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

AGENDA

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

II. APPROVAL OF MINUTES: April 25, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. 1215 Church St. & 1726-1730 Ridge Ave  Recommendation to ZBA
Karen Singer, President/CEO, submits for a special use for a Community Center - Public and a Recreation Center, for the YWCA Evanston/North Shore in the R4 General Residential District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, May 9, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Staff Present: J. Velan

Others Present:

Presiding Member: E. Storlie

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

Approval of minutes

April 11, 2018, DAPR Committee meeting minutes.

Mr. Mangum made a motion to approve the minutes from April 11, 2018, seconded by Mr. Gerdes.

The Committee voted, 9-0, to approve the minutes of April 11, 2018.

New Business

1. **811 Emerson Avenue** Preliminary and Final Review
Tim Anderson, CA/Focus Evanston JV, LLC, submits for a building permit to construct a 9-story mixed-use building with 241 dwelling units and 3,300 sq. ft. of ground floor commercial space, as approved by ordinance 37-O-17, in the C1a Commercial Mixed-Use District.

APPLICATION PRESENTED BY: Vic Howell, development manager Angela Spadoni, architect

DISCUSSION:
- Reviewed revisions made to the building since the Planned Development had been approved. Changes include:
  - Dwelling unit count – 241 (approved for 242)
  - FAR – no change, 4.66
  - The building is setback 3’-6” from Emerson Avenue property line. The residential entrance is pushed back a little more.
  - Parking – 174 parking spaces total provided, 21 to be compact spaces.
  - Parkway trees – 3 parking trees provided instead of 4 due to obstructions in the parkway.
- Residential entry pushed further away from Emerson Avenue property line to define the entrance, lowered entry canopy from previous drawing to create pedestrian scale.
- Two car share spaces provided.
- Second floor provides amenity spaces, indoor and open deck.
- Green roof included in plan.
● Landscape planters provided in front of retail space, adjacent to the loading and next to alley.
● Loading dock gate detail provided, steel louver panels, gray color. The same gate to be used to screen the generator.
● Generator anticipated to cycle weekly, still selecting the generator model.
● Mr. Gerdes noted 55 decibels is the maximum sound level permitted at the property line, noted that it does not apply to generators which are intended for emergencies only, but encouraged the applicant to meet this standard.
● Ms. Spadoni noted the exterior materials include brick, metal panels/banding, glass, patterned glass at amenity deck. Norman brick and horizontal brick and metal banding to emphasize horizontal lines.
● Will work with retailer, 7-11, to screen product along glass storefront.
● Windows to be recessed from the face brick.
● Ms. Hyink asked if the garage entrance could be relocated to the alley, to reduce conflicts between vehicles entering garage and pedestrian and bike conflicts along Emerson Avenue.
● Mr. Howell noted the garage entrance was located opposite Benson Avenue at the request of the previous Community Development Director. He noted mirrors and signage can be installed to provide visibility and alert drivers/pedestrians.
● Question raised if a car share area is being provided. Mr. Howell noted they are considering Zipcar for the two spaces along the alley.
● Question raised if an Uber/Lyft pick-up area is being provided. Mr. Howell stated pick-ups would occur in front of the building, no dedicated space.
● Mr. Gerdes noted signage requires a separate permit.

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

The Committee voted, 9-0, 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, 9-0, to adjourn. Meeting adjourned at 3:00 pm.

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

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

1215 Church St. &
1726-1730 Ridge Ave.

Recommendation to ZBA
1215 Church St. & 1726-1730 Ridge Ave.
1. PROPERTY

Address: 1215 Church St. & 1726-1730 Ridge Ave.
Permanent Identification Number(s):
PIN 1: 1111812100100000 PIN 2: 111812101100000
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: Karen Singer, President/CEO
Organization: YWCA Evanston/North Shore
Address: 1215 Church Avenue
City, State, Zip: Evanston, IL 60201
Phone: Work: (847) 736-2240 Home: Cell/Other:
Fax: Work: (847) 864-8498 Home: E-mail: ksinger@ywcaen.org

What is the relationship of the applicant to the property owner?
☐ same ☐ builder/contractor ☐ potential purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ lessee ☐ real estate agent
☐ officer of board of directors ☐ other:

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

Name(s) or Organization: Applicant is property owner.
Address:
City, State, Zip:
Phone: Work: Home: Cell/Other:
Fax: Work: Home:
E-mail: Please circle the primary means of contact.

