DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)

Wednesday, January 29, 2020
2:30 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

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

II. MINUTES: January 22, 2020, meeting minutes

III. NEW BUSINESS

1. 2302 Hartzell Street
   Recommendation to ZBA
   Lance Shalzi, applicant, submits for major zoning relief to construct a second floor addition in the R1 Single-Family Residential District. The applicant requests a 4.65’ interior side-yard setback where 5’ is required (Zoning Code Section 6-8-2-8 (A) 3.) a 21.1’ rear-yard setback where 30’ is required (Zoning Code Section 6-8-2-8 (A) 4.) and 7.3’ of separation between the principal building and accessory building where 10’ is required (Zoning Code Section 6-4-6-2. (C)).

2. 100-132 Chicago Avenue
   Minor Adjustment to a Planned Development/Final Review
   David Brown, Evanston Gateway LLC, submits for a Minor Adjustment to an approved Planned Development (Ordinances 61-O-18, 65-O-19, and 77-O-19) to modify the ground floor retail and resident spaces, eliminate the outdoor garden sales yard, and to reconfigure off-street parking, and for final building permit review to construct a 5-story building with 4,960 square feet of ground floor retail, 28 dwellings, and 30 off-street parking spaces in the B3 Business District.

3. Committee Meeting Time
   Discussion
   Consideration of holding Design and Project Review Committee meetings at 10:00 a.m. on Wednesdays instead of at 2:30 p.m.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, February 5, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.
Voting Members Present: I. Eckersberg, D. Cueva (arrived after minutes were approved), M. Tristan, K. Jensen, J. Leonard, S. Mangum, J. Hyink, L. Biggs, M. Griffith, M. Jones

Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

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

Approval of Minutes

1. January 8, 2020, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the meeting minutes, seconded by J. Hyink.

The Committee voted, 8-0, to approve the meeting minutes, with 1 abstention.

Old Business

1. 1555 Ridge Avenue

Thomas Meador, applicant, submits for Special Use for a Planned Development to construct a 5-story, 68 dwelling unit multi-family residence with 59 off-street parking spaces in the R6 General Residential District. The applicant seeks site development allowances for: 1) A 3 ft. setback along the north property line where 15 ft. is required for dwelling units (text amendment pending), 2) No landscaping where a 10 ft. transition landscaped strip is required along the north property line, 3) A 2 ft. street side yard setback for open loading where a 15 ft. setback is required.

APPLICATION PRESENTED BY: Jay Keller, architect for applicant
Thomas Meador, applicant

DISCUSSION:
- J. Keller reviewed changes made to the proposed plan. Changes include: landscaping next to the loading area instead of a masonry wall, designated location next to the loading zone for refuse containers to be placed for pick-up, bike rack located near loading zone, gym room with cardio equipment on the 1st floor on the west side of the building, added limestone architectural details at entrances on Ridge Avenue and Grove Street, larger windows at 1st floor, and louvers shown at 1st floor alley side elevation.
- J. Keller stated they do not think dwellings at the 1st floor along Ridge are desirable, adding dwelling units would require a site development allowance.
- J. Keller stated the number of parking spaces was reduced by 2, 59 spaces proposed, they still have more parking than required.
• J. Hyink stated locating the bike rack behind landscaping could increase the risk of theft, better for bike racks to be seen, more eyes are better to help deter theft.
• S. Mangum asked about the anticipated truck size for loading. Loading zone location is a site development allowance; it is located within a required setback. He asked if the loading zone could be located at the north end of the site, could consider a smaller loading zone.
• J. Keller stated the typical truck size is 15-25 feet long.
• L. Biggs stated concerns with the loading zone location, the ability of trucks to maneuver into and out of the space given the adjacent alley. Assuming trucks pull forward into the space, trucks will have to back out into the alley, and this is a busy alley. Concerned the loading zone will not be used for loading, Grove Street will be used instead.
• Continued discussion regarding the loading zone location and use. Possible that visitors, package and delivery drivers will use the loading zone, this could conflict with move-ins/outs. Loading zone location does not seem convenient for move-ins/outs. The refuse containers located next to the loading zone would be blocked when there is a vehicle in the loading zone.
• L. Biggs noted the traffic study stated there is no parking available in the neighborhood, wondered if the extra parking spaces provided above the requirement should be for visitors.
• L. Biggs stated the loading zone is triple booked by loading, drop-offs, and dumpsters, this is a poor design. The trash room is at the center of the building, furthest point from the alley or street for pick-up.
• J. Keller stated the trash room location is a function of the trash chute which needs to be accessible from a common area and above the trash room.
• K. Jensen asked if the trash chute accommodates recycling, encouraged providing convenient recycling options for residents.
• J. Keller stated recycling containers will be placed in the trash room.
• K. Jensen asked if solar panels will be installed on the roof.
• J. Keller stated they are considering solar panels for common area utilities. The building will be LEED Silver.
• J. Leonard stated loading zone and drop-off locations need to be sorted out. Design concerns remain, cardio equipment does not activate the ground floor, prefer smaller, thinner bricks, looking for changes to the design and materials considering the location on Ridge Avenue. Ridge Avenue is one of the main thoroughfares in Evanston with significant architecture.
• S. Mangum noted comments from Gary Gerdes, Building & Inspection Services Division Manager: The ADA parking spaces need to be close to the door, the door to the trash room conflicts with the accessible aisle, and public benefits have not been addressed.
• J. Keller stated they are looking for guidance on public benefits.
• J. Leonard stated public benefits are benefits to the public not to residents of the building.
• Applicant stated the public benefits list was revised to include a monetary contribution to parks.
• Potential public benefits were mentioned, including: burying ComEd utility lines the length of the whole alley, restoring the full length of the alley, striping pedestrian crosswalks where needed and identified by the City, money for park improvements, providing affordable housing beyond the requirement.

