AGENDA

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

II. APPROVAL OF MINUTES:
1. June 12, 2019, DAPR Committee meeting minutes
2. June 26, 2019, DAPR Committee meeting minutes

III. NEW BUSINESS
1. 2510 Green Bay Road
   Recommendation to ZBA
   Bane Srdjevic, applicant, submits for a Special Use permit for a Commercial
   Indoor Recreation Facility, Lock Chicago (escape room), in the B1a Business
   District and oCSC Central Street Overlay District.

2. 1000 Florence Street
   Recommendation to ZBA
   Patrick Coleman, contract purchaser, submits for Major Variation to construct
   one and two-story additions to a single-family residence with a 3.5’ street side
   yard setback where 15’ is required, a 1.4’ north interior side yard setback where
   5’ is required, a first-floor garage addition with a 5.2’ street side yard setback
   where 15’ is required, and a roofed deck with a 10’ street side yard setback
   where 15’ is required, in the R3 Two-Family Residential District.

3. 1321 Brummel Street
   Recommendation to ZBA
   Farrukh Ali, property owner, submits for Major Variation to convert a 2-family
   residence into a multi-family, 4-unit residence with a lot width of 40’ where 50’ is
   required for multiple family residential uses, 4 dwelling units where a maximum of
   2 dwelling units are permitted, zero additional parking spaces where 3 additional
   parking spaces are required, and a building height of 3 stories where 2.5 stories
   is permitted, in the R4 General Residential District.
4. **100-130 Chicago Avenue**    **Major Adjustment to a Planned Development**

David Brown, applicant, submits for Major Adjustment to an approved Planned Development originally approved by Ordinance 61-O-18. The adjustment includes removing 2nd floor office space and adding 2 dwelling units (one 1-bedroom and one 2-bedroom), which results in a reduction in the number of required off-street parking spaces from 37 to 32 (site development allowance approved for 30 spaces and 30 spaces are still proposed), in the B3 Business District.

IV. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, July 10, 2019**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 12, 2019


Staff Present: M. Rivera, K. Bolen, C. Sterling

Others Present: Ald. Rainey

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:33 pm.

Approval of Minutes

June 5, 2019, DAPR meeting minutes.

S. Mangum made a motion to approve the June 5, 2019, meeting minutes, seconded by M. Jones.

The Committee voted, 7-0, to approve the June 5, 2019, meeting minutes. There was one abstention.

New Business

1. 1922 Dempster Preliminary and Final Review

Frank Schwab, applicant, submits for building permit for a raised roof addition, Kids Empire, in the C1 Commercial District.

APPLICATION PRESENTED BY: Frank Schwab, applicant
Brad Kropp, architect

DISCUSSION:

- 1924 is the correct address.
- Indoor play facility, 4,000 sf, some play equipment needs 23’ clear height which is triggering the need for the addition. The addition will be 90’ back from the storefront doors, 500’ back from the street.
- S. Mangum asked about building materials.
- B. Kropp stated exterior building materials will be a grey corrugated metal, they are trying not to match the building so the addition will blend in with the background and use a similar material to a surrounding industrial building. Trees in parking lot will also help break up the view.
- J. Leonard asked if there are plans to redo the rest of the shopping center.
● F. Schwab stated they lack the funds.
● J. Leonard and S. Mangum expressed concern over how visible the addition will be.
● J. Leonard stated concern over pedestrian vs. vehicle traffic at the walkway at the southwest corner of the shopping center, at the archway, due to the increase in kids.
● F. Schwab stated speed bumps to be installed, and the area is monitored.

S. Mangum made a motion to grant preliminary and final approval of the project, seconded by L. Biggs.

The Committee voted, 8-0, to grant preliminary and final approval of the project.

2. 747 Howard Street  Recommendation to ZBA
Gircel Cunningham, lessee, applies for a special use permit for a Religious Institution in the B3 Business District (Zoning Code Section 6-9-4-3). The applicant proposes bible study and worship for 10-15 individuals on Sunday between 10am and noon and Wednesday between 7 and 8pm. Code allows for approximately 25 occupants. Proposed parking, if necessary, would be on-street either on Howard or Elmwood. No exterior or interior alterations to the building are proposed and it would retain its storefront appearance from Howard Street. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

APPLICATION PRESENTED BY: Gircel Cunningham, lessee

DISCUSSION:
● G. Cunningham stated the place is to get young people off the street.
● J. Leonard stated concern with lack of street traffic.
● G. Cunningham stated use is a church, bible study.
● Discussion over days of the week and hours, events beyond those times. Application notes the space will be used 3 hours per week.
● No change to the building, curtains will be hung at the windows.
● S. Mangum asked how many occupants.
● G. Cunningham stated there would be about 20 people, the space is 800 sf.
● Concern raised about traffic and parking.
● G. Cunningham stated people attending will be from the neighborhood, will walk there, no traffic anticipated.
● M. Tristan stated meetings a couple of days a week is okay, but more days triggers fire sprinkler and alarm requirements.
● J. Leonard stated an additional bathroom may be required with 20 people.
● M. Rivera stated concern with parking, if events and use grows, a parking plan is needed.
● Ald. Rainey stated she does not think there will be a parking problem. She expressed concern with the proposed use of bringing youth to Howard Street, noting there are many programs in place for youth.
J. Leonard stated the City is looking for commercial activity on Howard Street, the use is not consistent with that goal. She stated a special use is specific, need additional details. Encouraged the applicants to have an open store front.

L. Biggs made a motion to hold item in Committee to provide the applicant time to provide additional details, including: use of the space/programming, events, hours, anticipated number of people, maintaining open store front, seconded by M. Tristan.

The Committee voted, 8-0, to hold item in Committee.

Adjournment

L. Biggs made a motion to adjourn, seconded by D. Cueva. The Committee voted, 8-0, to adjourn. The Committee adjourned at 3:55 pm.

The next DAPR meeting is scheduled for Wednesday, June 19, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 26, 2019

Voting Members Present: J. Hyink, D. Cueva, M. Tristan, J. Leonard, S. Mangum,
M. Griffith, M. Jones

Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

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

New Business

1815 Oak Avenue  Major Adjustment to a Planned Development
Michael McLean, applicant, submits for a major adjustment to a planned development originally
approved by ordinance 47-O-16. The adjustment includes an increase in FAR to 4.47 (originally
approved at 4.35 and subsequently reduced via a Minor Adjustment to 3.97 in 2017), an
increase in parking spaces from 67 to 70 (including 2 compact spaces), an increased side yard
setback (south) from 4 feet to 5 feet, and a reduction of dwelling units from 102 to 43 (for a
reduced total of 160 units/rooms from 163), eliminating the site development allowance for
maximum number of dwelling units. The property is located in the D4 Downtown Transition
District.

APPLICATION PRESENTED BY: Michael McLean, applicant
Matthew Starmal, architect

DISCUSSION:
- M. Mclean stated there are programing changes, number of memory care units reduced,
stating the market does not support the originally proposed 60 units. He stated the unit
mix changed.
- M. Starmal stated the actual building bulk is less, but the FAR increased some.
- M. Mclean stated parking was on the 2nd floor which has now been moved
underground. The zoning height remains the same, the actual height is lower.
- M. Starmal stated the exterior building materials have remained mostly the same.
- M. Mclean stated they reduced the number of different colors.
- S. Mangum stated removing the 4th floor balcony is an improvement.
- Discussion on how the exterior building materials and details break up the building
massing.
- S. Mangum stated the dwelling unit reduction eliminates that site development
allowance.
● Was noted that some kitchens were changed to kitchenettes which reduced the dwelling count.
● M. Jones stated the parking count is compliant, but there are two compact stalls, which do not count, could be eliminated since they are in odd locations.
● Signage to be installed stating no exit onto Ridge Avenue.
● M. Mclean stated they plan to have valet parking for days with increased visitation, such as Mother’s Day.
● M. Mclean stated the landscape plan changed, they can’t plant trees on the Church property as planned since the area is capped, environmental regulations prevent the tree planting.
● M. Mclean noted changes to the Oak Avenue and Clark Street configuration to direct through traffic from traveling north of the street curve.
● S. Mangum noted that input from traffic engineering may be necessary regarding the proposed change to the intersection.
● S. Mangum asked about regrading to join the parking areas on the Church property as it relates to environmental regulations.
● M. Mclean stated the grading is on top of the cap, complies with regulations.
● Discussion about emergency vehicle access from Ridge Avenue and Oak Avenue/Clark Street, potential signage, no bollards.
● J. Leonard stated they should plan to revisit this issue once the building is occupied.
● M. Mclean stated there is no change to the affordable dwelling count. They have a new partner to operate the building, Solaris Senior Living.

S. Mangum made a motion to recommend approval of the major adjustment to the approved planned development, subject to addressing concerns with emergency access off of Ridge Avenue and proposed change to the Oak Avenue/Clark Street intersection, seconded by J. Leonard.

The Committee voted, 7-0, to recommend approval of the major adjustment to the approved planned development subject to the condition noted above.

Adjournment

J. Leonard made a motion to adjourn, seconded by S. Mangum. The Committee voted, 7-0, to adjourn. The Committee adjourned at 3:05 pm.

The next DAPR meeting is scheduled for Wednesday, July 3, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith

DAPR meeting minutes, June 26, 2019...page 2
Design and Project Review (DAPR)

2510 Green Bay Rd.

Recommendation to ZBA
2510 Green Bay Rd.
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](http://www.cityofevanston.org/mapdisclaimers.html) for more information.
Description of Operations for Lock Chicago:

Lock Chicago is the number 1 Escape Room experience in the north shore and neighboring areas since January 2016. Escape rooms are family-friendly and non-disruptive forms of entertainment for customers of all ages, from child birthday parties to corporate outings and more. Rooms are booked by customers online (no cash is handled on site, everything is done online through our website) and our day-to-day operations are run by our friendly and Yelp awarded staff (currently 10 employed). We have two employees on site at all times, except on Saturdays when we have 3.

We have 3 escape room experiences at our location and each has specific times that it can be booked. We are open M-F from 530pm to 1030pm and weekends from 1030am - 930pm. We average about 5 people per room at any one time, and most arrive by train from Chicago. We do not let people remain at the location outside of their reservation, guests arrive 15 minutes early, stay in the room for an hour, then leave about 15 minutes afterwards for a total of about 90 minutes. There is no loud music, food, or drinks allowed on the premises. Instead we recommend guests visit any of the great restaurants or bars in Evanston to celebrate their victories or nurse their defeats.

