Zoning Board of Appeals
Tuesday, May 15, 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. OLD BUSINESS

A. 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.

3. NEW BUSINESS

A. 1215 Church St. & 1726-1730 Ridge Ave. 18ZMJV-0034
   Karen Singer, President/CEO, applies for a special use to expand a Community Center – Public and Recreation Center – Public, the YWCA Evanston/North Shore, in the R4 General Residential District (Zoning Code Section 6-8-5-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

B. 1943 Sherman Ave. (case to be continued without discussion) 18ZMJV-0035
   Marko Radman, attorney, applies for major zoning relief to convert a single family residence to a 3-unit multiple family residence in the R5 General Residential District. The applicant requests a 22’ rear yard setback for a three-story stair (yard obstruction) where 22.5’ is required (Zoning Code Section 6-4-1-9), and a 9’ two-way drive-aisle width where 24’ is required (Zoning Code Section 6-16-2-7 Table 16-B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Order & Agenda Items are subject to change. Information about the ZBA is available at:
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 (TYY).

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
4. DISCUSSION

5. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, June 19, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

*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](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 (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 847/866-2916 (voz) o 847/448-8052 (TDD).
2035 Dodge Ave.
18ZMJV-0022

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

Date: May 10, 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.

Update
On May 8, 2018, the applicant submitted revised plans that addressed the inconsistencies noted at the April 17, 2018 ZBA hearing. The revised plans comply with all zoning requirements other than the lot size necessary for a 2-family residence as originally noticed.

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). 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 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 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: 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 – revised May 8, 2018
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 #: ZMV-0022

1. PROPERTY

Address: 2035 Dodge, Evanston

Permanent Identification Number(s):
PIN 1: 16-13-2000-000-0000

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

2. APPLICANT

Name: Junior Anderson

Organization: DMC Invincible Trust

Address: 6158 N. Milwaukee

City, State, Zip: Chicago, IL 60641

Phone: Work: 773-936-3924 Home: Cell/Other:

Fax: Work: Home: Please circle the primary means of contact.

E-mail: Taplatinum@gmail.com

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

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

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

Name(s) or Organization: DMC Invincible Trust

Address: 2035 Dodge

City, State, Zip: Evanston, IL 60201

Phone: Work: Home: Cell/Other:

Fax: Work: Home: Please circle the primary means of contact.

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."

_________________________________ 3/20/18
Property Owner(s) Signature(s) — REQUIRED
Date

4. SIGNATURE

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

_________________________________ 3/20/18
Applicant Signature – REQUIRED
Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Plat of Survey  Date of Survey: __________________________
☐ Project Site Plan  Date of Drawings: __________________________
☐ Plan or Graphic Drawings of Proposal (if needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership  Document Submitted: __________________________
☐ Application Fee (see zoning fees)  Amount $785  plus Deposit Fee $150

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

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

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

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

Proof of Ownership
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

• Tax bill will not be accepted as Proof of Ownership.

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

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

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

A. Briefly describe the proposed project:

New Construction 2 units

B. Have you applied for a Building Permit for this project?  □ NO  □ YES

(Date Applied: ________________ Building Permit Application #: ________________)

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. “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>684.94</td>
<td>Lot size requirement is 8,500 SF</td>
<td>Requested lot size is 5,443</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 meet the side yard requirements of the ordinance, resulting in no impact.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

   If the strict letter were to be carried out, the lot could not be built on and the property owner's interest 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 §6-3-6-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

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

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

   The lot is smaller than required lot size for 2 units. I did not plot the lot so it would be a hardship.
5. Have other alternatives been considered, and if so, why would they not work?


City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

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

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

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


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


3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number ______ above, or indicated below.


Page 5 of 6
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.
April 12 2018

Erika Storlie
Interim Community Development Director
City of Evanston
2100 Ridge Ave
Evanston, IL 60201

Re: 2035 Dodge Ave

To Ms. Erika Storlie:

I am writing to provide details on the building I propose to build at 2035 Dodge Ave. The building will have two residential rental units. One that will be rented at market rate rents and one that will be restricted to rents that are affordable to household earning 80% of the area media income (AMI) or lower. The affordable rental unit will be restricted to rents at 80% AMI for ten (10) years. I will use the gross rent limits posted annually on the Illinois Housing Development Authority’s website. I will also deduct allowances for the utilities the tenants are responsible for from the gross rents, based on the utility allowance schedule provided by the Housing Authority of Cook County. Finally, I will work with the City and Community Partners for Affordable Housing to select tenants from the City’s centralized waitlist for affordable unit.

If you have any questions or concerns, you can reach me by phone at 773-934-3924, or by e-mail at japlatinum@gmail.com

Thank you for your consideration. I appreciate the opportunity to provide more affordable housing for the City of Evanston.

Sincerely,

Junior Anderson

*Enclosures:

- 2018 Chicago Metro Area Rent and Income Limits
- 2013 Housing Authority of Cook County Utility Allowance Schedule (this is the most up-to-date schedule posted)
ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S
SCHEDULE OF MAXIMUM ANNUAL INCOME LIMITS FOR MOST OF ITS HOUSING PROGRAMS
EFFECTIVE April 1, 2018
CHICAGO (Cook, Du Page, Lake, Kane McHenry & Will Counties)

