DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, August 22, 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: August 15, 2018 meeting minutes will be reviewed at the next meeting

III. OLD BUSINESS

1. 1459-1463 Elmwood Avenue               Preliminary and Final Review
   Jeffrey Kaye, applicant, submits for construction of a 1-story addition to an existing commercial building to include new entrance area, one dwelling unit and a 2-car attached garage in the D1 Downtown Fringe District. Major variation granted in 2015 for a 0’ rear yard setback where 10’ is required.

IV. NEW BUSINESS

1. 2415 Wade Street                Recommendation to ZBA
   Phillip Kupritz, applicant, applies for major zoning relief to construct a 1-car attached garage, a rear addition and deck to an existing single-family residence in the R2 Single-Family Residential District. The applicant requests building lot coverage of 50% where 40% is permitted, to reduce the minimum required front yard setback from 25.9’ to 19.8’, to reduce the required west interior side yard setback from 5’ to 0’ and to reduce the required east interior side yard setback from 5’ to 2.9’, to reduce the required off-street parking from 2 spaces to 1 space for a single-family residence.

2. 1111 Chicago Avenue         Sign Variation
   Sherri Hodes, applicant, submits for a sign variance for a 15’ 6” freestanding sign one foot from the property line where a freestanding sign within 3 feet of the lot line may not exceed 3 feet in height and the height of any freestanding sign over 3 feet in

Page 1 of 2
height requires a 1:1 ratio, height to distance from lot line hence a 15’ 6” sign would be required to be 15’ 6” from the property line.

3. **1427 Chicago Avenue**  
   **Sign Variation**  
   Jim Moore, applicant, First Presbyterian Church, submits for a sign variation for (1) 4'-0" high by 5’-6” wide internally illuminated commercial variable message sign (CVSM) to replace a manually changed outdoor reader board where CVSM signs displaying messages other than time and temperature are prohibited by sign regulations, in the R5 General Residential District.

4. **2705 Ashland Avenue**  
   **Sign Variation**  
   Sue Budinsky, applicant, Northwestern University Welsh-Ryan Arena, submits for a sign variation for combined total sign surface area of 515 sf where 500 sf is permitted and sign height of 51’ - 61’-4” where 15’-6” is permitted for wall signs, in the U2 University Athletic Facilities District.

V. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, August 29, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

1459-1463 Elmwood Avenue

Preliminary and Final Review
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.
Existing Brick (stained Dark Grey to Match)

Hardie Panel Cladding/Trim (Light Grey)

Aluminum Frame Windows (Dark Grey)

GLASS BLOCK WINDOWS (to Match Existing Glass block)

New Brick (stained Dark Grey to Match)

Cedar Fence (stained Dark Grey)
Existing Brick
(stained Dark Grey to Match)

New Brick
(stained Dark Grey to Match)

Aluminum Frame Windows
(Dark Grey)

Hardie Panel Cladding/Trim
(Light Grey)
Design and Project Review (DAPR)

2415 Wade Street

Recommendation to ZBA
MAJOR VARIATION APPLICATION

CASE # 18ZM JV-0076

1. PROPERTY

Address: 2415 WADE STREET, EVANSTON, IL 60201
Permanent Identification Number(s):
PIN 1: 100131140060000 PIN 2: [Blank]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: PHILLIP KUPRITZ
Organization: K2 STUDIO
Address: 329 W 18TH ST, SUITE 501
City, State, Zip: CHICAGO, IL 60616
Fax: Work: [Blank] Home: [Blank] Please circle the primary means of contact.
E-mail: mkupritz@k2arch.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: [Blank]

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

Name(s) or Organization: NICOLE PINKARD
Address: 2415 WADE STREET
City, State, Zip: EVANSTON, IL 60201
Fax: Work: [Blank] Home: [Blank] Please circle the primary means of contact.
E-mail: [Blank]

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

[Signature]
Property Owner(s) Signature(s) – REQUIRED
Date: 7/24/18

4. SIGNATURE

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

[Signature]  [Signature]  7/24/18
Applicant Signature – REQUIRED  Date
6. PROPOSED PROJECT

A. Briefly describe the proposed project:

The proposed drawings reflect the addition of a new 1-car, wheelchair accessible garage, a new rear addition, and a remodel of the existing interior of the 2-story residence at 2415 Wade Street.

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

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

REQUESTED VARIATIONS

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

(See the Zoning Analysis Summary Sheet for your project's information)

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. &quot;6-8-3-4&quot;)</td>
<td>(ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td>(ex. &quot;a front yard setback of 25.25 feet&quot;)</td>
</tr>
<tr>
<td>SECTION</td>
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<tr>
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<td>Req. 2 Off-street Parking Spaces</td>
<td>1-Car Accessible Garage</td>
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* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

See attached document for response to Zoning Analysis.

See attached document for response to Zoning Analysis.
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?

The existing garage, built by the previous Owner, is unusable in its current configuration. The garage does not function as intended. The driveway access currently extends over the west angled property line and is required to be removed where encroaching into the adjacent Sanitary District park area. There is not enough width for a driveway to be placed in order to enable a vehicle clear (pinch point reduced to limited 7.75' from house). As such the existing garage built does not function as intended and to date the garage is not utilized for cars. The rear of property is not accessible due to no alley access — no remaining alley in place, blocked by adjacent house to the east and house to the north. Also there is an electric pole with cable stay obstruction. Additionally the rear of property tapers down to a very small width at the north end due to the angled east property line along the park.

Note: Cars from original design submitted to the city did not function for vehicle maneuverability: cars where to (1) drive through garage toward a rear 2nd set of garage doors (2) into rear yard onto concrete pad (3) make multiple point turn so as to reposition the vehicle facing back into the garage (4) re-enter garage and (5) back out to the driveway to the street.

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.

Not applicable. The project and its requested variations will not have a substantial adverse impact on the use, enjoyment, or property values or adjoining properties.

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.

Strict adherence to regulations would make the provision of any garage parking infeasible. No parking would be provided. As constructed (albeit per an existing permit Nov. 27, 2017- see attached "Previous permit + Zoning reference' sheet) the existing driveway is built over the east property line, and encroaches onto Sanitary District land, making the garage inaccessible via Wade Street (see item 'B' above). In addition one of the Owner's parent lives within the home that has mobility difficulty, while the other Owner's parent requires wheelchair access. The current configuration of the home and garage do not provide any accessibility through garage or of any kind.

