

LAND USE COMMISSION

Wednesday, February 9, 2022

7:00 P.M.

Via Virtual Meeting

AGENDA

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, members of the Land Use Commission 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 Land Use Commission 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 Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form.

Community members may watch the Land Use Commission meeting online through the Zoom platform:

Join Zoom Meeting

<https://us06web.zoom.us/j/84943789735?pwd=cVlgZDNmZHNoUEJXMFRPdSs3ejY4QT09>

Meeting ID: 849 4378 9735

Passcode: 906817

One tap mobile +13126266799,,84943789735# US (Chicago)

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

- I. CALL TO ORDER
- II. APPROVAL OF MEETING MINUTES: January 26, 2022
- III. NEW BUSINESS

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/land-use-commission>. Questions can be directed to Meagan Jones at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines 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).

A. Public Hearing: 1414 Church Street | 22ZMJV-0002

Daniel Tornheim, architect and applicant, requests the following: a Major Variation from Section 6-8-2-8(A)(4) of the Evanston Zoning Code to allow a rear yard of 3 feet where 30 feet is required; a Minor Variation from Section 6-8-2-7 of the Evanston Zoning Code to allow a building lot coverage of approximately 38.1% or 1,783 square-feet where no more than 30% or 1,404 square-feet is permitted; and a Minor Variation from Section 6-8-2-10(A) of the Evanston Zoning Code to allow an impervious surface lot coverage of approximately 49% or 2,291 square-feet where no more than 45% or 2,106 square-feet is permitted, all for the construction of an addition to the existing principal structure in the R1 Single-Family Residential District. The Land Use Commission is the determining body in accordance with Section 6-3-8-9 of the Evanston Zoning Code and Ordinance 92-O-21.

B. Public Hearing: 1000 Grove Street | 21ZMJV-0097

Richard Lehner, LCM Architects, applicant on behalf of the McGaw YMCA, requests two zoning variations from the Evanston Zoning Ordinance to allow for the addition of an approximately 431 square-foot entry vestibule to the existing recreation and community center with men's residences, commonly known as the McGaw YMCA, in the R6 General Residential District. The applicant requests one Major Variation to allow a street side yard setback from Maple Avenue of zero (0) feet where a minimum of 15 feet is required [Section 6-8-8-7(B)(2)]. The applicant also requests a Minor Variation to allow the building lot coverage of approximately 43,331 square-feet or 60.22% percent where the maximum permitted is 35,977 square-feet or 50% of the lot area (Section 6-8-8-6). The subject property is currently improved with one 5-story building and a surface parking lot. The Land Use Commission is the determining body for this request.

IV. COMMUNICATION

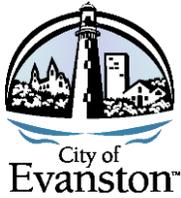
V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, February 23, 2022, at 7:00 pm, via the virtual meeting platform, Zoom**. Login information will be provided on the agenda posted in advance of the meeting.

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/land-use-commission>. Questions can be directed to Meagan Jones at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

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MEETING MINUTES

LAND USE COMMISSION

Wednesday, January 26, 2022

7:00 PM

Via Virtual Meeting

Members Present: Myrna Arevalo, Violetta Cullen, George Halik, John Hewko, Brian Johnson, Kiril Mrintchev, Jeanne Lindwall, Max Puchtel, Matt Rodgers, Kristine Westerberg, Jill Zordan

Members Absent:

Staff Present: Johanna Nyden, Meagan Jones, Katie Ashbaugh, Brian George

Presiding Member: Matt Rodgers

Call to Order

Ms. Jones opened the meeting at 7:01pm. A roll call was done and a quorum was present.

Suspension of Rules

Commissioner Cullen motioned to suspend the rules. Commissioner Lindwall seconded. motion was unanimously approved (*note, recently approved Commission rules have enabled remote meetings to be conducted without requiring a formal vote*).

Receipt of October 27, 2021 Plan Commission Draft Meeting Minutes

Commissioner Westerberg made a motion to receive the October 27, 2021 Plan Commission meeting minutes. Seconded by Commissioner Hewko. A roll call vote of former Plan Commission members was taken and the motion passed, 5-0.

Receipt of December 21, 2021 Zoning Board of Appeals Draft Meeting Minutes

Commissioner Cullen made a motion to receive the December 21, 2021 Zoning Board of Appeals meeting minutes. Seconded by Commissioner Puchtel. A roll call vote of former Zoning Board members was taken and the motion passed, 4-0.

Approval of January 12, 2022 Meeting Minutes

Commissioner Halik made a motion to approve the Land Use Commission meeting minutes from January 12, 2022. Seconded by Commissioner Lindwall. A roll call vote was taken and the motion passed, 8-0, with 1 abstention.

New Business

A Public Hearing: 1732-34, -40 Orrington Avenue Planned Development – 21PLND-0090 John Carlson, Trammell Crow Chicago Development, Inc., applicant, submits for a Zoning Map Amendment and a Special Use for a Planned

Development to construct a 10-story mixed-use building with approximately 4,120 square feet of ground-floor retail and approximately 122,100 square-feet of office/laboratory space, and 35 enclosed parking stalls. The applicant requests to amend the current zoning district of the subject property, D2 Downtown Retail Core District (Section 6-11-3 of the Evanston Zoning Ordinance), to D3 Downtown Core Development District (Section 6-11-4). The applicant also requests site development allowances in the D3 district for: 1) a FAR of 7.0 where 4.5 is permitted and up to 8.0 can be requested; 2) a ziggurat setback of 6.4 feet to 11 feet where a minimum of 40 feet is required at the building height of 32 feet along Orrington Avenue; 3) a height of 149.5 feet where 85 feet is allowed and up to 170 feet can be requested; and 4) 35 on-site parking stalls where a minimum of 211 is required. The applicant may seek and the Land Use Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development. The The Land Use Commission makes a recommendation to the City Council, the determining body for this case.

Ms. Ashbaugh read the case into the record.

Mr. Johnny Carlson of Trammel Crow provided an introduction of the development team and an overview of the development's site plan. Mr. Matt Blewitt, architect, then explained the uses for each level of the building and briefly explained the civil and landscaping details, including information on the intent to provide outdoor dining space for the intended ground floor restaurant space. He then described the facade and proposed building materials, including bird friendly elements. Mr. Carlson then reviewed the proposed public benefits and ended the applicant presentation.

Ms. Ashbaugh then specified the review process for the development and provided a summary of the project characteristics, listing the explaining the proposed site development allowances, public benefits and staff recommendations.

The hearing was then open to questions from Commissioners.

Commissioner Lindwall asked how much of the alley is intended to be reconstructed. Ms. Ashbaugh replied that based on previous discussion, her understanding was that the whole alley would be reconstructed. Mr. Carlson replied that their belief was that the portion of the alley adjacent to the proposed building would be reconstructed.