<table>
<thead>
<tr>
<th>% AMI</th>
<th>1 PERSON LIMIT</th>
<th>2 PERSON LIMIT</th>
<th>3 PERSON LIMIT</th>
<th>4 PERSON LIMIT</th>
<th>5 PERSON LIMIT</th>
<th>6 PERSON LIMIT</th>
<th>7 PERSON LIMIT</th>
<th>8 PERSON LIMIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>120%</td>
<td>$71,160</td>
<td>$81,240</td>
<td>$91,440</td>
<td>$101,520</td>
<td>$109,680</td>
<td>$117,840</td>
<td>$126,000</td>
<td>$134,040</td>
</tr>
<tr>
<td>100%</td>
<td>$59,300</td>
<td>$67,700</td>
<td>$76,200</td>
<td>$84,600</td>
<td>$91,400</td>
<td>$98,200</td>
<td>$105,000</td>
<td>$111,700</td>
</tr>
<tr>
<td>80%</td>
<td>$47,400</td>
<td>$54,200</td>
<td>$60,950</td>
<td>$67,700</td>
<td>$73,150</td>
<td>$78,550</td>
<td>$83,950</td>
<td>$89,400</td>
</tr>
<tr>
<td>60%</td>
<td>$35,580</td>
<td>$40,620</td>
<td>$45,720</td>
<td>$50,760</td>
<td>$54,840</td>
<td>$58,920</td>
<td>$63,000</td>
<td>$67,020</td>
</tr>
<tr>
<td>50%</td>
<td>$29,850</td>
<td>$33,850</td>
<td>$38,100</td>
<td>$42,300</td>
<td>$45,700</td>
<td>$49,100</td>
<td>$52,500</td>
<td>$55,850</td>
</tr>
<tr>
<td>40%</td>
<td>$23,720</td>
<td>$27,080</td>
<td>$30,480</td>
<td>$33,840</td>
<td>$36,560</td>
<td>$39,280</td>
<td>$42,000</td>
<td>$44,680</td>
</tr>
<tr>
<td>30%</td>
<td>$17,790</td>
<td>$20,310</td>
<td>$22,860</td>
<td>$25,380</td>
<td>$27,420</td>
<td>$29,460</td>
<td>$31,500</td>
<td>$33,510</td>
</tr>
<tr>
<td>20%</td>
<td>$11,860</td>
<td>$13,540</td>
<td>$15,240</td>
<td>$16,920</td>
<td>$18,280</td>
<td>$19,640</td>
<td>$21,000</td>
<td>$22,340</td>
</tr>
<tr>
<td>10%</td>
<td>$5,530</td>
<td>$6,770</td>
<td>$7,620</td>
<td>$8,460</td>
<td>$9,140</td>
<td>$9,820</td>
<td>$10,500</td>
<td>$11,170</td>
</tr>
</tbody>
</table>

ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S
SCHEDULE OF MAXIMUM MONTHLY GROSS RENTS FOR MULTIFAMILY PROGRAMS
EFFECTIVE April 1, 2018
CHICAGO (Cook, Du Page, Lake, Kane McHenry & Will Counties)

<table>
<thead>
<tr>
<th>% AMI</th>
<th>0 BEDROOM GROSS RENT</th>
<th>1 BEDROOM GROSS RENT</th>
<th>2 BEDROOM GROSS RENT</th>
<th>3 BEDROOM GROSS RENT</th>
<th>4 BEDROOM GROSS RENT</th>
<th>5 BEDROOM GROSS RENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>120%</td>
<td>$1,779</td>
<td>$1,905</td>
<td>$2,286</td>
<td>$2,640</td>
<td>$2,946</td>
<td>$3,250</td>
</tr>
<tr>
<td>100%</td>
<td>$1,482</td>
<td>$1,587</td>
<td>$1,905</td>
<td>$2,200</td>
<td>$2,455</td>
<td>$2,708</td>
</tr>
<tr>
<td>80%</td>
<td>$1,185</td>
<td>$1,270</td>
<td>$1,523</td>
<td>$1,760</td>
<td>$1,963</td>
<td>$2,166</td>
</tr>
<tr>
<td>60%</td>
<td>$889</td>
<td>$952</td>
<td>$1,143</td>
<td>$1,320</td>
<td>$1,473</td>
<td>$1,625</td>
</tr>
<tr>
<td>50%</td>
<td>$741</td>
<td>$793</td>
<td>$952</td>
<td>$1,100</td>
<td>$1,227</td>
<td>$1,354</td>
</tr>
<tr>
<td>40%</td>
<td>$593</td>
<td>$635</td>
<td>$762</td>
<td>$890</td>
<td>$982</td>
<td>$1,083</td>
</tr>
<tr>
<td>30%</td>
<td>$444</td>
<td>$476</td>
<td>$571</td>
<td>$660</td>
<td>$736</td>
<td>$812</td>
</tr>
<tr>
<td>20%</td>
<td>$296</td>
<td>$317</td>
<td>$381</td>
<td>$440</td>
<td>$491</td>
<td>$541</td>
</tr>
<tr>
<td>10%</td>
<td>$148</td>
<td>$158</td>
<td>$190</td>
<td>$220</td>
<td>$245</td>
<td>$270</td>
</tr>
</tbody>
</table>
## Detached - Single Family

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>0 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>6 BR</th>
<th>7 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>$27</td>
<td>$35</td>
<td>$43</td>
<td>$50</td>
<td>$59</td>
<td>$67</td>
<td>$75</td>
<td>$83</td>
</tr>
<tr>
<td>Bottle Gas</td>
<td>$102</td>
<td>$133</td>
<td>$164</td>
<td>$193</td>
<td>$225</td>
<td>$258</td>
<td>$296</td>
<td>$317</td>
</tr>
<tr>
<td>Electric</td>
<td>$62</td>
<td>$77</td>
<td>$103</td>
<td>$150</td>
<td>$178</td>
<td>$215</td>
<td>$259</td>
<td>$379</td>
</tr>
<tr>
<td>Oil</td>
<td>$71</td>
<td>$114</td>
<td>$157</td>
<td>$220</td>
<td>$244</td>
<td>$287</td>
<td>$330</td>
<td>$372</td>
</tr>
<tr>
<td>Cooking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>$4</td>
<td>$6</td>
<td>$8</td>
<td>$10</td>
<td>$12</td>
<td>$14</td>
<td>$16</td>
<td>$18</td>
</tr>
<tr>
<td>Bottle Gas</td>
<td>$14</td>
<td>$22</td>
<td>$30</td>
<td>$38</td>
<td>$46</td>
<td>$54</td>
<td>$62</td>
<td>$70</td>
</tr>
<tr>
<td>Electric</td>
<td>$17</td>
<td>$27</td>
<td>$36</td>
<td>$48</td>
<td>$56</td>
<td>$65</td>
<td>$75</td>
<td>$84</td>
</tr>
<tr>
<td>Oil</td>
<td>$22</td>
<td>$34</td>
<td>$47</td>
<td>$59</td>
<td>$71</td>
<td>$83</td>
<td>$95</td>
<td>$103</td>
</tr>
<tr>
<td>Water</td>
<td>$12</td>
<td>$17</td>
<td>$22</td>
<td>$26</td>
<td>$32</td>
<td>$38</td>
<td>$43</td>
<td>$49</td>
</tr>
<tr>
<td>Sewer</td>
<td>$5</td>
<td>$7</td>
<td>$9</td>
<td>$11</td>
<td>$13</td>
<td>$15</td>
<td>$17</td>
<td>$19</td>
</tr>
<tr>
<td>Trash Collection</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Range/Microwave</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
</tr>
</tbody>
</table>

