DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, May 29, 2019
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

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

II. APPROVAL OF MINUTES:  May 22, 2019, DAPR Committee meeting.

III. NEW BUSINESS

1. 716 Church Street  
   Sidewalk Cafe
   Amy Hoffmen, applicant, submits for a sidewalk cafe for Colectivo Coffee, in the D3 Downtown Core District.

2. 2211 Maple Avenue  
   Recommendation to ZBA
   Adam Wilmot, architect, submits for major zoning relief to construct a 5-story, 15 dwelling unit multiple family residence with off-site parking in the R5 General Residential District. The applicant requests a 40’ lot width (existing) where 50’ is required for multiple family residences, 15 dwelling units where 9 dwelling units are allowed including the Inclusionary Housing Bonus, and 15 (off-site) parking spaces where 17 parking spaces are required including the Inclusionary Housing Bonus.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, June 5, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
May 22, 2019

Voting Members Present:  J. Hyink, I. Eckersberg, D. Cueva, S. Mangum, L. Biggs, M. Griffith, M. Jones

Staff Present:  P. Zalmezak, E. Golden

Others Present:  Ald. Rainey

Presiding Member:  S. Mangum

A quorum being present, S. Mangum called the meeting to order at 2:31 pm.

Approval of Minutes

May 15, 2019, DAPR meeting minutes.

L. Biggs made a motion to approve the May 15, 2019, meeting minutes, seconded by M. Jones.

The Committee voted, 5-0, to approve the May 15, 2019, meeting minutes, with 2 abstaining.

New Business

1. 711 Howard Street

Lenice Levy, owner, submits for building permit for a roof deck, roofed bar area, pergola and enclosed stairs to roof for rooftop dining area, Good To Go Jamaican Cuisine, in the B3 Business District.

APPLICATION PRESENTED BY:  Lenice Levy, owner

DISCUSSION:

- Plan includes rooftop dining area and bar, no cooking.
- Materials to be aluminum siding to match the building colors, brownish metal railing.
- L. Biggs asked about rooftop hours, if the exterior lights will be turned off when space is closed.
- L. Levy stated rooftop hours will be the same as their regular business hours, closing rooftop at 11:00 pm during the week and at midnight Friday and Saturdays, lights will be turned off when the area is closed.
- S. Mangum asked about music.
L. Levy stated they will have speakers for music at the bar, but no live music on the rooftop.
L. Biggs stated her concern with noise from the music, suggested a condition to turn off music by 11:00 pm.
S. Mangum agreed with the condition, matter can be revisited in the future to adjust the time depending on if there are any issues.

L. Biggs made a motion to grant preliminary and final approval, subject to music at rooftop being turned off by 11:00 pm, seconded by S. Mangum.

The Committee voted, 7-0, to grant preliminary and final approval subject to the condition noted above.

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Adjournment

M. Griffith made a motion to adjourn, seconded by J. Hyink. The Committee voted, 7-0, to adjourn. The Committee adjourned at 2:43 pm.

The next DAPR meeting is scheduled for Wednesday, May 29, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design and Project Review  
(DAPR)  
716 Church Street  
Sidewalk Cafe
Aerial Map - 716 Church Street

May 24, 2019

- User drawn points
- Tax Parcels

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.
Memorandum

To: Johanna Leonard, Design and Project Review Chair and Members of the Design and Project Review Committee

From: Gary Gerdes, Building & Inspection Services Division Manager

Subject: Collectivo Coffee – Sidewalk Cafe

Date: May 29, 2019

Recommended Action
Staff recommends City Council approval of first-time application for a sidewalk café permit for Collectivo Coffee, a Type 2 Restaurant located at 716 Church Street.

Livability Benefits
Built Environment – Enhance Public Spaces

Background
Collectivo Coffee’s company goal is to deliver a great coffee experience. They roast all of their award winning coffees and prepare baked goods from scratch, made fresh daily at their Troubadour Bakery. The coffee shop opened in November, 2018. The café will have a seating capacity of 56 and will operate daily from 6:30 a.m. – 9:00 p.m.

Summary
The Community Development Department and Public Works Agency have reviewed the application and site layout and recommend approval of the sidewalk café permit.

Attachments
Sidewalk Café Application and Site Plan
Sidewalk Café Permit New & Renewal Application

SIDEWALK CAFÉ: A dining area located partially or wholly on a public sidewalk or parkway. (7-2-6(D)1.)

Submit to:
Community Development
Building and Inspection Services
2100 Ridge Avenue
Evanston, Illinois 60201-2798
T: 847.448.4311
E: PermitDesk@cityofevanston.org

Food Establishment  Colectivo Coffee Roasters, Inc.
Address  716 Church St. Evanston, IL 60201
Contact Name  Amy Hoffman

Address, if different than Food Establishment  2909 N Humboldt Blvd, Milwaukee, WI 53212

Café Hours of Operation  6:30AM - 9:00 PM

Phone1  Cafe: 312-535-3001  Phone2  Amy/Accounting: 414-292-3348

Email  amy@colectivocoffee.com

FEES (DO NOT INCLUDE PAYMENT WITH APPLICATION - YOU WILL BE EMAILED AN INVOICE)

<table>
<thead>
<tr>
<th>Sidewalk Café Permit Type</th>
<th>Annual Permit Fee (required)</th>
<th>Permit Fee Per Square Foot*</th>
<th>Outdoor Storage (optional)**</th>
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<td>Other Food Establishments</td>
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* Cost per square foot for the area of the public way occupied by the sidewalk café as determined by the City's Engineering Department following assessment and approval of site plan.
** For storage of tables, benches or chairs approved sidewalk café area on the city sidewalk.
Sidewalk Café Permit New & Renewal Application

THE FOLLOWING MUST BE INCLUDED WITH THIS APPLICATION

- Site plan – A new drawing is required if changes from the previous year are requested or a new sidewalk café application is being submitted
- Menu of proposed service
- Statement of Restaurant Use
- A certificate of insurance as described here and must include this statement: “The City of Evanston is named an additional insured pursuant to the City Code sections regulating sidewalk cafes, and all City staff regulations regarding sidewalk cafes.”
- The signed Release, Indemnification & Hold Harmless Agreement
- City of Evanston Liquor License (if applicable)

REQUIRED ADDITIONAL INFORMATION (Mark "Yes" or "No")

☐ Yes  Reusable dishware/flatware will be used for café customers.
☐ No   Disposable dishware/flatware will be used for café customers.
☐ Yes  Public parking is available within 1 block.
☐ No   Valet parking is offered.
☐ Yes  Storage of tables, benches or chairs will be on the city sidewalk.
☐ Yes  Liquor service will be available at the café. NOTE: NO SERVICE OR CONSUMPTION AT TYPE 2 RESTAURANTS. (Include a copy of your current Evanston liquor license.)

PLEASE READ - CITY CODE 7-2-6 RULES AND REGULATIONS FOR ALL SIDEWALK CAFES:

5.a. (1) Licensed type 1 restaurants, possessing an alcoholic liquor license of any classification and located within the "core area" as defined in section 3-4-1 of this code, may sell alcoholic liquor on sidewalk cafe premises. Such sale of alcoholic liquor shall be for consumption on the premises only with the consumption of a meal. This provision must be clearly stated on sidewalk cafe menus.

(2) Licensed restaurants, possessing an alcoholic liquor license of any classification, but located outside the "core area" as defined in section 3-4-1 of this code, unless otherwise permitted in subsection (D)5a(3) of this section, and all type 2 restaurants, are prohibited from serving alcoholic liquor on the sidewalk cafe premises or allowing any patron to consume or have in his or her possession, any alcoholic liquor on said cafe premises. Licensed restaurants outside the core area which serve alcoholic liquor in the principal establishment, unless otherwise permitted in subsection (D)5a(3) of this section, and type 2 restaurants which serve alcoholic liquor in the principal establishment must clearly state on the menu for outdoor service that the sale and/or consumption of alcoholic liquor is prohibited.

(3) Licensed type 1 restaurants, possessing an alcoholic beverage license of any classification, but located outside the "core area", may request a sidewalk cafe permit which allows the sale of alcoholic liquor on sidewalk cafe premises subject to the standards and procedures of subsection (D)6 of this section and in compliance with all other applicable provisions of this code.

(4) An enoteca possessing a Class K liquor license sell wine within the boundaries of the sidewalk cafe premises.

