EVANSTON PRESERVATION COMMISSION
Tuesday, October 1, 2019, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. OLD BUSINESS

A. 2404 RIDGE AVE. (L) CASE # 19PRES-0094 Advisory review on proposed subdivision - Chris Sweitzer, applicant. The proposed subdivision includes the division of 1 lot into 2 lots. The proposed lot #1 will include the existing principal and secondary structures. The proposed lot #2 is existing vacant land. Thus, the landmark structures are preserved and will remain as a part of their own parcel, and not adversely affected. Applicable standards [2-8-12 (B) 1 (a), (b), (c), (d), (e) and 2] (Continued from 6/11/2019, 7/9/2019, 8/6/2019 and 9/10/2019) to be continued to 11/12/2019

B. 835 MICHIGAN AVE. (LSHD) CASE #19PRES-0172 - Franz Allen, contractor, submits for a Certificate of Appropriateness for window replacements at the east front façade. First floor: remove existing casement clad windows (with transoms) and trim, replace with Marvin double hung aluminum clad windows with simulated divided lights and transoms. Remove picture window and transom above; replace with a Marvin aluminum clad picture window with transom above. Second floor - Remove casement clad windows with simulated divided lights and replace with Marvin double hung aluminum clad windows with simulated divided lights. Simulated divided lights have different configuration and the trim is James Hardie cement. Visible from the public way via Michigan Avenue. Applicable standards: [Alteration 1-5] Continued from 9/10/2019

3. NEW BUSINESS

A. 1330 LAKE STREET (RHD)- CASE # 19PRES-0200 - Chad Rogers applies for removing stucco finish and exposed wood siding from all exterior walls and replace with no-knot cedar siding to match siding when it was originally built in 1889. Visible from Lake Street and Wesley Avenue. Applicable standards: [Alteration 1-7]
B. 834 MADISON STREET (L) - CASE # 19PRES-0202 - Garry Shumaker applies for the repair and refinish the existing stucco finishes on all exterior facades, repair and replace in-kind existing trim and painted wood details. The existing painted wood Marvin windows (rear sunporch) will remain. The existing selected wood windows will be replaced with Pella “Traditional” Architectural series clad double hung windows. Existing vinyl windows (east elevation) will be removed and replace with Pella “Traditional” Architectural series windows. Selected windows on the lower level front porch as well as the west facing bay (both first and second level) will be fully restored and fitted with new factory finished storm windows. Basement windows will be replaced with clad “Traditional” Architectural series awning windows. Muntin patterns on prosed new windows will match existing. Visible from Madison St. and Elmwood Ave. Applicable standards: [Alteration 1-7]

C. 2727 LINCOLN STREET (L) - CASE # 19PRES-0199 - DonnaLee Floeter, architect, applies for certificate of appropriateness to construct a one and two-story additions at rear of existing 2 1/2-story brick and stucco single family home, including one story brick extension to existing attached garage on rear of home. The applicant requests a 23.5’5 rear-yard setback where 30’ is required (Zoning Code Section 6-8-2-8). Visible from the rear public alley. Applicable standards: [Construction 1-5, 7, 8 and 10-15]

D. 1224 OAK AVENUE (RHD) - CASE # 19PRES-0201- Noreen Edwards, owner, applies for the construction of an attached garage with a rooftop screen porch and open deck, raise the roof height of the house with dormers (attic addition) from 31’-10” to 35’, replace selected windows, install French doors, build deck at grade and install two A/C condensers on the south side. Visible from Oak Avenue and the public alley at rear. Applicant applies for major zoning relief to construct the attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3’ rear yard setback where 30’ is required (Zoning Code Section 6-8-4-7), a 3.2’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1’ south interior side yard setback for an accessory structure (deck) where 5’ is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The Zoning Board of Appeals is the determining body for this case. Applicable standards: [Construction 1-5, 7, 8 and 10-15]

E. 601 DAVIS STREET (L) - CASE # 19PRES-0197- Davis Street Development Company 2015, LLC, submits a special use and planned development applications to construct a 19-story Class A office building with 40 parking spaces and 4,510 SF of ground floor retail space with a Chase Bank drive through facility. The proposed development will preserve the landmarked University Building at the corner of Davis Street and Chicago Avenue. Site development allowances are being requested for 1) an FAR of 9.67 where 4.5 is allowed, 2) a proposed height of 220 feet where 85 feet (excluding parking) is allowed, 3) 40 parking spaces where 521 are required, 4) A 15 foot Ziggurat
setback is proposed above 29 feet along Davis where a 40 foot Ziggurat setback is required above 42 foot height and 5) A 5 foot Ziggurat setback is requested along the north property line at 29 foot height where a 25 foot Ziggurat setback is required above 42 foot height. Seeking advisory review from the Preservation Commission.

4. APPROVAL OF MEETING MINUTES of September 10, 2019.

5. STAFF REPORTS

   A. Alderman Robin Rue Simmons, 5th Ward, referral to EPC to work on the 1995 initiative: “Preserving Integrity Through Culture and History” (PITCH) for cultural landmarking, honoring some businesses and other historically significant sites in the 5th Ward.

   B. Design Guidelines Update

6. DISCUSSION (No vote will be taken)

7. ADJOURNMENT

Next Meeting: TUESDAY, November 12, 2019 at 7:00 P.M. (Subject to change)

The agenda and packet(s) are posted online 48 hours before the respective scheduled meeting at: Preservation Commission Agendas & Minutes

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Carlos Ruiz at 847-448-8687 or at cruz@cityofevanston.org The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible. Español - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible.
2. OLD BUSINESS

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House Photo From 1955

East Facing Facade

Current House Photo (West Facing)

North Facing Facade
North Facing Facade Continued

South Facing Facade
### Section A. Required Information (Print) * Refer to the Supplemental Information for guidance [page i" fifth below].

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<td>SIDING &amp; WINDOWS GROUP</td>
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<td>Address: 10350 Dearlove Road</td>
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Adopted 10/19/04/Updated 12/22/17.7/27/18
## SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.

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Section C: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

Remove existing windows and trim and dispose of from premises. Install new Marvin windows and trim will be from James Hardie cement. See contract for more details.

2) Checklist (Check all that apply and attach any additional information)

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows</td>
<td>Front</td>
<td>Yes</td>
</tr>
<tr>
<td>DOORS</td>
<td></td>
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<tr>
<td>Storm Windows</td>
<td></td>
<td></td>
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<tr>
<td>Storm DOORS</td>
<td></td>
<td></td>
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<tr>
<td>New</td>
<td>Replacement</td>
<td></td>
</tr>
<tr>
<td>Restoration</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Window Style/Materials: DH by Marvin & DH picture by Marvin

DOOR Style/Materials:

Storm Window Style/Materials:

Storm DOOR Style/Materials:

3) Applicant's Signature: __________________________ Date: 7-19-19

Print Name: FRANZ ALLEN

NOTE: The deadline for submission of Certificate of Appropriateness applications is no less than 15 business days before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the second Tuesday of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).
All highlighted areas in yellow and black will be trimmed with James Hardie Fiber Cement trim board with a custom finish. Trim includes the tiny window in the gable which is not highlighted.
Existing

Quantity: 2

23 3/4" FS

19 1/4 FS

55 1/2" FS
All highlighted areas in yellow and black will be trimmed with James Hardie Fiber Cement trim board with a custom finish. Trim includes the tiny window in the gable which is not highlighted.
Existing
Quantity: 2

17 15/64 DLO

12 3/4" DLO

48 3/4" DLO
Existing
Quantity: 1

25 15/64" DLO

12 3/4" DLD

46 3/4" DLO

021
**AGREEMENT**

**Customer Name:** Mr. Matt Kerr  
**Date:** 5/10/2019

<table>
<thead>
<tr>
<th>Address:</th>
<th>835 Michigan Ave.</th>
<th><strong>Phone:</strong></th>
<th>(215) 327-0975</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Evanston</td>
<td><strong>State:</strong></td>
<td>IL</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>zip:</strong></td>
<td>60202</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Email:</strong></td>
<td><a href="mailto:msk113@aol.com">msk113@aol.com</a></td>
</tr>
</tbody>
</table>

We Hereby Propose the Following Specs:

Provide & Install new windows & trim. See attached spec sheets.

Install specs:
- Remove existing windows & trim & dispose of from premises. NOTE: interior casing will be preserved and not removed.
- Set new windows from the exterior in and fasten to openings thru the nailing flanges
- Fill any void gaps using low expanding spray foam insulation
- Apply butyl flashing tape to the perimeter of the nailing flanges for a water tight seal
- Trim exterior with James Hardie fiber cement trim
- Finish interior with any trim necessary for a clean finish (note: if we add any trim to the interior, it will require painting. Painting is not part of the scope of work.)
- Trim entire front elevation using James Hardie fiber cement trim boards in custom color (Homeowner to provide color). See attached call out sheets for front elevation trim.

All windows to be manufactured by Marvin. See attached spec sheets for details.

**NOTE:** SWG has made the best attempt for your custom measurements to accomodate your existing blinds. Due to possible unforeseen situations SWG is not responsible for taking down or reinstalling blinds or if they may not fit properly due to your new windows.

**Total Agreement:** $27,484.00

<table>
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<td><strong>Deposit</strong></td>
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<td><strong>AT 1/2 COMPLETE</strong></td>
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<tr>
<td><strong>Balance</strong></td>
<td>14,484.00</td>
</tr>
</tbody>
</table>

**Our terms:**
- Material warranty provided by the manufacturer.
- All materials are covered by Workmen's Compensation Insurance.
- Siding Group warrants all workmanship for life (as long you own home) from the date of completion. Job Site Cleaned on a daily basis, 1 year to new homeowners.
- Oral agreements & Changes in Proposal: Customer agrees and understands there are no oral agreements.
- Everything the customer expects The Siding and Windows Group Ltd to do must be included in writing in this Proposal. Nothing can be changed in this Proposal unless it is in writing on separate form accepted by both the customer and The Siding and Windows Group Ltd.

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delay beyond our control. Home owner to carry fire, tornado, and other necessary insurance.

All materials are fully covered by Workmen's Compensation Insurance.

**Note:** Pricing valid for thirty (30) days. All prices subject to change without notice.  
AUTHORIZED SIGNATURE: Angelo Liosatos (Angelo Liosatos)

**Acceptance of Agreement:** The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

**Date of acceptance:** 5/11/2019  
**[Printed Name]:** Matt Kerr  
**Signature:**

CANCELLATION NOTICE: The Customer and Company have the option to renegotiate or cancel this Agreement at any time for any reason within three (3) business days from the date of this Agreement. If the Agreement is cancelled within this time, any deposits will be returned to the Customer without penalty following receipt by the Company of the Cancellation Notice. If the agreement is breached thereafter without consent of the Company, liquidating damages of 20% of the cash price of the Work, plus a proportionate share of Work already performed will be due the Company. To cancel this Agreement, mail or deliver a signed and dated copy of this Cancellation Notice or other written notice to the Company at its address noted on this Agreement no later than midnight of the third business day from the date of the Agreement.
WORK ORDER

Windows

Angelo Liosatos

Name: Matt Kerr
Address: 835 Michigan Ave.
City: Evanston
ZIP: 
Phone: (215) 327-0975
Email: msk113@aol.com

EXISTING WINDOWS TYPE
☑ WOOD
□ VINYL
□ STEEL

NEW WINDOWS SPECS

MANUFACTURER
□ BEECHWORTH
☑ MARVIN
□ PELLA
□ ANDERSON
□ SIMONTON

INSTALL TYPE
☑ FULL FRAME
□ REPLACEMENT

EXTERIOR PREP
□ CUT SIDING (ALU OR VINYL)
□ CUT WOOD SIDING
□ CUT STUCCO/DRIVIT

INTERIOR CASING
□ 2-1/4 COLONIAL
□ 3-1/2 COLONIAL
□ 2-1/4 RANCH
□ 3-1/2" SQUARE
□ OTHER

INTERIOR SILL
□ YES
☑ NO

APRON UNDER SILL
□ YES
☑ NO

CUSTOM TRIM

EXTERIOR CASING
☑ HARDIE TRIM
□ ALUMINUM TRIM

FINISHING WINDOWS
□ YES
☑ NO

IF YES
□ STAIN
□ PAINT

COLOR

FINISHING INTERIOR CASING
□ YES
☑ NO

IF YES
□ STAIN
□ PAINT

COLOR

CARPENTRY
☑ CUT OPENINGS
□ ADJUST OPENING SIZES

DESCRIBE
CUT THE HORIZONTAL MULLION TO SET WINDOWS FROM THE EXTERIOR. NO INTERIOR TRIM UNLESS YOU NEED TO DO SOME STOPS--WE MUST PRESERVE THE CUSTOM INTERIOR TRIM

NOTES
Trim color to be painted Cedar Key by Benjamin Moore
<table>
<thead>
<tr>
<th>Line #1</th>
<th>Mark Unit:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cashmere Clad Exterior</td>
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</tr>
<tr>
<td>Painted Interior Finish - White - Pine Interior</td>
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<tr>
<td>1W2H - Rectangle Assembly</td>
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<tr>
<td>Assembly Rough Opening</td>
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<tr>
<td>24 3/4&quot; X 75 11/16&quot;</td>
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<td>Unit: A1</td>
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<tr>
<td>Clad Ultimate Double Hung Transom - Next Generation 2.0</td>
<td></td>
</tr>
<tr>
<td>Basic Frame 23 3/4&quot; X Call Number 12</td>
<td></td>
</tr>
<tr>
<td>Rough Opening 24 3/4&quot; X 20 3/16&quot;</td>
<td></td>
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<tr>
<td>Cashmere Clad Sash Exterior</td>
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<tr>
<td>Painted Interior Finish - White - Pine Sash Interior</td>
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<td>IG</td>
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<tr>
<td>Low E2 w/Argon</td>
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<tr>
<td>Stainless Perimeter and Spacer Bar</td>
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<tr>
<td>7/8&quot; SDL - With Spacer Bar - Stainless</td>
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<tr>
<td>Rectangular - Special Cut 2W2H</td>
<td></td>
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<tr>
<td>Cashmere Clad Ext - Painted Interior Finish - White - Pine Int</td>
<td></td>
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<tr>
<td>Ogee Interior Glazing Profile</td>
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<td>White Interior Weather Strip Package</td>
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<tr>
<td>Basic Frame 23 3/4&quot; X Call Number 24</td>
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<tr>
<td>Rough Opening 24 3/4&quot; X 56&quot;</td>
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<td>Painted Interior Finish - White - Pine Sash Interior</td>
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<td>Cashmere Clad Ext - Painted Interior Finish - White - Pine Int</td>
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<td>Ogee Interior Glazing Profile</td>
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<td>Beige Exterior Weather Strip Package</td>
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<td>Antique Brass Sash Lock</td>
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<td>Antique Brass Top Sash Strike Plate Assembly Color</td>
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<tr>
<td>Aluminum Screen</td>
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<tr>
<td>Cashmere Surround</td>
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<td>Charcoal Fiberglass Mesh</td>
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<tr>
<td>***Screen/Combo Ship Loose</td>
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<tr>
<td>Standard Mull Charge</td>
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<tr>
<td>4 9/16&quot; Jams</td>
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<tr>
<td>Nailing Fin</td>
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***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mullion chapter of the ADM for additional information.***

***Note: Unit Availability and Price is Subject to Change***
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Qty: 1  

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<td>Painted Interior Finish - White - Pine Interior</td>
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<td>1W2H - Rectangle Assembly</td>
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<tr>
<td>Assembly Rough Opening</td>
<td></td>
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<tr>
<td>32 3/4&quot; X 75 11/16&quot;</td>
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<tr>
<td>Unit: A1</td>
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</tr>
<tr>
<td>Clad Ultimate Double Hung Transom - Next Generation 2.0</td>
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<tr>
<td>Basic Frame 31 3/4&quot; X Call Number 12</td>
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<td>Rough Opening 32 3/4&quot; X 20 3/16&quot;</td>
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<td>IG</td>
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<td>Low E2 w/Argon</td>
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<tr>
<td>Stainless Perimeter and Spacer Bar</td>
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<td>7/8&quot; SDL - With Spacer Bar - Stainless</td>
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<tr>
<td>Rectangular - Special Cut 3W1H</td>
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<tr>
<td>Cashmere Clad Ext - Painted Interior Finish - White - Pine Int</td>
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<tr>
<td>Ogee Interior Glazing Profile</td>
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<tr>
<td>White Interior Weather Strip Package</td>
<td></td>
</tr>
<tr>
<td>Beige Exterior Weather Strip Package</td>
<td></td>
</tr>
</tbody>
</table>

As Viewed From The Exterior  

Entered As: Size by Units  
FS 31 3/4" X 75 3/16"  
RO 32 3/4" X 75 11/16"  

Egress Information A1  
No Egress Information available.  

Egress Information B1  
Width: 28 5/32" Height: 22 11/16"  
Net Clear Opening: 4.44 SqFt  

Unit: B1  
Clad Ultimate Double Hung - Next Generation 2.0  
Basic Frame 31 3/4" X Call Number 24  
Rough Opening 32 3/4" X 56"  

Top Sash  
Cashmere Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Cashmere Clad Ext - Painted Interior Finish - White - Pine Int  
Ogee Interior Glazing Profile  
Bottom Sash  
Cashmere Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 3W2H  
Cashmere Clad Ext - Painted Interior Finish - White - Pine Int  
Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
Beige Exterior Weather Strip Package  
Antique Brass Sash Lock  
Antique Brass Top Sash Strike Plate Assembly Color  
Aluminum Screen  
Cashmere Surround  
Charcoal Fiberglass Mesh  
***Screen/Combo Ship Loose  

Standard Mull Charge  
4 9/16" Jamb  
Nailing Fin  

***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.  

***Note: Unit Availability and Price is Subject to Change
Line #3  Mark Unit:

Cashmere Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Double Hung - Next Generation 2.0
Frame Size 23 3/4" X 62"
Rough Opening 24 3/4" X 62 1/2"
Top Sash
  Cashmere Clad Sash Exterior
  Painted Interior Finish - White - Pine Sash Interior
  IG
  Low E2 w/Argon
  Stainless Perimeter and Spacer Bar
  7/8" SDL - With Spacer Bar - Stainless
  Rectangular - Special Cut 2W2H
  Cashmere Clad Ext - Painted Interior Finish - White - Pine Int
  Oggee Interior Glazing Profile
Bottom Sash
  Cashmere Clad Sash Exterior
  Painted Interior Finish - White - Pine Sash Interior
  IG
  Low E2 w/Argon
  Stainless Perimeter and Spacer Bar
  7/8" SDL - With Spacer Bar - Stainless
  Rectangular - Special Cut 2W2H
  Cashmere Clad Ext - Painted Interior Finish - White - Pine Int
  Oggee Interior Glazing Profile
  White Interior Weather Strip Package
  Beige Exterior Weather Strip Package
  Antique Brass Sash Lock
  Antique Brass Top Sash Strike Plate Assembly Color
  Aluminum Screen
  Cashmere Surround
  Charcoal Fiberglass Mesh
  ***Screen/Combo Ship Loose
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Line #4  Mark Unit:

Cashmere Clad Exterior
Painted Interior Finish - White - Pine Interior
1W2H - Rectangle Assembly
Assembly Rough Opening
56 3/4" X 75 11/16"

Unit: A1
  Clad Ultimate Double Hung Transom - Next Generation 2.0
  Basic Frame 55 3/4" X Call Number 12
  Rough Opening 56 3/4" X 20 3/16"
  Cashmere Clad Sash Exterior
  Painted Interior Finish - White - Pine Sash Interior
  IG - 1 Lite
  Low E2 w/Argon
  Stainless Perimeter Bar
  Oggee Interior Glazing Profile
  White Interior Weather Strip Package
  Beige Exterior Weather Strip Package

Unit: B1
  Clad Ultimate Double Hung Picture - Next Generation 2.0
  Basic Frame 55 3/4" X Call Number 54
  Rough Opening 56 3/4" X 56"

Processed on: 5/9/2019 2:47:57 PM
No Egress Information available.

Cashmere Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Standard Mull Charge
4 9/16" Jamb
Nailing Fin

***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.

***Note: Unit Availability and Price is Subject to Change

Cost to purchase windows $14,508.00
Labor to install windows $7,500.00

Total windows $22,008.00

All exterior trim cost: $5,476.00

TOTAL PROJECT COST: $27,484.00
3. NEW BUSINESS

A. 1330 LAKE STREET - CASE # 19PRES-0200 - Chad Rogers applies for removing stucco finish and exposed wood siding from all exterior walls and replace with no-knot cedar siding to match siding when it was originally built in 1889. Visible from Lake Street and Wesley Avenue. Applicable standards: [Alteration 1-7]
### Section A. Required Information (Print) *Refer to the Supplemental Information for guidance [page i” fifth below.]

<table>
<thead>
<tr>
<th>1) Property Address:</th>
<th>FOR STAFF USE ONLY Application Number:</th>
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</thead>
<tbody>
<tr>
<td>1330 Lake St, Evanston IL 60201</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>2) Owner's Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chad Rogers</td>
<td>1330 Lake St</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
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<tbody>
<tr>
<td>Evanston</td>
<td>IL</td>
<td>60201</td>
<td>206-351-8224</td>
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<table>
<thead>
<tr>
<th>3) Architect's Name:</th>
<th>Address:</th>
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<tbody>
<tr>
<td>Julian Weiler</td>
<td>1322 Main St</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
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</thead>
<tbody>
<tr>
<td>Evanston</td>
<td>IL</td>
<td>60201</td>
<td>747 - 292 - 2217</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4) Contractor's Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mike Bedell</td>
<td>641 Linden Ave</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
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</thead>
<tbody>
<tr>
<td>Libertyville</td>
<td>IL</td>
<td>60048</td>
<td>747 - 292 - 2217</td>
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</tr>
</tbody>
</table>

| 5) Landmark: | Yes | ☒ No | * Refer to the Supplemental Information for guidance on page (i) fifth page below. |

<table>
<thead>
<tr>
<th>6) Within Local Historic District:</th>
<th>Yes</th>
<th>☒ No;</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, Lakeshore</td>
<td>☒ Ridge</td>
<td>☒ Northeast Evanston</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance</td>
</tr>
</tbody>
</table>

Check if your project requires: ☐ Special Use ☐ Planned Development | Refer to Supplemental Information on page (i) below. |
## Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

- **Excessive Stucco Extension to No-Heat Clear Through Which It Originally Had When It Was Initially Built**

### 2) Checklist (Check all that apply and attach any additional information)

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
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</thead>
<tbody>
<tr>
<td>□ Construction</td>
<td>□ Residential □ Other</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>□ Demolition</td>
<td>□ Partial □ Total</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>✗ Alteration □ Restoration</td>
<td>✗ Front □ Side □ Rear</td>
<td>✗ Yes □ No</td>
</tr>
<tr>
<td>□ Addition □ Landscaping</td>
<td>□ Yes □ No</td>
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<tr>
<td>Garage: □ New □ Replacement</td>
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<tr>
<td>□ Rehabilitation</td>
<td>□ Yes □ No</td>
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<tr>
<td>□ Windows □ Storm Windows</td>
<td>□ Yes □ No</td>
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<tr>
<td>□ Doors □ Storm Doors</td>
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<tr>
<td>Roof: □ New □ Re-roof</td>
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<td>Fence / Gate: □ New □ Replacement</td>
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<td>□ Replacement</td>
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<td>Siding: □ New □ Replacement</td>
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<td>□ Material:</td>
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<tr>
<td>□ Air Conditioning Unit</td>
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</tr>
<tr>
<td>□ Relocation</td>
<td>New Address for Relocation:</td>
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</table>
3) Checklist for Exterior Materials—Check all that apply.

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<tr>
<td>Brick</td>
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</tr>
<tr>
<td>Stucco</td>
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<tr>
<td>Synthetic Stucco</td>
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<tr>
<td>Wood Siding</td>
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<tr>
<td>Aluminum Siding</td>
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<tr>
<td>Vinyl Siding</td>
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<tr>
<td>Shingle, Material:</td>
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<tr>
<td></td>
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<tr>
<td>Roofing Material</td>
<td></td>
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<tr>
<td>Wood Shingles</td>
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</tr>
<tr>
<td>Wood Shakes</td>
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<tr>
<td>Slate</td>
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<tr>
<td>Clay Tile</td>
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<td>Asphalt Shingles</td>
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<tr>
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<td>Chimney Material</td>
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<td>Brick</td>
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<td>Gutters/ Downspouts</td>
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<td>Sheet Metal</td>
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<tr>
<td>Fascias, Soffits, Rakeboards, Trim</td>
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<td>Stone</td>
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<td>Add Other Materials/ Alterations</td>
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<tr>
<td>Air Conditioning Unit</td>
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<tr>
<td>Date:</td>
<td>9/7/19</td>
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</table>

4) Applicant's Signature: [Signature]

Print Name: [Name]

Proceed to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].

Adopted October 19, 2004/Updated December 22, 2017
Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: (submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

- House was originally built in 1889 with Crema Stained.
- Desires to demolish home to replace with Crema Stained Extension.

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

- No

C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

- No - it will enhance the property, the street, & the neighborhood.

4) Applicant's Signature: [Signature]
   Print Name: [Print Name]
   Date: 7/3/19

NOTE: The deadline for submission of Certificate of Appropriateness applications is no less than 15 business days before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the second Tuesday of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

Adopted October 19, 2004/Updated December 22, 2017
LOOK WILL MIMIC PREVIOUS STYLE OF HOME

4.5" EXPOSURE SIDING OVER HOUSE WRAP

CAULK JOINT OSI QUAD

HINDOW TRIM

2 x 2" TREATED ON BOTTOM OF HINDOW

CAULK JOINT OSI QUAD

SIDING OVER HOUSE WRAP

5" EXPOSURE CEDAR SIDING OVER HOUSE WRAP

1 x 6 ON TOP OF CROWN MOLDING

CROWN MOLDING 4 1/2

METAL DRIP CAP

1 x 4 WOOD TRIM ABOVE HINDOW

NEW HINDOW
LOOK HILL MIMIC PREVIOUS STYLE OF HOME

EXISTING FRIEze BOARD WITH CROWN AND DENTIL

4½" EXPOSURE CEDAR LAP SIDING OVER HOUSE WRAP

CAULK JOINT OSI QUAD
Existing Wall

New Corners

Existing Wall

Cedar Plywood Over New House Wrap Over New 2x4
Remodeling Agreement

Buyer(s) Name: Chad Rogers
Buyer(s) Address: 130 Lake St, Evanston, IL 60201
Buyer(s) Phone/Contact Number(s): 206-351-8244
Buyer(s) E-mail/Email Address(s): sheridrake9@gmail.com

Buyer(s) hereby jointly and severally agree to purchase the products and/or services of Buzz Home Pros ("Contractor") as listed herein in accordance with the terms and conditions described on the front and reverse of this Agreement and the attached specification sheet(s). Buyer(s) hereby agree to sign a completion certificate after Contractor has completed all work under this Agreement.

METHOD OF PAYMENT: [ ] Cash [ ] Credit Card [ ] Check
Credit Card Number: ____________________________
Credit Card Holder: ____________________________
Credit Card Exp. Date: __________ CVC Number: __________

APPROXIMATE STARTING DATE: ____________________________
APPROXIMATE COMPLETION DATE: ____________________________

CONTRACT PRICE: ____________________________
DOWN PAYMENT: ____________________________
BALANCE DUE ON INSTALL: ____________________________

Buyer(s) agrees and understands that this Agreement, front and reverse, constitutes the entire understanding between the parties, and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alteration to or deviation from this Agreement will be valid without the signed, written consent of both Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) has read the front and reverse of this Agreement, understands the terms of this Agreement, has received a completed, signed, and dated copy of this Agreement on the date first written above, and was advised of his/her right to cancel this transaction.

JOB SPECIFICATIONS

Remove all wood Siding. These prices include all flashing, caulk, and cove. Build out all Corners. New Crown is larger with a larger header above windows. Capping flashings on box, look gap around chimney. Hardie Bordered平 Seamless Smooth.

Siding: Hardie Smooth Build out crown with adding 4x6 trim to existing.

Porch Soffit: 10% discount total with. = 3.212 Add treated wood under each rail 2x4.

BUZZ HOME PROS
John Carroll: ____________________________
Date: 9-13-19

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FOR FURTHER EXPLANATION OF THIS RIGHT.
3. NEW BUSINESS

B. 834 MADISON STREET - CASE # 19PRES-0202- Garry Shumaker applies for the repair and refinish the existing stucco finishes on all exterior facades, repair and replace in-kind existing trim and pained wood details. The existing painted wood Marvin windows (rear sunporch) will remain. The existing selected wood windows will be replaced with Pella “Traditional” Architectural series clad double hung windows. Existing vinyl windows (east elevation) will be removed and replace with Pella “Traditional” Architectural series windows. Selected windows on the lower level front porch as well as the west facing bay (both first and second level) will be fully restored and fitted with new factory finished storm windows. Basement windows will be replaced with clad “Traditional” Architectural series awning windows. Muntin patterns on prosed new windows will match existing. Visible from Madison St. and Elmwood Ave. Applicable standards: [Alteration 1-7]
APPLICATION FOR WINDOW/DOOR REPLACEMENT

Thank you for submitting your COA application for window/door replacement. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts. To process your application, submit one complete electronic copy (PDF) and one hard copy of the application and attachments, not to exceed 11" x 17" paper size by 5pm on the last Tuesday of the month. The electronic copy and hard copy must include the plat of survey showing the location of the existing windows/doors and photos or elevation drawings showing the location of windows. Refer to the Supplemental Information section (page 4) for guidance.