## Semi-Detached/Row House/Townhouses

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>0 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>6 BR</th>
<th>7 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>$27</td>
<td>$34</td>
<td>$41</td>
<td>$47</td>
<td>$54</td>
<td>$61</td>
<td>$68</td>
<td>$74</td>
</tr>
<tr>
<td>Bottle Gas</td>
<td>$104</td>
<td>$129</td>
<td>$156</td>
<td>$181</td>
<td>$206</td>
<td>$235</td>
<td>$261</td>
<td>$287</td>
</tr>
<tr>
<td>Electric</td>
<td>$80</td>
<td>$95</td>
<td>$115</td>
<td>$134</td>
<td>$152</td>
<td>$169</td>
<td>$187</td>
<td>$205</td>
</tr>
<tr>
<td>Oil</td>
<td>$49</td>
<td>$59</td>
<td>$110</td>
<td>$140</td>
<td>$190</td>
<td>$240</td>
<td>$300</td>
<td>$360</td>
</tr>
<tr>
<td>Cooking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>$4</td>
<td>$6</td>
<td>$8</td>
<td>$10</td>
<td>$12</td>
<td>$14</td>
<td>$16</td>
<td>$18</td>
</tr>
<tr>
<td>Bottle Gas</td>
<td>$14</td>
<td>$22</td>
<td>$30</td>
<td>$38</td>
<td>$46</td>
<td>$54</td>
<td>$62</td>
<td>$70</td>
</tr>
<tr>
<td>Electric</td>
<td>$17</td>
<td>$27</td>
<td>$36</td>
<td>$48</td>
<td>$56</td>
<td>$65</td>
<td>$75</td>
<td>$84</td>
</tr>
<tr>
<td>Oil</td>
<td>$22</td>
<td>$34</td>
<td>$47</td>
<td>$59</td>
<td>$71</td>
<td>$83</td>
<td>$95</td>
<td>$103</td>
</tr>
<tr>
<td>Water</td>
<td>$12</td>
<td>$17</td>
<td>$22</td>
<td>$26</td>
<td>$32</td>
<td>$38</td>
<td>$43</td>
<td>$49</td>
</tr>
<tr>
<td>Sewer</td>
<td>$5</td>
<td>$7</td>
<td>$9</td>
<td>$11</td>
<td>$13</td>
<td>$15</td>
<td>$17</td>
<td>$19</td>
</tr>
<tr>
<td>Trash Collection</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Range/Microwave</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
</tr>
</tbody>
</table>

## Apartments

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>0 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>6 BR</th>
<th>7 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>$23</td>
<td>$25</td>
<td>$27</td>
<td>$29</td>
<td>$30</td>
<td>$31</td>
<td>$33</td>
<td>$35</td>
</tr>
<tr>
<td>Bottle Gas</td>
<td>$69</td>
<td>$90</td>
<td>$102</td>
<td>$109</td>
<td>$114</td>
<td>$121</td>
<td>$127</td>
<td>$133</td>
</tr>
<tr>
<td>Electric</td>
<td>$70</td>
<td>$88</td>
<td>$101</td>
<td>$115</td>
<td>$122</td>
<td>$147</td>
<td>$182</td>
<td>$217</td>
</tr>
<tr>
<td>Oil</td>
<td>$54</td>
<td>$82</td>
<td>$71</td>
<td>$70</td>
<td>$88</td>
<td>$97</td>
<td>$105</td>
<td>$111</td>
</tr>
<tr>
<td>Cooking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>$4</td>
<td>$6</td>
<td>$8</td>
<td>$10</td>
<td>$12</td>
<td>$14</td>
<td>$16</td>
<td>$18</td>
</tr>
<tr>
<td>Bottle Gas</td>
<td>$14</td>
<td>$22</td>
<td>$30</td>
<td>$38</td>
<td>$46</td>
<td>$54</td>
<td>$62</td>
<td>$70</td>
</tr>
<tr>
<td>Electric</td>
<td>$17</td>
<td>$27</td>
<td>$36</td>
<td>$48</td>
<td>$56</td>
<td>$65</td>
<td>$75</td>
<td>$84</td>
</tr>
<tr>
<td>Oil</td>
<td>$22</td>
<td>$34</td>
<td>$47</td>
<td>$59</td>
<td>$71</td>
<td>$83</td>
<td>$95</td>
<td>$103</td>
</tr>
<tr>
<td>Water</td>
<td>$12</td>
<td>$17</td>
<td>$22</td>
<td>$26</td>
<td>$32</td>
<td>$38</td>
<td>$43</td>
<td>$49</td>
</tr>
<tr>
<td>Sewer</td>
<td>$5</td>
<td>$7</td>
<td>$9</td>
<td>$11</td>
<td>$13</td>
<td>$15</td>
<td>$17</td>
<td>$19</td>
</tr>
<tr>
<td>Trash Collection</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Range/Microwave</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
</tr>
</tbody>
</table>