Public Comment:
• The Grove Street and Ridge Avenue intersection is terrible, concerned with drop-offs occurring at the entrance on Grove Street at the intersection.
J. Leonard suggested a landscaped bump-out at the intersection could be a public benefit.

L. Biggs made a motion to hold item in Committee, seconded by M. Jones. The Committee voted, 10-0, to hold item in Committee to give the applicant additional time to address staff's concerns.

Adjournment
L. Biggs made a motion to adjourn, seconded by J. Leonard. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:21 p.m.

The next DAPR meeting is scheduled for Wednesday, February 5, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

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

2302 Hartzell

Recommendation to ZBA
Jens K. Doe  
Professional Land Surveyors, P.C.  

PLAT OF SURVEY  
of  

LOT 30 (EXCEPT THE SOUTH 47 1/2 FEET THEREOF) IN BLOCK 1 IN JOHN CULVER'S ADDITION TO NORTH EVANSTON, A SUBDIVISION OF THE EAST 33 FEET OF LOTS 1 AND 2 AND ALL OF LOTS 3 TO 10, INCLUSIVE, IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF GUILMETT RESERVATION, IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2302 HARTZELL ST., EVANSTON, ILLINOIS.

HARTZELL ST.

Scale - 1 inch = 20 feet

DAPR PACKET - January 29, 2020...Page 9 of 54
MAJOR VARIATION
APPLICATION
CASE #: 20 ZMV - 0004

1. PROPERTY

Address: 2302 HARTZELL STREET
Permanent Identification Number(s):
PIN 1: 05-34-324-042-0000
PIN 2: [Blank]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: LANCE SHALZI
Organization: AIROOM ARCHITECTS CORP.
Address: 6825 N. LINCOLN AVENUE
City, State, Zip: LINCOLNWOOD, IL 60712
Phone: Work: (847) 213-5293 Home: ________ Cell/Other:
Fax: Work: ________ Home: ________
E-mail: lshalzi@airoom.com

What is the relationship of the applicant to the property owner?
- [ ] same
- [ ] architect
- [ ] builder/contractor
- [ ] attorney
- [ ] potential purchaser
- [ ] lessee
- [ ] potential lessee
- [ ] real estate agent
- [ ] officer of board of directors
- [ ] other: AIROOM, LLC IS THE G.C. FOR THE PROJECT

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

Name(s) or Organization: CHRIS HEALD & SCOTT KNAPP
Address: 2302 HARTZELL STREET
City, State, Zip: EVANSTON, IL 60202
Phone: Work: ________ Home: ________ Cell/Other: (312) 343-2741
Fax: Work: ________ Home: ________
E-mail: healdc@gmail.com

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

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

Date: 1/15/20

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: 1/15/20
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: 10/10/17
☐ Project Site Plan Date of Drawings: 12/19/19
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: WARRANTY DEED
☐ 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.
6. PROPOSED PROJECT

A. Briefly describe the proposed project:
THE PROJECT SEEKS TO ADD A 2nd FLOOR ADDITION ABOVE AN EXISTING NON-CONFORMING 1st
FLOOR STRUCTURE. THE 1st FLOOR WILL HAVE AN INTERIOR KITCHEN REMODEL COMPLETED AS PART
OF THE PROJECT, AND THE 2nd FLOOR WILL CONSIST OF A BEDROOM ADDITION.