None of our employees drive, they commute via walking, biking or train to get to Lock Chicago. This will leave more room for the minority of customers who drive to park in the parking lot in front of 2510 Greenbay.

We have no inventory, no contractors, nothing other than our escape rooms and the time the guests spend trying to solve them. It is a very simple operation that we are hoping will continue to provide Evanston with one of the most popular forms of experiential entertainment in the Chicagoland area.
Melissa Klotz <mklotz@cityofevanston.org>

Re: 2510 Green Bay
1 message

Bane Srdjevic <banesrdjevic@gmail.com>  Thu, Jun 27, 2019 at 4:22 PM
To: Brian Lee <brianconnorlee@gmail.com>  Cc: "Klotz, Melissa" <mklotz@cityofevanston.org>

One final note to add: there will be sprinklers in each of the rooms as well, and as previously stated our doors are never locked or obstructed if there are people in the room.

Bane

On Thu, Jun 27, 2019, 4:04 PM Brian Lee <brianconnorlee@gmail.com> wrote:
Hi Melissa,

Sure thing we're happy to provide some additional context! Our rooms will be similar to the current layout where our escape rooms are never actually locked. The entrances are just standard doors that you would find in an office building and guests can walk in & out freely at any time given time. The business and building will also have the standard multiple entrance/exits including emergency exits that are up to building code.

Please let me know if we can provide any additional context and we would be happy to help!

Thanks,
Brian

On Thu, Jun 27, 2019 at 2:54 PM Melissa Klotz <mklotz@cityofevanston.org> wrote:
Bane,

I have everything needed from your special use submittal, which will be up on a projector during the DAPR meeting. However - both Fire and Building have asked how your escape rooms work for egress/emergencies. That will definitely be discussed at the meeting - is there any info you can provide to me to pass on to them besides the site plan I already have?

Thanks,

Melissa Klotz
Zoning Administrator
Planning & Zoning Division
Community Development Department
Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8230
mklotz@cityofevanston.org | cityofevanston.org
Call 311 to make an appointment

On Wed, Jun 26, 2019 at 9:30 PM Bane Srdjevic <banesrdjevic@gmail.com> wrote:
Hi Melissa,

July 3rd at 230 is perfect, thanks for setting this up! Is there anything you need us to bring?

Thanks,
Bane
1. PROPERTY

Address: 2510 Green Bay Road

Permanent Identification Number(s):
PIN 1: [6-] [7-] [8-] [9-] [0-] [0-] [0-] [0-] [0-] [0-] [0-] [0-] [0-] [0-] [0-] [0-] [0-] [0-]
PIN 2:
(Note: An accurate plot of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: Bara Sidsevic
Organization: Leach Chicago LLC
Address: 870 Davis Street, Suite 151
City, State, Zip: Evanston, IL 60201
Phone: Work: 847-711-2621 Home: 847-711-2621
Fax: Work: Home:
E-mail: barenridsevic@gmail.com

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

☐ same ☐ architect ☐ builder/contractor ☐ contract purchaser
☐ attorney ☐ lessee ☐ potential lessee ☐ real estate agent ☐ other:

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

Name(s) or Organization: Green Bay Enterprise LLC
Address: #6 Chicago, 657 Ash Street
City, State, Zip: Winnetka, IL 60093
Phone: Work: 847-727-5346 Home: 847-727-5346
Fax: Work: 847-727-5346 Home:
E-mail: cchapp339@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: June 4, 2019

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: 6/14/2019

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: ________________
- ✔ Project Site Plan Date of Drawings: 1/31/20(__)

- □ Plan or Graphic Drawings of Proposal (If needed, see notes)
- □ Non-Compliant Zoning Analysis
- □ Proof of Ownership Document Submitted: ______________________
- □ Application Fee Amount $__________ Transcript Deposit Fee $150

Notes: 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 or floor plans, drawn to scale, showing all dimensions.

**Plan or Graphic Drawings of Proposal**
A Special Use 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 change of use is non-compliant with the Zoning Code and requires a variance.

**Application Fee & Transcript Deposit**
The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card. The $150 transcript deposit is applied to the cost of a court reporter. The City hires a court reporter to transcribe the Zoning Board of Appeals hearing- as specified in the Zoning Board of Appeals' Rules of Procedures. Applicants are responsible for the cost of the hearing transcript at a rate of $7.50 per page. (The $150 deposit is applied to that fee; final fees may result in a refund or additional charges). The final fee directly covers the cost of the court reporter.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

We will be moving our Escape Room business from 520 Davis Street to this new location. Escape Rooms are fun, family-friendly, and quiet forms of amusement for people of all ages.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

We are a Commercial Indoor Recreation listed as Special Use for Zone B-4A. Zoning Section 6-9-5-3

b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

No, it will not. We are a family business that over 5,000 Evanston residents have already enjoyed in our 3 years of being in Evanston. We are quiet and non-disruptive, not having a single complaint in over 3 years.

c) Will the requested special use be adequately served by public facilities and services?

Yes, the bathrooms, HVAC, and other facilities are more than adequate for our needs. We are also served by an alley where trash collection could occur.
d) Will the requested special use cause undue traffic congestion?

No, it will not. Most of our customers come by train and the ones who drive will not need only be 3 at a time, as we have 2 employees on site on most days (3 on Saturday) and none on Cape. They take them to work. We are also across the street from Central Metro Station and between 2 bus stops serving 3 routes 201, 206, 213.

e) Will the requested special use preserve significant historical and architectural resources?

If present: Yes. There are none on the property, but it found other. Yes. We will not be changing the current appearance and will maintain the external appearance.

f) Will the requested special use preserve significant natural and environmental features?

There are none on the property, but it found then yes.

g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

Yes, fully and completely. We have always complied and never had any issues.
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:

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.

Green Bay Enterprise LLC
C/O Charles Hopp 657 Ab Street
Winnetka, IL 60093
847-777-5346
chopp329@gmail.com

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

- Bone Srđenic, 2 East Oak Chicago, IL 60611
  40%

- Brian Lee, 954 W. Central Ave. Wilmette, IL 60091
  40%

- Alex Wilson, 954 W. Cutter Ave Chicago, IL 60613
  20%
Design and Project Review (DAPR)

1000 Florence Ave.

Recommendation to ZBA
1000 Florence Ave.

June 28, 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](http://www.cityofevanston.org/mapdisclaimers.html) for more information.

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EXISTING UPPER FLOOR PLAN

SCALE: 1/10" = 1'-0"
MAJOR VARIATION
APPLICATION
CASE # 19ZM5V-0062

1. PROPERTY

Address: 1000 FLORENCE AVENUE, EVANSTON IL 60202
Permanent Identification Number(s):
PIN 1: 10-24-216-037-0000 PIN 2: [Redacted]
(Note: An accurate plot of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: PATRICK COLEMAN
Organization: WOODWRIGHT DEVELOPMENT
Address: 1217 RIDGE AVE, EVANSTON
City, State, Zip: EVANSTON IL 60202
Phone: Work: 773-875-7200 Home: " " Cell/Other: " "
Fax: Work: NA Home: NA
E-mail: PTRCKCOLEMAN1@GMAIL.COM

What is the relationship of the applicant to the property owner?
☐ same ☐ builder/contractor ☐ contract purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ lessee ☐ real estate agent
☐ officer of board of directors ☐ other: [Redacted]

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

Name(s) or Organization: SUSAN MONSON, RAYMOND MONSON, KAREN BREGMAN
Address: 1000 FLORENCE AVE EVANSTON, IL 60202
City, State, Zip: EVANSTON IL 60202
Phone: Work: 312-882-2121 Home: " " Cell/Other: " "
Fax: Work: " " Home: " "
E-mail: KARENBREG54@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." [Redacted]

Karen Bregman

Property Owner(s) Signature(s) – REQUIRED Date 6/4/2019

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 [Redacted] Date MAY 2, 2019

Document Signatures:
[Redacted] Date 6/4/2019

Property Owner Signature [Redacted] Date 6/4/2019
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: APRIL 26, 2019
- Project Site Plan Date of Drawings: ________________
- Plan or Graphic Drawings of Proposal (If needed, see notes) PENDING
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: CONTRACT FOR PURCHASE
- Application Fee (see zoning fees) Amount $305 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:

PLEASE SEE ATTACHED DOCUMENT

B. Have you applied for a Building Permit for this project?  □ NO  □ YES  WILL APPLY UPON APPROVAL OF VARIANCE

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

REQUESTED VARIATIONS

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

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

1

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
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</tr>
</thead>
<tbody>
<tr>
<td>(6-8-4-7)</td>
<td>YARD REQUIREMENTS 2 SIDE YARD ABUTTING A STREET - 15' 3 SIDE YARD - 5'</td>
<td>KEEP EXISTING 3'5&quot; SETBACK KEEP EXISTING 1'55&quot; SETBACK</td>
</tr>
</tbody>
</table>

2

<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>NON RESIDENTIAL STRUCTURES 2 SIDE YARD ABUTTING A STREET - 15'</td>
<td>KEEP EXISTING 6'3&quot; SET BACK</td>
</tr>
</tbody>
</table>

3

* 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?

PLEASE SEE ATTACHED DOCUMENT

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.

PLEASE SEE ATTACHED DOCUMENT

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.

PLEASE SEE ATTACHED DOCUMENT

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.

PLEASE SEE ATTACHED DOCUMENT

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

PLEASE SEE ATTACHED DOCUMENT

Page 4 of 6
5. Have other alternatives been considered, and if so, why would they not work?

Please see attached document.

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.
   Patrick Coleman of Woodwright Development Inc.
   1217 Ridge Ave. Evanston IL 60202
   773-875-7200
   ptc@coleman1@gmail.com
   Pending purchase of property

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.)

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.
   Susan Monson, Raymond Monson, Karen Bregman
   1000 Florence Ave Evanston, IL 60202
   312-882-2121
   karenbreg56@gmail.com
   *Current property owners

Page 5 of 6
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number _____ above, or indicated below.

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.

   PATRICK COLEMAN  
   127 RIDGE AVE  
   EVANSTON, IL 60202

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.

