DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, August 29, 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, and August 22, 2018, DAPR Committee meetings.

III. OLD 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.

IV. NEW BUSINESS

1. 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.

2. 523-525 Howard Street Preliminary and Final Review
   Van Pham, applicant, submits for building permit to install awnings and to renovate the existing open parking lot, Vision 20/20, in the B3 Business District.
3. **2626 Reese Avenue**  
   **Recommendation to ZBA**  
   Bill James, property owner, submits for major zoning relief to construct a single family residence with a one-car detached garage and one open parking space, with 42.5% building lot coverage where 30% is allowed, a 3’ south interior side yard setback for the principal structure where 5’ is required, a 3.5’ street side yard (Reese) setback for the principal structure where 15’ is required, and a 10’ street side yard setback for a detached garage, 1’ street side yard setback for open parking, and an 8.5’ street side yard setback for a deck where 15’ is required for accessory structures, in the R1 Single Family Residential District.

V. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, September 5, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 15, 2018


Staff Present: S. Flax, E. Golden, C. Plante

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:32 pm.

Approval of Minutes

August 1, 2018 DAPR committee meeting minutes.

L. Biggs made a motion to approve the minutes from August 1, 2018, seconded by J. Hyink.

The Committee voted, 8-0, to approve the minutes of August 1, 2018, with 2 abstentions.

New Business

1. 120 Dodge Ave. Preliminary & Final Review
Steve Apke, architect, submits for a 1-story addition and patio for a Retirement Home, Dobson Plaza, in the R4 General Residential District.

APPLICATION PRESENTED BY: Steven Apke, applicant

DISCUSSION:
- G. Gerdes reminded them they needed civil engineer approval.
- I. Eckersberg cited a stormwater relief issue that needed to be addressed.
- Applicant stated that the proposed impervious surface coverage was part of the approved special use.
- J. Nelson cited a need for a completion of all city council conditions in section 4.

G. Gerdes made a motion for preliminary and final review subjected to civil engineer approval, seconded by J. Nelson.

The Committee voted, 10-0, to approve preliminary and final review subject to civil engineering approval.

2. 2500 Gross Point Rd. Preliminary and Final Review
Peter O’Brien, applicant, submits for new open parking lot in the C2 Commercial District.

APPLICATION PRESENTED BY: Peter O’Brien, applicant
DISCUSSION:

- Previous building demolished. 3 tenants in adjacent shopping center.
- 11 space parking lot proposed. Will remove approximately 4 spaces with reconfiguration for a net gain of 7 spaces.
- Adding additional ADA parking space in front parking area.
- L. Biggs asked if they are making modifications to the parking in front of building that will help ease any maneuvering issues that may arise. Applicant said they have not really made any modifications regarding this potential issue due to their engineer not citing any future issues.
- J. Nelson asked if there is any need for the curb cut and concrete apron off of Harrison.
- Applicant said parking bumpers and grass would simply eliminate use of the curb cut.
- Skokie to make some improvements to Harrison St. in the future.
- J. Leonard expresses that there could be a better way of organizing the lot that will best integrate the two sites’ parking needs.
- L. Biggs feels the parking will be confusing due to having multiple curb cuts. Applicant said they were told not to connect the old parking with the new parking by their engineer.
- Craig McClure, neighbor, suggested the applicant narrow the driveway and expand the greenspace, possibly adding a curb to stop “run-away” cars. Stated that the applicant has been a good neighbor.

L. Biggs made a motion for approval to hold in committee until the August 29, 2018, meeting, seconded by J. Hyink.

The Committee voted, 10-0, to hold item in committee.

3. 1724 Sherman Ave. Recommendation to ZBA
James Shepherd, applicant, submits for a special use permit for a Type-2 Restaurant, Kilwins Chocolates, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: Jim Shepard, applicant

DISCUSSION:

- Largely carry-out operation, requesting additional seating for 5 seats.
- G. Gerdes asked about if they are just getting interior work done. Applicant said yes.
- G. Gerdes reminded them any new signage placement will have to be sent for approval for design compliant purposes.
- J. Nelson cited proper backflow preventers on water service and restaurant equipment should be utilized.
- K. Jensen said waste diversion plan is necessary for approval. Strongly recommended adding recycling or composting to waste management options.
- K. Jensen and J. Leonard asked if tap water will be provided or bottled water. Applicant replied that bottled water will be sold. K. Jensen recommended that tap water be utilized.
- J. Leonard asked when and where deliveries will be happening.
- Applicant said it will be in the mornings in the front or the alley.
- J. Leonard recommends restricting vehicular delivery access hours through front from 7am to 9am.

G. Gerdes made a motion for a positive recommendation to ZBA with conditions of restrictions on delivery hours and a revisit of sustainability practices, seconded by M. Tristan.
The Committee voted, 10-0, for a positive recommendation to ZBA with conditions of restrictions on delivery hours and to revisit sustainability practices.

4. **2200 Main St.**

**Recommendation to ZBA**

DonnaLee Floeter, architect, submits for a special use permit to expand a Daycare Center - Child, the Infant Welfare Society of Evanston, and major zoning relief for a 6.1' interior side yard setback where 15' is required for a one-story addition, in the R2 Single Family Residential District.

