DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, June 6, 2018
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: May 30, 2018, DAPR Committee meeting minutes will be reviewed at the next Committee meeting.

III. NEW BUSINESS

1. 2707 Ashland Ave. Preliminary/Final Review
Steven Himes, Senior Project Manager, Northwestern University, applicant, submits for building permit to renovate the Trienens Performance Center, Northwestern University, and construct a small addition connecting the Trienens Performance Center with the Welsh-Ryan Arena, in the U2 University Athletic Facilities District.

2. 1829 Simpson St. Preliminary Review
Arkady Kats, property owner, submits for building permit to construct a new one-story commercial building for a Type-2 Restaurant, Lenny & Lambs, in the B1 Business District.

3. 2112 Ewing Ave. Recommendation to ZBA
Margaret Henz, property owner, submits for a major variation zoning relief to eliminate conditions imposed on granted variation case ZAR 01-33-M to allow the coach house to be legally occupied and rented by persons who are not members of the family occupying the principal dwelling unit (as would otherwise be allowed by City Code if not for the variation conditions).

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: https://www.cityofevanston.org/dapr. Questions can be directed to Michael Griffith, Development Planner, at (847) 448-4311. The City is committed to ensuring accessibility for all citizens; If an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o 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).
IV. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, June 13, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

2707 Ashland Ave.

Preliminary/Final Review
Design and Project Review (DAPR)

1829 Simpson St.

Preliminary Review
1829 Simpson St.
TOPOGRAPHICAL-U.L.T.A.C.S.M.-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Jens K. Doe
Professional Land Surveyors, P.C.

PLAT OF SURVEY

OF

THE WEST 27 FEET OF LOT 4 IN SHIPLEY'S RESUBDIVISION OF LOTS 9, 10 AND 11 AND THE WEST 1/2 OF VACATED STREET WEST AND ADJOINING SAID LOTS IN BLOCK 9 IN Paines' ADDITION TO EVANSTON IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1S9 SIMPSON ST., EVANSTON, ILLINOIS.

Scale - 1 inch = 20 feet

NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy MUST be compared with the Deed. For building restrictions refer to your abstract, deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown herein are not to be assumed or scaled.

Dimensions shown herein are in feet and decimals parts thereof.

Property owners have been established to complete the plat of survey shown herein but have not been staked or flagged per the land survey order in which it was placed by the client.

Field work completion date: October 13, 2016.

ORDERED BY:

THE GRABILL LAW FIRM

State of Illinois)
County of Cook

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C. does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described herein and that the plat herein drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 14th Day of October

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

KEVIN DUFFY

LICENSE EXPIRATION: 11-30-18

3S9 SIMPSON ST. 
EVANSTON, ILLINOIS

KEVIN DUFFY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 7279
PROPOSED SITE PLAN

1829 SIMPSON STREET EVANSTON, IL
1 PROPOSED REAR-NORTH ELEVATION

2 PROPOSED RIGHT-EAST ELEVATION

1829 SIMPSON STREET EVANSTON, IL
100-O-17

AN ORDINANCE

Granting a Special Use Permit and a Major Variation for a Type 2 Restaurant Located at 1829 Simpson Street in the B1 Business District

WHEREAS, the Zoning Board of Appeals ("ZBA") met on August 30, 2017 pursuant to proper notice, to consider case no. 17ZMJV-0065, an application filed by Rita Kats (the "Applicant"), property owner of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1829 Simpson Street (the "Subject Property") and located in the B1 Business Zoning District, for a Special Use Permit and a Major Variation to establish, pursuant to Subsection 6-9-2-3 of the Evanston City Code, 2012, as amended ("the Zoning Ordinance"), a Type 2 Restaurant on the Subject Property; and

WHEREAS, the Applicant requests the following Major Variation:

(A) The Applicant requests a four and three tenths feet (4.3 ft.) east interior side yard setback for a roofed patio and a one-story addition where ten feet (10 ft.) is required on the Subject Property; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit for a Type 2 Restaurant and a Major Variation did not met the standards for Special Uses in Sections 6-3-5-10 and 6-3-8-12 of the Zoning Ordinance and recommended City Council approval thereof; and
WHEREAS, at its meeting of September 25, 2017, the Planning and Development Committee of the City Council ("P&D Committee") considered the ZBA’s record and findings and recommended the City Council approve the application in case no. 17ZMJV-0065; and

WHEREAS, at its meetings of September 25, 2017 and October 9, 2017, the City Council considered and adopted the respective records, findings, and recommendations of the P&D Committee, as amended,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby adopts the P&D Committee’s records, findings, and recommendations, and hereby approves, pursuant to Subsection 6-3-8-10(D) of the Zoning Ordinance, the Special Use Permit for a Type 2 Restaurant and a Major Variation on the Subject Property as applied for in case no. 17ZMJV-0065.