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.

Not applicable. The project and its requested variations will not generate any additional income to the applicant.

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

The difficulty for parking is a result of pre-existing conditions created by the previous home owner. These existing non-compliant conditions have previously been approved by the City (see attached previous permit + Zoning reference' sheet for reference). The proposed variations will enable the provision of parking on the site as sought by the city, while the variations requested will also allow coordination of a new condition, specific to the new home owner, regarding needed accessibility to the home. Both the access from parking into house and access from the interior of the house to exterior rear yard shall be addressed.
5. Have other alternatives been considered, and if so, why would they not work?

Alternate options have been considered, evaluated and determined as not feasible. As described in item 'B' the garage as situated on the property is not accessible for cars due to the inability to get a driveway to the rear from Wade Street, nor access from the rear via some sort of alley access. The only viable positioning of the garage is toward the south, encroaching slightly on the front yard and side yard setbacks due to the angled/ tapering site east property line (i.e. the garage shifts the garage southward to accommodate the garage width)

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.

   NICOLE PINKARD
   2415 WADE STREET
   EVANSTON, IL 60201
   1 (773) 428 - 2707

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.)

   See Item 1 above.

3. List the name, address, phone, fax, and any other contact information of person or entity holding title

   See Item 1 above.
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.

See Item 1 above.

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.

   NOT APPLICABLE

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.

   NOT APPLICABLE

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

See Item 1 above.
### 2415 WADE STREET

**ZONING ANALYSIS RESPONSE**

**CASE NUMBER: 18ZONA-0056**

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**Section 6-8-3-6: Max. permitted amount of building lot coverage is 40% (50% Proposed)**

Lot coverage variance requested to accommodate new 1-car garage and new raised rear porch attached to existing principal house footprint. The increase is necessary in order to provide the requested garage vehicle parking.

The garage is a larger typical single car footprint in order to accommodate handicap accessible clearances. The garage footprint is inclusive of wheelchair lift to get from garage slab on grade to the raised first floor of the house. In order to accommodate minimum workable clearances, the garage is sized at 426 Sq. Ft.

The proposed rear deck is also provided aligned with the first floor elevation to make accessible an outdoor space directly off house at the rear and side yard. New rear porch to be open-joint system with permeable surface below for site drainage.

**Section 6-8-3-7; 6-4-1-9: Min. required front yard setback is 25.9' (extg) 19.8'(new garage) proposed**

In order to accommodate minimum required workable accessibility clearances, a variance is being sought for the new 1-car garage addition to be positioned to match the existing front porch setback (19.8' existing).

The west property line boundary is angled in a way that the property tapers significantly towards the north (rear) to a smaller dimension. The property line squeezes the site such that the new proposed garage must be positioned further to the south (into the property frontage) in order to
allow enough clearance for the garage's full width at the rear of the structure. The width is based on the size needed to enable an accessible parking space and path to wheelchair lift.

Section 6-4-1-9: Min. required front porch setback is 23.3’. 19.8’ (existing condition) proposed.

19.8’ setback at front porch is an existing condition and is to remain as-is with a re-cladding of the existing shingle roof to match the new garage addition. Existing front porch approved (as per Evanston Zoning Board on Aug. 18, 2009, Case: 09ZONA-0262) and permitted (approved July 7, 2013, Permit App. # 11ADDR-0055).

Section 6-8-3-7: Min. required interior side yard setback is 5’-0”. 2.9’ proposed

2’-11” (2.9’) is an existing setback (verified via survey dated August 8, 2017 by William R. Webb, Chicago, IL). New rear renovation will match existing side yard setback. (Renovation of the rear coincides with the existing footprint of the rear unusable garage)

Section 6-4-1-9: Min. required interior side yard setback for a roof is 4.5’. 2.2’ proposed

Roof overhang has been revised to be in compliance as per drawings, shortened so as not to require any variance. Smaller roof overhang condition is to be an open trellis constructed element. NO VARIANCE REQUIRED.

Section 6-16-3-5, Table 16-B: At least 2 off-street parking spaces are required; 2 existing, 1 proposed.

2 car parking was initially proposed by way of combining a handicap accessible single enclosed garage space with a second outdoor space parked within the front yard driveway depth. This exterior parking space is not recognized and as such a variance is sought for the single garage parking space only.

Existing rear garage is unusable in its reconfigured orientation as a result of the necessary removal of part of the existing driveway. The driveway extending to the rear existing garage is to be demolished due to its encroachment over the west property line (onto the Sanitary Distract property). The driveway was constructed by the previous Owner. The rear yard of the house is also not accessible through an alley. The inability to park cars at the rear of the property is the generating factor as to why a garage is proposed toward the front of the house (i.e. only feasible means to provide parking to the property)
2415 WADE STREET

PREVIOUS PERMIT + ZONING REFERENCE DOCUMENT

CASE NUMBER: 18ZONA-0056

The following is a general listing of drawing documents in K 2 Studios possession and available for reference. These documents identify house renovation with additions inclusive the front porch and rear garage built and in place on the property.

1. Non-permit approved drawing set (bidding drawing documents) dating from 2008/2009. Date stamp of March 24, 2008 for zoning analysis submit identified. Drawings indicate front porch and rear garage similar to approved permit sets in possession of- as referenced above

2. Zoning variances for side yard, front yard setbacks as granted by Evanston ZBA on August 18, 2009

3. October 15 2012 Permit Plans: plans for house renovation including 2-story addition and 2nd story addition over bay window along west side of house and roof over front entry stoop.

4. April 10 2013 Permit Plans: plans for rear garage reviewed and approved inclusive of Zoning and planning approval. Set references zoning variances for side yard, front yard setbacks as granted by Evanston ZBA on August 18, 2009. Plans indicate new roofed porch and rear garage.