Incomplete applications will not be accepted.

Applications can be submitted in person or by email (as a PDF) to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201. Completed applications must be submitted at least 15 business days prior to the scheduled meeting date.

The Preservation Commission meets on the third Tuesday of the month (check with staff for last minute changes). Applicants are asked to present at the scheduled meeting a brief overview of the project and provide additional information (e.g., photos, letters of support, a sample of the proposed window(s), samples of proposed materials seeking to replicate existing materials, etc.).

For more information call: Carlos Ruiz at (847) 448-8687 or email: cruz@cityofevanston.org

<table>
<thead>
<tr>
<th><strong>Section A. Required Information</strong> (Print)</th>
<th><strong>FOR STAFF USE ONLY</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Property Address: 834 Madison St.</td>
<td>Application Number:</td>
</tr>
<tr>
<td>2) Owner's Name: Timothy Daisy</td>
<td>Address: 834 Madison St.</td>
</tr>
<tr>
<td>City: Evanston</td>
<td>State: IL Zip:60202</td>
</tr>
<tr>
<td>Phone:312-823-5642</td>
<td>Email:<a href="mailto:timothydaisy@warpmail.net">timothydaisy@warpmail.net</a></td>
</tr>
<tr>
<td>3) Architect's Name: Garry Shumaker</td>
<td>Address: 705 Washington St.</td>
</tr>
<tr>
<td>City: Evanston</td>
<td>State:IL Zip:60202</td>
</tr>
<tr>
<td>Phone:847-864-0595</td>
<td>Email:<a href="mailto:garry@shumakerdesignassociates.com">garry@shumakerdesignassociates.com</a></td>
</tr>
<tr>
<td>4) Contractor's Name:</td>
<td>Address:</td>
</tr>
<tr>
<td>City:</td>
<td>State: Zip: Phone:</td>
</tr>
<tr>
<td>Email:</td>
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</tr>
</tbody>
</table>

5) Landmark: □ Yes □ No  *Refer to the Supplemental Information for guidance [page (l) fifth below].

6) Within Local Historic District: * □ No: □ Yes → □ Lakeshore □ Ridge □ Northeast Evanston WCTU □ Apartment Thematic Resources

Adopted October 19, 2004
Section B: Application for Certificate of Appropriateness

1) In addition to the required site plan, elevation drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance (page 4). For window/door replacement, state the reason(s) why the existing windows (if original) cannot be restored. Include statement from window/door restoration contractor to substantiate your claim.

We propose to repair and refinishing the existing stucco finishes on all exterior facades, repair and replace in-kind existing trim and painted wood details. The existing white pine wood windows (rear sunporch) will remain. The existing wood windows noted in the attached presentation will be replaced with Pella "Traditional" Architectural series clad double hung windows. Existing vinyl windows (east elevation) will be removed and replaced with Pella "Traditional" Architectural series windows. The noted windows on the lower level front porch as well as the west facing bay (both first and second level) will be fully restored and fitted with new factory finished storm windows. Basement windows will be replaced with Clad "traditional" Architectural series awning windows. Muntin patterns on proposed new windows will match existing.

2) Checklist (Check all that apply and attach any additional information)

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<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
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<td>□ Partial</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>□ Alteration □ Restoration</td>
<td>□ Front □ Side □ Rear</td>
<td>□ Yes □ No</td>
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<td>□ Addition □ Landscaping</td>
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<tr>
<td>Garage: □ Rehabilitation</td>
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<td>□ Windows □ Storm Windows</td>
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<tr>
<td>□ Doors □ Storm Doors</td>
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<td>Roof: □ Restoration □ Re-roof □ New</td>
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<td>Solar Panels: □</td>
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<td>* Adhere to Illustrated Guideline (Attached)</td>
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<td>Fence/Gate: □ Restoration</td>
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<td>□ Secondary Structure</td>
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Adopted October 19, 2004
### 3) Checklist for Exterior Materials—Check all that apply.

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<td>Shingle, Material:</td>
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Add Other Materials/Alterations/Fixtures/Not Listed Here (Explain and Attach Information As Needed):

- Air Conditioning Unit
- Solar Panels

4) Applicant's Signature:

Print Name: Garry Shumaker

Date: 08/27/19

Proceed to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].
**GENERAL EXTERIOR CONSTRUCTION NOTES:**
- All exterior trim to be repaired as red's or replaced in kind if repair is not feasible.
- All stucco surfaces to be repaired as red's & re-stained (color TBD).
- All exterior trim & siding to be painted (color TBD).
- Refer to the designations below for window scope:
  - A = denotes exist. window scheduled for replacement in exist. opening.
  - B = denotes exist. window scheduled for mechanical restoration.
  - ETR = denotes existing window to remain (no work).
SPECIAL EXTERIOR CONSTRUCTION NOTES:
- All exterior trim to be repaired as needed or replaced in kind if repair is not feasible.
- All stucco surfaces to be repaired as needed & re-stained (color TBD).
- All exterior trim & siding to be painted (color TBD).
- Refer to the designations below for window scope:
  A - Denotes exist. window scheduled for replacement in exist. opening
  B - Denotes exist. window scheduled for mechanical restoration
  ETR - Denotes existing window to remain (no work)
SPECIAL EXTERIOR CONSTRUCTION NOTES:
- All exterior trim to be repaired as red oak or replaced in kind if repair is not feasible.
- All stucco surfaces to be repaired as red oak & re-stained (color TBD).
- All exterior trim & siding to be painted (colors TBD).
- Refer to the designations below for window scope:
  - A = denotes exist window scheduled for replacement in exist. opening.
  - B = denotes exist. window scheduled for mechanical restoration.
  - ETR = denotes existing window to remain (no work).
1 Replacement Window Typ. 001-004
2 Boarded-Up Window Typ. 006-007
3 Louvered Window 009
4 Replacement Window 117
5 Replacement Window 116
6 Replacement Window 215
7 Replacement Window Typ. 207-213

NOT TO SCALE
PLAT of SURVEY
B.H. SUHR & COMPANY, INC.
840 Custer Avenue, Evanston, Illinois 60202; Tel. (847) 864-6315; Fax (847) 864-9341
E-mail: surveyor@bhsuhr.com

LOCATION: 834 Madison Street
ORDER NO.: 17-225
EVANSTON
OCTOBER 11, 2017

ORDERED BY:
SCOTT M. FISHER

LEGAL DESCRIPTION:
LOT 9 IN BLOCK 5 IN GROVE'S ADDITION TO EVANSTON, IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 834 Madison Street, Evanston, Illinois.

SITE NOTES:
Area = 8,420 sq ft

GENERAL NOTES:
The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By

Illinois Professional Land Surveyor No. 035-000542
License Expiration Date 03/30/18

SCALE: 1" = 20 FT.

FIELD MEASUREMENTS COMPLETED OCTOBER 11, 2017
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<th>DESCRIPTION</th>
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<td>ETR</td>
<td>29-3/4&quot; x 40&quot; INSIDE FRAME</td>
<td>ETR INTERIOR: ETR EXTERIOR: FOR PAINT</td>
<td>NON-ORIGINAL WINDOW TO REMAIN</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>208</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>ETR</td>
<td>29-3/4&quot; x 40&quot; INSIDE FRAME</td>
<td>ETR INTERIOR: ETR EXTERIOR: FOR PAINT</td>
<td>NON-ORIGINAL WINDOW TO REMAIN</td>
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<tr>
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<td>ETR</td>
<td>32-1/2&quot; x 40&quot; INSIDE FRAME</td>
<td>ETR INTERIOR: ETR EXTERIOR: FOR PAINT</td>
<td>NON-ORIGINAL WINDOW TO REMAIN</td>
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<tr>
<td>210</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>ETR</td>
<td>32-1/2&quot; x 40&quot; INSIDE FRAME</td>
<td>ETR INTERIOR: ETR EXTERIOR: FOR PAINT</td>
<td>NON-ORIGINAL WINDOW TO REMAIN</td>
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<td>32-1/2&quot; x 40&quot; INSIDE FRAME</td>
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<td>NON-ORIGINAL WINDOW TO REMAIN</td>
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<tr>
<td>212</td>
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<td>29-3/4&quot; x 40&quot; INSIDE FRAME</td>
<td>ETR INTERIOR: ETR EXTERIOR: FOR PAINT</td>
<td>NON-ORIGINAL WINDOW TO REMAIN</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>213</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>ETR</td>
<td>29-3/4&quot; x 40&quot; INSIDE FRAME</td>
<td>ETR INTERIOR: ETR EXTERIOR: FOR PAINT</td>
<td>NON-ORIGINAL WINDOW TO REMAIN</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>214</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>PELLA: ARCHITECT TRADITIONAL SERIES WOOD/CLAD</td>
<td>32&quot; x 69&quot; INSIDE FRAME</td>
<td>TBD TBD REPLACE EXIST. WINDOW</td>
<td></td>
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<tr>
<td>215</td>
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<td>ETR</td>
<td>23&quot; x 46-1/2&quot; INSIDE FRAME</td>
<td>ETR INTERIOR: ETR EXTERIOR: FOR PAINT</td>
<td>NON-ORIGINAL WINDOW TO REMAIN</td>
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<tr>
<td>216</td>
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<td>PELLA: ARCHITECT TRADITIONAL SERIES WOOD/CLAD</td>
<td>34&quot; x 69-1/4&quot; INSIDE FRAME</td>
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</tr>
<tr>
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<td>TBD TBD REPLACE EXIST. WINDOW</td>
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<tr>
<td>305</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>PELLA: ARCHITECT TRADITIONAL SERIES WOOD/CLAD</td>
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<td>TBD</td>
<td>TBD</td>
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<td></td>
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<tr>
<td>302</td>
<td>1</td>
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<td>PELLA: ARCHITECT TRADITIONAL SERIES WOOD/CLAD</td>
<td>28” x 42” INSIDE FRAME</td>
<td>TBD</td>
<td>TBD</td>
<td>REPLACE EXIST. WINDOW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>303</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>PELLA: ARCHITECT TRADITIONAL SERIES WOOD/CLAD</td>
<td>28” x 42” INSIDE FRAME</td>
<td>TBD</td>
<td>TBD</td>
<td>REPLACE EXIST. WINDOW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>304</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>PELLA: ARCHITECT TRADITIONAL SERIES WOOD/CLAD</td>
<td>28” x 42” INSIDE FRAME</td>
<td>TBD</td>
<td>TBD</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>305</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>PELLA: ARCHITECT TRADITIONAL SERIES WOOD/CLAD</td>
<td>28” x 42” INSIDE FRAME</td>
<td>TBD</td>
<td>TBD</td>
<td>REPLACE EXIST. WINDOW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>306</td>
<td>1</td>
<td>DOUBLE-HUNG</td>
<td>PELLA: ARCHITECT TRADITIONAL SERIES WOOD/CLAD</td>
<td>28” x 42” INSIDE FRAME</td>
<td>TBD</td>
<td>TBD</td>
<td>REPLACE EXIST. WINDOW</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. NEW BUSINESS

C. 2727 LINCOLN STREET - CASE # 19PRES-0199 - DonnaLee Floeter, architect, applies for certificate of appropriateness to construct a one and two-story additions at rear of existing 2 1/2-story brick and stucco single family home, including one story brick extension to existing attached garage on rear of home. The applicant requests a 23.5'5 rear-yard setback where 30' is required (Zoning Code Section 6-8-2-8). Visible from the rear public alley. Applicable standards: [Construction 1-5, 7, 8 and 10-15]
Application for
Preservation Review of
Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &
Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than 15 business days before the next scheduled Preservation Commission meeting the following: one (1) hard copy of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, 3D drawings of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one (1) digital copy in PDF format of the same. The Preservation Commission meetings are on the second Tuesday of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA 15 business days prior to the next scheduled meeting date allows the City staff’s review of the application and to provide the applicant feedback on the completeness of the COA application. Incomplete applications will not be accepted. Refer to the Supplemental Information, pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owner within 250 feet of the subject property, 5 business days prior to the scheduled meeting. Zoning Analysis must be completed by the City of Evanston’s Zoning staff before or by no later than the submission deadline of the completed COA application. Zoning staff requires at least 15 business days to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the second Tuesday of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

---

### Section A. Required Information (Print) * Refer to the Supplemental Information for guidance [page (i) fifth below].

<table>
<thead>
<tr>
<th>1) Property Address:</th>
<th>FOR STAFF USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>2727 Lincoln St</td>
<td>Application Number:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2) Owner’s Name:</th>
<th>Address: 2727 Lincoln St</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer &amp; Dave Streicker</td>
<td>City: Evanston State: IL Zip: 60201 Phone: 312-342-5022 Email/Fax: <a href="mailto:JENSTREICHER@YAHOO.COM">JENSTREICHER@YAHOO.COM</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3) Architect’s Name:</th>
<th>Address: 3306 Hayes St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Donnabees Floeter</td>
<td>City: Evanston State: IL Zip: 60201 Phone: 847-332-7484 Email/Fax: <a href="mailto:DONNABEESFLOETER@GMAIL.COM">DONNABEESFLOETER@GMAIL.COM</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4) Contractor’s Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5) Landmark:</th>
<th>Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refer to the Supplemental Information for guidance on page (i) (fifth page below).</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>6) Within Local Historic District:</th>
<th>Yes or No</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, Lakeshore Ridge Northeast Evanston Apartment Thematic Resources</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Major Zoning Variance; ✗ Minor Zoning Variance; ☐ Fence Variance ➔ If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use ➔ Complete section B only.</td>
</tr>
<tr>
<td>Check if your project requires: ☐ Special Use ☐ Planned Development ➔ Refer to Supplemental Information on page (i) below.</td>
</tr>
</tbody>
</table>

Adopted October 13, 2004/Updated December 22, 2017

Page 1 of 4
Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

\textit{Construct one and two - story additions at rear of existing 2½-story brick + stucco single family home, including one story brick extension to existing attached garage on rear of home.}

2) Checklist (Check all that apply and attach any additional information)

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Construction</td>
<td>☐ Residential ☐ Other:</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Demolition</td>
<td>☐ Partial ☐ Total</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☒ Alteration ☐ Restoration</td>
<td>☐ Front ☒ Side ☒ Rear</td>
<td>☒ Yes ☐ No</td>
</tr>
<tr>
<td>☒ Addition ☐ Landscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage: ☐ New ☒ Replacement</td>
<td>☐ Front ☒ Side ☒ Rear</td>
<td>☒ Yes ☐ No</td>
</tr>
<tr>
<td>☒ Windows ☒ Storm Windows</td>
<td>☒ New ☐ Replacement ☐ Restoration</td>
<td></td>
</tr>
<tr>
<td>☒ Doors ☒ Storm Doors</td>
<td>☒ New ☐ Replacement ☐ Restoration</td>
<td></td>
</tr>
<tr>
<td>☒ Roof ☒ New ☐ Re-roof</td>
<td>☐ Front ☒ Side ☒ Rear</td>
<td>☒ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Fence / Gate: ☐ New ☐ Replacement</td>
<td>☐ Front ☐ Side ☐ Rear</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Siding: ☐ New ☐ Replacement</td>
<td>☐ Front ☐ Side ☐ Rear</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Sign ☐ Awning</td>
<td>☒ New ☒ Replacement ☒ Restoration</td>
<td></td>
</tr>
<tr>
<td>☒ Air Conditioning Unit</td>
<td>☒ New ☒ Replacement/Relocation</td>
<td>☒ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Relocation</td>
<td>New Address for Relocation:</td>
<td></td>
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</table>
3) Checklist for Exterior Materials—Check all that apply.

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<th>Proposed</th>
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<tbody>
<tr>
<td><strong>Facades/Front Porch &amp; Rear Porch Material</strong></td>
<td></td>
</tr>
<tr>
<td>Wood Frame</td>
<td>☐</td>
</tr>
<tr>
<td>Stone</td>
<td>☐</td>
</tr>
<tr>
<td>Brick</td>
<td>☒</td>
</tr>
<tr>
<td>Stucco</td>
<td>☐</td>
</tr>
<tr>
<td>Synthetic Stucco</td>
<td>☐</td>
</tr>
<tr>
<td>Wood Siding</td>
<td>☐</td>
</tr>
<tr>
<td>Aluminum Siding</td>
<td>☒</td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td>☐</td>
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<tr>
<td>Shingle, Material:</td>
<td>☐</td>
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<tr>
<td>Other:</td>
<td>☐</td>
</tr>
<tr>
<td><strong>Roofing Material</strong></td>
<td></td>
</tr>
<tr>
<td>Wood Shingles</td>
<td>☒</td>
</tr>
<tr>
<td>Wood Shakes</td>
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</tr>
<tr>
<td>Slate</td>
<td>☐</td>
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<tr>
<td>Clay Tile</td>
<td>☐</td>
</tr>
<tr>
<td>Asphalt Shingles</td>
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<tr>
<td>Metal Sheet</td>
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<td>Other:</td>
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<tr>
<td><strong>Chimney Material</strong></td>
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<td>Brick</td>
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<tr>
<td>Stone</td>
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<td>Other:</td>
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<tr>
<td><strong>Gutters/Downspouts</strong></td>
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<td>Copper</td>
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<td><strong>Fascias, Soffits, Rakeboards, Trim</strong></td>
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<td>Wood</td>
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<tr>
<td>Synthetic Material, Type:</td>
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<td>Other:</td>
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<tr>
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<td>Not existing</td>
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<td>True divided lights</td>
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<tr>
<td>Simulated divided lights</td>
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</tbody>
</table>

4) Applicant’s Signature: [Signature]

Print Name: [Print Name]

Date: 9/9/19

Proceed to Section C if you are requesting a zoning or fence variation and/or special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].
Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: (submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

THE ADDITION HAS BEEN DESIGNED USING STYLES AND MATERIALS WHICH MATCH EXISTING WHERE APPROPRIATE AND COMPLEMENT THE EXISTING STYLES AND MATERIALS IN SOME PLACES. THE ADDITION IS LARGELY ON THE REAR AND PRIMARILY ONLY VISIBLE TO THE PUBLIC FROM THE ALLEY. THERE IS NO CHANGE PROPOSED TO THE FRONT OF THE HOME.

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

THE OWNERS WISH TO ADD A FAMILY ROOM, ENLARGE THE KITCHEN, ADD A MUDROOM & HALF BATH AND EXTEND THE 2-CAR GARAGE TO ALONG THE ALLEY. THEY ALSO PLAN TO ADD A MASTER BATH AND AN ADDITIONAL BEDROOM & BATH TO ACCOMMODATE THE SIZE OF THEIR FAMILY. THESE PROJECTS WILL BRING THIS HOUSE UP TO A SIZE & STANDARD ALREADY PREVALENT IN THIS NEIGHBORHOOD. THE GARAGE REAR YARD SETBACK IS THE ONLY PORTION REQUIRING A VARIANCE.

C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

THE VARIANCE WILL HAVE NO IMPACT ON NEIGHBORING PROPERTIES. THE LOT IS OF A SUFFICIENT SIZE SO THAT THE PROPOSED BUILDING LOT COVERAGE AND IMPERVIOUS SURFACE COVERAGE ARE WELL UNDER THE CODE LIMITS, AS ARE BOTH SIDEYARD SETBACKS AND OVERALL HEIGHT.

4) Applicant’s Signature: [Signature]
   Print Name: DONNA E. FOSTER
   Date: 9/9/19

NOTE: The deadline for submission of Certificate of Appropriateness applications is no less than 15 business days before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the second Tuesday of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

Adopted October 19, 2004/Updated December 22, 2017
Jens K. Doe
Professional Land Surveyors, P.C.

PLAT OF SURVEY

of

LOT 13 AND THE EAST 10 FEET OF LOT 12 IN LINCOLNWOOD, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 41, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2727 LINCOLN ST., EVANSTON, IL.

Scale - 1 inch = 25 feet

NOTE:
The legal description noted on this plat is a copy of the legal survey order placed by the client and for accuracy, MUST be compared with the Deed. For holding restrictions refer to your Abstract, Deed or Contract.

Comparing between points before holding and report any discrepancy to the office immediately.

Dimensions shown herein are not to be assumed or scaled.

Dimensions shown herein are in feet and decimals parts thereof.

Property corners have been established to complete the plat of survey shown herein but have not been staked or flagged for the land survey order in which it was placed by the client.

Field work completion date: October 11, 2015.

ORDERED BY:

OLSON, GRABILL & FLITCRAFT

State of Illinois )
County of Cook )

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described herein and that the plat herein drawn is a correct representation of said survey.


This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

KEVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO: 3278
LICENSE EXPIRATION: 11-30-16
SOUTH ELEVATION - EXISTING
APRIL 18, 2019
NO CHANGE
SHEET 10 OF 13
MINOR VARIATION
APPLICATION

1. PROPERTY

Address: 2727 LINCOLN ST...
Permanent Identification Number(s):
PIN 1: [10-11-20-6-013-0000] PIN 2: [ ]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: DONALD FLOETE, ARCHITECT
Organization:
Address: 3306 HAYES ST.
City, State, Zip: EVANSTON IL 60201
Phone: Work: 847-322-7484 Home: Cell/Other:
Fax: Work: Home:
E-mail: DONALDFLOETE-C.GMAIL.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. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: JENNIFER & DAVID STREICHER
Address: 2727 LINCOLN ST.
City, State, Zip: EVANSTON IL 60201
Phone: Work: Home: Cell/Other: 312-342-5022
Fax: Work: Home:
E-mail: JENSTREICHER@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

6/5/19

4. SIGNATURE

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

Applicant Signature — REQUIRED

6/5/19

Page 1 of 4
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: Oct. 12, 2015
☐ Project Site Plan  Date of Drawings:
☐ Project Zoning Analysis  Date:  ID#: 
☐ Proof of Ownership  Document Submitted:
☐ Application Fee  Amount $ Check #

(if applicable)

Notes:

- **Incomplete applications will not be accepted.** Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the zoning office.

- **Documents, drawings, or other materials submitted as part of other applications** (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.

- **Plats of survey** must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all extant improvements, dimensions between structures and from structures to property boundaries.

- **Site Plans** must be legible when reproduced on letter-size paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.

- **Project Zoning Analysis** - Prior to filing for a variance, you must have first applied for zoning certification (zoning analysis or by way of a building permit application), and received a "non-compliant" zoning analysis result that identified all non-complying elements of the proposed plan. You will need information from that document in order to fill out this application.

- **Proof of Ownership** - Accepted documents for proof of ownership include: deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents). A **tax bill cannot be accepted as proof of ownership.**

- **Application Fees** may be paid by cash, check, or credit card.

- **Return this form and all required additional materials in person to:**
  
  City of Evanston, Zoning Office  
  2100 Ridge Avenue, Room 3202  
  Evanston, IL 60201

  Hours of Operation: 
  Monday – Friday, 8:30am – 5:00 pm  
  Excluding holidays
6. PROPOSED PROJECT

A. Briefly describe the proposed project:
   ONE- AND TWO-STORY ADDITIONS, INCLUDING ONE-STORY ENLARGEMENT
   OF EXISTING ATTACHED GARAGE, AT REAR OF EXISTING 2 1/2 STORY
   BRICK + STUCCO SINGLE FAMILY HOME.

B. Have you applied for a Building Permit for this project?
   √ NO  □ YES (Date: ______________ Building Permit Application ID: ______________)

8. 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.

<table>
<thead>
<tr>
<th>(A) Section (e.g. 5-8-3-4, See Zoning Analysis)</th>
<th>(B) Requirement to be Varied (e.g., &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (e.g., &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>REQUIRE MINIMUM REAR YARD SETBACK OF 30 FEET</td>
<td>A REAR YARD SETBACK OF 23.55 FEET</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9. PRACTICAL DIFFICULTY

What characteristic(s) of the property prevent compliance with the requirements of the Zoning Ordinance?

SEE ATTACHED SHEETS

10. ALTERNATIVES

A. Have you considered revising the proposed project so that a variation is not necessary?

SEE ATTACHED SHEETS

B. Have you considered revising the proposed project so that a smaller variation can be requested?

SEE ATTACHED SHEETS

C. How have you minimized the impact that the variance will have on adjoining property owners?

SEE ATTACHED SHEETS
Zoning Variance Application for Streicker Residence 2727 Lincoln Street

Section 9 Practical Difficulty:

What characteristics of the property prevent compliance with the requirements of the Zoning Ordinance?

--The existing 2-1/2 story home with attached rear garage was built approximately 90 years ago and is a listed Evanston landmark. The original siting of the house created a front yard setback of 63 feet, where the R-1 district requires only 27 feet, or the average of the block. Measurements taken of the entire block show a variety of front yard setbacks from the smallest at 38.7 feet to the largest (not including the subject property) of 52.9 feet, over 10 feet less than the subject home. Data for the whole block is listed here:

<table>
<thead>
<tr>
<th>Address</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>2739 Lincoln</td>
<td>49.2</td>
</tr>
<tr>
<td>2733 Lincoln</td>
<td>52.9</td>
</tr>
<tr>
<td>2727 Lincoln</td>
<td>63.0 (subject property)</td>
</tr>
<tr>
<td>2725 Lincoln</td>
<td>43.5</td>
</tr>
<tr>
<td>2717 Lincoln</td>
<td>50.1</td>
</tr>
<tr>
<td>2709 Lincoln</td>
<td>38.7</td>
</tr>
<tr>
<td>2440 Bennett</td>
<td>49.7</td>
</tr>
</tbody>
</table>

The block average is 49.58. If the subject property was set back at the average, a variance would not be needed. Even if the house was set back at the distance of the second-largest setback of 52.9, a variance would not be needed.

Section 10 Alternatives

A. Have you considered revising the proposed project so that a variation is not necessary?

--Other options were considered, including the construction of a detached garage, but as the home has an existing attached garage, developing a plan that kept an attached garage while adding the needed areas for storage, mudroom/entry fit the project requirements best and actually allowed the total addition to be smaller. A detached garage would cover more area than the proposed attached garage and placement of the detached garage could have detrimental effects on several large trees, including one on the north neighbor's property near the lot line.

B. Have you considered revising the proposed project so that a smaller variation can be requested?

--Smaller options were attempted, but they did not allow the needed amount of room for items as noted in the answer above.
C. How have you minimized impact that the variance will have on adjoining property owners?

-- Because the garage addition will sit over yard area already covered with impervious driveway, and the total roofed lot coverage and impervious surfaces coverage are within compliant amounts, the addition will not cause additional water runoff to the neighbors. The garage portion is one-story which minimizes the impact on access to light and air to the neighboring property, and is set at a compliant side yard setback. As noted above, this addition impacts the existing large trees much less than other designs which may have been considered.

SUMMARY:

Per the Zoning Ordinance section 6-3-8-12 (A), this proposal meets the listed standards for granting a minor variation:

1. The hardship of the existing front setback was not self-created; the siting and size of the existing house was created long before purchase by the current owners.

2. The proposal will not have substantial adverse impact on neighboring properties: By constructing the garage over existing driveway, at a height of one story and in a position on the lot to minimize impact to existing large trees, neighboring properties will not experience any substantial adverse impact.

3. The proposal is in keeping with the Evanston Comprehensive Plan and the Zoning Ordinance: The Comprehensive Plan and the Zoning Ordinance encourage improvement of existing properties to preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability. The existing home has a small attached garage, a small mudroom and small kitchen. The proposed request will improve the home in keeping with the size and type of garages, mudrooms and kitchens already found in many homes in this neighborhood.

4. The proposal is consistent with Preservation Policies: As this property is a listed Evanston landmark, we are also applying for a Certificate of Appropriateness from the Historic Preservation Commission. We feel that the garage addition, done in a similar manner and style as the existing garage will fit in with the existing and original style of the home.

5. The proposal is the least deviation necessary to alleviate the hardships: allowing an enlargement of the existing attached garage, along with the other portions of this proposal which do not need zoning relief, we feel this is the least deviation necessary. All other requirements of the Zoning Code will be met along with all requirements of the Building Code to construct a home suited to modern Evanston families.
3. NEW BUSINESS

D. 1224 OAK AVENUE - CASE # 19PRES-0201- Noreen Edwards, owner, applies for the construction of an attached garage with a rooftop screen porch and open deck, raise the roof height of the house with dormers (attic addition) from 31'-10” to 35’, replace selected windows, install French doors, build deck at grade and install two A/C condensers on the south side. Visible from Oak Avenue and the public alley at rear. Applicant applies for major zoning relief to construct the attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3’ rear yard setback where 30’ is required (Zoning Code Section 6-8-4-7), a 3.2’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1’ south interior side yard setback for an accessory structure (deck) where 5’ is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The Zoning Board of Appeals is the determining body for this case. Applicable standards: [Construction 1-5, 7, 8 and 10-15]
### Section III: Application for Certificate of Appropriateness

If in addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the SUPPLEMENTAL INFORMATION for guidance.