   PATRICK COLEMAN - 100%  
   127 RIDGE AVE  
   EVANSTON, IL 60202

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.
Proposed project is to restore 1911 farmhouse located at 1000 Florence Ave. Property is currently dilapidated with faulty roof, plumbing, and electrical systems, structural damage, broken windows, mold and a hazardous stair configuration leading to the second level. In order to bring stairs to code, property purchaser seeks variance to construct dormers to encase reconfigured stairs and create adequate living space within the original footprint of the home. Proposed dormer design is gabled to compliment historic style and era of house. Single story addition at rear of house that is currently in disrepair will be rebuilt and increased to 2-story height. New deck is proposed at the rear of the house. Garage will be rebuilt with small adjoining artist studio facing yard. Total proposed lot coverage is 1909 sqft. Zoning ordinances allow for lot coverage of 2619sqft.

**PAGE 4: REQUESTED VARIATIONS:**

B. The “Particular peculiarity of the property” that prevents compliance with the Zoning Ordinance requirements for 1000 Florence - is the size of the lot and the home’s orientation on the lot. The lot size of the property 1000 Florence Ave. is 25’ x 169’. The 15’ setback is on the Lee Street side of the house, but the house faces Florence Avenue. Typical setbacks would require a home to be positioned 5’ from the side lot lines resulting in 15’ of buildable space within the lot. Because of the home’s positioning on the corner lot, and the 15’ setback requirement, per zoning standards, the lot has only a 5’ width of compliant buildable space. Thus the, 1911 home, as it currently stands, is not in compliance. Should the zoning ordinance be strictly enforced, the home would need to be demolished and the lot is of no value and becomes a tax burden. In order to minimize the variance, please see Architect’s plans that propose limiting work to within the existing footprint of the house.

1. Rather than having an adverse impact on the neighbors, the granting of a variance will have a significant positive impact on neighboring homes. The current house at 1000 Florence has been severely neglected and is in a state of disrepair. 1000 Florence is located across from both the Washington School playground and the Robert Crown Community Center. Students and families regularly walk by this home. The house in its current condition with broken windows, rotting stairs, and overgrown landscaping is unsightly and more importantly poses a danger to children who attempt to climb the entry stairs. The proposed renovation of the home will restore the house to make it both safe and visually pleasing. A gabled detail has been added to the dormer design to make the property more architecturally interesting on the park side. The dormer additions will have no impact on the neighbor to the north, as the roofline of 1002 Florence is below the dormer. The increased height of the rear addition will have virtually no impact on 1002 Florence, as 1002 Florence has a similar addition that extends an additional 3’ further than what is proposed for 1000 Florence and no windows or views would be obstructed.

*PLEASE SEE ATTACHED DOCUMENT: CURRENT PROPERTY CONDITIONS AND GOOGLE MAP AERIAL VIEW*
2. Denying this variance prohibits 1000 Florence from being properly restored. Should effort be made to repair the faulty electrical, plumbing, and roof systems of the home, any private or municipal inspector would require mold abatement, removal of asbestos tile and the winder stairs be constructed to current safety codes. In the rebuilding of the stairs, current bedroom spaces will be eliminated to accommodate the larger path and walk lines of the stairs. Therefore; should a property owner choose to make the needed repairs to 1000 Florence, the investment would be $209k (contract price)+ the estimated $300k+ improvement cost *SEE ATTACHED ITEMIZATION OF COST resulting in a $500k + investment for a house without a single usable bedroom. Thus, repairing the property is not economically feasible. At present, strict enforcement of the zoning requirements are severely impacting current owners because reparations to the property without the addition of the proposed dormers comes at great expense with a negative return. Thus the property is deadlocked as it cannot be improved and cannot be sold as-is because the property as it stands is non-conforming.

3. (B) The Public benefits upon the approval of this variance because the house at 100 Florence will be restored; turning a hazardous eyesore into a safe and charming home. In addition, the investment in the home and the greater curb appeal will increase surrounding property values. The projected value of restored house is estimated to be between $550-$625k versus the current $209k contract price. See 1617 Lee Street for recent sale of neighboring home to the west with similar setback issues where variances were granted. Should the variation not go through, the contract for purchase of the property will be cancelled and the property will be relisted at a reduced price because it is both undevelopable and is not a candidate for repair. Because it is not a desirable property it is likely that the property will be on the market for some time and will fall further into disrepair.

4. The alleged difficulty has not been self-created because the house on 1000 Florence Ave. was built in 1911; therefore the home preceded the zoning requirement 6-8-4-7 that requires a 15’ setback.

5. Applicant has worked extensively with Architect, attempting to design a floor plan that allows for safer stairs within the current footprint while keeping the existing roofline. Ultimately a desirable floor plan within these confines is not attainable because of the small 20’ x 37’ footprint of the house and the low roofline.
**Case Number:** 19ZONA-0095 – 1000 FLORENCE AVE.  
**Case Status/Determination:** Non-Compliant

**Proposal:**
RESTORE 1911 FARMHOUSE; 2 GABLED DORMERS TO PROVIDE WINDER CODE COMPLIANT STAIRS, NEW DECK, REBUILD GARAGE WITH STUDIO ADDITION.

<table>
<thead>
<tr>
<th>Zoning Section:</th>
<th>Comments:</th>
</tr>
</thead>
</table>
| 6-8-4-7. - YARD REQUIREMENTS.  
(A) Residential Structures 2. Street Side-Yard. 3. Interior Side-Yard | Non-Compliant: The proposed principle structure second story intersecting gable addition encroaches on the required street side-yard and interior side-yard. The minimum required street side-yard is 15' (3.5' proposed). The minimum required interior side-yard is 5' (1.41' proposed). |
| 6-8-4-7. - YARD REQUIREMENTS.  
(C) Accessory Uses and Structures 2. Street Side-Yard. 3. Interior Side-Yard | Non-Compliant: The proposed accessory structure (garage) addition encroaches on the required street side-yard. The minimum required street side-yard is 15' (5.25' proposed). |

Cade W. Sterling  
6.20.19
# City of Evanston

## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** June 05, 2019  
**RESULTS OF ANALYSIS:** Non-Compliant

### Zoning Analysis without Bld Permit App

#### Purpose
- **Zoning**
- **Analysis**
- **without**
- **Bld Permit**
- **App**

#### District
- **R3**

#### Overlay
- **Preservation**

#### Reviewer
- **Cade Sterling**

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

- [x] New Principal Structure
- [ ] Change of Use
- [ ] Sidewalk Cafe
- [ ] Other
- [x] New Accessory Structure
- [ ] Retention of Use

### Proposal Description:

Two intersecting gable dormer additions, rear-yard deck, and addition to garage.

### ANALYSIS BASED ON:

#### Plans Dated:
- **June 5, 2019**

#### Prepared By:
- **JAKL BRANDERS**

#### Survey Dated:
- **April 26, 2019**

#### Improvements:
- **Existing**

---

## ZONING ANALYSIS

### RESIDENTIAL DISTRICT CALCULATIONS

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 80%)</th>
<th>Pavers/Pervious Paver Exception (Subtract)</th>
<th>Open Parking Debit (Add 200sqyds/open space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front</td>
<td>Front</td>
<td>Addtn. to Bldg Lot Cov.</td>
</tr>
<tr>
<td>Front Porch</td>
<td>Paver Regulatory Area</td>
<td></td>
</tr>
</tbody>
</table>

### PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8-8-4-2</td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td>No Change</td>
</tr>
</tbody>
</table>

### Comments:

#### Minimum Lot Width (LF)
- **Minimum:** 35
- **Existing:** 25
- **Proposed:** 25
- **Determination:** Legal Non-Conforming

#### Minimum Lot Area (SF)
- **Minimum:** 5,000 sqft
- **Existing:** 4,225
- **Proposed:** 4,225
- **Determination:** Legal Non-Conforming

### Comments:

#### Building Lot Coverage (SF) (defined, including subtractions & additions):
- **Existing:** 1,901.25
- **Proposed:** 1,302.25
- **Determination:** Legal Non-Conforming

#### Impervious Surface Coverage (SF, %)
- **Existing:** 2,535
- **Proposed:** 1,708.75
- **Determination:** Legal Non-Conforming

### Comments:

#### Accessory Structure Rear Yard Coverage:
- **Existing:** 40% of rear yard
- **Proposed:** 17.25%
- **Determination:** Legal Non-Conforming

---

**LF:** Linear Feet  
**SF:** Square Feet  
**FT:** Feet  

**Page 1**
<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>Lesser of 35' or 2.5 stories</td>
<td>24.229</td>
<td>27.04</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

| Front Yard(1) (FT) | Block Avg or 27' | 18.75 | 18.75 | No Change |
| Comments: | | | | |
| Street: | Florence Avenue |

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

| Street Side Yard (FT) | | 15' | 3.5' | Non-Compliant |
| Comments: | | | | |
| Street: | Lee Street |

| Interior Side Yard(1) (FT) | 5' | 1.41' | 1.41' | Non-Compliant |
| Comments: | | | | |
| Street: | | | | |

| Interior Side Yard(2) (FT) | | | | |
| Comments: | | | | |

| Rear Yard (FT) | 30' | 112.75 | 112.75 | No Change |
| 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>Garage</td>
<td>Garage (Det), Coachhouse or Cartonn</td>
<td>Garage (Det), Coachhouse or Cartonn</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td>Addition of studio to ex. garage</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Permitted Required Yard: | REAR YARD OR SIDE YARD | Rear Yard | Rear Yard | Compliant |
| Comments: | | | | |

| Additional Standards: | | | | |
| Comments: | | | | |

| Height (FT) | | | | |
| Comments: | | | | |

| Distance from Principal Building: | 10.00' | 86' | 74' | Compliant |
| Comments: | | | | |

| Street Side Yard (FT) | | | | |
| Comments: | | | | |
| Street: | Lee Street |

<p>| Comments: | Addition requires adherence to setback standard |</p>
<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>OBSTRUCTIONS - EAVES/GU</td>
<td>10% or match existing</td>
<td>-2'</td>
<td>-2' MATCHES EXISTING</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Analysis Comments**

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is: Not Required

See attached comments and/or notes.