5. November 27 2017 Permit Plans: plans for rear garage reviewed and approved. Set references same zoning variances for side yard, front yard setbacks as granted by Evanston ZBA on August 18, 2009. Plans depict garage in rear with unworkable new driveway configuration;
   a. New drive along west angled property line to garage through pinch point of 7.75'
   b. Circulation through garage into rear via 2nd set of garage doors onto rear new driveway paving for turn-around. Vehicle maneuverability extremely difficult with required turn radius etc. Also 2 car parking additionally inhibit feasibility of maneuverability in order to exit off property.
   c. East and West side yards reduced to 3' from property line with eave additionally encroaching.
   d. Site plan also indicates 6' height fence to be installed on and along west property line (separation from park) and called out as per zoning administrator- August 18, 2009.
Drawing documentation reflects:

1. House (principal building) footprint  1746 SF approximately
2. Total building footprint (including garage and porch)  1914 SF approximately
3. Percentage of lot coverage  36%+
4. Front setback:  26.45' to house
    20.45' to front porch structure
5. Side yard setback (west)  reduced to 3' at garage (east +
6. Rear setback  40.3' to rear garage
7. Impervious surface  65%
WARRANTY DEED

THE GRANTORS, Thomas H. Jenkins, as Trustee, and Sophia C. Jenkins, as Trustee, under the Jenkins Family Living Trust dated July 30, 2010 of the County of Cook, State of ILLINOIS for and in consideration of TEN ($10.00) Dollars, in hand paid, CONVEYS and WARRANTS to Nichole D. Pinkard, of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' Legal Description attached hereto and made a part hereof

Subject to: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES FOREVER.

Permanent Real Estate Index Number(s): 10-13-111-006-0000

Address of Real Estate: 2415 Wade St., Evanston, Illinois 60201

DATED this 3rd day of November, 2017.

(SIGNATURE) (SEAL)
Sophia C. Jenkins, as Trustee under the Jenkins Family Living Trust dated July 30, 2010.

(SIGNATURE) (SEAL)
Thomas H. Jenkins, as Trustee under the Jenkins Family Living Trust dated July 30, 2010.
AFFIDAVIT OF TITLE
COVENANT AND WARRANTY
(Illinois)

STATE OF ILLINOIS  )
) SS.
COUNTY OF COOK    )

The undersigned affiant, being first duly sworn, on oath say, and also covenants with and warrants to the grantee hereinafter named:
That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated November 20, 2017 to Nichole D. Pinkard, grantees, conveying the following described premises:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2415 Wade St., Evanston IL 60201

PINs: 10-13-111-006-0000

Subject to: real estate taxes not yet due and payable; zoning and building laws, ordinances or restrictions; covenants, conditions, restrictions and utility easements of record; roads and highways, if any; title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; matters over which the Title Company (as hereinafter defined) is willing to insure; acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser.

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

That since the title date of August 9, 2017, in the report on title issued by Chicago Title, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That all water taxes to date, have been or will be paid.
That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.
Affiants further state: Naught.

Thomas H. Jenkins, as Trustee under the Jenkins Family Living Trust dated July 30, 2010.

Sophia C. Jenkins, as Trustee under the Jenkins Family Living Trust dated July 30, 2010

Subscribed and sworn to before me this 3rd day of November 2017

(SALE)

Notary Public

Subscribed and sworn to before me this 3rd day of November 2017

(SALE)

Notary Public
Legal Description

Lot 2 (except the East 8 feet) in Block 4 in A.T. McIntosh Church Street Addition to Evanston, being a Subdivision of part of the South West 1/4 of the North West 1/4 of Section 13, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

2415 Wade Street, Evanston IL 60201

PIN: 10-13-111-006-0000
# Zoning Analysis Summary

## Case Number:

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
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<tr>
<td>18ZONA-0056</td>
<td>Non-Compliant</td>
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## Proposal:

NEW ATTACHED GARAGE (ACCESSIBLE), NEW REAR 1-STORY ADDITION, INTERIOR REMODEL

## Site Information:

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<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
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<tbody>
<tr>
<td>2415 WADE ST</td>
<td>R2</td>
<td>None</td>
<td>Not Within</td>
</tr>
</tbody>
</table>

Applicant: Matthew Kupritz

Signature: [Signature]

Date: 6-13-18

Zoning Section

Comments

SEE FOLLOWING SHEETS FOR SUMMARY COMMENTS.

Recommendation(s):

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

Case Number: 18ZONA-0056 – 2415 WADE STREET
Case Status/Determination: NON-COMPLIANT

Proposal:
NEW ATTACHED GARAGE (ACCESSIBLE), NEW REAR 1-STORY ADDITION, INTERIOR REMODEL

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<th>Zoning Section</th>
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<tr>
<td>6-6-5-2</td>
<td>General note: Any noncompliant structure may be repaired, maintained, altered or enlarged; provided, however, that any such repair, maintenance, alteration or enlargement whether in the vertical or horizontal dimension, shall comply with all provisions of the zoning code.</td>
</tr>
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<td>6-8-3-6</td>
<td>Non-compliant: Maximum permitted amount of building lot coverage is 40%; 46.8%.</td>
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<td>Non-compliant: Minimum required front yard setback is 25.9'; 19.8' proposed. The required setback is the average of the subject property and the one to the east.</td>
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<td>Non-compliant: Minimum required front yard setback for a front porch is 23.3'; 19.8' proposed. Is the front porch being reconstructed, enlarged or altered?</td>
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<td></td>
<td>Porches are permitted to obstruct up to 10% into a required setback. 25.9' * 10% = 2.59; 25.9' – 2.59 = 23.3</td>
</tr>
<tr>
<td>6-6-3-7</td>
<td>Non-compliant: Minimum required interior side yard setback is 5'; 0' proposed from west side property line, 2.9' proposed from east side property line (addition).</td>
</tr>
<tr>
<td>6-4-1-9</td>
<td>Non-compliant: Minimum required interior side yard setback for a roof overhang is 4.5'; 2.2' proposed from west property line. Roof overhangs are permitted to obstruct up to 10% into a required setback, or, the overhang on an addition is permitted to match the overhang on the existing structure.</td>
</tr>
<tr>
<td></td>
<td>5.0 * 10% = 0.5; 5.0 – 0.5 = 4.5</td>
</tr>
<tr>
<td>6-16-3-5, Table 16-B</td>
<td>Non-compliant: At least 2 off-street parking spaces are required; 2 existing; 1 proposed.</td>
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Recommend revising the plan to reduce the number and degree of zoning variations, including but not limited to:

1. Reduce building lot coverage, such as reducing the overall footprint of the structure, reducing the rear roof overhang.
2. Reconfigure the proposed attached garage so that both the west interior side yard and front yard setbacks comply.
3. Adjust the rear roof overhang to comply with the required west interior side yard setback.