**See attached.**

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g., Streets and Alleys)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>Residential □ Other □</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Alteration</td>
<td>Renovation □ □ □ □</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Addition</td>
<td>Landscaping □ □ □ □</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Windows</td>
<td>□ New □ Replacement □</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Doors</td>
<td>□ New □ Replacement □</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Roofing</td>
<td>□ New □ Replacement □</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Signs</td>
<td>□ New □ Replacement □</td>
<td>□ Yes □ No</td>
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<tr>
<td>Lighting</td>
<td>□ New □ Replacement □</td>
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</tr>
<tr>
<td>Miscellaneous</td>
<td>□ New □ Replacement □</td>
<td>□ Yes □ No</td>
</tr>
</tbody>
</table>

Advisory October 18, 2004 | Expires December 22, 2017 | Page 2 of 4
Section B, Application for Certificate of Appropriateness

1. In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness.

The proposed plan is to:

1. Add an attached garage, with a rooftop screen porch and an open deck, to the rear of the existing building. **Reason:** Three parking spaces are required per city zoning ordinance. Parking is often tight on this block. We all have had to park on other blocks in the past months as we have had meetings. Our son-in-law has an electric car, and we would like to purchase another that has to be plugged in overnight. We also hope to “age-in-place” here and would need to have interior parking and accessibility from car to home. In addition to heavy use by neighbors, Larimer Park hosts YMCA events, city wide programs, and sporting events. Larimer park has no parking lot, so those traveling by car must park on local streets, like Oak and Crain. This exacerbates already over-crowded parking use on our block. The screen porch and rear deck on top of the garage provide the 2nd floor unit with direct access to outdoor living space, an important element of aging-in-place housing. They will enhance our enjoyment of our home and increase its value.

2. Raise the roof height three feet (from 31’10” to 35’), enlarge the existing side dormers and change the roof on the rear of the building from hip to gable, all code-compliant. **Reason:** To give the 2nd floor unit 2 guest bedrooms and a guest bathroom in the attic.
3. Install French doors on the south side and build a small, and just above grade, deck on south side of the building. **Reason:** To provide the first floor unit with private outdoor space, thereby enhancing the livability of the unit and increasing its value.

4. Install two air condensers at grade on the south side near the building. These conform to the zoning code. **Reason:** Central air conditioning is part of a modernization of the century-plus old HVAC system and will eliminate the use of unsightly window units.

5. Windows: Two small leaded glass windows on the north will be restored. The remainder of the original windows and 1960s aluminum triple track storms will be replaced with energy efficient Marvin Ultimate clad windows. The windows and filler boards previously installed on the open porch in the rear, which are unlike the rest of the windows and unattractive, will be replaced with double hung windows. We will remove two windows and install two new double-hung windows on north, 1st floor. The new windows in the attic dormers will be casements, which are necessary for egress. **Reason:** Existing windows and storms are in poor condition and not energy efficient. The window changes on the north are to accommodate the change in the interior room configuration.
<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Wood Frame</td>
<td>Wood Frame</td>
</tr>
<tr>
<td>Siding</td>
<td>Siding</td>
</tr>
<tr>
<td>Skirt</td>
<td>Skirt</td>
</tr>
<tr>
<td>Fascia</td>
<td>Fascia</td>
</tr>
<tr>
<td>Railings</td>
<td>Railings</td>
</tr>
<tr>
<td>Roofing Material</td>
<td>Roofing Material</td>
</tr>
<tr>
<td>Door Material</td>
<td>Door Material</td>
</tr>
<tr>
<td>Window Material</td>
<td>Window Material</td>
</tr>
<tr>
<td>Gutter/Roofing Parts</td>
<td>Gutter/Roofing Parts</td>
</tr>
</tbody>
</table>

Flashings and Roofing Systems:
- Copper
- Sheet Metal
- Other

Windows and Doors:
- Double Hung
- Casement
- Sash

Materials:
- Wood
- Metal
- Other

Add Other Materials/Alterations:
- Wood
- Aluminum
- Steel
- Other

Additional Notes:
- Air Conditioning Unit
- True divided lights 2nd Story

Date: Sep 9, 2017

Printed Name: [Handwritten]
Signature: [Handwritten]
Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5 RELATIONSHIP OF SPECIAL USES AND VARIATIONS: Whenever an application is made for special use variations, the Zoning Administrator shall forward said application to the Board of Zoning Appeals, the Board of Adjustment, or the Planning Commission, as the case may be.

4. In the event that the special use is needed to preserve an undeveloped or underdeveloped area, the following criteria shall be met:
   a. The special use shall be consistent with the general plan for the area.
   b. The special use shall not adversely affect the commercial viability of the area.
   c. The special use shall not adversely affect the visual impact of the area.

5. If the decision is made to grant the special use, the decision shall be made in writing.

See attached

See attached

Applicant's Signature: [Signature]
Print Name: [Print Name]
Date: [Date]
Section C. Application for Advisory Review of Zoning Variations...

A. Is necessary or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts.

Our proposed addition and alterations are appropriate for our building and fit into the character of the local historic district. We are happy to have purchased a lovely brick building in a great old neighborhood in central Evanston and seek to minimize the impact of our changes.

Zoning Variances:

These variances have been removed:

- Proposed ACs have been moved to compliant locations.
- Proposed Impervious surface has been reduced and is compliant.
- Proposed Building height is now compliant. The previously proposed side dormers did not meet the definition of a dormer and needed more windows to be called dormers. With the addition of 3 windows on north and south sides, building height is now compliant.
- Minimum Lot Area for a 2-flat was removed (per staff comment) as it is legally non-conforming. It was and will remain a 2-flat.

Three of the zoning variations we are requesting result from adding a 3-car attached garage, which is required by the city zoning ordinance.

- Building lot coverage (45%-51%). The size of the garage is dictated by the zoning requirement of 3 parking spaces.
- North side Interior yard (3’2” instead of 5’): The principal structure is currently at 3’2” and the new addition would line up with the non-conforming existing structure. This is necessary in order to provide enough space for the required 3-car garage.
- Rear yard setback (requirement is 30’; we currently have about a 24’ rear yard. 3’ is requested). The existing non-conforming rear yard will be replaced with the required 3 car garage.

The remaining Zoning variance is the Interior Side Yard variance (The proposed deck is 1’ from the lot line where 5’ is required). The Code regarding side yards and accessory structures are to ensure privacy and peacefulness to protect neighboring residences from noise from neighbors in side yards. The small, low deck in the south side yard is adjacent to the basketball court in the city park, not a residence or a street. It is set way back (70 feet) from the front walk, 25’ from the alley and only 18” high, hidden in front by the chimney and in the rear by the garage, and should not be visible from front or rear. The City Zoning Code does not mention city parks in reference to side yards or accessory structures. The deck is adjacent to the park and the heavily used full-court basketball court, which is only about 15’ from the lot line and 26’ from the bedroom windows. The deck is at least 100’ from neighboring residences.
For your consideration, here are changes in appearance that ARE code-compliant, but that might be of importance to the Preservation Commission:

- The new roof height of 35’. It is code-compliant and lower than neighboring roofs. The relatively small change in height (+3’2”) will likely not even be noticeable to the average observer. The neighbor’s property to the north is 38’. The neighboring home to the west at 1225 Ridge is 45’ plus there’s a 10’ rise in elevation, which would make their roof 20’ higher than the proposed height of subject. There are other homes on Ridge behind us that are over 35’. There are many multi-unit buildings nearby which are 3+ stories high, including one on our block. Single family homes across the street are 2+ stories high and some are over 35’ high.

- Dormers: There are many roof and dormer styles in the neighborhood on various style buildings. The neighbor on the north has many. There currently are side shed dormers on our building that we plan to make larger. In an effort to minimize change, the proposed side dormers are smaller than allowed by code and set further back than required from the front of the home. The new gable roof on the rear is necessary in order to be able to access the attic; it makes the attic accessible from the rear interior stairs. The rear gable of the main structure also matches and integrates the screen porch gable roof. The gable is like many roofs in the neighborhood and will be an attractive addition to the rear. The dormers and gable roof allow some attic space to be utilized, thereby increasing the use and enjoyment of the property.

- The screen porch is in keeping with many screen porches in the area and indeed simulates the sleeping porch which was originally on the rear of the building but which was enclosed at least 70 years ago.

- The proposed 2\textsuperscript{nd} floor deck on top of the garage will have horizontal rails similar to what are currently on the existing 2\textsuperscript{nd} floor deck. (In fact, we hope to re-use the actual materials.)

- Proportions of facades and openings, rhythms, relationships of materials and texture, roof shape, walls, scale, directional expression—all stay the same for most of the building and are appropriately sized otherwise and sensitive to surroundings.
What is NOT changing?

- Use: We are happy to maintain this building as a two-flat in keeping with the zoning ordinance, the need for housing near trains and shopping areas and with our desire to live in and age-in-place in the same building with our children and grandchildren.

- The architectural details on the front of the building will NOT change- 6 decorative corbels, columns, and Italianate capitals- will all be restored. The graceful, open front porch will be repaired and maintained. The concrete front steps repaired. The leaded windows will be restored. There is a distinctive brick pattern of the building and masonry dentils over the windows and doors that demonstrate good craftsmanship. The masonry will be repaired where necessary, using matching mortar and pointing. We will maintain the existing exposed rafter tails which have decorative profiles.
What else is improving?

- Green algae growing on the sides of building will be gently removed.
- The existing fence is encroaching approximately 2’ into the alley. It will be removed, and the proposed garage is set back 3-6’ from the lot line, thereby “giving back” more than 150sf to public right of way.
Do our changes adversely affect the character of the local historic district? To give you context, here is Other information pertaining to Building lot coverage, Rear Yards, Side Yards and Accessory Structures:

The lots on our (west) side of Oak and on Dempster on the other end of the block are shallow and many have non-conforming parking and little or no rear yards; our lot does not have enough room for the required rear yard and the required number of parking spaces or garage. Currently there is only one gravel parking space for our lot. Three are required for this size building. In order to come into compliance with regard to providing parking, we propose an attached 3-car garage, but that means there will be no rear yard and no outdoor living area for either unit. We would like each unit to have an outside living space, so, we are planning a rooftop deck and screen porch on the garage for the 2nd floor unit and a small deck on the south side for 1st floor use. Having an interior side deck seems to work since the lot to the south has no residence; only city park with basketball court adjacent to our building.
**Does our additions and alterations fit in with neighboring properties? More info:**

Many of the lots on the west side of Oak and on Dempster are substantially over the building lot coverage and out of compliance on parking and on rear yard setbacks. Though we haven’t done a complete analysis of building lot coverage for every building, it is easy to see that many are way over the limit.

**1228 Oak:** Has 4+ units (non-compliant), is 3 stories (non-compliant), has gravel parking across the rear of the building, from the building to the alley, with no rear yard (non-compliant).

**1234 and 1236 Oak** are single family homes which are not as long as our building, so they have small (non-compliant) rear yards and detached garages. **1234** has a 1.5 story, 20’ tall garage.

**1238 Oak** is a large apt building. The building has no rear yard, little parking and little/no setback on the alley.

**1030 Dempster** has 2 units and has a detached garage on the alley with no rear yard and over the impervious surface limit.

**1028 Dempster** has 2 units and a garage with a partial rear yard.

**1024 Dempster** is single family with a deck and parking spaces that cover much of the rear yard.

**1020 Dempster** has 2 units with 2 open parking spaces and a deck that covers the rear yard.

**1016 Dempster** is single family with open parking spaces, over impervious surface, and no rear yard.

**1100 Dempster** has an attached garage, asphalt parking area, is over impervious surface and has no rear yard.
1106 Dempster is single family and has non-conforming spot in the front off the alley and a 1 car detached garage and almost no rear yard and over impervious surface limit.

All the houses on Ridge have large lots; many with curb cuts and driveways.

The home at 1241 Ridge is quite set back from the street and has an attached garage on the alley and asphalt parking/driveway, and no rear yard.

1235 Ridge has a 2 story coach house directly on the alley with little/no alley setback.

1229 Ridge has a long asphalt driveway from alley to a basement garage. 1229 also has an interior side yard deck on the 2nd story. It is very close to the neighboring residence.

1225 Ridge, directly behind us, has a large back yard and garage on this long, wide lot. Their rear stone fence has little/no alley setback and so makes navigating even our parking space difficult. The house is 45’ high (non-compliant).

1217 Ridge is developing the lot at 1211 which currently has a 2 story coach house on the alley. Plans are in permit process.

1205 Ridge has a large yard and detached garage.

1201 Ridge is at the corner with Crain and has a detached garage with non-conforming rear yard.
Are the changes compatible with neighboring properties, Conclusion.

So, as you can see from the above list, our variances are few and relatively minor. We will comply with Use, Building Height, Impervious Surface, and Required parking. Many homes on the block are out of compliance with the rear yard setback and/or don’t meet parking requirements. One, that I know of, has an interior side deck on the 2nd fl very close to neighbor. The 6% overage we are requesting on Building Lot Coverage is small compared to many on the block. Many homes on the block have no rear yards. The 1.8’ side yard setback variance on north is minimal, lines up with the building and is less than others on the block. And the deck on the south is small, low, almost non-visible from the public way and is not adjacent to a residence or street as indicated in code.
B. Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation. The proposed addition and alterations provide the owners with reasonable and appropriate use and enjoyment of their real property. Denial would thereby be a taking of their reasonable and appropriate use and their enjoyment of real property.

C. Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district. The addition and alterations will NOT be detrimental to the public health, safety and welfare or injurious to property in the district or vicinity. They will enhance the appearance of the neighborhood and increase the value of property in the district.
**Section C Conclusion:** Given the need and the city requirement to provide 3 parking spaces in this historic R3 neighborhood, we have designed an addition that provides the parking in a sensitive manner. The addition and other alterations retain the original structure, do not destroy significant historic material and are compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment. We have proposed a solution that complies with impervious surface requirements, provides the required parking (relieving some parking stress for the neighborhood), retains the unique architectural elements on the front and sides of the home and the beautiful masonry work of the building, updates energy-inefficient or unsightly windows, gives outdoor living space to both units, complies with height limits, and is fitting and appropriate for this historic area and R3 neighborhood. We have taken care to minimize changes and to make proposed changes in keeping with the architecture of the building and lending value to the character of this historic neighborhood.
Front (East) Elevations
Rear (West) Elevations

Proposed
3D of front. Note small increased roof height and dormer is set back
Snip of recent survey

Shows existing hardscape that will be removed in proposal

**Hardscape Areas to be Removed:**
- Yellow -- concrete north walk
- Brown -- 2nd floor deck
- Red -- Fence
- Blue -- gravel parking area
- Purple -- Brick patio
We will keep and restore the two small leaded glass windows on north. We will remove triple track storms and replace all the other windows with energy efficient double hung Marvin Ultimate clad.

Southwest corner, 2nd. Was an open porch originally

The rest of the windows are double hung with alum. triple track storms. With muntins on 2nd floor only.

Southwest corner, 1st fl was originally an open porch. Closed in before 1960s.
View of subject property from park next door

Neighbors to north

Various windows

Neighbors to north
South side of 1224 Oak. 11' high chain link fence is in city park and runs from alley to front walk. 15' high, large shrubs are all in park. Shrubs hide proposed deck and new french doors on south side of building in summer and winter. Owner offers, at their expense, to plant three new trees in park to also obscure any changes. There is a small, existing shed dormer on both north and south sides.
Even in winter the south side of the first floor of the home, where the proposed deck which is only 18” above grade, is barely visible. The 11’ high chain link fence is seen a bit over the hedge.
Subject from across the park
subject from southwest in alley
Across the street from subject. Oak ends at cul-de-sac at park.
Aerial photo. Subject is marked with red “S”. Beth Emet is green roof. Apartment bldg. on our block is white. North of apartment bldg. are 3 houses on Dempster with almost no rear yards or parking.
1234 Oak
2 doors north
1.5 story garage
Apt bldg. to north is 3+ stories

1228 Oak. Neighbor to north

Subject
134 of 337
Neighbor to north with gravel parking area, and next north neighbor in foreground; Subject in back of photo. Alley is narrow and the current fence encroaches 2 feet into the alley.
On left, 1241 Ridge has no rear yard. The house on the right, 1235 Ridge, is very tall and has a 2 story coach house on alley.
Stone fence of lot directly behind subject property, and wood fence north. They both are at alley lot line. Alley is only 14’ wide. Subject fence (on right) encroaches on alley thereby making it more narrow. The proposed garage would be set back 3-6’ from alley line providing substantial added alley space for community benefit.
Existing patio, 2nd floor deck, fence on rear of subject. Cellar door will be inside garage.
Park 11’ chain link fence on left, Subject, and neighbor to north
**Zoning Analysis Summary**

**Case Number:**
19ZONA-0133 – 1224 OAK AVENUE
RIDGE HISTORIC DISTRICT

**Case Status/Determination:**
Non-Compliant

**Proposal:**
Raise roof and add dormers to existing 2-flat; construct 3-car garage, screen porch and open deck at second floor; side porch and deck; interior remodel.

**Zoning Section:**

<table>
<thead>
<tr>
<th>Section</th>
<th>Rules</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-6-4.7 - ENLARGEMENT OF STRUCTURE</td>
<td>A noncomplying structure devoted in whole or in part to a nonconforming use shall not be enlarged or added to in any manner including the return addition of floor area; unless the entire structure and the use thereof shall conform to all the regulations of the district in which it is located. The existing 2-flat is a legally nonconforming use (does not meet minimum lot size) in a legally nonconforming structure.</td>
</tr>
<tr>
<td>6-8-4.4 - BUILDING LOT COVERAGE.</td>
<td>The proposed building lot coverage is 51.5% where 45% is the maximum permitted.</td>
</tr>
<tr>
<td>6-8-4.5 - IMPERVIOUS SURFACE.</td>
<td>The proposed impervious surface ratio is 60.75% where 60% is the maximum permitted.</td>
</tr>
<tr>
<td>6-8-4.8 - MAXIMUM BUILDING HEIGHT.</td>
<td>The proposed building height is 36' and 3-stories where the lesser of 35' or 2.5 stories is required. The proposed shed side dormer does not meet the code's definition of a dormer. A structure projecting from a slanting roof to accommodate a window. Additionally, the knee walls may not exceed 3' in height when located between the top full story and a proposed half story.</td>
</tr>
<tr>
<td>6-8-4.7 - YARD REQUIREMENTS. (A) Residential Structures 3. Side Yard.</td>
<td>The proposed north interior side yard for the principle structure is 3.2' where 5' is required. Although the nonconforming condition is not increased, the addition needs to meet the required setback.</td>
</tr>
<tr>
<td>6-8-4.7 - YARD REQUIREMENTS. (C) Residential Structures 3. Side Yard</td>
<td>The proposed rear yard is 3' where 30' is required.</td>
</tr>
<tr>
<td>6-4-6.6 - SPECIAL REGULATIONS APPLICABLE TO AIR CONDITIONING EQUIPMENT.</td>
<td>The proposed A/C unit is 2' from the south interior side yard where 8' or 6' with screening is required.</td>
</tr>
<tr>
<td>6-8-4.7 - YARD REQUIREMENTS. (C) Residential Structures 3. Side Yard</td>
<td>The proposed deck is 1' from the south interior side yard where 5' is required.</td>
</tr>
</tbody>
</table>
## City of Evanston
### ZONING ANALYSIS REVIEW SHEET

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

**Z.A. Number:** 12Z01-0133  
**Purpose:** Zoning Analysis without Bld Permit App

**Address:** 1224 OAK AVE  
**District:** R3  
**Overlay:** None  
**Preservation:**

**Applicant:** Donnalee M. Floeter  
**Reviewer:** Cade Sterling

### THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure  
- New Accessory Structure  
- Addition to Structure  
- Alteration to Structure

**ANALYSIS BASED ON:**
- Plaza Date: July 19, 2018
- Proposed By: Donnalee M. Floeter
- Survey Date: April 30, 2018

**Proposal Description:**
- Raise roof and add dormers to existing 2-flat. Construct 3-car garage, screen porch and open deck at 2nd floor. Side porch and deck.

### ZONING ANALYSIS

#### RESIDENTIAL DISTRICT CALCULATIONS

- **Front Porch Exception (Subtract 80%):**
  - Total Elliptical
  - Total Porch Area
  - Front Porch
  - Porch Regulation Area

#### PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS Two-Family Residential</td>
<td>Dwelling - 2F</td>
<td>Dwelling - 2F</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

### COMMENTS:

#### Minimum Lot Width (LF)

<table>
<thead>
<tr>
<th>USE</th>
<th>Minimum Lot Width (LF)</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Family</td>
<td>38</td>
<td>No Change</td>
</tr>
</tbody>
</table>

#### Minimum Lot Area (SF)

<table>
<thead>
<tr>
<th>USE</th>
<th>Minimum Lot Area (SF)</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Family</td>
<td>7,000 sq. ft. (1500 DU)</td>
<td></td>
</tr>
</tbody>
</table>

#### Dwelling Units

<table>
<thead>
<tr>
<th>USE</th>
<th>Dwelling Units</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Family</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Lot Coverage (SF) (defined, including fractional additions)

<table>
<thead>
<tr>
<th>USE</th>
<th>Building Lot Coverage</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Family</td>
<td>2377.4</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

#### Impervious Surface Coverage (SF, %)

<table>
<thead>
<tr>
<th>USE</th>
<th>Impervious Surface Coverage</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Family</td>
<td>58.25%</td>
<td></td>
</tr>
</tbody>
</table>

---

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### Accessory Structure
#### Rear Yard Coverage:
**Standard:** 40% of rear yard  
**Existing:** 54%  
**Proposed:** 6%  
**Determination:** Compliant

### Height (FT)
**Comments:** DOES NOT MEET DEFINITION OF DORMER
**Standard:** 31.83 / 2 stories  
**Existing:** 30 / 3 stories  
**Proposed:** No Change  
**Determination:** Non-Compliant

### Front Yard (FT)
**Direction:** E  
**Comments:** 27' or block average  
**Standard:** 33.88 / 26.5 to front porch  
**Existing:** 33.88 / 26.5 to front porch  
**Proposed:** No Change  
**Determination:** Non-Compliant

### Street:
**Comments:** DW Avenue

### Interior Side Yard(1) (FT)
**Direction:** N  
**Comments:** 3'  
**Standard:** 32.2  
**Existing:** 32.2  
**Proposed:** No Change  
**Determination:** Non-Compliant

### Interior Side Yard(2) (FT)
**Direction:** S  
**Comments:** 3'  
**Standard:** 6  
**Existing:** 6  
**Proposed:** No Change  
**Determination:** Compliant

### Rear Yard (FT)
**Direction:** W  
**Comments:** 30  
**Standard:** 24.5  
**Existing:** 24.5  
**Proposed:** No Change  
**Determination:** Non-Compliant

---

### ACCESSORY USE AND STRUCTURE
#### Use(1):
**Standard:** Air-conditioning Unit  
**Existing:**  
**Proposed:**  
**Determination:** Compliant

### Permitted Districts:
**Comments:** RSD

### Permitted Required Yard:
**Comments:** RY or ISY

### Interior Side Yard:
**Comments:** Interior Side Yard

### Additional Standards:
**Comments:** 8 or 6’ screening setback

### ACCESSORY USE AND STRUCTURE 2
#### Use(2):
**Standard:** Deck or Patio (revised)  
**Existing:**  
**Proposed:**  
**Determination:** Compliant

### Permitted Districts:
**Comments:** RSD

### Permitted Required Yard:
**Comments:**

### Additional Standards:
**Comments:**

### Interior Side Yard(3) (FT)
**Direction:** S  
**Comments:** 3'  
**Standard:** NA  
**Existing:** NA  
**Proposed:** 1'  
**Determination:** Non-Compliant

---

### PARKING REQUIREMENTS
**Comments:**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>143 of 337</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>----------------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>Usage (1): Two-family</td>
<td>1.5 per dwelling unit</td>
<td>0</td>
<td>3</td>
</tr>
</tbody>
</table>

**Comments:**

**TOTAL REQUIRED:**
- Comments:
- 3
- 0
- 3
- Compliant

**Vertical Clearance (LF):**
- Comments:
- 7'
- NA
- 8.9'
- Compliant

**Surface:**
- Sec. 5-16-2-8 (E)
- Comments:
- NA
- Concrete Apron
- Compliant

**Location:**
- Sec. 6-4-9-3
- Comments:
- NA
- Attached Garage
- Compliant

**Angle (1): Garage (Attchd):**
- Comments:

**Angle (2):**
- Comments:

<table>
<thead>
<tr>
<th>MISCELLANEOUS REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>YARD OBSTRUCTIONS</td>
</tr>
</tbody>
</table>

**Comments:**

**COMMENTS AND/OR NOTES:**

**Analysis Comments:**

**RESULTS OF ANALYSIS:**

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

Site Plan & Appearance Review Committee approval is **Not Required**

See attached comments and/or notes.

**Signature**

**Date**

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MAJOR VARIATION
APPLICATION

1. PROPERTY
Address: 1224 OAK AVENUE
Permanent Identification Number(s):
PIN 1: 11-19-101-016-0000
PIN 2: __________________________
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT
Name: DONNA LEE FLOETER
Organization:
Address: 3306 HAYES ST.
City, State, Zip: EVANSTON, IL 60201
Phone: Work: 847-322-7463 Home: __________________________
Cell/Other: __________________________
Fax: __________________________
E-mail: DONNA LEE FLOETER@GMAIL.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. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)
Name(s) or Organization: NOREEN EDWARDS and MARK METZ
Address: 2125 SHERMAN AVE.
City, State, Zip: EVANSTON, IL 60201
Phone: Work: __________________________ Home: __________________________
Cell/Other: 312-882-0580 312-465-6450
Fax: __________________________
E-mail: __________________________________________

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

Property Owner(s) Signature(s) -- REQUIRED

Date

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

Applicant Signature – REQUIRED

Date

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Plat of Survey   Date of Survey:  4-30-2019
☐ Project Site Plan Date of Drawings:  July 30, 2019  Revised Sept 5, 2019
☐ Plan or Graphic Drawings of Proposal (if needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: ________________
☐ Application Fee (see zoning fees) Amount $_________ 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.
Zoning Application, Page 3

6. Proposed Project:

A. Briefly describe the proposed project: Build new attached garage on rear of building with rooftop deck and screen porch on roof. Add small (273 sf), low deck to south side yard. Raise attic height to 35’ and add dormers to sides and rear to add bedrooms and bath to attic.

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

**Requested Variations**

What specific variations are you requesting?

<table>
<thead>
<tr>
<th>A. Section</th>
<th>B. Requirement to be Varied</th>
<th>C. Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum Lot Width</td>
<td>Unchanged</td>
</tr>
<tr>
<td></td>
<td>Minimum Lot Area</td>
<td>Unchanged</td>
</tr>
<tr>
<td>6-8-4-6</td>
<td>R3 Building lot coverage maximum is 45%</td>
<td>Bldg lot coverage of 51%</td>
</tr>
<tr>
<td>6-8-4-7</td>
<td>5’ side yard</td>
<td>North side of home is currently 3.2’ from lot line. The garage would continue along same line.</td>
</tr>
<tr>
<td>6-8-4-7</td>
<td>Rear yard requirement is 30’</td>
<td>Current setback is approx. 24’. 3’ setback requested</td>
</tr>
<tr>
<td></td>
<td>Accessory structure not to be located in a side yard abutting a street or interior side yard</td>
<td>AC in 1st drawing. Removed.</td>
</tr>
<tr>
<td>6-4-6-3</td>
<td>“Accessory structure” not to be located in a side yard abutting a street or interior side yard.</td>
<td>Locate small deck in south side yard.</td>
</tr>
</tbody>
</table>
B. A variation’s purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property’s particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

The lot dimensions prevent adherence to the zoning code regarding parking and rear yard setback. The existing lot does not comply with the city parking requirement which is 1.5 spaces per unit in R3. We cannot provide the required parking without eliminating the rear yard. Providing the required parking also eliminates outdoor living space for the 1st floor unit so that will be provided with the side yard deck.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties: The current building is non-compliant in regard to parking. In addition, the gravel parking space, existing rear fence and rear yard encroach upon the public alley. The use, mass and bulk of the proposed addition is appropriate and will have a minimal or positive impact on adjacent properties. The proposed addition will provide off-street parking, which benefits the neighbors, and restore approximately 100 square feet of property to the public alley; this will enhance the use, enjoyment and property values of adjoining properties. The small deck in the side yard is only a couple steps off the ground; it is not “interior” in that it is not adjacent to another residence, nor is it adjacent to a street. It is adjacent to the city park with the 11’ chain link fence and the full-court basketball court about 15’ from the property line.

2. Property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience: Currently in their 60s, owners hope to “age-in-place” in this property. They are “downsizing” from a larger home in Evanston. Often there is no parking on this block, and therefore it would be both a hardship and difficulty for an “age-in-place” owner to park on neighboring blocks.

3. Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived: No additional income will be derived from these variations as the building will be occupied by the owners and other family members. Public benefit to the whole is derived from adding off-street parking and restoring alleyway to the public space.

4. The alleged difficulty or hardship has not been self-created: The property was platted at its current size and location prior to the current ownership. Zoning guidelines for required parking and rear yard setback were created by the city.

5. Have other alternatives been considered, and if so, why would they not work? There is no alternative that meets both the parking requirement and the rear yard setback. Providing for the parking requirement also means increasing building lot coverage. The proposed garage eliminates outdoor space for the first floor so the side deck gives back outdoor space to the first floor unit. The size of proposed garage and increase in building lot coverage is determined by the city parking requirement.