*Signature:* [Signature]

*Date:* 6.20.19
*VIEW FROM LEE ST.  
NOTE SETBACK OF NEIGHBORING HOUSE TO THE WEST  
1617 LEE CT.
Detached Single
 MLS #: 10352281
 List Date: 04/22/2019
 List Dr Rec: 04/22/2019
 List Price: $209,900
 Sold Price: $209,900

Address: 1000 Florence Ave, Evanston, IL 60202
Directions: From Main and Ridge, go north to Lee; west three blocks; NW corner of Lee and Florence.
Sold By: Kirsten Coleman (844174) @properties (857794)

Properties

Off Market:

Year Built: 1911
Dimensions: 25 X 169
Ownership: Fee Simple
Corps Units: Evanston
Coordinates:

Bedrooms: 3
Basement: Full

# Bedrms: Bath: # Spc: Parking: Parking Inc: Y/N

Mobil & Score: 0.0 - Park Mobility

Remarks: Build New or Totally Rehab this South/Central Evanston home located on a corner lot (169' X 25') directly north of Robert Crown Park. Less than one block SE is Washington Elementary School. One and one half blocks to the west, the new Robert Crown Ice Skating/Community Center is being built. The neighborhood has several new construction & rehabbed homes. This home, built in 1911 by the current owners' grandfather, contains 3 BRs, 1 BA, enclosed front and back porches & basement. Home does include several vintage details: hardwood floors, five panel doors, original door knobs, and some rooms with bead board ceilings. Property is being sold in AS IS condition. Best to bring contractors/inspectors, etc. before making offer.

School Data

Elementary: Washington (65)
Junior High: Nichols (65)
High School: Evanston Twp (202)

Square Footage Comments:

<table>
<thead>
<tr>
<th>Room Name Size</th>
<th>Level</th>
<th>Flooring</th>
<th>Win Trmt</th>
<th>Room Name Size</th>
<th>Level</th>
<th>Flooring</th>
<th>Win Trmt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Room 11X12</td>
<td>Main Level</td>
<td>Hardwood</td>
<td></td>
<td>Master Bedroom 14X12</td>
<td>Main Level</td>
<td>Hardwood</td>
<td></td>
</tr>
<tr>
<td>Dining Room 10X16</td>
<td>Not Applicable</td>
<td>Vinyl</td>
<td></td>
<td>2nd Bedroom 8X18</td>
<td>Main Level</td>
<td>Not Applicable</td>
<td></td>
</tr>
<tr>
<td>Kitchen 10X16</td>
<td>Main Level</td>
<td>Vinyl</td>
<td></td>
<td>3rd Bedroom 8X9</td>
<td>Main Level</td>
<td>Not Applicable</td>
<td></td>
</tr>
<tr>
<td>Family Room</td>
<td>Not Applicable</td>
<td>Vinyl</td>
<td></td>
<td>4th Bedroom</td>
<td>Not Applicable</td>
<td>Vinyl</td>
<td></td>
</tr>
<tr>
<td>Laundry Room</td>
<td>Not Applicable</td>
<td>Vinyl</td>
<td></td>
<td>Enclosed Porch 5X17</td>
<td>Main Level</td>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Tandem Room 12X13</td>
<td>2nd Level</td>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Interior Property Features: Hardwood Floors, 1st Floor Full Bath
Exterior Property Features:

<table>
<thead>
<tr>
<th>Age: 100+ Years</th>
<th>Type: 1.5 Story</th>
<th>Style: Farmhouse</th>
<th>Exterior: Frame</th>
<th>Air Cond: None</th>
<th>Heating: Gas, Forced Air</th>
<th>Kitchens: Eating Area-Table Space</th>
<th>Appliances: Oven/Range, Refrigerator, Washer, Dryer</th>
<th>Dining:</th>
<th>Attic:</th>
<th>Basement Details: Unfinished</th>
<th>Bath Amn:</th>
<th>Fireplace Details:</th>
<th>Fireplace Location:</th>
<th>Electrical:</th>
<th>Equipment:</th>
<th>Other Structures:</th>
</tr>
</thead>
</table>

Broker: Private Remarks: This is an AS IS sale.

Internet Listing: Yes
VOW AV/H YES
Listing Type: Exclusive Right to Sell
Holds Earnest Money: Yes
Minus: $330 (on Net SP)
Showing Inst: Call 855-746-9230 or use icon below for appointment.

Broker Notes: Location: No
More Agent Contact Info: 847-331-3667 Mobile

Prepared By: Kirsten Coleman | @properties | 05/09/2019 06:25 AM
<table>
<thead>
<tr>
<th>Activity</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ARCHITECT AND PERMITS</strong></td>
<td></td>
</tr>
<tr>
<td>Architect Plans</td>
<td>$ 7,000.00</td>
</tr>
<tr>
<td>Permits Demo Siding and Interior</td>
<td>$ 4,000.00</td>
</tr>
<tr>
<td>New Construction</td>
<td></td>
</tr>
<tr>
<td><strong>DEMO AND EXCAVATION</strong></td>
<td></td>
</tr>
<tr>
<td>Gut Interior</td>
<td>$ 15,000.00</td>
</tr>
<tr>
<td><strong>ASBESTOS</strong></td>
<td></td>
</tr>
<tr>
<td>Testing</td>
<td>$ 1,000.00</td>
</tr>
<tr>
<td>Permits</td>
<td></td>
</tr>
<tr>
<td>Removal</td>
<td>$ 3,000.00</td>
</tr>
<tr>
<td><strong>FOUNDATION WALLS AND BASEMENT SLAB AS NEEDED</strong></td>
<td></td>
</tr>
<tr>
<td>Structural Repairs and New Slabs</td>
<td>$ 20,000.00</td>
</tr>
<tr>
<td><strong>GARAGE</strong></td>
<td></td>
</tr>
<tr>
<td>Structural Columns, Beams and Footings</td>
<td>$ 15,000.00</td>
</tr>
<tr>
<td><strong>CARPENTRY, WINDOWS, DECKS AND ENCLOSURES</strong></td>
<td></td>
</tr>
<tr>
<td>Carpentry and Structural Repairs</td>
<td></td>
</tr>
<tr>
<td>Labor</td>
<td>$ 20,000.00</td>
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<tr>
<td>Materials</td>
<td>$ 25,000.00</td>
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<tr>
<td>Windows/Openings</td>
<td></td>
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<tr>
<td>Windows Grills and Screens</td>
<td>$ 12,000.00</td>
</tr>
<tr>
<td>Entry Doors</td>
<td></td>
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<tr>
<td>Specialty Entry Door</td>
<td>$ 300.00</td>
</tr>
<tr>
<td><strong>ROOFING</strong></td>
<td></td>
</tr>
<tr>
<td>Main House Shingles</td>
<td>$ 8,000.00</td>
</tr>
<tr>
<td>Gutter, Down Spout, Fascia, Siding, Soffit</td>
<td></td>
</tr>
<tr>
<td><strong>EXTERIOR PAINT</strong></td>
<td></td>
</tr>
<tr>
<td>Materials and Labor</td>
<td>$ 4,000.00</td>
</tr>
<tr>
<td><strong>ROUGH-IN MECHANICALS</strong></td>
<td></td>
</tr>
<tr>
<td>Rough-in Plumbing Rough Materials and Labor</td>
<td>$ 20,000.00</td>
</tr>
<tr>
<td>Rough-in, Heat and A/C 1st and 2nd and Attic Labor and Rough Materials</td>
<td>$ 15,000.00</td>
</tr>
<tr>
<td><strong>ROUGH-IN ELECTRIC</strong></td>
<td></td>
</tr>
<tr>
<td>New Service and Rough in</td>
<td>$ 20,000.00</td>
</tr>
<tr>
<td><strong>INSULATION</strong></td>
<td></td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>$ 8,000.00</td>
</tr>
<tr>
<td>Basement and Roof</td>
<td></td>
</tr>
<tr>
<td>Category</td>
<td>Description</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>DRYWALL</strong></td>
<td></td>
</tr>
<tr>
<td>Labor and Materials</td>
<td></td>
</tr>
<tr>
<td><strong>INTERIOR FINISHES</strong></td>
<td></td>
</tr>
<tr>
<td>Stairs and Railings</td>
<td></td>
</tr>
<tr>
<td>Interior Paint</td>
<td></td>
</tr>
<tr>
<td>Wood Floors</td>
<td>Labor and Materials</td>
</tr>
<tr>
<td>Tile</td>
<td>Labor for Install, Sealing Caulking</td>
</tr>
<tr>
<td></td>
<td>Waterproofing, Labor and Materials</td>
</tr>
<tr>
<td></td>
<td>Tile Materials</td>
</tr>
<tr>
<td></td>
<td>Sealants and Caulk</td>
</tr>
<tr>
<td>Trim Carpentry</td>
<td>Labor to Install Trim</td>
</tr>
<tr>
<td></td>
<td>Interior Doors</td>
</tr>
<tr>
<td></td>
<td>Base, Casing and Mouldings</td>
</tr>
<tr>
<td></td>
<td>Alternate for Hardwood Skin on Framed Stairs</td>
</tr>
<tr>
<td>Carpet</td>
<td>Labor and Materials</td>
</tr>
<tr>
<td>Cabinets</td>
<td>Kitchen</td>
</tr>
<tr>
<td></td>
<td>Bath</td>
</tr>
<tr>
<td></td>
<td>Laundry</td>
</tr>
<tr>
<td></td>
<td>Medicine Cabs</td>
</tr>
<tr>
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<td>Basement Bar</td>
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<td>Third Floor Service Area</td>
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<td>Labor to Install</td>
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<tr>
<td>Counter-Tops</td>
<td>Kitchen</td>
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<td>Bath Vanity Tops</td>
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<td>Backsplash</td>
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<td>Basement Bar</td>
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<td>Laundry</td>
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<td>Additional Sealants for Natural Materials</td>
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<tr>
<td>Glass and Shower Doors</td>
<td>Shower Doors</td>
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<td></td>
<td>Mirrors</td>
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<td>Handrails</td>
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<td>Backsplash</td>
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<td>Alternate for Custom Color on B Splash</td>
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<tr>
<td>Specialty Hardware</td>
<td>Toilet and Towel Bars</td>
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<td></td>
<td>Interior Door Locks</td>
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<td>Exterior Door Locks</td>
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<td></td>
<td>Cabinet Hardware</td>
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<tr>
<td>Closet Shelving</td>
<td>Labor and Materials</td>
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<tr>
<td><strong>MECHANICAL TRIM</strong></td>
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<tr>
<td>Plumbing Trim</td>
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<tr>
<td>Description</td>
<td>Cost</td>
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<td>--------------------------------------</td>
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<td><strong>FIXTURES</strong></td>
<td></td>
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<tr>
<td>50 GALLON WATER HEATER</td>
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<tr>
<td>MASTER BATH TUB</td>
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<tr>
<td>TOILETS</td>
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<td>KITCHEN SINK</td>
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<td><strong>ELECTRICAL TRIM</strong></td>
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<td>ELECTRIC FIXTURES</td>
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<td>INTERIOR AND EXTERIOR SPEAKERS</td>
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<td>MONITORS</td>
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<td>DVD RECORDING</td>
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<td>CAMERAS</td>
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<tr>
<td>HOME AUTOMATION CONTROLLERS</td>
<td></td>
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<td><strong>APPLIANCES</strong></td>
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<td>PURCHASE, DELIVERY AND INSTALLATION</td>
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<td><strong>FINISH HARDSCAPES AND LANDSCAPING</strong></td>
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<td>LANDSCAPING</td>
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<td>PLANTS, BEDS, MULCH, ETC.</td>
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<td><strong>CEedar FENCING</strong></td>
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<td>LABOR AND MATERIALS</td>
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<td><strong>MANAGEMENT</strong></td>
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<td><strong>FINAL, INTERIOR CLEAN</strong></td>
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<td>INTERIOR</td>
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<td>DUCT WORK AND FURNACE CLEANING</td>
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<td><strong>DUMPSTERS AND SITE CLEANING</strong></td>
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<td>DUMPSTERS AND STREET PERMITS</td>
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<td>LABOR FOR ROUGH CLEANING</td>
<td>1,200.00</td>
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<td><strong>PORTABLE TOILET</strong></td>
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<tr>
<td>6 MONTH RENTAL</td>
<td>900.00</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>330,100.00</td>
</tr>
</tbody>
</table>
Broken window
overlooking Washington School Play lot