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

REQUESTED VARIATIONS

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

<table>
<thead>
<tr>
<th>(A) Section (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (ex. &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-2-8</td>
<td>INTERIOR SIDE YARD SETBACK REQUIRED - 5.00'</td>
<td>EXISTING: 3.57' PROPOSED: 4.65'</td>
</tr>
</tbody>
</table>

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

2

6-8-2-8
REAR YARD SETBACK
REQUIRED - 30.00'
EXISTING: 21.10'
PROPOSED: 21.10'
(2nd Floor directly over existing 1st Floor)

3

6-4-6-2.C
SEPARATION BETWEEN PRINCIPLE STRUCTURE
AND DETACHED ACCESSORY STRUCTURE:
REQUIRED - 10.00'
EXISTING: 7.30'
PROPOSED: 7.30'
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

Please see attached explanation

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

Please see attached explanation

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

Please see attached explanation

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

Please see attached explanation

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

Please see attached explanation

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

Please see attached explanation

---

**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.

| NOT APPLICABLE |

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.)

| NOT APPLICABLE |

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.

| NOT APPLICABLE |
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.

NOT APPLICABLE

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.


NOT APPLICABLE

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


NOT APPLICABLE

If Applicant or Proposed Land User is not a Corporation

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


NOT APPLICABLE
EXPLANATION OF MAJOR VARIATION
CITY OF EVANSTON
2302 HARTZELL STREET - CHRIS HEALD & SCOTT KNAPP

B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

The property currently exhibits several existing non-conforming setback conditions, and this variation application is being made to seek remedy for a vertical extension to those conditions. Since this existing corner lot is small (some 20% smaller than the required R1 standard) and the location of the S.F.R. and garage are towards the rear of the lot, there is little opportunity for a modernization project that improves the layout of the existing residence.

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

Since the project is extending vertically an already existing sideyard and rear yard setback condition in an architecturally graceful manner there will be no detrimental impact on the on either the use or property values of the adjacent property to the west. The design also limited the addition's overall ridge height to be some 3.00 feet lower than the existing home. Often, work to improve an existing home has the potential to improve the neighborhood in which it sits since there is typically a beneficial impact on overall property values when individual owners make improvements to their homes.

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

The project includes remodeling the first floor to provide a basic kitchen space compared to what currently exists; this work is all within the existing non-conforming walls. If the required setback were enforced on the 2nd floor addition there would be no possibility of locating this minimally sized master suite on the home. The practical difficulty is tied to the existing non-conforming setbacks which create a distinct hardship for the owners as they simply try to update their home to today's modern living standards.

3. Either... (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or (b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.
The purpose of the variation is to simply modernize the home (built in the 19th Century) and allow the owners to continue to enjoy their neighborhood. While a reconfiguration of the existing 1st floor kitchen space will provide a far more practical layout (thus improving the home's value), this work – and that of the master suite addition on the 2nd floor – will ultimately update the home and give the owners the ability to continue to live in the neighborhood. As such, the variation is not solely tied to the desire to extract additional income from the property but is more related to improving the home’s layout and ensuring the structure itself remains viable in an era of new construction.

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

The owners purchased the property with these existing setback conditions already in place. It is those non-conforming conditions that have created the hardship faced by the owners on this property which are peculiar to the subject property. Without relief from the strict application of the zoning ordinance’s setback requirements this modernization project would not be possible.

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

Since the 30-foot rear yard setback (coupled with the sideyard and the accessory building setbacks) covers virtually the entire existing single story structure at the rear of the home, there is little opportunity to build anything that is complying (see accompanying Site Plans). Even reducing the size of the proposed Master Bedroom to lessen the requested variation would achieve little since the proposed room is not significantly sized and would be thoroughly impractical if shrunk (in addition the architectural design of the 2nd floor would be detrimentally impacted as well).

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.