(5) A Class K liquor licensee may sell beer, wine, or liquor within the boundaries of the sidewalk café premises.
b. At all times, including while being stored, prepared, displayed, served or transported to the table, food shall be protected from potential contamination by being covered and/or refrigerated if necessary.

c. Reusable, nondisposable flatware, dishware and beverage containers, are required for use in association with all sidewalk cafes. No food or beverage, including water, shall be served in, on, or with single use paper, plastic, or polystyrene plastic dishes or utensils, nor shall any food or beverage be served to the customer wrapped or packaged in foil, paper, plastic, or polystyrene plastic. The prohibition on the use of single use dishes, utensils, beverage containers or foil, paper, plastic, or plastic wrapping or packaging may be waived by the Design & Project Review Committee or City Council upon a showing of good cause. Such good cause includes, but is not limited to, provisions of table bus service, a litter control and disposal plan, or equivalents, sufficient to obviate any adverse off site effects of the grant of the waiver.

d. When associated with type 1 restaurants, food or beverages consumed at sidewalk tables, benches, or chairs must be served by a waiter or waitress of the restaurant at said tables, benches, or chairs. When associated with type 2 restaurants, bakeries, ice cream stores or any other licensed food service establishment or other licensed retail food store, a sidewalk cafe shall provide bus service during all hours of operation. When associated with enotecas or Class K liquor licensees, food or beverages consumed at sidewalk tables, benches, or chairs must be served by a waiter or waitress of the enoteca or Class K liquor licensees at said tables, benches, or chairs.

e. The operator of any licensed food service establishment or licensed retail food store or enoteca or Class K liquor licensees must maintain the exterior of the premises, including the sidewalk cafe area, in accordance with applicable regulations of the Evanston Health Department and Public Works Department. This duty to maintain extends to the removal of all litter, regardless of its source.

f. Sidewalk tables, benches, or chairs may not be attached by any means to the public sidewalk or any other public property.

g. Sidewalk tables, benches, or chairs may be stored on the City sidewalk, in an area approved by the City, upon the payment of a three hundred dollar ($300.00) fee for type 2 restaurants or a two-hundred and fifty ($250.00) for all other types of businesses.

h. A sidewalk cafe shall not be open for business when the interior aspect of the business is not open for business.

i. The outdoor seating area shall be accessible to the disabled, and the licensee shall at all times comply with all applicable federal, state, and City laws, ordinances, and regulations concerning accessibility and nondiscrimination in the providing of services.

j. No animals, except those assisting the disabled, shall be allowed in the outdoor restaurant seating area.

k. Except for an enoteca business or Class K liquor license establishment, alcohol will only be served at sidewalk cafes in conjunction with a full meal. The sidewalk cafe shall not function as a "bar," as that term is defined in Section 3-4-1, the City's liquor control regulations, of this Code.

l. Alcohol will not be served at sidewalk cafes after 9:30 p.m. on weekdays and after 10:30 p.m. on weekends.
Sidewalk Café Permit New & Renewal Application

m. Any violation of the City's liquor control regulations at the sidewalk café premises may result in the revocation of the liquor license for the entire licensed premises in accordance with the provisions of Title 3, Chapter 5 of this Code.

n. Revocation or suspension of a sidewalk café permit by the City Manager or his/her designee pursuant to Section 7-2-6(D)(7) prohibits service of alcoholic liquor on the sidewalk café premises for the duration of the revocation or suspension.

o. No amplified music, whether live or recorded, is allowed on sidewalk café premises.

p. The sidewalk café permit and approved plan shall be conspicuously displayed on the exterior wall or window of the main entrance of the licensed retail food establishment during all hours of operation. The boundaries of the Sidewalk Café, including the physical boundary separating the permitted outdoor seating from the remainder of the public way, shall reflect the approved plan and shall not be modified or altered unless approved by the Design & Project Review Committee or City Council.

ADDITIONAL RULES AND REGULATIONS FOR ALL SIDEWALK CAFES:

- Smoking will be prohibited at both the sidewalk café and interior of the restaurant in accordance with § B-21Clean Air Act – Smoking of the Evanston City Code and that wait staff and management will actively enforce this.
- A clear distance of a minimum of six (6) unobstructed feet in width, measured from the sidewalk curb and from any public improvements within the right of way, including, but not limited to, parking meters, signs, and planters to the ropes or chains delimiting the sidewalk café area as indicated on the approved site drawing will be maintained.
- As per § 7-2-6(C)(3)(f), a Certificate of Insurance showing coverage through November 1 of the permit year must be submitted as part of the application. If coverage expires before November 1, a Certificate of Insurance must be submitted 30 days before the expiration date.
- No BYOB liquor service or consumption is allowed at the sidewalk café; the food establishment must have a valid liquor license.
- Outdoor amplified music is not allowed at the sidewalk café.

Please check appropriate box:

○ I intend to set up the café area exactly as designated in the site plan approved for the previous year.

○ I am submitting a revised site plan with this application for review.

☒ I am submitting a new site plan and new application for review.

My signature on this application indicates that the information submitted is accurate and that I understand and accept the responsibility to operate the sidewalk café in compliance with all the relevant City rules and regulations.

Name (please print) Curtis Ward Fowler Title/Position President

Signature ____________________________ Date 4/22/19
Sidewalk Café Permit New & Renewal Application

SITE PLAN DRAWING GUIDELINES
(Site assessment and approval by the Planning & Zoning Division required for permit issuance)

A detailed drawing to scale of the proposed site indicating the following: the existing facade; the points of ingress and egress; and the proposed location of the tables, chairs, serving equipment, planters, awnings, lighting, delimiting ropes or chains and other facilities to be included in the café operation. The detailed scale drawing must indicate the location of the existing public improvements including the following: fire hydrants, parking meters, streetlights, traffic signals, street signs, bus shelters, trees, tree grates, planting boxes and/or planting areas, and any other public or private obstruction. A plat of survey may be required.

Provide clear distance of a minimum of six (6) unobstructed feet in width, measured from the sidewalk curb and from any public improvements within the right-of-way, including, but not limited to, parking meters, signs, and planters to the ropes or chains delimiting the sidewalk café area. Please note: the six (6) feet requirement should consider occupied seating where the chair is pushed away from the table to accommodate the space of a patron.

There should be unobstructed passage for pedestrians, with consideration for those with disabilities, vehicle flow, or access to buildings.

Do not place sidewalk tables, benches, or chairs in a location that interferes with the operation of fire hydrants, pedestrian crosswalks, intersections, bus stops, or taxi stands, or in a location that is harmful to trees or other plantings.

Do not utilize any of the required or non-required parking space area for sidewalk tables, benches, chairs, or other furniture and materials associated with the sidewalk café.

The sidewalk café permit and ground plan shall be conspicuously displayed on the exterior wall or window near the main entrance of the establishment during all hours of operation.
Sidewalk Café Permit New & Renewal Application

STATEMENT OF RESTAURANT USE
(Sidewalk Café)

Name of Establishment: Colectivo Coffee Roasters, Inc.

Address: 716 Church St. Evanston, IL 60201

(Check the definition that best describes your operation.)

X RESTAURANT, TYPE 1: An establishment in which the principal use is the service of prepared food and beverages for consumption on the premises. All service of prepared food and beverages for consumption on the premises shall require customers to order at a table, booth or dining counter with service by a waiter or waitress at said table, booth or dining counter and also shall require the use of reusable (non-disposable) flatware and dishware. Drive-through facilities are prohibited. (7-2-6(D)1)

___ RESTAURANT, TYPE 2: An establishment in which the principal use is the service of prepared food and/or beverages for consumption on and/or off the premises and that is not a "restaurant type 1" as defined in this section. This definition shall not include establishments wherein incidental prepared food and beverage service is accessory to a bakery, food establishment, convenience store, food store establishment, meat market, or similar principal use nor shall it include cafeterias that are accessory to hospitals, colleges, universities, schools or other similar principal uses. (7-2-6(D)1) Type 2 Restaurants are required to post the enclosed LITTER COLLECTION PLAN on site. NOTE: NO LIQUOR SERVICE OR CONSUMPTION ALLOWED AT THE SIDEWALK CAFÉ.

___ ICE CREAM STORE: An establishment selling primarily ice cream, soda water, frozen yogurt and soft drinks.

___ BAKERY: An establishment for any process of mixing, compounding and baking any bread, biscuits, crackers, rolls, cakes, pies, or any food products of which flour or meal is the principal ingredient, for sale at retail or at wholesale.