**APPLICATION PRESENTED BY:**

DonnaLee Floeter, architect

Steven Veck, applicant

**DISCUSSION:**

- S. Flax shared that the proposed project was partially funded through the City with CDBG funds.
- Space is an existing open space with a deck which will be enclosed. No change to impervious surface coverage.
- Indoor classroom space to be expanded to include required emergency egress.
- No additional children or staff members proposed.
- G. Gerdes requested to make condition to ensure signage is compliant.
- J. Leonard asked if this building would still need additional parking.
- Applicant replied no. Staff confirmed that no additional parking needed due to no increase in staff or children.
- L. Biggs asked if they are worried about losing two parking spaces off of the adjacent alley due to possible traffic flow issues in and out of the lot.
- Applicant replied no, due to most staff currently using on-street parking in the area.
- J. Leonard request info on how they will handle future parking due to the loss of two parking spaces off of the adjacent alley.
- Applicant stated they encourage staff not to park in the lot at drop off and pick-up times.
- Applicant cited they are directly addressing the needs of education equity for the better interest of Evanston and this addition allows that for them.

L. Biggs made a motion for a positive recommendation to ZBA on the condition of off-street parking plan and signage needing to be compliant, seconded by G. Gerdes.

The Committee voted, 10-0 for a positive recommendation to ZBA on the condition of off-street parking plan and signage needing to be compliant.

5. **348 Custer Ave.**

**Recommendation to ZBA**

Graciela Lopez, property owner, submits for major zoning relief for a lot area of 3,993 sf (existing) where 4,500 sf is required, a lot width of 33' (existing) where 50’ is required, and to provide 3 off-street parking spaces (existing) where 4 are required, in order to convert an existing 2-flat to a 3-unit multi-family dwelling in the R5 General Residential District.

**APPLICATION PRESENTED BY:**

Graciela Lopez, applicant

**DISCUSSION:**

- Previous fire in basement lead to needed renovation of the space; decided to create new dwelling unit.
- 3 parking spaces in the rear of the property.
G. Gerdes cited still not having any responses from some previous utility reviews. Applicant said that has been addressed.

J. Nelson cited a 1 inch lead service going to the building but only with a ½ tap thus a modification needed. A 30 WSFU Count should have a 1” tap. J. Nelson would like to see a final fixture count.

K. Jensen made a motion for positive recommendation to ZBA, seconded by G. Gerdes.

The Committee voted, 10-0, to make a positive recommendation to ZBA.

6. 1943 Sherman Ave  Recommendation to ZBA
Angie Radman, property owner, submits for major zoning relief to convert a single family residence to a 3-unit multiple family residence with a 22’ rear yard setback for a three-story stair where 22.5’ is required, and an increase of zero parking spaces where 3 additional parking spaces are required, in the R5 General Residential District.

APPLICATION PRESENTED BY: Shawn Jones, attorney

DISCUSSION:

- Will be leaving parking area as is.
- Neighbors have expressed support of proposed changes.
- G. Gerdes still had concerns regarding the roof and siding conditions.
- Applicant said they will keep the cedar style and expect to follow-thru with exterior improvement.
- Public comment from J. Karver said neighbors are comfortable with the plan in regards to parking and modifications to building usage but they are very concerned with the condition of the property.
- M. Tristan stated sprinkler system is required due to change from single- to multi-family residence.
- Applicant said it will be looked in to if needed based on any renovation.
- J. Nelson explained that applicant will need a water service increase due to sprinkler requirement and will need a W.S.N.S. permit for the new water service.

L. Biggs made a motion for positive recommendation to ZBA with a condition of providing written detail of exterior improvements that will be made, seconded by G. Gerdes.

The Committee voted, 10-0, to make a positive recommendation to ZBA with a condition of providing written detail of exterior improvements that will be made.

Adjournment

L. Biggs moved to adjourn, seconded by K. Jensen. The Committee voted unanimously, 10-0, to adjourn. Meeting adjourned at 3:34 pm.

The next DAPR meeting is scheduled for Wednesday, August 22, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Torrence Gardner
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 22, 2018


Staff Present: J. Velan, D. Cueva

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:32pm.

Approval of Minutes
August 15, 2018 DAPR committee meeting minutes.

G. Gerdes makes a motion to approve the minutes from August 15, 2018, seconded by J. Nelson.

The Committee voted, 7-0, to approve the minutes of August 15, 2018, with one abstention.

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.

APPLICATION PRESENTED BY: Jeffrey Kaye, applicant

DISCUSSION:

- Applicant said they have reduced the width entry driveways that currently exist as well as added some planters on-site.
- G. Gerdes recommend still reducing width of ADA parking space to the minimum required.
- J. Nelson cited that separate water line would be needed for the residential.
- S. Mangum recommended with removal of pavement adding some more tree planting in the city right-of-way.

G. Gerdes made a positive motion to approve for preliminary & final review, seconded by S. Mangum.

The Committee voted, 8-0, to approve for preliminary & final review.
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.

