PRINCIPAL USE AND STRUCTURE

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<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tr>
<td></td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
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<td>Compliant</td>
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</tbody>
</table>

Comments:

Minimum Lot Width (LF)
USE: Single Family Detached

35

52.2

52.2

Compliant

Comments:

Minimum Lot Area (SF)
USE: Single Family Detached

7,200 sqft

6554.3

6554.3

Legal Non-Conforming

Comments:

Dwelling Units:

1

1

Compliant

Comments:

Rooming Units:

Comments:

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

1066.3

1587.3

1916.4

Compliant

Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 1
<table>
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<td>38.0%</td>
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<td></td>
<td>40% of rear yard</td>
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<td>Comments:</td>
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<td>Street Side Yard (FT) Direction: S</td>
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<td>Direction:</td>
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<td>Rear Yard (FT) Direction: W</td>
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**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>Use (1)</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>Garage (Det), Coachhouse or Carport</td>
<td>Garage (Det), Coachhouse or Carport</td>
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<td>Compliant</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Permitted Required Yard:</td>
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<td>Additional Standards:</td>
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<tr>
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<tr>
<td>Height (FT) SLOPED ROOF:</td>
<td>20.0</td>
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<td>Non-Compliant</td>
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<td>Comments:</td>
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<td>Distance from Principal Building:</td>
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<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
</tr>
<tr>
<td>---------------------------------</td>
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<tr>
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<td>10.00'</td>
<td>10.0+</td>
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Comments: NOT DIMENSIONED, BUT ADEQUATE SPACE TO COMPLY

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<tr>
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Comments: |

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<td>Rear Yard (FT) Direction: W</td>
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Comments: |

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Use(3):</td>
<td>Comments:</td>
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Comments: |

<table>
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<tr>
<th>TOTAL REQUIRED:</th>
<th>Comments:</th>
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</thead>
<tbody>
<tr>
<td>Handicap Parking Spaces: Sec. 6-16-2-6</td>
<td>Comments:</td>
</tr>
<tr>
<td>Access: Sec. 6-16-2-2 STREET STREET No Change</td>
<td>Comments:</td>
</tr>
<tr>
<td>Vertical Clearance (LF) 7'</td>
<td>Comments:</td>
</tr>
<tr>
<td>Surface: Standard</td>
<td>Existing</td>
</tr>
<tr>
<td>-------------------</td>
<td>----------</td>
</tr>
<tr>
<td>Sec. 6-16-2-8 (E)</td>
<td>DET-GARAGE</td>
</tr>
<tr>
<td>Location:</td>
<td>Sec. 8-4-6-2</td>
</tr>
</tbody>
</table>

**Angle(1):**

- **Width(W) (FT)**
- **Comments:**
- **Depth(D) (FT)**
- **Comments:**
- **Alise(A) (FT)**
- **Comments:**
- **Module (FT)**
- **Comments:**

**Angle(2):**

- **Width(W) (FT)**
- **Comments:**
- **Depth(D) (FT)**
- **Comments:**
- **Alise(A) (FT)**
- **Comments:**
- **Module (FT)**
- **Comments:**

**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**

**DATE** 12-26-17
PLAT OF SURVEY

COMMONLY KNOWN AS # 1503 CHURCH STREET, EVANSTON, ILLINOIS.

scale 1" = 1'

SCALE 1" = 1'

North Shore Survey, Ltd.
770 Fmchaye Road # 110
Kenilworth, Illinois 60043
(312) 465-0515 (312) 465-0516
* 20' total height limits full-height floor space, inhibiting work activities.

Top view

Side view

Interior detail on stair from garage up to main floor and stairs or ladder to loft

Front view

16' Garage door and window

Roof line starts below 20'
PUBLIC NOTICE OF AN ADMINISTRATIVE VARIATION

You are receiving this notice because, according to our records, you own property within 250 feet of the subject property:

1503 Church St., Case #18ZMNV-0002
Minor Variation
Zoning District: R1
Preservation/Landmark: NA
Applicant: Angelo Frigo

Requested variation is: From Section 6-4-6-2-G, that states the maximum permitted building height for a detached accessory structure, garage, is 20’.
For the purpose of: Constructing a 26.5’x29.5’ detached garage with a proposed building height of 27’
Notice Date: February 2, 2018
Comments Accepted Through: February 16, 2018

The full application is available at the Zoning Office during regular business hours Monday thru Friday (8:30am-5:00pm) for review and comment. For consideration, the Zoning Office must receive written comments by the date indicated above. Send your comments/questions to Michael Griffith, Zoning Office, via e-mail at mgriffith@cityofevanston.org or by mail to Zoning Office, 2100 Ridge Avenue, Evanston, IL 60201, (847) 448-4311.
PUBLIC NOTICE OF AN ADMINISTRATIVE VARIATION DENIAL

You are receiving this notice because, according to our records, you own property within 250 feet of the subject property:

1503 Church St., Case #18ZMNV-0002

Minor Variation Notice Date: February 23, 2018
Zoning District: R1
Preservation/Landmark: NA
Applicant: Angelo Frigo

The minor variation application to construct a 26.5’x29.5’ detached garage with a proposed building height of 27’ has been DENIED, where 20’ is otherwise permitted by the zoning code, section 6-4-6-2-G. The application was denied because it was found that it did not meet the standards for minor variation, specifically, the practical difficulty is self created, the requested variation will have a substantial adverse impact on the use, enjoyment or property values of adjoining properties, the requested variation is not the least deviation from the applicable regulation among the feasible options.

The applicant or an adjacent property owner may appeal a decision of the Zoning Administrator to the Zoning Board of Appeals within 10 working days of the date of this notification.

The full application is available at the Zoning Office during regular business hours Monday thru Friday (8:30am-5:00pm) for review and comment. For consideration, the Zoning Office must receive written comments by the date indicated above. Send your comments/questions to Michael Griffith, Zoning Office, via e-mail at mgriffith@cityofevanston.org or by mail to Zoning Office, 2100 Ridge Avenue, Evanston, IL 60201, (847) 448-4311.
PUBLIC NOTICE OF A MEETING
Zoning Board of Appeals
Tuesday, April 17, 7:00 PM
Morton Civic Center, 2100 Ridge Avenue, Council Chambers

Please be advised, as you own, or otherwise may have interest in a property within 500 ft. of the address listed below, the following case will be considered:

1503 Church St. - Case # 18ZMJV-0016
Appeal
Angelo Frigo, property owner, appeal the Zoning Administrator’s decision to deny minor zoning relief (case number 18ZMNV-0002) to construct a 26.5’x29.5’ detached garage with a proposed building height of 27’ where 20’ is the maximum permitted building height for a detached accessory structure in the R1 Single-Family Residential District (Zoning Code Section 6-4-6-2-G). The Zoning Board of Appeals is the determining body for this case.

Information about the Zoning Board of Appeals is available online at www.cityofevanston.org/government/agendas-minutes/zoning-board-of-appeals. Questions can be directed to Michael Griffith, Developer Planner, at 847-448-4311 or via e-mail at mgriffith@cityofevanston.org.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-448-8064 (TYY).