## Manufactured Home

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>0 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>6 BR</th>
<th>7 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>$24</td>
<td>$25</td>
<td>$26</td>
<td>$27</td>
<td>$28</td>
<td>$28</td>
<td>$29</td>
<td>$30</td>
</tr>
<tr>
<td>Bottle Gas</td>
<td>$91</td>
<td>$105</td>
<td>$99</td>
<td>$103</td>
<td>$107</td>
<td>$111</td>
<td>$115</td>
<td>$119</td>
</tr>
<tr>
<td>Electric</td>
<td>$87</td>
<td>$99</td>
<td>$94</td>
<td>$96</td>
<td>$99</td>
<td>$101</td>
<td>$103</td>
<td>$103</td>
</tr>
<tr>
<td>Oil</td>
<td>$96</td>
<td>$103</td>
<td>$119</td>
<td>$125</td>
<td>$129</td>
<td>$133</td>
<td>$138</td>
<td>$144</td>
</tr>
<tr>
<td>Cooking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>$18</td>
<td>$18</td>
<td>$19</td>
<td>$20</td>
<td>$21</td>
<td>$22</td>
<td>$23</td>
<td>$23</td>
</tr>
<tr>
<td>Bottle Gas</td>
<td>$45</td>
<td>$48</td>
<td>$51</td>
<td>$54</td>
<td>$57</td>
<td>$60</td>
<td>$63</td>
<td>$66</td>
</tr>
<tr>
<td>Electric</td>
<td>$59</td>
<td>$72</td>
<td>$105</td>
<td>$118</td>
<td>$122</td>
<td>$126</td>
<td>$131</td>
<td>$136</td>
</tr>
<tr>
<td>Oil</td>
<td>$54</td>
<td>$70</td>
<td>$71</td>
<td>$73</td>
<td>$73</td>
<td>$73</td>
<td>$73</td>
<td>$73</td>
</tr>
<tr>
<td>Water</td>
<td>$12</td>
<td>$17</td>
<td>$22</td>
<td>$27</td>
<td>$32</td>
<td>$37</td>
<td>$42</td>
<td>$47</td>
</tr>
<tr>
<td>Sewer</td>
<td>$5</td>
<td>$7</td>
<td>$9</td>
<td>$11</td>
<td>$13</td>
<td>$15</td>
<td>$17</td>
<td>$19</td>
</tr>
<tr>
<td>Trash Collection</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
<td>$20</td>
</tr>
<tr>
<td>Range/Microwave</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
<td>$3</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
<td>$4</td>
</tr>
</tbody>
</table>

Effective: March 2013
Zoning Analysis

Summary

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

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

Site Information:

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

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

Signature

[Signature]

Date

3/23/18

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

Z.A. Number: 1ZONA-0006
Address: 2035 dodge AVE
Applicant: Junior Anderson
Phone: 7739343924
Purpose: Zoning Analysis without Bld Permit App
District: R3
Overlay: None
Preservation
Reviewer:

THIS APPLICATION PROPOSES (select all that apply):
X New Principal Structure
X New Accessory Structure
Addition to Structure
Alteration to Structure
Retention of Structure

Change of Use
Retention of Use
Prel of Rez/Div/Consol.
Business License
Home Occupation

Sidewalk Cafe
Other

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

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

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

Front Porch Exception (Subtract 60%) Pavers/Pervious Paver Exception (Subtract 20%) Open Parking Debt (Add 200sqf/open space)
Total Eligible Front Total Paver Area # Open Required Spaces
Front Paver Regulatory Area Addin. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

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

Minimum Lot Width (LF)

| USE: Two Family | Minimum Lot Width (LF) | 35 |

Minimum Lot Area (SF)

| USE: Two Family | Minimum Lot Area (SF) | 70000 | 5943 | 5943 | Non-Compliant |

Dwelling Units:

| Dwelling Units: | 2 | Compliant |

Rooming Units:

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

| Building Lot Coverage | 2674.35 | 2231.8 | 37.6% | Compliant |

LF: Linear Feet SF: Square Feet FT: Feet
Page 1
<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>
| 3565.79999999999997              |          |          | 2743     | Compliant     
| 46.15514050143025%               |          |          |           |               |

**Comments:**

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

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

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

**Front Yard(1) (FT)**
- Direction: W
- Street:
- Comments:
- Standard: 27'
- Proposed: 27'
- Determination: Compliant

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

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

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

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

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

## 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 14.6', ot</td>
<td>13'</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Distance from Principal Building:</strong></td>
<td><strong>Standard</strong></td>
<td><strong>Existing</strong></td>
<td><strong>Proposed</strong></td>
<td><strong>Determination</strong></td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>--------------</td>
<td>------------------</td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Side Yard (1A) (FT)</strong></td>
<td>3'</td>
<td>3'</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td>N</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Interior Side Yard (1B) (FT)</strong></td>
<td>3'</td>
<td>3'</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td>S</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard (FT)</strong></td>
<td>3'</td>
<td>3'</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td><strong>Direction:</strong></td>
<td>E</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PARKING REQUIREMENTS**

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

**Comments:**

**Use(2):**

**Comments:**

**Use(3):**

**Comments:**

**TOTAL REQUIRED:**

**Comments:**

**Handicap Parking Spaces:**

**Sec. 6-16-2-6**

**Comments:**

**Access:**

**Sec. 6-16-2-2**

**Comments:**

**Vertical Clearance (LF):**

**7'**

**Comments:**

**Surfacing:**

**Sec. 6-16-2-9 (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
<table>
<thead>
<tr>
<th>Module (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Angle(2)</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Width(W) (FT)</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Aisle(A) (FT)</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Module (FT)</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Setback from Alley Access (FT)</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS AND/OR NOTES**

**Analysis Comments**

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

[Signature] [Date] 3/23/18
ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CAR FRAME GARAGE

2035 DODGE AVE.
EVANSTON, ILLINOIS

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

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

CERTIFICATION STATEMENTS
THESE PLANS AND SPECIFICATIONS TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE STANDARD SPECIFICATION FOR FACILITIES FOR THE HANDICAPPED, AUTHORIZED AND ENFORCABLE UNDER H.B. 2416, ILLINOIS 75TH GENERAL ASSEMBLY, AS PUBLISHED AND DISTRIBUTED BY THE OFFICE OF SUPERVISING ARCHITECT STATE OF ILLINOIS.

THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE IN COMPLIANCE WITH ALL CODES AND BUILDING ORDINANCES OF THE CITY OF EVANSTON, STATE OF ILLINOIS.

SIGNED: ____________________________   DATE: _____________________
LUIS A. MARTINEZ

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP)
I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR:
2035 DODGE AVE. EVANSTON, ILLINOIS
COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL
ENERGY CONSERVATION CODE (IECC) 2015.

SIGNED: ____________________________  DATE: _________________
LUIS A. MARTINEZ

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

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
INTERIOR PARTITIONS:
2x4 WOOD STUDS @ 16" O.C.
W/ 5-1/2" GYP. BD. EACH SIDE
UL U317 - 3/4" HR.

WALL LEGEND
- EXTERIOR SIDE & REAR WALL:
  VINYL SIDING OVER T-TUER HOUSE
  WRAP OVER 5-1/2" EXT. GR. GYP. OVER 2x6 WOOD STUDS @ 16" O.C. W/ 5-1/2 BATT. INSULATION W/ V.B. & 5-1/2" GYP. BD. TYP. "C" INTERIOR
  PROVIDE CORNER SWAY BRACING UL #348  1 HOUR
- INTERIOR PARTITIONS:
  2x4 WOOD STUDS @ 16" O.C.
  1/4"=1'-0" S.G. HANDRAILS
  3'-6" HIGH HANDRAILS
  3'-4" HIGH HANDRAILS

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

FIRST & SECOND FLOOR PLANS

2035 Dodge Ave.
Evanston, Illinois

A-1
WALL SECTION

2035 DODGE AVE.
EVANSTON ILLINOIS

ERECT NEW 2 STORY 2 UNIT BUILDING WITH 3 CARFRAME GARAGE
FRAMING PLANS

A-3

2035 DODGE AVE.
EVANSTON ILLINOIS

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

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

DATE
EVANSTON ILLINOIS
DODGE AVE.

WITH 3 CAR FRAME GARAGE
Garage Foundation Plan

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

Garage Framing Plan

1/4"=1'-0"

2"x6" COLLAR TIES W/ 2"x12" JOISTS W/BOTTOM CHORD BEARING @ 19.2" O.C. - 3" MIN. BEARING EACH END.

NEW CONC. FLOOR SLAB 4" CONC. W/6x6 WWF OVER 4" COMPACTED FILL W/CONT. 6 MIL. V.B. COMPACT TO 98%

NOTE: GARAGE DOOR & OPENER TO BE EQUIPPED W/EDGE SENSOR & LIGHT BEAM TO DETECT OBSTRUCTIONS AND AUTOMATICALLY RETRACT DOOR IF BEAM IS BROKEN OR CONTACT W/DOOR EDGE IS MADE.

O.H. GARAGE DOOR OPENER - HARDWIRE POWER SUPPLY.

NEW ALUMINUM GUTTERS & DOWSPUTS

ASPHALT SHINGLE ROOF

NEW ALUMINUM & GUTTER DOWSPUTS

PARALAM PSL HEADER

MIN. 3" BRG. EA. TYP.

GFI

PARALAM PSL HEADER

MIN. 3" BRG. EA. TYP.

GARAGE PLANS

2035 DODGE AVE.
EVANSTON ILLINOIS

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

DATE NO. DESCRIPTION

2035 DODGE AVE. W/3 CAR FRAME GARAGE

ERECT NEW 2 STORY 2 UNIT BUILDING

A-7
ILLINOIS AREA OF UNITS.

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

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

PER SQUARE FOOT DEAD LOAD.

A.5 LAYOUT TILE SUCH THAT TILE IS NOT LESS THAN 1/2 THE WIDTH OF THE TILE.

A.3 WALL TILES SHALL BE INSTALLED ONLY ON CEMENTITIOUS BACKER BOARD UNITS (durrock) THAT IS LEVEL AND FREE OF BEAMS (TO STIRRUPS) COLUMNS (TO TIES ABOVE GRADE) PEDESTALS (TO TIES) 1 ½ INCHES

ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE WITH SPECIFIED STRENGTH LESS THAN 6000 PSI SHALL BE AIR

7.1 PROVIDE INSULATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND AS NEEDED TO ACHIEVE THE FOLLOWING

A.1 CERAMIC TILE FOR FLOORS SHALL BE 12"x 12" x 3/8" FLOOR TILE UNLESS OTHERWISE NOTED.

17.5 MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS.

3.2 ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE" (ACI 318)

AT SIDES AND ENDS AND BE WIRED TOGETHER. A MIN. OF TWO 3' WIDE LAYERS ARE REQUIRED AT ALL PERIMETER THICKENED

6.14 ALL SUBFLOORS TO BE 3/4" TONGUE AND GROOVE PLYWOOD GLUED AND SCREWED @ 6" O.C. @ EDGES AND 12" O.C. @

6.13 BALLOON FRAME WALLS @ VOLUME CEILINGS.

CEDAR SHIMS @ 16" O.C. (MAXIMUM) AND ANCHORED WITH BOLTS AS SHOWN IN DRAWINGS.

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

OF MEMBER.