6-3-8-3

As presented, major variation approval required. Major variations are considered by the Zoning Board of Appeals.

Variations may or may not be approved.

6-3-8-2

Given that one of the variations is related to parking, City Council approval is required to the parking variation. Therefore, City Council is the determining body for all variations.

On site plan, please note dimensions of proposed improvements. Building dimensions provided on the plan are typically interior dimensions, not exterior wall lengths.

On site plan, please note surface material under deck in order to receive the deck credit when calculating impervious surface coverage.

Is the existing paving on the Sanitary District property to the west to be removed? If so, indicate on plan. The applicant should contact the Sanitary District for work on their property.

Provide building elevations, all four sides.
On building elevation drawings, dimension existing and proposed roof overhang and building height.

6-8-2-11

The portion of the front porch located between the existing residence and the proposed attached garage is counted towards building lot coverage, porch exemption not applied. Only front porches facing a street receive the exemption.

The roofed portion of the rear deck is included in building lot coverage.
**City of Evanston**

**ZONING ANALYSIS REVIEW SHEET**

**APPLICATION STATUS:** Pending Review  
**May 16, 2018**  
**RESULTS OF ANALYSIS:** Non-Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>18ZONA-0056</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2415 WADE ST</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Matthew Kupritz</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
</tbody>
</table>

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** R2  
**Overlay:** None  
**Preservation:** Not Within  
**Reviewer:** Michael Griffith  
**Analysis Based On:**  
- **Planes Dated:** 04-15-18  
- **Survey Dated:** 08-09-2017  
- **Prepared By:** K2 STUDIO

**Proposal Description:**  
NEW ATTACHED GARAGE (ACCESSIBLE), NEW REAR 1-STORY ADDITION, INTERIOR REMODEL

**ZONING ANALYSIS**

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

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 50%)</th>
<th>Pavers/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debit (Add 200sqf/open space)</th>
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</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cov.</td>
</tr>
<tr>
<td>Front Porch Regulatory Area</td>
<td></td>
<td></td>
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</table>

**PRINCIPAL USE AND STRUCTURE**

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

**Comments:**

<table>
<thead>
<tr>
<th>Minimum Lot Width (LF)</th>
<th>35</th>
<th>60.8</th>
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</thead>
<tbody>
<tr>
<td>USE: Single Family Detached</td>
<td></td>
<td></td>
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**Comments:**

<table>
<thead>
<tr>
<th>Minimum Lot Area (SF)</th>
<th>5,000 sqft</th>
<th>5345</th>
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<tbody>
<tr>
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**Comments:**

<table>
<thead>
<tr>
<th>Dwelling Units:</th>
<th>1</th>
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<th>Compliant</th>
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</thead>
<tbody>
<tr>
<td>Comments:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Rooming Units:</th>
<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Building Lot Coverage**  
(SF) (defined, including subtractions & additions):  
- **2138**  
- **2013.8**  
- **2499.1**  

**Comments:**

- **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>
<tbody>
<tr>
<td></td>
<td>2939.8</td>
<td>2950.9</td>
<td>2991.3</td>
<td>Compliant</td>
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<tr>
<td></td>
<td></td>
<td>55.4%</td>
<td>54.1%</td>
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</table>

Comments: AMOUNT OF IMPERVIOUS SURFACE COVERAGE REDUCED

Accessory Structure
Rear Yard Coverage:
Comments:

Gross Floor Area (SF)
Use:
Comments:

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>35 OR 2.5 STORIES</th>
<th>NOT DIMENSIONED</th>
<th>ADDITION - NOT DIMENSIONED</th>
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<tbody>
<tr>
<td>Front Yard(1) (FT)</td>
<td>25.9</td>
<td>25.6</td>
<td>ADDITION - 19.8</td>
</tr>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments: STANDARD IS BLOCK AVG</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(2) (FT)</td>
<td>23.3</td>
<td>19.8</td>
<td>19.8</td>
</tr>
<tr>
<td>Direction: S</td>
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<tr>
<td>Street:</td>
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<td></td>
</tr>
<tr>
<td>Comments: CONFIRM IF FRONT PORCH IS BEING RECONSTRUCTED, ENLARGED OR OTHERWISE ALTERED</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Street Side Yard (FT)
Direction:
Comments:

| Interior Side Yard(1) (FT) | 5.0 | 1.8 | ADDITION - 0.8 | Non-Compliant |
| Direction: W               |    |    |                |               |
| Comments:                  |    |    |                |               |
| Interior Side Yard(2) (FT) | 5.0 | 2.9 | ADDITION - 2.9 | Non-Compliant |
| Direction: E               |    |    |                |               |
| Comments:                  |    |    |                |               |

Rear Yard (FT)
Direction: N
Comments:

<table>
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<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Deck or Patio (raised)</td>
<td>Deck or Patio (raised)</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
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</tr>
<tr>
<td>Permitted Required Yard:</td>
<td>Interior Side Yard</td>
<td>Rear Yard</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
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<tr>
<td>Additional Standards:</td>
<td></td>
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<td>Comments:</td>
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<td>Height (FT)</td>
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<td>Comments:</td>
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<tr>
<td>Distance from Principal Building:</td>
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<td>---------------------------------</td>
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<tr>
<td>Comments:</td>
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<tr>
<td><strong>Front Yard (1A) (FT)</strong></td>
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<td><strong>Direction:</strong> S</td>
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<td><strong>Street:</strong></td>
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<tr>
<td>Comments:</td>
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<tr>
<td><strong>Front Yard (1B) (FT)</strong></td>
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<tr>
<td><strong>Direction:</strong> S</td>
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<tr>
<td><strong>Street:</strong> FRONT PORCH</td>
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<tr>
<td>Comments:</td>
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<td><strong>Street Side Yard (FT)</strong></td>
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<td><strong>Direction:</strong></td>
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<td><strong>Street:</strong></td>
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<tr>
<td>Comments:</td>
<td></td>
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<tr>
<td>**Interior Side Yard (1A) (FT)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Direction:</strong> W</td>
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<tr>
<td>Comment: DECK LOCATED TO THE SIDE OF THE RESIDENCE</td>
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<tr>
<td>**Interior Side Yard (1B) (FT)</td>
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<tr>
<td><strong>Direction:</strong> E</td>
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<tr>
<td>Comment: REAR PORTION OF DECK</td>
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<tr>
<td><strong>Rear Yard (FT)</strong></td>
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<tr>
<td><strong>Direction:</strong> N</td>
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<tr>
<td>Comments:</td>
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### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Single-family Detached</th>
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</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
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<tr>
<td>-----------------</td>
</tr>
<tr>
<td>2</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