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

Property Owner(s) Signature(s) — REQUIRED Date 4/18/18

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 4/16/18
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [X] (This) Completed and Signed Application Form
- [X] Plat of Survey Date of Survey: November 1, 2017
- [X] Project Site Plan Date of Drawings: See Plat of Survey
- [X] Plan or Graphic Drawings of Proposal (if needed, see notes)
- [X] Non-Compliant Zoning Analysis
- [X] Proof of Ownership Document Submitted: Warranty Deed
- [X] Application Fee Amount $660

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

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

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

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

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

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

**Application Fee**
The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.
A. Briefly describe the proposed Special Use:

Petitioner requests special use approval for a "Community Center - Public" and a "Recreation Center - Public" to allow northerly expansion of the YWCA's campus at 1215 Church Street to encompass the property commonly known as 1730 Ridge Avenue, which was formerly utilized for single-family detached residential use, for re-use of the existing improvements thereon as an office/work space with approximately 10-12 work stations for YWCA staff to support YWCA programs.

**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)

Please see Exhibit A attached hereto.

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?

Please see Exhibit A attached hereto.

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

Please see Exhibit A attached hereto.
d) Will the requested special use cause undue traffic congestion?

Please see Exhibit A attached hereto.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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

Please see Exhibit A attached hereto.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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

Please see Exhibit A attached hereto.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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?

Please see Exhibit A attached hereto.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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

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

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

2. If a person or organization owns or controls the proposed land user, list the name, address, phone,
   fax, and any other contact information of person or entity having constructive control of the proposed land user.
   Same as number 1 above, or indicated below. (An example of this situation is if the land user is
   a division or subsidiary of another person or organization.)
   Does not apply.

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 1 above, or indicated below.
   Does not apply.

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 1 above, or indicated below.
   Does not apply.
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. Please see Exhibit B attached hereto.

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. Please see Exhibit B attached hereto.

If Applicant or Proposed Land User is not a Corporation

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

N/A.
EXHIBIT A

Special Use Application of YWCA Evanston/North Shore
(1730 Ridge Avenue)

Responses to Standards of Review for a Special Use

YWCA Evanston/North Shore ("Petitioner"), as owner of property commonly known 1730 Ridge Avenue ("Subject Property"), provides the following responses to the standards of review for a special use for a Community Center – Public and a Recreation Center – Public (collectively, "Special Use"), in accordance with Section 6-3-5-10 of the Zoning Ordinance of the City of Evanston ("Zoning Ordinance"), to allow the northerly expansion of the YWCA’s campus at 1215 Ridge Avenue to include the Subject Property for use of the single-family residential structure thereon as an office/work space with approximately 10-12 work stations for YWCA staff to support YWCA programs.

A. It is one of the special uses specifically listed in the zoning ordinance;

The requested Special Use is specifically listed in Section 6-8-5-3 of the Zoning Ordinance as an authorized special use in the R4 General Residence District.

B. It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;

The requested Special Use is in keeping with the applicable purposes and policies of the Evanston Comprehensive General Plan as adopted on May 8, 2000 ("Comprehensive Plan"). Most notably, the Comprehensive Plan provides that "[t]he growth and evolution of Evanston's institutions [such as the YWCA] should be supported so long as the growth does not have an adverse impact upon the residentially zoned adjacent neighborhoods."