6.8 NOTCHING IS PERMITTED TO 1/6 JOISTS DEPTH, EXCEPT NOTCHING IS NOT PERMITTED @ MIDDLE 1/3 OF SPAN.

THE CONCRETE FOUNDATION AND THE VERTICAL REINFORCING LAPPED 36 DIA. CONTINUOUS TO THE STEEL IN THE TIE BEAM.

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

16.6 FORMS SHALL BE SET TRUE AND SECURE TO THE DIMENSIONS SHOWN ON THE PLANS AND SHALL NOT BE REMOVED UNTIL

ALLOWABLE STRESS

EXISTENCE OF SUCH OTHER INSURANCE.

A) THAT THE COVERAGE AFFORDED THE ADDITIONAL INSURED WILL BE THE PRIMARY INSURANCE FOR THE ADDITIONAL

PROPERTY DAMAGE:   $ 1,000,000.00

BODILY INJURY:           $ 1,000,000.00

HIGH GLOSS ALKYD ENAMEL. (SAND BETWEEN COATINGS).

9.14 INTERIOR MILLWORK TO BE FOR PAINT SHALL BE PRIMED WITH OIL BASED PRIMER. FINISH PAINT SHALL BE TWO COATS

THE PLACEMENT OF CONCRETE.

16.2 THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES EFFECTED IN OR UNDER THE FOUNDATION BEFORE

16.4 ALL CONCRETE FOUNDATION AND SLABS SHALL REST ON COMPACTED FILL OR UNDISTURBED SOIL WITH A MINIMUM SOIL

THE DESIGN LOADING UTILIZED FOR THIS PROJECT IS AS FOLLOWS AND TAKES INTO CONSIDERATION THE APPROPRIATE DEAD

9.7 PROVIDE CORNER AND J-BEADS AT ALL TERMINATIONS AND CORNERS OF GYPSUM BOARD.

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

9.4 DO NOT PAINT OVER LABELS, FACTORY FINISH METAL TRIM, DOOR HARDWARE, ELECTRICAL FIXTURES, EQUIPMENT,

9.11 PROVIDE THRESHOLDS AS REQUIRED OR AS NOTED AT ALL FLOOR MATERIAL TRANSITIONS. PROVIDE BLOCKING AS

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

8.10 PROVIDE INSULATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND AS NEEDED TO ACHIEVE THE FOLLOWING

11 INTERIOR DOORS:

16.5 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.3 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.

16.1 ALL CONCRETE FOUNDATION AND SLABS SHALL BE 4" MIN. THICKNESS AND REINFORCED W/ 6X6 10/10 WWF OVER A MIN. 6 MIL. VAPOR BARRIER.
# WINDOW & DOOR SCHEDULES

**M-1  2035**

**ERECT NEW 2 STORY 2 UNIT BUILDING**

**ARCHITECTS**

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

**DATE**

**NO.**

**DESCRIPTION**

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>

**EAST臉**

- **EVANSTON**
- **ILLINOIS**
- **DODGE AVE.**

- **WITH 3 CAR FRAME GARAGE**

---

**SCHEDULES**

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>

**EAST WINDOW**

- **FRAME**
- **SIZE**
- **GLASS**

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>

**SOUTH WINDOW**

- **FRAME**
- **SIZE**
- **GLASS**

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>

**WEST WINDOW**

- **FRAME**
- **SIZE**
- **GLASS**

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>

**NORTH WINDOW**

- **FRAME**
- **SIZE**
- **GLASS**

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
</table>
### BUILDING SCHEDULE

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>EVANSTON ILLINOIS DODGE AVE. WITH 3 CAR FRAME GARAGE</td>
</tr>
</tbody>
</table>

### PLANNING SCHEDULE

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>EVANSTON ILLINOIS DODGE AVE. WITH 3 CAR FRAME GARAGE</td>
</tr>
</tbody>
</table>

### MATERIAL SCHEDULE

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>EVANSTON ILLINOIS DODGE AVE. WITH 3 CAR FRAME GARAGE</td>
</tr>
</tbody>
</table>

### COST SCHEDULE

<table>
<thead>
<tr>
<th>NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>EVANSTON ILLINOIS DODGE AVE. WITH 3 CAR FRAME GARAGE</td>
</tr>
</tbody>
</table>
Zoning Map - 2035 Dodge Ave

User drawn points
Zoning Boundaries & Labels

Zoning Overlay Districts
- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay

March 30, 2018

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.
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
1215 Church St.
& 1726-1730 Ridge Ave.
18ZMJV-0034

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: 1215 Church St. & 1726-1730 Ridge Ave. – ZBA 18ZMJV-0034
ZBA Recommending Body
City Council Determining Body

Date: May 11, 2018

Notice – Published in the April 26, 2018 Evanston Review:
Karen Singer, President/CEO, applies for a special use to expand a Community Center – Public and Recreation Center – Public, the YWCA Evanston/North Shore, in the R4 General Residential District (Zoning Code Section 6-8-5-3). 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 to expand a Community Center – Public and Recreation Center – Public, the YWCA Evanston/North Shore, in the R4 General Residential District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

Site Background
1215 Church St. is located at the northwest corner of Church St. and Ridge Ave., with 1726-1730 Ridge Ave. located immediately north of 1215 Church St. on the west side of Ridge Ave., in the R4 General Residential District. The properties are immediately surrounded by the following zoning districts:

North: O1 Office District
South: R4 General Residential District
East: O1 & R6 Office District & General Residential District
West: R1 Single Family Residential District

1215 Church St. is the current location of the YWCA Evanston/North Shore, which operates with special use approval for a Community Center – Public, and Recreation Center – Public, as approved by Ord. 19-O-69. 1726 Ridge Ave. previously featured a single family residence that was demolished by the YWCA. 1730 Ridge Ave. features a single family residence. The properties are surrounded by a mixture of single family...
residences, large-scale multiple family residences and office uses.

