DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, June 5, 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 29, 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. 2209 Howard Street
   Sign Variation
   Kimley Horn, applicant, submits for sign variation to install an illuminated wall sign at a height of 27'-6" where 15'-6" is allowed by sign regulation, Target, in the C1 Commercial District.

3. 1136B Sherman Avenue
   Recommendation to ZBA
   Matt Rodgers, zoning consultant, submits for major zoning relief to construct 1st and 2nd floor additions to a single-family residence by increasing the habitable area of a legally nonconforming residential use and structure (due to two detached single-family residences on one property) with a 0’ north interior side yard setback where 5’ is required and a 3’ rear yard setback where 30’ is required in the R3 Two-Family Residential District.

4. 2024 Ewing Avenue
   Recommendation to ZBA
   Kevin Davitt and Jacquelyn McGuire, property owners, submit for major zoning relief to construct a 2nd story addition that aligns with the 1st floor with a 5’ street side yard setback where 15’ is required, and a 4.1’ street side yard setback for roof eaves (yard obstruction) where 13.5’ is required in the R1 Single-Family Residential District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, June 12, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Staff Present: M. Rivera, E. Golden

Others Present:

Presiding Member: S. Mangum

A quorum being present, S. Mangum called the meeting to order at 2:34 pm.

Approval of Minutes

May 22, 2019, DAPR meeting minutes.

M. Griffith made a motion to approve the May 22, 2019, meeting minutes, seconded by J. Hyink.

The Committee voted, 6-0, to approve the May 22, 2019, meeting minutes, with 3 abstaining.

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.

DISCUSSION:
- This item removed from the agenda to a date uncertain.

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.

APPLICATION PRESENTED BY: Adam Wilmot, architect
John Zemenak, attorney
Paul Harb, property owner
DISCUSSION:

- A. Wolmot stated the proposed development is for a new 5-story multi-family residential building on a 40’ wide lot. He stated they are permitted 5 dwelling units per zoning.
- A. Wolmot stated the average density in the neighborhood would give them 11 dwelling units, presented a density exhibit. Site is within a TOD area. He stated if 5 dwellings are to be built, they would be luxury apartments which are not needed. He stated the property owner would like to provide two on-site affordable units, with Inclusionary Housing Ordinance bonus, they get 2 additional dwellings, which gets them 15 dwelling units.
- A. Wolmot stated there will be landscaped areas at the front and back of the new building, an amenity for the residents and a public benefit.
- A. Wolmot stated the affordable units would be one studio and one 1-bedroom unit, per discussion with staff.
- A. Wolmot stated building height is 53’; 55’ is permitted with IHO bonus.
- J. Zemenak stated the project complies with height and setbacks. He stated parking is provided in a garage located across the alley, under the same ownership, 1 space provided per dwelling. He stated the variations are justified per the TOD area. He stated the lot width is legal non-conforming for proposed use.
- J. Zemenak stated 9 units is not financially feasible and area is underserved with affordable dwellings.
- A. Wolmot stated if the affordable units were 3-bedroom units, they would comply with parking requirement. He stated the parking requirement is higher in a TOD area than in a regular area.
- S. Mangum asked if the property with the garage was purchased separately or had it been under the same ownership. He asked who parks there and where do they live.
- P. Harb stated the parcels were purchased separately.
- J. Zemenak stated the garage users do not live in the neighborhood, most use it for storage, many live outside of Evanston.
- J. Zemanak stated a restrictive covenant can be recorded to tie the garage to the new building.
- I. Eckersberg stated the project will be required to comply with stormwater management regulations.
- J. Hyink asked about bike parking.
- A. Wolmot noted bike room on the 1st floor.
- K. Jensen asked about the total building square footage.
- A. Wolmot stated the building is under 20,000 sf.
- K. Jensen noted trees will be removed, requesting those trees should be replaced with the same caliper inches elsewhere, preferably in the neighborhood.
- K. Jensen asked about electric vehicle charging stations in the garage and/or the ability to add changing stations in the future.
- A. Wolmot stated the plan does not include electric vehicle charging.
• K. Jensen stated the City’s Green Building Ordinance is not required due to the square footage, but encouraged following the ordinance. He encouraged providing space for trash, recyclables and organics in the trash room.
• J. Hyink noted the floor plan does not show the bike room.
• A. Wolmot stated that was an error, will revise.
• Proposed exterior materials were noted.

Public Comment:
• Barbara Blades stated the proposed development is better than the current structure. She stated that end of the block is congested with no parking. She stated the building will dwarf other buildings. She stated concern with stormwater problems in the area.
• Judy Carlson asked if the units can be ADA.
• A. Wolmot stated all units will meet ADA adaptable requirements.
• John Blades asked if the apartments can be restricted to families.