The YWCA has been located at the northwest corner of Ridge Avenue and Church Street since 1969 when the City approved Ordinance No. 19-O-69 granting special use approval to allow the construction of a recreational and community center on the Subject Property. As a result, the YWCA has been a fundamental part of the surrounding neighborhood for nearly 50 years. The proposed expansion of the YWCA’s campus to include the Subject Property for use of the single-family residential structure thereon as an office/work space with approximately 10-12 work stations for YWCA staff to support YWCA programs will not alter the character of the neighborhood because (i) Petitioner does not intend to make any exterior alterations to that structure, other than a front stair railing and an ADA accessible ramp, (ii) use of, and access to, the Subject Property will be limited to YWCA staff and (iii) parking for such staff will be accommodated by the YWCA’s existing parking facility south of the Subject Property.

The requested Special Use is also in keeping with the applicable purposes and intent of the Zoning Ordinance. In particular, the requested Special Use will, by the YWCA’s very nature, promote the public health, safety, comfort, morals, convenience, general welfare, and the objectives and policies of the Comprehensive Plan because the YWCA’s
mission is to promote racial justice and civil rights, women's empowerment and economic advancement and the health and safety of woman and girls.

C. *It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;*

The requested Special Use will neither cause a negative effect on the neighborhood in which it is located nor the City as a whole. To the contrary, the requested Special Use will enable the YWCA to better serve its clients in need and further its mission of promoting racial justice and civil rights, women's empowerment and economic advantage and the health and safety of woman and girls by providing much-needed office/work space for YWCA staff. Furthermore, use the single-family detached residential structure on the Subject Property for such office/work space will be unknown to the casual observer because (i) Petitioner does not intend to make any exterior alterations to that structure, other than a front stair railing and an ADA accessible ramp, (ii) use of, and access to, the Subject Property will be limited to YWCA staff and (iii) parking for such staff will be accommodated by the YWCA's existing parking facility south of the Subject Property.

D. *It does not interfere with or diminish the value of property in the neighborhood;*

The requested Special Use will not interfere with or diminish the value of property in the neighborhood in which the Subject Property is located because the Special Use will be of a low land use intensity similar to that of a typical single-family use and will be consistent with, but of a lesser intensity than that permitted by, the General Requirements and Performance Criteria of a home occupation in accordance with Section 6-5-4 of the Zoning Ordinance.

E. *It can be adequately served by public facilities and services;*

The Subject Property is already served by adequate public facilities and services. No modification to such facilities or services is necessary to adequately serve the Subject Property upon establishment and operation of the requested special use thereon.

F. *It does not cause undue traffic congestion;*

The requested Special Use will not cause any undue traffic congestion because (i) the Special Use will only entail an office/work space with approximately 10-12 work stations for YWCA staff to support YWCA programs, (ii) use of, and access to, the Subject Property will be limited to YWCA staff and (iii) parking for such staff will be accommodated by the YWCA's existing parking facility south of the Subject Property.
G. *It preserves significant historical and architectural resources;*

The requested Special Use will not impact any historical or architectural resources because no such resources exist on the Subject Property. Although the Subject Property is not located in a historic preservation district, the requested Special Use does not necessitate any exterior alterations to the single-family residential structure on the Subject Property other than a front stair railing and an ADA accessible ramp.

H. *It preserves significant natural and environmental features; and*

The requested Special Use will not impact any significant natural and environmental features because no such features exist on the Subject Property.

I. *It complies 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."

The requested Special Use and use of the Subject Property therefor will comply with all other applicable regulations of the R4 General Residential District in which the Subject Property is located.
EXHIBIT B

Special Use Application of YWCA Evanston/North Shore
(1730 Ridge Avenue)

Names and addresses of all officers and directors:

Karen Singer, President & Chief Executive Officer, 1215 Church Avenue, Evanston, IL 60201

Kristen White, Chief Operating Officer, 1215 Church Avenue, Evanston, IL 60201

Maureen Golden Kenney, Chair, Board of Directors, 1215 Church Avenue, Evanston, IL 60201