Other Zoning Variation Standards:

2. The proposed variation is in keeping with the interest of the zoning ordinance: The proposed addition promotes the objectives of the comprehensive general plan as well as enhances the taxable value of the property. The proposed garage provides required parking and the deck in the side yard provides some outdoor living space for the first floor unit. The deck in the side yard does not abut a residence or a street; it abuts a city park basketball court. The side yard requirements or accessory structure requirements are to ensure privacy and peacefulness to neighboring residences. There is no neighboring residence on the south side, only basketball players. Embracing the purpose of the R3 Zoning District, this two unit building will continue to “Provide for...two-family residences in moderate density neighborhoods and to preserve the character of such neighborhoods.”
5. Have other alternatives been considered, and if so, why would they not work?  
See prior inserted sheet.

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.  
NAREEN EDWARDS + MARK METZ  
2125 SHERMAN AVE.  
EVANSTON, IL 60201  
312-882-0580  
design_green_landscapes @ gmail.com

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

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

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.

NA

If Applicant or Proposed Land User is a Corporation  NA

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  NA

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.

Page 6 of 6
That part of Lot 5 in the resubdivision of part of Block 2 in Crane's subdivision of the North 1/2 of the northwest 1/4 of the Northwest 1/4 of Section 19, Township 41 North, Range 14 East, of the Third Principal Meridian, described as follows: commencing at the northeast corner of said lot then run southeasterly along the west line of Oak Avenue 40 feet then run west parallel to the north line of said lot to the west line of said lot then run northwesterly along the west line of said lot 40 feet to the north line of said lot then run east along the northerly line of said lot to the place of beginning in Cook County, Illinois.
3. NEW BUSINESS

E. 601 DAVIS STREET - CASE # 19PRES-0197-  Davis Street Development Company 2015, LLC, submits a special use and planned development applications to construct a 19-story Class A office building with 40 parking spaces and 4,510 SF of ground floor retail space with a Chase Bank drive through facility. The proposed development will preserve the landmarked University Building at the corner of Davis Street and Chicago Avenue. Site development allowances are being requested for 1) an FAR of 9.67 where 4.5 is allowed, 2) a proposed height of 220 feet where 85 feet (excluding parking) is allowed, 3) 40 parking spaces where 521 are required, 4) A 15 foot Ziggurat setback is proposed above 29 feet along Davis where a 40 foot Ziggurat setback is required above 42 foot height and 5) A 5 foot Ziggurat setback is requested along the north property line at 29 foot height where a 25 foot Ziggurat setback is required above 42 foot height. Seeking advisory review from the Preservation Commission.
Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) & Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than 15 business days before the next scheduled Preservation Commission meeting the following: one (1) hard copy of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, 3D drawings of the proposed alteration/addition/construction (not to exceed 11” x 17” paper size); and one (1) digital copy in PDF format of the same. The Preservation Commission meetings are on the second Tuesday of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA 15 business days prior to the next scheduled meeting date allows the City staff’s review of the application and to provide the applicant feedback on the completeness of the COA application. Incomplete applications will not be accepted. Refer to the Supplemental Information, pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. Zoning Analysis must be completed by the City of Evanston’s Zoning staff before or by no later than the submission deadline of the completed COA application. Zoning staff requires at least 15 business days to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the second Tuesday of the month [see schedule on page (v) below]. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) * Refer to the Supplemental Information for guidance [page i” fifth below].

<table>
<thead>
<tr>
<th>1) Property Address:</th>
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<tr>
<td></td>
<td>Application Number:</td>
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<table>
<thead>
<tr>
<th>2) Owner’s Name:</th>
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<tbody>
<tr>
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<td>State:</td>
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<tr>
<td></td>
<td>Phone:</td>
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<thead>
<tr>
<th>3) Architect’s Name:</th>
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</thead>
<tbody>
<tr>
<td>City:</td>
<td>State:</td>
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<tr>
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<td></td>
<td>Phone:</td>
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<td>Email/Fax:</td>
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| 5) Landmark:   | Yes  No  *
|----------------|-------| Refer to the Supplemental Information for guidance on page (i) (fifth page below).

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<th>6) Within Local Historic District:</th>
<th>Yes  No;</th>
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<tr>
<td>If yes, Lakeshore Ridge Northeast Evanston Apartment Thematic Resources</td>
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<tr>
<th>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</th>
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<tbody>
<tr>
<td>□ Major Zoning Variance; □ Minor Zoning Variance; □ Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.</td>
</tr>
</tbody>
</table>

Check if your project requires: □ Special Use □ Planned Development → Refer to Supplemental Information on page (i) below.
Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

2) Checklist (Check all that apply and attach any additional information)

<table>
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<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
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<tr>
<td>☐ Construction</td>
<td>☐ Residential  ☐ Other:</td>
<td>☐ Yes ☐ No</td>
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<tr>
<td>☐ Demolition</td>
<td>☐ Partial  ☐ Total</td>
<td>☐ Yes ☐ No</td>
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<tr>
<td>☐ Alteration  ☐ Restoration</td>
<td>☐ Front  ☐ Side  ☐ Rear</td>
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</tr>
<tr>
<td>☐ Addition  ☐ Landscaping</td>
<td>☐ Front  ☐ Side  ☐ Rear</td>
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<tr>
<td>Garage: ☐ New ☐ Replacement ☐ Rehabilitation</td>
<td>☐ Front  ☐ Side  ☐ Rear</td>
<td>☐ Yes ☐ No</td>
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<tr>
<td>☐ Windows  ☐ Storm Windows</td>
<td>☐ New ☐ Replacement ☐ Restoration Style/Materials:</td>
<td>☐ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Doors  ☐ Storm Doors</td>
<td>☐ New ☐ Replacement ☐ Restoration</td>
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<tr>
<td>Roof: ☐ New  ☐ Re-roof</td>
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<td>Fence / Gate: ☐ New ☐ Replacement</td>
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<tr>
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<tr>
<td>☐ Sign ☐ Awning</td>
<td>☐ New ☐ Replacement ☐ Restoration Material:</td>
<td>☐ Yes ☐ No</td>
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<tr>
<td>☐ Air Conditioning Unit</td>
<td>☐ New ☐ Replacement</td>
<td>☐ Yes ☐ No</td>
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<tr>
<td>☐ Relocation</td>
<td>New Address for Relocation:</td>
<td>☐ Yes ☐ No</td>
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3) Checklist for Exterior Materials—Check all that apply.

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<tr>
<th>Existing</th>
<th>Proposed</th>
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<tr>
<td><strong>Façades/Front Porch &amp; Rear Porch Material</strong></td>
<td><strong>Flashing Material</strong></td>
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<tr>
<td>Wood Frame</td>
<td>Copper</td>
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<tr>
<td>Stone</td>
<td>Sheet Metal</td>
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<tr>
<td>Brick</td>
<td>Other: _______________</td>
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<tr>
<td>Stucco</td>
<td></td>
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<tr>
<td>Synthetic Stucco</td>
<td></td>
</tr>
<tr>
<td>Wood Siding</td>
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<tr>
<td>Aluminum Siding</td>
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<tr>
<td>Vinyl Siding</td>
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<td>Shingle, Material:</td>
<td>Other: _______________</td>
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<tr>
<td><strong>Roofing Material</strong></td>
<td><strong>Fascias, Soffits, Rakeboards, Trim</strong></td>
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<td>Wood Shingles</td>
<td>Wood</td>
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<td>Wood Shakes</td>
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<td>Slate</td>
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<td>Clay Tile</td>
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<td>Asphalt Shingles</td>
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<td>Metal Sheet</td>
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<tr>
<td><strong>Chimney Material</strong></td>
<td><strong>Door Material</strong></td>
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<td><strong>Gutters/Downspouts</strong></td>
<td><strong>Window Type</strong></td>
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<td><strong>Window Material</strong></td>
<td><strong>Muntins</strong></td>
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<td>Wood</td>
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<td>Aluminum</td>
<td>True divided lights</td>
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<td>Steel</td>
<td>Simulated divided lights</td>
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<td>Other: _______________</td>
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<td><strong>Driveway Material</strong></td>
<td><strong>Add Other Materials/Alterations</strong></td>
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<td>Asphalt</td>
<td>Not Listed Here (Explain and Attach Information As Needed):</td>
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<td>Poured Concrete</td>
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<td>Brick Pavers</td>
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<td>Concrete Pavers</td>
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<tr>
<td>Crushed Stone</td>
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<td>Other: _______________</td>
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4) Applicant’s Signature: ____________________________________

Print Name:

Date:

Proceed to Section C if you are requesting a zoning or fence variation and/or special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].
Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses

- 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation:

(1) Submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division.

(2) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

(3) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

(4) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

4) Applicant’s Signature: ________________________________ Date:

Print Name:

NOTE: The deadline for submission of Certificate of Appropriateness applications is no less than 15 business days before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the second Tuesday of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).
+ Campbell Coyle Development
+ Remark Corporation
+ GDS Companies
+ Kettlekamp and Kettlekamp
+ KLOA Inc.
PUBLIC/PRIVATE PARTNERSHIP EXPERIENCE

BEFORE

AFTER
BUILDING & DESIGN OVERVIEW
• Eliminate incompatible uses—not contributing to the tax base
• Infill missing street scape
• Need for Class-A office building
• Signature building—appropriate size and compatible use
• Strengthen the downtown economy
• Sustainable development
• Revenue generation
CONTEXT | TRANSPORTATION

1,583 cars

1,400 cars

600 cars

51 cars

3/8 mile = 5 minute walk

1/4 mile = 1/8 mile

Metra

Parking

Divvy

ZipCar

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EXISTING CONDITION | SITE PHOTOS

SOUTHSIDE OF DAVIS STREET ADJACENT BUILDINGS
EXISTING CONDITION | SITE PHOTOS

SOUTHSIDE OF DAVIS STREET ADJACENT BUILDINGS
EXISTING CONDITION | SITE PHOTOS

EXISTING DRIVE THROUGH & EMPTY LOT VIEW FROM SOUTHWEST
EXISTING DRIVE THROUGH & EMPTY LOT VIEW FROM SOUTHEAST
LEVEL 2 : 40 PARKING SPACES including 2 ADA
PODIUM BRICK 1

2
STORE FRONT SYSTEM

3
METAL CLADDING BETWEEN PODIUM & TOWER

4
TOWER CLADDING 2

5
GLASS CURTAIN WALL

6
LOW-E INSULATING GLASS

PODIUM MASONRY

METAL PANEL

TOWER GLASS
GROSS FLOOR AREA: 16,430 SF
GROSS FLOOR AREA: 15,105 SF
ECONOMIC OPPORTUNITIES
**Job Creation**

- **450 Construction Jobs**
- **30 FTE new Jobs**

**Permit Fee Revenue**

$1,050,000

**Annual Sales Taxes**

$175,000

---

**Annual Real Estate Taxes**

- **Project (Proposed)**
  - $1,500,000
- **Baseline**
  - (Existing University Building, Vacant Lot and Drive Thru)
  - $119,603

**1254% gross property tax increase over baseline**

---

1. Equals 30 jobs
2. Paid to the City of Evanston
3. Illinois, 6.25%; Cook County, 1.75%; Evanston, 1%; Special, 1%
PLANNED DEVELOPMENT, ZONING AMENDMENT & SPECIAL USE APPLICATIONS

601-611 DAVIS STREET/1604-1610 CHICAGO AVENUE

APRIL 24, 2019
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<td>PLAT OF SURVEY &amp; LEGAL DESCRIPTION</td>
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<td>EXISTING SITE PHOTOGRAPHS</td>
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SECTION 1  PROJECT NARRATIVE

INTRODUCTION

The Applicant, Davis Street Development Company 2015, LLC, is a Chicago-based real estate development firm specializing in transformative, mixed-use development projects. Vermilion is a leader in developments incorporating residential, office and retail uses, particularly in infill contexts with surrounding buildings and communities to consider.

The subject site, located at 601-611 Davis Street and 1604-1610 Chicago Avenue, is approximately 27,840 square feet with a commanding presence at the northwest corner of Davis Street and Chicago Avenue. The site is comprised of the University Building, a two-story Evanston historic landmark, as well as a vacant lot and a Chase Bank drive-thru location to the west. The site is surrounded by high rise and mid-rise mixed-use buildings incorporating commercial and multi-family residential uses above. The site is within walking distance to Northwestern University, as well as both CTA and Metra lines, making the Project a transit-oriented development. The Applicant has determined that the site is the ideal location for a Class A office tower. Class A office space in the City of Evanston remains scarce, especially contiguous space of over 10,000 square feet. A new, Class A office tower would create options for office tenants that either want to remain in Evanston or relocate to Evanston within a state-of-the-art office building.

PROPOSED DEVELOPMENT

The proposed Project is a 19-story (including the penthouse mechanical suite), 279,110 gross square foot, Class A office building with 4,510 square feet of retail space distributed across the ground floor of the new, modern structure. The Project preserves the two-story University Building. The proposed new development is located in a tower that sits on the western portion of the site. The Project is designed to seamlessly integrate into the surrounding context of downtown Evanston.

In addition to the preservation of the University Building, the Project delivers 4,510 leasable square feet of incremental ground floor retail space, contributing to a more dynamic and pedestrian friendly experience in the core of downtown Evanston.

The Project will deliver an adequate amount of off-street parking (40 spaces) for office tenants as noted by Newmark Knight Frank’s market study and by KLOA’s parking study.

The Project is estimated to create approximately $560,000 in incremental gross sales taxes and over $1,000,000 in incremental real estate taxes. The Project will also create 27-31 new jobs (FTE) and retain 28-34 jobs (FTE) within the repositioned University Building. Lastly, the Project will create approximately 450 construction jobs.

PARKING AND TRAFFIC

The Project delivers an adequate number of off-street parking spaces and mitigates negative impacts on on-street parking and traffic as a transit-oriented development (TOD). The Project’s proposed parking ratio of approximately 0.16 spaces per 1,000 gross square foot is sufficient for the office and retail uses due to its location within downtown Evanston and proximity to Metra and CTA public transportation nodes. Further, the Project supports the policy objectives underlying TOD, which include locating higher density projects close to transit and reducing reliance on automobiles. To that end, the Project plans to deliver 150 indoor bike stalls, which greatly exceeds the codes minimum requirements and will be the most provided by any office building in Evanston.
REQUESTED ZONING APPROVALS

The site is currently zoned D2 (the University Building) and D3 (the adjacent lot and the Chase drive-thru location). The proposed development requires approval of a Special Use for a Planned Development and substitution of a Special Use for the reconfigured Chase ATM drive-thru and driveway. Development allowances are required to permit FAR, parking ratio, and Davis Street and north interior side yard ziggurat setback relief.

The Project is in substantial compliance with the Comprehensive General Plan, Design Guidelines for Planned Development, Evanston Zoning Ordinance, and other pertinent city planning and development policies, as set forth in the enclosed application materials.
STATEMENT OF PUBLIC BENEFITS
Statement addressing how the planned development’s approval will further public benefits including:

a) Preservation and enhancement of desirable site characteristics, open space, topographic and geological features, and historic and natural resources —

The proposed project is an underutilized urban infill site with no desirable natural features or publicly accessible open space, topographic and geological features. Its single notable asset is the University Building, a two-story Prairie/Sullivanesque commercial building designed by noted architect George Maher. This Evanston landmark will be improved and preserved as part of the Project.

The existing site is flat and includes no natural landscape. The site includes limited tree cover and minimal shrubbery. Existing landscaping is largely focused on the streetscape areas fronting Chicago Avenue and Davis Street. A portion of the site (the western most parcel) is covered with pavement (currently used as a Chase Bank drive-thru). The middle parcel is an undeveloped area with exposed foundations (the site of a former building and a stalled development project). The eastern most parcel includes the University Building, an Evanston landmark that will be preserved and improved as part of the Project.

b) Use of design, landscape, and architectural features to create a pleasing environment —

The proposed project utilizes high quality architecture to complement downtown Evanston. The proposed Project also incorporates improved and enhanced landscape and streetscape areas fronting Chicago Avenue and Davis Street, including the construction of sidewalks, curbing, decorative brickwork, and landscaping consistent with downtown Evanston standards. The Project will be responsible for all costs associated with these improvements. These improvements will comply with City of Evanston requirements and complement the pedestrian and commercial experience found throughout downtown Evanston. In addition to the ground level experience, a portion of the Project’s rooftop areas will incorporate active and passive rooftop landscaping and amenities.

c) Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation —

The proposed project incorporates several underdeveloped sites at the core of downtown Evanston. A portion of the site (the western most parcel) is covered with pavement and currently utilized as a drive-thru by Chase Bank. The site was previously utilized for stacked parking, a non-conforming use. In its existing state, the use is incompatible for a parcel in the core of downtown Evanston. The middle parcel is an undeveloped area with exposed foundations (the site of a former building and a stalled development project), which is also incompatible given its location downtown.

The eastern most parcel includes the University Building, an Evanston landmark that will be preserved and improved as part of the Project, including the addition of modern mechanical systems and elevator access to the second floor. Due to the condition of the building, the costs to preserve and reposition the University Building are extensive.
d) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base —

The proposed development sits at the heart of downtown Evanston, where business and commercial uses are often complimented by residential or commercial uses above. With the exception of the University Building, the current uses do not adhere to the predominant mixed-use character of the downtown core. The Project intends to retain and preserve the 12,890 square foot University Building (18,890 square feet including the building’s existing basement), a historic structure that will be partially vacated and redeveloped with a combination of new tenants appropriate for this location, as well as the local favorites that currently occupy the building.

The balance of the site will incorporate 4,510 leasable square feet of incremental ground floor retail space. Once completed, the businesses within the University Building and the new ground floor retail will benefit and profit incrementally from the proximity of the tenants of the office building located directly above. The addition of 17,400 leasable square feet of newly completed/re-positioned commercial space (including the University Building), plus the addition of office tenants, will enhance the local economy and increase the tax base. In sum, the Project is estimated to create approximately $560,000 in incremental gross sales taxes and over $1,000,000 in incremental real estate taxes. The Project will also create 27-31 new jobs (FTE) and retain 28-34 jobs (FTE) within the repositioned University Building. Lastly, the Project will create approximately 450 construction jobs.

e) Efficiently use land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities; and —

Excluding the landmark University Building, the site is largely underdeveloped and not reflective of the highest-and-best use given its prime location in downtown Evanston. The University Building will be preserved and leased at market rents. Both Project components take advantage of the ideal location in downtown Evanston’s core. Many office tenants will likely utilize off-site parking spaces from the City of Evanston when adequate demand exists. In doing so, the proposed development will contribute revenue of the City of Evanston’s facilities.

The Project’s density in a prime downtown location, with excellent access to transportation, proximity to the CTA, Metra and bus stops, reduces the reliance on automobiles for tenants and patrons visiting the Project. This furthers the goal of encouraging transit-oriented development and enhances the Project’s contribution to a more economic network of utilities, streets, schools, public grounds, and other facilities.

f) Incorporate recognized sustainable design practices and building materials to promote energy conservation and improve environmental quality. —

The Project will achieve, at minimum, a LEED Silver certification level and engage a LEED consultant to ensure that all parties will maximize opportunities for sustainable design and energy efficiency.

The Project will incorporate a number of active and passive green roof areas. Office tenants will also have access to extensive bike facilities to encourage alternatives to reliance on automobiles. In addition, public bike parking facilities will be installed near the intersection of Davis Street and Chicago Avenue.

As noted above, the Project will make efficient use of existing resources and promote environmental friendly development methods by utilizing existing City of Evanston parking for a portion of the parking demand.
STATEMENT OF RELATIONSHIP TO COMPREHENSIVE GENERAL PLAN AND OTHER CITY LAND USE PLANS

The Project is in compliance with the “2000 Evanston Comprehensive General Plan,” adopted May 8th, 2000 (“Comprehensive Plan”) by the City Council. The development will add 254,990 square feet of office space, which will positively contribute to the economy of the downtown.

The guiding principal of the Plan is to encourage new development that improves the economy, convenience and attractiveness of Evanston. The Project is an infill development that will generate new property and sales taxes for the community while contributing significant public benefits, including the preservation of an Evanston landmark. The Project will strengthen the Evanston economy and tax base and create jobs.

…encouraging new development that improves the economy, convenience, and attractiveness of Evanston while simultaneously working to maintain a high quality of life within the community. (Comprehensive Plan, page 9)

As a goal, Evanston should retain and enhance its diversity of business, commercial, and industrial areas as desirable locations of economic activity. (Comprehensive Plan, page 44)

i. The Project is a new development that will preserve the University Building, an Evanston landmark, and develop two underutilized parcels into an attractive mixed-use office building with ground floor retail. In sum, the Project is estimated to create approximately $560,000 in incremental gross sales taxes and over $1,000,000 in incremental real estate taxes (per the 2017 tax year). The Project will also create 27-31 new jobs (FTE) and retain 28-34 jobs (FTE) within the repositioned University Building. Lastly, the Project will create approximately 450 construction jobs.

The Plan seeks projects that simultaneously contribute to a high quality of life within the community, integrating with existing neighborhoods to promote walking and the use of mass transit.

In order to proceed successfully into the twenty-first century, Evanston should recognize and capitalize on its relative assets, which include but are not limited to the presence of Northwestern University as an educated, diverse population. (Comprehensive Plan, page 6)

i. The proposed development is a mixed-use office building targeting a diverse tenant base, recognizing and celebrating Evanston’s unique mix of assets as a community.

ii. The Project will preserve the University Building, a local Evanston landmark.

…emphasizes a goal of maintaining an economically vital Downtown that is an attractive and convenient center of mixed activity…Efforts to attract new office users and residential development are important to further strengthen the area’s market. (Comprehensive Plan, page 52 & 53)

i. The Project will improve a current poor condition on the site, which will have a positive impact on the surrounding area and will attract new office users to the market.

The design of the proposed building with a location in the core of the downtown, adequate on-site parking and new commercial space along Davis Street, will enhance the pedestrian scale and commercial activity along Davis Street and Chicago Avenue.

The Project is a transit-oriented development (TOD) consistent with the Plan’s goal for Downtown Evanston to be an attractive, convenient and economically vital center of diverse activity:

Promote higher-density residential and mixed-use development in close proximity to transit nodes
(e.g., train stations) in order to support non-automobile dependent lifestyles. (Comprehensive Plan, page 108)

New developments should be integrated with existing neighborhoods to promote walking and the use of mass transit. (Comprehensive Plan, page 8)

New land development can take advantage of renewed interest in pedestrian and transit orientation. For example, slightly higher density residential and residential/commercial mixed-use buildings can be desirable additions along major corridors already very accessible to mass transit. (Comprehensive Plan, page 8)

Promote biking to enhance the character of the community, retail viability, and health of citizens. (Comprehensive Plan, page 109)

i. The Project is located in the core of downtown Evanston, within two to three blocks from the Davis Street CTA “L” stop and Metra stop. In addition, the Project is located on the 201 and 205 CTA bus routes. As such, the proposed development promotes the use of mass transit.

ii. Office space is appropriate for the Project site. The Project will provide ample bicycle parking and cycling amenities for commuters in addition to being within walking distance of several public transportation stops, designed to support non-automobile dependent lifestyles.

iii. The proposed development promotes walkability within the neighborhood. The Project is located within a five-minute walk (1,320-foot radius) from numerous retailers, restaurants and other amenities located in downtown Evanston. The Project is also located within a five-minute walk to the edge of the Northwestern University campus.

iv. The Project will provide room to store commuters’ bicycles in a well-lit and inviting bicycle storage room with a bike repair station, encouraging biking as a means of transportation. The number of bicycle parking spaces provided will meet the requirements of the City of Evanston code and LEED requirements.

The Plan also calls for developments that enhance the pedestrian character of the Central Business District including ground floor retail spaces when they are located on primary retail blocks. The building includes frontages on Davis Street and Chicago Avenue. The retail spaces and the preservation of the University Building, an Evanston landmark, are compatible with nearby buildings and the overall character of Davis Street and Chicago Avenue. The 17,400 square feet of newly developed and preserved commercial space within the Project will add to the economic vitality and street life of the area. The Project is consistent with the Plan’s call for developments that enhance the pedestrian character of the Central Business District and utilize high quality design:

Encourage new developments to complement existing street and sidewalk patterns. (Comprehensive Plan, page 25)

Emphasize the use of landscaping materials as a means of unifying and softening boundaries between public and private property. (Comprehensive Plan, page 102)

i. The Project enhances the streetscape, incorporating trees, shrubs, and seating areas in front of the property to soften the boundary between public and private property.

Colors should be harmonious within a project design as well as with respect to adjoining buildings or developments. (Comprehensive Plan, page 123)

i. The Project’s architect has selected a color scheme inspired from the surrounding context of the neighborhood. The Project will blend seamlessly with the Evanston streetscape.
The height and mass of each building should be compatible with its particular site. The building site should be planned to accomplish a desirable transition between street, site, and building using setbacks and yards that take into consideration adjacent buildings and pedestrian zones. (Comprehensive Plan, page 123)

i. The Project’s building massing is consistent with its surrounding context and relates to adjacent residential and office buildings to the north, east and west. Specifically, the setback provided on the north property line locates the tower away from Park Evanston. By keeping the University Building, a view corridor is also preserved to the southeast for the Park Evanston.

ii. The façade of the parking podium is sympathetic to the scale, rhythm, proportion, color and tone of the University Building.

Sensitivity to environmental concerns should be reflected in building design, site planning, and landscaping. (Comprehensive Plan, page 143)

i. The Project will achieve a minimum LEED Silver certification level. The Project will address the City of Evanston’s environmental goals by actively promoting sustainable design, sustainable materials, and sustainable construction methods. Sustainability will be integrated into the design and building process beginning in the early, schematic stages of the development and will continue into the operations of the building.

The Project also complies with the Downtown Evanston Plan. The Project is consistent with many principles of the Plan, including controlling urban sprawl by maximizing the use of existing infrastructure, reducing dependence on cars by creating walkable, bike-able, transit-served environments; mixing residential, retail and office uses (with residential buildings in the immediate vicinity of the project); and creating and maintaining a high quality of life in Evanston.

The proposed development is consistent with six out of seven Objectives of the Downtown Plan (the seventh is not applicable).

Objective 1: Optimize Economic Development

Maintain and enhance the commercial vibrancy of downtown with additional shops, restaurants and entertainment activities that will reinforce its ‘single trip, multiple activity’ opportunities.

The development and preservation of 17,400 square feet of commercial space contributes to the commercial vibrancy of downtown, adding new retailers, restaurants and other amenities.

Objective 2: Protect and Rehabilitate Character-giving Buildings, Structures and Sites

The Project preserves the University Building, an Evanston landmark. The adjacent building complements the landmark, while creating modern upgrades (elevator service and mechanical systems) that will benefit both structures.

Objective 3: Improve the Quality of Physical Environment

The Project is consistent with the Plan’s strategies by drawing on downtown Evanston’s existing architecture, which includes varied building heights and roof forms. The Project also contributes to the downtown by creating and enhancing a shopping street wall where one does not currently exist (Davis Street). The Project fills in a "missing tooth", while delivering an appropriate building massing, height, and design for the core location.

Objective 4: Promote Sustainable “Green” Buildings
The proposed building will be certified by the U.S. Green Building Council, which is consistent with City objectives. The Project will achieve silver certification or higher.

Objective 5: Maintain a Strong Multi-Modal Transportation System

*Encourage more residents and visitor to use transit to and from downtown, including possibly changing parking ratios for new development near the train stations.*

*Implement the city’s new bike plan, accommodate bicycle travel, and increase bicycle parking opportunities.*

The Project is located in the core of downtown Evanston. The Project is located to the east of the CTA and Metra rail lines, approximately two to three blocks from the Davis Street “L” stop and the Davis Street Metra stop. In addition, the Project is located on the 201 and 205 CTA bus routes. As such, the proposed development promotes the use of mass transit.

The Project will provide ample bicycle parking and cycling amenities, designed to support non-automobile dependent lifestyles.

The proposed development also promotes walkability within the neighborhood. The Project is located within a five-minute walk (1,320-foot radius) from numerous retailers, restaurants and other amenities located in downtown Evanston and from the edge of the Northwestern University campus.

Objective 6: Provide Enhanced Arts and Cultural Opportunities

The proposed Project utilizes high quality architecture, creating a contemporary tower that fits into the surrounding context to complement downtown Evanston. The proposed Project also incorporates improved and enhanced landscape and streetscape areas fronting Chicago Avenue and Davis Street, including the construction of sidewalks, curbing, decorative brickwork, and landscaping. The Project will be responsible for all costs associated with these improvements. These improvements will comply with City of Evanston requirements and complement the pedestrian and commercial experience found throughout downtown Evanston.

The Project is also consistent with the design guidelines for Planned Developments. The Project will complement surrounding properties, while adding to Evanston’s unique identity. The building mass and scale is similar to that of the surrounding context to the north and west, while the preservation of the University Building contributes to the character and history of downtown Evanston.

The design aesthetic and proposed building materials are appropriate given the surrounding context. The loading area and garbage dumpster area are enclosed within the building with access via the alley on the western boundary of the site.

The Davis Street and Chicago Avenue frontages will be enhanced with a new streetscape including landscaped seating areas with benches.
STATEMENT OF COMPLIANCE WITH ZONING ORDINANCE AND OTHER PERTINENT CITY POLICIES

The Project in substantial compliance with The Zoning Ordinance of Evanston, also known as Title 6 of the Evanston City Code.