   **APPLICATION PRESENTED BY:** Phillip Kupritz, applicant

   **DISCUSSION:**
   - S. Mangum asked what will be happening in the other areas on the first floor.
   - Applicant said they will be putting kitchen in the rear and front of house will consist of bedroom space.
   - S. Mangum asked about will there be any changes to the upstairs of the house.
   - Applicant said no with the exception of the window facing the park.
   - G. Gerdes asked why they can’t just connect garage to existing residential by eliminating the wrap around portion of the porch.
   - Applicant said it needed due to not just having one primary entrance for purposes of being ADA accessible.
   - S. Mangum said the east and west setbacks can be modified to help property better comply with current zoning in the R2 Single-Family Residential.
   - S. Mangum asked applicant width of side porch.
   - Applicant stated 5 feet.
   - J. Nelson asked applicant how they plan on containing stormwater.
   - Applicant said they have not really looked into it but are open to modifying for stormwater containment.
   - J. Leonard explains that they would like to see more alternatives on how best to modify the property to accommodate the addition.

   Committee recommended applicant come back to DAPR with alternative options of property modifications.

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 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.

   **APPLICATION PRESENTED BY:** Nick Croyle, applicant

   **DISCUSSION:**
   - J. Leonard cited that the location is at popular area and past retail has been there and has survived with existing sign limitation.
   - Applicant has decided to withdraw the application based on it not being a true hardship at the present time to the business.

   Application withdrawn by the applicant.
3. **1427 Chicago Avenue**
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

APPLICATION PRESENTED BY: Jim Moore, applicant not present

G. Gerdes made a motion to continue this item to a date to be determined due to applicant not being in attendance, seconded by S. Mangum.

The Committee voted, 8-0, to continue this item to a date uncertain.

4. **2705 Ashland Avenue**
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’-6”-4” where 15’-6” is permitted for wall signs, in the U2 University Athletic Facilities District.

APPLICATION PRESENTED BY: Sue Budinsky, applicant

DISCUSSION:
- S. Mangum asked them about the color they were thinking of using.
- Applicant said charcoal grey.

S. Mangum made a motion to approve sign variation, seconded by J. Nelson.

The Committee voted, 8-0, to approve a sign variation.

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**Adjournment**

S. Mangum moved to adjourn, seconded by J. Leonard. The Committee voted unanimously, 8-0, to adjourn. Meeting adjourned at 3:25pm.

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.

Respectfully submitted,
Torrence Gardner
Design and Project Review (DAPR)

2415 Wade Street

Recommendation to ZBA
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.
Plat of Survey

Legal Description
Lot 2 (except the East 8.0 feet) in Block 4 in A.T. McDosh Church Street Addition to Evanston, being a Subdivision of part of the Southwest ¼ of the Northwest ¼ of Section 13, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. Commonly Known as: 2415 Wade Street, Evanston, Illinois.

Area of Land Described: 5,345 Sq. Ft.

Sanitary District Property

Wade Street

Legend
N. = North
S. = South
E. = East
W. = West
Typ. = Typical
Rec. = Record
Meas. = Measure
St. = Street
Ave. = Avenue

Decimal-Inch Corrections

0.01 inch = 1/8 inch
0.02 inch = 1/16 inch
0.03 inch = 3/32 inch
0.04 inch = 1/8 inch
0.05 inch = 5/32 inch
0.06 inch = 3/16 inch
0.07 inch = 7/32 inch
0.08 inch = 1/4 inch
0.09 inch = 9/32 inch
0.10 inch = 5/16 inch

Scale: 1 inch equals 15 feet

State of Illinois
County of Cook

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown herein was performed on Aug. 9, 2017, and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 9th day of August 2017

Professional Design Firm Land Surveying LLC #184-004133
1. PROPERTY

Address: 2415 WADE STREET, EVANSTON, IL 60201
Permanent Identification Number(s):
PIN 1: 40-13-A11-000-000  PIN 2: 
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: PHILLIP KUPRITZ
Organization: K2 STUDIO
Address: 329 W 18TH ST, SUITE 501
City, State, Zip: CHICAGO, IL 60616
Phone: Work: Home: Cell/Other: 312-953-2719
Fax: Work: Home: 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:

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
Phone: Work: Home: Cell/Other: 773-428-2707
Fax: Work: Home: Please circle the primary means of contact.
E-mail: 

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

Property Owner(s) Signature(s) – REQUIRED  7/24/18

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  7/24/18

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 (ex. &quot;6-8-3-4&quot;)</th>
<th>(B) Requirement to be Varied (ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (ex. &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SECTION</td>
<td>REQ. TO BE VARIED</td>
<td>REQUESTED VARIATION</td>
</tr>
<tr>
<td>6-8-3-6</td>
<td>Max. [g] coverage (40%)</td>
<td>Proposed lot coverage of 50%</td>
</tr>
<tr>
<td>6-8-3-7; 6-4-1-9</td>
<td>25.9' Front Yard Setback</td>
<td>19.8' (New Accessible Garage)</td>
</tr>
<tr>
<td>6-4-1-9</td>
<td>23.3' Front Porch Setback</td>
<td>19.8' (Existing Permitted Condition)</td>
</tr>
<tr>
<td>6-8-3-7</td>
<td>5.0' Side Yard Setback</td>
<td>2.9' (Existing Permitted Condition)</td>
</tr>
<tr>
<td>6-16-3-5</td>
<td>Req. 2 Off-street Parking Spaces</td>
<td>1-Car Accessible Garage</td>
</tr>
</tbody>
</table>

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

2

See attached document for response to Zoning Analysis.