Commissioner Lindwall then mentioned that the parking spaces that are to be leased are only in the Church Street garage and suggested that the leases be opened to provide more flexibility on City garages.

Commissioner Halik commended the applicant and staff on the detail provided and that the City should be excited to get the development. He then asked how the proposed 35 on-site and 100 leased parking spaces were determined. Ms. Ashbaugh responded that staff made the suggestions based on understanding of the building demand and the

site being within a TOD area. Mr. Carson stated that the on-site spaces are close to what has been seen at other sites in the City; his team was comfortable with 35 spaces but talked with staff to come up with what is proposed.

Commissioner Halik responded that there should be a more scientific method to determine the number of spaces and mentioned the office building approved at Davis and Chicago Ave. He then asked if someone is keeping track of available spaces as it is important to monitor. Ms. Nyden responded that the City has a Parking Division Manager who keeps track of available spaces and manages leases with various entities and individuals. Prior to the pandemic Sherman Avenue garage had limited availability due to monthly parkers filling that up.

Chair Rodgers asked about the trend in parking space usage and questions the Plan Commission previously had. Ms. Jones stated that a summary of recent parking changes for larger developments was provided to the Planning & Development Committee. Generally, the summary stated that several developments have found that the parking they provided on-site was being underutilized and those developments requested adjustments in order to lower their required parking and open some spaces to the public for leasing.

Commissioner Hewko asked for confirmation on the ingress and egress from Orrington Avenue out onto Sherman Avenue and if there is enough space to accommodate two cars in the alley at the same time. Mr. Blewitt responded that it will be a tight fit but there is space. Mr. Carlson added that there will be mirrors and flashing lights as has been done at other developments; additionally there are a small number of parking spaces proposed for the garage. He and Luay Aboona of KLOA then explained that given the number of parking spaces and the office use not leading to heavy rush hour use, that there should not be impediments to access to the parking and loading area.

Commissioner Puchtel asked for an explanation of the ziggurat setback. Ms. Ashbaugh explained that use of a ziggurat setback is met to improve the pedestrian experience. The applicant designed the building to help mitigate the possible canyon effect. The required 40 ft. setback can be extreme on certain lots, not allowing much buildable space. Mr. Carlson and Mr. Blewitt then explained the proposed setbacks of the building.

Commissioner Puchtel then commended the design team on the building and asked what steps will be taken to ensure the building is compliant with the Green Building Ordinance. Mr. Carlson explained that the building will be pursuing LEED Silver. Their existing buildings in Fulton Market are seeking LEED Gold certification.

Commissioner Mirintchev commended the design of the building and inquired if a shorter height for the floors could be used. Mr. Carlson responded that what is provided is the bare minimum to provide clearance for equipment and room for mechanicals between floors.

Commissioner Mirintchev then asked if the top two floors could be combined into one to lower the height of the building. Mr. Carlson responded that there needed to be a separation of the amenity floor and the mechanical floor due to space needed for each. Based on conversations with staff, different design elements were included to soften the impact. Mr. Blewitt added that a combined amenity and mechanical space was considered but presented us bulkier. The current design presents as shorter due to the top two floors having a significant setback from Orrington Avenue.

Commissioner Mirintchev then expressed concern on visibility of the building from the west. What will happen if the adjacent property requests the same zoning change and develops in the same manner additional what will fire protection be if this occurs? Mr. Blewitt responded that there should not be any issues with fire protection meets City standards and is why the building is less glassy on the west side due to its proximity to the adjacent property. Mr. Carlson added that this is part of what drove the design with the offset core, considering the possibility of the adjacent site being developed.

Commissioner Lindwall asked how far this building is from the existing 3-story residential apartment building to the west. Mr. Blewitt estimated that the technical setback is 2.7 feet though the building does arc on that facade. Parts of the residential building are on the property line and the closest the proposed building would get is 1 or 2 feet.

Chair Rodgers asked for an explanation on what Life Sciences entails. Mr. Carlson explained this building will consist largely of R&D innovation and that Life Sciences is broad, incorporating artificial intelligence, material sciences and nanotech. The goal is researching to create products and grow companies to sell that product and generate revenue. There may be microscopes, fume hoods, computers, etc. doing chemistry and biology. There will be a wide range of items to save lives and create better technologies for users

Commissioner Westerberg inquired about the loading dock; how many deliveries are expected and is there any concern for back-up. Mr. Blewitt responded that smaller delivery vehicles are expected. Mr. Carlson added that their building in Fulton Market has a larger space on a tougher site and does not have any issues with deliveries.

Commissioner Westerberg then stated that the developer did a good job with the site. She added that there is a big difference between a ziggurat of 40 ft. and 6-11 ft. and if changes could be considered. Mr. Carlson responded that lab modules and safety is important and the development team has to consider both the exterior and interior layout of the building. A large setback pinches what can be done. The building has a 50/50 office to lab ratio. As proposed, the building is at the minimum square footage for typical use and it would be tough to minimize the floor plate.

The hearing was then open to public questions and testimony.

Ms. Cecile McHugh requested that the development not be approved because the D3 zoning is not appropriate for the site and the building height is too tall considering other buildings in the immediate area with the exception of the Orrington Hotel. D2 zoning is more appropriate. The development should be held until the Comprehensive Plan is finished. She also voiced concerns for the proposed setback Ms. McHugh then requested a continuance so that the following information can be provided: a parking and impact study done by an independent contractor provided by the City, a supply/demand study demonstrating a need for this type of development and a wind impact study.

Chair Rodgers continued with public testimony.

Ms. Laurie Howick asked if there are tenants lined up for the building, how waste from those users will be handled, and if the covenant will affect work with Northwestern University. Mr. Carlson explained that there are codes that the building would need to abide by to make sure all of the waste items are handled properly. This is a speculative project similar to those in Chicago where the building is constructed then filled with tenants.

Ms. Carole Bass stated that delivery of packages has not been addressed and if those would occur through the front door or use the loading dock. Mr. Carlson explained that typical trucks delivering items once a day to service the building would be in the loading dock. There is a loading space along the north side of the building on Clark Street for drop offs and other deliveries. Ms. Bass then asked where packages would be stored. Mr. Blewitt responded that in other similar projects there is a specific area for packages and the same will be done for this building.

A brief discussion followed on the requested continuance, who can request the continuance, what the purpose of it should be based on Commission rules and how the Commission should proceed.

Commissioner Cullen made a motion to continue the hearing to the February 9, 2022 meeting. Seconded by Commissioner Westerberg. A brief deliberation followed and after a roll call vote, the motion failed, 1-8.

Chair Rodgers closed the record and the Commission began deliberations.

Commissioner Westerberg stated that this is a corner that needs something and this is a vast improvement. She then explained that she is weighing that against height that is not in context with other buildings. She would feel more comfortable with a larger setback and is a little torn. Changing the zoning would also have an effect on other properties in the area.