Committee Discussion:
• I. Eckersberg asked if the developer can be required to plow the snow in the alley to provide access the garage.
• M. Klotz stated conditions can be included due to variations being requested.
• J. Zemenak stated the on-site affordable units are public benefits.
• S. Mangum noted comments provided by Lara Biggs, Bureau Chief, Capital Improvements, Public Works Agency:
  ○ Staff has a concern about street parking. While the existing proposed parking is near the new site, using it for this building will displace the current users of the parking, potentially causing them to park on the street. This is not really different than just requiring the new units to utilize street parking - either way creates additional demand for on-street parking, which is already quite crowded. Therefore Public Works does not support this major variance.
  ○ The new building covers any remaining green space that exists on the property in a highly built-up area. The property will need to comply with City stormwater ordinances. In addition, although the alley is paved with asphalt, it is not improved with a drainage system. Following this improvement, there will be nowhere for the water to infiltrate in that area of the alley. In addition to providing stormwater detention for that property, the property owner should extend the combined sewer into the alley adjacent to his property so that the alley can drain properly.
• J. Zemenak stated a requirement to extend the storm sewer seems excessive given the proposed development is not a Planned Development.
• M. Klotz stated that on-street resident parking permits should be prohibited since a parking variation is being requested.
• S. Mangum noted comments provided by Gary Gerdes, Building and Inspection Services Division Manager, that a demolition permit is required and a construction management plan is required prior to building permit issuance.
• M. Klotz clarified the permitted density calculation, 5 units are permitted per zoning, with 2 on-site affordable units 2 additional units are a bonus, providing 9 units under the
Inclusionary Housing Ordinance. She stated the number of dwellings above 9 is the variation.

- M. Klotz stated 11-13 dwellings are more appropriate. She stated concern with building lot coverage considering parking is provided off-site. She stated the building mass should shrink, suggested stepping back the building mass.
- S. Mangum asked for the adjacent building heights.
- A. Wolmot stated the adjacent buildings are approximately 43' tall.
- S. Mangum stated the bulk is generally okay, noted the adjacent courtyard buildings have a different character.
- J. Zemenak stated the Alderman supports the project.
- A. Wolmot stated 11 units pay for the on-site affordable units.
- M. Griffith stated he concurred with M. Klotz concerns that the variations are a big ask. He stated 11 units is the appropriate variation.

S. Mangum made a motion to recommend approval to the ZBA subject to the following conditions: 1. Restrictive covenant for the off-site parking spaces, 2. Resident on-street parking permit prohibited, and 3. Provide at least 15 indoor bike parking spaces, seconded by J. Hyink.

The Committee voted, 7-2, to recommend approval to the ZBA subject to the conditions noted above.

Adjudgment

J. Hyink made a motion to adjourn, seconded by S. Mangum. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:43 pm.

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.

Respectfully submitted,
Michael Griffith
Design and Project Review (DAPR)

716 Church Street

Sidewalk Cafe
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: 2999 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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<tbody>
<tr>
<td>Bakery, Ice Cream</td>
<td>$250</td>
<td>$2</td>
<td>$250</td>
</tr>
<tr>
<td>Enoteca or Class K liquor licensee</td>
<td>$250</td>
<td>$2</td>
<td>$250</td>
</tr>
<tr>
<td>Type-1 Restaurant</td>
<td>$300</td>
<td>$3</td>
<td>$250</td>
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<tr>
<td>Type-2 Restaurant</td>
<td>$300</td>
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<tr>
<td>Other Food Establishments</td>
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<td>$2</td>
<td>$250</td>
</tr>
</tbody>
</table>

* 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")

- Reusable dishware/flatware will be used for café customers.
- Disposable dishware/flatware will be used for café customers.
- Public parking is available within 1 block.
- Valet parking is offered.
- Storage of tables, benches or chairs will be on the city sidewalk.
- 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.
Sidewalk Café Permit New & Renewal Application

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 § 8-21Clean 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.

X 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 [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 cafe 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 cafe 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.
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.
City, State

[Signature]

Curtis Ward Fowler
Name (Please Print)

President
Title

2999 N Humboldt Blvd.
Address

Milwaukee, WI 53212
City, State, Zip
**ALL-DAY BREAKFAST**

**BURRITOS**
- **Potato Bacon**
  - Eggs, bacon, roasted potatoes, cheddar
- **Veggie 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
  - Eggs, chipotle 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, herb drizzle, on a croissant bun

**CAFÉ EATS**

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

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

Sandwiches/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

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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

MUG
COFFEE TO GO
SESSION* COLD BREW
ICED COFFEE
NITRO COLD BREW.