___ OTHER FOOD SERVICE ESTABLISHMENT or RETAIL FOOD STORE

___ ENOTECA or CLASS K LIQUOR LICENSEE: a special type of local or regional wine shop

If you have questions or need assistance completing this document, contact the Planning & Zoning Division, zoning@cityofevanston.org or call 847-448-4311.
Sidewalk Café Permit New & Renewal Application

RELEASE, INDEMNIFICATION & HOLD HARMLESS AGREEMENT
(Sidewalk Café)

WHEREAS, the undersigned desires to maintain a sidewalk café (e.g. an outdoor dining seating area) on a portion of the public sidewalk in the City of Evanston; and

WHEREAS, the City of Evanston may permit the undersigned to maintain such an area, provided that the City shall not thereby incur the risk of any liabilities to the undersigned, or to any third party or employee of the undersigned, by virtue of the presence or actions of the undersigned;

NOW, THEREFORE, the undersigned agrees to release, indemnify, defend and hold harmless the City of Evanston, its officers, employees and agents against any and all loss, liability, damage, claims, costs, attorney's fees, and expenses which it may hereafter incur as a result of the undersigned's operation of the sidewalk café/outdoor dining seating area. The undersigned shall at his or her own expense, appear, defend, and pay all attorney's fees, and all costs and other expenses arising therefrom or incurred in connection with the undersigned’s operation of the sidewalk café/outdoor dining seating area. If any judgments shall be rendered against the City in any such action, the undersigned shall satisfy and discharge the same excluding only such claims, demands or losses, which result from the sole negligence of the City of Evanston or its officers, agents or employees.

I HAVE CAREFULLY READ THIS RELEASE AND FULLY UNDERSTAND ITS CONTENTS. I AM AWARE THAT THIS IS A RELEASE AND HOLD HARMLESS AGREEMENT, AND A CONTRACT BETWEEN THE CITY OF EVANSTON AND ME, AND I SIGN IT OF MY FREE WILL.

Signed at Milwaukee, Wisconsin this 22nd day of April, 2019.

[Signature]

Curtis Ward Fowler

President

2999 N Humboldt Blvd.

Milwaukee, WI 53212
## ALL-DAY BREAKFAST

### BURRITOS
- **Potato Bacon**
  - Eggs, bacon, roasted potatoes, cheddar
- **Vegetarian Pesto**
  - Eggs, provolone, roasted potatoes, broccoli, pesto
- **South Western**
  - Eggs, vegetarian sausage, cheddar, red pepper, jalapeños, onions, tortilla strips

### BOWLS
- **Chia Power**
  - Coconut milk, chia pudding, granola, dried cranberries, sliced almonds, fresh blueberries, maple syrup
- **Baja Breakfast GF DF**
  - Eggs, chiptole rice, black beans, avocado, salsa
- **Frittatas & Greens GF**
  - Two mini frittatas (choice of veggie or bacon), greens, vinaigrette

### CLASSICS
- **Baked Oatmeal**
  - With seasonal fruit, served with milk
- **Salmon Sandwich**
  - With cucumber, dill cream cheese, tomato, red onion, capers
- **Sunrise Sandwich**
  - Two eggs, bacon, cheddar, tomato, herbs drizzle, on a croissant bun

## CAFE EATS

### SANDWICHES
- **Avocado BLT**
  - Bacon, lettuce, tomato, pesto mayo, avocado
- **Turkey Club**
  - Turkey, bacon, swiss, lettuce, tomato, pesto mayo
- **Chipotle Chicken GF**
  - Roasted chicken, slaw, pickles, chipotle mayo
- **Double Cheese**
  - Swiss, cheddar, tomato, chipotle mayo
- **Cauliflower Banh Mi**
  - Harissa roasted cauliflower, slaw, cucumber, pickled pepper, herb aioli, on a french roll
- **Pesto Mozz**
  - Mozzarella, spinach, tomato, pesto, on a baguette

## WRAPS/BOWL
- **Curry Chicken Wrap DF**
  - With golden raisins, dried cranberries, greens
- **Edamame Hummus Wrap GF**
  - With slaw, avocado, cucumber, greens
- **Sesame Sweet Potato Bowl GF**
  - With guacamole, kale, brussels sprouts, edamame, pumpkin seeds, golden raisins

Sides, Wraps served with chips

### VEGAN  VEGETARIAN  GF  GLUTEN-FREE  DF  DAIRY-FREE

Produced in a facility that also produces products containing: eggs, wheat, soy, peanuts, tree nuts and fish.

## CATERING

**MADE FRESH - ANY EVENT, ANY SIZE**

Coffee, food, bakery! We do catering for groups of all sizes, for delivery or pickup.

**Orders, Questions, Info:**
(414) 273-3747 / catering@colectivocoffee.com

### JOE TO GO

**12 CUPS OF COFFEE TO GO**
Freshly brewed coffee in a handy dispenser. Comes with cups, lids, sweeteners and half & half.
$20.95
**COLECTIVO COFFEE**

**BLEND DRINKS**
- **TURMERIC GINGER CHAI FRAPPE**
  Chai blended with coffee & white chocolate
- **ESPRESSO FRAPPE**
  Espresso blended with a choice of cocoa or white chocolate
- **ESPRESSO SHAKE**
  Espresso blended with vanilla ice cream
- **MOCHA SHAKE**
  Espresso blended with dark chocolate syrup & vanilla ice cream

**SMOOTHIES**
- **GREEN HORNET**
  Dairy-free apple, kale, pineapple, cucumber, celery, lime & apple juice
- **BERRY BOOSTER**
  Strawberry, blueberry, banana, cranberry juice & yogurt
- **MANGO PEACH GINGER**
  Mango, peach, ginger, pineapple juice & yogurt

**CUSTOMIZE YOUR SMOOTHIE**
- SPROUTEIN
- YOGURT

**FEATURED DRINKS**
- **SPARKLING CHERRY COLD BREW**
  Sparkling cold brew with hibiscus & cherry syrup
- **DULCE DE LECHE LATTE**
  Espresso layered with dulce de leche
- **BLOOM LATTÉ**
  Espresso layered with hibiscus, chamomile syrup
- **COLD BREW HONEY ALMOND AU LAIT**
  Sparkling cold brew with honey & almond milk
- **SUMMER GALA**
  Hibiscus tea with lemonade
- **BLOOM POMEGRANATE LEMONADE**
  Beet, grapefruit & pomegranate juice with lemonade
- **ANTHOLOGY PALMER**
  Black tea with lemonade
- **COCONUT ANTHOLOGY ICED TEA**
  Sweet black tea concentrate with coconut milk
- **SPORTTEA LIFTER**
  Sport tea with choice of juice (orange, pineapple, cranberry, lemonade)
- **MATCHA LEMONADE**
  Matcha tea with lemonade
- **MATCHA LEMON FRAPPE**
  Matcha frappé with matcha & lemonade

**- LETTERBOX TEA -**

- **ANTHOLOGY**
  - Oolong Black Tea
- **PICADILLY**
  - Earl Grey tea
- **MYSTIC**
  - Green Tea
- **ANGELIC**
  - White Tea
- **FLORA**
  - Japanese Sencha
- **RITUAL**
  - Earl Grey Chai Tea

- **REVY**
  - Organic Green Tea, Lavender, Mint, Cinnamon, Turmeric
- **GALA**
  - Organic Red Hibiscus, Passionfruit, Lime, Pomegranate
- **PURE**
  - Organic Peppermint
- **FABLE**
  - Organic Rose, Jasmine, Lavender
- **BLOOM**
  - Organic Chamomile, Black Tea, Peppermint

**SPORTTEA**
- Naturally energizing tea beverage

**ICED TEA**
- Fresh brewed - ask for decaf or regular

**MATCHA LATTE**
- Organic stone ground Japanese green tea & steamed milk
# Certificate of Liability Insurance

**PRODUCER**
Robertson Ryan - Waukesha  
20975 Swenson Drive, Suite 175  
Waukesha, WI 53186

**CONTACT**
PHONE (414) 271-3575  
FAX (262) 717-9434

**INSURER**
SOCIETY INSURANCE  
INSURER A:  
15261

**COVERAGES**

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<th>TYPE OF INSURANCE</th>
<th>ADD'L. SUB.</th>
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**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES**

The City of Evanston is named as an additional insured pursuant to the City Code sections regulating sidewalk cafes, and all City staff regulations regarding sidewalk cafes.

**CERTIFICATE HOLDER**
The City of Evanston  
2100 Ridge Avenue, Suite 4400  
Evanston, IL 60201

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

**AUTHORIZED REPRESENTATIVE**

[Signature]

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**Colectivo - Evanston Cafe Sidewalk Seating**

716 Church Street
Evanston, IL 60201

**GENERAL NOTES:**
- Proposed Parklet Claims Existing Van Accessible Parking Space & Loading Zone(2 Spaces), to be Re-Located South of New Sidewalk Extention
- Background Site Drawing Info Referenced From Sherman Ave. Redesign Drawings Provided by City of Evanston

**EXISTING CONSTRUCTION**
- PROPOSED CONSTRUCTION
- SIDEWALK EXPANSION
- PUBLIC RIGHT OF WAY

**SYMBOL KEY**

- **EXISTING CONSTRUCTION**
- **PROPOSED CONSTRUCTION**
- **SIDEWALK EXPANSION**
- **PUBLIC RIGHT OF WAY**

**SITE PLAN**

Scale: 3/32" = 1'-0"

**PLAN N**

**DATE:** 04.19.2019

**THE KUBALA WASHATKO ARCHITECTS, INC.**
W61 N617 Mequon Avenue
Cedarburg, WI 53012
262-377-6039

**716 Church Street**
**Evanston, IL 60201**

**05-21-19:**
SIDEWALK CAFE DIMENSIONS ADDED IN RED
Design and Project Review (DAPR)

2211 Maple Ave.

Recommendation to ZBA
2211 Maple Ave.
State of Illinois 
County of Cook 

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.