View of façade exhibiting
rotting stairs, deteriorating roof, unsecure porch rails, mismatched windows and overgrown landscaping.
Rear addition with splayed siding is in poor shape and does not integrate well with the rest of the home. Window proportions are not pleasing.

Extensive water damage throughout home due to roof leaks, improper flashing around windows and faulty plumbing.
Current plumbing conditions of only existing bathroom. See evidence of leaks in ceiling below.

Steep and narrow winder stairs provide only access to second level. Below code rise and run measurements are hazardous. See following page for additional image.
HEALTH & SAFETY CONCERNS:
1. Seepage in basement has caused significant black mold growth throughout entire basement

2. Non-Functional overhead lighting throughout house poses safety hazard because of lacking visibility and fire hazard. Home has knob and tube electric that will need to be completely replaced
3. Potential asbestos tile in bedroom ceiling

4. Steep and narrow winder stairs provide only access to second level. Below code rise and run measurements are hazardous. See following page for additional image and code requirements
HEALTH & SAFETY CONCERNS
(continued)

4. (continued)
See below for current stair configuration.
See right for winder stair code requirements.
Current stairs do not meet following codes:

- 36" Minimum Clear Width
- 12" Walkline
- 10" Minimum Tread Depth
- 6" Minimum Inside Width for Winders
Design and Project Review (DAPR)

1321 Brummel St.

Recommendation to ZBA
PLAT OF SURVEY

OF

THE WEST 14.00 FEET OF LOT 8 AND LOT 9 (EXCEPT THE WEST 14.00 FEET THEREOF) IN FIRST ADDITION TO ARTHUR DUANE HOWARD AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 41, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 1321 BRUMMEL STREET, EVANSTON, ILLINOIS.

BRUMMEL ST.

Method of Survey:

MONUMENTATION OR WITNESS POINTS WERE NOT SET AT THE CLIENT'S REQUEST. UNLESS OTHERWISE NOTED HEREBIN THE BEARING BASIS, ELEVATION, AND COORDINATE DATUM IF USED IS ASSUMED. THE TITLE COMMITMENT NO., DESCRIPTIONS, WAS FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 18-7267
Scale: 1 inch = 10 feet
Date: OCTOBER 8, 2018
Ordered by: KOLPAK, LERNER & ORCIC

3186 PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

We, A. P. SURVEYING COMPANY, do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herein drawn is an accurate representation of said survey.

ORDERED: LAND SURVEYOR No. 3186
License Expiration: November 30, 2018
Ali Apartments 1321 Brummel St.

1321 BRUMMEL ST
2-STORY MASONRY

666.30 SF
ADDITION

8'-0"

3'-0"

5.0' side yard setback

3.0' side yard setback

5.0' side yard setback

40.0'

124.0'

5.0' side yard setback

EXG. WALK TO BE REMOVED

EXG. CONC. AND POUR NEW SLAB.

SITE PLAN

1"=10'

NORTH

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CHICAGO BUILDING CODE.

CODE COMPLIANCE STATEMENT:
I certify that I am the design professional of record for this project.
I also certify that to the best of my knowledge and belief the attached plans for 1321 Brummel St. DO NOT NEED TO COMPLY with the requirements of chapter 18-13, Energy Conservation, of the Municipal Code Chicago.
The project need not comply because: The existing structure is not being added on to. The existing heating & cooling unit is existing to remain.

ENERGY CONSERVATION CODE:

- Remove EXG. CONC. AND POUR NEW SLAB.

CASINGS

GE 27"x27.5" Full Size Stackable

THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CHICAGO BUILDING CODE.

CODE COMPLIANCE STATEMENT:
I certify that I am the design professional of record for this project.
I also certify that to the best of my knowledge and belief the attached plans for 1321 Brummel St. DO NOT NEED TO COMPLY with the requirements of chapter 18-13, Energy Conservation, of the Municipal Code Chicago.
The project need not comply because: The existing structure is not being added on to. The existing heating & cooling unit is existing to remain.

ENERGY CONSERVATION CODE:
THESE DRAWING HAVE BEEN PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CHICAGO BUILDING CODE.

CODE COMPLIANCE STATEMENT:
I certify that I am the design professional of record for this project. I also certify that to the best of my knowledge and belief the attached plans for 2621 W. Windsor Ave. DO NOT NEED TO COMPLY with the requirements of chapter 18-13, Energy Conservation, of the Municipal Code Chicago.

The project need not comply because:  The the existing structure is not being added on to.  The existing heating & cooling unit is existing to remain.

ENERGY CONSERVATION CODE:

RC24x15
WC1
WC2
OVL24x15
OVL14X17
REC
KITCH.-33"
KITCH.-18"
WCTTank
4"
Raphael
Pdst27x22x35
24"x32"

Ali Apartments 1321 Brummel St.
1-847-828-0622
calarkarchitects@sbcglobal.net
PROPOSED BASEMENT FLOOR PLAN

EXG. LOCKED
MECHANICAL ROOM
FOR OWNERS USE
ONLY

MECHANICAL ROOM
AND TENANT
STORAGE SPACE.

NEW 200 AMP
SERVICE TO
NEW UNITS

EXG. 200 AMP
SERVICE

NEW UNDERGROUND
SERVICE

NEW 90% HVAC
FOR 2-NEW UNITS

90% HOT
WATER
HTRS

EXG. HOT
WATER
HTRS

DRAIN

EXG. HVAC

NEW 200 AMP
SERVICE

29'-6"

PROPOSED BASEMENT FLOOR PLAN

NORTH
6/7/19
1/4"

Raphael

Ali Apartments
1321 Brummel St.
1-847-828-0622
clarkarchitects@sbcglobal.net
THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CHICAGO BUILDING CODE.

CODE COMPLIANCE STATEMENT:
I certify that I am the design professional of record for this project. I also certify that to the best of my knowledge and belief the attached plans for 2621 W. Windsor Ave. DO NOT NEED TO COMPLY with the requirements of chapter 18-13, Energy Conversation, of the Municipal Code Chicago.

The project need not comply because: The existing structure is not being added on to. The existing heating & cooling unit is existing to remain.

ENERGY CONSERVATION CODE:

- WC1
- WC1
- WC2
- OVL24x15
- OVL14x17
- REC 19X16
- KITCH.-33"
- KITCH.-18"
- WC2
- WCT Tank
- 4"
- Raphael
- Pdst 27x22x35
- 24"x32"

Ali Apartments 1321 Brummel St.
1-847-828-0622
crklarchitects@sbcglobal.net
June 13, 2019

Zoning Board of Appeals  
City of Evanston  
Evanston, Il 60202

Re: Major Zoning Variation for a two story, two-unit addition to an exg. two story two-unit apartment building.  
1321 Brummel St.  
Evanston, Il 60202

Dear Zoning Board of Appeals members,

I am requesting a Zoning variation for Minimum Lot Area, Minimum lot width and off-street park.

I am looking to increase the number of residential units on my property and by doing so wishes to improve the options for peoples with limited income by building this proposed two-unit addition and making one unit from the new construction "Affordable Housing".

The principles of fairness and inclusion are deeply apart of what I would like to do.

Three units will be rented at market rate rents, and one will be restricted to rents that are affordable to households earning 80% of the area median income (AMI) or lower. The affordable rental unit will be restricted to rents at 80% AMI for ten (10) years. I will use the gross rent limits posted annually on the Illinois Housing Development Authority’s website. I will also deduct allowances for the utilities the tenants are responsible for from the gross rents, based on the utility allowance schedule provided by the Housing Authority of Cook County. Finally, I will work with the City and Community Partners for Affordable Housing to select tenants from the City’s centralized waitlist for the affordable unit.

Though I understand that this addition is not covered under IHO, my commitment to the community drives my decision to commit one 600 sf. unit as "Affordable housing" within the new addition. This would result in four units on this property with one unit, 25% as Affordable.

Thank you for your time and consideration of this request and look forward to your approval!

Best Regards,

[Signature]

FArrukh ALi
MAJOR VARIATION
APPLICATION
CASE #: 19Z-NJV-0056

1. PROPERTY

Address: 1321 BRUMMEL ST, EVANSTON, IL 60202

Permanent Identification Number(s):

PIN 1: 10-12-2194-02-900000 PIN 2: [Blank]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: FARRUKH ALI

Organization: [Blank]

Address: [Blank]

City, State, Zip: EVANSTON, IL 60202

Phone: Work: [Blank], Home: [Blank], Cell/Other: 224-385-4943

Fax: Work: [Blank], Home: [Blank]

E-mail: faraz757@yahoo.com

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

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

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

Name(s) or Organization: FARRUKH ALI

Address: 1944 West Hood Ave.