3

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 latter 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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<td>6-8-3-7</td>
<td>5.0' Side Yard Setback</td>
<td>2.9' (Existing Permitted Condition)</td>
</tr>
<tr>
<td>6-16-3-5</td>
<td>Req. 2 Off-street Parking Spaces</td>
<td>1-Car Accessible Garage</td>
</tr>
</tbody>
</table>

**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 wheel chair 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
   Reduced to 3' at garage (east + west)
5. Side yard setback
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: *And Chanta Wade married to each other as tenant by the entirety. 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.

(SEAL)

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

(SEAL)

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

STATE OF ILLINOIS  )
COUNTY OF COOK  ) SS.

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

Notary Public

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

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**

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

**Proposal:**

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

**Site Information:**

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

Applicant: Matthew Kupritz  
Phone Number:  
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

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-6-5-2</td>
<td>General note: Any noncomplying 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>
<tr>
<td>6-8-3-6</td>
<td>Non-compliant: Maximum permitted amount of building lot coverage is 40%; 46.8%.</td>
</tr>
<tr>
<td>6-8-3-7; 6-4-1-9</td>
<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>
</tr>
<tr>
<td>6-4-1-9</td>
<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? 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>6-8-3-7</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. 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>
</tr>
</tbody>
</table>
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

Z.A. Number: 18ZONA-0056
Address: 2415 WADE ST
Applicant: Matthew Kupritz
Phone:

Purpose: Zoning Analysis without Bld Permit App
District: R2
Overlay: None
Preservation: Not Within
Reviewer: Michael Griffith

THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure
- New Accessory Structure
- X Addition to Structure
- X Alteration to Structure
- Retention of Structure

Change of Use
Retention of Use
Pert of Resubdiv/Consol.
Business License
Home Occupation

Sidewalk Cafe
Other

ANALYSIS BASED ON:

- Plans Dated: 04-15-18
- Prepared By: K2 STUDIO
- Survey Dated: 08-09-2017
- Existing Improvements: SFR WITH ATTACHED GARAGE

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 60%)</th>
<th>Pavers/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debit (Add 200sqft/open space)</th>
</tr>
</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>Addn. to Bldg Lot Cov.</td>
</tr>
<tr>
<td>Front Porch Regulatory Area</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>USE:</td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Minimum Lot Width (LF)

| Minimum Lot Width (LF) | USE: Single Family Detached | 35 | 60.8 | 60.8 | Compliant |

Minimum Lot Area (SF)

| Minimum Lot Area (SF) | USE: Single Family Detached | 5,000 sqft | 5345 | 5345 | Compliant |

Dwelling Units

| Dwelling Units | 1 | 1 | Compliant |

Rooming Units

| Rooming Units | Comments: |

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

<table>
<thead>
<tr>
<th>Building Lot Coverage (SF)</th>
<th>2138</th>
<th>2013.8</th>
<th>2499.1</th>
<th>Non-Compliant</th>
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<tbody>
<tr>
<td>37.7%</td>
<td>46.8%</td>
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Comments:
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<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tr>
<td></td>
<td>2939.0</td>
<td>2950.9</td>
<td>2991.3</td>
<td>Compliant</td>
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<tr>
<td></td>
<td>55.4%</td>
<td>54.1%</td>
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</tbody>
</table>

Comments: AMOUNT OF IMPERVIOUS SURFACE COVERAGE REDUCED

**Accessory Structure**

**Rear Yard Coverage:**

Comments:

**Gross Floor Area (SF)**

Use:

Comments:

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<thead>
<tr>
<th>Height (FT)</th>
<th>35 OR 2.5 STORIES</th>
<th>NOT DIMENSIONED</th>
<th>ADDITION - NOT DIMENSIONED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Front Yard(1) (FT)**

Direction: S

- 25.9
- 25.6
- ADDITION - 19.8
- Non-Compliant

Street:

Comments: STANDARD IS BLOCK AVG

**Front Yard(2) (FT)**

Direction: S

- 23.3
- 19.8
- 19.8
- Non-Compliant

Street: FRONT PORCH

Comments: CONFIRM IF FRONT PORCH IS BEING RECONSTRUCTED, ENLARGED OR OTHERWISE ALTERED

**Street Side Yard (FT)**

Direction:

Comments:

**Interior Side Yard(1) (FT)**

Direction: W

- 5.0
- 1.8
- ADDITION - 0.8
- Non-Compliant

Comments:

**Interior Side Yard(2) (FT)**

Direction: E

- 5.0
- 2.9
- ADDITION - 2.9
- Non-Compliant

Comments:

**Rear Yard (FT)**

Direction: N

- 30.0
- 30.0+
- ADDITION - 30.0+
- Compliant

Comments:

**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Deck or Patio (raised)</td>
<td>Deck or Patio (raised)</td>
<td>Compliant</td>
<td></td>
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</table>

Comments:

**Permitted Required Yard:**

- Interior Side Yard
- Rear Yard

Comments:

**Additional Standards:**

Comments:

**Height (FT)**

Comments:
<table>
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<tr>
<th>Distance from Principal Building:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
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<tr>
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<table>
<thead>
<tr>
<th>Front Yard(1A) (FT)</th>
<th>Direction:</th>
<th>Street:</th>
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<td></td>
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<table>
<thead>
<tr>
<th>Front Yard(1B) (FT)</th>
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<tr>
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<td>FRONT PORCH</td>
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<table>
<thead>
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<th>Street Side Yard (FT)</th>
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<thead>
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<tr>
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<tr>
<td>Comments: DECK LOCATED TO THE SIDE OF THE RESIDENCE</td>
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<tr>
<td>Comments: REAR PORTION OF DECK</td>
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<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Standard</th>
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<tbody>
<tr>
<td>Direction: N</td>
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<td>2</td>
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<td>No Change</td>
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<th>Determination</th>
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<tr>
<td></td>
<td>7</td>
<td></td>
<td></td>
<td>NOT DIMENSIONED</td>
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### Standard