[Signature]

Professional ILLINOIS LAND SURVEYOR
License No. 35-2232 Exp. 11-30-2018

North Shore Survey, Ltd.
778 Frontage Road #110 - Northfield, Illinois 60093
(847) 446-6510 NNSURVEY@sbcglobal.net

Prepared for: Central Law Group
Purpose: Mortgage / Sale
Field Date: 12-18-17
Formats: Bond & PDF

Information herein is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted herein are in feet and decimals. Building Lines & Easements per title, if provided. Compare all points on ground prior to construction.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCALE: 1" = 20'

Dated: December 18, 2017

42890-U

Commonly known as #2211 Maple Avenue, Evanston, Illinois.
PROPERTY ADDRESS: 912 SHERMAN AVENUE, EVANSTON, ILLINOIS 60202

FIELD WORK DATE: 7/18/18
REVISION DATE(S): 7/19/18

1806.1878
ALTANSPS LAND TITLE SURVEY
COOK COUNTY

THE SOUTH 156 FEET OF THAT PART OF LOT 9 EAST OF THE EAST LINE OF MAPLE AVENUE, AND WEST OF THE WEST LINE OF THE RIGHT OF WAY OF CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD IN ASSUMPTIONS DIVISION OF FRACTIONAL SECTION 9, TOWNSHIP 41 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:- BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, 19 FEET EAST OF THE EAST LINE OF MAPLE AVENUE; THENCE NORTH ON LINE PARALLEL WITH THE EAST LINE OF MAPLE AVENUE 166 FEET; THENCE WESTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, 16 FEET; THENCE NORTH ON A LINE PARALLEL WITH EAST LINE OF MAPLE AVENUE, 126.09 FEET MORE OR LESS TO A POINT IN THE SOUTH LINE OF NOTES STREET, 175 FEET EAST OF THE EAST LINE OF MAPLE AVENUE; THENCE EASTERLY ON THE SOUTH LINE OF NOTES STREET 60.06 FEET TO WEST LINE OF RAILROAD RIGHT OF WAY; THENCE SOUTH ON THE WEST LINE OF RAILROAD RIGHT OF WAY 204.31 FEET; THENCE WESTERLY 44.86 FEET TO THE PLACE OF BEGINNING (EXCEPT THE EAST 20 FEET OF SAID PREMISES HERETOFORE CONVEYED TO CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD) IN COOK COUNTY, ILLINOIS.

TO: 2211 MAP, LLC, GREATER ILLINOIS TITLE COMPANY, CHICAGO TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NAIOP, AND INCLUDES ITEMS 1, 2, 4, 7A, 7C, 8, 11, 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 19, 2018. DATED THIS 19TH DAY OF JULY, 2018.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3993
LICENSE EXPIRED 1/1/2020
EXACTA LAND SURVEYORS LLC 5763

NOTE: THIS SURVEY WAS PREPARED USING INFORMATION PROVIDED ON GREATER ILLINOIS TITLE COMPANY ALTA COMMITMENT UNDER FILE NUMBER 4003919 HAVING AN EFFECTIVE DATE OF MAY 8, 2018.

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 4003919
DATE: 07/19/18
BUYER: 2211MAP, LLC
SELLER: CHARLES C. HAPP
CERTIFIED TO: 2211MAP, LLC, GREATER ILLINOIS TITLE COMPANY, CHICAGO TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.
GENERAL SURVEYOR NOTES:

1. The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. The survey results are for informational purposes only. Research to obtain such data was performed at www.fema.gov.
3. If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
5. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, called out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to the viewer.
6. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Any additions or deletions to this 1-page survey document are strictly prohibited.
10. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or oriented to true or magnetic north. Bearings between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item K.

JOB SPECIFIC SURVEYOR NOTES:

1. All print marks are shown in red ink.
2. All control point symbols are shown in green ink.
3. Control point coordinates are shown in black ink.
4. Survey line symbols are shown in black ink.
5. Elevations are shown in black ink.

LEGEND:

1. Unnamed control point
2. Control point
3. Control line
4.摔到
5. Point of course
6. Right of way
7. Street
8. Boundary line
9. Fence
10. Property line
11. Building
12. Easement
13. Utilities
14. Existing structure
15. New construction
16. New property
17. Sunlight
18. Shadows
19. Elevation
20. Contour
21. Water body
22. Existing vegetation
23. Existing furniture
24. New vegetation
25. New furniture

SURVEYOR'S LEGEND:

1. The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. The survey results are for informational purposes only. Research to obtain such data was performed at www.fema.gov.
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### Plant Palette

<table>
<thead>
<tr>
<th>Qty.</th>
<th>Key</th>
<th>Botanical name</th>
<th>Common name</th>
<th>Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>ACR</td>
<td>Acer rubrum 'Armstrong'</td>
<td>Armstrong columnar maple</td>
<td>3&quot; cal.</td>
<td>B&amp;B Strong leader</td>
</tr>
<tr>
<td>1</td>
<td>QUB</td>
<td>Quercus bicolor</td>
<td>Swamp White Oak</td>
<td>3&quot; cal.</td>
<td>B&amp;B Strong leader</td>
</tr>
<tr>
<td>1</td>
<td>ULF</td>
<td>Ulmus 'Frontier'</td>
<td>Frontier Elm</td>
<td>3&quot; cal.</td>
<td>B&amp;B Strong leader</td>
</tr>
<tr>
<td>1</td>
<td>ZES</td>
<td>Zelkova serrata 'Green Vase'</td>
<td>Green Vase Zelkova</td>
<td>3&quot; cal.</td>
<td>B&amp;B Strong leader</td>
</tr>
<tr>
<td>1</td>
<td>QUB</td>
<td>Quercus bicolor</td>
<td>Swamp White Oak</td>
<td>3&quot; cal.</td>
<td>B&amp;B Strong leader</td>
</tr>
<tr>
<td>1</td>
<td>ACR</td>
<td>Acer rubrum 'Armstrong'</td>
<td>Armstrong columnar maple</td>
<td>3&quot; cal.</td>
<td>B&amp;B Matching form</td>
</tr>
<tr>
<td>1</td>
<td>COS</td>
<td>Cornus sericea x 'Bergeson Compact'</td>
<td>Bergeson Compact Dogwood</td>
<td>36&quot; Ht.</td>
<td>B&amp;B 30&quot; o.c.</td>
</tr>
<tr>
<td>1</td>
<td>DK</td>
<td>Diervilla 'Kodiak Black'</td>
<td>Kodiak Black Honeysuckle</td>
<td>36&quot; Ht.</td>
<td>B&amp;B 30&quot; o.c.</td>
</tr>
</tbody>
</table>

### Legend

1. Concrete Walk
2. Linear Pavers
3. Bench
4. Perennials/Groundcover Plantings
5. Lawn Sod
6. Ornamental/Columnar Tree
7. Trash Room Inside Building
8. Shade Tree
9. Security Bollard
10. Deciduous Shrub
11. Evergreen Shrub
12. Outdoor Patio Furniture
13. 6’H Solid Wood Fence to Enclose Back Outdoor Common Area
14. 6’H x 3’W Solid Wood Pedestrian Gate
15. Existing Parkway Tree to Remain
16. Security Lighting at Garage Entrances

### Scale:

- **1” = 20’-0”**

---

**Key Botanical name**

- Cornus sericea x 'Bergeson Compact'
- Diervilla 'Kodiak Black'
- Quercus bicolor
- Acer rubrum 'Armstrong'
- Ulmus 'Frontier'
- Zelkova serrata 'Green Vase'
- Cornus sericea x 'Bergeson Compact'
- Diervilla 'Kodiak Black'
- Quercus bicolor
- Acer rubrum 'Armstrong'
- Ulmus 'Frontier'
- Zelkova serrata 'Green Vase'

**Common name**

- Bergeson Compact Dogwood
- Kodiak Black Honeysuckle
- Swamp White Oak
- Armstrong columnar maple
- Frontier Elm
- Green Vase Zelkova
- Cornus sericea x 'Bergeson Compact'
- Diervilla 'Kodiak Black'
- Swamp White Oak
- Armstrong columnar maple
- Frontier Elm
- Green Vase Zelkova

**Size**

- 36" Ht.
- 36" Ht.
- 3" cal.
- 3" cal.
- 3" cal.
- Matching form
- 3-5 Branches
- 3-5 Branches
- 3" cal.
- 3-5 Branches
- 36" Ht.
- 36" Ht.