[Signature]

Applicant’s signature

01/15/2020

Date
Chris Heald & Scott Knapp  
2302 Hartzell Street  
Evanston, Illinois, 60201  

Thursday, January 16, 2020  

Re: Major Zoning Variation, 2302 Hartzell Street, Evanston  

To Whom it May Concern:  

I am the owner of the above identified property and I authorize Airoom, LLC. to serve as our representative in the major variation case.  

Thank you. If you have any questions, please do not hesitate to contact me.  

Sincerely, 

[Signature]  
CHRIS HEALD
PREPARED BY:
Guralt & Fumo, LLC
707 Skokie Boulevard, 4520
Northbrook, IL 60062
MAIL TO:
MARKETING DEPARTMENT
828 South Warm Springs Road
Las Vegas, Nevada 89146

MAIL TAX BILL TO:
Christopher Heal
2302 Hartwell
Evanston, IL 60201

MAIL RECORDED DEED TO:
Muir & York
4081 N. Wilcoff
Chicago, IL 60613

TENANCY BY THE ENTIRETY WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), THOMAS A. GRUGER and JENNIFER STONE GRUGER, husband and wife, of the
City of Evanston, State of Illinois, for and in consideration of Ten Dollars ($10.00) and other good and valuable
considerations, in hand paid, CONVEY(S) AND WARRANT(S) to CHRISTOPHER HEALD and SCOTT A.
KNAPP of Chicago, Illinois, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all
right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois,
to wit:

Legal description.

Permanent Index Number(s): 0T-012-345-0000
Property Address: 2302 Hartwell Street, Evanston, IL 60201

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and
conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of
Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as
TENANTS BY THE ENTIRETY forever.

Dated this _____ day of October, 2017

Thomas A. Gruger
Zoning Analysis
Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19ZONA-0194 - 2302 HARTZELL STREET</td>
<td>NON-COMPLIANT</td>
</tr>
</tbody>
</table>

Proposal:

<table>
<thead>
<tr>
<th>Proposal:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2&lt;sup&gt;nd&lt;/sup&gt; STORY ADDITION OVER EXISTING 1&lt;sup&gt;st&lt;/sup&gt; FLOOR</td>
</tr>
</tbody>
</table>

Zoning Section: | Comments:                                                                                                                                 |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed 2&lt;sup&gt;nd&lt;/sup&gt; story addition over an existing 1&lt;sup&gt;st&lt;/sup&gt; floor does not change building lot or impervious surface coverages.</td>
<td></td>
</tr>
<tr>
<td>6-6-5-2</td>
<td>Any noncomplying structure may be repaired, maintained, altered or enlarged; provided, however, that any such repair, maintenance, alteration or enlargement whether in the vertical or horizontal dimension, shall comply with all provisions of this Ordinance.</td>
</tr>
<tr>
<td>6-8-2-8</td>
<td>Non-compliant: Minimum required interior side yard setback is 5'; 4.7' proposed at 2&lt;sup&gt;nd&lt;/sup&gt; story addition.</td>
</tr>
<tr>
<td>6-8-2-8</td>
<td>Non-compliant: Minimum required rear yard setback is 30'; 21.1' proposed at 2&lt;sup&gt;nd&lt;/sup&gt; story addition.</td>
</tr>
<tr>
<td>6-4-6-2.C</td>
<td>Non-compliant: Minimum required separation between detached accessory structure and the principal structure is 10'; 7.3' proposed measured from wall to wall at closest location.</td>
</tr>
</tbody>
</table>

Variations may or may not be approved.
Zoning Analysis

Summary

Case Number: 19ZONA-0194
Case Status/Determination: Non-Compliant

Proposal:
2ND STORY ADDITION OVER EXISTING 1ST FLOOR

Site Information:

Property Address: 2302 HARTZELL ST
Zoning District: R1
Overlay District: Preservation District

Applicant: Adrew Venamore

Phone Number:

Signature: [Signature]
Date: 1-7-20

Zoning Section
Comments
SEE FOLLOWING SHEET FOR SUMMARY COMMENTS.