- CAFFE CLASSICS -

ESPRESSO
MACCHIATO
CORTADO
CAPPUCINO
LATTE (hot or iced)
MOCHA (hot or iced)
AMERICANO (hot or iced)
HOT CHOCOLATE

- BLENDED DRINKS -

TURMERIC GINGER CHAI FRAPPE
Chai blended with go and white chocolate

ESPRESSO FRAPPE
Expresso blended with choice of cocoa or white chocolate

ESPRESSO SHAKE
Expresso blended with vanilla ice cream

MOCHA SHAKE
Expresso blended with dark chocolate syrup & vanilla ice cream

- SMOOTHIES -

GREEN HORNET
Dairy-free apple, kale, pineapple, cucumber, celery, lime & apple pieces

BERRY BOOSTER
Strawberry, blueberry, banana, cran-grape juice & yogurt

MANGO PEACH GINGER
Mango, peach, ginger, cran-grape juice & yogurt

CUSTOMIZE YOUR SMOOTHIE
SPIRULINA YOGURT

- FEATURED DRINKS -

SPARKLING CHERRY COLD BREW
Session cold brew with boba balls & cherry syrup

DULCE DE LECHE LATTE
Expresso caramel latte with a hint of caramel

BLOOM LATTE
Expresso latte with housemade chamomile syrup

COLD BREW HONEY ALMOND AU LAIT
Session cold brew with honey & almond milk

SUMMER GALA
Hibiscus tea with lemonade

BLOOM POMEGRANATE LEMONADE
Pomegranate & hibiscus tea with cran-grape syrup & lemonade

ANTHOLOGY PALMER
Black tea with lemon

COCONUT ANTHOLOGY ICED TEA
Sweet black tea with coconut milk

SPORTEA LIFTER
Sport tea with choice of juice (orange, pineapple, cran-grape, lemonade)

MATCHA LEMONADE
Matcha tea with lemon

MATCHA LEMON FRAPPE
White frappe with matcha & lemonade

- LETTERBOX TEA -

ANTHOLOGY Organic Black Tea
PICCADILLY Organic Earl Grey Tea
MYSTIC Organic Green Tea
ANGELIC Organic White Tea
FLORA Organic Jasmine Green Tea
RITUAL Organic Black Chinese Tea

SPORTEA Naturally energizing tea beverage
ICED TEA Freshly brewed - ask for options
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

**INSURED**
Colectivo Coffee Roasters Inc. dba Colectivo Coffee
716 Church Street
Evanson, IL 60201

**COVERAGES**

<table>
<thead>
<tr>
<th>INSURER</th>
<th>TYPE OF INSURANCE</th>
<th>ADDL. SUB. LIMITS</th>
<th>POLICY NUMBER</th>
<th>POLICY EFF (MM/DD/YYYY)</th>
<th>POLICY EXP (MM/DD/YYYY)</th>
<th>LIMITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>COMMERCIAL GENERAL LIABILITY</td>
<td>$1,000,000</td>
<td>BP16038854</td>
<td>02/10/2019</td>
<td>02/10/2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Liquor Liability</td>
<td>$300,000</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A</td>
<td>AUTOMOBILE LIABILITY</td>
<td>$1,000,000</td>
<td>CA16038855</td>
<td>02/10/2019</td>
<td>02/10/2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Combined Single Limit (E.A. accident)</td>
<td>$1,000,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>UMBRELLA LIABILITY</td>
<td>$10,000,000</td>
<td>UM16038857</td>
<td>02/10/2019</td>
<td>02/10/2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Occur</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>WORKERS COMPENSATION AND EMPLOYER'S LIABILITY</td>
<td></td>
<td>WC16038856</td>
<td>02/10/2019</td>
<td>02/10/2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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**

The ACORD name and logo are registered marks of ACORD
Colectivo - Evanston Cafe Sidewalk Seating

716 Church Street
Evanston, IL 60201

DATE: 04.19.2019

1/1
Design and Project Review (DAPR)

2209 Howard Street

Sign Variation
May 31, 2019

- User drawn points
- Zoning Boundaries & Labels
- 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: Chair and Members of the Design and Project Review Committee

From: Gary Gerdes, Building & Inspection Services Division Manager

Subject: Sign Variance – 2209 Howard Street – Target

Date: June 5, 2019

Request
The applicant is requesting a variance for the installation of an illuminated wall sign at a height of 27’6” where 15’6” is allowed by sign regulation 4-10-9(H).

General Information

Applicant: Kimley Horn
1001 Warrenville Road #350
Lisle, IL 60532

Owner: Target Corporation
50 S. 10th Street
Minneapolis, MN 55403

Analysis

Project Description
The applicant is requesting a variance for the installation of an illuminated wall sign at a height of 27’6” where 15’6” is allowed by sign regulation 4-10-9(H). The applicant states the sign is set back 450’ from Howard Street. The setback distance and parkway trees inhibit sightlines to the store. The sign replaces an existing sign that has a 29’6” installation height. The existing sign is legal non-conforming but loses that status when the sign is altered or relocated.

Recommendation
Staff recommends acceptance of the variance request for Target. The proposed signage replaces existing permitted signage. The size and installation height are appropriate given the setback distance of the building.