STREET

STREET

No Change

Comments:

**Vertical Clearance (LF):**

7′

NOT DIMENSIONED

Comments:
| Surfacing: | Standard
| Comments: | Sec. 6-16-2-8 (E) |
| Location: | Existing
| Comments: | ENCLOSED |
| | Proposed
| Comments: | ENCLOSED |
| | Determination
| Comments: | Compliant |

| Angle(1): | Comments: |
| Width(W) (FT) | Comments: |
| Depth(D) (FT) | Comments: |
| Aisle(A) (FT) | Comments: |
| Module (FT) | Comments: |

| Angle(2): | Comments: |
| Width(W) (FT) | Comments: |
| Depth(D) (FT) | Comments: |
| Aisle(A) (FT) | Comments: |
| Module (FT) | Comments: |

Garage Setback from Alley Access (FT)

| Comments: | COMMENTS AND/OR NOTES |
| Analysis Comments |

RESULTS OF ANALYSIS

Results of Analysis: This Application is Non-Compliant
Site Plan & Appearance Review Committee approval is:
See attached comments and/or notes.

Signature 6-13-18

LF: Linear Feet SF: Square Feet FT: Feet
Page 4
Design and Project Review (DAPR)

1111 Chicago Ave.

Sign Variation
1111 Chicago Ave.
To: Chair and Members of the Design and Project Review Committee

From: Gary Gerdes, Building & Inspection Services Division Manager

Subject: Sign Variance - 18SGNA-0077

1111 Chicago Avenue – Binny’s Beverage Depot

Date: August 22, 2018

Request
The applicant is requesting a variance for a 15’ 6” freestanding sign one foot from the property line where a freestanding sign within 3 feet of the lot line may not exceed 3 feet in height and the height of any freestanding sign over 3 feet in height requires a 1:1 ratio, height to distance from lot line hence a 15’ 6” sign would be required to be 15’ 6” from the property line.

General Information

Applicant: Signarama
Sherri Hodes
350 Lexington Drive
Buffalo Grove, IL 60089

Owner: Binny’s Beverage Depot
1111 Chicago Avenue
Evanston, IL

Analysis

Project Description
The applicant has proposed the installation of a 15’6” bottle-shaped freestanding sign at the north entrance of parking lot. Applicant states that the proposed sign will improve traffic and pedestrian safety along Chicago Avenue by demarcating the north parking lot entrance by bringing awareness to this second entrance/exit. The sign will provide visibility for both directions of travel and will alleviate congestion at the south entrance providing adjacent pedestrians and cyclists increased safety.

Recommendation
Staff recommends denial of the variance request. Demarcation of the parking entrance could be done with a compliant sign.

Attachments
Sign variance application and packet
CITY OF EVANSTON
DATA SHEET
SIGN ORDINANCE VARIATION APPLICATION

PLEASE PRINT

Building Address: 1111 CHICAGO AVENUE
Building Owner’s Name: TERRACED
Building Owner’s Address: 3201 OLD GLENVIEW RD, WILMETTE IL
Type of Business: LIQUOR STORE

Type of Sign: □ Wall □ Free Standing □ Window □ Awning, Canopy (Check all that apply)

Illumination of Sign: □ Non-Illuminated □ Illuminated

Sign Contractor’s Name: SIGNALARA BUFFALO COLORS
Sign Contractor’s Phone: 847-215-1535
Sign Contractor’s Address: 550 LEXINGTON DR, BUFFALO GROVE, IL 60089

Variation(s) Requested (See Sign Ordinance):

[Signature]
Signature-Applicant/Agent/Date

[Signature]
Signature-Owner of Property/Date

[Printed Name]
Printed Name-Applicant/Agent

[Printed Name]
Printed Name-Owner of Property

[Phone]
Applicant/Agent Phone

[Phone]
Owner of Property Phone

6/16/2017
VARIED STANDARDS

Variations shall only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the ordinance. Note in all six (6) areas how you meet the particular standard. No variation shall be granted unless the Committee finds that the petition meets each of the following standards:

1. Unique Hardship - The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the City.

2. Reasonable Return - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.

3. Not Self Created - The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises.

6/16/2017
4. **Not Harm Public Welfare** - The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property.

5. **Graphic Effectiveness Demonstrated** - The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations.

6. **Consistent With Intent** - The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations.

6/16/2017
1111 Chicago Ave.
Evanston, IL 60202

July 25, 2018

Variation Standards 1-6 for Proposed Binny’s Evanston Parking Lot Sign

1. We propose a marque “bottle” sign at the entrance/exit of the north end of Binny’s parking lot. We believe our proposed sign will improve traffic and pedestrian safety along Chicago Ave. by demarcating the north parking lot entrance and bringing awareness of the 2nd entrance/exit. Visibility of this sign will allow traffic coming from both directions to recognize that there’s a Binny’s parking lot entrance as they approach. Additionally, if you’re traveling northbound on Chicago Ave., we believe the ability to see that there’s an entrance at the north end of the parking lot beyond the building will alleviate congestion at the south entrance and prevent sudden braking and last second turns for use of the south parking lot entrance. Given the amount of pedestrians and cyclists that frequent this street, we feel the proposed added visibility is very important and that the contrary would be a detriment to all parties.