Please refer to the Statement of Relationship to Comprehensive General Plan and Other City Land-Use Plans and the Statement of Development Allowances for Planned Developments.
STATEMENT OF SITE CONTROLS AND STANDARDS FOR PLANNED DEVELOPMENTS

a) Minimum area

The proposed 279,110 gross square foot building is permitted, subject to approval of the requested development allowance by a two-thirds vote of the City Council.

b) Tree preservation

There are no trees that can be preserved on the site. The existing street trees in the right-of-way will be either protected or replaced as part of the project.

c) Landscaped strip

The Project will provide a landscaped strip within the streetscape along the front yard and side yard (eastern) setback of the building. The streetscape will comply with the Downtown Streetscape design guidelines.

d) Open space

The site currently has no open space. The Project will enhance the streetscape along both Davis Street and Chicago Avenue and provide outdoor seating areas that will be well-landscaped and shaded.

e) Walkways

The Project will repair the existing sidewalks on Davis Street and Chicago Avenue. By completing the “missing tooth” and activating new retail space along Davis Street, it will create a more pleasant pedestrian experience.

f) Parking and loading

The configuration, location, construction, and operation of parking, loading and service areas within the Project have been designed to mitigate adverse impacts on residential, commercial and retail uses within and adjoining the development. Parking is located within the Project, but concealed from the pedestrian view. The parking spaces can be accessed from the west alley of the site. Retail patrons will be encouraged to utilize meter parking or nearby City-owned garages. The loading berth for the Project is also located on the west alley, directing traffic away from the adjacent residential buildings.

g) Utilities

The proposed development will provide underground installation of utilities. The mechanical/utility room will be located so that it is accessed via the west alley, where it can be easily connected to existing utility lines and accessed for maintenance.

h) Stormwater Treatment

Provisions will be made for acceptable design and construction of storm water facilities including grading, gutter, piping, treatment of turf, and maintenance of facilities.
STATEMENT OF COMPATIBILITY TO SURROUNDING RESIDENTIAL AND NON-RESIDENTIAL NEIGHBORHOODS

The Project is compatible with the surrounding neighborhood in terms of architecture design, height, and uses.

The Project is designed in accordance with the “Design Guidelines for Planned Developments.” In addition, the Project is designed utilizing high-quality materials consistent with City of Evanston standards. The façade colors are drawn from surrounding buildings, including the University Building, which will be preserved as a part of the Project. The materials and the preservation of an Evanston landmark properly reflect and preserve the history of Evanston. The office tower is designed to respond to the views of the lake, lakefront parks and residential neighborhoods to the south east of the site.

The Project is designed to be consistent with residential and office properties to the immediate north and west. The project will be similar in scale and massing to the immediately adjacent office and residential buildings. The facades are articulated into smaller elements so as not to present a massive appearance from neighboring buildings or neighborhoods. The street façade line of both Chicago Avenue and Davis Streets are maintained, and the building steps back substantially from both streets to maintain the relative scale of both streets in terms of existing context.

The Project’s proposed use is a mixed-use office & retail building incorporating 254,990 square feet of gross office space (192,570 square feet of rentable office space) and 4,510 square feet of retail space. The University Building will be preserved and leased to a combination of new tenants that are consistent with the neighborhood and appropriate for this important site, as well as the local favorites that currently occupy the building. The project will attract new office tenants to Evanston as well as provide options for existing office tenants that wish to relocate to a Class A office space.
STATEMENT OF COMPATIBILITY WITH DESIGN GUIDELINES FOR PLANNED DEVELOPMENTS

The Project complies with the “Design Guidelines for Planned Developments” (Design Guidelines), adopted 2006. The Project is designed in accordance with the Design Guidelines and contributes to the City of Evanston’s design excellence in a variety of architectural expressions. The Project will deliver a high-quality design that will complement the Evanston skyline.

The proposed development is a 19 story (including the penthouse mechanical suite), 279,110 gross square foot building with street level retail on both Davis Street and Chicago Avenue, and additional commercial space on the 2nd floor of the existing, and restored, University Building. The street frontage will be designed to relate to the existing, vibrant, retail character that exists on the south side of Davis, and to the east along Davis as well. The building's massing will step back on both facades, to provide a podium which is substantially in alignment with the existing buildings across the street on Davis. The development's parking will be provided within a fully enclosed, structured parking ramp that is accessed from the public alley to the west. Building tenants will have access to a landscaped roof terrace with amenities on top of the parking garage. The entry to the building is featured within a plaza and will include a bike specific entry with direct access to the bike room. The overall scale of the development is similar to a number of existing buildings in the downtown, including the adjacent Park Evanston, Chase Bank, Emerson Plaza and the One Rotary Center Building.

The mass of the building should respect surrounding buildings. This may be accomplished by 1) breaking up the building’s mass to read in different planes, 2) pulling apart portions of the building’s mass and introducing negative space, and 3) dividing larger portions of the building’s mass into smaller portions. (Design Guidelines, page 9)

i. The Project complements the scale of the surrounding buildings. The adjacent building to the west is taller, while the height of proximate buildings is roughly consistent. The design of the overall project is broken into 4 major components, and each component is further articulated into smaller, human scaled elements. There is a one story, street scaled transparent retail storefront, a building podium that conceals the parking, an office tower, and the historic University Building. The design of the new portion of the building will provide a datum that relates to the architecture of the existing and adjacent University building.

The building’s scale and context should: 1) be appropriate to the site...and 2) complement surrounding building. (Design Guidelines, page 9)

i. The Project’s design relates to other surrounding buildings’ architectural features. The project has a base or podium element along Davis Street that is substantially in scale with the height and massing of the existing buildings on the south side of Davis, and along Davis up to Sherman Avenue. The materials and detailing of the street façade will articulate a pedestrian scale and character, and provide a transparent commercial storefront along this vital retail stretch of Davis.

a) Materials should be appropriate to the architectural style of the building. b) Materials should be of a durable quality that requires minimal maintenance. (Design Guidelines, page 9)

i. The building materials will be of a durable quality that withstands time and requires minimal maintenance.
a) Roof shape should be compatible with the desired architectural style of the building. b) Roof materials should be selected based upon their appearance and durability, especially when such materials would be visible from the public way and/or an adjacent building. c) The roofline of the building should enhance the skyline of the area. d) Views of the roof from the public way and from adjacent taller buildings should be considered, and mechanical equipment should be screened per the guidelines in section III(A)(8) below. (Design Guidelines, page 13)

i. The Project will have a flat roof, consistent with the building’s modern aesthetic. A unique architectural roof feature will be visible from the ground level.

ii. The roofline of the building will be well-detailed.

iii. All mechanical equipment will be properly screened and set back so as not to be visible from the street.

Loading docks and refuse collection areas: 1) Must comply with the City’s zoning ordinance requirements. 2) Should be screened to limit visibility from the public way. (Design Guidelines, page 15)

i. The Project’s loading berth is accessed off of the alley to the west of the site. The loading area will be internal to the Project, and therefore not visible. The parking will not be seen from the public way, as it will be integrated into the building and concealed by an attractive facade.

Meters and mechanical equipment for utilities should not be placed on the front of a building or in its front yard. Such equipment should be placed inside the building, on the roof, or at the rear of the building. (Design Guidelines, page 15)

i. Mechanical equipment is placed on the roof of the building within screened enclosures or interior or cellar spaces. No mechanical equipment will be located in the front of the building.

Pedestrian-Oriented Storefronts. The primary entrance should be oriented to the street. (Design Guidelines, page 19)

Clear glass windows should be provided at the pedestrian level to allow for visibility into the ground floor use...and for visibility outside of the use. New and renovated storefronts should relate to the building’s architectural style and materials and complement other existing storefronts. Landscaping should be provided. (Design Guidelines, page 19)

i. The primary entrance to the retail is oriented to both Davis Street and Chicago Avenue. In addition, the ground-level façade will incorporate clear glass storefront windows to enhance visibility. The aesthetic will be modern to match the tower above and the University Building will be preserved in a manner consistent with its historical aesthetic.

The City encourages green and LEED (Leadership in Energy and Environmental Design) certified rehabilitation and new construction projects. (Design Guidelines, page 23)

i. Landscaping will be provided to enhance the streetscape. Building amenities will also incorporate active and passive green roofs, which will incorporate landscaping and outdoor amenities for building tenants. The Project will achieve, at minimum, a LEED Silver certification level, and sustainability will be integrated into the design and building process beginning in the early, schematic stages of the development and will continue into the operations of the building.
The location of a building on a site should consider impacts to surrounding properties...Where tall buildings exist across the street from a site, reducing the proposed building’s mass and providing landscaping are encouraged to prevent a ‘canyonization’ feel at the pedestrian level. (Design Guidelines, page 29)

i. The Project considers adjacent buildings and has a mass that consistent with the surrounding context. The podium of the building is scaled to be in substantial alignment with the buildings on the south side of Davis Street, and the tower is set back from both street frontages and the property line to the north.
STATEMENT OF PROVISIONS FOR CARE AND MAINTENANCE OF OPEN SPACE AND RECREATIONAL FACILITIES

The Project will continue Evanston’s landscaping and streetscape standards for Downtown Evanston along both street frontages. This landscape and seating area will be maintained by the building owner/operator. The Project will include landscaped open space and recreational facilities for the building tenants on the amenity level above the parking podium. The green space on the parking roof will be cared for and maintained by the building owner/operator.
STATEMENT ADDRESSING THE GENERAL CONDITIONS FOR PD'S IN THE DOWNTOWN DISTRICTS

a) Land use and land use intensity

The Project and its office and retail uses are compatible with the surrounding buildings and contextual with regard to height, bulk and scale. The Project complies with the “Design Guidelines for Planned Developments” (Design Guidelines, adopted 2006) and contributes to the City of Evanston’s design excellence in a variety of architectural expressions. The Project will deliver a high-quality design that will complement the Evanston skyline.

b) Preservation; housing

The Project preserves the University Building, an Evanston landmark. The Project also delivers 192,570 of leasable office space that will act as a catalyst for job growth in the downtown Evanston market, thereby improving the downtown housing market.

c) Environmental; urban design; essential character of the downtown district, the surrounding residential neighborhood and abutting residential lots; and neighborhood planning

The Project complies with the Downtown Evanston Plan and is consistent with many principles of the Plan, including controlling urban sprawl by maximizing the use of existing infrastructure, reducing dependence on cars by creating walkable, bikeable, transit-served environments; mixing residential, retail and office uses (all included within the proposed Project and the preserved University Building); and creating and maintaining a high quality of life in Evanston.

The proposed development is consistent with six out of seven Objectives of the Downtown Plan (the seventh is not applicable).

The Project will achieve, at minimum, a LEED Silver certification level. The Project will engage a LEED consultant to ensure that all parties will maximize opportunities for sustainable design and energy efficiency.

The Project will incorporate a number of active and passive green roof areas, including amenity areas for office tenants. Tenants will also have access to bike facilities to encourage alternatives and reliance to automobiles. In addition, public bike parking facilities will be installed near the intersection of Davis Street and Chicago Avenue.

d) Traffic impact and parking, impact on schools, public services and facilities

The configuration, location, construction, and operation of parking, loading and service areas within the Project have been designed to mitigate adverse impacts on residential and retail uses adjoining the development. Parking is located within the Project, but concealed from the pedestrian view and designed to conceal the parking use behind an attractive facade. The parking spaces will be accessed from the alley on the west side of the site.

Retail patrons will be encouraged to utilize public transportation, meter parking or nearby city garages.

The loading berth for the Project is also accessed from the west alley, directing traffic away from the adjacent residential buildings. Overall, the project minimizes curb cuts and reduces pedestrian/vehicular conflicts, especially along Davis St.

Excluding the landmark University Building, the site is largely underdeveloped and not reflective of the highest-and-best use given its prime location in downtown Evanston. The Project will maximize
the highest-and-best use for the western portion of the site, incorporating the existing Chase Bank drive-thru and the vacant lot. The University Building will be preserved and leased to market users for this key location, as well as the local favorites that currently occupy the building. Both Project components take advantage of the ideal location in downtown Evanston’s core.

The Project’s density in a prime downtown location, with excellent access to transportation, proximity to the CTA, Metra and bus stops, reduces the reliance on automobiles for patrons visiting the Project and tenants. This enhances the Project’s contribution to a more economic network of utilities, streets, schools, public grounds, and other facilities.

e) Conservation of the taxable value of land and buildings throughout the City, and retention of taxable land on tax rolls

The Project will maintain its parcels on the tax rolls. The Project will incorporate 4,510 leasable square feet of incremental ground floor retail space. Once completed, the businesses within the University Building and the new ground floor retail will benefit and profit incrementally from the proximity of the daytime tenants located in the office building directly above. The addition of 17,400 leasable square feet of newly completed/re-positioned retail/commercial space (including the University Building), plus the addition of new, Class A office tenants, will enhance the local economy and increase the tax base. In sum, the Project is estimated to create approximately $560,000 in incremental gross sales taxes and over $1,000,000 in incremental real estate taxes (per the 2017 tax year). The Project will also create 27-31 new jobs (FTE) and retain 28-34 jobs (FTE) within the repositioned University Building. Lastly, the Project will create approximately 450 construction jobs.
STATEMENT OF DEVELOPMENT ALLOWANCES FOR PLANNED DEVELOPMENTS

a) The maximum permitted FAR in the D3 District is 4.50 with a maximum site development allowance of 8.0. The Project Team understands that a FAR above 8.0 requires the approval of two-thirds of the City Council.

b) Parking: The proposed development would require 2 parking spaces per 1,000 square feet of office space and 1 retail parking spaces per 350 square feet of retail space under the Evanston Zoning Ordinance. The Applicant is proposing to provide 40 parking spaces, or 0.16 parking spaces per 1,000 gross square feet, on-site. Tenants can also utilize the City of Evanston Church Street Garage (less than 725 feet from the subject property) on an as-needed basis.

c) Ziggurat setbacks: The front (east) and rear (west) yard setbacks are in conformance with the requirements of the zoning ordinance, and the tower includes a setback of 61 feet from the front (east) property line behind the University Building.

The other two yards (the Davis Street frontage and interior side yard along at the north property line) require a 25 foot setback above 42 feet in height. The ziggurat setback on Davis Street is 20 feet starting above the parking levels at 42 feet above grade. The north property setback is 10 feet, starting at 42 foot above grade. The north setback is adjacent to a parking structure for the residential apartment tower to the north and would not impose hardship on the adjacent property.
# PLANNED DEVELOPMENT APPLICATION

Case Number: __________________________

## 1. PROPERTY

Address(es)/Location(s)

601-611 Davis Street, 1604-1610 Chicago Avenue

Brief Narrative Summary of Proposal:

Please see enclosed Project Narrative (Section 1).

## 2. APPLICANT

Name: __________________________ Organization: __________________________

Address: __________________________ City, State, Zip: __________________________

Phone: Work: ___________ Home: ___________ Cell/Other: ___________

Fax: Work: ___________ Home: ___________

E-mail: __________________________

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

- [ ] same
- [ ] builder/contractor
- [x] 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 __________________________
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**

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**Architect**

Name: __Mark Frisch__  Organization: __Solomon Cordwell Buenz__
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Phone: __312 896 1124__  Fax: __________ Email: __mark.frisch@scb.com__

**Surveyor**

Name: __Ray Hansen__  Organization: __B.H. Suhr & Company, Inc.__
Address: __840 Custer Avenue__  City, State, Zip: __Evanston, Illinois 60202__
Phone: __847 864 3324__  Fax: __________ Email: __surveyor@bhsuhr.com__

**Civil Engineer**

Name: __Michael Renner__  Organization: __Eriksson Engineering Associates, LTD.__
Address: __601 W. Randolph Street, Suite 500__  City, State, Zip: __Chicago, Illinois 60661__
Phone: __847 223 4804__  Fax: __________ Email: __mrenner@eea-ltd.com__

**Traffic Engineer**

Name: __Luay Aboona__  Organization: __KLOA, Inc.__
Address: __9575 W. Higgins Road, Suite 400__  City, State, Zip: __Rosemont, Illinois 60018__
Phone: __847 518 9990__  Fax: __________ Email: __laboona@kloainc.com__

**Other Consultant**

Name: ________________  Organization: ________________
Address: ________________  City, State, Zip: ________________
Phone: ________________  Fax: ________________  Email: ________________
7. **MULTIPLE PROPERTY OWNERS** 

Use this page if the petition is on behalf of many property owners.

“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.”

<table>
<thead>
<tr>
<th>NAME and ADDRESS (es) or PIN(s)</th>
<th>CONTACT INFORMATION (telephone or e-mail)</th>
<th>ADDRESS (es) or PIN(s)</th>
<th>SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wayne Hummer Trust u/t/a</td>
<td>11-18-306-021-0000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Martha Koch</td>
<td>11-18-306-026-0000</td>
<td></td>
<td>See enclosed authorization.</td>
</tr>
<tr>
<td><a href="mailto:martha@remarkinc.net">martha@remarkinc.net</a></td>
<td>11-18-306-030-0000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greg Coleman</td>
<td>11-18-306-029-0000</td>
<td></td>
<td></td>
</tr>
<tr>
<td><a href="mailto:greg.coleman@chase.com">greg.coleman@chase.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Copy this form if necessary for a complete listing.
Submittal Requirements

1) Planned Development Application Form.

2) Certificate of Disclosure of Ownership Interest Form listing each individual lot contained within the proposed development identified by parcel identification number and each owner having legal or equitable interest in each individual parcel. Connection to the ownership interest in the property must be documented in the form of a title insurance policy, deed, lease or contract to lease or purchase.

3) Exhibit illustrating the boundaries of each individual parcel contained within the property(ies) proposed for development with coincide parcel identification numbers.

4) Plat of Survey, drawn to scale, showing dimensions and areas of the parcel(s), lot(s), block(s), or portions thereof, according to the recorded plat of the subject property(ies).

5) Preliminary Plat of Subdivision, if necessary, showing the development consists of, and is coterminous with, a single lot legally described in a recorded plat of subdivision or proposed subdivision or consolidation.

6) Pre-application Conference Materials:
   a) Conceptual site plan, showing parking and bicycle facilities where appropriate;
   b) Plat of survey showing location of utilities;
   c) Elevations;
   d) Photographs of the subject and surrounding properties;
   e) Description of adjacent land uses and neighborhood characteristics; and
   f) Description of critical historical structures, details or characteristics.

7) Zoning Analysis Results Sheet, if available.

8) Development Plan showing:
   a) Location, dimensions and total area of site;
   b) Location, dimensions, floor area, construction type and use of each structure;
   c) Number, type and size of dwelling units, and the overall dwelling unit density;
   d) Number and location of parking spaces and loading docks, with means of ingress and egress;
   e) Traffic circulation pattern, location and description of public improvements, streets and access easements to be installed or created;
f) All existing and proposed dedications and easements;

g) Drainage plan;

h) Locations, dimensions and uses of adjacent properties, rights of way, easements and utilities serving the site;

i) Significant topographical or physical features, including trees;

j) Soil or subsurface conditions; and

k) Historical structures or features.

9) Landscape Plan, including:
   a) Location, dimensions and total area of site;
   b) Locations, dimensions and uses of adjacent properties, rights of way, easements and utilities serving the site;
   c) Landscaping location and treatment, plant material types, size and quantity, open spaces, and exterior surfaces of all structures with sketches of proposed landscaping;
   d) Topographic and physical site features including soils and existing trees and vegetation;
   e) Location, type and size of trees to be removed, and preservation plan for existing trees to remain through construction; and
   f) Location, type, height and material of all fences and walls.

10) Statement addressing how the planned development's approval will further public benefits including:
   a) Preservation and enhancement of desirable site characteristics, open space, topographic and geologic features, and historic and natural resources;
   b) Use of design, landscape, and architectural features to create a pleasing environment;
   c) Provide a variety of housing types in accordance with the City's housing goals;
   d) Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation;
   e) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base;
   f) Efficiently use land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities; and
   g) Incorporate recognized sustainable design practices and building materials to promote energy conservation and improve environmental quality.

11) Statement describing the relationship between the proposed development and the Comprehensive General Plan and other City land use plans.

12) Statement describing the developments compliance with the Zoning Ordinance and any other pertinent city planning and development policies.

13) Statement addressing the site controls and standards for planned developments in the subject property's zoning district regarding the following:
   a) Minimum area
   b) Tree preservation
   c) Landscaped strip
   d) Open space
   e) Walkways
   f) Parking and loading
   g) Utilities
   h) Stormwater treatment

14) Statement of proposed developments compatibility with the surrounding neighborhood.

15) Statement of proposed developments compatibility with the design guidelines for planned developments.

16) Statement describing provisions for care and maintenance of open space and recreational facilities and, if owned by an entity other than a government authority, proposed articles of incorporation and bylaws.

17) Restrictive Covenants to be recorded against proposed development.

18) Schedule of Development phases or stages stating beginning and completion time for each phase.

19) Market Feasibility Statement indicating the consumer market areas for all proposed uses in the development, the population potential of the area to be served by the proposed uses and other pertinent information concerning the demand for such uses of land.

20) Traffic Circulation Impact Study showing the effect of the development upon adjacent roadways, anticipated vehicular trips and traffic flow, and what road improvements and traffic control upgrading might be necessary.
21) Statement addressing the development allowances for planned developments in the subject property's zoning district regarding the following:
   a) Height increases
   b) Density increases
   c) The location and placement of buildings varying from that otherwise permitted in the district
   d) Floor area ratio increases

Standing

The applicant must own, lease, or have legal or equitable interest in the subject property. The Zoning Division requires the applicant to demonstrate his or her connection to the ownership interest in the property. Documentation can be in the form
Application Procedure

(A) Pre-Application Conference: Prior to application submittal, an applicant shall meet with the Zoning Administrator, the Plan Commission chair and the Alderman of the ward in which the proposed planned development is located, and the Site Plan and Appearance Review Committee (SPAARC). Where applicable, a representative of the Preservation Commission shall be present. The purpose of the conference is to present the concept of the proposed plan and discuss procedures and standards for approval. No representation made by the Zoning Administrator, SPAARC member or the representative of the Preservation Commission or Plan Commission during such conference or at any other time shall be binding upon the City with respect to the application subsequently submitted. The pre-application conference with SPAARC shall be scheduled within 15 calendar days after receiving the applicant’s request.

(B) Information Needed for Pre-Application Conference: The applicant shall include the following information at the time of request for the meeting:

1. Narrative summary of proposal.
2. Conceptual site plan.
3. Plat of survey (including the location of utilities).
4. Proposed elevations.
5. Photographs of the subject and surrounding properties
6. Description of adjacent land uses and neighborhood characteristics.
7. Description of critical historical structures, details or characteristics (if applicable).

(C) Zoning Analysis Application: Prior to review of the project, the applicant must submit the project for “zoning analysis.” The Zoning Division’s response to this application is a Zoning Analysis Review Sheet addressing specific regulatory areas, and indicating compliance or deficiency.

(D) Results of Pre-Application Conference and Zoning Analysis: Following the pre-application conference, the Zoning Administrator and SPAARC shall be available to suggest modifications to the site plan as discussed during the pre-application conference. Within 7 calendar days, minutes of the pre-application conference shall be sent to the applicant and Plan Commission and shall be available upon request to interested parties by the Zoning Administrator.

Review Procedure - Decision

(A) Review Procedure: Upon the review of an application for a planned development the Zoning Administrator shall notify the developer of any deficiencies or modifications necessary to perfect the planned development application.

(B) Public Hearing: After determining that the application is complete, the Zoning Administrator shall schedule a public hearing to be held by the Plan Commission at which time a formal presentation of the planned development application will be presented. The public hearing shall be held not less than 15 calendar days and no more than 30 calendar days from the date of receipt of the complete application. In addition, a sign shall be posted on the property for a minimum of 10 working days prior to the public hearing indicating the place, time and date of the hearing.

(C) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a 1,000-foot radius of the subject property as provided by the applicant. The failure of delivery of such notice, however, shall not invalidate any such hearing. The City, through its Geographic Information System, can supply the names and addresses of the owners of property within the 1,000-foot radius. The applicant is responsible for the accuracy of the list provided to the City. The City mails notice of the hearing to the neighboring property owners and publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, no less than 15 days nor more than 30 days prior to hearing.

(D) Recommendation: The Plan Commission holds a public hearing and makes a recommendation, based on findings of fact, to the City Council within 60 days of the close of the public hearing. The Planning and Development Committee of the City Council considers the Plan Commission’s recommendation and forwards it to the full Council with or without a recommendation. The City Council considers the Plan Commission’s recommendation and may introduce an ordinance granting the planned development. The City Council may adopt an ordinance granting the planned development at the following or any subsequent City Council meeting. The developer shall record the ordinance granting the planned development and the development plan with the Cook County Recorder.

Standing

The applicant must own, lease, or have legal or equitable interest in the subject property. The Zoning Division requires the applicant to demonstrate his or her connection to the ownership interest in the property. Documentation can be in the form of a title insurance policy or a deed, and a lease or contract to lease or purchase.
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. Address or location of property for which zoning relief is sought, if applicable:
   601-611 Davis Street, 1604-1610 Chicago Avenue
   Zip: 60201

2. Name of applicant for zoning relief:
   Davis Street Development Company 2015, LLC

3. 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.

   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

4. If a person or organization owns or controls the proposed land user, 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.)

   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

5. 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.
   Wayne Hummer Trust u/t/a J.P. Morgan Chase, NA
   ATTN: Martha Koch ATTN: Greg Coleman
   P.O. Box 190, Lake Forest, Illinois 60045 24085 El Toro Road, Floor 2, Laguna Hills, California 92653
   martha@remarkinc.net greg.coleman@chase.com

6. Name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number ___5____ above, or indicated below.

   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________
7. **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, if there are more than 33 shareholders.

_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________
_______________________________________________________________________

8. **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.

Dave Cocagne 100% ownership interest in applicant.

121 W. Wacker Drive Suite 400
Chicago, IL 60601
dave.cocagne@vermiliondevelopment.com

I certify that all of the above statements and all statements, information and exhibits that I am submitting in conjunction with this application for relief from the requirements of the Zoning Ordinance or for an appeal from the Zoning Administrator’s decision are true to the best of my knowledge.

Applicant’s signature Date

Applicant’s signature Date

Applicant’s signature Date
1. PROPERTY

Address  601-611 Davis Street, 1604-1610 Chicago Avenue, Evanston
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name:  Dave Cocagne
Organization:  Davis Street Development Company, LLC
Address:  121 W. Wacker Drive, Suite 400
City, State, Zip:  Chicago, IL 60601
Phone:  Work:  312 239 3534  Home:  Cell/Other:  217 304 2836
Fax:  Work:  Home:  
E-mail:  dave.cocagne@vermiliondevelopment.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. PROPERTY OWNER  (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization:  Wayne Hummer Trust u/t/a J.P. Morgan Chase, NA
Address:  ATTN: Martha Koch  ATTN: Greg Coleman
City, State, Zip:  P.O. Box 190, Lake Forest, IL 60045  24085 El Toro Road, Floor 2, Laguna Hills, CA 92653
Phone:  Work:  Home:  Cell/Other:  
Fax:  Work:  Home:  
E-mail:  martha@remarkinc.net  greg.coleman@chase.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.”

See enclosed authorizations.

Property Owner(s) Signature(s) -- REQUIRED

Date

4. SIGNATURE

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

Applicant Signature – REQUIRED

Date 238 of 337
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [X] (This) Completed and Signed Application Form
- [X] Plat of Survey  Date of Survey: ________________________________
- [X] Project Site Plan  Date of Drawings: _____________________________
- [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  Amount $__________ (for Planned Development, Special Use, and Zoning Map Applications)

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
The 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 Special Use:

The requested special uses are a Planned Development and drive-thru (a substitution of the existing Special Use, subject to 6-3-5-16)

_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________
_________________________________________________________________________________

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)

The proposed development requires approval of a Special Use for a planned development and a substitution of the existing Special Use for the drive-thru, subject to 6-3-5-16. Development allowances are required to allow the floor area ratio, height, and parking ratio relief, subject to 6-3-6-5 and 6-3-6-6.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

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?

The requested special use will have a positive effect on the value of property and the neighborhood. Please refer to the Statement of Relationship to Comprehensive General Plan (Section 2).

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

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

The project's density in a prime downtown location, with excellent access to transportation, proximity to the CTA, Metra, and bus stops, reduces the reliance on automobiles for tenants and patrons visiting the Project. This furthers the goal of encouraging transit-oriented development and enhances the Project's contribution to a more economic network of utilities, streets, schools, public grounds, and other facilities. The site is adequately served by utilities, as detailed in the Utility Memos (Section 14).

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
d) Will the requested special use cause undue traffic congestion?

The requested special use will not cause undue traffic congestion. Please refer to the Traffic Circulation Impact Study (Section 13).

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________


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

Yes, the requested special use and Project will preserve the University Building, an Evanston historic landmark. Please refer to the Statement of Relationship to Comprehensive General Plan (Section 2).

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________


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

N/A. The existing site is an under-utilized urban infill site with no desirable natural or environmental features.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________


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, the requested special use will comply with all applicable regulations of the district, subject to the approval of the development allowances as listed in the Planned Development Application.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
City of Evanston
DISCLOSURE STATEMENT

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

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

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.
   N/A
  _____________________________________________________________________________________
  _____________________________________________________________________________________
  _____________________________________________________________________________________
  _____________________________________________________________________________________
  _____________________________________________________________________________________

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

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number ______ above, or indicated below.
   Wayne Hummer Trust u/t/a, ATTN: Martha Koch, P.O. Box 190, Lake Forest, Illinois 60045, martha@remarkinc.com
   J.P. Morgan Chase Bank NA, ATTN: Greg Coleman, 24085 El Toro Road, Floor 2, Laguna Hills, California, 92653, greg.coleman@chase.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.
   Vermilion Enterprises, LLC, ATTN: Dave Cocagne, 121 W. Wacker Drive, Suite 400, Chicago, Illinois 60601,
   dave.cocagne@vermiliondevelopment.com
  _____________________________________________________________________________________
  _____________________________________________________________________________________

Page 5 of 6
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.