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 847-448-4311 (voz) o 847-448-8052 (TDD).
3233-3249 Central St.
18ZMJV-0025

ZBA Determining Body
MEMORANDUM

To: Members of the Zoning Board of Appeals

From: Erika Storlie, Assistant City Manager/Acting Director of Community Development
Scott Mangum, Planning and Zoning Administrator
Melissa Klotz, Zoning Planner

Subject: 3233-3249 Central St. - ZBA 18ZMJV-0025
ZBA Determining Body

Date: April 12, 2018

Notice - Published in the March 29, 2018 Evanston Review
Highlands on Central, LLC, property owner, applies for major zoning relief to construct a 12 unit multiple-family residence with a detached garage and open parking in the R4 General Residential District and the oCSC Central Street Overlay District. The applicant requests 12 dwelling units where a maximum 10 dwelling units are allowed (Zoning Code Section 6-8-5-4-C), and 46.5% building lot coverage where a maximum 40% is allowed (Zoning Code Section 6-8-5-6), The Zoning Board of Appeals is the determining body for this case.

Recommendation
City staff and DAPR recommend approval of major zoning relief for density and building lot coverage for the construction of a 12 unit multiple-family residence with a detached garage and open parking in the R4 General Residential District and oCSC Central Street Overlay District, subject to the condition that one affordable housing unit is located on-site. The applicant has complied with all other zoning requirements and meets all of the standards for major variations for this district.

Site Background
3233-3249 Central St. is located on the north side of Central St. between Highland Ave. and Prospect Ave. in the R4 General Residential District and oCSC Central Street Overlay District, and is surrounded by the following:

North: R1 Single Family Residential District
East: R4 & oCSC General Residential District & Central Street Overlay District
South: R4 & oCSC General Residential District & Central Street Overlay District
OS Open Space (Bent Park)
West: R4 & oCSC General Residential District & Central Street Overlay District
The property is comprised of two multiple-family residential buildings that are currently being deconstructed in preparation for the new development, and is surrounded by a mixture of single family residences, two-flats, multiple-family residences, and Bent Park to the southeast.

On December 27, 2017, the applicant submitted an application for major zoning relief to construct a 14-unit multiple-family residence with a detached garage and open parking at 3233-3249 Central St. The applicant requested variations for density, building lot coverage, and impervious surface coverage. The proposal was heard by the ZBA on February 20, 2018 and was denied 4-1.

The applicant submitted a new application for major zoning relief on March 13, 2018 to construct a 12-unit multiple-family residence with a detached garage and open parking. The new proposal includes variations for density and building lot coverage, but eliminates the impervious surface variation. The new proposal also includes revised public benefits.

Proposal
The applicant proposes to construct a two-story multiple-family residence with six ground floor units and six second floor units that are specifically designed for the aging population and people with disabilities. The development includes a detached garage for 16 vehicles and bicycles, as well as 2 open parking spaces. The applicant requests variations for the number of dwelling units and building lot coverage.

The property is comprised of 10 parcels that previously featured two apartment buildings owned by the applicant that are currently being deconstructed in preparation for the new development. The entire property is 27,000 square feet, with 225’ of frontage on Central St. The proposal is not required to proceed as a Planned Development since the development is less than 24 dwelling units on a lot size less than 30,000 square feet with less than 20,000 square feet of construction proposed.

Because the development proposes 10 or more dwelling units (12 dwelling units are proposed), the Inclusionary Housing Ordinance applies and the development must either provide one on-site affordable unit with rental rates affordable to a tenant at 60% of the area median income, or pay a one-time $75,000 fee-in-lieu of the on-site unit. If the affordable unit is provided on-site, development bonuses apply that increase the as-of-right total number of dwelling units to 11 and also reduce the parking requirement from 18 required spaces to 15 required spaces. The applicant currently proposes to pay the fee-in-lieu rather than provide one affordable unit on-site, and therefore is not eligible for the development bonuses. City staff and the DAPR Committee recommend approval of the development only if the affordable unit is provided on-site.

Proposed variations and IHO development bonuses/reduced variations:

<table>
<thead>
<tr>
<th></th>
<th>Regulation</th>
<th>As-of-Right Proposal</th>
<th>Proposed</th>
<th>Staff/DAPR Recommendation</th>
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</thead>
<tbody>
<tr>
<td>Density</td>
<td>10 DUs</td>
<td>10 DUs</td>
<td>12 DUs</td>
<td>12 DUs (11 permitted)</td>
</tr>
<tr>
<td>Building Lot Coverage</td>
<td>40%</td>
<td>39% (estimated)</td>
<td>46.5%</td>
<td>46.5% (or less with fewer parking spaces)</td>
</tr>
</tbody>
</table>
Inclusionary (affordable) Housing

<table>
<thead>
<tr>
<th></th>
<th>1 affordable unit on-site or fee-in-lieu for every 10 DUs</th>
<th>1 affordable unit on-site or $75,000 fee-in-lieu</th>
<th>$75,000 fee-in-lieu</th>
<th>1 affordable unit on-site</th>
</tr>
</thead>
</table>

The development complies with all setbacks, building height, parking, and all requirements of the Central Street Overlay District including a relocated City sidewalk.

The applicant requests zoning relief for 12 dwelling units where a maximum 10 dwelling units are allowed based on a minimum lot size of 2,500 square feet per dwelling unit. The applicant believes it is more beneficial to the community to provide increased density and smaller units that therefore have a lower rental price than if the development featured less density with larger units and a higher rental price. The applicant produced a 9-unit townhome proposal that complies with all zoning regulations to show that less density is possible on the site, but it produces a larger structure with more bulk since each unit is larger (3 bedroom + den) than the current proposal (2 bedrooms). With 9 townhome units, each unit is larger to make up for the revenue lost from having more total units. If the units are made smaller with a lower rental price, the applicant believes the development is not economically feasible with only 9 dwellings and therefore requests 12 two-bedroom dwellings instead.

The applicant requests zoning relief for 46.5% building lot coverage where a maximum 40% is allowed. The request amounts to 1,747.5 square feet more than what is allowed.
Half of the units proposed are completely at-grade and will be constructed as adaptable units that require little modification for full ADA accessibility if needed. Adaptable units require more floor space for hallways, door openings, turning clearance for wheelchairs, and cannot have steps. All second floor units are proposed as adaptable units as well, though those units must be accessed via the stairwells. The construction of adaptable units with larger hallways, bathrooms, and turning radii means the development requires a larger building footprint beyond the maximum allowed 40% building lot coverage. If the garage was placed on the first floor of the principal structure to reduce the building lot coverage, there would not be any at-grade adaptable/ADA accessible units.