Recommendation(s): Click on the link(s) below to access online application(s)
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: December 28, 2019
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 1BZONA-0194
Address: 2302 HARTZELL ST
Applicant: Adrew Venamore

Purpose: Zoning Analysis without Bid Permit App
District: R1
Overlay: Preservation
Reviewer: Michael Griffith

ANALYSIS BASED ON:
Plans Dated: 12-18-19
Prepared By: AIRROOM ARCHITECTS & BUILDERS
Survey Dated: 10-10-2017
Existing Improvements: SFR-DET AND DET-GARAGE

Proposed Description:
2ND STORY ADDITION OVER EXISTING 1ST FLOOR

ZONING ANALYSIS

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

Front Porch Exception (Subtract 60%)
Total Eligible
Front Porch
Regulatory Area

Pavers/Impervious Paver Exception (Subtract)
Total Paver Area
Paver Regulatory Area

Open Parking Debt (Add 200sqf/open space)
# Open Required Spaces
Addtx. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

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

Comments:
Minimum Lot Width (LF)
USE: Single Family Detached

Minimum Lot Area (SF)
USE: Single Family Detached

Dwelling Units:
1

Comments:
Rooming Units:

Building Lot Coverage (SF) (defined, including subtractions & additions):
1539.36

Comments: 2ND STORY ADDN OVER EXISTING 1ST FLOOR
<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2209.04</td>
<td></td>
<td></td>
<td>No Change</td>
</tr>
</tbody>
</table>

**Comments:**

- **Accessory Structure Rear Yard Coverage:** 40% of rear yard
  - **Comments:** No Change

- **Gross Floor Area (SF) Use:**
  - **Comments:**

- **Height (FT)**
  - **35 NOT TO EXCEED 2 5 STORIES**
    - **Comments:**
      - **ADDICTION 29.8**
        - **Compliant**

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

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

- **Street Side Yard (FT)**
  - **Direction:** E
    - **15.0**
    - **19.8**
    - **ADDICTION 15+**
      - **Compliant**
  - **Street:**
    - **Comments:**

- **Interior Side Yard(1) (FT)**
  - **Direction:** W
    - **5.0**
    - **4.5**
    - **ADDICTION 4.7**
      - **Non-Compliant**
  - **Comments:**

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

- **Rear Yard (FT)**
  - **Direction:** S
    - **30.0**
    - **21.1**
    - **ADDICTION 21.1**
      - **Non-Compliant**
  - **Comments:**

**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Garage (Det), Coachhouse or Carport</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Required Yard:</td>
<td>Rear Yard</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Standards:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>Flat or mansard roof 14.9', or</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from Principal Building:</td>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>----------</td>
<td>----------</td>
<td>----------</td>
<td>---------------</td>
</tr>
<tr>
<td>Front Yard(1A) (FT) Direction: N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1B) (FT) Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side Yard (FT) Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street: Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(1A) (FT) 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>
<tr>
<td>Interior Side Yard(1B) (FT) Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard (FT) 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>

**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>ROOF OVERHANG</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments: ROOF OVERHANG ON ADDITION PERMITTED TO MATCH OVERHANG ON EXISTING ROOF</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Requirement (2):</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Requirement (3):</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>

**COMMENTS AND/OR NOTES**

Analysis Comments

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

[Signature]

1-7-20

DATE
Design and Project Review (DAPR)

100-132 Chicago Avenue

Minor Adjustment to a Planned Development

& Final Review
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
photographs of site and surrounding properties
### Area 1 - Parkway

**Flowering Lawn**
- Seed mix contains 13 wildflowers, 6 annuals for first-year color, plus 7 perennials for second- and successive-year bloom. Mature plant heights range on average from 6” - 24”.
- Apply Seed Rate of 1 Pound of Seed per 1,500 sq. ft.

**Alternative Lawn Wildflower Seed Mix:**
- **Botanical Name**
- **Common Name**
- **Life Cycle**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Life Cycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>Perennial</td>
</tr>
<tr>
<td>Baja perennaria</td>
<td>Baja</td>
<td>Perennial</td>
</tr>
<tr>
<td>Chrysanthemum multiflorum</td>
<td></td>
<td>Annual</td>
</tr>
<tr>
<td>Chrysanthemum pubescens</td>
<td></td>
<td>Annual</td>
</tr>
<tr>
<td>Echium wildpretii</td>
<td>Thistle</td>
<td>Annual</td>
</tr>
<tr>
<td>Fuchsia coccinea</td>
<td>Fuchsia</td>
<td>Annual</td>
</tr>
<tr>
<td>Lobularia maritima</td>
<td>Lobularia</td>
<td>Perennial</td>
</tr>
<tr>
<td>Nemophila maculata</td>
<td>Baby Blue Eyes</td>
<td>Annual</td>
</tr>
<tr>
<td>Eupatorium coelestinicum</td>
<td></td>
<td>Perennial</td>
</tr>
<tr>
<td>Thymus serpyllum</td>
<td>Thyme</td>
<td>Perennial</td>
</tr>
<tr>
<td>Verbena officinalis</td>
<td>Verbena</td>
<td>Annual</td>
</tr>
</tbody>
</table>