**Notes**

- B&B
- B&B
- B&B
- B&B
- B&B
- Matching form
- 3-5 Branches
- 3-5 Branches
- B&B
- B&B
- 18" o.c.
- 18" o.c.
- 18" o.c.
Zoning Analysis
Summary

Case Number: 19ZONA-0005
Case Status/Determination: Non-Compliant

Proposal:
DEMO EXISTING STRUCTURE; CONSTRUCT NEW 5-STORY 15-UNIT MULTI-FAMILY DWELLING

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>2211 MAPLE AVE</th>
<th>Zoning District:</th>
<th>R5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>None</td>
<td>Preservation District:</td>
<td>Not Within</td>
</tr>
</tbody>
</table>

Applicant: Adam Wilmot
Phone Number: 

Signature: 5-13-19

Zoning Section Comments
SEE FOLLOWING SHEET FOR SUMMARY COMMENTS.

Recommendation(s): Click on the link(s) below to access online application(s)
<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-1-10.D</td>
<td>Proposed development does not meet the threshold to require a Planned Development.</td>
</tr>
<tr>
<td>Ord. 60-O-15, amended by Ord. 107-O-18</td>
<td>Inclusionary Housing Ordinance (IHO) applies. The site is located in a Transit Oriented District with more than 5 new dwelling units proposed.</td>
</tr>
<tr>
<td></td>
<td>Inclusionary Housing Proposal application submitted with zoning analysis application notes 2 on-site affordable dwellings.</td>
</tr>
<tr>
<td></td>
<td>On 1st floor, room labeled “Business Center”, please clarify proposed use of this space.</td>
</tr>
<tr>
<td>6-8-7-4</td>
<td>Non-compliant: Maximum number of dwelling units permitted is 5 given the lot area with base zoning: 1500sf lot area per each first 4 dwelling units plus 800sf lot area for each additional dwelling unit.</td>
</tr>
<tr>
<td></td>
<td>[(1500 \times 4) + (800 \times 1) = 6800sf\text{ lot area};\text{ lot is 6987.5sf}]</td>
</tr>
<tr>
<td></td>
<td>IHO bonus: 4 additional dwellings above the permitted number allowed by providing 2 on-site affordable dwelling units.</td>
</tr>
<tr>
<td></td>
<td>Maximum number of dwellings allowed with IHO bonus is 9: +2 dwellings per on-site affordable dwelling</td>
</tr>
<tr>
<td></td>
<td>[5 + (2 \times 2) = 9]</td>
</tr>
<tr>
<td></td>
<td>15 dwelling units proposed, 4800sf lot area required for 15 dwelling units.</td>
</tr>
<tr>
<td>6-8-7-5</td>
<td>Non-compliant with base zoning: Minimum required lot width for a multi-family dwelling is 50'; 40' proposed.</td>
</tr>
<tr>
<td>6-8-7-6</td>
<td>Building lot coverage is non-compliant with base zoning, 45% is maximum permitted in R5 zoning district, however, is compliant with IHO bonus, 80% permitted; 59% % proposed.</td>
</tr>
<tr>
<td>Section 6-16-2, Table 16-B, as non-compliant</td>
<td>Minimum number of required off-street parking spaces is 17; 16 proposed,</td>
</tr>
</tbody>
</table>
located in garage on east side of the alley.

Affordable dwelling units excluded from parking requirement per IHO bonus.

- 0.55 spaces per 1-bedroom unit
- 1.1 spaces per 2-bedroom unit
- 1.65 spaces per 3-bedroom unit

\[0.55 \times 3 = 1.65\]
\[1.10 \times 2 = 2.2\]
\[1.65 \times 8 = 13.2\]

\[1.65 + 2.2 + 13.2 = 17.1 = 17\]

6-16-6-2; Table 16-C Non-compliant: At least 1 handicapped parking stall is required; 0 proposed.

Handicapped parking spaces shown in the garage do not meet the minimum required parking space size of 16' wide x 18' deep.

6-4-6-7.F Non-compliant: Fences, including walls, are not permitted within front yards; 4' tall wall proposed in front yard.

Who currently uses the garage intended to meet parking requirement, which properties are they connected to?

**Recommend revising plan:**
1. Reduce number of dwelling units from 15 to 9.
2. Reduce building lot coverage from 60.8% to 60%.
3. Provide at least 1 handicapped parking stall at a minimum 16' wide by 18' deep.
4. Eliminate the 4' tall fence in front yard.

6-3-8-2.C As proposed, approval of a major variation is required, with the City Council as the determining body.

Additional comments may be generated throughout the entitlement process.
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: January 14, 2019

Z.A. Number: 19ZONA-0005
Address: 2211 MAPLE AVE
Applicant: Adam Wilmot
Phone:

Purpose: Zoning Analysis without Bld Permit App
District: R5
Overlay: None
Preservation: Not Within
Review: Michael Griffith

THIS APPLICATION PROPOSES (select all that apply):

- [X] New Principal Structure
- Change of Use
- Sidewalk Cafe

- New Accessory Structure
- Retention of Use
- Other

- Addition to Structure
- Plat of Resubdiv./Control.

- Alteration to Structure
- Business License

- Retention of Structure
- Home Occupation

ANALYSIS BASED ON:

- Plans Dated: 05-05-19
- Prepared By: ZPD
- Survey Dated: 12-18-17
- Existing Improvements:

Proposal Description:

DEMO EXISTING STRUCTURE; CONSTRUCT NEW 5-STORY 15-UNIT MULTI-FAMILY DWELLING

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to T1, J2, J3, OS, or U3, or Excluded T1 & J2 Properties. See Section 6-8-1-10(D) for R's; Section 6-8-1-9(D) for B's; Section 6-18-1-1(D) for C's; Section 6-11-1-10(D) for D's; Section 6-8-1-1(D) for R'; Section 6-13-1-10(D) for MU & MUE; Section 6-18-1-1 for O1, T's, U's, O1, oRE, & oRD.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below. Yes

2. Does the zoning lot area exceed 30,000 sqft? No

3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination? No

4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area? No

FRONT YARDS

Section 6-4-1-4(A)(3) - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet?

Yes

Section 6-4-1-4(A)(3)d - Does the abutting lot have less than the required front yard setback of the zoning district?

Yes

RESIDENTIAL DISTRICT CALCULATIONS

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

Front Porch Exception (Subtract 80%) | Pavers/Pervious Paver Exception (Subtract) | Open Parking Debit (Add 200sqft/open space)
---|---|---
Total Elb/Bgle | Total Paver Area | # Open Required Spaces
Front Porch | Paver Regulatory Area | Addtn. to Bldg Lot Cov.
Regulatory Area

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>Dwelling - 2F</td>
<td>Dwelling - MF</td>
<td>Compliant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Minimum Lot Width (LF):

- 50 LF: Linear Feet

USE: Multi Family

- 40.0 SF: Square Feet

- 40.0 FT: Feet

Comments:

Minimum Lot Width (LF):

- 50 LF: Linear Feet

USE: Multi Family

- 40.0 SF: Square Feet

- 40.0 FT: Feet

Comments:
## Minimum Lot Area (SF)

**USE:** Multi Family  
**Standard:** 14800  
**Existing:** 6987.5  
**Proposed:** 6987.5  
**Determination:** Non-Compliant

**Comments:** REQ: (4'1"1500) + (1'1"800) = 14800

### Dwelling Units:

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2</td>
<td>15</td>
<td></td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Comments:** MIN REQ LOT WIDTH AND AREA ARE NON-COMPLIANT

### Roofing Units:

**Comments:**

### Building Lot Coverage:

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3144.4</td>
<td>4184.6</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Comments:** BALCONIES INCLUDED, ROOFED AREAS. 60% MAX WITH IHO BONUS

### Impervious Surface Coverage (SF, %)

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4192.5</td>
<td>4950</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Comments:** MAX. 75% WITH IHO BONUS

### Accessory Structure

### Rear Yard Coverage:

**Comments:**

### Gross Floor Area (SF)

**Use:**

**Comments:**

### Height (FT)

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>50 OR 5 STORIES</td>
<td>50.0; 5 STORIES</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

### Front Yard(1) (FT)

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5.75</td>
<td>27.0</td>
<td>Compliant</td>
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</table>

