DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, March 8, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, MARK MUIENZER, CHAIR

  1. 2216 Wesley Avenue  Recommendation to ZBA
      Joel Heiniger, architect, submits for major zoning relief to construct a second story addition with an 8.5’ street side yard setback where 15’ is required and 6.6’ currently exists in the R1 Single Family Residential District.

II. APPROVAL OF MINUTES: March 1, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 15, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: http://www.cityofevanston.org/government/boards-commissions/design-and-project-review-committee/index.php
Questions can be directed to Meagan Jones at 847.448.8170.

The City is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
Design and Project Review (DAPR)

2216 Wesley Ave.

Recommendation to ZBA
View from Noyes St.
View from Wesley Ave.
Zoning Analysis
Summary

Case Number: 17ZONA-0015
Case Status/Determination: Non-Compliant

Proposal:
New second floor addition to an existing single family home and new grade level patio. New four foot high fence to replace existing.

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2216 WESLEY</td>
<td>R1</td>
</tr>
<tr>
<td>Overlay District:</td>
<td>Preservation District:</td>
</tr>
</tbody>
</table>

Applicant: Joel Heiniger
Phone Number: 

Signature __________________ Date ____________

Zoning Section 6-8-2-8

Comments
The minimum yard requirements for the R1 district are as follows: 15 feet for side yard abutting a street 8.5' proposed

Recommendation(s):
Click on the link(s) below to access online application(s)
Apply for Major Variance http://www.cityofevanston.org/planning-zoning/zoning-applications/major-variance/
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: February 02, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0015
Address: 2216 WESLEY
Applicant: Joel Heiniger

Purpose: Zoning Analysis without Bld Permit App
District: R1
Overlay: Preservation
Reviewer: Dominick Argumedo

Analysis Based on:
Plans Dated: 1/27/17
Prepared By: JH Design
Survey Dated: 9/8/15
Existing Improvements: R/A

THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- Change of Use
- Sidewalk Cafe
- New Accessory Structure
- Retention of Use
- Other
- Addition to Structure
- Plat of Resubdiv./Consol
- X
- Alteration to Structure
- Business License
- Retention of Structure
- Home Occupation

Proposal Description:
New second floor addition to an existing single family home and new grade level patio.
New four foot high fence to replace existing.

ZONING ANALYSIS

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: R1</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
- 35
- 45
- 45
- Compliant

Comments:

Minimum Lot Area (SF)
- USE: Single Family Detached
- 7,200 sqft
- 6300
- 6300
- Legal Non-Conforming

Comments:

Dwelling Units:
- 1
- 1
- 1
- Compliant

Rooming Units:
Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions):
- 1890
- 2230
- 35.49206349206349%
- 2230
- 35.49206349206349%
- Legal Non-Conforming

Comments:

Impervious Surface Coverage (SF, %)
- 2635
- 2624
- 2624
- 44.825398253982%
- Compliant

Comments:

Accessory Structure
Rear Yard Coverage:
- 40% of rear yard

Comments:
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
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<td>Gross Floor Area (SF)</td>
<td></td>
<td></td>
<td>32</td>
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<td>Use:</td>
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<td>Comments:</td>
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<tr>
<td>Height (FT)</td>
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<td></td>
<td>23.5</td>
<td>Legal Non-Conforming</td>
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<td>Front Yard(1) (FT)</td>
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<td>8.5</td>
<td>Non-Compliant</td>
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<tr>
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<td>Comments:</td>
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<td>Front Yard(2) (FT)</td>
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<td>Direction:</td>
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<td>Street Side Yard (FT)</td>
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<td>Comments:</td>
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<td>Interior Side Yard(1)</td>
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<td>Compliant</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Interior Side Yard(2)</td>
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<td>Direction:</td>
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<td>Comments:</td>
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<td>Rear Yard (FT)</td>
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<td>Comments:</td>
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</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: Required

See attached comments and/or notes.

SIGNATURE ___________________________ DATE ___________________________
MAJOR VARIATION
APPLICATION
CASE #: 172MJV-0013

1. PROPERTY

Address: 2210 WESLEY
Permanent Identification Number(s):
PIN 1: 10129170110000 PIN 2: [Redacted] (Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: JOEL HEUGLER
Organization: JH DESIGN
Address: 4052 H. HAMLIN AVE
City, State, Zip: CHICAGO, IL 60613
Phone: Work: _______________ Home: _______________ Cell/Other: 773.562.7838
Fax: Work: _______________ Home: _______________
E-mail: jhdesign2004@csbglobal.net
Please circle the primary means of contact.

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: MATTEN + JULIE PELLERITE
Address: 2210 WESLEY
City, State, Zip: EVANSTON, IL
Phone: Work: _______________ Home: _______________ Cell/Other: _______________
Fax: Work: _______________ Home: _______________
E-mail: _______________
Please circle the primary means of contact.

"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: 15 FEB 2017

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: 15 FEB 2017
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

<table>
<thead>
<tr>
<th>Document/Item</th>
<th>Date/Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>(This) Completed and Signed Application Form</td>
<td></td>
</tr>
<tr>
<td>Plat of Survey</td>
<td>Date of Survey: <strong>SEP T. 8, 2015</strong></td>
</tr>
<tr>
<td>Project Site Plan</td>
<td>Date of Drawings: <strong>J AN 27, 2017</strong></td>
</tr>
<tr>
<td>Plan or Graphic Drawings of Proposal (If needed, see notes)</td>
<td></td>
</tr>
<tr>
<td>Non-Compliant Zoning Analysis</td>
<td></td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>Document Submitted:</td>
</tr>
<tr>
<td>Application Fee (see zoning fees)</td>
<td>Amount $500 plus Deposit Fee $150</td>
</tr>
</tbody>
</table>

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:

NEW 2ND FLOOR ADDITION TO AN EXISTING SINGLE FAMILY HOME.

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

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

REQUESTED VARIATIONS

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

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

1. CODE REQUIRES A 15' SIDE YARD ABUTTING A STREET

A SIDE YARD OF 8.5' IS REQUESTED.

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

2.

3.
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 current house location is too close to the existing street to allow for a full second floor addition. See below.

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 variation will not have a substantial adverse impact because the requested side yard dedication is toward Noyes Street where there is no house.

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 second floor addition is for adding bedrooms and bathrooms for this growing family which currently has 3 children but only 2 bedrooms. If the 15' side yard is required that would greatly reduce the area to create the needed bedrooms and bathrooms in the fen addition.

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 variation will allow for the single family home addition (bedrooms + bathrooms) but is not for the purpose of extracting additional income.

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

   The home was purchased with the existing bedrooms and bathrooms - no modifications have occurred.
5. Have other alternatives been considered, and if so, why would they not work?

A SMALLER 2nd FLOOR ADDITION WITH THE 15' SIDEYARD DOES NOT PROVIDE ENOUGH S.F.
AND ALSO DOES NOT LOOK GREAT WHEN LOOKING AT THE ELEVATIONS.

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.
   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.
   N/A
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.  

N/A

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.  

Applicant + Owner Have No Relationship.