The applicant agrees to relocate the City sidewalk that parallels Central St. as required by the Central Street Overlay District. The Overlay requires a 9’ wide Parkway/Street Furniture Zone immediately adjacent to the Central St. curb, and then a 5’ wide hardscaped Sidewalk Clear Zone (sidewalk with a minimum 5’ wide area exclusive of light poles, fire hydrants, etc.) that is immediately adjacent to the Parkway/Street Furniture Zone, all on the City right-of-way. City staff finds it unnecessary to shift the existing sidewalk location 3’ north to comply with the Overlay District since the sidewalk then would not align with the rest of the Central St. sidewalk. Since the applicant agrees to relocate the sidewalk, there is no variation request. If the Zoning Board also finds this regulation unnecessary, a condition should clarify the requirement shall not be followed.

City staff agrees that the requested building lot coverage is the minimum deviation from the applicable regulation, but the variation request for the number of dwelling units is not the least deviation unless one affordable dwelling unit is provided on-site, which then provides the development bonus that permits a total of 11 dwelling units as-of-right. Evanston has a significant shortage of affordable housing, especially in the northern portion of the city. An affordable unit that is also adaptable and can be rented by someone in need of an ADA compliant dwelling is significant. If an affordable unit is not provided on-site, the development should not be granted zoning relief and should instead be developed as-of-right with no more than 10 dwelling units and compliant building lot coverage.

The applicant has agreed to provide the following public benefits, with cost estimates provided by the applicant:

- All units are constructed as adaptable units so that they may easily be modified to comply with ADA requirements. The 6 ground-floor units are at grade with no steps for wheelchair accessibility, though the 6 second-floor units feature stair-only access. ($10,000 per unit for a total of $120,000)
- Crosswalk that leads to Bent Park will be improved with solar powered flashing signs on both sides of the street. ($11,375)
- Installation of new bus stop concrete pad at the current bus stop just south of the property on the right-of-way. ($11,375)
- Deconstruction of current apartment buildings to reuse materials rather than demolition. ($60,000)
- Hiring of an Evanston ReBuild Workforce Program trainee for the life of the project throughout construction. ($60,000-$70,000)
- Utilization of the west portion of the alley only throughout construction, with periodic addition of stone and re-grading as needed, followed by an estimated 10 truckloads of stone for re-grading of the entire alley by the City after construction. ($10,000)
The additional stone for the alley and periodic re-grading is proposed based on discussion with neighboring property owners and a recommendation by the Public Works Agency.

The applicant agrees to pay the $75,000 inclusionary housing fee-in-lieu, which is a City Code requirement. Staff and the DAPR Committee recommend approval of the project only if one affordable unit is provided on-site rather than paying the fee-in-lieu. One on-site affordable unit is a substantial public benefit to the community, and also reduces the degree of the requested density variation since 11 units would then be permitted rather than 10. Staff is aware of both support and opposition to the 12-unit development proposal (attached).

Ordinances Identified for Requested Relief
6-8-5 R4 General Residential District
   6-8-5-4-C Lot size: The minimum lot sizes in the R4 District are
      Multiple-family dwelling units: 2,500 square feet per dwelling unit
   6-8-5-6 Building Lot Coverage: The maximum building lot coverage in the R4 District is 40%.

Design and Project Review Committee (DAPR) Discussion and Recommendation
April 4, 2018 – The DAPR Committee found the proposed development to be an improvement to the Central St. corridor that will provide needed at-grade adaptable units, but expressed concern that one on-site affordable unit would not be provided.
Recommendation: approval subject to the following condition:
   1. Provide one affordable dwelling unit on-site.

Variation Standards
For a variation to be approved, the ZBA must find that the proposed variation:

1. Will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: The development will replace aging structures that feature no historic or architectural significance with a modern development that is aesthetically pleasing and in-scale with the neighborhood.
2. Is in keeping with the intent of the zoning ordinance: The project complies with all setbacks. The requested building lot coverage includes open parking areas that do not actually add bulk to the property.
3. Has a hardship or practical difficulty that is peculiar to the property: The property is desirable and suitable for a moderate-sized multiple-family residence in scale with similar developments in the immediate area. However, the size of the property makes it difficult to construct an appropriately-sized development that also complies with building lot coverage and density.
4. Property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience: Without zoning relief, the development would be smaller in scale and not economically feasible compared to the existing structures at the property.
5. Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived: The applicant has agreed to public benefits including adaptable units, construction of a bus pad, flashing crosswalk signals to Bent Park, deconstruction of the existing structures, the hiring of an Evanston ReBuild Workforce Program trainee for the life of the project.
throughout construction, and stone maintenance/repair of the alley. Additionally, staff recommends one affordable unit be provided on-site.

6. Does not have a hardship or practical difficulty that was created by any person having an interest in the property: The property has existed at its platted size since before the current ownership.

7. Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty: The proposal only achieves the minimum change necessary, or least deviation from the applicable regulation, if one affordable unit is provided on-site, which then increases the permitted number of dwelling units to 11 (and the applicant requests 12; a request of 1 beyond the requirement rather than 2 beyond the requirement).

Attachments
Variation Application – submitted March 13, 2018
Public Benefits Summary
Zoning Analysis
Renderings
Site Plan
Landscape Plan
Floor Plans
Elevations
Plat of Survey
Letters of Support/Objection
As-of-Right Site Plan & Bulk Rendering (for informational purposes only)
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Meeting Minutes Excerpt – April 4, 2018
1. PROPERTY

Address: 3233-3249 Central Street
Permanent Identification Number(s):
PIN 1: 0 5 3 3 3 2 1 0 5 8 0 6
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: 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: 
E-mail: dan@schermerhorn-realestate.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: Same as above
Address: 
City, State, Zip: 
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."

[Signature]
Property Owner(s) 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."

[Signature]
Applicant Signature – REQUIRED
Date: 3-14-18
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: 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>
</tr>
</tbody>
</table>

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

See 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,
   
   (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.

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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 Schermerhorn
2737 Central St.
Evanston, IL 60201
847-869-4200

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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.

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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.

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**If Applicant or Proposed Land User is a Corporation**

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

a. Names and addresses of all officers and directors.

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

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**If Applicant or Proposed Land User is not a Corporation**

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

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 are 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 area 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 Garity 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 bust 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
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 Moran 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 all 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?

534 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

Case Number: 17ZONA-0142  Case Status/Determination: Non-Compliant

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>
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<tr>
<th>Property Address:</th>
<th>3233 CENTRAL ST</th>
<th>Zoning District:</th>
<th>R4</th>
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<td>Overlay District:</td>
<td>oCSC</td>
<td>Preservation District:</td>
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Applicant: William Schernerhorm

Phone Number:

Zoning Section | Comments
---|---
6-8-5-4-3 | 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**

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**THIS APPLICATION PROPOSES (select all that apply):**

- [X] New Principal Structure
- New Accessory Structure: Retention of Use
- Addition to Structure: Plat of Resubdiv./Consol.
- Alteration to Structure: Business License
- Retention of Structure: Home Occupation
- Sidewalk Cafe
- Other
- Plans Dated: Prepared By: OKW ARCHITECTS
- Survey Dated: Existing Improvements:

**Proposal Description:**

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

**ZONING ANALYSIS**

**PLANNED DEVELOPMENT THRESHOLDS**

Does not apply to H, I, J, K, L, U, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for I'a; Section 6-8-1-11(D) for I'd; Section 6-15-1-4(D) for E's; Section 6-15-1-16(D) for D's; Section 6-15-1-17(D) for R; Section 6-15-1-18(D) for MU & MUSE; Section 6-15-1-19(D) for O1, O2, O3, O4, and O5.