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<th>ATACHED GARAGE</th>
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### Existing

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### Proposed

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### Angle(1):

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<tbody>
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<td>Depth(D) (FT)</td>
<td>Comments</td>
</tr>
<tr>
<td>Aisle(A) (FT)</td>
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</tr>
<tr>
<td>Module (FT)</td>
<td>Comments</td>
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### Angle(2):

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<tbody>
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<td>Comments</td>
</tr>
<tr>
<td>Aisle(A) (FT)</td>
<td>Comments</td>
</tr>
<tr>
<td>Module (FT)</td>
<td>Comments</td>
</tr>
</tbody>
</table>

---

**Garage Setback from Alley Access (FT)**

**Comments:**

### COMMENTS AND/OR NOTES

**Analysis Comments**

### RESULTS OF ANALYSIS

**Results of Analysis:** This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

**Signature**

**DATE**

6-13-18
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 ADDRESS:
1427 Chicago Avenue, Evanston, IL 60201

TYPE OF BUSINESS:
Church

TYPE OF SIGN:
☐ Wall
☐ Free Standing
☒ Window
☐ Awning, Canopy

(Check all that apply)

ILLUMINATION OF SIGN:
☐ Non-Illuminated
☒ 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-APPLICANT/AGENT/DATE:

SIGNATURE-OWNER OF PROPERTY/DATE:

PRINTED NAME-APPLICANT/AGENT:

PRINTED NAME-OWNER OF PROPERTY:

APPLICANT/AGENT PHONE:

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 follow 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
1421 CHICAGO AVE
Evanston, IL 60201

REPLACE EXISTING SERMON BOARD WITH ELECTRONIC BOARD.

NO CHANGES TO EXISTING MASONRY OPENING

CITY SIDEWALK, LAKE ST.

CITY SIDEWALK, CHICAGO AVE.
LET US DRAW NEAR TO GOD

REV. DR. RAYMOND L. HICKS, SENIOR PASTOR
REV. HENRY COATES, ASSOCIATE PASTOR
www.firstpresbyterian.org
VISITORS WELCOME
Design and Project Review (DAPR)

525 Howard Street

Preliminary and Final Review
ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION:
PARCEL 1: THAT PART OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON A LINE PARALLEL WITH AND 61 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER AT A POINT 85.48 FEET EAST OF THE EASTERNLY LINE OF CLARK STREET, THEN NORTHEAST 73 FEET, THEN NORTH ON A LINE PARALLEL TO AND 134 FEET NORTH OF THE SAID SOUTH LINE OF SAID NORTHEAST QUARTER, 109.77 FEET TO THE EASTERNLY LINE OF CLARK STREET, THEN COINCIDENT TO SOUTH LINE OF SAID NORTHEAST QUARTER, 26.78 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST LINE OF CHICAGO AVENUE AND A LINE RUNNING TO AND 35 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 30, (SAID POINT BEING AT THE NORTHEAST CORNER OF INTERSECTION OF CHICAGO AVENUE AND HOWARD STREET), THEN EAST ON A LINE PARALLEL TO AND 33 FEET NORTH FROM SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, 98 FEET TO AN ALLEY; THEN NORTH ALONG THE WEST LINE OF SAID ALLEY 29 FEET; THEN WEST ON A LINE PARALLEL TO AND 35 FEET NORTH FROM SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 TO EASTERNLY LINE OF CHICAGO AVENUE, THEN SOUTHEASTERLY ALONG THE EAST LINE OF CHICAGO AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 523-525 HOWARD STREET, EVANSTON, ILLINOIS.

PERMANENT INDEX NUMBERS: 11-30-213-012-0000, 11-30-213-013-0000

SITE NOTES:
Area = 150,886 sq. ft.
Boundaries are assumed, based on the North line of Howard Street being South 90°8'00" East.
Flood Zone Designation:
Per Flood Insurance Rate Map No. 78751107/07/07, Effective date August 19, 2003.
The information provided is true to the best of our knowledge.
Reference:
For matters of title we have relied on Sustain Title Inc. and Illinois National Title Insurance Company’s Commitment for Title Insurance, File No. 1415191, Effective Date December 10, 2014, for all recorded documents affecting the described parcels.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.
Location of underground utilities where not substantiated by physical evidence are taken from records and/or field markings normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.
Prior to installation of utility lines:
JULLE 1-800-892-0723 (for solution)
The description on this plot was provided to us by the client, and does not guarantee ownership, and should be compared to your deed, abstract or Certificate of Title.
All building restrictions, building lines and easements may or may not be shown. Check with Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.
Compare all data before building by same and report any discrepancy at once.
Dimensions are shown in feet and decimals parts thereof, no dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.

R. B. Hansen
400 Center Street, Evanston, Illinois 60201
Tel: 847-866-6333, Fax: 847-866-9021
E-mail: surveys@bh-suhr.com

L23-525 HOWARD STREET

STATE OF ILLINOIS
COUNTY OF COOK

To Saturn Title Inc., National Gateway, LLC.