2. Alleviating traffic congestion from the south parking lot entrance will be key for business, especially during the holiday season. We feel that visibility of the proposed sign will bring awareness and help steer customizers existing northbound to use the north exit. Especially given that this exit is being changed to a right-turn-only exit. We feel that this will help strategically separate entering and exiting traffic and ultimately benefit business at Binny’s and surrounding commerce within Evanston not only year-round, but particularly during the Holiday seasons when traffic and shopping is especially heavy.

3. No hardship has been created by the petitioner or any person having proprietary interest in the premises.

4. The proposed sign will contribute positively to the safety and public welfare of the citizens of Evanston, it’s visitors, surrounding commerce, and patrons alike. Our proposed sign is not flashy. The illumination will be subtle, does not flash or blink, and would be on a timer that adheres to local ordinances and regulations. Additionally, the lighting that appears to be “neon lighting” will be energy-efficient LED lighting. We feel the proposed sign will be well suited and complimentary within its urban context of Evanston.

5. Graphic effectiveness is demonstrated. The design intent in terms of visibility was to create a sign that lets customers and pedestrians, whether it be motor-vehicles, cyclists, pedestrians on foot, etc. know there is a retail store here; and in addition to public safety, to provide something that is iconic with a retro feel at the same time – something that is unique in Evanston that people remember and like.

6. The proposed signage identifies an entrance to the parking lot at an otherwise busy area (Jewel Osco parking lot entrance/exit directly across the street, pedestrian cross walk a little further north on Chicago Ave., 2 lanes of traffic on Chicago Ave. with metered street parking and a sidewalk on both sides of the street, motorcycles, cyclists, walkers, joggers, etc.), makes people passing by aware of what’s there, while being interesting at the same time.
Binny's Evanston Pylon

Qty 1 Double sided Pylon with channel letters & LED rope lighting
Design and Project Review (DAPR)

1427 Chicago Ave.

Sign Variation
Memorandum

To: Chair and Members of the Design and Project Review Committee
From: Gary Gerdes, Building & Inspection Services Division Manager
Subject: Sign Variance – 18SGNA-0075
        1427 Chicago Avenue-First Presbyterian Church of Evanston
Date: August 22, 2018

Request
The applicant is requesting one (1) variance(s) for the following:
- (1) 4’-0” high by 5’-6” wide internally illuminated commercial variable message sign (CVSM) to replace a manually changed outdoor reader board where CVSM signs displaying messages other than time and temperature are prohibited by sign regulations.

General Information

Applicant: First Presbyterian Church
            Jim Moore
            1427 Chicago Avenue
            Evanston, IL 60201

Owner: First Presbyterian Church
       1427 Chicago Avenue
       Evanston, IL 60201

Analysis

Project Description
The applicant proposes the installation of (1) 4’-0” high by 5’-6” wide internally illuminated CVSM to replace a manually changed outdoor reader board. The applicant states technology has changed and moved past changeable plastic letters. The Church needs to communicate basic messages regarding upcoming sermons, events, service times and pastor name to people interested in attending. The church is a landmark building and the sign was presented to the Preservation Commission where members provided a positive recommendation for approval at Design and Project Review.
**Recommendation**
Staff recommends denial of the proposed CVMS sign. Regulations allow for only time and temperature information and prohibit advertising messaging in a changing electronic format. Applicant installed the signage without required permit hence the need for a variance was self-created. Applicant inquired and was informed of the regulations prior to installation.

**Attachments**
Sign variance application and packet
July 10, 2018 Preservation Commission Minutes
BUILDING ADDRESS: 1427 Chicago Avenue, Evanston, IL 60201
BUILDING OWNER'S NAME: First Presbyterian Church of Evanston
BUILDING OWNER'S ADDRESS: 1427 Chicago Avenue, Evanston, IL 60201
TYPE OF BUSINESS: Church

TYPE OF SIGN: ☑ Window ☐ Wall ☐ Free Standing ☐ Awning, Canopy
(Check all that apply)

ILLUMINATION OF SIGN: ☑ Illuminated ☐ Non-Illuminated

SIGN CONTRACTOR'S NAME: N/A
SIGN CONTRACTOR'S PHONE: N/A
SIGN CONTRACTOR'S ADDRESS: N/A

VARIATION(S) REQUESTED (SEE SIGN ORDINANCE):

[Signature of Applicant/Agent/Date]

[Printed Name of Applicant/Agent]

[Phone Number of Applicant/Agent]

[Signature of Owner of Property/Date]

[Printed Name of Owner of Property]

[Owner of Property Phone]

6/16/2017
**VARIATION STANDARDS**

Variations shall only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the ordinance. Note in all six (6) areas how you meet the particular standard. No variation shall be granted unless the Committee finds that the petition meets each of the following standards:

1. **Unique Hardship** - The proposed variation will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the City.

Since the Church was built in 1895 we have had an illuminated message board in a window in a masonry opening at the base of the bell tower at the northwest corner of the property. The message on the board was changed manually using little white plastic letters stuck into a black board. This “technology” of little white plastic letters is a thing of the past. Our board was worn and deteriorating and the letters were broken and incomplete. We need to be able to continue to communicate simple messages – the title and subject of the upcoming sermon, the times of the services, the name of the Pastor, upcoming Church events, etc. Churches have always been allowed to have a message board to communicate these messages and it would be a hardship if we weren’t able to do so. Our new sign mimics the old sign in using white letters against a black background. The level of illumination with the new sign is less than that of the old sign. The masonry opening is unchanged.

2. **Reasonable Return** - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.

Since we are a Church we don’t operate with ordinary economic requirements such as “reasonable return.” However, crucial to the Church’s life is the ability to communicate simple messages so that people who are interested in attending a service or activity at the Church will have the basic information they need in order to stay up, for example with a phone call for more information. Church message boards have traditionally served this function.

3. **Not Self Created** - The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises.

The Church did not create the issue we faced. Technology advanced and Churches no longer use the type of illuminated sign that had been in our window for decades. However, we still need the 6/16/2017
communication function of a basic sign.

4. **Not Harm Public Welfare** - The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property.

There is no apparent harm to the public welfare in the new sign. The illumination levels from the window have been diminished. The basic graphic scheme is unchanged from what has been in the window for over 100 years. We have made it a point to avoid anything that would either annoy a neighbor or create a distraction for drivers.

