As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, Zoning Board members and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at the meeting. Those wishing to make public comments at the Zoning Board meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by calling/texting 847-448-4311 or completing the Zoning Board online comment form available by clicking here or visiting the Zoning Board webpage: https://www.cityofevanston.org/government/agendas-minutes/zoning-board-of-appeals and clicking on Public Comment Form.

Community members may watch the Zoning Board meeting online through the Zoom platform:

Join Zoom Meeting
https://zoom.us/j/93931982598?pwd=azBoTXE3UkoreHhlINIJMNU4rbW92QT09

Meeting ID: 939 3198 2598
Password: 929017

Dial by your location
+1 312 626 6799 US (Chicago)

1. CALL TO ORDER / DECLARATION OF QUORUM

2. SUSPENSION OF THE RULES: Members participating electronically or by telephone

3. APPROVAL OF MEETING MINUTES: June 2, 2020
4. NEW BUSINESS

A. 2435 Jackson Avenue

Michael Hauser, architect, submits for major zoning relief to reduce the required rear yard setback from 30' to 16.3' to construct an addition/bay window in the R1 Single-Family Residential District (Zoning Code Section 6-8-2-8 (A) 4.). The Zoning Board of Appeals is the determining body for this case.

5. ADJOURNMENT

The next meeting of the Zoning Board is scheduled for July 21, 2020.
MEETING MINUTES
ZONING BOARD OF APPEALS
Tuesday, June 2, 2020
7:00 PM
Via Virtual Meeting

Members Present:  Mary McAuley, Violetta Cullen, Myrna Arevalo, Kiril Mirintchev, Jill Zordan, Lisa Dziekan

Members Absent:  Max Puchtel

Staff Present:  S. Mangum, M. Klotz

Presiding Member:  Violetta Cullen

Declaration of Quorum
With a quorum present, Chair Cullen called the meeting to order at 7:00 p.m.

Suspension of Rules for digital meeting
Ms. McAuley motioned to suspend the rules to permit members to convene via virtual meeting. Second by Ms. Zordan and approved 6-0.

Minutes
Ms. McAuley motioned to approve the meeting minutes of May 19, 2020. Second by Mr. Mirintchev and approved 6-0.

Chair Cullen noted the two cases on the agenda are from the same applicant, for the same use, on the same block next door, so both cases will be discussed together but then will be reviewed separately for Standards and motions.

820 Gaffield Pl.  ZBA 20ZMJV-0018
Karen Croteau, applicant, submits for a special use permit for a Child Residential Care Home, Boys Hope Girls Hope of Illinois, in the R4a Residential District (Zoning Code Section 6-8-6-2). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

AND

824 Gaffield Pl.  ZBA 20ZMJV-0017
Karen Croteau, applicant, submits for a special use permit for a Child Residential Care Home, Boys Hope Girls Hope of Illinois, in the R4a Residential District (Zoning Code Section 6-8-6-2). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Ms. Klotz read the cases into the record.

Chris Canning, attorney, explained the proposal:
- As stated in the staff memo, the use is low intensity and indiscernible from typical surrounding residential uses.
- Each building will operate as a household unit with family-style dinner, homework time, etc.

Karen Croteau, applicant, explained further:
- The buildings operate as homes, not dorms or anything that feels institutional
- Provide housing, education, and support for middle school through college years.
- Provide private school for the scholars, family style housing, wholesome meals, club sports, etc. and it is very structured.
- There are 8 scholars per home and 3 full time residential counselors.
- Many scholars provide babysitting services around the community.
- Scholars do community service work with groups such as the YWCA.
- 820 Gaffield will be used as a swing house while existing BHGH buildings are renovated with an end goal of selling the Hinman location.

Greg Miller, 1123 Hinman, provided details explaining what a great neighbor BHGH has been for years on Hinman.

Jennifer O'Shaughnessy, 321 Davis St, BHGH Board Member & Vice Chair, explained how she became involved with BHGH and her positive experiences with the group.