Existing Ord. 19-O-69 includes the following conditions:

1. That the parking area be screened effectively in accordance with the 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 St. 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 St. and 1713 Asbury Ave. shall be sold or maintained by the YWCA and all successors in title for single-family use only so long as the property is zoned R1, and a covenant agreement to this condition shall be submitted in recordable form for each property by the appellant;

If deemed appropriate, condition 3 should be included in the ZBA recommendation to ensure the condition applies to the new special use.

Proposal
The applicant proposes to expand the office operations of the YWCA into the single family residence at 1730 Ridge Ave. All other YWCA operations, services, staff, and clientele will not change. The YWCA operates as a Community Center – Public and Recreation Center – Public, which are defined by the Zoning Ordinance as:

Community Center: A place, structure, area or other facility that is open to the public, under the jurisdiction of a public or nonprofit agency, and is used for community recreation, education and/or service activities. A community center may include, but is not limited to, the following uses: auditorium, multipurpose room, gymnasium, meeting space, open space, playground, playing courts, playing field, and swimming pool. Community center does not include retail services, membership organizations, commercial indoor recreation, commercial outdoor recreation, transitional shelter, transitional treatment facility, short or long term care facility.

Recreation Center: A place, structure, area or other facility used for and providing recreation programs and facilities generally open to the public and designed to accommodate and serve significant segments of the community.

The YWCA has operated in Evanston since 1937. The facility at 1215 Church St. was purchased in 1969, obtained special use approval, and constructed additions shortly thereafter. The YWCA provides services that aids in racial justice, women's empowerment and leadership, domestic violence prevention, and community outreach and services to those in need. The facility also features physical activities such as aquatics programming.
In the last 12 years, the YWCA has seen a 450% increase in budget and has substantially increased staffing and programming. The facility purchased 1726 and 1730 Ridge Ave. in 2017 in preparation for future expansion of the Church St. facility and campus. The single family residence at 1726 Ridge Ave. was demolished. A temporary parking lot exists at the rear of the property for staff parking. The single family residence at 1730 Ridge Ave. is proposed for use as temporary offices for existing staff until the full YWCA expansion and construction occurs in approximately 3 years. When that expansion moves forward, new special use approval will be required.

Aerial photo of current 1215 Church St. YWCA campus, 1726 Ridge Ave. (middle parcel; house has since been demolished and a temporary parking lot exists), and 1730 Ridge Ave. (house proposed for temporary staff offices):

1730 Ridge is proposed for use as temporary offices for 10-12 existing YWCA staff. The building will not be open to the public. YWCA staff will park either in the existing parking lot at 1215 Church St., or in the closer temporary parking lot at the vacant 1726 Ridge property. A pedestrian path will be constructed to connect the temporary parking lot to the temporary offices at 1730 Ridge. Staff will utilize the facility roughly between the hours of 9am – 5pm, though staff is often in the field rather than in the office. Staff will not park vehicles on the existing driveway at 1730 Ridge regularly, though vehicles may use the driveway for quick drop-offs or unloading.
The only exterior modifications proposed at 1730 Ridge Ave. are the addition of an ADA compliant ramp and entrance. Since the proposed office use is temporary for approximately three years, the applicant is obtaining relief from some commercial building codes, but will comply with all ADA requirements both on the interior and exterior. The interior will be remodeled to convert the first floor dining room and sunroom to group offices, the living room to a large meeting space, the kitchen to a large break room, and the four bedrooms on the second floor to private offices. City staff is not aware of any objections to this proposal.

Ordinances Identified for Requested Relief:
6-8-5 R4 General Residential District
6-8-5-3 Special Uses: The following uses may be allowed in the R4 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title: Community Center – Public
Recreation Center – Public
(among others listed)

Comprehensive Plan:
The Evanston Comprehensive General Plan recognizes the importance of enhancing the existing assets of neighborhoods while recognizing how each neighborhood contributes to the overall social and economic quality of Evanston. The Comprehensive Plan specifically includes:

Objective: Maintain the appealing character of Evanston’s neighborhoods while guiding their change.

Objective: Recognize the benefits of mixing residential, commercial, and institutional uses in neighborhoods.

The proposed temporary office expansion of the YWCA Evanston/North Shore will allow the YWCA adequate staff office space for an interim period of approximately three years so that operations and services may continue until the YWCA is ready for their future substantial addition and remodel to the existing facility.

Design and Project Review (DAPR) Discussion and Recommendation:
The Committee found the proposed use for the single family residence at 1730 Ridge Ave. for temporary offices for existing staff to be an appropriate change of use that will not increase the impact of the institution on the surrounding neighborhood.
Recommendation: Unanimous recommendation for approval with the condition the existing driveway at 1730 Ridge Ave. not be regularly used for parking.

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

1. Is one of the listed special uses for the zoning district in which the property lies: A Community Center – Public and Recreation Center – Public are listed special uses for the R4 General Residential District.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance: The use is compatible to the surrounding neighborhood subject to special use conditions. The Comprehensive Plan recognizes the importance of enhancing the existing assets of neighborhoods and encouraging a mixture of residential and institutional uses in neighborhoods.
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use: There are no other large-scale institutional uses in the immediate area, and the proposed special use expansion will not increase the services provided by the YWCA.
4. Does not interfere with or diminish the value of property in the neighborhood: The proposal is for the temporary use of an existing structure for approximately 3 years. The only exterior modifications proposed are the addition of an ADA
compliant ramp and entrance at 1730 Ridge Ave. The structure will continue to appear as a single family residence similar to other structures in the neighborhood.

5. Is adequately served by public facilities and services: The property is adequately connected to public utilities and is surrounded by diverse transportation options, including public transportation.

6. Does not cause undue traffic congestion: The expansion will not increase the number of employees or residents utilizing the facility, so traffic should not be impacted in any way.

7. Preserves significant historical and architectural resources: NA

8. Preserves significant natural and environmental resources: NA

9. Complies with all other applicable regulations: Staff determined the project will comply with all other applicable regulations including ADA compliance, and will be reviewed in the building permit process if approved.