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

PLEASE PRINT

Building Address: 2209 Howard St.
Building Owner's Name: Target, Corp. (Eames Gilmore)
Building Owner's Address: 50 s. 10th St. Minneapolis, MN 55403
Type of Business: General Commercial - Target

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

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

Sign Contractor's Name: To Be Determined
Sign Contractor's Phone: To Be Determined
Sign Contractor's Address: To Be Determined

Variation(s) Requested (See Sign Ordinance):

Michaela Walker
5/21/19
Signature-Applicant/Agent/Date

Eames Gilmore
5/21/19
Signature-Owner of Property/Date

Michaela Walker, P.E.
Printed Name-Applicant/Agent

Eames Gilmore
Printed Name-Owner of Property

630-487-3447
Applicant/Agent Phone

612-761-1585
Owner of Property Phone

6/16/2017
VARIA TION STANDARDS

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

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

The limitation is for the height of the proposed bullseye and "target" lettering. The highest point of this sign is at the top of the bullseye, which is 27.5" above ground. The existing Target signage on this facade is 29.5" above ground, however, the City code permits an allowable height of 15.5" measured from the ground to the top of the sign. The facade that the signage is proposed on faces Howard Street, and is setback ~450' from the road. In addition to this, there is an abundance of parkway trees along the right of way. Inhibiting the sight line to the Target from vehicular traffic on the main frontage. The second aspect of this limitation is the swapping of color on the existing monument sign. There is no change in the existing size/location of the monument signs, however, they appear to be of a height taller than 15.5'.

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

The allowed signage height is ~ar beneath the height of the parkway trees, and therefore without the variance, lack of visibility and signage to the existing store could impede side traffic movements for customers trying to determine the best way to access the building.

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

Parkway trees were established in right of way prior to facade improvement proposal and the existing signage is further above grade than the proposed facade and signage improvements.

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

The proposed signage is in line with the overall development and is located slightly below the existing signage elevations. Therefore, these improvements would not adversely impact the public welfare or improvements within the neighborhood.

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

The red EIFs background combined with the white lettering and bullseye provide for an eye catching contrast that enhances the visibility from Howard Street. Having the signage set back over 450' from the street with established vegetation, it is necessary to have the large letters placed high above the typical line of sight to direct customers to the appropriate retail store.

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

The proposed signage and facade improvements are harmonious with the intent, purpose, and objectives of the sign regulations set by the City of Evanston and are consistent with surrounding business in the center.

6/16/2017
ELECTRICAL REQUIREMENTS

Total: 4.8 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

LOGO/LETTER WALL DETAIL

(Conditional)

NOT TO SCALE
Design and Project Review (DAPR)

1136B Sherman Ave.

Recommendation to ZBA
LEGAL DESCRIPTION:
Lot 38 (except the South 15 feet thereof) all of Lot 39 and the South 10 feet of Lot 40 in A. Foster's Subdivision of Lots 1 to 5 and 18 to 28, inclusive, of Block 1 of Hordin's Addition to Evanston, in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1136 Sherman Avenue, Evanston, Illinois.

1136 SHERMAN CONDOMINIUMS

FIELD MEASUREMENTS COMPLETED SEPTEMBER 20, 2011

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that we have prepared this Plat to Amend Pages 1 to 5 of Document No. 0621245087

By
Reynold R. Hansen
Illinois Professional Land Surveyor No. 655-0005458
License Expiration Date 12/31/13

R. R. Hansen
Illinois Professional Land Surveyor

1136 SHERMAN AVENUE, EVANSTON, ILLINOIS 60202

PUBLIC RECORD

Order: pt18-49655
Doc: COOKMP1211722086
Horizontal boundaries as delineated hereon are the vertical planes formed by the finished face of interior walls in each unit.

Vertical boundaries as delineated hereon are the horizontal planes formed by the finished face of floors and ceilings at the specific elevations shown.
Horizontal boundaries as delineated hereon are the vertical planes formed by the finished face of interior walls in each unit.

Vertical boundaries as delineated hereon are the horizontal planes formed by the finished face of floors and ceilings at the specific elevations shown.

LEGEND
L.C.E. = Limited Common Element
C.E.E.L.E. = Clearing Elevation
F.F.E.L.E. = Finished Floor Elevation

FIRST FLOOR AMENDS DOCUMENT
#0621245087
EXHIBIT "A"
PAGE 3 OF 5
Horizontal boundaries as delineated hereon are the vertical planes formed by the finished face of interior walls in each unit.

Vertical boundaries as delineated hereon are the horizontal planes formed by the finished face of floors and ceilings at the specific elevations shown.
Horizontal boundaries as delineated hereon are the vertical planes formed by the finished face of interior walls in each unit.

Vertical boundaries as delineated hereon are the horizontal planes formed by the finished face of floors and ceilings at the specific elevations shown.
# Zoning Analysis

## Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19ZONA-0037</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Proposal:**

INTERIOR REMODEL OF SFR (UNIT B), 1ST FLOOR ADDITION AND 2ND FLOOR ADDITION OVER EXISTING 1ST FLOOR, PERGOLA OVER EXISTING PATIO

**Site Information:**

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>1136 SHERMAN AVE, UNIT B</th>
<th>Zoning District:</th>
<th>R3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>Preservation District:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Applicant:** Michael Hershenson  

<table>
<thead>
<tr>
<th>Phone Number:</th>
</tr>
</thead>
</table>

Signature:  

Date: 4-10-19

**Zoning Section Comments:**

SEE FOLLOWING SHEET FOR SUMMARY COMMENTS.