Ms. McAuley asked if there is concern for the boys housing to be near the girls housing once it will all be on the same street, and the applicant responded the scholars are allowed some freedom to make their own choices but it is not expected to be a problem. The scholars are supervised but should not be too sheltered. It is an opportunity to teach the scholars how to have healthy friendships and community relationships (they are not allowed to date). The scholars have busy schedules any way with school and extracurricular activities so there is not a lot of down time left.

Chair Cullen asked what physical changes will be made to the buildings, and the applicant stated the outside of each structure will remain the same. Inside, the kitchen and eating areas will be opened up so that they can easily teach cooking and family meals, and other space will be an open study area. The first floor is common space, second floor is where the scholars stay, and per DCFS regulations, the counselors stay on the third floor (2-3 live in).

820 Gaffield is currently a 3-flat so it will be remodeled for a main kitchen on the first floor, no kitchen on the second floor, and a small kitchenette for the counselors on the third floor. 824 Gaffield is a very choppy 3-flat so kitchens will be addressed similarly and floor plans will be opened up. Both structures will gain a bathroom on the second floor.

Ms. Dziekan noted 820 Gaffield is an historic landmark and asked if anything will be done to the exterior. The applicant responded no changes are proposed other than maintenance. 824 Gaffield is not a landmark and eventually the outside will be improved. 824 Gaffield will be rehabbed in 2024.

Ms. Klotz read aloud the written comments of support that were submitted.
Ms. Klotz noted the Board should consider extending the special use approval for 824 Gaffield Pl. to December 31, 2024 to fit the applicant’s timeframe for rehabbing the property. Typically, a special use expires after one year if a building permit is not obtained or the use is not operating.

Deliberation:
Chair Cullen stated the proposal is a good use and is supported. Ms. McAuley and Ms Dziekan agreed and noted this will be an improvement for the block. There do not appear to be negative impacts. Ms. Zordan agreed and commended what Boys Hope Girls Hope accomplishes. Mr. Mirintchev agreed and noted the use is beneficial to the entire community. Ms. Arevalo agreed and likes the idea of creating a campus on the block.

Standards for 820 Gaffield Pl.:
1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes

Ms. McAuley motioned to recommend approval, and Ms. Dziekan seconded the motion with the condition the project be developed in substantial compliance with the documents and testimony on record.

Standards for 824 Gaffield Pl.:
1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes

Ms. McAuley motioned to recommend approval, and Ms. Dziekan seconded the motion with conditions:
1. Special Use Approval is extended until December 31, 2024 to allow for the operational time-frame represented by the Applicant.
2. Substantial compliance with the documents and testimony on record.

Adjourn 8:05pm
MEMORANDUM

To: Members of the Zoning Board of Appeals

From: Johanna Leonard, Director of Community Development
Scott Mangum, Planning & Zoning Manager
Melissa Klotz, Zoning Administrator
Cade W. Sterling, Planner I

Subject: 2435 Jackson Avenue - ZBA CASE 20ZMJV-0015
ZBA Determining Body

Date: June 9, 2020

Notice - Published in the December 26, 2019 Evanston Review
Michael Hauser, architect, submits for major zoning relief to reduce the required rear yard setback from 30' to 16.3' to construct an addition/bay window in the R1 Single-Family Residential District (Zoning Code Section 6-8-2-8 (A) 4.). The Zoning Board of Appeals is the determining body for this case.

Recommendation
City staff and DAPR recommend approval of major zoning relief to allow construction of an addition/bay window in the R1 Single-Family Residential District. The proposal complies with all additional requirements of the Zoning Code and meets the standards for Major Variation.