Cindy Rawlings, Co-Vice Chair, Board of Directors, 1215 Church Avenue, Evanston, IL 60201

Shabnum Sanghvi, Co-Vice Chair, Board of Directors, 1215 Church Avenue, Evanston, IL 60201

Jennifer Steans, Treasurer, Board of Directors, 1215 Church Avenue, Evanston, IL 60201

Lakshmi Lakshmanan, Co-Secretary, Board of Directors, 1215 Church Avenue, Evanston, IL 60201

Jennifer Paul, Co-Secretary, Board of Directors, 1215 Church Avenue, Evanston, IL 60201

Sarah Malone, Board of Directors, 1215 Church Avenue, Evanston, IL 60201

Sylvia Bateman, Board of Directors 1215 Church Avenue, Evanston, IL 60201

Elizabeth Brasher, Board of Directors 1215 Church Avenue, Evanston, IL 60201

Carmen Corbett, Board of Directors 1215 Church Avenue, Evanston, IL 60201

Maxine Mott, Board of Directors 1215 Church Avenue, Evanston, IL 60201

Anna Nichols, Board of Directors 1215 Church Avenue, Evanston, IL 60201

Valerie Pierce, Board of Directors 1215 Church Avenue, Evanston, IL 60201

Deborah Kahn Price, Board of Directors 1215 Church Avenue, Evanston, IL 60201

Kathy Rubash, Board of Directors 1215 Church Avenue, Evanston, IL 60201

Penelope Sachs, Board of Directors 1215 Church Avenue, Evanston, IL 60201
Names, addresses and percentages 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.

YWCA Evanston North Shore is an Illinois not-for-profit corporation and a 501(c)(3) charitable organization associated with YWCA USA.
YWCA Evanston/North Shore Proposed Campus Expansion

As a steadfast advocate for social justice, the YWCA Evanston/North Shore has been responding to the needs of the communities it serves since 1937. Headquartered in Evanston, the YWCA’s facilities have been home to myriad programs for women, children and families, always focused on its mission of eliminating racism and empowering women.

The YWCA has been situated at the corner of Ridge and Church Street since the late 1960s and houses an emergency domestic violence shelter and support services, an aquatics program, racial equity programs and women’s economic programming. The YWCA has experienced significant growth over the past ten years, resulting in the recognition that there was a need for new or enhanced facilities for staff and programming. In response to that recognition, the YWCA purchased the properties at 1726 and 1730 Ridge Avenue, immediately north of the YWCA’s current facility, thus presenting the opportunity to expand the YWCA’s programs and operations at its existing campus if and when determined as the most appropriate course of action for the YWCA to carry out its mission.

After an in-depth review of future needs, conversations with City representatives, review of the YWCA’s current facility and a survey of available sites for relocation, the YWCA’s Board of Directors determined expansion of the existing campus to be the most viable option for the YWCA’s long-term goals and fulfillment of its mission. In late 2017, the YWCA Board authorized the planning and initial work for such expansion. Accordingly, YWCA representatives have initiated conversations with City personnel regarding how best to facilitate a cooperative approach between City and YWCA staff for the proposed expansion.

The YWCA anticipates that the planning, design and construction process for the campus expansion will require approximately two to three years. In the interim, the YWCA has an immediate need to accommodate the dramatic growth of its programs and staff. As a temporary means of satisfying that need, the YWCA seeks to utilize the existing single-family residential structure at 1730 Ridge Avenue as a temporary office annex to alleviate a severe lack of space for current YWCA staff.

The residential structure at 1730 Ridge was built in approximately 1922. It contains approximately 1,200 square feet of space on the first floor, approximately 1,000 square feet of space on the second floor and a full height basement beneath most of the first floor, excluding the structure’s front porch. The YWCA anticipates using this structure as an office/work space with approximately 10-12 work stations for YWCA staff who spend a significant amount of their time at community meetings, based in schools and other off-site locations, but who need a location at the YWCA to serve as their home base and to occasionally gather for YWCA staff conversations. Access to the 1730 Ridge structure will be limited to YWCA staff. No clients, families or children will have access to the facility.