Dave Cocagne 100% ownership interest in applicant
121 W. Wacker Drive, Suite 400
Chicago, IL 60601
dave.cocagne@vermiliondevelopment.com
**A. GENERAL INFORMATION**

1. **What projects are eligible for a Special Use Permit?**

Projects are eligible per zoning District. Please check the Zoning District to see if your proposed project is listed as a permitted Special Use per zoning District. The Allowed Uses by Zoning District handout is also another way to access information to see if your project is eligible to apply.

2. **Who can submit an application?**

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. **Standing (§6-3-8-4):**

3. **How do I submit an application?**

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30 am until 5:00 pm. Evanston.

Applications must be complete, including all required documentation and fee.
Applications are not accepted by mail or e-mail.
Application materials cannot be returned.

4. **What forms of payment are accepted?**

Cash, Credit Card, Check.

5. **Can I withdraw my application?**

Yes, an application may be withdrawn any time prior to a vote.

6. **Who has access to my application materials?**

The application is a public document, and as such, may be reviewed by the general public upon request.

**B. INFORMATION ABOUT SPECIAL USES**

**What is a Special Use Permit?**

For each zoning district, the Zoning Ordinance identifies permitted uses (also called “by right” uses) and special uses which may be allowed depending upon the circumstances. In order to legally operate a special use, a property owner must apply for a Special Use Permit from the Zoning Office. The application is reviewed at a public hearing by the Zoning Board of Appeals (ZBA), which makes a recommendation to the City Council. The ZBA can also recommend conditions on a granted special use. The City Council is the deciding body for all Special Uses in the City of Evanston.
The Special Use Application Process

- The City reviews the project through a Zoning Analysis (applied for separately) and determines it is eligible to apply for a special use
- The Applicant files a Special Use Application
- The City publishes a notice of the hearing in the Evanston Review, between 15 and 30 days prior to hearing.
- The City posts a sign describing the public hearing on the property no less than 10 working days before the hearing.
- The City must mail notification of the public hearing to all properties that are within 500 feet of any point on the subject property. (The applicant is responsible for the accuracy of the list used by the City for mailing this notice. The applicant can either rely on a list the City produces through its Geographic Information System or produce his or her own list of the names and addresses of property owners within 500 feet of the subject property. The Zoning Office will send to the applicant its generated mailing list. The applicant should inform the Zoning Office if any names and addresses are missing.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.
- The Zoning Division will schedule the applicant to meet with the Site Plan & Appearance Review Committee; (SPAARC) which provides a recommendation to the Zoning Board of Appeals.
- The ZBA recommends denial, approval, or approval with conditions of the application to City Council;
- The Planning and Development Committee of the City Council considers the ZBA recommendation and forwards it to the full City Council with or without a recommendation;
- City Council considers the ZBA recommendation and may introduce an ordinance granting the requested zoning relief;
- City Council may adopt an ordinance granting the requested zoning relief at the following or any subsequent City Council meeting.

The approximate time from when the Zoning Office receives a complete application to a decision is three to four months.

To recommend approval for a special use, the ZBA must find that the proposed special use meets all of the following criteria:

a) is one of the listed special uses for the zoning district in which the property lies;
b) complies with the purposes and policies of the Comprehensive General Plan and the Zoning Ordinance;
c) does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
d) does not interfere with or diminish the value of property in the neighborhood;
e) is adequately served by public facilities and services;
f) does not cause undue traffic congestion;
g) preserves significant historical and architectural resources;
h) preserves significant natural and environmental resources; and
i) complies with all other applicable regulations.

Expiration

Within one year of obtaining a special use permit, the recipient must either obtain a building permit and commence construction, or obtain a certificate of occupancy and commence the use. City Council may extend this one-year limitation upon request.

CONTACT INFORMATION

Community Development Department – Planning and Zoning Division
2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201
P.847-448-4311 F. 847-448-8126 E. zoning@cityofevanston.org
www.cityofevanston.org/zoning

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December 21, 2015

City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201

Re: 609 Davis Street, Evanston, Illinois

To whom it may concern:

This letter shall serve as notification to the City of Evanston that the undersigned have entered into a joint venture agreement entitled Limited Liability Company Agreement of Davis Street Development Company 2015, LLC with respect to the redevelopment of the property known as 609 Davis Street, Evanston, Illinois ("Property"). The parties have agreed to be joint venture partners with respect to the redevelopment of the Property and 605 Davis Building, LLC has consented to filing of any and all appropriate documentation with the City of Evanston with respect to redevelopment of the Property. This consent includes but is not limited to application for one or more zoning map amendments and special use permits, including for a planned development and other development approvals under the terms of the Evanston Zoning Code.

Sincerely,

VERMILION ENTERPRISES, LLC

By: ____________________________
Name: David C. McGonigle
Its: Manager

605 DAVIS BUILDING, LLC

By: ____________________________
Name: Eric B. Wolf
Its: Manager

246 of 337
LIMITED AND CONDITIONAL PROPERTY OWNER AUTHORIZATION

The undersigned, JPMorgan Chase Bank, National Association, a national banking association, ("Chase") being the owner of the property located generally at 601-605 Davis Street in Evanston, Illinois (the "Subject Property"), hereby authorizes Vermilion Enterprises, LLC, and its attorneys, DLA Piper LLP (US), (collectively, the "Applicant") to file one or more applications for zoning map amendments, special use permits including, without limitation, for a planned development and other development approvals under the terms of the Evanston Zoning Code, with the City of Evanston relating to the Subject Property ("Application"); provided, however, that the foregoing authorization is limited solely and exclusively to allowing Applicant to file such Application, and specifically prohibits Applicant or others at its direction from taking any action beyond the filing of the Application, including, but not limited to, the mailing, posting, publishing or other issuing of any legal notice, the scheduling of, or participating in, any public hearing, or allowing any voting or approvals or other action to be taken related to the Application, unless and until: (i) the parties have executed an agreement, acceptable to Chase, that addresses the business terms of a transaction; and (ii) a further prior written authorization is provided by Chase.

IN WITNESS WHEREOF, the undersigned has executed this Limited and Conditional Property Owner Authorization as of this 25th day of November, 2015.

JPMorgan Chase Bank, National Association, a national banking association

By: [Signature]

Name: Gregg A. Vogel
   Executive Director

Its: [Signature]
April 22, 2019

Dave Cocagne
President & CEO
Vermilion Enterprises, LLC
121 West Wacker Drive, Suite 400
Chicago, Illinois 60601

Subject: Limited and Conditional Authorization For Filing of Zoning-Related Applications for the property at 601-605 Davis Street in Evanston, Illinois ("Property")

Dear Dave:

As discussed, Vermilion Enterprises, LLC ("Vermilion") desires to redevelop certain properties in the City of Evanston ("City") which may include the Property ("Project"). Toward that end, Vermilion has requested that JPMorgan Chase Bank, National Association ("Chase") sign an authorization allowing Vermilion to file one or more applications for zoning map amendments, special use permits including, without limitation, for a planned development and other development approvals under the terms of the Evanston Zoning Code, in connection with the Project ("Application"). Subject to this letter agreement ("Agreement"), Chase would be willing to provide an authorization in the form of the attached Limited and Conditional Property Owner Authorization ("Authorization"), that permits Vermilion to file its Application, but that prohibits any action beyond the filing of the Application as more specifically provided for herein.

Notwithstanding any terms to the contrary, Chase would like to clarify its position on the existing Chase drive-thru at the Property (the "Drive Thru"). In order for Chase to consider any sale or development of the Property, the active maintenance of at least one lane of the Drive Thru is an absolute requirement. Chase expressed this requirement during Vermilion’s last zoning application, and that requirement has only grown more absolute as the usage and capabilities of Chase drive thru facilities have increased during recent years. Chase will not entertain any purchase offers or development plans for the Property (from Vermilion or any potential future developer) unless such proposal allows Chase to maintain at least one lane of the Drive Thru as fully active. Any Application must expressly address Chase’s foregoing concern and the Authorization is subject to Vermilion’s adherence to such requirement.

Accordingly, for good and valuable consideration, the receipt and adequacy of which are acknowledged by the parties hereto, the parties agree as follows:

1. Limited and Conditional Authorization. Subject to the terms and provisions of this Agreement, Chase shall execute the attached Authorization permitting Vermilion to file its Application, provided however, that the Authorization is limited solely and exclusively to allowing Vermilion to file such Application, but specifically prohibits Vermilion or others at its direction, from taking any action beyond the filing of the Application, including, but not limited
to, the mailing, posting, publishing or other issuing of any legal notice; the scheduling of, or participating in, any public hearing, or allowing any voting or approvals or other action to be taken related to the Application, unless and until: (a) the parties have executed an agreement, acceptable to Chase, that addresses the business terms of a transaction ("Development Agreement"); and (b) a further prior written authorization is provided by Chase.

2. **Prior Written Approval.** Prior to any filing, including, but not limited to any Application, drawings, information, documentation or other submittals related to the Property ("Submittals"). Vermilion shall provide copies of the Submittals to Chase and shall obtain Chase's prior written consent to file such Submittals, which consent is solely in Chase's discretion.

3. **Authorization Expiration.** The Authorization shall terminate and Vermilion shall immediately withdraw its Application unless Vermilion and Chase have executed a Development Agreement on or before September 30, 2019. Notwithstanding anything to the contrary, should Vermilion file to timely withdraw its Application as required herein, then Chase shall be immediately permitted to notify the City of the termination and withdrawal of its Authorization.

4. **No Further Assistance.** Other than the Authorization, Chase shall not be obligated to sign or provide any additional documentation, consents or other information in connection with the Application or other matters. Moreover, Chase shall have the right, but not the obligation, to attend any and all meetings with the City of Evanston or other governmental agencies or bodies, but Chase shall not be required to attend any hearings.

5. **Sole Cost and Expense.** Vermilion shall be responsible for any and all costs, fees, expenses or other payments in connection with the Application and Vermilion shall indemnify Chase for any costs, fees, expenses or otherwise, as more specifically set forth in this Agreement.

6. **Indemnification.**

(a) In consideration for Chase's allowing Vermilion to file its Application subject to and pursuant to the Authorization and this Agreement, Vermilion agrees that it shall be liable for, and shall indemnify, defend and hold harmless Chase from and against any and all liabilities and damages and claims for damages, suits, proceedings, recoveries, judgments, executions, losses, costs, penalties, fines, consequences and expenses (including, but not limited to, litigation costs and expenses and reasonable attorneys' fees, as well as such costs, expenses and fees as may be incurred by Chase in establishing and enforcing its right to indemnification hereunder) which may be made, had, brought or recovered against Chase by third parties, Vermilion or its employees, arising from or related to: (a) the performance, non-performance or improper performance of actions under this Agreement or the Authorization by Vermilion, its agents or employees (including, but not limited to, restoring the zoning of the Property should a change be made to the zoning without Chase's full consent and authorization); (b) the willful or negligent misconduct or misrepresentation by Vermilion, its agents or employees; or (c) any breach of this Agreement or the Authorization by Vermilion, its agents or employees; including, but not limited to, claims arising from or related to personal injuries or death, or damages to or loss of property of any kind whatsoever, suffered by the parties hereto and/or their employees and/or the person or property of any other person or entity (the liabilities, damages, expenses, claims, suits,
proceedings, recoveries, judgments, costs, losses, penalties, fines and executions referred to in this paragraph are hereafter collectively referred to as the "Claims").

(b) Further, in consideration for Chase's allowing Vermilion to proceed to file its Application pursuant to the Authorization and this Agreement, and except for actions or Claims arising solely from Chase's gross breach of this Agreement, or its gross negligence or willful misconduct, Vermilion hereby releases Chase from, and agrees that Vermilion shall waive and not assert any claim of any nature whatsoever against Chase, including, but not limited to, any and all (a) claims for injuries of any kind suffered by Vermilion, its agents or employees; (b) Claims; and (c) any consequential, indirect, speculative or liquidated damages, including lost profits.

(c) With respect to any and all Claims against Chase by any employee of Vermilion, the indemnification obligations set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Vermilion or under workers' compensation acts, disability benefit acts or other employee benefit acts.

(d) The indemnity provisions shall survive termination of this Agreement.

7. Miscellaneous. This Agreement may be signed in counterparts, all of which when taken together will constitute one and the same Agreement. Original signed copies of this Agreement may be transmitted to the other party via electronic mail in PDF file form, either of which will be deemed to have the same force and effect as original signed Agreement. This Agreement is binding upon and inures to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns; provided however, Vermilion shall not have the right to assign this Agreement or the Authorization including to an affiliate without Chase's prior written consent, which may be withheld in Chase's sole discretion. This Agreement is made for the sole benefit of Vermilion and Chase and their respective successors and assigns and no other person shall have any right or remedy or other legal interest by reason of this Agreement. This Agreement shall be governed by and construed and enforced in accordance with the laws of the state or commonwealth in which the Property is located. Each party hereby acknowledges and agrees that time is of the essence with respect to the terms of this Agreement. In the event that any provision of this Agreement or the Authorization is held to be illegal or unenforceable, in whole or in part, such provision shall be modified to the minimum extent required to render it enforceable, and regardless, the remainder of this Agreement and the Authorization shall not be affected thereby.
Please confirm Vermilion’s agreement and acceptance of the terms of this Agreement and the terms of the attached Authorization by countersigning this Agreement in the space provided below and sending me a copy of your counterpart signature via PDF.

Sincerely,

Gregg A. Vogel
Executive Director
RE Strategic Plan Director

Agreed and Accepted this ___ day of April, 2019

Vermilion Enterprises, LLC

By: __________________________
Name: _________________________
Its: ___________________________
LIMITED AND CONDITIONAL PROPERTY OWNER AUTHORIZATION

The undersigned, JPMorgan Chase Bank, National Association, a national banking association, ("Chase") being the owner of the property located generally at 601-605 Davis Street in Evanston, Illinois (the "Subject Property"), hereby authorizes Vermilion Enterprises, LLC, and its attorneys, DLA Piper LLP (US), (collectively, the "Applicant") to file one or more applications for zoning map amendments, special use permits including, without limitation, for a planned development and other development approvals under the terms of the Evanston Zoning Code, with the City of Evanston relating to the Subject Property ("Applications"); provided, however, that the foregoing authorization is limited solely and exclusively to allowing Applicant to file such Application, and specifically prohibits Applicant or others at its direction from taking any action beyond the filing of the Application, including, but not limited to, the mailing, posting, publishing or other issuing of any legal notice, the scheduling of, or participating in, any public hearing, or allowing any voting or approvals or other action to be taken related to the Application, unless and until: (i) the parties have executed an agreement, acceptable to Chase, that addresses the business terms of a transaction; and (ii) a further prior written authorization is provided by Chase.

IN WITNESS WHEREOF, the undersigned has executed this Property Owner Authorization as of this 33rd day of ______________, 2019.

JPMorgan Chase Bank, National Association, a national banking association

By: [Signature]
Name: Gregg A. Vogel
Its: Executive Director
EXHIBIT "A"

PARCEL 1:

THE EASTERY 60 FEET OF LOTS 10 AND 11 IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

THE EASTERY 60 FEET OF LOT 1 IN THE CONSOLIDATION OF PART OF LOTS 10 AND 11 IN BLOCK 19 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

THAT PART OF LOT 11 IN BLOCK 19 IN EVANSTON LYING WEST OF THE EASTERY 60 FEET THEREOF AND LYING EASTERY OF THE WESTERY 40 FEET AND LYING NORTHERLY OF THE SOUTHERLY 116 FEET OF LOT 1 IN THE CONSOLIDATION OF PARTS OF LOTS 10 AND 11 IN BLOCK 19 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2C:


LOT 9 AND THE SOUTHERLY 8 INCHES OF LOT 10 IN BLOCK 27 IN THE VILLAGE OF EVANSTON IN THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THE EAST 60 FEET) IN THE CONSOLIDATION OF LOTS 10 AND 11 IN BLOCK 19 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WESTERY 50 FEET OF LOTS 10 AND 11 IN BLOCK 19 IN THE CITY OF EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Revised 12/17/15 JF
North South Alley to the west of site from Davis

View north on Chicago Ave from Davis

View south down Chicago Ave from north

Adjacent Park Evanston Building
SEE DEVELOPMENT SUMMARY FOR UPDATED INFORMATION
OFFICE | TYPICAL PARKING FLOOR PLAN

SEE DEVELOPMENT SUMMARY FOR UPDATED INFORMATION
LEVEL 2 : 42 PARKING SPACES including 2 ADA

SEE DEVELOPMENT SUMMARY FOR UPDATED INFORMATION
OFFICE | TYPICAL FLOOR PLAN

GROSS FLOOR AREA: 15,000 SF

SEE DEVELOPMENT SUMMARY FOR UPDATED INFORMATION
### Office - Concrete Structure Concept | Area Matrix

<table>
<thead>
<tr>
<th># of Floors</th>
<th># of Office Floors</th>
<th>Elevation</th>
<th>Floor to Floor Height</th>
<th>Building Gross</th>
<th>Office Gross</th>
<th>Net Leasable</th>
<th># of spaces</th>
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<tbody>
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<td>19</td>
<td>18</td>
<td>252'-0&quot;</td>
<td>20'-0&quot;</td>
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<td>18</td>
<td>16</td>
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<td>13'-6&quot;</td>
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<td>15,000</td>
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<td>17</td>
<td>15</td>
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<td>16</td>
<td>14</td>
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<td>12,000</td>
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<td>9</td>
<td>7</td>
<td>118'-6&quot;</td>
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<tr>
<td>8</td>
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<td>106'-0&quot;</td>
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<td>93'-6&quot;</td>
<td>12'-6&quot;</td>
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<td>5</td>
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<td>12,000</td>
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<td>3</td>
<td>1</td>
<td>43'-6&quot;</td>
<td>14'-6&quot;</td>
<td>Office/Amenity</td>
<td>15,000</td>
<td>15,000</td>
<td>12,000</td>
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<tr>
<td>2</td>
<td>2</td>
<td>29'-0&quot;</td>
<td>12'-0&quot;</td>
<td>Parking</td>
<td>19,800</td>
<td>1,200</td>
<td>42 Including 2 ADA</td>
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<tr>
<td>1</td>
<td>1</td>
<td>17'-0&quot;</td>
<td>17'-0&quot;</td>
<td>Lobby/Chase/Retail</td>
<td>18,943</td>
<td>5,000</td>
<td></td>
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</tbody>
</table>

Zoning Height: 220'-0"

Parking Spaces/1000 SF (leaseable): 0.22
Parking Spaces/1000 SF (gross): 0.17
Proposed Project
Mixed use office building with ground floor retail and parking. University Building to remain.

Site
601-605 Davis Street, 1604-1608 Chicago Avenue
Northwest corner of Chicago Avenue & Davis Street

Site Area
27,841 sf

Zoning District
Existing: D2 and D3
Proposed: D3 with Planned Development Ordinance

FAR
2.75 and 4.5
Agg. maximum FAR is 8.00 per Zoning Ordinance 6A - 3341.

Enclosed Building Area
19,800 sf (incl. cellar)

FAR Building Area
11,700 sf

Building Height
University Building
Floors: 2 Floors
Feet: 25 ft

Office Tower
Floors: 19 Floors
Feet: 232'-0" + 1 Short Parking = 12' max
Zoning Height: 220'-0"

Building Setbacks
- (See diagram to right.)

Parking Spaces
0
Parking Ratio: 0.42
0.42 GSF / 1000 GSF

Bicycle Parking
- Bike Room (interior)

Loading Berths
University Building
1 short berth (exterior)
Office Tower
- 2 short berths (interior)
3 short berths

Sustainability
- LEED Silver

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OFFICE CONCEPT STUDY | 601 DAVIS | EVANSTON | 5842.004 | 06–22–2018

SEE DEVELOPMENT SUMMARY FOR UPDATED INFORMATION
### Zoning Analysis

#### Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>18ZONA-0192</td>
<td>Non-Compliant</td>
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</tbody>
</table>

#### Proposal:

Construct 18 story office building with 42 parking spaces on the second floor and ground floor retail/financial institution with drive through.

#### Zoning Section: Comments:

<table>
<thead>
<tr>
<th>Zoning Section:</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-11-4-3</td>
<td>Special Use required for a Planned Development</td>
</tr>
<tr>
<td>6-11-4-3</td>
<td>Special Use required for a Drive-Through facility</td>
</tr>
<tr>
<td>6-11-4-6 &amp; 6-11-1-10-C</td>
<td>Map Amendment recommended to rezone university building property to D3 for continuity of zoning lot</td>
</tr>
<tr>
<td>6-11-4-8</td>
<td>Max FAR 4.5 + 3.5PD = 8.0</td>
</tr>
<tr>
<td>6-11-4-8</td>
<td>Propose 9.51 FAR</td>
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<tr>
<td>6-11-4-8</td>
<td>Supermajority vote required for approval (exceeds max Site Development Allowance)</td>
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<tr>
<td>6-16-3-5-Table16B</td>
<td>Maximum height up to 220’ (excluding 40’ parking floors)</td>
</tr>
<tr>
<td>6-16-3-5-Table16B</td>
<td>Propose 220’ building height (plus 12’ parking)</td>
</tr>
<tr>
<td>6-16-3-5-Table16B</td>
<td>405 parking spaces required</td>
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<tr>
<td>6-16-3-5-Table16B</td>
<td>Propose 42 parking spaces</td>
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<tr>
<td>6-11-4-7-A</td>
<td>No curb cut/driveway access allowed between building and ROW</td>
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<tr>
<td>6-11-4-7-A</td>
<td>Propose Drive-through driveway access off of Davis St.</td>
</tr>
<tr>
<td>6-11-1-4</td>
<td>40’ ziggurat setback required above 42’ along Davis St.</td>
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<tr>
<td>6-11-1-4</td>
<td>Propose 20’ ziggurat setback above 29’ along Davis St.</td>
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<tr>
<td>6-11-1-10-C-1-c</td>
<td>25’ ziggurat setback required above 42’ along north property line (side yard)</td>
</tr>
<tr>
<td>6-11-1-10-C-1-c</td>
<td>Propose 10’ ziggurat setback above 29’ along north property line</td>
</tr>
</tbody>
</table>

Note: FAR and parking requirement may be further reduced when more detailed plans are produced.
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: December 13, 2018

Z.A. Number: 18ZONA-0192
Address: 601 DAVIS ST
Applicant: Kerry Dickson
Phone: District: D3

RESULTS OF ANALYSIS: Non-Compliant

Preservation: Not Within
Overlay: 

THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure
- Change of Use
- Sidewalk Cafe
- Other

ANALYSIS BASED ON:

- Plans Dated: 06.22.18 concept
- Prepared By: Vermillion
- Survey Dated: 

Existing Improvements:

Proposal Description:

Construct 18 story office building with 42 parking spaces on the second floor and ground floor retail/financial institution with drive through.

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP; Section 6-13-1-10(D) for MU & MUE; Section 6-15-1-9 for O1, T's, U's, oH, oRE, & oRD.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal struction by 35% or more? If not, skip to 2 & 4 below.
   - Yes
   - No

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

3. Does the proposal entail more that 24 new residential, commercial, business, retail or office units in any combination?

4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?
   - Yes

RESIDENTIAL DISTRICT CALCULATIONS

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

Front Porch Exception (Subtract 50%)
- Total Eligible
- Front
- Front Porch
- Regulatory Area

Pavers/Pervious Paver Exception (Subtract 20%)
- Total Paver Area
- Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space)
- # Open Required Spaces
- Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>USE:</td>
<td>Other</td>
<td>Office</td>
<td>Compliant</td>
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</tbody>
</table>

Comments:

Minimum Lot Width (LF)
- No Requirement

Comments:

Minimum Lot Area (SF)
- 27841

Comments:

Dwelling Units:
Comments:
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<tr>
<th>Rooming Units:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<table>
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<tr>
<th>Building Lot Coverage (SF) (defined, including subtractions &amp; additions):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tr>
<th>Impervious Surface Coverage (SF, %)</th>
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<th>Determination</th>
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<table>
<thead>
<tr>
<th>Accessory Structure Rear Yard Coverage:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>40% of rear yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.5 + 3.5 PD = 8.0</td>
<td></td>
<td></td>
<td>264900</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Use: Non-Residential</td>
<td></td>
<td></td>
<td>9.51</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comments: Exceeds maximum site development allowance - supermajority vote required to approve by City Council</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>220 PD max (excludes parking)</td>
<td></td>
<td></td>
<td>220 (+12' parking)</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Yard(1) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 (existing building)</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: E</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Chicago Ave.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Yard(2) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Side Yard (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: S</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Davis St.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ACCESSORY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td></td>
<td></td>
<td>Drive-through Facility</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

| Comments: special use permit required |          |          |          |               |

<table>
<thead>
<tr>
<th>Permitted Required Yard:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
</tr>
</tbody>
</table>
## Additional Standards:
- Stacking 4 + 2 required

## Comments:

### Height (FT)
- Flat or mansard roof 14.5', ot

### Distance from Principal Building:
- 10.00'

### Front Yard (1A) (FT)
- Direction: E
- Street: Chicago Ave.

### Front Yard (1B) (FT)
- Street:

### Street Side Yard (FT)
- Direction: S
- Street: Davis St.

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

### Interior Side Yard (1B) (FT)
- Comments:

### Rear Yard (FT)
- Direction: W

### Parking Requirements

<table>
<thead>
<tr>
<th>Use(1): Office (General)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 per 1,000 sqft gross floor area.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use(2): Retail Goods Establishment</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 per 350 sqft gross floor area.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Use(3): 3k office exempt & 20% total discount |

<table>
<thead>
<tr>
<th>TOTAL REQUIRED: (486.5 + 19.9) x .8 = 405</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>42</td>
<td></td>
<td></td>
<td></td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>
### Handicap Parking Spaces

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handicap Parking Spaces:</td>
<td>Sec. 6-16-2-6</td>
<td></td>
<td>2</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### Access

|                      | Sec. 6-16-2-2 |    |           | Compliant     |

### Vertical Clearance (LF)

|                      | 7'         |  |    |      |

### Surfacing

|                      | Sec. 6-16-2-8 (E) | enclosed/concrete | Compliant |

### Location

|                      | Sec. 6-4-6-2 | enclosed | Compliant |

### Angle(1): 90 Degree

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Width(W) (FT)</td>
<td>8.5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Vertical Clearance (LF)

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Surfacing:</td>
<td>Sec. 6-16-2-8 (E)</td>
<td>enclosed/concrete</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### Location

|                      | Sec. 6-4-6-2 | enclosed | Compliant |

### Angle(2): Comments:

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Width(W) (FT)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Vertical Clearance (LF)

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Surfacing:</td>
<td>Sec. 6-16-2-8 (E)</td>
<td>enclosed/concrete</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### Location

|                      | Sec. 6-4-6-2 | enclosed | Compliant |

### Angle(1):

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Width(W) (FT)</td>
<td>8.5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Angle(2):

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Depth(D) (FT)</td>
<td>18.0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Aisle(A) (FT)

|                      | 24.0     |          |          |

### Module (FT)

|                      | SL 42.0, DL 60.0 |          |          |

### Garage Setback from Alley Access (FT)

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Module (FT)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Loading Requirements

### Standard Existing Proposed Determination

|                      | 1 short 10K to 200K, 1 short each addtl. 100K up to 500K, 1 short each addtl. 500K | 3 short | Compliant |

### Loading Use

| Office | 3 short | Compliant |

### TOTAL (long): 2 short (office) + 1 short (retail)

| 12' wide x 50' deep | 3 short | Compliant |

### Vertical Clearance (FT)

| 14'     |  |    |    |

### Location

| Sec. 6-16-4-1 | 2 enclosed; 1 open existing | Compliant |

**Notes:** LF: Linear Feet, SF: Square Feet, FT: Feet
## MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ziggurat setback on Davis</td>
<td>40' setback after 42' building height</td>
<td>20' setback at 29' height</td>
<td>Non-Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>Requirement (2):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ziggurat setback on N property line</td>
<td>25' setback after 42' building height</td>
<td>10' setback at 29' height</td>
<td>Non-Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>Requirement (3):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

Comments:

### COMMENTS AND/OR NOTES

**Analysis Comments**

### RESULTS OF ANALYSIS

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

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

See attached comments and/or notes.

**SIGNATURE**

**DATE**
**CONTEXT | TRANSPORTATION**

- 1,400 cars at Maple Ave
- 1,583 cars at Sherman Ave
- 600 cars at Chicago Ave
- 51 cars at Orrington Ave

**Map Details:**
- Metra station
- CTA station
- Parking areas
- ZipCar locations
- Divvy bike stations

**Neighborhoods:**
- Chicago Ave
- Sherman Ave
- Orrington Ave
- Davis St
- Hinman Ave
- Benson Ave
- Maple Ave
- Grove St
- Lake St
- Church St
- Hinman Ave

**Distances:**
- 1/8 mile = 5 minute walk
- 3/8 mile
- 1/4 mile

**Zip Codes:**
- 60049

**Additional Information:**
- Northwestern University
- Evanston

**Map Credits:**
© 2019 SOLOMON CORDWELL BUENZ

**Note:** All distances and transportation modes are illustrated on the map.
TOTAL SITE AREA: 27,841 SF
Proposed Project: Mixed use office building with ground floor retail and parking. University Building to remain.