**Street:**

**Comments:** REQ IS AVG OF ABUTTING STRUCTURES

### Front Yard(2) (FT)

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>24.5</td>
<td>Compliant</td>
</tr>
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</table>

**Street:** BALCONIES  
**Comments:**

### Street Side Yard (FT)

**Direction:**

**Street:**

**Comments:**

### Interior Side Yard(1) (FT)

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3.0</td>
<td>3.0</td>
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</table>

**Comments:**

### Interior Side Yard(2) (FT)

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<tr>
<th></th>
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<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td></td>
<td>3.0</td>
<td>3.0</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

### Rear Yard (FT)

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25.0</td>
<td>25.0</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet
## ACCESSORY USE AND STRUCTURE

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

### Comments:

### Permitted Required Yard:

#### Rear Yard

### Comments:

### Additional Standards:

### Height (FT)

### Comments:

### Distance from Principal Building:

### Comments:

### Front Yard (1A) (FT)

#### Direction: W

#### Street:

### Comments:

### Front Yard (1B) (FT)

#### Direction: W

#### Street: BALCONIES

### Comments:

### Street Side Yard (FT)

#### Direction:

### Comments:

### Interior Side Yard (1A) (FT)

#### Direction: N

#### 3.0

#### 3.0

### Comments:

### Interior Side Yard (1B) (FT)

#### Direction: S

#### 3.0

#### 3.0+

### Comments:

### Rear Yard (FT)

#### Direction: E

#### 3.0

#### 3.0+

### Comments:

## ACCESSORY USE AND STRUCTURE 2

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use (2):</td>
<td>Standard</td>
<td></td>
<td>Terrace (At Grade)</td>
</tr>
</tbody>
</table>

### Comments:

### Permitted Required Yard:

#### Front Yard

### Comments:
### Additional Standards:

**Comments:**

**Height (FT):**

**Comments:**

**Distance from Principal Building:**

**Comments:**

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

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

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

**Interior Side Yard (2A) (FT)**
- **Direction:** N
- **Comments:**

**Interior Side Yard (2B) (FT)**
- **Direction:** S
- **Comments:**

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

### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Multi-family (Res District)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.55 PER 1-BR</td>
<td>1.1 PER 2-BR</td>
<td>1.65 PER 3-BR</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:** TOD AREA: 2 AFFORDABLE DWELLING UNITS EXCLUDED FROM REQUIREMENT

**Use(2):**

**Comments:**

**Use(3):**

**Comments:**

**TOTAL REQUIRED:**
- **17.0**
- **16**

**Comments:** PROVIDED IN EXISTING GARAGE ACROSS ALLEY

<table>
<thead>
<tr>
<th>LF: Linear Feet</th>
<th>SF: Square Feet</th>
<th>FT: Feet</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>4</td>
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<tr>
<td>Handicap Parking Spaces</td>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
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<tr>
<td>------------------------</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

| Access:                | Sec. 6-15-2-2 | ALLEY    | Compliant |
| Comments:              |              |          |          |               |

| Vertical Clearance (LF) | 7"            | DETAIL NOT PROVIDED |         |
| Comments:              |              |                      |         |

| Surfacing:             | Sec. 6-18-2-8 (E) | ENCLOSED | Compliant |
| Comments:              |              |          |          |               |

| Location:              | Sec. 6-4-6-2       |          |          |               |
| Comments:              |              |          |          |               |

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

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

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

<table>
<thead>
<tr>
<th>MISCELLANEOUS REQUIREMENTS</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirement (1):</td>
<td>MIN REQ SETBACK: 22.5</td>
<td>22.5</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments: YARD OBSTRUCTION</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Requirement (2):</td>
<td>INTERIOR AND/OR SIDE YARD FENCE</td>
<td>FRON YARD LOCATION</td>
<td>Non-Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Requirement (3):</td>
<td>GFA 30,000-10,000: 1 SHORT LOAD DOCK</td>
<td>GFA: 14,843</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments: LOADING DOCK NOT REQUIRED</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| COMMENTS AND/OR NOTES                  |          |          |          |               |

Analysis Comments
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

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

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

See attached comments and/or notes.

[Signature]  

5-13-19
MAJOR VARIATION APPLICATION
CASE #: 192ZONA-0005

1. PROPERTY

Address: 2211 MAPLE AVENUE, EVANSTON, IL 60201
Permanent identification Number(s):
PIN 1: 111-07-120-02 02 4-0000 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: Adam Wilmot
Organization: ZPD + A
Address: 67 E. Madison Street, Suite 1811
City, State, Zip: Chicago, IL 60603
Phone: Work:_________ Home:_________ Cell/Other: (630) 460-0787
Fax: Work:_________ Home:_________ E-mail: awilmot@zdparch.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: 2211 Map, LLC
Address: 107 Green Bay Road
City, State, Zip: Wilmette, IL 60091
Phone: Work:_________ Home:_________ Cell/Other: (847) 421-8595
Fax: Work:_________ Home:_________ E-mail: harbpaul@gmail.com

“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 5/22/19

4. SIGNATURE

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

Applicant Signature – REQUIRED

Date 5/22/2019

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

[X] Completed and Signed Application Form
[X] Plat of Survey  Date of Survey: 7/19/18
[X] Project Site Plan  Date of Drawings: 5/05/19
[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 $660.00  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:
   Five story, fifteen unit apartment building redevelopment

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

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. &quot;6-8-3-4&quot;)</td>
<td>(ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td></td>
</tr>
<tr>
<td>6-8-7-4</td>
<td>This lot allows a maximum number of 9 dwelling units, taking into account the JHO bonus for inclusionary housing units provided</td>
<td>15 dwelling units proposed</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-75</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-16-2</td>
</tr>
</tbody>
</table>
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?

See attached summary

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

See attached summary

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

See attached summary

3. Either...

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

See attached summary

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

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

See attached summary

---

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.

   N/A

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.)

   N/A

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.
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 3 above, or indicated below.

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

N/A

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.

Paul Harb
107 Green Bay Road
Wilmette, IL 60091
100 % owner of 2211 Map, LLC and sole Manager
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 6-3-8-3 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)):
May 23, 2019

Evanston Zoning Board of Appeals
City of Evanston
2100 Ridge Avenue
Evanston, IL 60201

Re:  Project Summary and Findings of Fact for Variances
    Property:  2211 Maple Avenue, Evanston, IL 60201
    Project:  Proposed five-story, fifteen unit apartment building redevelopment
    Owner:  2211 Map, LLC

Dear Zoning Board of Appeals:

The undersigned represents the owner regarding the above-referenced project. In conjunction with our Major Variance Application, please allow this document to serve as our project summary and findings of fact for the variances sought.

PROJECT SUMMARY

The Property and Surrounding Area

The property is located at 2211 Maple Avenue, Evanston, Illinois (the “Property”) and is located in the R-5 District. The R-5 District allows multi-family developments as a permitted use, provided that the requirements of the Zoning Ordinance are met. The Property is also located in a Transit Oriented Development (“TOD”) area, and is in close proximity to the Noyes L station. The property was subdivided decades ago and contains a lot width of 40 feet.

The Property is currently improved with an aging 2-unit rental building, which the Owner purchased in Year 2017. This building is economically unfeasible for the Owner to maintain given its age, condition and current rental income, and it is ripe for redevelopment consistent with its R-5 zoning. The Owner also owns a garage structure (separately deeded) immediately adjacent to the Property to the east. This garage structure currently contains 16 covered parking stalls which will be incorporated into this project. Reference herein to the Property incorporates this separately-deeded garage structure. When the Owner purchased the Property, it was priced to
reflect its highest and best use as a redeveloped multi-family building consistent with its R-5 zoning.

The block in which the Property sits is wholly comprised of existing large, multi-family apartment buildings. As described in more detail below, the average density of these existing buildings is significantly greater than what the Owner is proposing. The Property is buffered on three sides (north, south and west) by such buildings; to the immediate east of the Property is an alley, the Owner’s garage, and the L tracks. Surrounding buildings are all located on larger lots than the Property, and all are four-story developments.

The Proposed Project

The Owner is proposing to redevelop the Property with a five-story, fifteen unit apartment building. This multi-family use is a permitted use in the R-5 District, and the proposed project complies with the height requirement, the setback requirements for all yards, and the lot coverage requirement of the Zoning Ordinance for the R-5 District. This in-fill development is generally consistent with the R-5 District and surrounding development. This development will include two (2) inclusionary housing units per the requirements of the City’s Inclusionary Housing Ordinance ("IHO"). Per the IHO, certain zoning bulk-requirement bonuses are allowed for a development which provides the minimum number of inclusionary housing units. Variances are sought (and described below) for the number of dwelling units proposed (density), for lot width, and for off-street parking.