### Area 2 - Parking Perimeter

**Seasonal Plantings**
- Annual and perennial plantings consist of mixed 2 20” to 1 quart and 1 gallon containers.
- Plantings will be provided as needed to fill the planting area. Mature plant heights range on average from 12” - 36”.

**Plant Selections May Include, But Not Limited To:**
- **Botanical Name**
- **Common Name**
- **Life Cycle**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Life Cycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcea rosea</td>
<td>Celosia</td>
<td>Perennial</td>
</tr>
<tr>
<td>Begonia semperflorens</td>
<td>Begonia</td>
<td>Perennial</td>
</tr>
<tr>
<td>Calceolaria perforata</td>
<td>Libertia</td>
<td>Perennial</td>
</tr>
<tr>
<td>Dianthus caryophyllus</td>
<td>Dianthus</td>
<td>Perennial</td>
</tr>
<tr>
<td>Dianthus caryophyllus</td>
<td>Dianthus</td>
<td>Perennial</td>
</tr>
<tr>
<td>Geranium silaus</td>
<td>Geranium</td>
<td>Perennial</td>
</tr>
<tr>
<td>Ipomoea alba</td>
<td>Sweet Potato</td>
<td>Annual</td>
</tr>
<tr>
<td>Lantana montana</td>
<td>Lantana</td>
<td>Annual</td>
</tr>
<tr>
<td>Lycoris sprengeri</td>
<td>Lycoris</td>
<td>Perennial</td>
</tr>
<tr>
<td>Nepeta cataria</td>
<td>Catmint</td>
<td>Perennial</td>
</tr>
<tr>
<td>Salvia officinalis</td>
<td>Sage</td>
<td>Perennial</td>
</tr>
<tr>
<td>Tagetes lucida</td>
<td>Marigold</td>
<td>Perennial</td>
</tr>
<tr>
<td>Verbena officinalis</td>
<td>Verbena</td>
<td>Perennial</td>
</tr>
<tr>
<td>Zinnia elegans</td>
<td>Zinnia</td>
<td>Perennial</td>
</tr>
</tbody>
</table>

### Area 3 - North Portion of Site

**Ground Cover**
- Perennial ground cover: Plantings will be provided as needed to fill the planting area. Mature plant heights range on average from 6” - 12”.

**Plant Selections May Include, But Not Limited To:**
- **Botanical Name**
- **Common Name**
- **Life Cycle**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Life Cycle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>Perennial</td>
</tr>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>Perennial</td>
</tr>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>Perennial</td>
</tr>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>Perennial</td>
</tr>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>Perennial</td>
</tr>
<tr>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>Perennial</td>
</tr>
</tbody>
</table>
LEVEL 03-05, TYP AREA:  8,382 GSF

UNIT 1 - 1 BED / 1 BATH  765 SF
UNIT 2 - 2 BED / 2 BATH  1,125 SF
UNIT 3 - 2 BED / 2 BATH  1,076 SF
UNIT 4 - 1 BED / 1 BATH  732 SF
UNIT 5 - 1 BED / 1 BATH  741 SF
UNIT 6 - 2 BED / 2 BATH  1,034 SF
UNIT 7 - 2 BED / 2 BATH  1,238 SF
COVERED BALCONIES  669 SF
CORRIDOR  479 SF
CORE  523 SF

LEVEL 03-05, TYP AREA:  8,382 GSF
VIEW LOOKING WEST AT HOWARD/CHICAGO INTERSECTION

renderings of proposed project
MINOR REVISIONS AT FIRST FLOOR

SYNTHETIC WOOD SIDING
ALUMINUM COMPOSITE PANELS
PERFORATED METAL SCREENS
VINYL WINDOWS
STEEL GUARDRAILS
SYNTHETIC WOOD SIDING
ALUMINUM STOREFRONT WINDOWS