City, State, Zip: Chicago, IL 60202

Phone: Work: [Blank], Home: 1-224-385-4943, Cell/Other: 1-224-385-4943

Fax: Work: [Blank], Home: [Blank]

E-mail: faraz757@yahoo.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 06/01/2019

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 06/01/2019
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: ______________________
- [X] Project Site Plan  Date of Drawings: 5/10/2010
- [X] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [X] Non-Compliant Zoning Analysis
- [X] Proof of Ownership  Document Submitted: ______________________
- [X] Application Fee (see zoning fees)  Amount $300.00 plus Deposit Fee $200.00

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:
   Add a brick two story two unit building to the existing two story two unit building.

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

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. &quot;6-8-3-4&quot;)</td>
<td>(ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td>(ex. &quot;a front yard setback of 25.25 feet&quot;)</td>
</tr>
<tr>
<td>Requires a minimum Lot Width of 50.0'</td>
<td>A lot width of 40.0'</td>
<td></td>
</tr>
</tbody>
</table>

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

| 2 |
| Min. Lot Area: 2,500sf/unit. 2- exce. units = 5,000sf | Need an additional 5,000sf for 2-additional units @ 2500/unit. |

| 3 |
| Max. 2- units due to exce. lot area. | Requesting approval for 2-additional units. |
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?

This property is on a narrow 40.0' lot which restricts the ability to increase the no. of units and the zone restricts the no. of units base on the Lot Area. Also, due to the narrow nature of the lot, the owner is unable to add on-site parking, further restricting the development of the lot.

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.

This property is already flanked to the east and west with 6+ unit apartment buildings and so the addition of 2- additional units will not have an adverse affect on the use, enjoyment or property values of the adjoining properties.

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

The owner is committed to providing "Affordable House" on his property & will be restricted in doing so by the current zoning restrictions that disallow these two additional units due to lot area and Lot width.

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.

(E) "Provision of a variety of housing types in accordance with the city's housing goals."

The Owner recognizes the zoning and Lot restrictions but would like to provide "Affordable" housing on this property in the form of 2-"affordable units" to thus provide 50% affordable housing on this property.

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

No, this hardship has not been self created.
5. Have other alternatives been considered, and if so, why would they not work?

Yes. Our only other alternative would be to build up but the current zoning restricts that to the max. two stories.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:

   Does not apply

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

   Does not apply.

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

   FARRUKH ALI, 1321 BRUMMEL ST, EVENSTON, IL 60202, 224-385-4943, FARAZ757@YAHOO.COM
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number ___ above, or indicated below.

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.

   N/A

   ______

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.

   PARRUKH ALI, 1321 BRUMMEL ST, EVENSTON, IL, 60202, 100%
# Zoning Analysis

## Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
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</thead>
<tbody>
<tr>
<td>19ZONA-0050</td>
<td>Non-Compliant</td>
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</table>

### Proposal:

EXISTING 2-FLAT; REMODEL BASEMENT TO INCLUDE 1 ADDITIONAL DWELLING, CONSTRUCT ADDITION WITH 2 DWELLINGS FOR A TOTAL OF 5 DWELLINGS

### Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
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<tbody>
<tr>
<td>1321 Brummel ST</td>
<td>R4</td>
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<table>
<thead>
<tr>
<th>Overlay District:</th>
<th>Preservation District:</th>
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<tbody>
<tr>
<td>None</td>
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</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
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<tbody>
<tr>
<td>Douglas Clark</td>
<td>8478280622</td>
</tr>
</tbody>
</table>

Signature: [Signature] Date: 5-21-19

### 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

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
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</thead>
<tbody>
<tr>
<td>19ZONA-0060 – 1321 BRUMMEL STREET</td>
<td>NON-COMPLIANT</td>
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</tbody>
</table>

**Proposal:**

EXISTING 2-FLAT; REMODEL BASEMENT TO INCLUDE 1 ADDITIONAL DWELLING, CONSTRUCT ADDITION WITH 2 DWELLINGS FOR A TOTAL OF 5 DWELLINGS

<table>
<thead>
<tr>
<th>Zoning Section:</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ordinance 107-O-18.</td>
<td>With 5 dwelling units proposed, City’s Inclusionary Housing Ordinance (IHO) applies.</td>
</tr>
<tr>
<td>6-4-1-9</td>
<td>On site plan, note distances to property lines from proposed addition, patio, and window well.</td>
</tr>
<tr>
<td>6-8-5-4</td>
<td>Dimension roof overhang. Roof overhang is a permitted yard obstruction, permitted to obstruct up to 10% into a required setback, or, overhang on addition is permitted to match existing.</td>
</tr>
<tr>
<td>6-8-5-5</td>
<td>Non-compliant: Minimum required lot width for a multi-family dwelling is 50’; 40’ proposed.</td>
</tr>
<tr>
<td>6-8-5-8</td>
<td>Non-compliant: Maximum permitted building height is 35’ or 2.5 stories, whichever is less; 3 stories proposed.</td>
</tr>
<tr>
<td>6-16-2; Table 16-B</td>
<td>Non-compliant: Minimum number of required off-street parking spaces for the 2 additional 2-bedroom dwelling units is 5; 0 spaces provided.</td>
</tr>
</tbody>
</table>

1.5 spaces per 2-bedroom dwelling

\[
\frac{2 \text{ dwelling units}}{1.5 \text{ spaces}} = \frac{3}{2} = 1.5 \text{ spaces per dwelling, but rounds up to } 2 \text{ spaces.}
\]

Minimum required interior side yard setback for at grade terrace located in an interior side yard is 5’; less than 5’ proposed.
As proposed, approval of a major variation, the City Council is the determining body.

Variations may or may not be approved.

Submittal of an Inclusionary Housing Proposal DOES NOT mean zoning variations are guaranteed to be approved.
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: April 22, 2019

Z.A. Number: 19ZONA-0060
Address: 1321 Brummel ST
Applicant: Douglas Clark
Phone: 8476280622

Purpose: Zoning Analysis without Bld Permit App
District: R4
Overlay: None
Preservation

Reviewer: Michael Griffith

THIS APPLICATION PROPOSES (select all that apply):
New Principal Structure  Change of Use  Sidewalk Cafe
New Accessory Structure  Retention of Use  Other
X Addition to Structure  Plat of Rez (or) Control
Alteration to Structure  Business License
Retention of Structure  Home Occupation

ANALYSIS BASED ON:
Plans Dated: 05-02-19
Prepared By: D. CLARK ARCHITECTS, INC
Survey Dated: 10-08-19
Existing Improvements: 2-FLAT

Proposal Description:
EXISTING 2-FLAT, CONSTRUCTION TO INCLUDE 1 ADDITIONAL DWELLING
CONSTRUCT ADDITION WITH 2 DWELLINGS FOR A TOTAL OF 4 DWELLINGS

RESIDENTIAL DISTRICT CALCULATIONS

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 5%)</th>
<th>Pavers/Pervious Paver Exception (Subtract)</th>
<th>Open Parking Debit (Add 206sqft/open space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cor.</td>
</tr>
<tr>
<td>Front Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regulatory Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ZONING ANALYSIS

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

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - 2F</td>
<td>40.0</td>
<td>40.0</td>
<td>Compliant</td>
</tr>
<tr>
<td>Multi Family</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:
Minimum Lot Width (LF)
50
40.0
40.0
Non-Compliant

Minimum Lot Area (SF)
2,500 SF PER DWELLING
4960
4960
Non-Compliant

Comments: 2500 * 5 = 12,500 SF REQ

Dwelling Units:
2
Non-Compliant

Rooming Units:

Building Lot Coverage (SF) (defined: including subtractions & additions)
2728
1345.4
1982
Compliant

Comments:
LF: Linear Feet   SF: Square Feet   FT: Feet
Page 1
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface</td>
<td>2728</td>
<td>1691.2</td>
<td>2584</td>
<td>Compliant</td>
</tr>
<tr>
<td>Coverage (SF, %)</td>
<td></td>
<td>38.1%</td>
<td>52.1%</td>
<td></td>
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</tbody>
</table>

**Comments:**

Accessory Structure
Rear Yard Coverage: 40% of rear yard

Gross Floor Area (SF)
Use:

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>35 OR 2.5 STORIES</th>
<th>22.5, 2 STORIES</th>
<th>31.5; 3 STORIES</th>
<th>Non-Compliant</th>
</tr>
</thead>
</table>

**Comments:**

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

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

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

Interior Side Yard (1) (FT)
Direction: W

**Comments:**

Interior Side Yard (2) (FT)
Direction: E
Comments:

Rear Yard (FT)
Direction: N

**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>Terrace (At Grade)</td>
<td>Terrace (At Grade)</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:** EAST INTERIOR SIDE YARD, AT GRADE, AT BLDG FOUNDATION

Permitted Required Yard:
Interior Side Yard

**Comments:**

Additional Standards:
Comments:

Height (FT)
Comments:
<table>
<thead>
<tr>
<th>Distance from Principal Building:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Comments:</td>
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<tr>
<td><strong>Front Yard (1A) (FT)</strong></td>
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<tr>
<td>Direction: S</td>
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<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td><strong>Front Yard (1B) (FT)</strong></td>
<td></td>
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<tr>
<td>Direction:</td>
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<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td><strong>Street Side Yard (FT)</strong></td>
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<td>Direction:</td>
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<tr>
<td>Comments:</td>
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<td><strong>Interior Side Yard (1A) (FT)</strong></td>
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<tr>
<td>Direction: W</td>
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<tr>
<td>Comments:</td>
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<tr>
<td><strong>Interior Side Yard (1B) (FT)</strong></td>
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<tr>
<td>Direction: E</td>
<td>5.0</td>
<td>1.0</td>
<td>NEW TERRACE LESS THAN 5</td>
<td>Non-Compliant</td>
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<tr>
<td>Comments:</td>
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<tr>
<td><strong>Rear Yard (FT)</strong></td>
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<td>Direction: N</td>
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<tr>
<th>Use(1): Multi-family (Res District)</th>
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<th>Determination</th>
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<tbody>
<tr>
<td>1.5 SPACES PER 2-BEDROOM DWELLING</td>
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<td>Comments:</td>
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<td><strong>Use(2):</strong></td>
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<td><strong>Use(3):</strong></td>
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**TOTAL REQUIRED:**