The Owner originally submitted draft plans to the City for preliminary review, and the project was originally proposed as a six-story development. At the request of City staff, the Owner reduced this project to a five-story building and made numerous other modifications suggested by City staff. The Owner has presented this proposed project to Alderwoman Robin Rue Simmons, who has voiced her support of the project to the Owner. The Owner is planning to conduct a neighborhood meeting with neighbors and Alderwoman Rue Simmons in advance of the public hearing.

This project, if approved, will constitute a significant upgrade to the Property and will be consistent with surrounding development. It will fill a market need in this TOD area and in the City in general, which today’s population is seeking - - well-priced, modern apartment units close to public transportation and in an attractive neighborhood.

INCLUSIONARY HOUSING UNITS

The Owner is providing two (2) inclusionary housing apartment units as part of this proposed development. One unit is a 1-bedroom apartment consisting of 644 sq.ft. This unit will be located on the fourth floor, and will include in-unit laundry, dishwasher, and other standard amenities. The second unit is a studio apartment consisting of 455 sq.ft. This studio unit will also feature in-unit laundry, dishwasher and other standard amenities.

The Owner original proposed inclusionary housing units with a greater number of bedrooms for the project, but was informed by Sarah Flax, the City’s Housing and Grants
Administrator, that the actual demand in the City is for smaller inclusionary housing units, particularly at this location. As recognized by the IHO, there is a great demand in Evanston for inclusionary housing units. The stock of such units in the City is low, and all such units are fully occupied. This project will serve an important public purpose by including two inclusionary housing units on site rather than providing such units off-site or paying a fee in lieu of providing such units.

**FINDINGS OF FACT FOR VARIANCES**  
(Required by Section 6(b) of Major Variance Application)

**Density Variance**

The Owner seeks a variance to allow a greater number of dwelling units than are permitted based on the lot size. Taking into account the bonus for the inclusionary housing units provided, the Zoning Ordinance allows a maximum of 9 dwelling units. 15 dwelling units are proposed.

6B. *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?*

**Proposed Findings:** The Property is unique in this immediate area in that, as a lot of record, it contains only a 40 foot lot width. It is surrounded on 3 sides by significantly larger lots with significantly larger apartment buildings than proposed. It is buffered on the 4th side by the L tracks. The current 2 unit house on the Property is dwarfed by the neighboring development. Even a permitted, smaller 5 unit apartment building (which would not require inclusionary housing units) would not fit in with the character of the neighborhood. Since off-street parking is located on a separate lot across the alley, the Property can accommodate this greater density. The Property is located in a TOD area, which generally encourages more dense in-fill development in proximity to local transportation.

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, or boundary) properties.*

**Proposed Findings:** The proposed development will constitute a substantial upgrade over the current house on the Property, thereby improving not only the aesthetics of area, but also increasing the property values of surrounding properties. The proposed apartment building use is identical to the surrounding apartment building uses. Most importantly, the proposed project is less dense than surrounding development. The Owner's architect has included as an exhibit to the Owner's plans an aerial view of the surrounding buildings, and this document includes a density calculation for each such building. Taking out the most dense and the least dense of the seven apartment buildings which surround the Property, the average density of these buildings is 629.0 sq.ft./d.u. The proposed development on the Property, if approved, will measure 466 sq.ft./d.u. Therefore, this project will be less dense than surrounding development and will not have an adverse impact on such properties.
2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

Proposed Findings: First, the Owner is seeking to redevelop the Property consistent with surrounding developments, but with a project that is significantly less dense than surrounding property. If the Owner cannot develop consistent with the character of the area, it will suffer a hardship.

Second, and simply put, the Owner cannot yield any reasonable economic return, and perhaps no return, on its investment if it developed the Property to the strict standards of the Zoning Ordinance. When the Owner purchased the Property, it was priced for its highest and best use in the R5 District, consistent with density of the surrounding developments. The hard and soft development costs for a conforming, 5 unit development would be high. Given these property and development costs, a 5 unit building would yield very little if any return. The additional costs of developing a greater number of units are not significant higher due to economies of scale, and would allow for a reasonable return after approximately 5-7 years.

Additionally, it is not economically feasible to keep the current 2 unit house on the Property. This house is in poor shape, and the rental income from these units in light of the property taxes and the fair market value purchase price paid does not justify any significant investment to upgrade this house.

Without this density variance, it is likely that no developer will redevelop the Property, and the current house will continue to fall into a state of disrepair, resulting in an adverse impact to the neighborhood and the public. The public benefit to the City and to the immediate neighborhood from this redevelopment as proposed and with inclusionary housing units outweighs any perceived impacts if this variance is granted.

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.

Proposed Findings: Both (a) and (b) apply. Section (a) applies in that the Owner, in addition to yielding a reasonable return, is seeking to substantially improve the Property over current conditions in a manner which is consistent with surrounding development. Moreover, the Owner firmly believes in the benefits of the IHO and is opting to provide inclusionary housing units on site, rather than providing a payment in lieu of such units. Subsection (b) applies in that the proposed development will yield the following public benefits: (i) it will include enhanced design, landscaping and architectural features for the Property, which will constitute a tremendous improvement over current conditions and which will improve the neighborhood generally, which
is characterized by older, larger and denser apartment buildings; (ii) it will provide a variety of housing types in that the development will include 2 inclusionary housing units; and (iii) it will replace an existing house which is in poor shape and which is out of character for the neighborhood and which constitutes an incompatible use compared to surrounding uses.

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

**Proposed Findings:** The Owner did not subdivide this Property into a 40 foot lot, surrounded by much larger lots. It is an existing lot of record. The narrow lot width and resulting overall lot size are existing conditions that limits the allowable density compared to immediately surrounding buildings. The Owner had no role in the development or approval of the surrounding large apartment buildings with density that far exceeds what is proposed for this project. As explained above, a smaller development on the Property would be dwarfed by the surrounding buildings. The Owner did not build (and thus did not create the hardship imposed by) the existing 2 flat house on the Property, nor did it allow the maintenance to lapse on this house over the decades.

5. Have other alternatives been considered, and if so, why would they not work?

**Proposed Findings:** Alternatives have been considered. After purchasing this Property, the Owner evaluated the prospect and costs of significant renovations to the existing 2 unit house. However, such an investment was economically not feasible and would not be feasible for any owner of the Property. The Owner considered building a large, luxury 5 unit apartment building consisting of the exact same size and height as the proposed building. The Owner could build this large 5 unit building as of right, without a density (or parking) variance. It would occupy the exact same building envelope as proposed. However, not only is there no market for such large units, but the rental income from 5 luxury apartment units still would not make economic sense. Based on the bonuses provided by the IHO, the Owner considered providing 3 additional inclusionary housing units (5 total). Under this scenario, the Owner could develop this project as proposed with the exact same building envelope without any density or parking variance. Again, however, the reduced income from providing 5 inclusionary housing units would make the project economically unfeasible given the price of the property, the development costs, the soft costs, and property taxes.

**Lot Width Variance**

The Owner seeks a variance for lot width. The lot contains a 40 foot lot width, and a 50 foot minimum lot width is required by the Zoning Ordinance for a multi-family development in the R-5 District.

6B. 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?
Proposed Findings: As explained above, this is a lot of record with substandard lot width in the R-5 District. Surrounding properties are fully-developed, therefore it is impossible to purchase additional property to increase the lot width.

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, or boundary) properties.

Proposed Findings: Allowing the proposed development on the Property with this existing substandard lot width will have no adverse impact on surrounding properties. Surrounding properties are fully developed on much larger lots. This in-fill lot is ripe for redevelopment consistent with surrounding buildings, and the proposed project will improve the Property and add value to the neighborhood as a whole.

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.

Proposed Findings: If this variance were not granted, whether for the proposed development or for a conforming multi-family development, the redevelopment of this in-fill lot could not occur at all. The current house would continue to deteriorate. This variance is an essential precondition for any redevelopment of the Property.

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.

Proposed Findings: See above explanation described for the density variation. Additionally, the variance is needed for any redevelopment to occur, and thus is not based exclusively upon a desire to extract income from the Property.

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

Proposed Findings: The Owner did not create this lot with a substandard lot width.

5. Have other alternatives been considered, and if so, why would they not work?

Proposed Findings: See above explanation described for the density variance. Additionally, there are no alternatives to increase the lot width.
Off-Street Parking Variance

The Owner seeks a variance to provide 15 off-street parking stalls, including one handicapped parking stall, where 17 off-street parking stalls, including one handicapped parking stall, are required by the Zoning Ordinance. (Note: Although 16 off-street parking stalls currently exist in the existing garage, 2 of those parking stalls will be combined by the Owner to create one conforming handicapped parking stall, resulting in a total of 15 off-street parking stalls.)