Site: 601-605 Davis Street, 1604-1608 Chicago Avenue
Northwest corner of Chicago Avenue & Davis Street

Site Area: 27,841 sf

Zoning District: Existing D2 and D3, Proposed D3 with Planned Development Ordinance

FAR: Existing 2.75 and 4.5, Proposed 9.01

*Aggregate maximum FAR is 8.00 per Zoning Ordinance 6-15-13-11. – Incentive System

Enclosed Building Area: Existing 19,800 sf (incl. cellar), Proposed approx. 303,910 sf (incl. cellar & exist. Univ. Bldg.)

FAR Building Area: Existing 11,700 sf, Proposed approx. 290,770 sf

Building Height:
- University Building: Floors 2, Feet 25 ft
- Office Tower: Floors 18, Feet 232'-0"
- Existing: 2 floors, 25 ft
- Proposed: 18 floors, 232'-0"
- Zoning Height: 220'-0"

Building Setbacks: (See diagram to right.)

Parking Spaces:
- Existing: 0, Parking Ratio: 0.16 / 1000 GSF
- Proposed: 40

Bicycle Parking: Bike Room (interior)

Loading Berths:
- University Building: 1 short berth (exterior)
- Office Tower: 2 short berths (interior)

Sustainability: LEED Silver
<table>
<thead>
<tr>
<th># of Floors</th>
<th># of Office Floors</th>
<th>Elevation</th>
<th>Floor to Floor Height</th>
<th>Office</th>
<th>Gross Area</th>
<th>Office Gross</th>
<th>Net Leasable</th>
<th>Parking spaces</th>
<th>Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>16</td>
<td>252’-0”</td>
<td>20’-0” Mech</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>15</td>
<td>232’-0”</td>
<td>14’-6” Office</td>
<td>13,735</td>
<td>13,185</td>
<td>13,735</td>
<td>10,685</td>
<td>400sf Terrace</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>14</td>
<td>217’-6”</td>
<td>13’-6” Office</td>
<td>14,135</td>
<td>13,185</td>
<td>14,135</td>
<td>11,085</td>
<td>1,115sf Terrace</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>13</td>
<td>204’-0”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>12</td>
<td>191’-6”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>11</td>
<td>179’-0”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>10</td>
<td>166’-6”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>9</td>
<td>154’-0”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>8</td>
<td>141’-6”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>7</td>
<td>129’-0”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>6</td>
<td>116’-6”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>5</td>
<td>104’-0”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>4</td>
<td>91’-6”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>3</td>
<td>79’-0”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>2</td>
<td>66’-6”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>1</td>
<td>54’-0”</td>
<td>12’-6” Office</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>41’-6”</td>
<td>12’-6” Office/Amenity</td>
<td>15,250</td>
<td>14,300</td>
<td>15,250</td>
<td>12,200</td>
<td>3,890sf Terrace</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>29’-0”</td>
<td>12’-6” Parking</td>
<td>19,140</td>
<td>14,500</td>
<td>17,690</td>
<td>40</td>
<td>Including 2 ADA</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
<td>17’-0”</td>
<td>17’-0” Lobby/Chase/Retail</td>
<td>18,600</td>
<td>12,170</td>
<td>1,920</td>
<td>4,510</td>
<td>Drive-thru included in Parking</td>
<td></td>
</tr>
</tbody>
</table>

**Total Above Grade Area:** 279,110

**B1**
- Mechanical: 5,000
- B1 Cellar: 7,000

**Total Building Area:** 284,110

**Zoning Height:** 220’-0”

**Site Area:** 27,841

**FAR AREA:**
- Total Bldg Area inc. University Bldg: 250,770
- Parking Spaces/1000 SF (leaseable): 0.21
- Parking Spaces/1000 SF (gross): 0.16

**FAR AREA:**
- 9.01
LEVEL 2 : 40 PARKING SPACES including 2 ADA
GROSS FLOOR AREA: 15,250 SF
GROSS FLOOR AREA: 14,135 SF
GROSS FLOOR AREA: 13,735 SF
AVG. BUILDING HEIGHT: 64'-3"

AVG. STREET FRONTAGE: 47'-6"

AVG. BUILDING HEIGHT: 143'-5"

AVG. STREET FRONTAGE: 60'-6"
CITY OF EVANSTON’S FAR RELEVANT DEFINITIONS FROM CHAPTER 18 OF TITLE 6-ZONING

| FLOOR AREA (GROSS FLOOR AREA): | The sum of the gross horizontal areas of the several floors of a building, except a cellar floor, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The “floor area” of a building shall also include, but not be limited to, basements, all attic space, finished or unfinished, having five (5) feet or more space from floor to rafters, interior balconies and mezzanines; and enclosed porches or porches covered by a roof suitable for covering a habitable room. Any space devoted to required off-street parking or loading for the building shall not be included in “floor area.” The following areas shall be excluded from calculations for “floor area”: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building. |
| FLOOR AREA, GROUND: | The sum of the gross horizontal area of the ground floor of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings. The ground floor area of a building also shall include recessed, unenclosed, or partially enclosed areas under a floor above exterior stairways, porches, and similar areas but excluding open terraces. |
| FLOOR AREA RATIO: | The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located. |
FAR DIAGRAMS

17TH FLOOR PLAN
FAR Attributable Gross Area: 13,185sf

18TH FLOOR PLAN
FAR Attributable Gross Area: 13,185sf

EXTERIOR COVERED TERRACE INCLUDED IN FAR

EXTERIOR OPEN TO SKY TERRACE EXCLUDED IN FAR
SECTION 10  LANDSCAPE PLAN

The Landscape Plan is included within the Development Plan. Please see section 9 for more details.
<table>
<thead>
<tr>
<th>Project</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Development Application</td>
<td>April 2019</td>
<td></td>
</tr>
<tr>
<td>City of Evanston Planned Development Review</td>
<td>April 2019</td>
<td>September 2019</td>
</tr>
<tr>
<td>and Approval</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Complete Architectural Plans and Specifications for Permit</td>
<td>October 2019</td>
<td>March 2020</td>
</tr>
<tr>
<td>Permits</td>
<td>March 2020</td>
<td>April 2020</td>
</tr>
<tr>
<td>Construction (core and shell)</td>
<td>April 2020</td>
<td>August 2021</td>
</tr>
</tbody>
</table>
March 21, 2019

Mr. Matthew F. Havey  
Managing Director  
Vermilion Development  
121 West Wacker Drive  
Suite 400  
Chicago, Illinois 60601

Dear Mr. Havey:

Enclosed please find the Evanston Office Market Analysis along with a survey of the Class A Buildings. Based upon the proposed location and the strong market fundamentals in Evanston, we strongly believe a new development project will be successful. Here are the facts:

- The current Class A vacancy rate in Evanston is seven percent (7%).

- There are only three blocks of contiguous space over 20,000 square feet in the Evanston Market. Currently large users considering Evanston have very limited options and growing companies may be forced to consider options outside of Evanston to accommodate their needs.

- The projects superior location in the heart of Evanston is complemented with both the Metra and CTA Purple Line in walking distance. This Transit Oriented location will be well received by the millennial generation whose preference is rail over the traditional car commuting of the past. This will benefit Evanston with less demand for vehicle parking.

- The last new development project delivered in Evanston was in 2002. With advances in technology, construction, riser management, amenities and tenant friendly buildings a new development will be in strong demand from today’s discerning office users.

- Based upon the incredible shift of tenants from the traditional suburban locations of the past to a more urban environment with restaurants, bars, and entertainment all within in walking distance, makes Evanston a natural choice for new companies.

We hope that the market data we have enclosed clearly supports the facts above and encourages you to bring this exciting project to fruition. If you require any additional information, please do not hesitate to contact us.

Sincerely,

John H. Clark  
Senior Managing Director

Robert Lundin  
Senior Managing Director
Evanston is one of the most affluent and desirable communities in the Chicagoland area. Its location provides easy commutes for decision makers living in the North Shore, as well as millennial employees commuting from downtown neighborhoods like Lincoln Park and Lakeview via Metra or CTA Purple Line making Evanston a transit oriented location.

While there are some proposed new office developments in Evanston a lack of new deliveries has kept vacancy rates low while pushing rental rates up.

Investors have shown significant interest in Evanston. In 2018 alone two of the largest office buildings in Evanston traded hands: 500 Davis Street and 1603 Orrington Avenue.

### CONTIGUOUS BLOCKS OVER 25,000 RSF

<table>
<thead>
<tr>
<th>Building</th>
<th>Contiguous SF Available</th>
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<tbody>
<tr>
<td>909 Davis St.</td>
<td>26,076</td>
</tr>
<tr>
<td>805-807 Greenwood St.</td>
<td>21,145</td>
</tr>
<tr>
<td>1603 Orrington Plz.</td>
<td>20,026</td>
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</table>

### Evanston Sales Transactions 2018

<table>
<thead>
<tr>
<th>Building</th>
<th>Buyer</th>
<th>Class</th>
<th>Square Feet</th>
<th>Price/SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1603 Orrington Plaza</td>
<td>GEM Realty</td>
<td>A</td>
<td>308,695</td>
<td>$296</td>
</tr>
<tr>
<td>500 Davis Street</td>
<td>US Equities Realty</td>
<td>A</td>
<td>127,000</td>
<td>$255</td>
</tr>
<tr>
<td>1033 University Place</td>
<td>NW Memorial Hospital</td>
<td>B</td>
<td>92,520</td>
<td>$202</td>
</tr>
<tr>
<td>Location</td>
<td>Stories</td>
<td>Total SF</td>
<td>Available SF</td>
<td>% Leased</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>---------</td>
<td>----------</td>
<td>--------------</td>
<td>----------</td>
</tr>
<tr>
<td>500 Davis St Evanston, IL</td>
<td>10</td>
<td>127,565</td>
<td>3,821</td>
<td>97.0%</td>
</tr>
<tr>
<td>1007 Church St Evanston, IL</td>
<td>8</td>
<td>155,652</td>
<td>13,477</td>
<td>91.3%</td>
</tr>
<tr>
<td>909 Davis St Evanston, IL</td>
<td>6</td>
<td>207,743</td>
<td>17,238</td>
<td>91.7%</td>
</tr>
<tr>
<td>1603 Orrington Ave Evanston, IL</td>
<td>20</td>
<td>307,528</td>
<td>23,790</td>
<td>92.3%</td>
</tr>
<tr>
<td>1560 Sherman Ave Evanston, IL</td>
<td>18</td>
<td>368,767</td>
<td>0</td>
<td>100.0%</td>
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</table>
1. Introduction

This report summarizes the results of a parking study conducted by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Transit Oriented Development (TOD) to be located at 601 Davis Street in Evanston, Illinois. The site, which is currently occupied by a two-story retail building, a vacant lot, and a Chase Bank drive-through, is located in the northwest quadrant of the intersection of Davis Street and Chicago Avenue. The site will be redeveloped with a 19-story building with approximately 192,000 of net leasable square footage. This square footage does not include the parking area or the lobby/retail/cafeteria area, which will be ancillary uses. As proposed, the site will provide a 42-space parking garage with access off the north-south alley that runs along the site’s west property line between Davis Street and Church Street. Given the proximity of the proposed office development to the Chicago Transit Authority (CTA) Davis Purple Line station (approximately 940 feet or 0.18 miles) and to the Metra Union Pacific/North Line (UP-N) Davis Street station (approximately 1,000 feet or 0.19 miles), the City of Evanston city core, residential and retail land uses, the development meets the characteristics of a TOD development. Figure 1 shows an aerial view of the site.

The purpose of this TOD parking study is to (1) inventory the existing transportation conditions within the vicinity of the site, (2) determine the characteristics of the TOD, and (3) evaluate the parking needs of the TOD.
Aerial View of Site Location and Distance to Public Transit

Figure 1
2. Existing Conditions

The following provides a summary of the alternative modes of transportation available in the area and the availability of parking in the area.

Site Location

The site is located on the north side of Davis Street between Chicago Avenue on the east and the north-south alley on the west. This site is located in the core of Evanston’s Central Business District, which generally consists of commercial, office, and multi-story residential developments. The site currently contains an existing two-story retail building, a vacant lot, and a Chase Bank drive-through with multiple lanes.

Alternative Modes of Transportation

Accessibility to and from the Evanston central business district is enhanced by the alternative modes of transportation serving the area as summarized below. Figure 2 shows a map of the public transportation serving the area.

Public Transportation. The area is served by several modes of public transportation including Metra commuter rail, CTA rapid transit service, and two bus lines. The following summarizes the rail lines providing service to the area:

- The Metra Union Pacific/North Line (UP-N) has a local stop at Benson Avenue just north of Davis Street, which is located approximately two to three blocks west of Chicago Avenue. This line provides daily service between Ogilvie Transportation Center in Chicago and Kenosha, Wisconsin.

- The CTA Purple Transit Line has a local stop at Benson Avenue just north of Davis Street and is located two to three blocks west of Chicago Avenue. This line provides daily service between the Linden station in Wilmette and the Howard station on the border of Chicago and Evanston. In addition, weekday peak period express service is provided between the Howard Station and downtown Chicago Loop.

The following bus routes serve the immediate area. Several other bus routes have stops that are within walking distance of the site:

- Route Number 205 Chicago/Golf runs mostly along Chicago Avenue, Davis Street, Church Street, and Golf Road between the Howard Street rapid transit station and the Cook County Courthouse in Skokie. Service is provided Monday through Friday.

- Route Number 201 Central/Ridge generally runs along Ridge Road, Sheridan Avenue, and Central Street with stops including the Old Orchard Shopping Center, Central and Davis Purple Line stations, and the Howard Red Line station. Service is provided weekdays from 5:00 A.M. to 8:00 P.M. and Saturdays from 9:00 A.M. to 7:00 P.M.
Non-Motorized Transportation Systems. All of the streets within the immediate area have sidewalks on both sides of the street. Standard crosswalks are provided on all approaches of the studied intersections except for the west approach at the intersection of Davis Street and Sherman Avenue. Pedestrian signals are also provided at all signalized intersections, but none provide pedestrian countdown timers.

According to the City of Evanston’s Area Bike Map, Chicago Avenue and Davis Street are designated bike routes. In addition, Davis Street and Church Street provide barrier-protected bike lanes within the vicinity of the site.

Car-Sharing Transportation Availability. Multiple vehicles are located within walking distance of the site, including two vehicles near the intersection of Davis Street with Benson Avenue and single vehicles near the intersections of Clark Street with Orrington Avenue and Chicago Avenue with Church Street.

Area Parking

The parking in the area is summarized below.

On-Street Parking. Two-hour metered parking spaces are generally provided on both sides of Davis Street, Chicago Avenue, and Church Street and on the west side of Orrington Avenue. Additionally, Sherman Avenue generally also provides two-hour metered parking on both sides of the road. All of the on-street parking spaces are free on holidays.

Public Parking Facilities. The immediate area contains a number of public parking facilities owned and operated by the City of Evanston, including the following:

- The Sherman Plaza Self Park is located in the northeast corner of the intersection of Davis Street and Benson Avenue, approximately 440 feet west of the site. This parking structure has approximately 1,583 parking spaces providing daily and monthly parking.

- The 525 Church Street Self Park is located at the northeast corner of the intersection of Church Street with Chicago Avenue, approximately 615 feet north of the site. This parking structure has approximately 600 parking spaces providing daily and monthly parking.

- The 1800 Maple Self Park is located on the west side of Maple Avenue just north of Church Street, approximately 1,450 feet northwest of the site. This parking structure has approximately 1,400 parking spaces providing daily and monthly parking.
In addition to these public parking facilities, there are also two other parking facilities within close proximity to the site. These are:

- The *Orrington Garage* is located at 1603 Orrington Avenue, approximately 300 feet northwest of the site. The underground parking facility has approximately 290 parking spaces providing hourly rates.

- The *500 Davis Street Garage* is located in the southwest quadrant of the intersection of Davis Street with Hinman Avenue, approximately 590 feet southeast of the site. The parking structure provides 250 parking spaces providing hourly rates.
3. TOD Parking Demand

The following provides a description of the proposed TOD and information regarding parking demand anticipated to be generated by the proposed TOD based on national data and studies.

Proposed Site and TOD Plan

The site, as previously indicated, is located in the northwest quadrant of the intersection of Davis Street and Chicago Avenue. As proposed, the site will be redeveloped with an 18-story building with approximately 192,000 square feet of net leasable area (NLA). This square footage does not include the parking area or the lobby/retail/café area which will be ancillary uses. As proposed, the site will provide a 42-space parking garage with access off the north-south alley that runs along the site’s west property line between Davis Street and Church Street. Given the proximity of the proposed office development to the Chicago Transit Authority (CTA) Davis Purple Line station (approximately 940 feet or 0.18 miles) and to the Metra Union Pacific/North Line (UP-N) Davis Street station (approximately 1,000 feet or 0.19 miles), the City of Evanston city core, residential and retail land uses, the proposed development meets the characteristics of a TOD development.

Characteristics of a TOD Development

Most TOD developments are defined as compact pedestrian-friendly, high density developments near transit stations. The main goals of a TOD are to improve transit accessibility, increase transit ridership and reduce the dependence on the automobile. By contrast these main goals enhance the livability of an area, broaden the housing choices and reduces the parking requirements and demand. More often than not, cities rely on established parking codes to calculate parking requirements. This in turn can lead to overparking areas and failing to strike a balance between the adequate parking supply for a TOD development. This is further validated by an offering memorandum prepared by CBRE for the Orrington Plaza office building that indicated that although downtown Evanston’s market for office development is the strongest in the Chicagoland area, the City’s strict parking requirements of 2.0 spaces per 1,000 square feet of GLA make new office development nearly impossible.

Parking Demand Evaluation

In order to determine the appropriate number of parking spaces for the proposed development, KLOA, Inc. researched various studies conducted in Chicago as well as throughout the United States to find a common characteristic in the parking demand of office TOD developments. Below is a summary of some of these studies:
2010 Work Trip Flows (RTAMS, 2010)

Based on a study conducted in 2010 by the Regional Transportation Asset Management System (RTAMS) of work trip flows from the six county northeastern Illinois region to Evanston Township, approximately 57 percent of the workers destined to Evanston Township drive alone with the remaining 43 percent utilizing other means of transportation. While this shows a significant reduction in the automobile utilization, the results are skewed given that it encompasses all of Evanston Township, which includes numerous areas with little to no immediate public transportation available. For comparison purposes, KLOA, Inc. also looked at the characteristics of the City of Chicago divided by neighborhood and the percentage of workers utilizing their personal vehicle to get to work. Based on this, Table 1 shows a breakdown of the mode share by area.

Table 1
2010 WORK TRIP FLOWS (ORIGIN – SIX COUNTY NORTHEASTERN ILLINOIS REGION)

<table>
<thead>
<tr>
<th>Work Location</th>
<th>Drive Alone</th>
<th>Carpool</th>
<th>Bus</th>
<th>Rail</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Loop</td>
<td>22%</td>
<td>6%</td>
<td>16%</td>
<td>50%</td>
<td>6%</td>
</tr>
<tr>
<td>River North</td>
<td>40%</td>
<td>7%</td>
<td>13%</td>
<td>31%</td>
<td>9%</td>
</tr>
<tr>
<td>North Michigan/Streeterville</td>
<td>37%</td>
<td>8%</td>
<td>21%</td>
<td>25%</td>
<td>9%</td>
</tr>
<tr>
<td>South Loop</td>
<td>41%</td>
<td>8%</td>
<td>17%</td>
<td>28%</td>
<td>6%</td>
</tr>
<tr>
<td>West Loop</td>
<td>34%</td>
<td>7%</td>
<td>13%</td>
<td>40%</td>
<td>6%</td>
</tr>
</tbody>
</table>

Based on the above, approximately 78 percent of the employees destined to the Chicago Loop either use public transportation or carpool to get to work while the remaining 22 percent drive alone. By contrast, approximately 60 percent of the employees destined to the surrounding neighborhoods use either public transportation or carpool with the remaining 40 percent driving alone. The West Loop, which extends from the Chicago River west to Ashland Avenue and from Grand Avenue south to Van Buren Street, experiences a modal split of 66 percent either utilizing public transportation or carpooling to get to work with the remaining 34 percent driving alone. This data clearly indicates that the availability of public transportation near workplaces coupled with the high density of the area, the numerous local dining and retail amenities, and the mix of land uses reduce the dependence on the automobile and in turn reduce the need for a large number of parking spaces for each individual land use. By applying this correlation between the Loop and the surrounding neighborhoods from the RTAMS survey results, the percentage of workers that would drive to downtown Evanston is reduced to 35 percent.
**Getting the Parking Right for Transit-Oriented Development** (Center for Transportation Research, University of Texas at Austin)

Based on a study prepared by the University of Texas with a grant from the U.S. Department of Transportation which looked at various communities throughout the United States, it was found that the best practices for TOD parking include:

1. **Reductions**: Parking requirements can typically be reduced around 20 and up to 50 percent in areas with good transit. Deregulate parking to allow developers to assess parking demand, provide market-priced parking to meet average demand, and use shared parking to accommodate peaks.

2. **Management**: Cities need to create/utilize parking databases to understand supply and demand and to develop programs that allow the City to track the impacts of adjustments.

3. **Pricing**: Pricing can be used to improve monitoring, increase enforcement, reduce spillover, and make improvements in parking districts.

The study acknowledges that while it is neither feasible nor reasonable to eliminate all parking in a TOD district, applying the conventional parking ratios to TOD projects would undermine the expected community benefits of TODs and could even cause the TOD initiative to fail. This is because the conventional parking standards are very suburban biased and are based largely on low-density single land-uses. The study further states that “Successful integration of parking is vital for capturing the benefits of TODs and achieving all of its goals. Applying suitable parking standards in TODs can improve the overall performance of the TOD and shape travel behavior, community design, and development economics”. Based on a publication titled *Developing TOD Parking Strategies, APA Transportation Planning, Volume XXX, Number 1* “Mainstream data suggest that developers often rely on established parking codes to calculate parking requirements for TODs, which can lead to parking and traffic problems, obstruct land development, and reduce the impact in transit use”.


As stated in the publication, “This report was conducted to serve as a guide or handbook for communities interested in planning and implementing parking policies and programs that are supportive of Smart Growth and Transit Oriented Development (TOD)”. Based on the study, communities can be organized into five major area types: A) Regional Center, B) City Center/Urban Neighborhood, C) Suburban Center/Town Center, D) Transit Neighborhood, and E) Rural/Small Town. While each area has unique characteristics, a common trend is managing the amount of parking associated with new development in an effective way to allow increased density and to support transit. Examples of these policies that apply to regional centers and city center/urban neighborhoods are:

- Reducing parking requirements
- Providing TOD-friendly parking requirements
- Requiring parking maximums instead of minimums
- Considering shared parking
Based on the results of the parking demand model, office developments within a regional center TOD had a parking demand of 0.10 to 0.75 spaces per 1,000 square feet.

**Current TOD (Office Development) Trends**

It should be noted that while most of the data and guidelines available for TOD developments is for residential uses which supports a significant reduction in parking demand, it is worth noting that the same parking trends will most likely be observed and experienced in an office development within a dense urban area and within close proximity to transit such as 601 Davis Street. One development in the area that embraces this trend and characteristics is the 909 Davis Street building which is 207,743 square feet in size and provides 57 parking stalls on-site for a parking ratio of 0.29 stalls per 1,000 square feet. Together with this trend is the fact that a study prepared by the City of Evanston in 2017 showed the occupancy counts at the 1800 Maple Street, Church Street, and Sherman Plaza self-park garages at less than 60 percent occupancy at peak times on weekdays and less than 45 percent occupancy on weekends.

For comparison purposes, a review of the City of Evanston TOD parking requirements for residential buildings indicates that it resulted in a reduction of 56 percent in the number of parking spaces required for a studio/one-bedroom unit in a TOD zone as compared to a non-TOD location. By applying the same standards to an office development within close proximity to transit, the parking requirement could be reduced from 2.0 spaces per 1,000 square feet to 0.88 spaces per 1,000 square feet. This is more in line with the parking ratios discussed previously.

Given the relatively new efforts by many communities to reduce the reliance and dependence on the automobile by increasing the density and types of land uses within close proximity to a transit station and the ability of residents, visitors, and employees to walk, bike or take transit to work, new trends with regards to parking have emerged. Below is a summary of those trends.

- Reducing and/or eliminating the minimum parking requirements and instead establishing parking maximums
- Develop around or near transit within a rich mix of land uses
- Share parking whenever possible
- Encourage developments to provide ample bicycle parking stalls to increase bicycle ridership
- Provide vehicle trip reduction programs such as telecommuting and/or flexible work schedules
- Allow the private sector to make the decision as to how many parking spaces are required for the TOD
- Allow employees of tenants to seek monthly parking in adjacent or nearby parking lots/structures
As stated in the UCLA publication titled *The High Cost of Free Parking (2011)*, “Commuters will drive to work only if they can park free at work; if they have to pay to park, they will ride public transit, walk, or bike to work. Employer-parking draws commuters into cars and away from transit”. Ultimately, free parking is distorting transportation prices in favor of driving alone which increases congestion, parking demand, fuel consumption, accidents, and air pollution. Based on a model of commuter travel in Los Angeles, if commuters can park free at work, 70 percent of them would drive alone, while 15 percent would ride public transit and 15 percent would carpool. By comparison if commuters must pay for parking, only 45 percent of them would drive alone, while 34 percent would ride public transit and 21 percent would carpool. All of this points out to the fact that tenants in a setting such as downtown Evanston want to be located in an urban setting instead of a suburban one. It becomes a lifestyle choice that self-imposes a parking reduction from the employee and the employer’s perspective.

Furthermore, many recently constructed office buildings in Chicago near transit hubs have provided minimal parking, have leased to full occupancy without issue, and are currently operating as any normal office building would despite not providing the historically typical number of parking spaces required in a suburban setting. These buildings are very recent, clear examples of private markets dictating the amount of parking required for a Class A office tower. Below is a sample of these office buildings.

- 150 N. Riverside (74 stalls, 0.06 stalls per 1000 SF)
- 110 N. Wacker (110 stalls, 0.07 stalls per 1000 SF)
- 151 N. Franklin (34 stalls, 0.04 stalls per 1000 SF)
4. Evaluation and Recommendations

The following discusses the conclusions regarding the proposed development and any recommendations to reduce the TOD’s impact on area streets and parking.

Overall Evaluation

As seen from the previous discussion, the availability of alternative modes of transportation will adequately serve future employees of the proposed office development. This site is located within a walking distance of the CTA Davis Purple Line station (approximately 725 feet or 0.13 miles) and to the Metra Union Pacific/North Line (UP-N) Davis Street station (approximately 950 feet or 0.18 miles), the City of Evanston city core, residential and retail land uses. Based on a review of ridership statistics provided by RTAMS, the Davis Street station has experienced a seven to eight percent increase in ridership over the past 10 years even though the employment and population within half a mile to one mile of the transit center have remained mostly unchanged. Therefore, this confirms that public transportation continues to be an attractive and convenient alternative to the office, retail and residential uses within the City of Evanston city core.

Furthermore, given that bicycle facilities and bicycle routes are provided in the area, which allow for access to other major bike routes, the proposed office building plans to build a significant amount of indoor bicycle parking on site to encourage bicycle ridership. Lastly, sidewalks and traffic signals with pedestrian countdown timers are provided in the area and crosswalks striped with high-visibility continental striping are generally provided near the site. Therefore, biking and walking to/from the proposed office building will be very attractive and convenient.

Parking

The proposed development qualifies as a TOD. As such, the development is proposing a reduced parking ratio to conform with the trend of lower parking supply for TODs. As indicated earlier, these developments have experienced a significant reduction in parking demand given their location in an urban environment, such as downtown Evanston, which is in close proximity to public transit, other alternative modes of transportation and mix of uses that collectively minimize the reliance on the automobile as a primary mode of transportation. The development is also following the trend of the low amount of parking provided in other recently-constructed Class A office buildings which reflects what the private market has clearly determined that Class A office tenants no longer consider surplus parking an important amenity.
Transportation Sustainability Conclusions and Recommendations

The following summarizes transportation sustainability conclusions and measures that could be implemented by the proposed TOD to further foster alternative modes of transportation other than the automobile, and to enhance pedestrian/bicycle safety:

- Employees will benefit from sidewalks, crosswalks, and pedestrian signals which are generally provided throughout downtown Evanston.
- The proximity of the site to Divvy stations and car-share facilities will provide employees and visitors with additional alternative modes of transportation.
- Consideration should be given to providing a real-time transit monitor within the lobby in order to further encourage public transit use.
- Implementation of one or more of the following Travel Demand Measures (TDM):
  - Carpool matching services
  - Preferred carpool parking
  - Telecommuting
  - Bike storage and charging facilities
4. Conclusion

This report summarizes the results and findings of a TOD parking study conducted by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) for the proposed TOD to be located at 601 Davis Street in Evanston, Illinois. As proposed, the site will be redeveloped with a 19-story building with approximately 192,000 square feet of net leasable area. The site will provide a 42-space parking garage with access off the north-south alley that runs along the site’s west property line between Davis Street and Church Street.