**Recommendation(s):** Click on the link(s) below to access online application(s)
### Zoning Analysis Summary

**Case Number:** 19ZONA-0037 – 1136 SHERMAN AVE, UNIT B  
**Case Status/Determination:** NON-COMPLIANT

**Proposal:**  
INTERIOR REMODEL OF SFR (UNIT B), 1ST FLOOR ADDITION AND 2ND FLOOR ADDITION OVER EXISTING 1ST FLOOR, PERGOLA OVER EXISTING PATIO

**Zoning Section:**  
**Comments:**

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>In 1928, a building permit was issued to construct a detached garage, currently a single-family dwelling, Unit B.</td>
<td></td>
</tr>
<tr>
<td>City inspection records from the 1960s indicate the garage was a coach house with 2 dwelling units on the second floor, the coach house with 2 dwellings was considered an accessory structure.</td>
<td></td>
</tr>
<tr>
<td>However, the current use of Unit B is a single-family residence, a second principal structure on the property, existing non-conforming use and structure. Unit B does not fit the definition of an accessory structure; it is not subordinate to nor does it serve a principal building or use, is not subordinate in area and purpose to the principal use or structure.</td>
<td></td>
</tr>
</tbody>
</table>
| 6-18-3 | Non-compliant  
Minimum required interior side yard setback is 5'; 0' proposed setback at 2nd floor addition and 1.1' proposed setback at 1-story addition from north interior side property line. |
| 6-8-4-7 | Non-compliant  
Minimum required rear yard setback is 30'; 3' proposed for 1-story addition. |
| 6-8-4-7 | Non-compliant  
Minimum required interior side yard setback for an accessory use is 3'; 2.3' proposed for pergola over existing patio. |
| 6-6-5-2 | Additions to noncomplying structures, in the horizontal or vertical, are required to comply with current zoning regulations. |
| | Proposed plan requires approval of a major variation. Variations may or may not be approved. |
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: March 19, 2019

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 19ZONA-0037
Address: 1135 SHERMAN AVE. UNIT# B
Applicant: Michael Hershenson

Purpose: Zoning Analysis without Bld Permit App
District: R3
Overlay: Preservation
Reviewer: Michael Griffith

THIS APPLICATION PROPOSES (select all that apply):

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

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

ANALYSIS BASED ON:

- Plans Dated: 03-18-19
- Prepared By: MICHAEL HERSHENSON ARCHITECTS
- Survey Dated: 09-09-11
- Improvements: 2 SFRs

Proposal Description:
INTERIOR REMODEL OF SFR (UNIT B), 1ST FLOOR ADDITION AND 2ND FLOOR
ADDITION OVER EXISTING 1ST FLOOR, PERGOLA OVER EXISTING PATIO

ZONING ANALYSIS

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

<table>
<thead>
<tr>
<th>Front Porch Exemption (Subtract 5%)</th>
<th>Pavers/Previous Paver Exemption (Subtract)</th>
<th>Open Parking Debit/Add 200sf/open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front Porch</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cov.</td>
</tr>
<tr>
<td>Regulatory Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE: Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>
| Comments: 2 SINGLE-FAMILY DWELLINGS ON ONE ZONING LOT

Minimum Lot Width (LF)

<table>
<thead>
<tr>
<th>USE: Single Family Detached</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE: Single Family Detached</td>
</tr>
</tbody>
</table>

Comments: STANDARD IS FOR 1 SFR

Dwelling Units:

| Comments: |

Rooming Units:

| Comments: |

Building Lot Coverage

<table>
<thead>
<tr>
<th>Building Lot Coverage (SF) (defined, including subtractions/ additions):</th>
</tr>
</thead>
</table>

Comments: 

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 1
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface Coverage (SF, %)</td>
<td>3562.9</td>
<td></td>
<td>No Change</td>
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</tbody>
</table>

Comments:

Accessory Structure Rear Yard Coverage:
Comments:

Gross Floor Area (SF)
Use:
Comments:

Height (FT)
Comments:

Front Yard(1) (FT)
Direction:
Street:
Comments:

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

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

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT)</th>
<th>5.0</th>
<th>UNIT B: 0.0</th>
<th>UNIT B, ADDITIONS: 0.0, 1.1</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT)</th>
<th>5.0</th>
<th>UNIT B: 6.5</th>
<th>UNIT B, ADDITIONS: 5.0+</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Rear Yard (FT)
Direction: W
Comments:

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>30.0</th>
<th>UNIT B: 11.1</th>
<th>UNIT B, ADDITION: 3.0</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction: W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

ACCESSORY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td></td>
<td>Other</td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments: PERGOLA

Permitted Required Yard:
Rear Yard
Comments:

Additional Standards:
Comments:

Height (FT)
Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 2
<table>
<thead>
<tr>
<th>Distance from Principal Building:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10.00'</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