Attachments
Special Use Application – submitted April 19, 2018
Operations Summary
Ord. 19-O-69 (existing special use approval)
Plats of Survey
Floor Plans
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Draft Meeting Minutes – May 2, 2018
SPECIAL USE
APPLICATION
CASE #: 182-MUV-0034

1. PROPERTY

Address: 1730 Ridge Avenue
1215 Church St. + 1720-1730 Ridge Ave.
Permanent Identification Number(s):
PIN 1: 11-18-121-010-000-00 PIN 2: 11-18-121-011-000-00
(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:

"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 4/18/18

PAGE 1 OF 6
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.
6. PROPOSED PROJECT

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.
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

{34476: 004-A: 02350887.DOCX 2}
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
  - New outlets as needed for office use
  - New LED lighting in all areas
  - New occupancy/vacancy sensing switches
  - New exiting lighting and signs as required
  - New electrical panel in basement
- HVAC
  - Rework existing high efficiency (90%+) furnace for first floor
  - New high efficiency (90%+) furnace for second floor
  - New 16 seer A/C for both floors
  - New bath exhaust fans
  - 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
AN ORDAINANCE

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, East 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 50.75 feet (as measured along Aldga 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, East 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 1219 Asbury Avenue shall be sold or maintained by the YWCA and all successors in title for single-family use only so long as the property is zoned R-1, 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: June 24, 1969

PUBLICLY ANNOUNCED: July 9, 1969

APPROVED: __________________ 1969

__________________________
Mayor

ATTN: __________________

__________________________
City Clerk

Approved a true copy:

__________________________
Corporation Counsel -2-
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 Unsubdivided Lands in the Northwest Quarter of Section 18, Township 41 North, Range 14 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. Distances are measured in feet and decimal places thereof.
2. No dimension shall be assumed to be a legal description heretofore.
3. Only those lines which define property or boundaries which are shown on the recorded plat of subdivision are deemed legal. Such appears to be the case.
4. The survey herein shown is a PLAT SURVEY and not a CHAIN SURVEY.
5. Each property owner is responsible for determining the accuracy of the survey shown.

SURVEYORS NOTES:

1. This survey is subject to the surveyor's rule which may be revealed by a current title report.
2. ( ) Denotes recorded subdivision.
3. Boundaries herein shown are on an assumed basis.
4. Original Client: Michael Stone Group
5. Original Field Work Completed: 06-16-15

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. Sadowski
Licensed Professional Land Surveyor

GREENGARD INC.
Engineers - Surveyors - Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2900

1728 RIDGE AVENUE - EVANSTON, ILLINOIS

PLAT OF SURVEY
PLAT of SURVEY

LEGAL DESCRIPTION:

The Ninth Half (except the West 35 feet therefrom and except the South 10 feet) of Lot 5 in Circuit Court Partition of Lots 23 and 24 in Leonard Cloer's Cesspool of Undeveloped Land in the Northwest Corner of Section 42, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 1728 RIDGE AVENUE, EVANSTON, ILLINOIS.

B.H. SUHR & COMPANY, INC.

STATE OF ILLINOIS,
COUNTY OF COOK

This is to certify that a survey of the above described property was performed under my supervision and that the above described property was surveyed by Leonard E. Cloer, Surveyor, for a booming party.

By:

Leonard E. Cloer, Surveyor

November 2, 1917

Made and executed at Evanston, Cook County, Illinois, this 31st day of October, 1917.

Richard C. Smuck, Surveyor
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.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
May 2, 2018


Staff Present: J. Velan

Others Present: J. Velan

Presiding Member: S. Mangum

A quorum being present, Mr. Mangum called the meeting to order at 2:35 pm.

Approval of minutes

April 25, 2018, DAPR Committee meeting minutes.

Ms. Biggs made a motion to approve the minutes from April 25, 2018, seconded by Mr. Gerdes.

The Committee voted, 9-0, to approve the minutes of April 25, 2018.

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.

APPLICATION PRESENTED BY: Karen Singer, President/CEO
Steve Bauer, Lawyer
James Kastenholz, Architect

DISCUSSION:

- Ms. Singer reviewed programming offered at the site, including: a domestic violence program, aquatics, racial justice initiatives and women’s economic empowerment and leadership.
- Plans to expand the main building at 1215 Church St. north to 1730 Ridge Ave. in the future. Currently proposing temporary use of house for office space to ease overcrowding at current facility.
- Adequate parking exists at current facility for the proposed use. Staff already utilizes it.
- Curb cut off of Ridge Ave. not intended to be utilized.
- Hours roughly 9:00 a.m. to 5:00 p.m.
- No general public expected to utilize the house offices. Staff will frequently be in the field.
- Handicap accessible entry to be installed at 1730 Ridge. Only exterior change.
- Mr. Gerdes stated that staff met to discuss the transition of the property from residential to office.
● Timeline for construction is 3 years for full expansion of the development; approximately 2 years before the house office space is demolished for the expansion.
● Mr. Nelson stated that a bond is being held for the water/sewer disconnects and inquired about whether that would be held for future construction. Staff to discuss.
● Ms. Velan inquired about the number of employees to use the new office space (10-12) and stated there may be possible use of driveway if they are going in and out of the office.
● Ms. Singer stated that driveway can be cutoff if necessary and that there will possibly be a path to the building from the existing parking lot.
● Mr. Gerdes stated that building plans should be submitted for the review process to run concurrently with the ZBA process.
● Mr. Mangum stated that the site is adjacent to an office use that has been operating as such for many years.

Ms. Biggs made a motion to recommend approval of the project to ZBA with the condition that the driveway not be used for regular parking, seconded by Mr. Gerdes.

The Committee voted, 9-0, to recommend approval of the project to ZBA with the stated conditions.

Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Gerdes. The Committee voted to unanimously, 9-0, to adjourn. Meeting adjourned at 2:54 pm.

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.

Respectfully submitted,
Meagan Jones