Commissioner Cullen stated that this is the future of what is going on downtown. She then stated that she would like to hear more about the lab space being used.

Chair Rodgers explained that there is very little Class A office downtown. Current office space was built decades ago and putting new tech uses into buildings from the 60s and 70s will fail as those uses want the “latest and greatest”.

Commissioner Lindwall stated that this site is on her walking path and Orrington Avenue is pretty wide as is Clark Street. She is not as concerned about the height. The alley is 20 ft. wide and there is generous right-of-way serving the site. The Orrington Hotel to the immediate south is zoned D3. She finished by stating that this is a good project, fulfills a need that is not downtown and she is supportive of the project.

Commissioner Puchtel expressed support for the proposal. He stated that the area currently feels blighted. The site lends itself to possibly having a boxy development, however, the developer has created a good design that he likes.

Commissioner Mirintchev stated that the building is well thought out and meets needs and he is generally satisfied. He then explained that he asked the applicant of possible changes and was told no. The Commissioner then stated that he is ok with no ziggurat setback if there is a lower height. He also expressed concerns on the west facade and how it will affect future development, requesting better solutions for this.

Commissioner Halik stated the building is massed for reducing the perceived height of the building along Orrington Avenue and Clark Street. It is meeting the code. The adjacent building would need to meet City codes as well. This development is not preventing adjacent construction. He believes that the 40 ft. required setback is odd and does not take into account the size of different lots.

Chair Rodgers explained that this lot desperately needs something; the 1-story vacant restaurant space currently on the site is not desirable. The proposed building is good for this site and the design, with balconies, softer corners and setting back the higher floors, are nice additions to the space and what Evanston desperately needs.

The Commission then reviewed standards.

- Standards for Special Use (6-3-5-10) were found to be met.
- Standard for a Planned Development (6-3-6-9) was found to be met.
- Standards for Planned Developments in the D3 yielded some disagreement amongst Commissioners on whether or not the development was compatible with surrounding development (specifically, 6-11-1-10(A) 1 and 3)
- Standards for Map Amendments (6-3-4-5) were found to be met.

Chair Rodgers briefly reviewed the public benefits. Commissioner Westerberg suggested that the entire alley be rebuilt as a contribution since the building will increase traffic. Chair Rodgers and Commissioner Puchtel agreed.

Chair Lindwall expressed that the public benefits are more the purview of City Council and the Commission could look at the proposed conditions.

The Commission then reviewed the general conditions proposed. Commissioner Lindwall suggested that the leased parking spaces be open to other downtown parking garages. Chair Rodgers added that the waste management plan should include waste specific to the building's use. Additional discussion occurred regarding details and wording of other conditions, specifically retail hours of operations, process for changes in materials and use and the proposed covenant for payment of taxes. Conditions as included in the motion

Commissioner Puchtel made a motion to recommend approval of the map amendment. Seconded by Commissioner Halik. A roll call vote was taken and the motion was approved unanimously.

Commissioner Halik made a motion to recommend approval of the planned development with the 11 conditions as presented by staff, with minor edits as discussed and outlined below, and in substantial compliance with testimony and documents submitted during the meeting. Seconded by Commissioner Puchtel. A roll call vote was taken and the motion was approved, 6-3.

Conditions of approval:

- 1. That bike parking follows APBP Guidelines;**
- 2. That the adjacent sidewalk along Orrington Avenue carry through the alley without a change in slope;**
- 3. That the pedestrian walkway is maintained along the building and between the building and any patio area;**
- 4. That the showers in the locker rooms be reflected on the plan;**
- 5. That before the issuance of a building permit, the applicant shall execute a long term parking lease agreement with the City of Evanston to lease a minimum of 100 additional parking spaces from the City of Evanston based on the standard current monthly parking fee from the 525 Church Street parking garage or other or any other downtown parking garage, with the terms based upon prior long term lease agreements for similar planned developments and subject to negotiation with the Parking Division Manager and the Corporation Counsel;**
- 6. That a waste management plan is provided to include recycling, composting, and laboratory materials;**
- 7. That the applicant reconstruct the entirety of the public alley from Sherman Avenue to Orrington Avenue located to the south of the subject properties;**
- 8. That delivery hours to be restricted outside of the rush hour and early morning/late night hours;**
- 9. That any substantive changes in the use or the building on the subject property must be approved as an amendment to this Planned**

Development by Subsection 6-3-6-12 of the Zoning Ordinance.

- 10. That LEED 55 Bird-Friendly standards be incorporated into the proposed building and Bird-Friendly Evanston continues to be involved in design finalization; and**
- 11. That the applicant record a covenant against the subject properties reflecting the following terms in a form acceptable to and enforceable by the City: a) upon the completion of the proposed development, the applicant and any successors, owners, or operators, shall not petition Cook County or the State of Illinois for exemption from obligation in whole or in part real estate taxes; b) in the event a change in law exempts the applicant from payment of real estate taxes on the basis of not-for-profit status, the applicant shall make annual payments in lieu of real estate taxes only to the City of Evanston, School District 65 and Evanston Township High School District 202 in an amount equal to the real estate taxes that the applicant would pay only to such taxing district if the applicant were not then so treated as an exempt not-for-profit; and c) release from any and all provisions of said covenant shall require written approval by $\frac{2}{3}$ of Councilmembers elected to the City Council.**

Adjournment

Commissioner Lindwall motioned to adjourn, Commissioner Westerberg seconded, and the motion carried.

Adjourned 9:41pm

Respectfully submitted,
Meagan Jones, Neighborhood & Land Use Planner

Land Use Commission
Determining Body

1414 Church St.
Major & Minor Variations for
Addition to Principal Structure



Memorandum

To: Chair and Members of the Land Use Commission

From: Johanna Nyden, Director of Community Development
Melissa Klotz, Zoning Administrator
Katie Ashbaugh, Planner

Subject: 1414 Church Street | 22ZMJV-0002
Land Use Commission Determining Body

Date: February 4, 2022

The Land Use Commission is hereby notified that the requested relief, as outlined below, and the project requiring the requested relief, is identical to that proposed under previous zoning case number 21ZMJV-0082. Case 21ZMJV-0082 was previously noticed in the October 28, 2021 edition of the *Evanston Review*, mailed to owners of properties within 500 feet, and by a sign on the subject property per state and local requirements. The Zoning Board of Appeals was scheduled to conduct a public hearing on November 16, 2021, which was canceled due to a lack of quorum immediately prior to the meeting start time. The applicant subsequently withdrew the request. In December 2021, the applicant informed staff they desired to re-file the request and subsequently resubmitted a new application on January 18, 2022. The application cites identical requests for zoning relief to that of case 21ZMJV-0082 and the proposed scope of work remains the same. Therefore, this staff report is identical in content to the report dated November 12, 2021, to the Zoning Board of Appeals, other than references to the now-dissolved Zoning Board being replaced with references to the Land Use Commission. The Design & Project Review Committee and the Preservation Commission determinations on case 21ZMJV-0082 stand and their respective approved meeting minutes are linked attachments to this report.