Site Background
2435 Jackson Avenue is a legally non-conforming, substandard lot (~5,000 square feet where 7,200 square feet is required) currently improved with a one-and-one-half story single-family residence and two-car detached garage shared with the property to the south. The subject property is located mid-block on the east side of Jackson Avenue between Lincoln Street to the south and Rosalie Street to the north. The closest major cross street to the north is Central Street (one block north). The orientation of the property is unique, fronting Jackson Avenue between two single-family residences to the south and north. This condition creates several legally non-conforming conditions including a ~12' front-yard setback where 27’ is required and a ~20' rear-yard setback where 30' is required. The property has no alley access and the detached garage is accessed from a shared curb-cut off Jackson Avenue. The surrounding structures on this block are predominantly single-family with frontage on either Lincoln Street to the south or Rosalie Street to the north.

Zoning: R1 – Single-Family Residential District

Surrounding zoning:
North: R1 Single-Family Residential District
East: R1 Single-Family Residential District
South: R1 Single-Family Residential District
West: R1 Single-Family Residential District

Proposal:
The applicant plans to construct a modest addition to the existing kitchen to allow for improved internal circulation and utilization of space. In order to accomplish this while being minimally invasive, the applicant proposes to cantilever a small window bay 3.5' into the existing legally non-conforming rear-yard to the east. Despite a significantly substandard lot size, the proposal complies with building lot coverage and impervious surface requirements for this zoning district.

Ordinances Identified for Requested Relief
6-8-2-8 (A) 4. Rear Yard Requirements for Residential Structures

Comprehensive Plan
Objectives from the Evanston Comprehensive General Plan that apply to this application include:

Objective: Maintain and enhance property values and positive perceptions of housing in Evanston.
Objective: Maintain the appealing character of Evanston’s neighborhoods while guiding their change.

Design and Project Review Committee (DAPR) Discussion and Recommendation
Recommendation: DAPR recommends approval of major zoning relief to permit a 16.3' rear-yard setback in order to construct an addition/bay window in the R1 Single-Family Residential District. DAPR members noted that the existing rear-yard setback is legally non-conforming and the unique characteristics of the lot do not allow for viable alternatives. No correspondence was received from the neighboring property to the east, which would receive the highest potential impact. DAPR members noted that the proposal is minimal in scope and that it does not directly abut an adjacent structure.

Variance Standards
For the ZBA to recommend approval of a variance, the ZBA must find that the proposed variance:

a) Will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties; Standard met: Staff has not received opposition to the proposal and believes the potential for negative impacts as a result of the proposal are minimal.

b) Is in keeping with the intent of the zoning ordinance; Standard met: The proposal enhances the taxable value of the subject property.

c) Has a hardship or practical difficulty that is peculiar to the property; Standard met: The parcel was platted to its existing size prior to the current ownership. The lot is sub-standard (~5,000 where 7,200 is standard) and the lot
has limited buildable area due to the residence being sited mid-block with a legally non-conforming rear-yard.

d) Property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience; Standard met: The modest addition to a currently substandard kitchen allows for better utilization of the home’s limited interior living space. Alternatives would require significant economic investment and alterations to the interior floor-plan of the structure.

e) Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived; Standard met: The property is owner-occupied. No additional income will be derived from the addition and the taxable value of the land will increase.

f) Does not have a hardship or practical difficulty that was created by any person having an interest in the property. Standard met: The lot was platted to its current size, and residence sited with non-conforming setbacks prior to existing ownership.

f) Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty. Standard met: The addition is modest in size, and innovative in construction in order to alleviate the hardship while minimizing any negative impacts on neighboring properties.
### 1. PROPERTY

<table>
<thead>
<tr>
<th>Address</th>
<th>2435 Jackson Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permanent Identification Number(s):</td>
<td>PIN 1: 10122060160000 PIN 2:</td>
</tr>
</tbody>
</table>