The YWCA anticipates the first floor of the 1730 structure to be utilized for six work stations, a central gathering area for YWCA staff conversations, a staff lunch area with oven/microwave,
refrigerator and coffee service. We anticipate the structure’s second floor to consist of four private offices, one in each of the structure’s former bedroom. Parking will be accommodated in the YWCA’s current off-street parking facility. A sidewalk will be installed between that facility and the 1730 Ridge structure. The existing curb cut lending vehicular ingress and egress to and from the 1730 Ridge property will be unaltered, but vehicular access to that property will be afforded via the YWCA’s current off-street parking facility as previously stated.

Renovation of the 1730 structure for use as described above is almost complete. We have worked with the City Building Department and Fire Department to comply with all relevant building code and life safety regulations and to make the structure suitable for its intended use. Specifically, we have done the following:

Exterior
• Added railing to front entry stairs

Interior
• Complete rewire including
  o New outlets as needed for office use
  o New LED lighting in all areas
  o New occupancy/vacancy sensing switches
  o New exiting lighting and signs as required
  o New electrical panel in basement
• HVAC
  o Rework existing high efficiency (90%+) furnace for first floor
  o New high efficiency (90%+) furnace for second floor
  o New 16 seer A/C for both floors
  o New bath exhaust fans
  o New kitchenette exhaust fan

Cosmetic
• Complete interior repaint
• Fresh tile in existing bathrooms
• New laminate flooring in break area
• New counter tops in break area
• Screen and re-finish exiting wood floors
• Installation of three new ten pound fire extinguishers

After meeting with the Building Department, the following additional items will be completed:
• Add layer of drywall to basement ceiling and walls around second floor mechanical room to create one-hour fire rating
• Add fresh air supply to first and second floors
• Add handicap accessible ramp to front entry
• Add full automatic fire alarm with central station monitoring
PLAT OF SURVEY

THE SOUTH HALF OF LOT 8 AND THE SOUTH 10 FEET (EXCEPT THE WEST 25 FEET) OF THE NORTH HALF OF LOT 8 IN THE CIRCUIT COURT PARTITION OF LOTS 23 AND 25 IN COUNTY CLERK'S DIVISION OF UNRECORDED LOTS IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 41 N., RANGE 14 E., EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA
11,301 Sq. Ft. OR 0.26 ACRES (MORE OR LESS)

GENERAL NOTES:
1. SURVEYS ARE PERFORMED IN FEET AND DECIMAL PLACES UNLESS OTHERWISE SPECIFIED.
2. NO DIMENSIONS SHALL BE DETERMINED BY SCALE DILUTION HERED.
3. ONLY THOSE BUILDING LINE DISTANCES AND EXCAVATIONS WHICH ARE SHOWN ON THE SURVEY PLAT ARE REALED TO BE CORRECT. ALL OTHER DISTANCES AND EXCAVATIONS MUST BE DETERMINED BY ORTHOMETRY, PLATOLOGY, OR PHYSICAL MEASUREMENT. DIMENSIONS, DISTANCES, LOCATIONS, ELEVATIONS, AND OTHER DIMENSIONS ORewear and conditions or other measurements of record.
4. IN THE LACK OF ANY SURVEY ON THE AREA, THE SURVEYOR'S NOTES SHOWN ON THIS PLAT AND REPORTS ARE only approximate IN Nature.