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

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

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

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

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

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

<table>
<thead>
<tr>
<th>COMMENTS AND/OR NOTES</th>
</tr>
</thead>
</table>

**Analysis Comments**

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

[Signature] 4-10-19

LF: Linear Feet  SF: Square Feet  FT: Feet  Page 3
MAJOR VARIATION APPLICATION
CASE #: 19ZMVJ-6047

1. PROPERTY

Address: 1136 B Sherman Avenue, Evanston
Permanent Identification Number(s):
PIN 1: 1 1 9 1 0 0 5 0 1 0 0 2
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: Matt Rodgers
Organization: KBGA Rodgers LLC
Address: 133 Clyde Avenue
City, State, Zip: Evanston, Illinois 60202-4012
Phone: Work: 773-848-8372 Home: __________ Cell/Other: __________
Fax: Work: __________ Home: __________
E-mail: matt@kbgarodgers.com

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

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

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

Name(s) or Organization: Scott Epskamp & Nancy Baker
Address: 1136 B Sherman Avenue
City, State, Zip: Evanston, Illinois 60202
Phone: Work: __________ Home: __________ Cell/Other: 847-971-8132
Fax: Work: __________ Home: __________
E-mail: scott.epskamp@sepskamp.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."

Scott Epskamp
May 7, 2019

Property Owner(s) Signature(s) – REQUIRED

Date

4. SIGNATURE

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

Matt Rodgers
May 07, 2019

Applicant Signature – REQUIRED

Date

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

✓ (This) Completed and Signed Application Form
✓ Plat of Survey Date of Survey: Sep. 09, 2011
✓ Project Site Plan Date of Drawings: May 06, 2019
✓ Plan or Graphic Drawings of Proposal (If needed, see notes)
✓ Non-Compliant Zoning Analysis
✓ Proof of Ownership Document Submitted: Deed / Bill of Sale
✓ Application Fee (see zoning fees) Amount $385.00 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:
Owners propose to: (1) enclose the second floor as a 214 s.f. atrium room above an existing first floor to create more living space off the master suite; and (2) extend the garage in the rear and side yards to permit the creation of a mud room to allow additional storage on ground floor.

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

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-4-7</td>
<td>requires a minimum 5’ interior side yard setback</td>
<td>interior side yard setback of 0’ along the north property line</td>
</tr>
<tr>
<td></td>
<td>(ex. “6-8-3-4”)</td>
<td></td>
</tr>
<tr>
<td>6-8-4-7</td>
<td>requires a minimum 30’ rear yard setback</td>
<td>rear yard setback of 3’</td>
</tr>
<tr>
<td></td>
<td>(ex. “requires a minimum front yard setback of 27 feet”)</td>
<td></td>
</tr>
<tr>
<td>6-552</td>
<td>addition to noncomplying structure requires compliance with current zoning regulations</td>
<td>interior side yard and rear yard setbacks listed above would be in keeping with zoning regulations, if granted</td>
</tr>
</tbody>
</table>

* For multiple variations, see “IMPORTANT NOTE” under “Application Fee & Transcript Deposit” on Page 2.
B. A variation’s purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property’s particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?
The subject property is a condominium consisting of two detached homes. Originally the property consisted of a primary house and a coal storage/garage with apartments above, which was constructed in 1928. The condo conversion occurred in 2005. The owners seeking relief own the old garage building. There is very limited horizontal build area on the property, and the existing 1928 structure was built with a zero lot line on the north side yard and limited rear yard (the parking apron).

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties. The requested variations will impact the neighbors to the north and east most directly, but it is our belief that these changes will not be substantial to their property values or enjoyment of their 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. The zero lot line construction and lack of horizontal building envelope presents a hardship for this property. The addition of an atrium room, to be compliant, would have to shift in 5’ off the existing first floor brick wall. This change would cause additional support from the ground floor and make the room quite small. Shifting the garage side yard would require moving structural support to the second floor. Extending the garage back would bring it into alignment with the other garages along the alley, most of which are 3’ from rear lot line.

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.

The owners intend to make this their primary residence, and the relief sought is not income-related.

4. The alleged difficulty or hardship has not been self-created, if so, please explain. Improvements to the original 1928 construction were made during the redevelopment of the property in 2005, and those were the current conditions of the property at the time the owners purchased the property earlier this year. The placement of the exterior walls and zero lot line have existed for more than 90 years.
5. Have other alternatives been considered, and if so, why would they not work?
With limited horizontal space, any changes to the property present a challenge. The owners wish to create additional living space, but are extremely restricted by the uniqueness of the property. Staff had suggested shifting the garage from the north property line to make it compliant, but that would require reworking the structural support of the second floor. The garage is quite small (only 17.5 wide). Shifting the garage to the rear allows for additional storage at ground level with the creation of a small mud room. Placing the atrium room in a compliant location would make it small and unusable.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS
(This form is required for all Major Variances and Special Use Applications)

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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.

   Scott Epskamp, 1134 B Sherman Avenue, Evanston, Illinois 60202; m: 847-971-8132, e: scott.epskamp@sepskamp.com
   Nancy Baker, 1134 B Sherman Avenue, Evanston, Illinois 60202; m: 847-477-0025; e: nancybaker505@gmail.com

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number 1 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number 1 above, or indicated below.
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 1 above, or indicated below.