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

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 60%)**
- **Pavement/Pervious Paver Exception (Subtract 20%)**
- **Open Parking Deficit (Add 200 sqft/open space)**

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**PRINCIPAL USE AND STRUCTURE**

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**Minimum Lot Width (LF)**

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**Comments:**

LF: Linear Feet  SF: Square Feet  FT: Feet

*Page 1*
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Additional Standards:

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<td>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 gar</td>
<td></td>
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</tr>
</tbody>
</table>

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

| Front Yards (1A) (FT) |
| --- | --- |
| Direction: S |
| Street: Central |
| Comments: |

| Front Yards (1B) (FT) |
| --- | --- |
| Direction: |
| Street: |
| Comments: |

| Street Side Yards (FT) |
| --- | --- |
| Direction: |
| Street: |
| Comments: |

| Interior Side Yards (1A) (FT) |
| --- | --- |
| Direction: W |
| Comments: |

| Interior Side Yards (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>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td></td>
<td></td>
<td>Open Off-street Parking</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
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| Permitted Required Yard: |
| --- | --- |
| Rear Yard | Compliant |
| Comments: |

| Additional Standards: |
| --- | --- |
| Comments: |

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<thead>
<tr>
<th>Height (FT)</th>
<th>Standard: Flat or mansard roof 14.5', ot</th>
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<tr>
<td>Comments:</td>
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<tr>
<td>Distance from Principal Building:</td>
<td>10.0'</td>
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<td>----------------------------------</td>
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</tr>
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<td>Comments:</td>
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<table>
<thead>
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<th>Front Yard(2A) (FT)</th>
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<tbody>
<tr>
<td>Direction: S</td>
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<td>Street: Central</td>
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<tr>
<td>Comments:</td>
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</table>

<table>
<thead>
<tr>
<th>Front Yard(2B) (FT)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Direction:</td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Street Side Yard (FT)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Direction:</td>
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</tr>
<tr>
<td>Street:</td>
<td></td>
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<td>Comments:</td>
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<tr>
<th>Interior Side Yard(2A) (FT)</th>
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<table>
<thead>
<tr>
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<td>Direction: E</td>
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<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: N</td>
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<td>Comments:</td>
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**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Multi-family (Res District)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>18</td>
<td></td>
<td></td>
<td>Compliant</td>
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</table>

<table>
<thead>
<tr>
<th>Use(2):</th>
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<table>
<thead>
<tr>
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<tr>
<th>TOTAL REQUIRED:</th>
<th>18</th>
<th>18</th>
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<table>
<thead>
<tr>
<th>Handicap Parking Spaces:</th>
<th>1</th>
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<table>
<thead>
<tr>
<th>Access: Sec. 6-16-2-2</th>
<th>Alley</th>
<th></th>
<th></th>
<th>Compliant</th>
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</thead>
</table>

| Vertical Clearance (LF)             | 7        |          |          |               |

LF: Linear Feet  SF: Square Feet  FT: Feet
<table>
<thead>
<tr>
<th>Surfacing:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Comments:</td>
<td>Sec. 5-16-2-8 (E)</td>
<td>permeable pavers</td>
<td>Compliant</td>
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| Location: | Sec. 6-4-6-2 | Open and Garage | Compliant |

| Comments: | | | |

<table>
<thead>
<tr>
<th>Angle(1): 90 Degree</th>
<th>Comments:</th>
<th>Width(W) (FT)</th>
<th>8.5</th>
<th>8.5</th>
<th>Compliant</th>
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<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
<th>Depth(D) (FT)</th>
<th>Comments:</th>
<th>18.0</th>
<th>18.0</th>
<th>Compliant</th>
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<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
<tr>
<th>Aisle(A) (FT)</th>
<th>Comments:</th>
<th>24.0</th>
<th>alley</th>
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<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
<th>Module (FT)</th>
<th>Comments:</th>
<th>SL 42.0, DL 60.0</th>
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<tbody>
<tr>
<td>Garage Setback from Alley Access (FT)</td>
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### MISCELLANEOUS REQUIREMENTS

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<th>Requirement (1):</th>
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<th>Determination</th>
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<tbody>
<tr>
<td>Building Facade Articulation</td>
<td>Refer 6-15-14-15</td>
<td>articulation met</td>
<td>Compliant</td>
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**Comments:**

<table>
<thead>
<tr>
<th>Requirement (2):</th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Bicycle parking</td>
<td>1/1.5 DUS(enclosed) + 1/10 vehicale spaces in parkway</td>
<td>18</td>
<td>Compliant</td>
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</table>

**Comments:**

<table>
<thead>
<tr>
<th>Requirement (3):</th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</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:* [Signature]

*Date:* 5/23/18
STREET VIEW - EXISTING TREES SHOWN
TREE REMOVALS

<table>
<thead>
<tr>
<th>#</th>
<th>VARIETY</th>
<th>CAL.</th>
<th>GROUP</th>
<th>CONDITION</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>UNKNOWN</td>
<td>4&quot;</td>
<td>NA</td>
<td>POOR - UNDER UTILITY LINES</td>
</tr>
<tr>
<td>2</td>
<td>MAPLE</td>
<td>14&quot;</td>
<td>C</td>
<td>POOR - FORM COMPROMISED</td>
</tr>
<tr>
<td>3</td>
<td>SPRUCE</td>
<td>17&quot;</td>
<td>B</td>
<td>MODERATE</td>
</tr>
</tbody>
</table>

REPLACEMENT VALUE: 14.5"

PROPOSED CAL. VALUE: 10"

SEE SHEET L-1 FOR CONCEPTUAL LANDSCAPE PLAN

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION ON THE SITE CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREA OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.

2. FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE MAINTAINED IN ACCORDANCE WITH THE CITY OF EVANSTON REGULATIONS.

3. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ANY TREE REMOVAL ACTIVITY.

4. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.

5. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRIERS WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SHINING OF ROOTS, BRUSHING OF BANK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR ELSE OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.

6. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAN OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.

7. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
TYPICAL PLANT LIST

ACTUAL PLANT SELECTIONS TO BE DETERMINED UPON DEVELOPMENT OF THE PLANTING PLAN

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

HIGHLANDS ON CENTRAL, LLC.
3234-49 CENTRAL ST.
Evanston, Illinois

SCALE: 1" = 20'-0"

OKW Architects
December 27, 2017 Project #: 16036
Dear Melissa,

I was disappointed to learn that the original request made to construct multiple housing units at the above mentioned address on Central Street was denied, particularly after having read the letters to the editor in the Evanston Round Table supporting the construction.