This is to certify this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 11(b), and 14 of Table A-3 herein. The field work was completed on January 14, 2015.

Date: 21st of November, 2015
By: Gregory E. Polutes

R. B. Hansen
Bindery Professional and Surveyor
Surveyor Number 440-00542C, Expiration Date 7/30/19
This drawing is an artistic representation of an awning project proposed by Thatcher Oaks, Inc. We have provided this drawing to help you visualize and decide on awning style, color, placement, etc. Photographs have no inherent scale, so final product will differ. Precisely scaled architectural drawings will be provided for your approval after contract acceptance, and before project completion.
Job # 731260
2020 Vision
525 Howard St.

City of Evanston
Building Division
2100 Ridge Avenue
Evanston, IL 60201
(847) 448-4311

Reviewed for
Code Compliance
for Permit Issuance

7-9-18

Final Compliance Subject to Inspections
Permit Plans Shall Remain on the Job Site During Construction

City of Evanston
Building Division
App. # 182929

REVISED
JUL 09 2018
Design and Project Review (DAPR)

2626 Reese Ave.

Recommendation to ZBA
2626 Reese Ave.
GROSS FLOOR AREA; SECOND FLOOR: 771.5 SF
GROSS FLOOR AREA; FIRST FLOOR: 1,165.0 SF
TOTAL FLOOR AREA: 1,936.5 SF

SCALE: 3/16" = 1'  JULY 12, 2018

SECOND FLOOR PLAN
2626 REESE AVENUE
DEVELOPED BY: OAKTON-CUSTER PARTNERS, LLC
SECOND FLOOR PLAN

GROSS FLOOR AREA; BASEMENT: 1,156 SF
SCALE: 3/16" = 1'  JULY 12, 2018

ALTERNATE DESIGN: GAMBREL ROOF
2626 REESE AVENUE
DEVELOPED BY: OAKTON-CUSTER PARTNERS, LLC
EAST ELEVATION

WEST ELEVATION

ALTERNATE DESIGN
2626 REESE AVENUE
DEVELOPED BY: OAKTON-CUSTER PARTNERS, LLC
SOUTH ELEVATION

TWO BEDROOM/GAMBREL ROOF DESIGN

2626 REESE AVENUE
DEVELOPED BY: OAKTON-CUSTER PARTNERS, LLC

SCALE: 3/16" = 1'  
JULY 12, 2018
**APPLICATION STATUS:** August 24, 2018  
**RESULTS OF ANALYSIS:** Non-Compliant

**Z.A. Number:** 18ZONA-0137  
**Address:** 2626 Reese  
**Applicant:** William James

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** R1  
**Overlay:** Preservation  
**Reviewer:** Melissa Klotz

(This application proposes select all that apply):
- New Principal Structure  
- New Accessory Structure  
- Addition to Structure  
- Alteration to Structure  
- Retention of Structure  
- Change of Use  
- Retention of Use  
- Plat of Resubdiv./Consol.  
- Business License  
- Home Occupation  
- Sidewalk Cafe  
- Other

**Proposal Description:**
new single family residence with a one car detached garage and one open parking space

**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 200sqft/open space)</th>
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<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
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<tr>
<td>Front Porch</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cov.</td>
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<td>Regulatory Area</td>
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**PRINCIPAL USE AND STRUCTURE**

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

Minimum Lot Width (LF)

| USE: Single Family Detached | 35 | 25 | No Change |

Comments:

Minimum Lot Area (SF)

| USE: Single Family Detached | 7,200 sqft | 3325 | 3325 | No Change |

Comments:

Dwelling Units

| 1 | 1 | Compliant |

Comments:

Rooming Units

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

| 997.5 | 1413 | 42.5% | Non-Compliant |

Comments:

LF: Linear Feet SF: Square Feet FT: Feet

Page 1
<table>
<thead>
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<th>Determination</th>
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<td>Impervious Surface Coverage (SF, %)</td>
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**Comments:**

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<th>Accessory Structure Rear Yard Coverage:</th>
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<th>&lt;40%</th>
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**Comments:**

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<th>Gross Floor Area (SF)</th>
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<th>35</th>
<th>23.7</th>
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<th>19.5 (average)</th>
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<th>Front Yard(2) (FT)</th>
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<th>Street Side Yard (FT)</th>
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<th>3.5</th>
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<tbody>
<tr>
<td>Direction:</td>
<td>Street: Hartzell St</td>
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**Comments:**

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<th>3</th>
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<td>Direction: S</td>
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**Comments:**

<table>
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<tr>
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<th>Rear Yard (FT)</th>
<th>30</th>
<th>63.6</th>
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<td>Direction:</td>
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**Comments:**

**ACCESSORY USE AND STRUCTURE**

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<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Garage (Det), Coachhouse or Carport</td>
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<td>Compliant</td>
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**Comments:**

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<th>Comments:</th>
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**Comments:**

<table>
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<th>Additional Standards:</th>
<th>Comments:</th>
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<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Flat or mansard roof 14.5', ot</th>
<th>&lt;20</th>
<th>Compliant</th>
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</table>