Notice – Published in the January 20, 2022 Edition of the *Evanston Review*:

Daniel Tornheim, architect and applicant, requests the following: a Major Variation from Section 6-8-2-8(A)(4) of the Evanston Zoning Code to allow a rear yard of 3 feet where 30 feet is required; a Minor Variation from Section 6-8-2-7 of the Evanston Zoning Code to allow a building lot coverage of approximately 38.1% or 1,783 square-feet where no more than 30% or 1,404 square-feet is permitted; and a Minor Variation from Section 6-8-2-10(A) of the Evanston Zoning Code to allow an impervious surface lot coverage of approximately 49% or 2,291 square-feet where no more than 45% or 2,106 square-feet is permitted, all for the construction of an addition to the existing principal structure in the R1 Single-Family Residential District. The Land Use Commission is the determining

body in accordance with Section 6-3-8-9 of the Evanston Zoning Code and Ordinance 92-O-21.

Recommendation:

Staff and the Design and Project Review Committee (DAPR) recommend approval (see DAPR Discussion and Recommendation) of a Major Variation from the required rear yard, a Minor Variation from the maximum permitted building lot coverage, and a Minor Variation from the maximum permitted impervious surface lot coverage to allow a 359 square-foot addition to the existing single-family home at 1414 Church Street in the R1 Single-Family Residential District. The applicant has complied with 7 of the 7 variation standards for this district.

The Preservation Commission also approved this request for the required Certificate of Appropriateness, as the property is located in the Ridge Historic District (see Preservation Commission Discussion and COA Determination) but chose not to provide a recommendation for the requested zoning relief.

Site

Background:

The site, 1414 Church Street, is an approximately 4,680 square-foot lot located on the south side of Church Street, mid-block between Ashland and Wesley Avenues. The west side of the property abuts a privately-owned alley, belonging to 1416 Church Street and 1631 Ashland Avenue to the west. The property is improved with an existing 1,567 square-foot single-family home; 204 square-foot, one-car detached garage; approximately 500 square-foot open parking pad; and 248 square-foot brick paver patio. The property is located within and surrounded by the R1 Single-Family Residential District on all sides. It is also surrounded by single-family homes on all sides.

The property is atypical in size, being approximately 65% of the minimum required lot size, 7,200 square feet, in the R1 district. It is also only 78.5 feet in depth, where depths ranging from 120 to 150 feet are typical in the district. The property is also located in the Ridge Historic District.

The minimum required rear yard in the R1 district is 30 feet. The existing single-family home as the principal structure is legal nonconforming at a distance of 17.5 feet from the rear (south) lot line. The existing detached one-car garage is required to be 3 feet from the rear (south) and interior side (west) lot lines. It is also legal nonconforming at a distance of 0.77 feet from the rear lot line.

On July 1, 1999, the Zoning Division issued a denial of a permit application to install an open parking pad to the west of the existing home. The applicant had proposed the open parking pad at 1.7 feet from the west interior side lot line, where the required yard was 5 feet. The permit was not issued and a zoning variation application was never filed. Staff noted in the application materials for this request that the plat of survey dated February 21, 2018, showed an existing asphalt parking pad to the west of the home. Staff further noted in plans submitted that the parking pad had been expanded with gravel and documented this on a site visit (see attached photos). Although this

additional parking pad provides one of the two required parking stalls for a single-family home, the location was not permitted.

The maximum permitted impervious surface lot coverage in the R1 district is 45% or 2,106 square feet of the subject property. The existing impervious surface lot coverage, which includes the aforementioned open parking pad, is approximately 56%, or 2,603 square feet. As a policy, the City considers existing impervious surfaces for which the City has no record and GIS imagery does not show, as legal nonconforming. If the total impervious surface lot coverage exceeds the maximum permitted by code, that percentage is instead considered the maximum for that property. In practice, this means if a property in the R1 district is at 48% impervious surface lot coverage, and the owners propose a new patio, staff would require the applicant to remove other improvements on the property, such as a concrete sidewalk extending the length of the property, and suggest replacing with stone steppers to keep the lot at the 48% ratio. Because the subject property was not issued a permit for the open parking pad, its area was not counted in the legal nonconforming impervious lot coverage ratio of approximately 56%. The legal nonconforming impervious surface lot coverage is instead approximately 47.5% or 2,224 square feet.

Finally, the maximum permitted building lot coverage in the R1 district is 30% or 1,404 square feet of the subject property. The existing building lot coverage for the property is legal nonconforming at approximately 34.96% or 1,636 square feet, exceeding the maximum permitted lot coverage by 232 square feet.

Proposal:

The applicant requests one Major Variation to allow a 3-foot rear yard where 30 feet is required for the addition of a two-car attached garage to the existing principal structure, a single-family home. The applicant also requests two Minor Variations for this improvement, one for building lot coverage and one for impervious surface lot coverage. The building lot coverage variation is to allow 38.1% or 1,783 square feet where 30% or 1,404 square feet is permitted. The impervious surface lot coverage variation is to allow 49% or 2,291 square feet where 45% is permitted. Note, because the legal nonconforming lot impervious surface lot coverage is 47.5%, the additional 68 square feet triggers the need to request a Minor Variation.

Prior to the construction of the attached garage, the applicant proposes to demolish the existing detached one-car garage and also remove the open parking pad to the west of the house, thereby removing the two parking stalls (one legal nonconforming, one not legal nonconforming) from the property. The applicant is also proposing to replace the existing brick paver patio located to the southeast of the principal structure with a new permeable paver patio to further reduce the proposed impervious surface lot coverage. Overall, the proposed improvements reduce the overall impervious surface lot coverage and bring the property more in compliance with the current Zoning Code requirements. No further zoning relief is required. However, approval of a Certificate of Appropriateness by the Preservation Commission in addition to a positive determination by the Land Use Commission is required before building permit issuance.

Three written statements in favor of the request and six written statements in opposition to the request were received before the distribution of this report and are linked to this memo for consideration.

Ordinances Identified for Requested Relief:

Section 6-8-2-8(A)(4), R1 Single-Family Residential District, Yard Requirements, Residential Structures

1. Front yard: 27 feet
2. Street side yard: 15 feet
3. Interior side yard: 5 feet
4. Rear yard: 30 feet

Section 6-8-2-7, R1 Single-Family Residential District, Building Lot Coverage

The maximum lot coverage in the R1 district is thirty percent (30%). On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

Section 6-8-2-10(A), R1 Single-Family Residential District, Impervious Surface Lot Coverage

The maximum impervious surface ratio for the R1 district is forty-five percent (45%).