<table>
<thead>
<tr>
<th>Handicap Parking Spaces</th>
<th>Sec. 6-16-2-6</th>
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<tr>
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<tr>
<td><strong>Access:</strong></td>
<td>Sec. 6-16-2-2</td>
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<tr>
<td>Comments:</td>
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<tr>
<td><strong>Vertical Clearance (LF)</strong></td>
<td>7'</td>
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<tr>
<td>Comments:</td>
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</table>

**Comments:**

QT: Linear Feet  SF: Square Feet  FT: Feet
Page 3
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Surfacing:</td>
<td>Sec. 6-16-2-8 (E)</td>
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<tr>
<td>Location:</td>
<td>Sec. 6-4-6-2</td>
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**Comments:**

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<td>Comments:</td>
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<td>Depth(D) (FT)</td>
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<td>Comments:</td>
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<tr>
<td>Aisle(A) (FT)</td>
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<tr>
<td>Comments:</td>
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<td>Module (FT)</td>
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<td>Comments:</td>
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**Comments:**

<table>
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<td>Depth(D) (FT)</td>
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<tr>
<td>Comments:</td>
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</table>

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

**Comments:**

### MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement (1):</th>
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<tbody>
<tr>
<td>MIN. REQ SIDE SETBACK: 4.5</td>
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<tr>
<td>ROOF OVERHANG</td>
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<tr>
<td>Comments:</td>
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</table>

**Requirements (2):**

**Comments:**

**Requirements (3):**

**Comments:**

### 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**

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is: Required

See attached comments and/or notes.

[Signature]  
5-21-19
Design and Project Review (DAPR)

100 Chicago Avenue

Major Adjustment to a Planned Development
Evanston Gateway, LLC

Future home of City Grange - Education-based urban garden and lifestyle center

DAPR Meeting

Evanston Gateway, LLC | 100 Chicago Avenue

#17.03 | July 3, 2019
photographs of site and surrounding properties
Evansont Gateway, LLC  |  100 Chicago Avenue  
#17.03   |   November 14, 2018

**AREA 2 - PARKING PERIMETER**

- 5-story, 28-unit residential building with ground floor retail
- Retaining wall
- 6' high metal fence
- Bike rack
- Existing tree to remain
- Existing planted berm
- 6' high chainlink fence
- Bike rack
- Existing park
- Existing Metra tracks
- Chicago & Northwestern Railroad
- New tree
- New tree
- New tree
- Existing tree to remain
- Existing tree (2
- Existing tree
- Scale: 1/16" = 1'-0"

**GROUND LEVEL LANDSCAPE PLAN**

**AREA DESCRIPTIONS**

**AREA 1 - PARKWAY**

- Flowering Lawns
  - Seed mixture contains 13 wildflowers, 8 annuals for first-year color, plus 7 perennials for second and subsequent years. Mature plant heights range on average from 6" - 24". Apply Seed Rate of 1 Pound of Seed per 1,500 sq. ft.

- Anthemis nobilis
  - Roman Chamomile Perennial
- Bellis perennis
  - English Daisy Perennials
- Chrysanthemum multicaule
  - Yellow Daisy Annual
- Crepis echinata
  - Daisy, California Poppy Annual
- Festuca rubra
  - Sheep Fescue Perennial
- Lobularia maritima
  - Sweet Alyssum Annual
- Nemophila menziesii
  - Baby Blue Eyes Annual
- Nepeta x faassenii
  - Catmint Perennial
- Salvia nemorosa
  - Meadow Sage Perennial
- Tagetes erecta
  - Marigold Perennial
- Verbena officinalis
  - Lobelia Perennial or Annual
- Zinnia species
  - Zinnia Annual

**Flowering Lawn**

Annual and perennial plantings consist of mixed 2.25" to 1 Quart and #1 Container sizes. Plantings will be provided as needed to fill the planting area. Mature plant heights range on average from 12" - 36".

- Allium varieties
  - Ornamental Onion Perennial
- Begonia varieties
  - Begonia Annual
- Coreopsis varieties
  - Tickseed Perennial
- Dianthus varieties
  - Dianthus Perennial or Annual
- Geranium varieties
  - Geranium Perennial or Annual
- Ipomea varieties
  - Sweet Potato Annual
- Lantana varieties
  - Lantana Annual
- Nepeta varieties
  - Catmint Perennial
- Salvia varieties
  - Meadow Sage Perennial
- Tagetes varieties
  - Marigold Perennial
- Verbena varieties
  - Verbena Perennial
- Zinnia varieties
  - Zinnia Annual

**Seasonal Plantings**

- Birdseed mix
  - 13 wildflowers, 8 annuals for first-year color, plus 7 perennials for second and subsequent years. Mature plant heights range on average from 6" - 24". Apply Seed Rate of 1 Pound of Seed per 1,500 sq. ft.

- Anthemis nobilis
  - Roman Chamomile Perennial
- Bellis perennis
  - English Daisy Perennials
- Chrysanthemum multicaule
  - Yellow Daisy Annual
- Crepis echinata
  - Daisy, California Poppy Annual
- Festuca rubra
  - Sheep Fescue Perennial
- Lobularia maritima
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  - Catmint Perennial
- Salvia nemorosa
  - Meadow Sage Perennial
- Tagetes erecta
  - Marigold Perennial
- Verbena officinalis
  - Lobelia Perennial or Annual
- Zinnia species
  - Zinnia Annual
LEVEL 02 TOTAL AREA: 8,382 GSF

UNIT 3 - 2 BED / 2 BATH
UNIT 2 - 2 BED / 2 BATH
UNIT 1 - 1 BED / 1 BATH
UNIT 4 - 1 BED / 1 BATH
UNIT 5 - 1 BED / 1 BATH

COVERED BALCONIES
CORE
CITY GRANGE
DATA
ELEC
ELEV
TRASH
STAIR 2
CORRIDOR
UNIT 1 UNIT 2
STAIR 1
UNIT 4UNIT 5

PREVIOUSLY SUBMITTED LEVEL 02
FOR REFERENCE ONLY
GRASS MIX

PERENNIAL MIX

SEDUM MIX

DRI P EDGE AT PARAPET
(SEE DETAIL L.3-C)

GRA S S MIX

SEDUM MIX

PERENNIAL MIX

DRI P EDGE AT PARAPET
(SEE DETAIL L.3-C)

PERENNIAL MIX

12" WIDE GRAVEL DRAIN TRENCH AT BOTTOM OF SLOPE (SEE DETAIL L.4-E)

SEDUM MIX

8" DIAMETER DRAIN TILE DIRECTED TO ROOF DRAIN INLET

EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | July 3, 2019

roof landscape plan
VIEW LOOKING WEST AT HOWARD/CHICAGO INTERSECTION

renderings of proposed project
NOTE: ALL FENCE COMPONENTS TO BE PAINTED
BENJAMIN MOORE 2131-10
BLACK SATIN

1" SQUARE STEEL SUPPORT

1/2" SQUARE STEEL PICKETS

3" SQUARE STEEL POST 6' O.C.

3"

6' - 0"

1" SQUARE STEEL SUPPORT

GARDEN YARD / SALES LOT FENCE
THANK YOU
Questions/Comments.
61-0-18

AN ORDINANCE

Granting a Special Use Permit for a Planned Development and Special Use Approval for an Open Sales Lot at 100 and 128-132 Chicago Avenue and Amending the Zoning Map to Re-Zone Certain Properties from the C1 Commercial Zoning District to the B3 Business District

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the "powers and functions of home rule units shall be construed liberally," was written "with the intention that home rule units be given the broadest powers possible" (Scadron v. City of Des Plaines, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, et seq.) grants each municipality the power to establish zoning regulations; and
WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 1979, as amended, ("the Zoning Ordinance"); and

WHEREAS, Evanston Gateway, LLC (the "Applicant,"), developer of the property located at 100 and 128-132 Chicago Avenue, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically Section 6-7-2 "Zoning Map", Section 6-3-4 "Amendments", Section 6-3-5, "Special Uses", Section 6-3-6, "Planned Developments", and Subsection 6-9-1-9, "Planned Developments" in Business Zoning Districts, to permit the construction and operation of a Planned Development with accessory parking located at the Subject Property in the B3 Business Zoning District ("B3 District"); and

WHEREAS, the Applicant sought approval to re-zone the Subject Property from the current C1 Commercial and B3 Business Zoning Districts entirely to the proposed B3 Business Zoning District; and

WHEREAS, the Applicant sought approval to construct a new five (5) story seventy-two (72) foot tall multi-family development consisting of twenty-six (26) dwelling units, approximately four thousand nine hundred ninety-nine (4,999) square feet of ground indoor floor commercial space, approximately two thousand three hundred seventy-four (2,374) square feet of commercial space on the second floor, approximately seven thousand (7,000) square feet of outdoor garden/open sales lot, and thirty (30) parking spaces; and
WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to number of required parking spaces, fence location, and parking setbacks from the north and west property line; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances to the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on April 18, 2018, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development with Open Sales Lot and Rezoning from C1 Zoning District to B3 Zoning District, case no. 17PLND-0112, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission’s written findings state that the application for the proposed Planned Development meets applicable standards set forth for Special Uses in Subsection 6-3-5-10 of the Zoning Ordinance and Planned Developments in the B3 Zoning District per Subsection 6-9-1-9 of the Zoning Ordinance and Map Amendments per Subsection 6-3-4-5; and

WHEREAS, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on May 14, 2018, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provisions of the
Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission with an amendment, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings of May 14, 2018 and May 29, 2018, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, the Applicant application, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see Glenview State Bank v. Village of Deerfield, 213 Ill.App.3d 747 (1991)) and is not subject to courtroom fact-finding (see National Paint & Coating Ass'n v. City of Chicago, 45 F.3d 1124 (7th Cir. 1995)),

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

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

SECTION 2: The City Council hereby amends the Zoning Map to remove those properties with the addresses and PINs listed in Exhibit B and identified in Exhibit C, both attached hereto and incorporated herein by reference, from the C1 Commercial District and place them within the B3 Business District.

SECTION 3: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 17PLND-
0112, to allow construction and operation of the Planned Development described herein.