### 2. APPLICANT

<table>
<thead>
<tr>
<th>Name:</th>
<th>Michael Hauser</th>
</tr>
</thead>
<tbody>
<tr>
<td>Organization:</td>
<td>Hauser Architects</td>
</tr>
<tr>
<td>Address:</td>
<td>1715 Chancellor Street</td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>Evanston, IL 60201</td>
</tr>
<tr>
<td>Phone: Work:</td>
<td>____________</td>
</tr>
<tr>
<td>Home:</td>
<td>____________</td>
</tr>
<tr>
<td>Cell/Other:</td>
<td>____________</td>
</tr>
<tr>
<td>Fax: Work:</td>
<td>____________</td>
</tr>
<tr>
<td>Home:</td>
<td>____________</td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:hauserarch@gmail.com">hauserarch@gmail.com</a></td>
</tr>
</tbody>
</table>

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

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

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

<table>
<thead>
<tr>
<th>Name(s) or Organization:</th>
<th>Kristin and Brett Gover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2435 Jackson Avenue</td>
</tr>
<tr>
<td>City, State, Zip:</td>
<td>Evanston, IL 60201</td>
</tr>
<tr>
<td>Phone: Work:</td>
<td>(312) 440-4116</td>
</tr>
<tr>
<td>Home:</td>
<td>(847) 869-3999</td>
</tr>
<tr>
<td>Cell/Other:</td>
<td>(847) 558-4478</td>
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<tr>
<td>Fax: Work:</td>
<td>____________</td>
</tr>
<tr>
<td>Home:</td>
<td>____________</td>
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<tr>
<td>E-mail:</td>
<td><a href="mailto:kristolover@gmail.com">kristolover@gmail.com</a></td>
</tr>
</tbody>
</table>

“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.”

[Signature]

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

Date

02-27-2020

### 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.”

[Signature]

Applicant Signature – REQUIRED

Date

02-27-2020
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: 03.19.2019
- [x] Project Site Plan  
  Date of Drawings: 02.27.2020
- [x] Plan or Graphic Drawings of Proposal  
  (If needed, see notes)
- [x] Non-Compliant Zoning Analysis
- [x] 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.
6. PROPOSED PROJECT

A. Briefly describe the proposed project:

Kitchen remodel with bay addition, and new exterior door with stair to yard.

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

(Date Applied: February 10, 2020 Building Permit Application #: 20EXTR-0051)

REQUESTED VARIATIONS

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

(See the Zoning Analysis Summary Sheet for your project’s information)

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
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<tr>
<td>(ex. “6-8-3-4”)</td>
<td>(ex. “requires a minimum front yard setback of 27 feet”)</td>
<td>(ex. “a front yard setback of 25.25 feet”)</td>
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<tr>
<td>1</td>
<td>6-3-8-3</td>
<td>requires a rear yard set back of 30 feet.</td>
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* For multiple variations, see “IMPORTANT NOTE” under “Application Fee & Transcript Deposit” on Page 2.
B. A variation’s purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property’s particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

The home has a small kitchen in need of updating. Several plans were explored that relocated an expanded kitchen into a setback-compliant addition, but a bad soils test, performed last year, made us change direction to that of a cantilevered bay.

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

The proposed bay addition would in no way impact any of the neighbors.

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 lot is atypical in its relationship to the block and street, and undersized. The residence is already non-compliant as it relates to the rear yard set back. This is a modest proposal that would add critical space to an unusually small Evanston kitchen.

3. Either…

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

The owners of this property seek rear yard set back relief in order to maximize the functionality and enjoyment of the home, specifically the small kitchen.

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

The residence has suffered from an unusually small kitchen and non-conforming set backs since its relocation to this site in the 1920s.
5. Have other alternatives been considered, and if so, why would they not work?

Alternatives have been explored, but a bad Soils Report has eliminated a foundation / expansion from consideration. We are left with expanding the kitchen via a cantilevered bay in this location. Our proposed cantilever is the minimum practical dimension for this undertaking.
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number __#3__ above, or indicated below.

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<th>Contact Information</th>
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**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.