SECTION 3: The Major Variation approved hereby is as follows:

(A) Approval to permit a four and three tenths feet (4.3 ft.) east interior side yard setback for a roofed patio and a one-story addition on the Subject Property. Subsection 6-9-2-7(E) requires a ten feet (10 ft.) east interior side yard setback on the Subject Property.

SECTION 4: Pursuant to Subsections 6-3-5-12 and 6-3-8-14 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant’s Special Use Permit and Major Variations, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:
A. **Compliance with Applicable Requirements**: The Applicant shall develop and use the Subject Property in substantial compliance with: all applicable legislation; the Applicant's testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case, including but not limited to: the Sustainability Practices for Type 2 Restaurants submitted by the Applicant dated August 22, 2017.

B. **Hours of Operation**: The Applicant may operate the Type 2 Restaurant authorized by this ordinance only between the hours of 10:30 a.m. and 8:30 p.m. on any given day.

C. **Employee Parking**: Employees must park in a City-owned parking lot during the hours of operation.

D. **Fencing**: The Applicant agrees that all fencing must be installed as plans indicate submitted to the City of Evanston except that there must not be a gate on the fence on the west side of the Subject Property leading to the park.

E. **Noise**: The Applicant ensures that there will be no amplified music outside of the Subject Property.

F. **Trash**: The Applicant agrees that all trash must be in the rear of the Subject Property in a lockable enclosure.

G. **Lighting**: The Applicant agrees that all lights on the Subject Property shall dim after business hours to provide a minimum level of lighting necessary for safety through the Subject Property as well as minimal light pollution.

H. **Rodent Control Plan**: The Applicant agrees to create and implement an aggressive monthly rodent control plan for the Subject Property.

I. **Commercial Garbage Pick-Up**: The Applicant agrees that all commercial garbage must be picked up at least two (2) times per week. The Applicant must also ensure that the garbage company will pick up trash directly from the trash enclosure and wheel the trash through the restaurant so that at no time are there garbage cans sitting out on the parkway.

J. **Recordation**: Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant shall record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

**SECTION 5**: When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant's agents, assigns, and successors in interest.”
SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 9: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: _________________, 2017

Adopted: _________________, 2017

Approved: _____________________, 2017

_______________________________

Stephen H. Hagerty, Mayor

Attest:

Approved as to form:

Devon Reid, City Clerk

W. Grant Farrar, Corporation Counsel
EXHIBIT A

LEGAL DESCRIPTION

THE WEST 27 FEET OF LOT 4 IN SHIPLEY'S RESUBDIVISION OF LOTS 9-11 AND THE WEST 1/2 OF VACATED STREET WEST AND ADJOINING SAID LOTS IN BLOCK 9 IN PAINE'S ADDITION TO EVANSTON IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 10-12-419-002-0000

COMMONLY KNOWN AS: 1829 Simpson Street, Evanston, Illinois.
EXHIBIT B

GENERAL SITE PLAN
Zoning Analysis

Summary

Case Number: 17ZONA-0155  Case Status/Determination: Non-Compliant

Proposal:
Conversion of the storefront commercial building in R3 district into a restaurant (Re-zoned to B1 district).

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>1829 SIMPSON ST</th>
<th>Zoning District:</th>
<th>B1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>None</td>
<td>Preservation District</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Vira Yenakly</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone Number:</td>
<td></td>
</tr>
</tbody>
</table>

Signature 07/06/2017  Date

Zoning Section  Comments
6-9-2-7-E Side yard when not abutting street but abutting residential district-Building, ten (10) feet; parking, five (5) feet
6-4-1-3 Existing and permitted special use - apply for special use for Type II Restaurant

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

Apply for Special Use http://www.cityofevanston.org/planning-zoning/zoning-applications/special-use-applications/
# City of Evanston
## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** July 06, 2017

**RESULTS OF ANALYSIS:** Non-Compliant

**Z.A. Number:** 17ZONA-0166
**Address:** 1629 SIMPSON ST
**Applicant:** Vira Yenakly
**Phone:**

**Purpose:** Zoning Analysis without Bld Permit App
**District:** B1
**Overlay:** None

### NEW APPLICATION PROPOSES (select all that apply):

- **New Principal Structure**: Sidewalk Cafe
- **New Accessory Structure**: Other
- **Addition to Structure**: Plat of Resubdiv / Consol.
- **Alteration to Structure**: Business License
- **Retention of Structure**: Home Occupation