After having reviewed the revised plans, I sincerely hope that they meet with your approval and that you will reconsider your initial decision at the April 17th meeting.

The units would benefit not only the current and future residents of northwest Evanston, but would also contribute to the housing diversity of all of Evanston.

Thank you for your consideration in this matter.

Sincerely,

Michaela G McCarthy
2603 Ewing Ave. Unit A
Evanston 60201
Zoning Board of Appeals  
Planning and Zoning Division  
Morton Civic Center, 2100 ridge Ave  
Evanston, IL 60201

April 3, 2018

Dear Sirs

This letter concerns the revised plans for 3233-49 Central St presented by Schermerhorn & Co. to the neighbors on Wednesday, March 28, 2018 at Lovelace Park and are being considered by the Zoning Board of Appeals on Tuesday, April 17th, 2018.

We the undersigned after reviewing the revised plans believe that the project as purposed is a very good solution for this site and will contribute to the betterment of life in northwest Evanston. We believe that the two (2) variances requested (12 units vs 10 units allowed and 46.5% lot coverage vs 40% allowed under zoning code) should be granted to allow this project to precede.

Thank you

Frederick W. Gleave  
2639 Gross Point Road  
Evanston, Il 60201

Gloria S. Gleave

cc: Schermerhorn & Co.  
2737 Central St  
Evanston. IL 60201
Greeting Ms. Klotz-

Regarding the upcoming hearing on the revised plan for 3233 Central, I urge you and Staff to keep to the zoning ordinance as written and not allow any variance.

Thank you for your consideration,

Mark V. Powers

-----Original Message-----
From: kabion <kabion@aol.com>
To: mklotz@cityofevanston.org
Sent: Tue, Feb 20, 2018 8:37 pm
Subject: Re: 3233 Central zoning variance

Thanks!!

Sent from AOL Mobile Mail

-----Original Message-----
From: Melissa Klotz <mklotz@cityofevanston.org>
To: kabion <kabion@aol.com>
Sent: Tue, Feb 20, 2018 04:44 PM
Subject: Re: 3233 Central zoning variance

Thank you, Mark. Your comments will be passed on to the ZBA tonight for consideration.

Melissa Klotz
Zoning Planner
Planning & Zoning Division
Community Development Department
Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8230
mklotz@cityofevanston.org | cityofevanston.org

On Tue, Feb 20, 2018 at 4:15 PM, <kabion@aol.com> wrote:

Hello Ms. Klotz-

My name is Mark Powers. I have lived at 3144 Central St. for over 25 years and within 3 blocks of the applicants project for over 60 years. I also own the property at 3200 Central st.

I am strongly opposed to the variance that the developers of 3233 Central are seeking as there is no public benefit to granting same. What the code provides as right already would dramatically alter the density at this site and to expand upon that in any way would, in my opinion, have a negative impact on the character of the street which is low
density. The developer merely seeks to maximize profit which is understandable but but if that cannot be done while complying with the code then perhaps they need to reconsider the project. It seems that every new project comes with a request for less parking, more units, height increases, TIF's, etc. Too often the City votes in favor of such and has drastically changed the feel of Evanston.

Schramm & Co. cite compliance costs (affordable housing, "green" demolition, etc.) as reasons for needing more density. Those costs are quite easy to project when contemplating a project in the first place and if the parameters are too costly, then that is unfortunate but not a valid argument for a major variance. It appears that the developer was a bit hasty initiating the demolition of the current structure before having this matter settled. However, that is their problem and should have no bearing on ZBA decision. ZBA must stand by the codes as written and limit issuance of variances to minor requests.

Kindly submit my objection to the ZBA board and enter it as a part of the record of this project.

Thank you Ms. Klotz,

Mark Powers
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.

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

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-nesters, 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
2035 Dodge Ave.
18ZMJV-0022

ZBA Recommending Body
MEMORANDUM

To: Members of the Zoning Board of Appeals

From: Erika Storlie, Assistant City Manager/Acting Director of Community Development
Scott Mangum, Planning and Zoning Administrator
Melissa Klotz, Zoning Planner

Subject: 2035 Dodge Ave - ZBA 18ZMJV-0022
ZBA Determining Body

Date: April 11, 2018

Notice - Published in the March 29, 2018 Evanston Review
Junior Anderson, property owner, applies for major zoning relief to construct a 2-family residence with a detached garage in the R3 Two-Family Residential District. The applicant requests 2 dwelling units on a total lot size of 5,943 sq. ft. where a minimum 7,000 sq. ft. lot size is required for 2-family residences (Zoning Code Section 6-8-4-4). The Zoning Board of Appeals is the determining body for this case.

Recommendation
City staff and DAPR recommend approval of major zoning relief for lot size to allow a 2-family residence with a detached garage in the R3 Two-Family Residential District, subject to an affordability commitment for one of the units and design improvements. The applicant has complied with all other zoning requirements and meets all of the standards for major variations for this district.

Site Background
2035 Dodge Ave. is located on the east side of Dodge Ave. between Foster St. and Simpson St., abutting an alley to the north and east. The entire property is located in the R3 Two-Family Residential District, and is surrounded by the following:

North: R3 Two-Family Residential District
East: R3 Two-Family Residential District
South: R3 Two-Family Residential District
West: R3 Two-Family Residential District

The property is a vacant lot that is surrounded by single family and two-family residences.

Proposal
The applicant proposes to construct a new two-family residence with a three-car detached garage. The property is located in the R3 Two-Family Residential District, which requires a minimum lot size of 5,000 square feet for a single family home or 7,000 square feet for a
two-family residence. 2035 Dodge Ave. features a lot size of 5,943 square feet. Therefore, the lot size is large enough for a single family residence, but not large enough for a two-family residence.

The applicant believes the property is appropriate for a two-family residence. The proposed structure complies with all setbacks, building lot coverage, impervious surface coverage, and required parking. The structure's bulk and height are similar to other structures in the immediate neighborhood.

The two-family structure will be built on slab without a basement. The first floor will feature one three-bedroom, two-bathroom unit, and the second floor will feature another three-bedroom, two-bathroom unit. There is a two-story deck off the rear of the building for secondary egress.

The applicant owns other residential rental properties throughout Evanston and Chicago. The proposed two-family residence and variation request will allow the applicant to extract additional income from the property so the applicant proposes to rent one of the units at an affordable rate as a public benefit to the community. The applicant is not required to provide one affordable unit, but has agreed to a 10-year time frame where the unit will be rented at a level affordable to a household earning up to 80% of the Area Median Income (AMI) or less. The applicant was willing to make both units affordable, but was advised not to do so by the City's housing staff who felt two affordable units might result in a negative cash flow for the building and lead to an unsuccessful development. The applicant may still rent the second unit below market rate or to a housing voucher recipient, though as requested he would not be required to do so. The applicant has experience with affordable housing at his other Evanston properties. The city has seen a drastic reduction in affordable housing units in the last decade and is in dire need of new affordable housing, especially three-bedroom units that can house larger families, so the one affordable unit proposed is a substantial public benefit.