5. **Graphic Effectiveness Demonstrated** - The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations.

The new sign is clear, simple and unobtrusive. We made it a point to avoid any of the LED signs that are usually seen. Instead, we used an exterior-rated HD television screen so that we have complete control over all output.

6. **Consistent With Intent** - The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations.

We believe that the new sign is in harmony with the intent, purpose and objectives of the sign regulations of Evanston.

6/16/2017
FIRST PRESBYTERIAN CHURCH
1425 CHICAGO AVE
Evanston, IL 60201

REPLACE EXISTING SERMON BOARD WITH ELECTRONIC BOARD.

NO CHANGES TO EXISTING MASONRY OPENING
LET US DRAW NEAR TO GOD

PRES. DR. RAMOND NICKEL, SENIOR PASTOR
REV. HENRY COATES, ASSOCIATE

VISITORS WELCOME!
Design and Project Review (DAPR)

2705 Ashland Ave.

Sign Variation
Memorandum

To: Chair and Members of the Design and Project Review Committee

From: Gary Gerdes, Building & Inspection Services Division Manager

Subject: Sign Variance - 18SGNA-0074
        2705 Ashland Avenue – Northwestern University Welsh-Ryan Arena

Date: August 22, 2018

Request
The applicant is requesting variances for combined total sign surface area and installation height of four wall signs:

Signs exceed the maximum aggregate area of 500 sf indicated in 4-10-9(D). The aggregate area of the signs is 515 sf: Sign E1 is 144 SF, Sign N1 is 59 SF, Sign S1 is 168 SF, and Sign W1 is 144 SF.

Signs exceed the 15’-6” Maximum Sign Height requirement of 4-10-9(H):
- Proposed sign location E1 is on the east wall of the building with the top of the sign at approximately 51’ above entry-level grade.
- Proposed sign location N1 is on the north wall of the building with the top of the sign at approximately 58’-3” above entry-level grade.
- Proposed sign location S1 is on the south wall of the building with the top of the sign at approximately 61’-4” above entry-level grade.
- Proposed sign location W1 is on the west wall of the building with the top of the sign at approximately 51’ above entry-level grade.

General Information

Applicant: Northwestern University
            Sue Budinsky
            2020 Ridge Avenue
            Evanston, IL 60201

Owner: Northwestern University
        2020 Ridge Avenue
        Evanston, IL 60201

Analysis

Project Description
The applicant has proposed signage for installation at the newly renovated Welsh Ryan Arena. The need for the variance is created by the building’s configuration, its adjacency to surrounding buildings and the need for identification and recognition signage on the arena to be installed entirely above the 15’-6” maximum sign height.
Proposed signs E1, W1, and S1 are located on the east, west and south sides of the building respectively. E1 is above the roof of the adjacent Anderson Hall and W1 is above the adjacent Trienens Hall. The entire expanses of these walls are above the maximum 15’-6”. Parking and Pedestrian access for athletic events in Welsh Ryan Arena is from the east and west side of the facility. These signs serve as directional wayfinding from the parking lots located on the east and west side of the facility as well as for pedestrians. The signs will eliminate confusion and distractions which jeopardize vehicular and pedestrian safety. The smaller north side sign (N1) will also serve as directional signage from the north. S1 replaces the existing sign that identifies the building.

The signs are visible to the basketball, volleyball and wrestling fans attending the sporting events to be held at arena. The signs clearly mark the location of the arena thus providing a welcoming arrival to the venue. In addition, all exterior signs are intended to improve the marketing of the university in general for the recruitment of students, student athletes, staff and sporting event attendees.

**Recommendation**

Staff recommends acceptance of the variance request for Welsh-Ryan Arena. The signs are appropriately sized to be clearly visible at their given heights. The signs are harmonious with their surroundings and consistent with signs on the adjacent athletic buildings and Ryan Field. There is minimal impact to surrounding residential areas.

**Attachments**

Sign variance application and packet
CITY OF EVANSTON
DATA SHEET
SIGN ORDINANCE VARIATION APPLICATION

PLEASE PRINT

Building Address: 2705 Ashland Ave., Evanston, IL
Building Owner's Name: Northwestern University
Building Owner's Address: 2020 Ridge Avenue, Evanston
Type of Business: University

Type of Sign: [x] Wall [ ] Free Standing [ ] Window
(Check all that apply)

Illumination of Sign: [x] Non-Illuminated [ ] Illuminated

Sign Contractor's Name: Chicago Scenic Studios
Sign Contractor's Phone: 312 274-9900
Sign Contractor's Address: 955 W. Cermak Road, Chicago, Ill

Variation(s) Requested (See Sign Ordinance):

Signs exceed the maximum aggregate area of 500 sf indicated in 4-10-9(D). The aggregate area of the signs is 515 sf: Sign El is 144 SF, Sign N1 is 59 SF, Sign S1 is 168 SF, Sign W1 is 144 SF.

Signs exceed the 15'-6'' Maximum Sign Height requirement of 4-10-9(H):
- Proposed sign location E1 is on the east wall of the building with the top of the sign at approximately 51' above entry-level grade.
- Proposed sign location N1 is on the north wall of the building with the top of the sign at approximately 58'-3'' above entry-level grade.
- Proposed sign location S1 is on the south wall of the building with the top of the sign at approximately 61'-4'' above entry-level grade.
- Proposed sign location W1 is on the west wall of the building with the top of the sign at approximately 51' above entry-level grade.

Signature-Applicant/Agent/Date ____________________________

Printed Name-Applicant/Agent ____________________________

Applicant/Agent Phone 6/16/2017

Signature-Owner of Property/Date ____________________________

Sue Budinsky
Printed Name-Owner of Property ____________________________

847 467-6955
Owner of Property Phone ____________________________
VARIATION STANDARDS

Variations shall only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the ordinance. Note in all six (6) areas how you meet the particular standard. No variation shall be granted unless the Committee finds that the petition meets each of the following standards:

1. **Unique Hardship** - The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the City.