Based on the preceding analysis and recommendations and given the proximity of the proposed office development to the Chicago Transit Authority (CTA) Davis Purple Line station (approximately 940 feet or 0.18 miles) and to the Metra Union Pacific/North Line (UP-N) Davis Street station (approximately 1,000 feet or 0.19 miles), the City of Evanston city core, residential and retail uses, the development meets the characteristics of a TOD development. The reduction in off-street parking will not be detrimental to the future employees and the area based on the following:

- The proposed development meets the characteristics of a TOD development.

- Accessibility to and from the Evanston central business district is enhanced by the numerous alternative modes of transportation serving the area.

- The nature of the Evanston downtown area with excellent transit service, bicycle and pedestrian facilities, high density, and broad mix of land uses, lends itself to a much lower parking requirement than what the City of Evanston code requires.

- The immediate area contains a number of public parking facilities owned and operated by the City of Evanston as well as various private parking structures/lots that provide ample off-street parking

- Based on review of numerous studies of TOD developments, it is imperative to strike a balance between the parking supply and the development. If typical parking ratios are applied it can lead to overparking areas, discouraging development and failing to create a true TOD development

- Work Trip Flow Data collected by RTAMS clearly indicates that office developments within close proximity to transit reduces the auto dependency and thus the parking demand.

- A study conducted in California for the San Francisco Metropolitan Transportation Commission has shown that the parking demand for office buildings near public transportation ranges from 0.10 to 0.75 spaces per 1,000 square feet, which is consistent with the proposed parking supply for the proposed office development.
Given the available off-street parking spaces in the three public parking structures owned and operated by the City of Evanston as well as those available in other public parking garages managed by private companies, the building will operate efficiently with the proposed 42 off-street parking spaces.

The reduced parking supply of the proposed office development is consistent with the new trends in TOD developments which include the following:

- Reduce and/or eliminate the minimum parking requirements and instead establish parking maximums
- Develop around or near transit within a rich mix of land uses
- Share parking whenever possible
- Provide vehicle trip reduction programs such as telecommuting and/or flexible work schedules
- Allow the private sector to make the decision as to how much parking spaces is required for the TOD
- Allow employees of tenants to seek monthly parking in adjacent or nearby parking lots/structures
- Implementation of one or more of the following Travel Demand Measures (TDM)
  - Carpool matching services
  - Preferred carpool parking
  - Telecommuting
  - Bike storage and charging facilities
- Installation of real-time transit monitoring in the lobby to encourage/facilitate use of transit
Site Demolition:

The site is located at the northwest corner of Chicago Avenue and Davis Avenue in Evanston, IL. The existing site consists of the University Building, multiple covered ATM drive lanes and an open plot with existing exposed building foundations. All onsite improvements shall be removed in their entirety except for the University Building, which is to be preserved. Within the public right of way, the curb and sidewalk shall be removed and replaced as required for construction activities and for the proposed driveways. All pavement removed shall be removed full depth.

Site Grading and Surface Work:

The proposed site shall consist of the preserved university building, a proposed mixed-use tower with a Chase Bank ATM drive-thru facility on a portion of the first floor. An interior loading dock for the tower will be located on the west side of the building accessed off of the alley. The open area north of the University Building shall be paved with brick. All grading will be completed to ensure stormwater is collected and retained on-site pursuant to MWRD and Evanston requirements. All pavements shall match the existing conditions in the ROW with a mixture of brick and concrete. The drive-thru lanes associated with the bank shall be an asphalt or concrete driveway pavement.

Proposed Utility Work:

All proposed utility connections will be made in Davis based on the water and combined sewer atlases provided by the City of Evanston. Based on those atlases, there is a 24” combined sewer and a 24” watermain in Davis, an 8” watermain and 10” combined sewer in Chicago and a 12” combined sewer in the alley northwest of the project. The size of the existing sewer main and watermain within Davis should adequately meet the demands of the proposed development. The tower will have a new sanitary and a new water service located on Davis. The University Building to remain shall utilize the existing utility services. Stormwater from the proposed tower will be routed into a detention system located north of the University Building. The ultimate outfall for the storm system will consist of a restrictor catch basin discharging into the 24” sewer in Davis.
SECTION 15  APPLICATION AND MAILING FEE

APPLICATION AND MAILING FEE

Check number 3811 is enclosed in the amount of $6,000 for the Planned Development Application, Zoning Map Amendment Application, and Special Use Application.
4. APPROVAL OF MEETING MINUTES of September 10, 2019.
EVANSTON PRESERVATION COMMISSION
Tuesday, September 10, 2019, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

MINUTES NOTES

Members Present: Elliott Dudnik, Julie Hacker, Ken Itle, Jamie Morris, Mark Simon, and Aleca Sullivan

Members Absent: Robert Bady, Suzi Reinhold, Sally Riessen Hunt, and Tim Schmitt
Karl Vogel

Staff Present: Scott Mangum, Planning & Zoning Manager
Carlos Ruiz, Preservation Coordinator

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:10 pm with a quorum of six Commissioners present.

2. OLD BUSINESS


Peter Laundy presented the application with Dorian Breuer. P. Laundy said the Commission had asked if they would consider an installation that did not have panels visible from the street. The system would not be viable unless they include the south facing panels. The west facing panels are compromised because of shading. Eight of the best harvesting solar panels are on the front façade south facing roof.

There is no practical solution to hiding solar collectors on a red roof. They are not willing to replace the roof material for the next 23 years, either to reduce color contrast between the roofing and solar panels, or to replace it completely with solar shingles.

As for the solar shingles, flush solar shingles are less efficient than rack mounted and the models they have seen don’t appear to integrate well into the roofing. Flash panels
may violate alteration standard 1, where their replacement will require the replacement of the existing building material. Rack mounted panels are removable.

They propose keeping the visible array to a simple 2 panel by 4 panel rectangle in scale with the portion of the roof, with minimal visible framing. When viewed from oblique angles, panels reflect sky conditions. The contrast between roof and panels varies depending on the weather and the angle.

The front garden and façade draw the attention of those who pass by. As the seasons change the details on the façade are accented by the paint colors. They take away eyes from the roof.

Given the current context, a new category for alteration for the Commission and new ambitious climate action clean energy goals for the City, how the Commission addresses the following questions may have an impact on the decision tonight and in future decisions.

1) Skylights and thermos solar panels used for precedence, especially for rack mounted rectangular solar PV arrays, they may be larger than skylights, but they have the advantage over skylights in that they do not require openings in the historic structure and are removable. 2) Should a property’s perceived charm and beauty be a criterion in denying a COA, uncertainty about likelihood of approval may become a disincentive to plan for roof top solar PV systems. With solar panels would it not be a win for both the streetscape and the environment? 3) Is denying a COA, so all three views, rather than just two, are free of solar panels worth preventing root top clean energy generation. A controversial position to take in a town full of people concerned with climate change. As many houses in Evanston historic districts have south facing side roofs, this may lead to frequent COA applications. 4) Direct mounted solar PV solar panels on sloped roofs conform to all Evanston’s standards for alteration as now written. By being removable with harm to the roof and prolonging the life of the shingles below, they do some good. While solar PV is a new category of alteration for the Commission, is it not innovative design for alteration? It would not seem to qualify, as it is the predominant industry standard design, and if is not innovative designs, standard 9 does not apply.

Peter Laundy concluded by saying that his wife and he are both designers, they tried to integrate the historic and modern in ways respectful of the historic character of their house, and to model how environmental sustainability can be address in these decisions. Peter Laundy asked the Commission to let them extend this project to include harvesting sunshine on their roof. They think it will better express not only their values but Evanston’s as well.

Commissioner Julie Hacker asked about the lower roof and if they looked at putting the solar panels on that flat roof on the porch south side. Peter Laundy said no, because it is so low and to the left are Maple trees. Commissioner Hacker asked if they look at putting solar panels at grade somewhere. Peter Laundy said the only place to put them at grade would be on the front lawn. There are street trees that are growing, street to the west that are growing and there are tall trees across the street. They don’t have
control over what they neighbors to the south will plant. Dorian Breuer said that the cost of ground mounted solar panels is about 50 percent higher.

Commissioner Sullivan asked if there is a garage. Peter Laudy said it has a Siberian Elm tree over it.

Public Comment:
- Jonathan Nieuwsma, past president of and representing Citizen’s Greener Evanston, and current Commissioner of the Utilities Commission said they would like to see solar panels on every roof where it makes sense. The City made a commitment to be 100 percent carbon free by 2050 with the Climate Action and Resilience Plan (CARP) passed by City Council in December 2018.

- Arthur Anderson said the Commission had approved solar panels that are visible from the public way for other historic properties. He noted that the dark color of the proposed solar panels at 1040 Hinman Avenue is not totally out of order with the dark color of the eaves.

Chair Simon acknowledged at this time the comments received via email.

Commissioners made the following comments and asked questions:
Commissioner Ken Itle:
- The solar panels follow the shape of the roof. The array is very similar to other systems the Commission approved on a side facing roofing surface. They are reversible if the technology changes.
- The house will be left essentially unchanged.

Commissioner Julie Hacker:
- The solar panels do not meet the standard of compatibility (standard 9).
- The application does not comply with the National Park Service standards for the placement of solar panels on historic buildings.
- She was concerned with setting a precedent where one could see solar panels on every front facing or south facing gable everywhere.

Commissioner Aleca Sullivan:
- As a Preservation Commissioner, she would have a problem in approving solar panels on primary vistas of the home, even if they are removable. They would negatively impact the historic building.
- She would only approve it on some of the other facades or parts of the roof, because it is removable.

Commissioner Elliott Dudnik:
- Asked about the payback time frame for the solar panels. Dorian Breuer said 8 to 10 years.
- Asked if not having as many solar panels could be resolved in some way, rather than saying no panels at all. Dorian Breuer said the other locations would be 30 percent less efficient than the proposed array.
Also noted that the National Park Service examples do not work with this roof configuration.

Commissioner Sullivan:
- Asked if solar panels could be placed on the gable facing west. Peter Laundy said there is no room for relocating panels. The kitchen roof is lower and gets shaded until very late in the morning. The west facing roof is shaded significantly by a tree. The payback of 8 years could be easily increased to 12 years.

Commissioner Hacker:
- Although it might be ideal to install solar panels on a south facing façade, which may be within the public view, what is the compromise if the array does not have the south facing panels? Dorian Breuer said that Oak Park has adopted a process where because the removability of solar panels, it is not an issue for historic preservation.

Commissioner Jamie Morris:
- The solar panels are not damaging any historic material, she sees it as a passerby interpretation of the house and it is obvious this is an addition, but she did not see damage to actual historic material occurring.

Chair Simon:
- The Commission has approved solar panels based on project by project assessment.
- Commission likes to approve this kind of projects to encourage solar energy versus the historic preservation issues.
- The Rules and Procedures have been amended that would provide what is similar to Oak Park. City staff can approve certain projects that don’t have substantial visibility, but that the Commission still approves those that do have substantial visibility.
- The preservation ordinance provides that the Commission would consider the National Park Service standards (but is not bound to them), which provide case by case assessment of the preservation issues, and they discourage intrusive installations. The Commission has generally erred on the side of approving solar panels.

Commission’s Decision:
Commissioner Dudnik made a motion to issue a COA for 1040 Hinman Avenue for the installation of eighteen (18) solar photovoltaic flash mounted panels visible from the public way; the applicable standards are: 1, 2, 3, 5, 9 and 10, seconded by Commissioner Morris. The motion failed. Vote: 2 ayes, 3 nays, 1 abstention.

Commission's Findings:
Commissioner Hacker said that part of standard 9 was met, referring to ‘Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic material.’ However, referring to ‘and such
design is compatible with the features, size, scale, proportion, massing, color, and material' that part is not met. Because of that, standard 9 is not met.

In regard to standard 5 ‘Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity,’ Commissioner Hacker said they are not treated with sensitivity. Standard 5 is not met.

Chair Simon referred to standard 2-9-9 (E) - the Commission shall also consider the Secretary of Interior’s "Standards for the Treatment of Historic Properties." He said that applying those standards, the application does not necessarily meet them.

Chair Simon said the Commission was prepared to approve a scale down project. He believed Commissioners present at the meeting would have voted to approve a project that was without the visually intrusive elements that seem to go beyond some of other projects that the Commission has viewed.

Commissioner Dudnik said that standard 1 starts with the words 'Every reasonable effort' - Despite that certain efforts were made, still there might have been alternatives that need to be explored. A scale down version or a modified version might have been probable or acceptable.

Chair Simon emphasized that the Commission would have approved a scale down version. Commissioner Hacker said that if the panels were not on the front façade, and if the panels were on the other two locations, she would have said, yes.

3. NEW BUSINESS

A. 730 Forest Ave. (LSHD) Case #19PRES-0156 - William Frillman, owner, submits for a Certificate of Appropriateness to replace 12 Marvin wood windows which were installed in 1989-91. These windows have continued to rot despite repairs. Some damage extends into frame and sash. The replacement window will be energy efficient and a close a match as is possible. New windows will match in size and look to the original ones by taking out the frames and putting in the same Marvin aluminum clad wood windows with the same glass size. Exterior trim will be matched. Visible from the public way via Forest Avenue. Applicable standards: [Alteration 1-10]

Maurice Forde presented the application to replace 12 non-original 19 years old double hung and rotted windows with double hung aluminum clad wood Marvin windows in the same size and matching the trim. The windows are labeled 1-12.

Front east elevation: window 3 is an eye brow window to be replaced in kind. South elevation: windows 6 and 7 are combination windows, matching with same configuration. Window 8 is a double hung with SDLs on the upper sash to be matched. North elevation: window 10 is a double hung window. West elevation: window 9 is a bay window to be replaced and the roof will be redone, and window 11 is a double casement
window. Photos showed all the deteriorated windows. Dimensions of old and new is virtually the same sizes. Exterior trim is Azak material and the exterior of the house is aluminum siding.

Commissions Findings:
Commissioner Hacker asked if the windows are custom made. M. Forde said yes, they fit within the existing rough opening. Commissioner Dudnik asked about the material of the roof on the bay window. M. Forde said the replacement roof material is aluminum to match the existing.

No public comment.

Commissioner Hacker made a motion to issue a COA for 730 Forest Ave. to replace 12 Marvin wood windows with new SDL aluminum clad wood windows will match in size and look to the original ones. Exterior trim will be matched. Applicable standards: Alteration 1-10, seconded by Commissioner Morris. The motion passed. Vote: 6 ayes, 0 nays.

B. 835 Michigan Ave. (LSHD) Case #19PRES-0172 - Franz Allen, contractor, submits for a Certificate of Appropriateness for window replacements at the east front façade. First floor: remove existing casement clad windows (with transoms) and trim, replace with Marvin double hung aluminum clad windows with simulated divided lights and transoms. Remove picture window and transom above; replace with a Marvin aluminum clad picture window with transom above. Second floor - Remove casement clad windows with simulated divided lights and replace with Marvin double hung aluminum clad windows with simulated divided lights. Simulated divided lights have different configuration and the trim is James Hardie cement. Visible from the public way via Michigan Avenue. Applicable standards: [Alteration 1-10]

Matt Kerr, owner, presented the application to replace the non-original casement windows on the front elevation with aluminum clad with SDL wood Marvin double hung windows in combination with the existing transoms. M. Kerr showed photos and drawings of the proposed windows on the front elevation, including a picture window on the first floor.

Commissioner Hacker said the double hung windows change the look of the front elevation. She asked why making that modification. M. Kerr said the functionality of the casement with a screen in the inside is a problem. Also, his daughter’s bedroom is on the second floor, a casement windows wide opened is also a problem.

Commissioner Itle said that the windows are not original and are not in character with the house as originally built. He encouraged the applicant to do more research to know what might have been the in the past. M. Kerr said that in his research at the History Center could not locate any pictures. Commissioner Itle asked what kinds of windows exist on the other sides of the house. M. Kerr said the back of the house seem to have original windows, the sides of the house have Marvin double hung, which would be consistent to the replacement windows the front façade.
Commissioner Hacker asked if M. Kerr could provide a more convincing evidence for the double hung windows. Commissioner Itle said the standard he is focusing is standard 5 that says the application should not create a false sense of history. The Commission asked for photos of the other three exterior facades showing the double hung windows.

Commissioner Dudnik made a motion to continue 835 Michigan Ave. to the meeting of October 1, 2019, seconded by Commissioner Itle. The motion passed. Vote: 6 ayes, 0 nays.

C. 135 Main St. (LSHD) Case #19PRES-016 - Gregory Jones, applicant, submits for a Certificate of Appropriateness to replace existing steel casement windows with Renewal by Andersen composite casement windows. Visible from the public way via Main Street. Applicable standards: [Alteration 1-10]

Greg Jones presented the application and said they use a composite material for their windows called ‘Fibrex’ designed to mirror the look and feel of steel, aluminum clad and wood windows. The difference Fibrex versus aluminum clad windows is that Fibrex uses mortise and tenon joints, which are more structurally sound than mitered joints. They do a full replacement and they are not altering any of the existing openings. The proposed windows are the same as the existing windows, with exception of windows #104 and #205 on the front façade. The building is a duplex and the other owner at 127 Main St. has not made up his mind to replace his windows. The application is for the windows on the rear and alley (to the side) only.

Commission’s Findings:
Commissioner Dudnik said that there are thermally broken steel and aluminum clad windows, which are probably closer to the existing steel windows. G. Jones said the aluminum clad wood windows have the tendency to un hinge at the joints, which are mitered, bringing rot into the wood. Commissioner Dudnik said the aluminum clad windows are for replacement of wood windows. He could argue that a thermally broken aluminum window is replacing a metal window. The application is not for replacing a metal window with a metal window. Commissioner Hacker said thermally broken steel windows are costly. The problem for her is that she is not familiar with the Fibrex window; which has not been approved. She wanted to know where the Commission stands on Fibrex windows.

Chair Simon said the proposed replacement windows are on the side and rear facades. He would give more leeway for those structures that are not landmarks and the windows are not as visible. Commissioner Itle agreed that the subject building is not of a particular significance or contributing structure in the historic district, which the Commission could give more leeway. In this case the building is not a contributing structure.

No public comment

Commissioner Dudnik made a motion to issue a COA for 135 Main St. for replacement
of windows for only the west and north facades, with composite casement windows. Applicable standards of alteration: 1-6, 9 and 10, seconded by Commissioner Sullivan. The motion passed. Vote: 5 ayes, 1 nay (Itle).

D. 1100 Hinman Ave. (LSHD) Case #19PRES-0126 - David Thomas, applicant, submits for a Certificate of Appropriateness to replace existing Insulbrick with Hardie board fiber cement wall cladding; windows and doors wraps with Hardie board trim; aluminum soffit, fascia, gutters and downspouts with new aluminum, and front porch wood decking with timber tech decking. Visible from the public way via Hinman Avenue. Applicable standards: [Alteration 1-10]

Renata Silva presented the application for 1100 Hinman Ave. to replace the Insulbrick and aluminum exterior material with Hardi board fiber cement horizontal smooth siding with 7.5-inch exposure. The 4-inch window trim and corner boards will remain the same size. The aluminum fascia, soffit and gutters will remain in aluminum and in the same size. The wood decking at the rear will be replaced with Trex decking. The front facing gables windows and trim will have the same size aluminum fascia.

Commission’s Findings:
Commissioner Dudnik asked why the Insulbrick is being replaced. Jim Rapsol, owner, said it has holes from woodpeckers. The Insulbrick was installed in the 1950s, the corners are aluminum to cover the Insulbrick. Commissioner Itle asked if only the deck is being replaced, and not the railing. J. Rapsol said only the deck will be replaced.

No public comment.

Commissioner Sullivan made a motion to issue a COA for 1100 Hinman Ave. for alterations as describe above. Applicable standard of alteration 1-10, Commissioner Dudnik seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.

E. 2521 Marcy Ave. (L) Case #19PRES-0155 - Kate Newman, owner, submits for a Certificate of Appropriateness for the demolition of an existing non-original 1-car detached garage and the construction of a new 2-car detached garage visible from the public way via the adjacent public alley and Marcy Avenue. Applicable standards: [Construction 1-5, 7, 8, 10, 11, 13, 14 and 16; Demolition 1-6]

Kate Newman presented the project to demolish an existing 30-year old aluminum sided one-car detached garage, and construct a two-car detached garage. The existing and proposed garages are not visible from the street. The proposed garage gables exterior materials match that of the gables of the house. The garage roof has a steep pitch, although not as steep as the roof on the house roof. The exterior material is wood lap siding with Marvin clad windows.

No discussion

Commission’s findings:
Commissioner Hacker moved to issue a COA for 2521 Marcy St. for the demolition of an existing non-original 1-car detached garage and the construction of a new 2-car detached garage visible from the public way via the adjacent public alley and Marcy Ave. The applicable standards for construction are 1-5, 7, 8, 10, 11, 13, 14 and 16; and demolition standards 1-6, seconded by Commissioner Sullivan. The motion passed. Vote: 6 ayes, 0 nays.

At 9:10 pm the Commission meeting was recessed for 10 minutes for a break.

F. 125 Burnham Pl. (LSHD) Case #19PRES-0171 - Nina Cudecki owner, submits for a Certificate of Appropriateness for adding a third bedroom and bath by finishing the attic and adding dormers. Replace existing wood casement windows with new, custom wood clad casement windows. Some window openings will change. Replace existing wood front door with new wood divided light door. Remove nonfunctional chimney and use bricks to patch where needed. On garage replace existing stucco and boards with new stucco and boards, add lannon stone (to match existing) to existing brick base of garage, and replace garage door. Enclose back porch for use as mudroom. Replace painted gutters and downspouts with new painted gutters and downspouts. Visible from the public way via Burnham Place. Applicable standards:

At 9:20 pm Nina Cudecki presented the application for 125 Burnham Pl. The house is a 2-bedroom ranch, while keeping the existing, footprint, building height and roof line, they are adding a third bedroom and bathroom by finishing the attic and adding dormers. Also, replacing the existing wood casement windows with wood clad casement windows that closely resemble the existing casement windows. Some of the windows will change. Also replacing the front wood door with a new wood door, removing the non-functional chimney, and salvage the bricks. The stucco and boards on the garage will be replaced in kind. Add lannon stone to the base of the garage and replace the garage door. Also enclose the back porch and replacing the gutters and downspouts.

South front elevation: adding one dormer on the front roof. West elevation: Infill a couple of windows openings, installing two new smaller windows, and a new roof dormer. East elevation: Removing chimney, adding windows, replacing garage doors, adding a dormer on garage and a new door window going. North elevation: 3 new dormers, enclosing porch, and changing some windows to doors.

The existing Pella windows are not repairable. The replacement windows look alike the existing casement windows.

Commissioner Hacker asked for photos of the side and rear facades. She found it odd the change to the rear of the house. Diane Wilson, designer, said the dormer on the front is very small. By adding the second dormer it balances the house. The hip roof larger dormers were added to make the 2nd floor attic a usable space.

Commissioner Itle asked about the demolition of the chimney, and the stone knee wall added to the garage. D. Wilson said the fire place is non-functional, the owner chose to
remove it and add windows that match those on the front elevation. Adding the knee wall to the garage was an aesthetic choice to make the garage feel more a part of the house.

Commissioner Morris asked about the change to the board and stucco at the garage. D. Wilson said the change was a request by the owner. Carlos Ruiz asked if there is an alley behind the subject property. D. Wilson said no. The dormers on the east and west facades are visible from the public way, but not the rear.

Commissioner Dudnik asked about the large dormer on the east façade and, if the window is an egress window. Michael Venechuck, architect, said the dormers are for adding light, air and egress and to make the attic habitable without adding a second floor. There are French doors on the rear north façade.

Commissioner Hacker said her concerns were about the rear north façade, but it is not visible from the public way. Chair Simon said that to some extent the rear could be visible from Dempster St.

No public comment.

Commissioner Itle made a motion to issue a COA for 125 Burnham Pl. for all the remodeling described in the packet. Standards for alteration 1-10 apply, seconded by Commissioner Dudnik. The motion passed. Vote: 6 ayes, 0 nays.

G. 615 Judson Ave. (LSHD) Case #19PRES-0152 - Jeanie Petrick, Architect, submits for a Certificate of Appropriateness for construction of a two-story addition to the rear volume of the extant residence east elevation visible from the public way via the adjacent public alley and Keeney Street. Alterations-west front façade: first floor, replace front porch pediment shingles with board wood panels and columns with Colonial columns and windows with fixed doors; second floor, replace casement windows with double hung windows and double hung windows with casement windows. East rear façade, first floor, remove wood deck, replace casement windows with wood clad door and add deck and stairs, replace door with new clad wood door and add deck and stairs, remove double hung windows and infill opening with wood siding; second floor, replace double hung windows with casement windows. North façade, first floor, remove double hung windows and reduce opening, remove sliding windows and replace with wood clad windows; second floor, and add new wood clad window; second floor, replace double hung and casement windows with new wood clad double hung windows. Applicable standards: [Construction 1-5, 7, 8 and 10-15; Alteration 1-10; Demolition 1-6]

Jeanie Petrick, architect, presented the application for a 2-story addition of the back of the house at 615 Judson Ave.. They believe that house was remodeled in the late 1980s or early 90s. There are 2 bay windows on the front and the columns with a pitched roof to the main entry.

The two bay windows on each side will be pulled back and bring back the 3 equal windows. On the front elevation there was a 1-car garage, which is now a livable indoor
space. At the back of the house a deck is being added, and a 2-story addition. The addition’s roof is the same scale as the gambrel roof.

Commissioner Dudnik asked about the alterations to the front entry. J. Petrick said the existing columns are 4-inch posts and will be replaced with Tuscan style Colonial columns, slightly larger in diameter. The shingles on the pediment will be replaced with wood siding. The stairs railing will be removed since are not required by the building code. The windows on the second floor on the front façade will be on the same plane.

Commissioner’s Findings:
Commissioner Hacker made a motion to issue COA to 615 Judson Ave. for the proposed work as described above with applicable standards for construction 1-5, 7, 8 and 10-15; alteration 1-10; and demolition 1-6, seconded by Commissioner Itle. The motion passed. Vote: 6 ayes, 0 nays.

4. APPROVAL OF MEETING MINUTES of August 6, 2019.

Commissioner Itle made a motion to approve the August 6, 2019 meeting minutes, seconded by Commissioner Itle. The motion passed. Vote: 5 ayes, 1 abstained (Hacker)

5. STAFF REPORTS

A. Amending the Rules and Procedures - Article 5. Certificate of Appropriateness List, adding Line 56 Fountains and Landscape Features for Minor (Staff) or Major Work (Commission) and Line 57 Fountains and landscape features when a part of the statement of significance for a landmark for Major Work (Commission)

Carlos Ruiz said that Article 5, line 56 and 57 of the Rules and Procedures were discussed at the August 6, 2019 meeting. Now the Commission could adopt those text amendments. Commissioner Itle made a motion to adopt the proposed amendment to the Rules and Procedures, related to fountains and landscape features, seconded by Commissioner Morris. The motion passed. Vote: 6 ayes, 0 nays.

Sustainability – Chair Simon said the Commission would like to meet with Kumar Jensen, Sustainability Coordinator. K. Jensen had suggested that a Preservation expert be invited as well. Commissioner Hacker said she left a message to Bonnie McDonald and asked if someone from Landmarks Illinois could come. Chair Simon said he would prefer to have an educational session for the Commission rather than policy discussion. Also learn more about the Community Solar initiative.

Commissioner Itle said it would be interesting to hear what other departments are promoting and encouraging other people to do. His take on solar panels is that, yes, they are a contemporary feature, but they are not so radically different than skylights. Commissioners may not have reacted the same way (1040 Hinman Ave.) if the color of the roof shingles was black.
B. Design Guidelines – Update

Carlos Ruiz reported that the Design Guidelines are on line. Eighty percent of the links are active. He needs to complete the last portion of the links.

6. DISCUSSION (No vote will be taken)

No discussion

7. ADJOURNMENT

Commissioner Sullivan made a motion to adjourn the meeting at 10:10 pm on Tuesday, September 10, 2019. The motion passed. Vote: 6 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz  
Senior Planer/Preservation Coordinator

Next Meeting: TUESDAY, October 1, 2019 at 7:00 P.M. (Subject to change)
5. STAFF REPORTS

A. Alderman Robin Rue Simmons, 5th Ward, referral to EPC to work on the 1995 initiative: “Preserving Integrity Through Culture and History” (PITCH) for cultural landmarking, honoring some businesses and other historically significant sites in the 5th Ward
PITCH
(Preserving Integrity Through Culture and History)

BACKGROUND

The Evanston Preservation Commission formed PITCH Committee in 1995 at the initiative of the 5th Ward Ald. Joe Kent, to determine the feasibility of designating a Cultural Preservation District that acknowledges African-American heritage in Evanston.

PITCH Committee statement of purpose: “The intent of the PITCH Committee is to identify African-American cultural, historical and architectural resources in the City of Evanston, with particular emphasis on the Fifth Ward. Once these resources are identified the PITCH Committee plans to prepare and submit a nomination for a Cultural-Historical Conservation District to the Evanston Preservation Commission.”

Anticipated outcomes:

- Recognize the community accomplishments that go beyond an architectural standard
- Improve the quality of the environment through the maintenance of neighborhoods
- Protect and stabilize property values
- Protect desirable and unique physical features of neighborhoods
- Prevent blight by insensitive development
- Provide for economic enhancement and revitalization of the cultural-historic conservation districts and surrounding areas, and
- Provide a focus for necessary capital improvements