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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

2024 Ewing Ave.

Recommendation to ZBA
2024 Ewing Ave.

May 31, 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.
LOT 11 IN RAND'S FIRST ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE WEST 78 RODS OF THE NORTH 20 1/2 RODS OF NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF CENTER OF HIGHWAY RUNNING THROUGH SAID PROPERTY AS SHOWN BY PLAT RECORDED APRIL 30, 1979 IN BOOK 14 OF PLATS, PAGE 52, AS DOCUMENT 220114 AND OF THE NORTH 312.25 FEET OF LOT 32 IN ROBERTSON'S ADDITION TO EVANSTON, A SUBDIVISION OF PART OF MAPGS SUBDIVISION IN NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**AREA OF SURVEY:**
- Containing 5015 20 FT. OR 0.12 ACRES MORE OR LESS

**STATE OF ILLINOIS**

**COUNTY OF CHICAGO**

1. THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS PROFESSIONAL SURVEYING STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREBY DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 3RD DAY OF DECEMBER, A.D., 2015, AT LEASE, ILLINOIS.

ILLEGAL PROFESSIONAL LAND SURVEYOR NO. 025-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2016
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

**NOTE:**
1. ALL LINES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREIN.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

**ADDRESS COMMONLY KNOWN AS:**
2024 EWING AVENUE
E evanston, illinois

**CL**

**THE LAW OFFICE OF MICHAEL SAMUELIS**

**JOB NO.**
2317

**LAND SURVEY ORGANIZATION OF ILLINOIS**

**DRAKED BY:** NS REvised:
2317

**FIELDMAN DATE/CREW CHIEF:** 11/30/15 (MO/WN)
Zoning Analysis
Summary

Case Number: 18ZONA-0051  Case Status/Determination: Non-Compliant

Proposal:
2ND FLOOR ADDITION OVER EXISTING 1ST FLOOR

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>2024 EWING AVE</th>
<th>Zoning District:</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>None</td>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Jacquelyn McGuire  
Signature: [Signature] Date: 4-30-19

Zoning Section  Comments
SEE FOLLOWING SHEET FOR SUMMARY COMMENTS.

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

Case Number: 18ZONA-0061 - 2024 EWING AVENUE
Case Status/Determination: NON-COMPLIANT

Proposal:
2ND STORY ADDITION OVER EXISTING 1ST FLOOR

Zoning Section: Comments:
6-8-2-8 Non-compliant:
Minimum required street side yard setback is 15'; 5' proposed at 2nd floor (existing setback is 5' at 1st floor).

6-4-1-9 Non-compliant:
Minimum required street side yard setback for roof overhang is 13.5'; 4.1' proposed.

Roof overhang permitted to obstruct up to 10% into a required setback. However, the roof overhang on an addition is permitted to match the overhang on the existing roof.

6-6-5-2 Any noncomplying structure may be repaired, maintained, altered or enlarged; provided, however, that any such repair, maintenance, alteration or enlargement whether in the vertical or horizontal dimension, shall comply with all provisions of this Ordinance.

May apply for a minor variation to request reduction of the street side yard setback at the 2nd floor addition.

Minor variations are an administrative decision by the Zoning Administrator.

Variations may or may not be approved.
City of Evanston  
**ZONING ANALYSIS REVIEW SHEET**

**APPLICATION STATUS:** April 23, 2019  
**RESULTS OF ANALYSIS:** Non-Compliant  

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>19ZONA-0061</th>
<th>Purpose: Zoning Analysis without Bld Permit App</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2024 Ewing Ave</td>
<td>District: R1</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Jacqueline McGuire</td>
<td>Overlay: None</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
<td>Preservation District:</td>
</tr>
</tbody>
</table>

**THIS APPLICATION PROPOSES (select all that apply):**
- [X] New Principal Structure
- [ ] Change of Use
- [ ] Retention of Use
- [ ] Sidewalk Cale
- [ ] Other
- [ ] Plat of Resubdiv./Consent
- [ ] Business License
- [ ] Home Occupation
- [ ] Addn. to Bldg. Lot Cov.

**Analysis Based On:**
- Plans Dated: 03-15-19
- Prepared By: MC & Associates LLC
- Survey Dated: 12-23-15

**Existing Improvements:**
- SFR

**Proposal Description:**
2ND FLOOR ADDITION OVER EXISTING 1ST FLOOR

**ZONING ANALYSIS**

<table>
<thead>
<tr>
<th>Residential District Calculations</th>
<th>Paver/Pervious Paver Exception (Subtract)</th>
<th>Open Parking Debt (Add 200 sq ft 6 open spaces)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Porch Exception (Subtract 6%)</td>
<td>Paver/Pervious Paver Exception (Subtract)</td>
<td>Open Parking Debt (Add 200 sq ft 6 open spaces)</td>
</tr>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front</td>
<td>Paver Regulated Area</td>
<td>Addn. to Bldg Lot Cov.</td>
</tr>
<tr>
<td>Front Porch</td>
<td>Regulatory Area</td>
<td></td>
</tr>
<tr>
<td>Regulatory Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Principal Use and Structure**