The proposal was reviewed by the DAPR Committee on April 4, 2018, and additional information regarding the affordability plan and revised elevation drawings were requested. The front elevation was revised minimally to include a canopy over the front door:
At the April 11, 2018 DAPR meeting, the project was unanimously recommended for approval with the condition that additional information is provided prior to the ZBA hearing. The applicant intends to provide the following documents at ZBA:

1. Written agreement that one unit will rent as an affordable housing unit for 10 years affordable to household earning up to 80% of AMI.
2. Revised elevation drawings properly labeled for all four sides of the proposed building with consistent building materials noted.
3. Revised front elevation that includes additional façade details such as shutters, ornamental light fixtures, varying material colors, and architectural design elements.

As a two-family residence, the building will not be reviewed again by the DAPR Committee and the affordable housing proposal will not be reviewed by any committee, so the ZBA should not act on the requested variation unless the aforementioned documents are submitted and deemed adequate.

The applicant worked with staff to eliminate setback and parking variations, and to determine appropriate details for the affordable unit. City staff is not aware of any objections to the proposal.

Ordinances Identified for Requested Relief

6-8-4 R3 Two-Family Residential District

6-8-4-4 Lot Size: The minimum lot size in the R3 district is 5,000 square feet for single-family dwellings, except as expressly allowed in Subsection 6-4-1-7(B) of this Title, 3,500 square feet per dwelling unit for two-family units and 7,200 square feet for nonresidential uses.
Design and Project Review Committee (DAPR) Discussion and Recommendation
April 4, 2018 – The DAPR Committee found the proposed zoning relief and affordable housing public benefit acceptable, but requested additional documentation and a revised front façade. The case was continued to April 11, 2018.

April 11, 2018 – The applicant provided a revised front façade featuring a canopy over the front door, but did not make other changes or provide other documentation. Due to the proposed public benefit of one affordable housing unit and construction timeline (2018), the DAPR Committee determined the project could move forward with additional information provided prior to the ZBA determination.

Recommendation: Unanimous approval with conditions:

1. Provide written agreement for one affordable housing unit on-site for a period of 10 years affordable to household earning up to 80% of AMI prior to ZBA.
2. Provide updated elevations of all four building facades, correctly labeled, and with correct/consistent building materials noted prior to ZBA.
3. Provide revised front elevation with additional design elements prior to ZBA.

Variation Standards
For a variation to be recommended for approval, the ZBA must find that the proposed variation:

1. Will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties: With a revised front façade, the structure will blend well with the surrounding neighborhood and complement the existing housing stock.
2. Is in keeping with the intent of the zoning ordinance: Although the property does not meet the required lot size for a two-family residence, the proposed structures comply with all other zoning regulations. The zoning ordinance allows for consideration of zoning relief when a public benefit, such as an affordable housing unit, is provided.
3. Has a hardship or practical difficulty that is peculiar to the property: The property is not large enough to meet the lot size requirement for a two-family residence as required by the zoning ordinance, but is large enough to construct a two-family residence that complies with all other zoning regulations that is also appropriate in bulk, height, and use when compared to the surrounding neighborhood.
4. Property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience: Without the requested zoning relief, the property can only feature a single family residence, which would not provide enough cash flow for the unit to be affordable as is proposed as a public benefit.
5. Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived: Additional income will be extracted from the property, but one on-site, 3-bedroom affordable unit is a substantial public benefit to the community.
6. Does not have a hardship or practical difficulty that was created by any person having an interest in the property: The property was platted at its size prior to the current ownership.
7. Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty: The applicant has worked with staff to modify the proposal multiple times to eliminate the need for zoning relief beyond the requested lot size variation.
Attachments
Variation Application – submitted March 20, 2018
Zoning Analysis
Plat of Survey
Site Plans & Elevations
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Meeting Minutes Excerpt – April 4, 2018
DAPR Draft Meeting Minutes – April 11, 2018
MAJOR VARIATION
APPLICATION
CASE #: 18ZMV-0022

1. PROPERTY

Address: 2035 Dodge Evaston

Permanent Identification Number(s):
PIN 1: 16-13-200-006-0000
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 Invincible Trust
Address: 6158 N. Milwaukee
City, State, Zip: Chicago, IL 60641
Phone: Work: 773-934-3924 Home: ____________________ Cell/Other: ____________________
Fax: ____________________ Home: ____________________
E-mail: Taplatinum@gmail.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: DMC Invincible Trust
Address: 2035 Dodge
City, State, Zip: Evaston IL 60201
Phone: Work: ____________________ Home: ____________________ Cell/Other: ____________________
Fax: ____________________ 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

Date: 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

Date: 3/20/18

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Plat of Survey Date of Survey: __________________________
☐ 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 $78.50 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. “6-8-3-4”</td>
<td>(ex. “requires a minimum front yard setback of 27 feet”)</td>
<td>(ex. “a front yard setback of 25.25 feet”)</td>
</tr>
<tr>
<td>684.9</td>
<td>Lot size requirement is 8,500 sf are dealing unit for 2 family units</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 intersec the site 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 owners sitting 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 then 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

<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>

Applicant: Junior Anderson

Phone Number: 7739343924

Zoning Section | Comments
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

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>18ZONA-0006</th>
<th>Purpose: Zoning Analysis without Bid Permit App</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2035 dodge AVE</td>
<td>District: R3</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Junior Anderson</td>
<td>Overlay: None</td>
</tr>
<tr>
<td>Phone:</td>
<td>773-934-3924</td>
<td>Preservation District:</td>
</tr>
</tbody>
</table>

**ANALYSIS BASED ON:**
- Plans Dated: 12/19/2017
- Prepared By: LAM ARCHITECTS
- Survey Dated: 10/20/2017

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

**ZONING ANALYSIS**

<table>
<thead>
<tr>
<th>RESIDENTIAL DISTRICT CALCULATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Porch Exception (Subtract 10%)</strong></td>
</tr>
<tr>
<td>Total Eligible</td>
</tr>
<tr>
<td>Front Porch</td>
</tr>
</tbody>
</table>

**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>
</tbody>
</table>

**Minimum Lot Width (LF):**
- USE: Two Family
- Standard: 35
- Existing: 35
- Determination: Compliant

**Minimum Lot Area (SF):**
- USE: Two Family
- Standard: 70000
- Existing: 5943
- Proposed: 5943
- Determination: Non-Compliant

**Dwelling Units:**
- Standard: 2
- Determination: Compliant

**Building Lot Coverage (SF) (defined, including subtractions & additions):**
- Standard: 2674.35
- Existing: 2231.6
- Determination: Compliant

**Comments:**

**Survey Notes:**

LF: Linear Feet  SF: Square Feet  FT: Feet

Page 1
<table>
<thead>
<tr>
<th>Accessory Structure</th>
<th>Impervious Surface Coverage (SF, %)</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>40% of rear yard</td>
<td>3565.7998999999997</td>
<td>46.15514050143925%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