Preservation Commission Discussion and COA Determination

November 9, 2021 - The Preservation Commission reviewed the proposed improvements for the subject property and approved the request for a Certificate of Appropriateness (COA), with the condition that the eaves of the structure be reduced from the proposed depth of 2 feet. This condition was added to provide for an adequate relationship between the proposed addition and the exterior access stair and canted balconies of the proximate coach house to the south (1632 Wesley Avenue), which are located on the property line as a legal nonconforming condition.

The Commission made the following findings: that the height of the proposed addition, including the roof pitch and ridge heights, were compatible with the structures to which it is related; that the relationship between the proposed structure to the open space between it and the adjoining structure, as well as the setback from the public way, were compatible with the surrounding conditions; and that the scale of the structure in relation to the open space between it and adjoining structures, windows, doors, and balconies was compatible with properties and structures to which the proposed addition is visually related.

Although the above-mentioned findings related to the standards for construction for COA requests speak to the appropriateness of the proposed improvement requiring the identified zoning variations, the Commission ultimately certain questions related to the alleged hardship and the need for an attached two-car garage rather than an attached one-car or a one-and-one-half car garage were outside their purview and expertise. Therefore, the Commission did not provide a recommendation in favor of nor against the requested zoning relief.

Design and Project Review Committee (DAPR) Discussion and Recommendation:

November 10, 2021 – The DAPR Committee found the proposal to be an appropriate improvement to the subject property. The DAPR Committee acknowledged that two parking stalls are required for single-family homes and the property is legal nonconforming with the existing (and also legal nonconforming) detached garage only provides one stall. The DAPR Committee also acknowledged that the open parking pad serving as the second required stall, which was installed without a permit in the early 2000s, was being removed and therefore rectifying this condition and decreasing the overall impervious surface lot coverage for the property. The DAPR Committee also evaluated the existence of hardship or unique circumstance and if the degree of the Major Variation from the required rear yard could be reduced or eliminated if an attached one-car garage and open parking pad, or only an open parking pad, were constructed instead. However, the DAPR Committee ultimately recommended approval with no conditions.

Variation Standards:

For a variation to be approved, the Land Use Commission must find the proposed variations:

1. **Will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties:** Standard met - the proposed attached garage will internalize parking and bring the property into compliance for parking with two stalls, where the property is legal nonconforming currently with one legal nonconforming parking stall in the existing detached garage. The attached garage will be 3 feet from the rear lot line which is an improvement from the existing detached garage that is approximately 9 inches from the rear lot line and extremely close to the neighboring coach house. The nearest principal structure is over 90 feet from the attached garage addition and therefore should not negatively impact adjacent properties.
2. **Is in keeping with the intent of the zoning ordinance:** Standard met - the proposed addition will allow an existing structure to be improved upon so that it remains functional for current and future occupants as a single-family dwelling, and by providing two parking stalls that bring the property into compliance with the minimum number of parking stalls required for this use.
3. **Has a hardship or practical difficulty that is peculiar to the property:** Standard met - the property is unique in its size and depth, with a depth of 78.6

feet, which is approximately half of a typical single-family lot in Evanston. This results in the existing rear yard being approximately 42% less than the required 30 feet at 17.5 feet, such that any size addition or new accessory structure to the south of the existing principal structure would require relief related to the shallow depth of the rear yard. Further, the lot size is 35% less than the minimum required for the R1 district, 7,200 square feet, and the existing building and impervious surface lot coverage (excluding the open parking pads) is legal nonconforming, so any addition or new detached garage also would require relief from these provisions.

4. **The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience:** Standard met - zoning relief would be required for any size addition to the principal structure that includes an attached garage, or new detached garage. Variations requested with a lesser degree to allow a one-car or one-and-one-half car attached or detached garage would preclude the property from having a compliant second parking stall as an open parking pad, with insufficient room being available for the minimum required parking stall width of 8.5 feet and minimum required setback of 3 feet from the rear lot line.
5. **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 addition is intended to improve the functionality of the structure and property as a single-family residence by providing an attached garage for private vehicles owned by the current property owners and will serve future property owners.
6. **Does not have a hardship or practical difficulty that was created by any person having an interest in the property:** Standard met - the property was subdivided at its substandard size of 4,680 square feet and depth of 78.6 feet in between the 1890s and 1920s before the current ownership.
7. **Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty:** Standard met – the addition is the minimum necessary to add two compliant parking stalls. Variations requested with a lesser degree to allow a one-car or one-and-one-half car attached or detached garage would preclude the property from having a compliant second parking stall as an open parking pad, with insufficient room being available for the minimum required parking stall width of 8.5 feet and minimum required setback of 3 feet from the rear lot line.

Attachments:

- Application Materials – submitted January 18, 2022
- Aerial Photo
- Zoning Map
- Plat of Survey
- Site Plan

- Elevations
- Zoning Analysis
- Building Permit Records
- [Preservation Commission Approved Meeting Minutes - November 9, 2021](#)
- [DAPR Approved Meeting Minutes – November 10, 2021](#)
- [November 16, 2021 Zoning Board of Appeals Meeting Packet](#)
- [Written Comments from Adjacent Property Owners](#)



MAJOR VARIATION APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address 1414 Church Street, Evanston, Illinois 60201

Permanent Identification Number(s):

PIN 1: 1 0 - 1 3 - 4 0 4 - 0 0 7 - 0 0 0 0 PIN 2: - - - - -

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: Daniel Tornheim

Organization: Daniel Tornheim Architect

Address: 805 Grey Avenue

City, State, Zip: Evanston, Illinois 60202

Phone: Work: (312) 265-4650 Home: _____ Cell/Other: (773) 818-1739

Fax: Work: _____ Home: _____

E-mail: dantornheim@dt-arch.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: Patricial and Cory King

Address: 1414 Church Street

City, State, Zip: Evanston, Illinois 60201

Phone: Work: _____ Home: _____ Cell/Other: (312) 296-7434

Fax: Work: _____ Home: _____

E-mail: dellcor76@gmail.com

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."

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

01/18/2022
Date

4. SIGNATURE

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

Applicant Signature - **REQUIRED**

01/18/2022
Date

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: 12/20/2018
- Project Site Plan** Date of Drawings: 11/12/2021
- Plan or Graphic Drawings of Proposal** (If needed, see notes)
- Non-Compliant Zoning Analysis**
- Proof of Ownership** Document Submitted: _____
- Application Fee (see zoning fees)** Amount \$_____ plus Deposit Fee \$150

Note: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

(1) One copy of site plan, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Major Variance application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

Non-Compliant Zoning Analysis

This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee

*** IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.**

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

The proposed project is an attached two car garage to the existing residence.

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)

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
6-8-2-8(A)(4)	Minimum required rear yard is 30 feet from the property line.	Proposed rear yard setback of 3'.