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

**Comments:**

- **Minimum Lot Width (LF):** 35 86.4 86.4  
  **USE:** Single Family Detached  
  **Comments:**

- **Residential Lot Area (SF):** 7,200 sq ft  
  **USE:** Single Family Detached  
  **Comments:**

- **Dwelling Units:** 1 1  
  **Comments:**

- **Building Lot Coverage (SF):** 1597.3  
  **Comments:**

---

Page 1
<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2290 25</td>
<td></td>
<td></td>
<td>No Change</td>
</tr>
</tbody>
</table>

**Comments:**

**Accessory Structure:**
40% of rear yard

**Gross Floor Area (SF)**

**Use:**

**Comments:**

**Height (FT):**
35 OR 2.5 STORIES

**Comments:**

**Front Yard(1) (FT):**
Direction: E

**Street:**

**Comments:**

**Front Yard(2) (FT):**
Direction:

**Street:**

**Comments:**

**Street Side Yard (FT):**
Direction: S
15.0 5.0

**Street:**

**Comments:**

**Interior Side Yard(1) (FT):**
Direction: N
5.0 6.5

**Comments:**

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

**Comments:**

**Rear Yard (FT):**
Direction: W
30.0 30.0+

**Comments:**

### MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement (1): STREET SIDE SETBACK: 13.5'</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>RCOF OVERHANG</td>
<td></td>
<td></td>
<td>ADDITION: 4.1</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Comments:** 10% OBSTRUCTION INTO REQUIRED SETBACK PERMITTED

**Requirement (2):**

**Comments:**

**Requirement (3):**

**Comments:**

<table>
<thead>
<tr>
<th>LF. Linear Feet</th>
<th>SF. Square Feet</th>
<th>FT. Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Analysis Comments

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

Site Plan & Appearance Review Committee approval is Not Required

See attached comments and/or notes.

<table>
<thead>
<tr>
<th>SIGNATURE</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4/30/19</td>
</tr>
</tbody>
</table>
MAJOR VARIATION
APPLICATION
CASE # 19 EJV - 0049

1. PROPERTY

Address: 2024 EING EVANSTON IL 60201

Permanent Identification Number(s):
PIN 1: 10-14 201101 600000
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: KEVIN DAVITT & JACQUELYN MCGUIRE

Organization: ____________________________

Address: 2024 EING AVE.

City, State, Zip: EVANSTON IL 60201

Phone: Work: 312-515-0610 Home: 373-310-3731 Cell/Other: 

Fax: Work: Home: 

E-mail: JACQUELYN.MCGUIRE@GMAIL.COM

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

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

☐ real estate agent

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

Name(s) or Organization: ____________________________

Address: ____________________________

City, State, Zip: ____________________________

Phone: Work: Home: Cell/Other: 

Fax: Work: Home: 

E-mail: ____________________________

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

_____________________________ May 15, 2019
Property Owner(s) Signature(s) - REQUIRED

Date

4. SIGNATURE

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

_____________________________ May 15, 2019
Applicant Signature - REQUIRED

Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☑ (This) Completed and Signed Application Form
☑ Plat of Survey Date of Survey: 12-3-2015
☑ Project Site Plan Date of Drawings: 03-19-19
☑ Plan or Graphic Drawings of Proposal (If needed, see notes)
☑ Non-Compliant Zoning Analysis
☑ Proof of Ownership Document Submitted: [Handwritten: Mortgage]
☑ Application Fee (see zoning fees) Amount $ [Handwritten: $] 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:

Rear Addition 2nd story above an existing 1st floor Rear addition to an existing 2nd Story Single Family Residence with Basement

B. Have you applied for a Building Permit for this project?  

☑️ 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>6-8-2-8</td>
<td>Requires a street side yard setback min. of 15'-0&quot; @ 2nd Floor</td>
<td>Requesting a 5'-0&quot; Street Side Setback for 2nd Floor to Align with Existing 1st Floor</td>
</tr>
</tbody>
</table>

* For multiple variations, see “IMPORTANT NOTE” under “Application Fee & Transcript Deposit” on Page 2.
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

- Oddly shaped lot with tapered/ reduced lot width along the length of the lot towards the rear.

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.

   Correct. No Adverse in fact.

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.

   Yes, the house would feel weird if we conform to the setback, we are Alignment with the existing walls by adjusting the hardness.

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.

   1) We are here, not requesting variance for profit
   2) Sure ??

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

   Not self created, the lot is oddly shaped & we need more room for our growing family in order to have more room & make the addition look aesthetically pleasing. we used the variance.
5. Have other alternatives been considered, and if so, why would they not work?

The Building looks horrible if we stop our side wall. Also it would not allow enough Shen.

---

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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.)

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Page 5 of 6
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a. Names and addresses of all officers and directors.

No Corp

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.

You Guy