<table>
<thead>
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<th>Name</th>
<th>Address</th>
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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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Percentage</th>
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**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.

<table>
<thead>
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<th>Name</th>
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<th>Percentage</th>
<th>Relationship</th>
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Page 6 of 6
A. GENERAL INFORMATION

1. What projects are eligible for a Major Variation?

Property Owners may apply for a Major Variation from the following zoning regulations:

1. Yards and setbacks
2. Height
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio
5. Off street parking and loading
6. Home occupations. (Ord. 115-0-04)

2. Who can submit an application?

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

3. How do I submit an application?

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

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

4. What forms of payment are accepted? Cash, Credit Card, Check.

5. Can I withdraw my application? Will my fee be returned?

Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is general granted. If this has occurred, only the $150 transcript deposit is returned.

6. Who has access to my application materials?

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

B. INFORMATION ABOUT MAJOR VARIATIONS

1. What is the timeframe?

The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30 -40 days.
2. What is the Process?

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process.
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing;
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date;
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500’ of any point on the subject property;
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

3. What standards are used to decide? (§6-3-8-12(A)):

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 standards:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or
   (b) While the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the zoning board of appeals or the city council, depending on final jurisdiction under section 6-3-8-2 of this chapter, has found that public benefits to the surrounding neighborhood and the city as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of section 6-3-6-3 of this chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

4. Can I Appeal?

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):

**CONTACT INFORMATION**

Community & Economic Development Department – Planning & 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
PROPERTY ADDRESS: 2435 JACKSON AVENUE, EVANSTON, ILLINOIS 60201

FIELD WORK DATE: 3/13/2019

REVISION DATE(S): 3/13/2019

BUYER: 

SELLER: 

CERTIFIED TO: 

CLIENT NUMBER: DATE: 

SURVEY NUMBER: 1903.0573

PROPERTY ADDRESS:

POINTS OF INTEREST

LOT 14 (EXCEPT THE SOUTH 82 1/2 FEET) IN BLOCK 3 IN EVANSTON PARK ADDITION, A RESUBDIVISION OF BLOCKS 1 TO 4 IN NORTH EVANSTON IN SECTION 2, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

1. The legal description used to perform this survey was supplied by others. The survey does not determine or imply ownership.

2. This survey only shows improvements found above ground. Underground footings, utilities, and encroachments are not located on this survey map.

3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.

4. This survey is exclusive for the use of the parties to whom it is certified.

5. Any additions or deletions to this 5-page survey document are strictly prohibited.

6. Dimensions are in feet and decimal thereof.

7. Due to varying construction standards, house dimensions are approximate.

8. Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.

9. All pins marked as set are 5/8 diameter, 18" iron rebar.

10. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setback, or easement lines, as defined by the parameters of this survey. There may be additional POIs that are not shown, yet should be shown as per the surveying standards.

11. The information contained in this survey has been performed exclusively and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

13. The information contained in this survey has been performed exclusively and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

15. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats.

LEGEND:

SURVEYOR'S LEGEND

SOURCES TEXT: COMPUTER DRAWING

ELECTRONIC SIGNATURE: PRINTING INSTRUCTIONS:

In order to “Electronically Sign” all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.fileformat.info/tool/md5sum.htm. To Electronically sign any survey PDF:

1. Save the PDF onto your computer.
2. Use the online tool at http://www.fileformat.info/tool/md5sum.htm to browse for the saved PDF on your computer.
3. Select the Hash Method as SHA. 
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA 1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the “Print” button under the “File” tab.
2. Select a printer with legal sized paper.
3. Under “Print Range”, click the “All” toggle.
4. Under the “Page Handling” section, select the number of copies that you would like to print.
5. Under the “Page Scalling” drop-down menu, select “None.”
6. Uncheck the “Auto Rotate and Center” check box.
7. Check the “Choose Paper size by PDF” box.
9. Click OK to print.