* 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 main characteristic of this property that prevents compliance with the zoning ordinance requirements is the substandard lot size. In specific, the required 30 foot rear yard setback requires relief for a new addition or renovation to the south portion of the house. The rear yard setback currently runs through the existing south end of the existing principal structure. This characteristic prevents compliance with the zoning code.

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 closest structure to the proposed addition is a coach house that borders the south property line. There is an existing one-car garage adjacent that the coach house that is proposed to be removed. It is located .77 feet from the south property line. We are proposing to locate the new addition 3.0 feet from the south property line, allowing for more space than what currently exists between the one-car garage and coach house. We feel that this is a positive impact on the adjacent property.

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.

We've identified that the owners will suffer a practical difficulty if the strict letter of the regulations were to be carried out. The substandard lot size creates a practical difficulty in adding a two-car garage on the property.

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 not a desire to extract income from the property. The owner's are committed to being a part of the community and their desire is to bring the size of the garage up to the standards of the neighborhood. The neighborhood surrounding the property has predominantly two-car garages with some 1.5 car garages as well.

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

The hardship on the property has not been self-created. The house was originally constructed in the early 20th century prior to the current zoning laws.

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

Yes, other alternatives have been considered. An alternative location for a two-car garage is to place the structure on the NE corner of the property. This would require a curb-cut on Church Street crossing a bike lane to create a new driveway to the detached garage. This alternative would eat up most of the usable yard space for the kids and also negatively impact the traffic conditions on Church street. We felt this would not be an acceptable solution for the owner.



City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

Evanston™ (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.

Daniel Tornheim
805 Grey Avenue
Evanston Illinois 60202
(312) 265-4650
dantornheim@dt-arch.com

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

NA

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

Patricia and Cory King
1414 Church Street
Evanston Illinois 60201
(312) 296-7434
dellcor76@gmail.com

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

NA

If Applicant or Proposed Land User is a Corporation

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

- a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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



MINOR VARIATION APPLICATION

CASE #: _____

Date Received:
Ward:
Zoning District:
Preservation:

zoning office use only

1. PROPERTY

Address 1414 Church Street, Evanston, Illinois 60201

Permanent Identification Number(s):

PIN 1: 1 0 - 1 3 - 4 0 4 - 0 0 7 - 0 0 0 0 PIN 2: - - - - -

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: Daniel Tornheim

Organization: Daniel Tornheim Architect

Address: 805 Grey Avenue

City, State, Zip: Evanston, Illinois 60202

Phone: Work: (312) 265-4650 Home: _____ Cell/Other: (773) 818-1739

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: Patricia and Cory King

Address: 1414 Church Street

City, State, Zip: Evanston, Illinois 60201

Phone: Work: _____ Home: _____ Cell/Other: (312) 269-7434

Fax: Work: _____ Home: _____

E-mail: dellcor76@gmail.com

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."

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

01/18/2022
Date

4. SIGNATURE

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

Applicant Signature – **REQUIRED**

01/18/2022
Date

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: 12/20/2018
- Project Site Plan** Date of Drawings: 11/12/2021
- Zoning Analysis** Date: 10/22/2021
- Proof of Ownership** Document Submitted: 10/29/2021
- Application Fee** Amount \$_____ plus postage for two public notice mailings

Notes:

- **Incomplete applications will not be accepted.** Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be “held” at the zoning office.
- **Documents, drawings, or other materials submitted as part of other applications** (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.
- **Plats of survey** must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all extant improvements, dimensions between structures and from structures to property boundaries.
- **Site Plans** must be legible when reproduced on letter-size paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- **Project Zoning Analysis** - Prior to filing for a variance, you must have first applied for zoning certification (zoning analysis or by way of a building permit application), and received a “non-compliant” zoning analysis result that identified all non-complying elements of the proposed plan. You will need information from that document in order to fill out this application.
- **Proof of Ownership** - Accepted documents for proof of ownership include: deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents). **A tax bill cannot be accepted as proof of ownership.**
- **Application Fees** may be paid by cash, check, or credit card.
- **Public Notice Mailings** - A third party is used to mail notices of the application and of the determination, a total of two mailings. The applicant will be billed for these mailings by the third party.
- **Return this form and all required additional materials in person to:**

City of Evanston, Zoning Office
2100 Ridge Avenue, Room 3202
Evanston, IL 60201

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

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

The proposed project is an attached two car garage to the existing residence.

B. Have you applied for a Building Permit for this project?

NO **YES** (Date: _____ Building Permit Application ID: _____)

8. REQUESTED VARIATIONS

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

(A) Section (e.g. 6-8-3-4, see Zoning Analysis)	(B) Requirement to be Varied (e.g., "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (e.g., "a front yard setback of 25.25 feet")
1		
<u>6-8-2-7</u>	<u>Maximum permitted building lot coverage is 30%, or 1,404 s.f. Existing BLC is 35% or 1,636.15 s.f.</u>	<u>A proposed building lot coverage of 1,783 s.f.</u>
2		
<u>6-8-2-10 (A)</u>	<u>Maximum permitted impervious surface is 45%, or 2,106 s.f.; Existing impervious surface lot coverage is 2,602.95 s.f. or 55.62%.</u>	<u>A proposed impervious surface lot coverage of 2,290.20 s.f. or 49%.</u>
3		
_____	_____	_____

9. PRACTICAL DIFFICULTY

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

The main characteristic of this property that prevents compliance with the zoning ordinance requirements is the lot size which is substantially substandard. A standard lot size for the R-1 district is 7,200 square feet. The existing lot size is 4,716 square feet. The small lot size prevents compliance with the zoning requirements given the size of the existing house structure.

10. ALTERNATIVES

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

Other alternates to the existing proposal would require more impervious surface and building lot coverage areas than the current proposal. We concluded that the existing proposal is the most efficient alternative that does not negatively impact the existing house use and value.

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

We have studied alternatives that would be smaller than the requested variation. The surrounding properties in the neighborhood are predominantly two-car garages. Reducing the size of the garage to a one-car garage puts the property at odds with the adjoining neighborhood. Also, we are reducing the impervious surface from 2,602.95 s.f. to 2,290.20 s.f., a substantial reduction even with the proposed addition.

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

Yes, we feel we have minimized, if not improved, the impact the variance will have on adjoining properties. We are increasing the pervious surface area of the property, allowing for more rainwater retention and capture on our property.