### ANALYSIS BASED ON:

- **Plans Dated:**
- **Prepared By:**
- **Survey Dated:**
- **Existing Improvements:**

### PROPOSAL DESCRIPTION:

Conversion of the storefront commercial building in R3 district into a restaurant (Re-zoned to B1 district)

### ZONING ANALYSIS

#### PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, US, or Excluded T1 & T2 Properties. See Section 5.2.1-16(D) for IBY; Section 5.2.1-9(D) for B'y; Section 5.10.1-9(D) for C's Section 5.11-1-10(D) for D's; Section 5.2-1-7(D) for RP; Section 5.13-1-10(D) for MU & MUE; Section 5.16-1-8 for D1, T1, D2, U1, U2, U3, & U4D.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 25% or more? If not, skip to 2 & 4 below.
2. Does the zoning lot area exceed 30,000 sqft?
3. Does the proposal entail more that 24 new residential, commercial, business, retail or office units in any combination?
4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?

### PRINCIPAL USE AND STRUCTURE

#### USE:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - SF Detached</td>
<td>Restaurant - Type II</td>
<td>Non-Compliant</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:** NEED SPECIAL USE PERMIT

**Minimum Lot Width (LF):**

- **USE:** Other
- **Minimum Lot Width (LF):** No Requirement
- **Proposal:** 27
- **Determination:** No Change

**Comments:**

**Minimum Lot Area (SF):**

- **USE:** Nonresidential
- **Minimum Lot Area (SF):** No Requirement
- **Proposal:** 4293
- **Determination:** No Change

**Comments:**

**Dwelling Units:**

**Comments:**

**Rooming Units:**

**Comments:**

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

- **Proposal:** None
- **Building Lot Coverage (SF) (defined, including subtractions & additions):** 1520 92
- **Determination:** Compliant

**Comments:**
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface Coverage (SF, %)</td>
<td>1520.52</td>
<td>2213.5</td>
<td>Compliant</td>
</tr>
<tr>
<td></td>
<td>35.42%</td>
<td>51.56%</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

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

<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Use</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,000 or 8586 sqft</td>
<td>0.51</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Comments</th>
</tr>
</thead>
</table>

Front Yard(1) (FT)
- Direction: S
- 3

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

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

Interior Side Yard(1) (FT)
- Direction: E
- 10
- Comments: NEED DA PR APPROVAL

Interior Side Yard(2) (FT)
- Direction: W
- Comments:
- NONE

Rear Yard (FT)
- Direction: N
- 10
- Comments:
- 103
- 18
- Compliant

Results of Analysis:
- This Application is Non-Compliant
- Site Plan & Appearance Review Committee approval is Required

See attached comments and/or notes.

Signature: [Signature]
Date: 07/06/2017

L F: Linear Feet  S F: Square Feet  F T: Feet
Design and Project Review
(DAPR)

2112 Ewing Ave.

Recommendation to ZBA
2112 Ewing Ave.

User drawn points
TOD Area Parcels
Tax Parcels

June 1, 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.

Copyright 2018 City of Evanston
City of Evanston, Illinois
Certificate of Zoning Compliance

APPROVED SUBJECT TO CONDITIONS
ZONING CERTIFICATE NUMBER: 01-220-BP(2)
DATE ISSUED: July 19, 2001

In accordance with Section 6-3-2 of the Zoning Ordinance, the building, structure, and/or use described below complies with the provisions of the Zoning Ordinance governing the proposed use.

PROPERTY ADDRESS: 2112 Ewing Avenue
ZONING DISTRICT: R1
OVERLAY DISTRICT: None
USE: Garage and storage.

CONDITIONS OR COMMENTS:

The Zoning Administrator has granted a minor variation from §6-4-6.2 G of the Zoning Ordinance to give zoning certification to a building permit application to construct a garage or other permitted detached accessory building with a height of 23 feet (measured at the mean of the pitch of the roof) whereas the Zoning Ordinance limits the height to 17½ feet (measured at the mean of the pitch of the roof).