   Proposed signs E1, W1, and S1 are located on the east, west and south sides of the building respectively. E1 is above the roof of the adjacent Anderson Hall and W1 is above the adjacent Trienens Hall. The entire expanse of these walls are above the maximum 15’-6". Parking and Pedestrian access for athletic events in Welsh Ryan Arena is from the east and west side of the facility. These signs serve as directional wayfinding from the parking lots located on the east and west side of the facility as well as for pedestrians. The signs will eliminate confusion and distractions which jeopardize vehicular and pedestrian safety.

   The smaller north side sign (N1) will also serve as directional signage from the north.

   S1 replaces the existing sign that identifies the building.

2. **Reasonable Return** - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.

   The signs are visible to the basketball, volleyball and wrestling fans attending the sporting events to be held at arena. The signs clearly mark the location of the arena thus providing a welcoming arrival to the venue. In addition, all exterior signs are intended to improve the marketing of the university in general for the recruitment of students, student athletes, staff and sporting event attendees.

3. **Not Self Created** - The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises.

   The variance is created by the building’s configuration, its adjacency to surrounding buildings and the need for identification and recognition signage on the arena to be installed entirely above the 15’-6” maximum sign height.

4. **Not Harm Public Welfare** - The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property.

6/16/2017
The signs are harmonious with their surroundings and consistent with the signs on the adjacent athletic buildings and Ryan Field.

5. **Graphic Effectiveness Demonstrated** - The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations.

All signs are sized appropriately to be clearly visible and legible at their given heights and they are both proposed to have contrasting color to their backgrounds.

6. **Consistent with Intent** - The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations.

The sign regulations state that “...the primary purpose of signage is to help people find what they need without difficulty or confusion” and that signs support a Healthy Economy, Effective Communication and Public Welfare. The size, design and locations of the proposed signs support easy identification of this facility and, thus, support the primary purpose of signage. Identification of the building and one of its primary donors supports the University as a whole and supports the healthy economy of the City of Evanston. As stated above, the designs of the signs communicate effectively. Finally, the project and its effective identification supports the health and vitality of Northwestern University which, in turn, supports the health and vitality of the City of Evanston. Welsh Ryan Arena is intended to be used by the Community of Evanston, Northwestern University Students, Faculty and Staff. Sporting Events at WRA provide a national spotlight and recognition of both Evanston and the University.

6/16/2017
# SIGN PERMIT APPLICATION

Please type or print in ink.  
ALL APPLICABLE LINES MUST BE COMPLETED.

**Office Use Only**

<table>
<thead>
<tr>
<th><strong>Application #</strong></th>
</tr>
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</table>

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**Use of Building:**

- Multi-Family
- Restaurant
- Office
- Retail: ____________________________
- Health Care
- Educational: ________________________

**Scope of Work (Be as detailed as possible):** Install Exterior Signage at Welsh-Ryan Arena. The signs are aluminum pin letters mounted to the wall. The finish is brushed aluminum. 

**Work Valuation (required for permit issuance):** $95,000.00

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**Applicant/Contact:** Sue Budinsky  
**Business Name:** Northwestern University  
**Phone Number(s) (REQUIRED):** 847-415-4734

**Property Owner (REQUIRED):** Northwestern University  
**Address (If different):**

**Sign Company:** Chicago Scenic Studios  
**Address:** 955 W. Cermak Rd, Chicago, IL 60608  
**Valid Email Address:** sbudinsky@northwestern.edu

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### SIGN #1

- **Temporary Sign**: x  
- **Permanent Sign**:  
- **# of Days**: ____________________

**Dimension of Sign:** 26.25' W x 5.5' H  
**Area of Sign:** 144' (Sq. Ft)

- **Illuminated Sign**:  
- **Non-Illuminated Sign**: x

**Sign Type:**

- **Free-standing**:  
- **Single-Faced Sign**:  
- **Double-Faced Sign**: x

**Wall**: Quantity of Signs: _______ x  
Total Area: _______ (Sq. Ft)

**Window**: Quantity of Signs: _______  
Total Area: _______ (Sq. Ft)

- **Awning**:  
- **Canopy**:  

---

### SIGN #2

- **Temporary Sign**:  
- **Permanent Sign**: x

**Dimension of Sign:** 31.5' W x 5.33'T  
**Area of Sign:** 168 (Sq. Ft)

- **Illuminated Sign**:  
- **Non-Illuminated Sign**: x

**Sign Type:**

- **Free-standing**:  
- **Single-Faced Sign**:  
- **Double-Faced Sign**: x

**Wall**: Quantity of Signs: _______ x  
Total Area: _______ (Sq. Ft)

**Window**: Quantity of Signs: _______  
Total Area: _______ (Sq. Ft)

- **Awning**:  
- **Canopy**:  

---

### SIGN #3

- **Temporary Sign**:  
- **Permanent Sign**: x

**Dimension of Sign:** 26.25' x 5.5' T  
**Area of Sign:** 144 (Sq. Ft)

- **Illuminated Sign**:  
- **Non-Illuminated Sign**: x

**Sign Type:**

- **Free-standing**:  
- **Single-Faced Sign**:  
- **Double-Faced Sign**: x

**Wall**: Quantity of Signs: _______ x  
Total Area: _______ (Sq. Ft)

**Window**: Quantity of Signs: _______  
Total Area: _______ (Sq. Ft)

- **Awning**:  
- **Canopy**:  

---

**Attach a sign diagram or rendering to this application**
WELSH-RYAN ARENA
MCGAW MEMORIAL HALL

TOTAL SQ FT = 144

Aluminum reverse punch channel letter forms
punched color: #000, 3" return.
Letter forms are flush mounted to the wall surface.

Not internally illuminated

PTAT: Anneke Beld

Please consult to follow any/all measurements prior to fabrication and installation.
WELSH-RYAN ARENA

TOTAL SQ FT = 59

Aluminum reverse channel letterforms as a standard 1202-12mons. Letterforms are flush mounted to the wall surface.
Not internally illuminated
HDF1: Artemis Bold
Faux finish to facilitate all measurements prior to fabrication and metal
WELSH-RYAN ARENA

A.01 - EXTERIOR NORTH IDENTITY

TOTAL SQ FT = 59
Looking North between Anderson Hall and Welsh-Ryan Arena
18.08.07