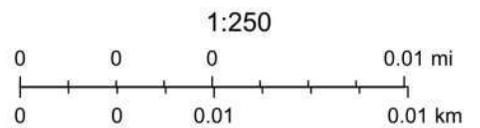
1414 Church St - Aerial



11/3/2021, 12:16:13 PM

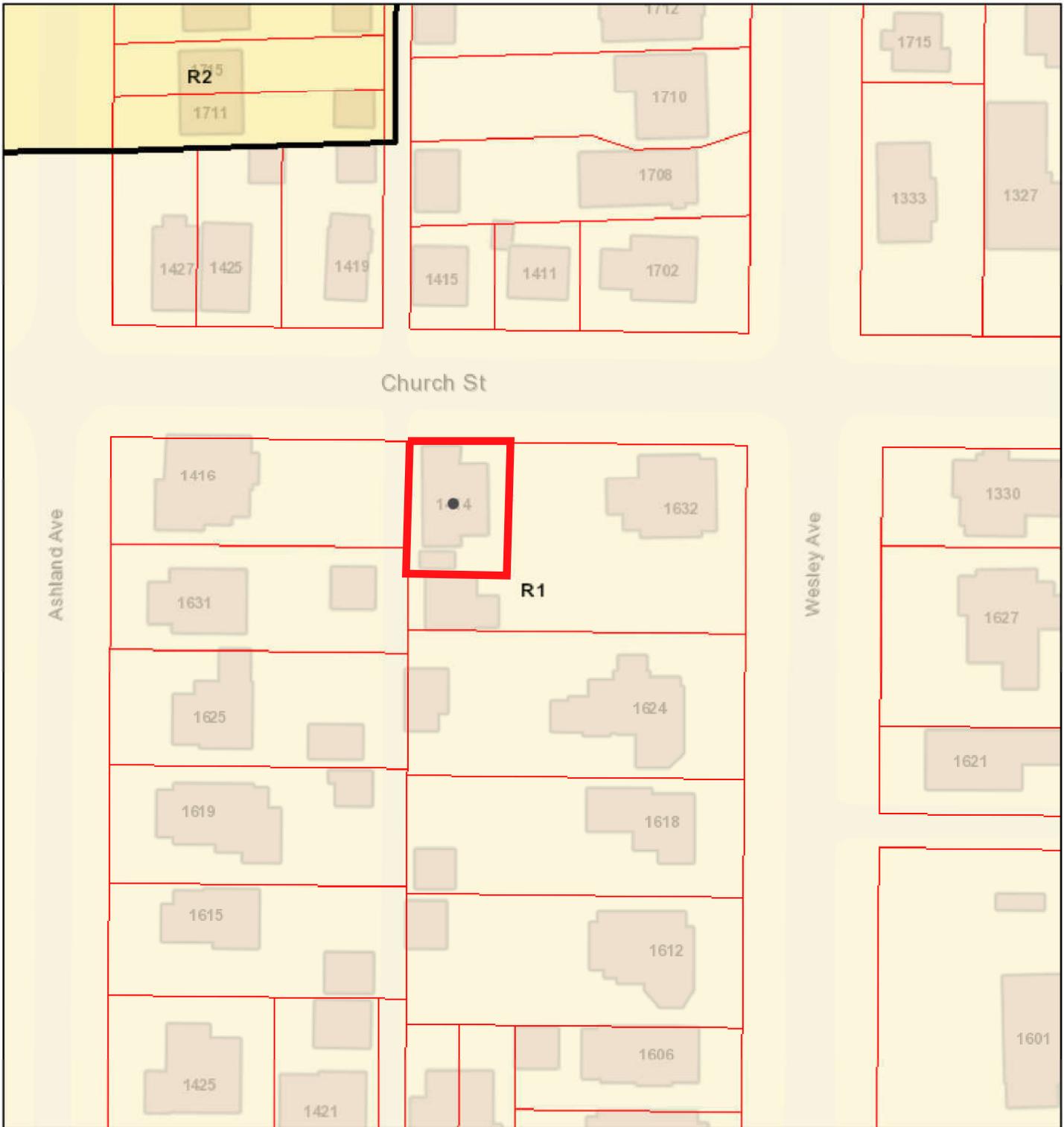
 City Boundary

 Tax Parcels



City of Evanston IL, Imagery courtesy Cook County GIS

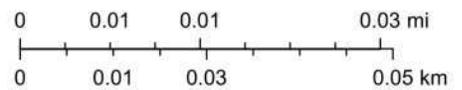
1414 Church St - Zoning



11/3/2021, 12:18:19 PM

1:1,000

- | | |
|---|--|
|  Zoning Boundaries & Labels |  C1 - Commercial |
| Zoning Districts |  C1a - Commercial Mixed-Use |
|  B1 - Business |  C2 - Commercial |
|  B1a - Business |  D1 - Downtown Fringe |
|  B2 - Business |  D2 - Downtown Retail Core |
|  B3 - Business |  D3 - Downtown Core Development |



1414 Church St. – Streetview (Google)



1414 Church St. – Site Visit 10/28/2021



1414 Church St. – Site Visit 10/28/2021



1414 Church St. – Site Visit 10/28/2021



1414 Church St. – Site Visit 10/28/2021





COACH HOUSE - NORTH FAÇADE



NW CORNER - EXTERIOR FAÇADE



ALLEY - VIEW LOOKING NORTH



WEST - EXTERIOR FAÇADE



GARAGE & NEIGHBORING COACH HOUSE



SE CORNER - EXTERIOR FAÇADE

COPYRIGHT: Daniel Tornheim Architect expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Daniel Tornheim Architect.

These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

DANIEL TORNHEIM
ARCHITECT
 805 Grey Avenue
 Evanston, Illinois 60202

Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021

Project Number 2021.02
 Date 10/15/2021
 Drawn By DT
 Checked By DT
 Scale 1/4" = 1'-0"

Project
 KING RESIDENCE
 1414 CHURCH STREET
 EVANSTON ILLINOIS 60201

Drawing
 EXTERIOR PICTURES

Drawing No.

HP-1.7

18NW71320368E 192

CT

Doc#: 1811529338 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2018 11:57 AM Pg: 1 of 3

Dec ID 20180201601265
ST/CO Stamp 1-491-585-312 ST Tax \$705.00 CO Tax \$352.50

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS Robert Carr Kanard and Lisa Yuriko Itamura, of the City of Santa Barbara, County of Santa Barbara, State of California, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to The King Joint Trust dated April 17, 2017, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT * Patricia A. Lee King as
Trustee of

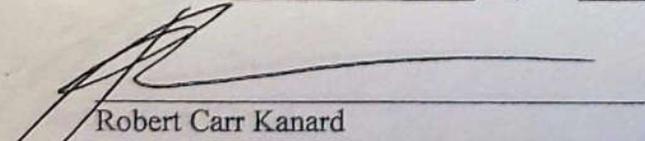
SUBJECT TO: General real estate taxes for 2017 and all subsequent years; covenants, conditions and restrictions of record; acts done by or suffered through Buyer; and building lines and easements.

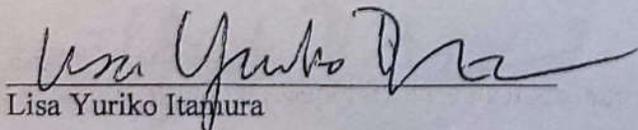
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

Permanent Real Estate Index Number: 10-13-404-007-0000

Address of Real Estate: 1414 Church Street, Evanston, Illinois 60201

Dated this 2nd day of March, 20 18.