This grant of zoning relief is subject to the following conditions:
Ø The proposed construction shall be in compliance with all other provisions of the Zoning Ordinance and other applicable laws.
Ø The proposed construction shall be in substantial compliance with the plans and documents placed on file in connection with this case, as modified by the conditions of this variation.
Ø The proposed construction shall be no closer than 5 feet to the north lot line of the subject property.
Ø Any dwelling in any accessory building on the subject property must always be accessory to the principal dwelling, no more than a single family may occupy the combined principal and accessory dwelling, and the coach house may not be occupied by persons who are not members of the family occupying the principal dwelling.
Ø The property owner of the subject property shall record a covenant with the Cook County Recorder of Deeds to the effect that no portion of the subject property will constitute a dwelling unit separate from any other portion of the subject property in violation of the Evanston Zoning Ordinance, nor shall any portion be rented as a dwelling separate from any other portion of the subject property in violation of the Evanston Zoning Ordinance, nor shall the subject property be used for any residential use other than as a detached single family

CERTIFICATE BASED ON:

Plans Prepared As: Construction Drawings
Plans Dated: 4/20/01
Plans Prepared By: applicant
Plat of Survey Dated: 3/27/92
Plans Originating As: Building Permit Application
Building Permit Application Number: 01ACC00041
Miscellaneous:

ISSUED BY:

Arthur Alterson
PROFESSIONALS ASSOCIATED SURVEY, INC.

PLAT OF SURVEY

OF LOTS 10 AND 11 IN BLOCK 1 IN J. J. SMITH'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH 457.50 FEET OF THE EAST 43 RODS OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 6,822 SQ. FT. = 0.157 ACRE.

COMMONLY KNOWN AS: 2112 EWING AVENUE, EVANSTON, ILLINOIS.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HELD TO DRAWN IS A COPY OF THE ORDER AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 97-40426
Scale: 1 inch = 16 feet
Date of Field Work: February 15, 2013
Drawn by: John M. Ferraro & Associates, Ltd.
Attorneys at Law

THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY. NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BOUNDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that to the best of our knowledge, the plat hereto annexed is an accurate representation of said survey.

2/12/2013

[Signature]

Licensed Land Surveyor – License Exp. 5/31/2010

Dr. by 22
2  FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

3  SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

NOTE: ALL HEADERS ARE TO BE 2 x 7.20 WITH 1/2" PLACED SPACER UNLESS NOTED OTHERWISE.
2112 Coach house interior photos.
1. PROPERTY

Address: 2112 E WING AVE, EVANSTON IL 60201
Permanent Identification Number(s):
PIN 1: 10114190130000 PIN 2: 82
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: MARGARET HENZ
Organization: 
Address: 2112 E WING AVE
City, State, Zip: EVANSTON IL 60201
Phone: Work: Home:
Fax: Work: Home: Cell/Other: 847-274-0458
E-mail: Peggyhentz@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: NA
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. 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 5/22/18
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey Date of Survey: 2/16/2012
- Project Site Plan Date of Drawings: 
- Plan or Graphic Drawings of Proposal (if needed, see notes)
- Non-Compliant Zoning Analysis Document Submitted: mortgage doc
- Proof of Ownership
- Application Fee (see zoning fees) Amount $385 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:
Remove outdated condition on 17-year-old coach house to bring it inline with all other Evanston coach houses for rentability.

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

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. &quot;6-8-3-4&quot;)</td>
<td>(ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td>(ex. &quot;a front yard setback of 25.25 feet&quot;)</td>
</tr>
<tr>
<td>NA</td>
<td>Remove condition on existing coach house</td>
<td></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.

   See attached notes point #1.

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

   See attached notes point #4.

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

   See attached point #5.

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

   See attached point #6.
5. Have other alternatives been considered, and if so, why would they not work?

Neither I, nor future owners will be able to consistently fill the coach house with family. Unless it is allowed to be usually rented to non-family, this coach house is sure to remain under utilized and usually vacant.

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.
   NA

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.)
   NA

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.
   NA
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.

[NA]

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.

[NA]

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.

[NA]

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.

[NA]
MAJOR VARIATION
INFORMATION

A. GENERAL INFORMATION

1. What projects are eligible for a Major Variation?

Property Owners may apply for a Major Variation from the following zoning regulations:

1. Yards and setbacks
2. Height
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio
5. Off street parking and loading
6. Home occupations. (Ord. 115-0-04)

2. Who can submit an application?

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. Standing (§6-3-8-4):

3. How do I submit an application?

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30am until 5:00pm. Evanston.

Applications must be complete, including all required documentation and fee. Applications are not accepted by mail or e-mail. Application materials cannot be returned.

4. What forms of payment are accepted? Cash, Credit Card, Check.

5. Can I withdraw my application? Will my fee be returned?

Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is general granted. If this has occurred, only the $150 transcript deposit is returned.

6. Who has access to my application materials?

The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT MAJOR VARIATIONS

1. What is the timeframe?

The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30-40 days.
2. What is the Process?