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

*Offer valid for fence stakeouts and additions to the existing structures only. Valid only for the buyer as listed on the first page of this survey for up to one year after survey issuance date. Total discount not to exceed $500.

LIMIT OF CERTIFICATION: 300 feet north of property line.
NOTES:

DIMENSIONS ARE TO:
OUTSIDE FACE OF CONCRETE, OR OUTSIDE FACE OF PLYWOOD SHEATHING AT EXTERIOR WALLS.
OUTSIDE FACE OF GYP. BD. OR CENTERLINE OF INTERIOR WALLS.

NEW HANDRAILS TO COMPLY WITH THE GRIP SIZE REQUIREMENTS OF IRC 311.7.8.3.
TREAD DEPTH 10” MIN. NOSING TO NOSING.
Typical Nosing Overhang 1”.

ATTIC NOTES:
NEW SPACE PAK SP-1 TO COOL RESIDENCE.
GAS, ELECTRICAL, DRAIN PAN AS REQ’D BY CODE (IF NOT PRESENT)
Zoning Analysis

Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>20ZONA-0047</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Status/Determination:</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Proposal:
KITCHEN REMODEL WITH BAY ADDITION, NEW EXTERIOR DOOR WITH STAIR TO YARD

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>2435 JACKSON AVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District:</td>
<td>R1</td>
</tr>
<tr>
<td>Overlay District:</td>
<td></td>
</tr>
<tr>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Michael Hauser</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone Number:</td>
<td></td>
</tr>
</tbody>
</table>

Signature Date

Zoning Section
Comments

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

APPLICATION STATUS: June 08, 2020

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 20ZONA-0047
Address: 2435 JACKSON AVE
Applicant: Michael Hauser
Phone: 

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

THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure
- Change of Use
- Retention of Use
- Plat of Resubdiv./Consol.
- Business License
- Home Occupation
- Sidewalk Cafe
- Other

ANALYSIS BASED ON:
Plans Dated: 02-27-20
Prepared By: HAUSER ARCHITECTS
Survey Dated: 03-19-19
Existing Improvements: SFR-DET AND DET-GARAGE

Proposal Description:
KITCHEN REMODEL WITH BAY ADDITION, NEW EXTERIOR DOOR WITH STAIR TO YARD

RESIDENTIAL DISTRICT CALCULATIONS

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 50%)</th>
<th>Pavers/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debit (Add 200sqft/open space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cov.</td>
</tr>
<tr>
<td>Front Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regulatory Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ZONING ANALYSIS

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

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - SF Detached</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width (LF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>35</td>
<td>83.2</td>
<td>83.2</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Minimum Lot Area (SF)

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>7,200 sqft</td>
<td>4992</td>
<td>4992</td>
<td>No Change</td>
</tr>
</tbody>
</table>

Building Lot Coverage

<table>
<thead>
<tr>
<th>(SF) (defined, including subtractions&amp; additions):</th>
<th>1497.6</th>
<th>1200</th>
<th>1230</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.0%</td>
<td>24.6%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Dwelling Units:

Rooming Units:

Building Lot Coverage

LF: Linear Feet  SF: Square Feet  FT: Feet

Page 1
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface Coverage (SF, %)</td>
<td>2246.4</td>
<td>1890</td>
<td>1930</td>
</tr>
<tr>
<td>37.9%</td>
<td>38.7%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Accessory Structure
Rear Yard Coverage:
40% of rear yard

Comments:

Gross Floor Area (SF)
Use:
Comments:

Height (FT)
Compliant
35 NOT TO EXCEED 2.5 SOTRIES

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

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

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

Interior Side Yard(1) (FT)
Direction: N
Comments:

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

Rear Yard (FT)
Direction: E
Comments:

<table>
<thead>
<tr>
<th>ACCESSORY USE AND STRUCTURE</th>
</tr>
</thead>
</table>

<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></td>
<td>Deck or Patio (raised)</td>
</tr>
</tbody>
</table>

Comments: OPEN PORCH

Permitted Required Yard:
Comments:

Additional Standards:
Comments:

Height (FT)
Comments:

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

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

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

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

Interior Side Yard(1A) (FT)
  Direction: N
  4.5
  4.5+
  Compliant
  Comments: 10% OBSTRUCTION PERMITTED INTO REQUIRED 5’ SETBACK

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

Rear Yard (FT)
  Direction: E
  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:

See attached comments and/or notes.