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

---

**Gross Floor Area (SF)**

**Use:**

**Comments:**

---

**Height (FT):**

**Comments:**

---

<table>
<thead>
<tr>
<th>Front Yard(1) (FT)</th>
<th>27'</th>
<th>Front Yard(2) (FT)</th>
<th>Street Side Yard (FT)</th>
<th>Rear Yard (FT)</th>
<th>Street Side Yard(1) (FT)</th>
<th>Street Side Yard(2) (FT)</th>
<th>5'</th>
<th>5'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: W</td>
<td>27'</td>
<td>Direction:</td>
<td>Direction: N</td>
<td>Direction:</td>
<td>Direction:</td>
<td>Direction:</td>
<td>10'</td>
<td>5'</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td>Street Side Yard</td>
<td>5'</td>
<td>Rear Yard:</td>
<td>Street Side Yard(2)</td>
<td>Rear Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>(FT)</td>
<td>Direction: S</td>
<td>(FT)</td>
<td>(FT)</td>
<td>(FT)</td>
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</tr>
</tbody>
</table>

---

**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>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Required Yard:</td>
<td>rear yard</td>
<td>Rear Yard</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>Flat or mansard roof 14.5', ot</td>
<td></td>
<td>13'</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

---

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

**Page 2**
<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></td>
<td>46'</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Interior Side Yard (FT)</th>
<th>3'</th>
<th>3'</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: N</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Interior Side Yard (FT)</th>
<th>3'</th>
<th>3'</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>3'</th>
<th>3'</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: E</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

### PARKING REQUIREMENTS

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

**Comments:**

| Use(2):                          |          |          |           |               |

**Comments:**

| Use(3):                          |          |          |           |               |

**Comments:**

### TOTAL REQUIRED

**Comments:**

| Handicap Parking Spacing:         | Sec. 6-15-2-6 |          |           |               |

**Comments:**

| Access:                          | Sec. 6-15-2-2 |          |           |               |

**Comments:**

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

**Comments:**

| Surfacing:                       | Sec. 6-15-2-8 (E) |          |           |               |

**Comments:**

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

**Comments:**

| Angle(1):                        |          |          |           |               |

**Comments:**

| Width(W) (FT)                    |          |          |           |               |

**Comments:**

| Depth(D) (FT)                    |          |          |           |               |

**Comments:**

| Aisle(A) (FT)                    |          |          |           |               |

**Comments:**

LF: Linear Feet  SF: Square Feet  FT: Feet

Page 3
Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

Melrose 3/23/18

Signature  Date
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

NEW VINYL SIDING
NEW GUTTER & DOWNSPOUT
3'-0"
2'-6"
20'-0"
FOR FOUNDATION PLAN & FOUNDATION DETAIL SEE SHEET A-2 & A-3
FOR METAL DECK PLANS SEE SHEET A-5
FOR STEEL DETAILS SEE SHEET A-6

MEAN HT. +25'-8"

T/GRADE T/1ST. FLOOR T/2ND. FLOOR +10'-1" T/ROOF +22'-7"

NEW VINYL SIDING
NEW GUTTER & DOWNSPOUT
3'-6"
21'-2"
9 SPACES @ 7'-3"
8'=
5'-7"
3'-0"

DODGE AVE.
EVANSTON ILLINOIS

2035

A-4
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

Evanston
Illinois
Dodge Ave.
FRAMING PLANS

 Luigi A. Martinez, AIA
 535 N. Michigan Ave
 Suite No. 200
 Chicago, IL 60611

DATE
NO.
DESCRIPTION

Evanston, Illinois
Dodge Ave.
With 3 Car Frame Garage

A-3
NEW 4"x4" COLUMN & NEW SONOTUBE 120" x 42" FTG. (TYP.)

Ground Level Plan

Second Floor Framing Plan

Foundation Plan

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

DATE
DESCRIPTION

EVANSTON ILLINOIS
DODGE AVE.
WITH 3 CAR FRAME GARAGE

ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CAR FRAME GARAGE
NOT TO SCALE

DETAIL 3.
TREAD MARC METAL STAIR

STAIR STRINGER FOOTING DETAIL

STAIR STRINGER DETAIL

CONCRETE PIER

8"X8"X1/4"

1/4" 4

10"

1.5"X1/8" FLAT BAR.

LEVEL 0'-0"

FINISH GROUND

SHEAR PLATE 4" X 5/16" X 1'-3"

1/8" X 1/2" X 9"

BASE 8"X8"X1/4"

1/4" 4

10"

1.5"X1/8" FLAT BAR.

8" X 42"

18"Ø X 42"

3'-6"

12"Ø X 3'-6"

Concrete Pier

12"X12"X3'-6"

Concrete Pier

W/NUT & WASHER 12"X12"X3'-6"

W/NUT & WASHER

3/8" DIAMETER A307 BOLTS 4" LONG

16 BOLTS

1" L-4" X 4" X 3/16" METAL POST

1/4" 4

10"

1.5"X1/8" FLAT BAR.

7.31" METAL STRINGER

1.5"X1.5"X1/8" ANGLE MARC.

1.5"X1.5"X1/8" ANGLE MARC.

1" METAL BALUSTER

BOLTED TO BRICK 8" X 4" X 3/16" METAL POST

3/16" FROM CENTER SHEAR PLATE 1" X 1" METAL BALUSTER

4" @ 4.5" O.C. MAX.

1" X 1" METAL BALUSTER

HOLE BEHIND GROUT

3" X 3" X 1/2" X 3/16" METAL POST

1/4" 4

10"

1.5"X1/8" FLAT BAR.

LEVEL 0'-0"

FINISH GROUND

EXISTING HARWOOD FLOORING

EXISTING 2X4 STUDS

C-10X15.3 REINFORCEMENT STEEL - ASTM A615 GRADE 60

-CONCRETE STRENGTH fc=3000psi MINIMUM

-ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

-CONCRETE MATERIALS - PLATES & ANGLE ASTM A36 - TOLLED SHAPES ASTM A992

-MATERIALS - PREFABRICATED METAL BRACKETS, STRAPS, ETC.

-SCREWS

-NAILS - COMMON

-BOLTS - ASTM A307

-ALLOWABLE SOIL PRESSURES ARE ASSUMED AT 2500 PSF AND SHALL BE FIELD VERIFIED BY A QUALIFIED MATERIALS TESTING AGENCY.

-THRUSTS ON HANDRAILS AND GUARDS SHOULD COMPLY W/ SECTION 4.3, SECTION 13-52-100 OF THE MUNICIPAL CODE OF CHICAGO.

-CONSIDER UNBRACED LENGTH OF ALL MEMBERS TO ACCOMPANY LATERAL STRUCTURAL STEEL FOR BUILDINGS.

-PORCH STRUCTURE THAT EXTENDS FROM BUILDING MUST BE INDEPENDENTLY BRACED.