6B. 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?

Proposed Findings: These off-street parking stalls currently exist in the existing garage across the alley from the proposed project. Given the needed size of the building envelope on the Property (see arguments for density above), given the narrow existing lot width, and given the need to provide setbacks and green space with landscaping, it is not feasible to provide 2 additional off-street parking spaces on the Property.

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, or boundary) properties.

Proposed Findings: This project will provide 1 parking space per dwelling unit. Given the parking needs of today’s renter, particularly in a TOD area, 1 parking space per dwelling unit is sufficient and will have no adverse impact on surrounding properties. This parking ratio is consistent with parking variances granted by the City for other recent multi-family developments. Interestingly, the IHO requires more parking spaces for 3 bedroom units in a TOD area than a non-TOD area. It requires 1.66 parking spaces in a TOD area, whereas 1.5 parking spaces are required for a non-TOD area. This requirement appears to be a mistake since the ratios are reversed (and more logical) for 1 and 2 bedroom units. This somewhat curious parking requirement for 3 bedroom units has (upon information and belief) adversely impacted the parking needs for this project.

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.

Proposed Findings: Given the substandard lot width and the need to maintain setbacks and provide landscaped green space, there is no room on the Property itself to provide 2 additional parking spaces. There is no way to alter the adjacent property on which the existing garage sits to add more off-street parking spaces.

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.

**Proposed Findings:** See above findings of fact for this item.

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

**Proposed Findings:** The off-street parking spaces are existing. The 40 foot lot width is an existing condition that inhibits the ability to provide off-street parking on-site.

5. **Have other alternatives been considered, and if so, why would they not work?**

**Proposed Findings:** The Owner investigated demolishing and redeveloping the existing garage structure to create more parking spaces, but parking is maxed out as currently developed and no additional spaces would result if the current structure were removed. The owner considered adding 2 parking spaces on the Property itself, but given the narrow lot width, the number of dwelling units required, the setback requirements and the other amenities required for this development, adding parking on the Property itself was not feasible. Finally, the Owner considered adding additional affordable housing units, and thereby receive parking bonuses so that no parking variance was necessary. But as to this last option, the parking ratio would remain unchanged and the owner could not yield a reasonable return with the additional affordable housing units provided.

**CONCLUSION**

Thank you for your consideration of the foregoing. The Owner and his development team look forward to answering any questions that you may have about these variances and these proposed findings of fact. We also look forward to expanding further on the benefits and needs of the proposed inclusionary housing units and why the proposed parking will meet the needs of today’s renters in a TOD area.

Very truly yours,

RATHJE WOODWARD, LLC

[Signature]

John R. Zemenak

[ec] 2211 Map, LLC
INCLUSIONARY HOUSING PROPOSAL

<table>
<thead>
<tr>
<th>Submission Date:</th>
<th>05-22-2019</th>
</tr>
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<tbody>
<tr>
<td>Applicant Name:</td>
<td>ADAM WILMOT</td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>67 E. MADISON ST, SUITE 1814, CHICAGO, IL 60603</td>
</tr>
<tr>
<td>Applicant Phone:</td>
<td>(630) 460-0787</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:awilmot@zpdarch.com">awilmot@zpdarch.com</a></td>
</tr>
<tr>
<td>Property Owner Name:</td>
<td>2211MAP, LLC.</td>
</tr>
<tr>
<td>Property Owner Address:</td>
<td>107 GREEN BAY ROAD, WILMETTE, IL 60091</td>
</tr>
<tr>
<td>Property Owner Phone:</td>
<td>(847) 421-8595</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:paulharb@wrechicago.com">paulharb@wrechicago.com</a></td>
</tr>
<tr>
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</tr>
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<td>Project Type:</td>
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<tr>
<td>✔️ Conversion/Addition of Residential Units</td>
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<tr>
<td>Project Located in:</td>
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<tr>
<td>✔️ Non-TOD Area</td>
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<tr>
<td>Project Description:</td>
<td>5-STORY 15 DWELLING UNIT, MULTI-FAMILY BUILDING</td>
</tr>
<tr>
<td>Inclusionary Housing Compliance:</td>
<td>✔️ On-site Units</td>
</tr>
<tr>
<td>□ Fee in Lieu</td>
<td></td>
</tr>
</tbody>
</table>
Project Funding Type: ☑ Private

☐ Public

If publicly funded (Federal, State, Local), list all sources of governmental assistance, including TIF, low income housing tax credits, bond financing, public grants, land disposition programs and other:

Affordable Units: ☑ Rental  ☐ For Sale

Market Rate Units: ☑ Rental  ☐ For Sale

Residential Units

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<thead>
<tr>
<th></th>
<th>Total # of Units</th>
<th>Affordable Units</th>
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<tbody>
<tr>
<td>Studio</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>4</td>
<td>1</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>2</td>
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<tr>
<td>3 Bedroom</td>
<td>8</td>
<td>0</td>
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</table>

Unit Square Footage

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<tr>
<th></th>
<th>Market Rate Units</th>
<th>Affordable Units</th>
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<tbody>
<tr>
<td>Studio</td>
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<tr>
<td>1 Bedroom</td>
<td>615 SF</td>
<td>615 SF</td>
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<tr>
<td>2 Bedroom</td>
<td>960 SF</td>
<td>0</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>1194 SF</td>
<td>0</td>
</tr>
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</table>

Describe general location of each affordable unit within the development (attach plans including floor plans, specify size and location of affordable units)

THERE ARE 2 AFFORDABLE UNITS IN THE BUILDING: THE STUDIO IS ON THE FIRST LEVEL, WHILE THE 1 BEDROOM UNIT IS ON THE 4TH FLOOR.

Pricing Schedule – Market Rate Units (Estimated Sale Price or Rent Amount)

<table>
<thead>
<tr>
<th></th>
<th>Sale Price</th>
<th>Rent Amount</th>
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<tbody>
<tr>
<td>Studio</td>
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<tr>
<td>1 Bedroom</td>
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<td>$ 1,750</td>
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<tr>
<td>2 Bedroom</td>
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<td>$ 2,600</td>
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For Development in TOD Areas

On-site Affordable Rental Units – Number at each Income Level and Estimated Rents

<table>
<thead>
<tr>
<th>Units at 50% AMI</th>
<th>Units at 60% AMI</th>
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<tr>
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<tr>
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<tr>
<td>Studio</td>
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<tr>
<td>1 Bedroom</td>
<td>1</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
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</table>

On-site Affordable For-Sale Units – Number at each Income Level and Estimated Sale Price

<table>
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<th>Units at 80% AMI</th>
<th>Units at 100% AMI</th>
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<tr>
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</tr>
<tr>
<td># of Units</td>
<td>Sale Price</td>
</tr>
<tr>
<td>Studio</td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
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</tr>
</tbody>
</table>

Fee in Lieu of On-site Units: $100,000 x _______ (number of units) = $________________

For Development in Non-TOD Areas

On-site Affordable Rental Units – Number at each Income Level and Estimated Rents

<table>
<thead>
<tr>
<th>Units at 60% AMI</th>
<th>Units at 80% AMI</th>
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</thead>
<tbody>
<tr>
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<tr>
<td># of Units</td>
<td>Rent</td>
</tr>
<tr>
<td>Studio</td>
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<tr>
<td>1 Bedroom</td>
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<td>2 Bedroom</td>
<td></td>
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<tr>
<td>3 Bedroom</td>
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On-site Affordable For-Sale Units – Number at each Income Level and Estimated Sale Price

<table>
<thead>
<tr>
<th>Units at 80% AMI</th>
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<tr>
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<tr>
<td># of Units</td>
<td>Sale Price</td>
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<tr>
<td>Studio</td>
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<tr>
<td>1 Bedroom</td>
<td></td>
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<tr>
<td>2 Bedroom</td>
<td></td>
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<tr>
<td>3 Bedroom</td>
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Fee in Lieu of On-site Units: $75,000 x _______ (number of units) = $________________

If the project construction will be done in phases, provide a construction schedule for market rate and affordable units.

_____________________________________________________________________________________
_____________________________________________________________________________________
_____________________________________________________________________________________
The developer proposes to meet the Inclusionary Housing Ordinance requirements through the attached alternative equivalent action. (The proposal must show that the alternative proposed will increase affordable housing opportunities in the City to an equal or greater extent than compliance with the express requirements of Inclusionary Housing Ordinance).

For further information visit: www.cityofevanston.org/IHO

I certify that the above information is true and correct:

Print Name: ADAM WILMOT
Position/Title: ARCHITECT

Signature: Adam Wilmot
Date: 05-22-2019