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process.
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing.
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date.
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500’ of any point on the subject property.
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

3. What standards are used to decide? (§6-3-8-12(A)):

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 standards: Please see attached notes:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. 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.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional 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 on final jurisdiction under section 6-3-8-2 of this chapter, 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 section 6-3-6-3 of this chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

4. Can I Appeal?

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):

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CONTACT INFORMATION

Community & Economic Development Department – Planning & Zoning Division
2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201
P.847-448-4311  F.847-448-8126  E.zoning@cityofevanston.org  www.cityofevanston.org/zoning
These notes match the 7 standards on the back of the major variance application.

2112 EWING AVE COACH HOUSE

At this current time, the request to remove the condition on the coach house at 2112 Ewing does meet the following 7 standards:

1) The issue is not IF people can live in the coach house, but what KIND of people can live in the coach house. Making family connections the determining factor in how the neighborhood is impacted, sends a message that people unrelated to the owner are somehow lesser and inferior people.

   Additionally, if only relations can live in the coach house, it will probably be vacant a majority of the years ahead. Being a second floor unit precludes it from being ideal for aging parents, and even aging parents, college-age children and others eventually move out. Having any dwelling vacant does not benefit the neighborhood, and creates waste as the property must still be heated and maintained so as not to fall into ruin or become the home of vermin.

   Finally, the neighborhood — this block — already contains a two-unit rental exclusively occupied by people unrelated to the owner. This rental property is only 50 feet north of 2112 Ewing, is not owner-occupied, and has been there for longer than any of the residents of this neighborhood (100+ years).

2) The intent of the city-wide zoning ordinance passed January 29 was increase the amount of available housing in Evanston. This new ordinance states that ALL coach houses are able to be rented. Removing the condition from the 2112 Ewing coach house does support the intent of the new zoning ordinance.

   Additionally, it is wasteful and counterproductive for Evanston to now allow all other Evanston coach houses to be rented, and new ones to be built, while the 2112 coach house is forced to remain vacant with a misguided, non-sustainable condition.

3) 2112 Ewing would have the only coach house in Evanston that is not able to be rented. It is a sunny, 900 square foot, 2-bedroom, 1 bath, apartment with an eat-in kitchen, full laundry room and forced heat/AC. It is probably more appropriate to rent than some of the other coach houses covered by the new ordinance.

4) Cook County began taxing both structures as dwellings in 2017. The current tax is close to $16,000 for this property. The main house is a modest 1,400 sq foot dwelling with no basement. Supporting two dwellings with a large tax bill creates an unrealistic burden for any future home-owner and could cause them to be less able to make improvements or even keep up the property to a standard they could have.

5) Allowing this space to be part of the new coach house ordinance will benefit the public by adding to the housing stock, and will benefit the neighborhood by decreasing the likelihood of having a vacant dwelling.

6) This condition was already in place when I purchased the property. I feel it was short-sighted for the coach house to have been allowed to be built in the first place with such a condition that made it nearly impossible for future owners to utilize it. Unless taken into the fold with all
the other coach houses in Evanston under the new ordinance, this property will continue to be problematic for future owners and for the city.

7) The least disruptive thing for this coach house would be to include it under the new coach house ordinance. The original tenancy condition placed on the coach house 17 years ago was in exchange for allowing it to be built 5 1/2 ft taller than allowed. This condition doesn’t seem commensurate with the 5 1/2 ft extra height allowance, and as so many of the coach houses in Evanston have unique situations (built closer to a property line than is now allowable, etc.), the new ordinance should override the unique height of the 2112 coach house.

If it is not brought under the new coach house ordinance, this building and property will continue to exist in limbo; unable to be consistently utilized as housing, and will continue to be an outlier, waste of resources and point of contention.

NOTE RE NEIGHBORHOOD INPUT:
I am not going to petition the neighborhood. The petitioning of the neighborhood by the previous owner 5 years ago caused much division and I don’t want to do that to my block.

I might get yes’s vs. no’s than the previous owner because I’ve improved and maintained the property, and have positive relationships with many of my neighbors. However, this should not be a popularity contest or a decision in the hands of a few people.

This is a situation that was created by Evanston’s Zoning board (17 years ago), and now needs to be resolved by Evanston’s current zoning board in a logical manner consistent with the rest of the city.

Since the new coach house ordinance did not consider individual neighbor’s input, neither should the 2112 coach house. The ordinance was passed for the overall good of the city to utilize existing house and to create new housing. To exclude the 2112 coach house from this resolution or to let a handful of individuals determine it’s outcome would be wasteful and a double standard to the rest of the now-rentable coach houses, and soon-to-be-built coach houses.

IN SUMMARY:
The original condition made no sense and was extremely short-sighted. Allowing this coach house to be pulled under the umbrella of the new ordinance allowing ALL Evanston coach houses to be rented will allow this property to be utilized and productive as all Evanston buildings should be.