**SIGNATURE** ____________________________  **DATE** ____________________________

LF: Linear Feet   SF: Square Feet   FT: Feet

Page 3
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.
New form response notification
1 message

Google Form <smangum@cityofevanston.org>  
Reply-To: smangum@cityofevanston.org  
To: mklotz@cityofevanston.org, csterling@cityofevanston.org

Tue, Jun 9, 2020 at 1:00 PM

Your form has a new entry. Here are all the answers.

<table>
<thead>
<tr>
<th>Name</th>
<th>Josh</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of Residence</td>
<td>1300 Block of Lincoln St</td>
</tr>
</tbody>
</table>

Please leave your phone number (for phoning in) or email (for video comment through Zoom platform) so that we may identify and call on you for your public comment and you may be able to call/video in.

<table>
<thead>
<tr>
<th>How would you like to make your public comment?</th>
<th>Written (see below)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Agenda Item (or comment on item not on the agenda)</th>
<th>2435 Major Variation</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Position on Agenda Item</th>
<th>It depends</th>
</tr>
</thead>
</table>

| Provide Written Comment Here | As a resident with a backyard in same block, we're less concerned about the setback, but we are concerned about any overage of permeable ground zoning requirements due to issues already experienced within the block with standing water and flooding basements. We oppose any variation over the permeable ground limits if said addition would include that. If not, we're neutral and will leave setback decisions to the immediate neighbors who may be more directly impacted. We wish them the best of luck in their endeavors. |

Sent via Google Form Notifications
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
May 20, 2020


Staff Present: M. Rivera

Others Present:

Presiding Member: S. Mangum

A quorum being present, S. Mangum called the meeting to order at 2:30 p.m.

Suspension of the Rules

1. Members participate electronically or by telephone.

L. Biggs made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by G. Gerdes.

The Committee voted, 9-0, to suspend the rules allowing members to participate electronically or by telephone.

Approval of Minutes

1. May 13, 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, one abstention.

Old Business

2435 Jackson Avenue

Recommendation to ZBA

Michael Hauser, applicant, submits for major variation relief to reduce the required rear yard setback for an addition/bay window from 30’ to 16.3’ in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY: Michael Hauser, applicant

DISCUSSION:

- M. Hauser stated the foundation is in poor condition and the soils are not good either. The current kitchen is small and needs to be increased without a foundation. The proposed addition cantilevers over the foundation.
• S. Mangum asked for size of the current kitchen.
• M. Hauser said the kitchen is approximately 8’ x 10’. The addition is mostly cabinets allowing more floor space.
• G. Gerdes asked about the exterior materials, noting the existing stucco.
• M. Hauser stated the stucco will remain, shake siding will be used on the addition.
• L. Biggs asked if the neighbor to the north was notified. She noted the extensive vegetation to the north and asked if that would be maintained.
• S. Mangum stated this is a major variation and public notice is required to be sent to property owners within 500’.
• M. Hauser stated the addition is to the east, facing neighboring rear yards.
• C. Sterling stated that public notice was sent and residents should be getting them within the next day or so.

L. Biggs made a motion to recommend approval to ZBA, seconded by G. Gerdes.

The Committee voted, 9-0, to recommend approval to ZBA.

____________________________

**Adjournment**

L. Biggs made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 9-0, to adjourn. The Committee adjourned at 2:38 p.m.

The next DAPR meeting is scheduled for Wednesday, May 20, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

Respectfully submitted,
Michael Griffith