-еме compatible WITHIN THE BUILDING MUST BE ACEDISPACELY ATTACHED TO THE STRUCTURE TO ACHIEVE LATERAL BRACING.

-ALLOWABLE SOIL PRESSURES ARE ASSUMED AT 2500 PSF AND SHALL BE FIELD VERIFIED BY A QUALIFIED MATERIALS TESTING AGENCY.

-PORTION OF THE MUNICIPAL CODE OF CHICAGO.

-PORTION THAT IS FULLY CONTAINED WITHIN THE BUILDING MUST BE ACEDISPACELY ATTACHED TO THE STRUCTURE TO ACHIEVE LATERAL BRACING.

-ALLOWABLE SOIL PRESSURES ARE ASSUMED AT 2500 PSF AND SHALL BE FIELD VERIFIED BY A QUALIFIED MATERIALS TESTING AGENCY.
First Floor Electrical Plan

Second Floor Electrical Plan

ELECTRICAL PLANS

DATE

ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CARFRAME GARAGE

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

2035 DODGE AVE.
EVANSTON ILLINOIS

NO. DESCRIPTION

E-1
ILLINOIS WITH 3 CAR FRAME GARAGE

A) HOLLOW-LOAD BEARING UNITS, ASTM C90, COMPRESSIVE STRENGTH SHALL BE OVER 1,600 PSI ON AVERAGE NET AREA

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

4.2 GIVEN DESIGN DATA ASSUMES THE EXISTENCE OF ADEQUATE FIELD SUPERVISION OF CONSTRUCTION, FULFILLING THE GOVERNING ORDINANCES.

PER SQUARE FOOT DEAD LOAD.

14.1 ALL PORCHES, DECKS, AND EXTERIOR STAIRS SHALL CARRY 100 POUNDS PER SQUARE FOOT LIVE LOAD AND 10 POUNDS - EXTERIOR WALLS: R-19

- FLOORS & SLABS: R-10

13.1 90 DEGREES COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-316, HOT WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI-315.

3.5 CALCIUM CHLORIDE AND/OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE.

3.3 PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.

6.5 ALL PLYWOOD SHOWN FOR FLOOR/ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN ON THE PRACTICE.

6.1 PROVIDE AND INSTALL 2X4 PEDESTALS (TO TIES) AND 2 INCHES FOOTINGS (FORMED AND EXPOSED EARTH).


16.7 SLABS ON GRADE SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

17 REINFORCING SPECIFICATIONS:

16.3 THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES EFFECTED IN OR UNDER THE FOUNDATION BEFORE THE CONCRETE FOUNDATION AND THE VERTICAL REINFORCING LAPPED 36 DIA. CONTINUOUS TO THE STEEL IN THE TIE BEAM.

14.1 ALL WOOD DECKING SHALL BE 1" X 6" MELAMINE FIBERBOARD OR ADEQUATELY RATED TREATED WOOD.

9.4 DO NOT PAINT OVER LABELS, FACTORY FINISH METAL TRIM, DOOR HARDWARE, ELECTRICAL FIXTURES, EQUIPMENT, SPRINKLER HEADS, OR MILLWORK ASSEMBLIES.

9.5 PROVIDE TOUCH-UP PAINTING TO MATCH EXISTING PAINT COLORS AND TEXTURES WHERE INFILL OR PATCH AND REPAIR WORK IS REQUIRED AT EXISTING CONSTRUCTION.

8.10 CLEAN ALL SURFACES AND LEAVE READY FOR PAINT. REMOVE ALL EXCESS MATERIALS AND DEBRIS FROM SITE.

9.6 ALL DRYWALL SURFACES SHALL BE PAINTED EXCEPT WHERE CERAMIC TILE IS SPECIFIED.

9.7 PROVIDE THRESHOLDS AS REQUIRED OR AS NOTED AT ALL FLOOR MATERIAL TRANSITIONS. PROVIDE BLOCKING AS ALL NECESSARY IN PREPARATION OF WOOD FLOOR INSTALLATION.

6.15 ALL EXTERIOR DECK FRAMING SHALL BE PRESSURE TREATED.


16.2 THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES EFFECTED IN OR UNDER THE FOUNDATION BEFORE THE CONCRETE FOUNDATION AND THE VERTICAL REINFORCING LAPPED 36 DIA. CONTINUOUS TO THE STEEL IN THE TIE BEAM.

14.1 ALL WOOD DECKING SHALL BE 1" X 6" MELAMINE FIBERBOARD OR ADEQUATELY RATED TREATED WOOD.

9.12 PREPARE SUBSTRATES AS REQUIRED TO RECEIVE PAINT. PATCH ALL NAIL HOLES, REPAIR DEFECTS.

9.10 PROVIDE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS AND WET SURFACES.

9.9 PROVIDE TOUCH-UP PAINTING TO MATCH EXISTING PAINT COLORS AND TEXTURES WHERE INFILL OR PATCH AND REPAIR WORK IS REQUIRED AT EXISTING CONSTRUCTION.

8.10 CLEAN ALL SURFACES AND LEAVE READY FOR PAINT. REMOVE ALL EXCESS MATERIALS AND DEBRIS FROM SITE.

6.15 ALL EXTERIOR DECK FRAMING SHALL BE PRESSURE TREATED.
ERECT NEW 2 STORY 2 UNIT BUILDING

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

DATE
NO.
DESCRIPTION

EVANSTON ILLINOIS DODGE AVE. WITH 3 CAR FRAME GARAGE

WINDOW SCHEDULE

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M-1
## BUILDING SCHEDULE

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<td>ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CAR FRAME GARAGE</td>
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**Architects:**

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

**Address:**

2035 Dodge Ave.
Evanston, Illinois

**Note:**

- M-3
- Schedules
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 4, 2018


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

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.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 11, 2018


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

April 4, 2018, DAPR Committee meeting minutes.

Ms. Biggs made a motion to approve the minutes from April 4, 2018, seconded by Mr. Nelson.

The Committee voted, 10-0, to approve the minutes of April 4, 2018.

New Business

1. 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:
- Architect for project unavailable so full revisions were not completed.
- Intend to install canopy over front entry, shutters on the front windows and lighting near entry.
- One unit will be provided at 80% AMI for 10 years. Agreement to be drafted by time of permits. Written verification of agreement needed before ZBA meeting.
- 5 inch vinyl siding to be used on the building likely in dark beige color, windows to be white. Windows to be flat.
- Landscaping to be provided in front and fence to be installed around the property.
- Ms. Biggs encouraged Mr. Anderson to break-up the monotony on the front facade.

Ms. Biggs made a motion to recommend approval of the project with the conditions that written verification of an Inclusionary Housing agreement is provided prior to ZBA and that modification to the front elevation is provided to enhance its appearance. Seconded by Mr. Nelson.
The Committee voted, 10-0, to recommend approval of the project with the stated conditions.

Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Mangum. The Committee voted to unanimously, 10-0, to adjourn. Meeting adjourned at 2:44 pm.

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.

Respectfully submitted,
Meagan Jones