**Comments:**

**LF: Linear Feet     SF: Square Feet     FT: Feet**
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<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tr>
<td>Distance from Principal Building:</td>
<td>10.00'</td>
<td></td>
<td>+10</td>
<td>Compliant</td>
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<tr>
<td>Comments:</td>
<td></td>
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</tbody>
</table>

**Front Yard(1A) (FT)**
- Direction: E
- Street: Reese Ave
- Comments:

**Front Yard(1B) (FT)**
- Direction:
- Street:
- Comments:

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

**Interior Side Yard(1A) (FT)**
- Direction: S
- Comments:

**Interior Side Yard(1B) (FT)**
- Direction:
- Comments:

**Rear Yard (FT)**
- Direction:
- Comments:

### ACCESSORY USE AND STRUCTURE 2

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<td>Permitted Districts:</td>
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<td></td>
<td>Open Off-street Parking</td>
<td>Compliant</td>
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<tr>
<td>Comments:</td>
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</tbody>
</table>

**Permitted Required Yard:**
- Comments:

**Additional Standards:**
- Comments:

**Height (FT):**
- Flat or mansard roof 14.5', ot
- Comments:

**Distance from Principal Building:**
- 10.00'
- Comments:

**Front Yard(2A) (FT)**
- Direction: E
- Street: Reese Ave
- Comments:
### Front Yard (2B) (FT)
- **Direction:**
- **Comments:**

### Street Side Yard (FT)
- **Street:** Hartzell St
- **Direction:**
- **Comments:**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
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<tbody>
<tr>
<td>15</td>
<td>1</td>
<td>Non-Compliant</td>
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### Interior Side Yard (2A) (FT)
- **Direction:** S
- **Comments:**

<table>
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<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>3</td>
<td>+3</td>
<td>Compliant</td>
<td></td>
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### Interior Side Yard (2B) (FT)
- **Comments:**

### Rear Yard (FT)
- **Direction:**
- **Comments:**

<table>
<thead>
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<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>3</td>
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### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Single-family Detached</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 per dwelling unit (Table 16-B).</td>
<td>2</td>
<td></td>
<td>2</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### TOTAL REQUIRED:
- **Comments:**

### Handicap Parking Spaces:
- **Comments:**

### Access:
- **Comments:**

### Vertical Clearance (LF)
- **Comments:**

### Surfacing:
- **Comments:**

### Location:
- **Comments:**
### Standard | Existing | Proposed | Determination
---|---|---|---

**Angle (1):** 90 Degree

<table>
<thead>
<tr>
<th>Width (W) (FT)</th>
<th>Comments:</th>
<th>8.5</th>
<th>9</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth (D) (FT)</td>
<td>Comments:</td>
<td>18.0</td>
<td>18</td>
<td>Compliant</td>
</tr>
<tr>
<td>Aisle (A) (FT)</td>
<td>Comments:</td>
<td>24.0</td>
<td></td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Module (FT)</td>
<td>Comments:</td>
<td>SL 42.0, DL 60.0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Angle (2):**

<table>
<thead>
<tr>
<th>Width (W) (FT)</th>
<th>Comments:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth (D) (FT)</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aisle (A) (FT)</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Module (FT)</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Garage Setback from Alley Access (FT):**

<table>
<thead>
<tr>
<th>Garage Setback</th>
<th>Comments:</th>
</tr>
</thead>
</table>

### MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>15' street side yard setback Deck</td>
<td>15' street side yard setback Deck</td>
<td>8.5</td>
<td>Non-Compliant</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requirement (2):</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Requirement (3):</th>
<th>Comments:</th>
</tr>
</thead>
</table>

### COMMENTS AND/OR NOTES

**Analysis Comments**

### RESULTS OF ANALYSIS

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.

**SIGNATURE**

**DATE**
Zoning Analysis

Summary

Case Number: 18ZONA-0137
Case Status/Determination: Non-Compliant

Proposal:
new single family residence with a one car detached garage and one open parking space

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2626 Reese</td>
<td>R1</td>
</tr>
</tbody>
</table>

Overlay District: Preservation District:

Applicant: William James

Phone Number:

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-2-7</td>
<td>Maximum allowed building lot coverage in R1 District is 30%</td>
</tr>
<tr>
<td></td>
<td>Proposed 42.5% building lot coverage</td>
</tr>
<tr>
<td>6-8-2-8-A-3</td>
<td>5’ south interior side yard setback required for principal structure</td>
</tr>
<tr>
<td></td>
<td>Proposed 3’ south interior side yard setback for principal structure</td>
</tr>
<tr>
<td>6-8-2-8-A-2</td>
<td>15’ street side yard setback required for the principal structure</td>
</tr>
<tr>
<td></td>
<td>Proposed 3.5’ street side yard setback for the principal structure</td>
</tr>
<tr>
<td>6-8-2-8-C-2</td>
<td>15’ street side yard setback required for accessory structures/uses (garage + open parking)</td>
</tr>
<tr>
<td></td>
<td>Proposed 10’ street side yard setback for the detached garage</td>
</tr>
<tr>
<td></td>
<td>Proposed 1’ street side yard setback for open parking</td>
</tr>
<tr>
<td></td>
<td>Proposed 8.5’ street side yard setback for the deck</td>
</tr>
</tbody>
</table>
## Proposal:

new single family residence with a one car detached garage and one open parking space

## Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
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</thead>
<tbody>
<tr>
<td>2626 Reese</td>
<td>R1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>William James</td>
<td></td>
</tr>
</tbody>
</table>

| Recommendation(s): | |
|--------------------| Click on the link(s) below to access online application(s) |
MAJOR VARIATION
APPLICATION
CASE #: ______________________

1. PROPERTY

Address
Permanent Identification Number(s):
PIN 1: 0 5 3 3 4 2 9 0 0 7 0 0 0 0 0
PIN 2: ________________
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: William James
Organization: Oakton-Custer Partners, LLC
Address: 345 Sherman Avenue
City, State, Zip: Evanston, IL 60202
Phone: Work: 312.879.9518 Home: ________________ Cell/Other: 312.399.4063
Fax: Work: 847.556.6410 Home: ________________
E-mail: bJames@Camros.com

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

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

Please circle the primary means of contact.

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

Name(s) or Organization: ____________________________________________
Address: ___________________________________________________________________
City, State, Zip: ___________________________________________________________________
Phone: Work: ________________ 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

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [x] (This) Completed and Signed Application Form
- [x] Plat of Survey Date of Survey: 1/11/2016
- [x] Project Site Plan Date of Drawings: 8/12/2018
- [x] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [x] Non-Compliant Zoning Analysis
- [x] Proof of Ownership Document Submitted: Deed
- [x] Application Fee (see zoning fees) Amount $350.00 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:

Construction of a new single family residence on a vacant lot.

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

(Date Applied: ___________________ Building Permit Application #: __________________)

REQUESTED VARIATIONS

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

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

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-8-3-4”)</td>
<td>(ex. &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>6-8-2-7</td>
<td>“maximum lot coverage is 30%”</td>
<td>“lot coverage of 42.5%.”</td>
</tr>
</tbody>
</table>

* For multiple variations, see “IMPORTANT NOTE” under “Application Fee & Transcript Deposit” on Page 2.

2

| 6-8-2-8-A-2 | “minimum side yard for a residential structure abutting a street is 15 feet” | “side yard abutting a street of 3.5 feet” |

3

| 6-8-2-8-C-2 | “minimum side yard for an accessory structure abutting a street is 15 feet” | “side yard abutting a street of 10 feet” |

The proposed one-car garage is setback 10 feet from the corner side lot line.
6. PROPOSED PROJECT

A. Briefly describe the proposed project:

see description above

B. Have you applied for a Building Permit for this project?  [ ] NO  [ ] YES
(Date Applied: _______________ Building Permit Application #: _______________)

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-2-8-C-2</td>
<td>“minimum side yard for an accessory structure abutting a street is 15 feet”</td>
<td>“side yard abutting a street of 8.5 feet” The deck in the rear yard is setback 8.5 feet from the corner side lot line.</td>
</tr>
<tr>
<td>6-8-2-8-A-3</td>
<td>“minimum interior side yard for a residential structure is 3’”</td>
<td>“interior side yard of of 3’”</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?

The property is a lot of record that is legal nonconforming due to lot area and lot width. These characteristics preclude the use of the lot for a residential dwelling without relief from the provisions of the Zoning Ordinance specified in this application.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

   The property is a corner lot and only one property (2624 Reese) is adjoining along the common interior side yard to the south. The proposed residence has an interior side yard of 3’, which is consistent with other houses in the area. The 2624 Reese property has an interior side yard of less than 3’. Thus an interior side yard of 3’ will not create an impact.

   The building lot coverage of 42.5% is only slightly above that needed for a minor variance (40.5%). The corner side yard variations and the obstruction variation are on the opposite side of the lot and will not affect the adjoining property.

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

   If the strict letter of the regulations were to be carried out the lot could not be built on and the property owner’s investment in the purchase of the property and the investment in design plans for the new residence would be a total loss, which is a true hardship.

3. Either…

   (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or

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

   (a) The purpose of the variations is to allow the lot to be used for residential purposes, which is not possible without the variations. 6-3-8-12-(E)-5-(a) states that the variations should not be “based exclusively upon a desire to extract additional income” from the property. The variations will not lead to maximizing (additional) income, which would result from the largest house possible. Rather, the proposal is for the smallest house still practical, resulting in the minimum financial gain.

   The proposed house is the smallest house practical in terms of meeting the needs of families for a modern lifestyle.

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

   The hardship is the nonconforming lot area and lot width of the property. This condition was not self-created, but was created at the time of subdivision, which was approved by the City of Evanston. The hardship is also the result of the establishment of zoning regulations that do not reflect the lot size and lot width characteristics in the immediately surrounding area.
Much effort has been expended in formulating a design for the proposed house that minimizes the number of variances and the degree of variance in those variations requested. No house could be built on this lot without variations. The application of the corner side yard (15') and interior side yard (5') regulations would leave only 5 feet of lot width on which to build a house. The proposed house is only 18.5 feet wide, which is the smallest practical 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.

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.)
   
   Does not apply.

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

Same as applicant.

________________________________________________________
________________________________________________________
________________________________________________________

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

________________________________________________________
________________________________________________________
________________________________________________________

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

________________________________________________________
________________________________________________________
________________________________________________________

If Applicant or Proposed Land User is not a Corporation

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

Oakton-Custer Partners, LLC is a single-member limited liability company with William James as sole member.

________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________
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 generally 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:

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)):

Contact Information

Community 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