SECTION 4: The City Council hereby grants the following Site Development Allowances:

(A) **Number of Required Parking Spaces:** A Site Development Allowance is hereby granted for thirty (30) parking spaces, whereas Table 16-B of the Zoning Ordinance requires a minimum of thirty-seven (37) parking spaces based on the proposed combination of uses in the B3 District.

(B) **Fence Location:** A Site Development Allowance is hereby granted to place a fence with a zero (0) foot setback from the street side Subject Property line, whereas subsection 6-4-6-7(F)2(b)(1) of the Zoning Ordinance requires a two (2) foot setback from the street side Subject Property line in the B3 District.

(C) **Parking Setbacks:** A Site Development Allowance is hereby granted permitting a zero (0) foot parking setback from the north and west Subject Property lines, whereas subsection 6-9-4-7 of the Zoning Ordinance requires a minimum of a five foot parking setback from the north and west Subject Property lines in the B3 District.

SECTION 5: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

(A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with: the terms of this ordinance; the Site and Landscape Plans in Exhibits D and E, attached hereto and incorporated herein by reference; all applicable legislation; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

(B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control
and vibration monitoring; construction exhibits; project communication and signage.

(C) **Metal Fence:** The Applicant must provide to the City the metal fence detail for the six (6) foot tall metal fence surrounding the garden yard/open sales area on the Subject Property indicating the fence material, finish, and design to the Design and Project Review (DAPR) Committee prior to issuance of building permit.

(D) **Landscaping:** Applicant must install and maintain the landscaping improvements as depicted in Exhibit E.

(E) **Street Improvements:** The Applicant must install all improvements to the streets, including grinding of existing pavement markings, restriping, and asphalt patching at new water/sewer services within the Howard Street and Chicago Avenue Right of Ways.

(F) **Sidewalk Replacement:** The Applicant must replace all sidewalks adjacent to the Subject Property along the full length of the property on both Howard Street and Chicago Avenue.

(G) **METRA Embankment Improvements:** The Applicant agrees to continue working with METRA and/or Union Pacific Railroad regarding obtaining written permission for the installation and maintenance of landscaped embankment improvements adjacent to the Subject Property for the life of the development.

(H) **Color Accents:** The Applicant agrees to incorporate color accents on all facades, as incorporated in the Development Plans, as revised pursuant to recommendation from the Design and Project Review (DAPR) Committee.

(I) **Harm Mitigation for Birds:** The Applicant will implement the following strategies to improve and incorporate bird friendly measures:

   a. Install low reflective glass windows;
   b. Install metal balcony railings rather than glass doors and balconies;
   c. Minimize any external lighting from 12:00 a.m. until dawn during Spring and Fall bird migration; and
   d. Avoid guy wires and roof lighting that pose a bird hazard.

(J) **Affordable Housing Units:** The Applicant shall provide five (5) units of on-site affordable housing for the following twenty-five (25) years in accordance with the approved equivalent alternative inclusionary housing proposal. The affordable units shall be affordable to households earning no more than the following area median income (AMI): three (3) 1-bedroom units must be affordable at eighty percent (80%) AMI and two (2) 2-bedroom units must be affordable at eighty percent (80%) AMI.
(K) Changes in Building Use: Any material changes in the use of the building on the Subject Property must be approved as an amendment to this Planned Development in accordance with Subsection 6-3-6-12 of the Zoning Ordinance.

(L) Recordation: Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cock County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

SECTION 6: When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's tenants, agents, assigns, and successors in interest."

SECTION 7: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 8: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 9: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 10: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.
SECTION 11: The findings and recitals herein are hereby declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: May 14, 2018
Adopted: May 29, 2018

Attest: ______________________  Devon Reid, City Clerk

Approved: ______________________  June 26, 2018
Stephen H. Hagerty, Mayor

Approved as to form: ______________________  Michelle L. Masoncup, Interim Corporation Counsel
EXHIBIT A

Legal Description

PARCEL 1:

PARCEL 2:
The North 50 feet of the South 150 feet of that part of the South 6.25 chains, lying west of the west line of Chicago Avenue, east of the east line of Chicago and Northwestern Railroad and north of the north line of Howard Street of the northeast 1/4 of section 30, township 41 north, range 14, east of the third principal meridian, in Cook County, Illinois.

PARCEL 3:

PINS: 11-30-212-004-0000
      11-30-212-005-0000
      11-30-212-006-0000
      11-30-212-007-0000
      11-30-212-008-0000

COMMONLY KNOWN AS: 100 and 128-132 Chicago Avenue, Evanston, IL (approx. 25,412 sq. ft.)
EXHIBIT B

Addresses and PINs of Properties Removed from the C1 Commercial District and Placed Within the B3 Business District

Commonly Known As: 128-132 Chicago Avenue, Evanston, IL

PINs:
11-30-212-004-0000
11-30-212-005-0000
11-30-212-006-0000
EXHIBIT C

Map of Properties Removed from the C1 Commercial District and Placed Within the B3 Business District
Properties Removed from the C1 Commercial District and Placed Within the B3 Business District
EXHIBIT D

Development Plans
Evanston Gateway, LLC

Future home of City Grange - Education-based urban garden and lifestyle center

Re-Zoning, Special Use and Planned Development Application

100 Chicago Avenue, Evanston, IL
Evanston Gateway  
100 North Chicago Avenue, Evanston, IL  
17.030  
Apr. 11, 2018

Included in FAR

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**TOTAL GSF: 41,918**

FAR: 3.00
allowable FAR area: 76,220
proposed FAR area: 36,867
proposed FAR: 1.45

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**EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE | #47.03 | April 11, 2018**

area calculation
EXHIBIT E

Landscape Plans
EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE #17.03 | March 27, 2018

landscape plan
1. PROPERTY

Address(es)/Location(s)
100-130 Chicago Avenue

Brief Narrative Summary of Proposal:
The Applicant requests a major adjustment to the existing PD to add two (2) new dwelling units on the second floor, as shown on the enclosed plans.

2. APPLICANT

Name: David Brown Organization: Evanston Gateway LLC
Address: 4346 N Honore, 5th Floor City, State, Zip: Chicago, IL 60613
Phone: Work: 312-543-6782 Home: Cell/Other: 
Fax: Work: Home: 
E-mail: dbrown@harrington-brown.com

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

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

3. 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: June 26, 2019
4. PRE-SUBMISSION REQUIREMENTS

Prior to actually submitting an application for Planned Development, you must:

A. Complete a Zoning Analysis of the Development Plan
   The Zoning Office staff must review the development plan and publish a written determination of
   the plan’s level of compliance with the zoning district regulations. Apply at the Zoning Office.

B. Present the planned development at a pre-application conference
   Contact the Zoning Office to schedule a conference with the Site Plan and Appearance Review
   Committee, the alderman of the ward and the chairman of the Plan Commission.

5. REQUIRED SUBMISSION DOCUMENTS AND MATERIALS

☐ (This) Completed Application Form
☐ Application Fee, including postage for required mailing
☐ Two (2) Copies of Application Binder

Your application must be in the form of a binder with removable pages for copying.
You must submit two application binders for initial review.
The Application Binder must include:

☐ Certificate of Disclosure of Ownership Interest Form
☐ Plan drawing illustrating development boundary and individual parcels and PINs
☐ Plat of Survey of Entire Development Site
☐ Zoning Analysis Results Sheet
☐ Preliminary Plat of Subdivision.
☐ Pre-application Conference Materials.
☐ Development Plan
☐ Landscape Plan
☐ Statement addressing how the planned developments approval will further public benefits
☐ Statement describing the relationship with the Comprehensive Plan and other City land use plans
☐ Statement describing the development’s compliance with any other pertinent city planning and development policies.
☐ Statement addressing the site controls and standards for planned developments
☐ Statement of proposed developments compatibility with the surrounding neighborhood
☐ Statement of the propose developments compatibility with the design guidelines for planned developments
☐ Statements describing provisions for care and maintenance of open space and recreational facilities and proposed articles of incorporation and bylaws.
☐ Restrictive Covenants
☐ Schedule of Development
☐ Market Feasibility Statement
☐ Traffic Circulation Impact Study
☐ Statement addressing development allowances for planned developments

Notes:

- Plats of survey must be drawn to scale and must accurately and completely reflect the current conditions of the property.
- Building plans must be drawn to scale and must include interior floor plans and exterior elevations.
- Application Fees may be paid by cash, check, or credit card.
6. OTHER PROFESSIONAL REPRESENTATIVE INFORMATION

Attorney
Name: Paul Shadle & Katie Jahnke Dale
Organization: DLA Piper LLP (US)
Address: 444 W. Lake St., Suite 900
City, State, Zip: Chicago, IL 60606
Phone: 312-368-3493 / -2153
Fax: 
Email: paul.shadle / katie.dale@dlapiper.com

Architect
Name: Michael Wilkinson
Organization: Level Architecture Incorporated
Address: 1807 W. Sunnyside Ave., Suite 300
City, State, Zip: Chicago, IL 60640
Phone: 312-242-3802
Fax: 
Email: michael@levelincorporated.com

Surveyor
Name: 
Organization: 
Address: 
City, State, Zip: 
Phone: 
Fax: 
Email: 

Civil Engineer
Name: Don Dixon
Organization: Gewalt Hamilton
Address: 625 Forest Edge Drive
City, State, Zip: Vernon Hills, IL 60061
Phone: 847-478-9700
Fax: 
Email: ddixon@GHA-engineers.com

Traffic Engineer
Name: Luay Aboona
Organization: KLOA
Address: 9575 W. Higgins Rd., Suite 400
City, State, Zip: Rosamont, IL 60018
Phone: 847-518-9990
Fax: 
Email: laboona@kloainc.com

Other Consultant
Name: 
Organization: 
Address: 
City, State, Zip: 
Phone: 
Fax: 
Email: 

Page 3 of 8
"I understand that the regulations governing the use of my property may change as a result of this petition. By signing below, I give my permission for the named petitioner on page 1 of this form to act as my agent in matters concerning this petition. I understand that 1) the named petitioner will be the City of Evanston's primary contact during the processing of this petition, 2) I may not be contacted directly by City of Evanston staff with information regarding the petition while it is being processed, 3) I may inquire the status of this petition and other information by contacting the Zoning Office, and 4) the property owners listed below may change the named petitioner at any time by delivering to the Zoning Office a written statement signed by all property owners and identifying a substitute petitioner."

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Copy this form if necessary for a complete listing.