LEVEL 05
61'-0"
 LEVEL 04
71'-8"
 LEVEL 03
49'-0"
 LEVEL 02
37'-8"
 LEVEL 01
26'-4"
 LEVEL 00
15'-0"

65'-0"

37'-8"

26'-4"

15'-0"

ESTABLISHED GRADE

T.O. PENTHOUSE
71'-3"
T.O. PARAPET
81'-3"
ROOF
81'-3"

LEVEL 05
61'-0"
 LEVEL 04
71'-8"
 LEVEL 03
49'-0"
 LEVEL 02
37'-8"
 LEVEL 01
26'-4"
 LEVEL 00
15'-0"

ALUMINUM STOREFRONT WINDOWS

HOWARD ST.
SIDEWALK
BUILDING
PARKING

EVANSTON GATEWAY, LLC I 100 CHICAGO AVENUE

#17.03 | January 20, 2020

exterior elevation - east
**ALUMINUM COMPOSITE PANELS**

**FIELD COLOR**

**ACCENT COLOR**

**FIELD COLOR**

**ACCENT COLOR**

**SYNTHETIC WOOD SIDING**

**VINYL AND STOREFRONT WINDOW FRAME COLOR, AND STEEL PICKET GUARDRAIL COLOR**

**STEEL PICKET GUARDRAILS AT BALCONIES - EXAMPLES**

**PERFORATED METAL SCREENS AT BALCONIES**

---

**Exterior Material Palette**

---

**Evanston Gateway, LLC  |  100 Chicago Avenue**

---

**#17.03 | January 20, 2020**

---

**exterior material palette**
thank you

Questions/Comments.
### FAR Calculations

**Project Name:** Evanston Gateway  
**Based on City of Evanston B1-B3 Regulations**  
**Project Location:** 100 North Chicago Avenue, Evanston, IL  
**Lot Area:** 25,406  
**Project Number:** 17.03  
**Total FAR:** 3.00  
**Date:** Jan. 17, 2020

#### Included in FAR

<table>
<thead>
<tr>
<th>Enclosed Area</th>
<th>Total Leasable Residential</th>
<th>Enclosed Balconies</th>
<th>Total Leasable Corridors + Retail/office</th>
<th>Storage, BOH, etc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal</td>
<td>825</td>
<td>1,854</td>
<td>1,476</td>
<td>1,038</td>
</tr>
<tr>
<td>Residential</td>
<td>2,826</td>
<td>2,826</td>
<td>2,826</td>
<td>2,826</td>
</tr>
<tr>
<td>Residential</td>
<td>2,826</td>
<td>2,826</td>
<td>2,826</td>
<td>2,826</td>
</tr>
<tr>
<td>Residential</td>
<td>2,826</td>
<td>2,826</td>
<td>2,826</td>
<td>2,826</td>
</tr>
<tr>
<td>Residential</td>
<td>2,826</td>
<td>2,826</td>
<td>2,826</td>
<td>2,826</td>
</tr>
</tbody>
</table>

#### Not Included in FAR

- **Building GSF:** 41,742
- **Total units:** 28
  - **Total sellable:** 29,216
  - **Average unit size:** 1,043
- **Typ. flr. efficiency:** 88.05%
- **Overall efficiency:** 81.95%
- **Balcony square footage:** 2,676
- **Amenity roof deck (exterior) square footage:** 1,525
- **Building common area:** 1,255
- **Net roof area for building:** 397
- **Green roof area for building:** 930
- **Percentage of green roof:** 4.99%

#### Summary

- **Subtotals:**
  - **Enclosed Area:** 41,742
  - **Total units:** 28
  - **Total sellable:** 29,216
  - **Average unit size:** 1,043
- **Typ. flr. efficiency:** 88.05%
- **Overall efficiency:** 81.95%
- **Balcony square footage:** 2,676
- **Amenity roof deck (exterior) square footage:** 1,525
- **Building common area:** 1,255
- **Net roof area for building:** 397
- **Green roof area for building:** 930
- **Percentage of green roof:** 4.99%

#### Subtotal:

<table>
<thead>
<tr>
<th>Non-FAR</th>
<th>GSF</th>
<th>GSF</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>705</td>
<td>82</td>
<td>41,742</td>
</tr>
</tbody>
</table>

### EVANSTON GATEWAY, LLC | 100 CHICAGO AVENUE

**Date:** January 20, 2020

**FAR calculations**
AUTOTURN: off-street loading zone diagram