SURVEYORS NOTES:
1. THIS SURVEY IS SUBJECT TO MISTAKES OF MEASUREMENT WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. SURVEYOR'S NOTES SHOWN ON THIS PLAT AND REPORTS ARE ON AN ASSUMED BASIS.
3. BOUNDARIES HEREBY SHOWN ARE ON AN ASSUMED BASIS.
4. ORIGINAL CLerk - MICHAEL STONE GROUP
5. ORIGINAL FIELD WORK COMPLETED - 04-05-16

LEgEND
- POWER POLE
- OH - OVERHEAD LINES

STATE OF ILLINOIS
COUNTY OF LAKE

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 19TH DAY OF MAY 2016

JOSEPH R. SADOZKI
PROFESSIONAL LAND SURVEYOR NO. 3318

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

1728 RIDGE AVENUE - EVANSTON, ILLINOIS

WE REMEMBERED LICENSE EXPIRES 11/30/16.

62110

PLAT OF SURVEY
PLAT of SURVEY

LEGAL DESCRIPTION:

THE NORTHERN HALF (EXCEPT THE WEST 25 FEET THEREOF AND EXCEPT THE SOUTH 10 FEET) OF LOT 8 IN BLOCK 23 OF LAKEVIEW CLIFFS, A SUBDIVISION OF UNIMPROVED LOTS IN THE TOWNSHIP OF SECTIONS 36, TOWNSHIP 43 N., RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1730 RIDGE AVENUE, EVANSTON, ILLINOIS.
AN ORDINANCE

Granting a Special Use Permit and a Variation to the Young Women's Christian Association of Evanston

WHEREAS, the Zoning Board of Appeals has recommended that the application of the Young Women's Christian Association of Evanston for a Special Use Permit to allow the construction of a recreational and community center on property located at 1708-1722 Ridge Avenue, Evanston, Illinois, be granted, and has also recommended a variation from the use regulations of the zoning ordinance to permit the use of the coach house at 1215 Church Street for offices,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Evanston, Cook County, Illinois:

SECTION 1: The recommendation of the Zoning Board of Appeals is hereby confirmed and the Director of Building is ordered and directed to grant a permit to the Young Women's Christian Association of Evanston to allow the construction of a recreational and community center on the property located at 1708-1722 Ridge Avenue, and legally described as:

Parcel 1: The south 13,333 rods of the Southwest quarter of the Northwest quarter of Section 18, Township 41 North, Range 14, West of the Third Principal Meridian, lying West of the center line of Ridge Road in the City of Evanston, Illinois (could be called Lot 26 in County Clerk's Division in the Northwest quarter of Section 18 aforesaid);

Parcel 2: Lot 10 and the South 20,75 feet of Lot 9 (as measured on Ridge Avenue) in the Circuit Court partition of Lots 23 and 25 of County Clerk's Division in the Northwest quarter of Section 18 aforesaid; and

Parcel 3: The north 30,75 feet (as measured along Ridge Avenue) of Lot 9 in Circuit Court partition of Lots 23 and 25 in County Clerk's Division in the Northwest quarter of Section 18, Township 41 North, Range 14, West of the Third Principal Meridian, in Cook County, Illinois,

subject to the following conditions:
(1) that the parking area shall be screened effectively in accordance with plans first submitted and approved by the Director of Building along the west property lines and from all residential property and street traffic;

(2) that access to and from the parking area shall be on Church Street only, installed in accordance with recommendations of the Traffic Engineer, and number of off-street parking spaces shall meet the requirements of the Zoning Ordinance and also shall first be approved by the Director of Building;

(3) that the two properties known as 1217 Church Street and 1.13 Asbury Avenue shall be sold or maintained by the YMCA and all successors in title for single-family use only so long as the property is zoned AR, and a covenant of agreement to this condition shall be submitted in recordable form for each property by the appellant,

all in accordance with the recommendations of the Zoning Board of Appeals.

SECTION 2: That a variation from the use regulations of the Zoning Ordinance of the City of Evanston be and it is hereby granted to permit the use of the coach house at 1215 Church Street for office purposes, all in accordance with the recommendations of the Zoning Board of Appeals.

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

INTRODUCED: __________________, 1969

APPROVED: __________________, 1969

MAYOR

ATTACH:

_________________________ city Clerk

Approved as to form

_________________________ Corporation Counsel -2-