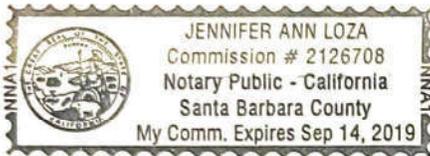

Robert Carr Kanard


Lisa Yuriko Itamura

STATE OF CA, COUNTY OF _____ ss. Santa Barbara

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert Carr Kanard and Lisa Yuriko Itamura, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 02 day of March, 20 18.



Jennifer Ann Loza (Notary Public)

Prepared by:
Joel L. Lipman
Lipman & Linden
3104 W. Touhy Avenue
Chicago, IL 60645

CITY OF EVANSTON **032779**

Real Estate Transfer Tax
City Clerk's Office

PAID
04.18.2018 AMOUNT \$ 3,525.00

Agent NK

Mail to:
Betsy C. Lane
Delanty Lane & Rielley
518-26 Davis Street, Suite 217
Evanston, Illinois 60201

Name and Address of Taxpayer:
The King Joint Trust dated April 17, 2017
1414 Church Street
Evanston, Illinois 60201

The foregoing transfer of title/conveyance is hereby accepted by Patricia A. Lee King of Evanston IL as Trustee of the King Joint Trust dated April 17, 2017

Patricia A. Lee King



Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.
studnicka2000@gmail.com

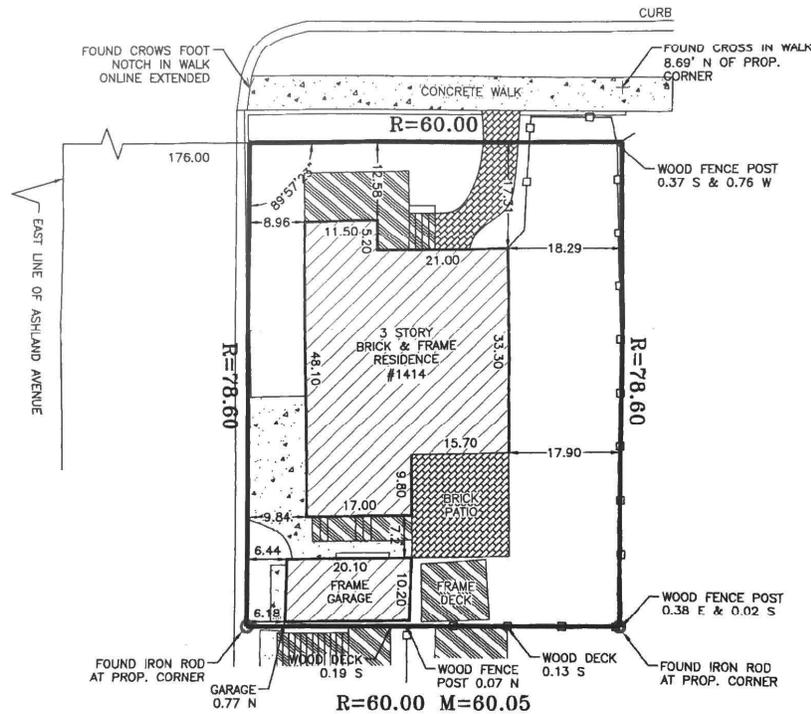
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

THE WEST 60 FEET OF THE EAST 200 FEET OF LOT 20 (EXCEPT THE SOUTH 53.4 FEET THEREOF) IN BLOCK 58 IN EVANSTON IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CHURCH STREET



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Joel L. Lipman

Order No.: 18-2-83

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 2/20/18

Drawn by: J.G.S.

Proofed by: T.S.

Design Firm Registration # 184-002791

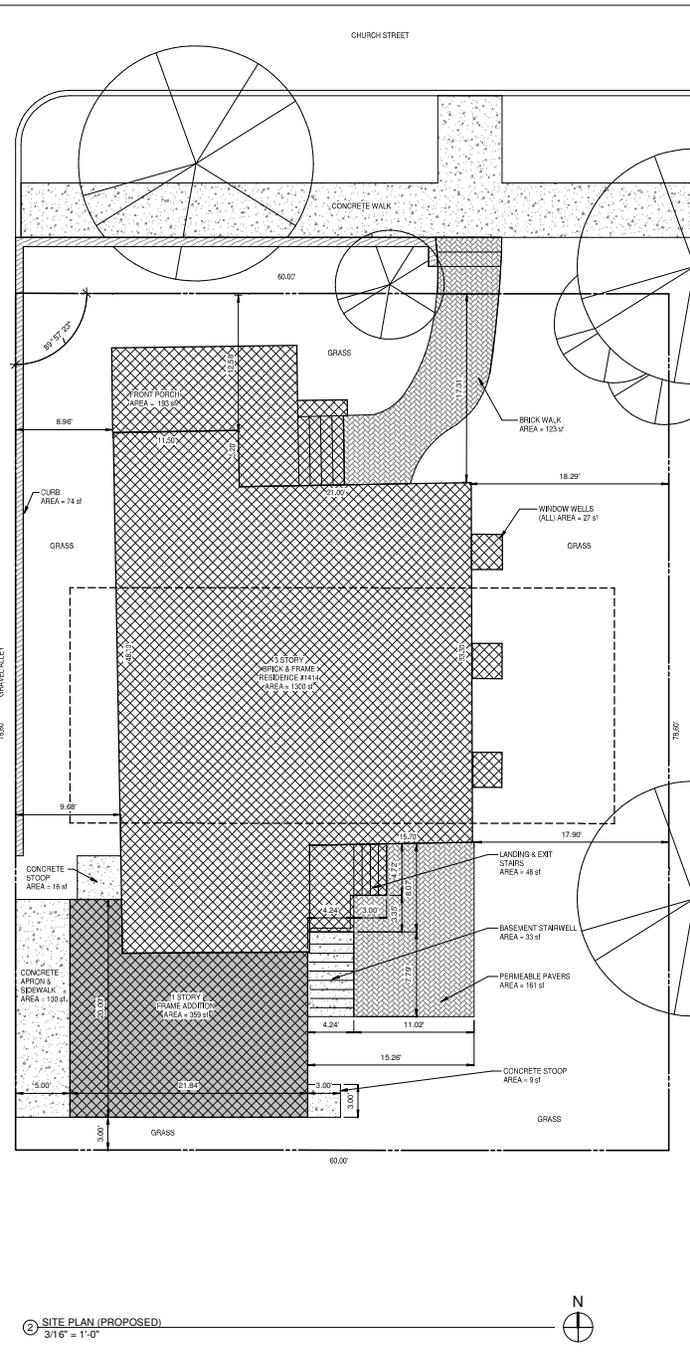
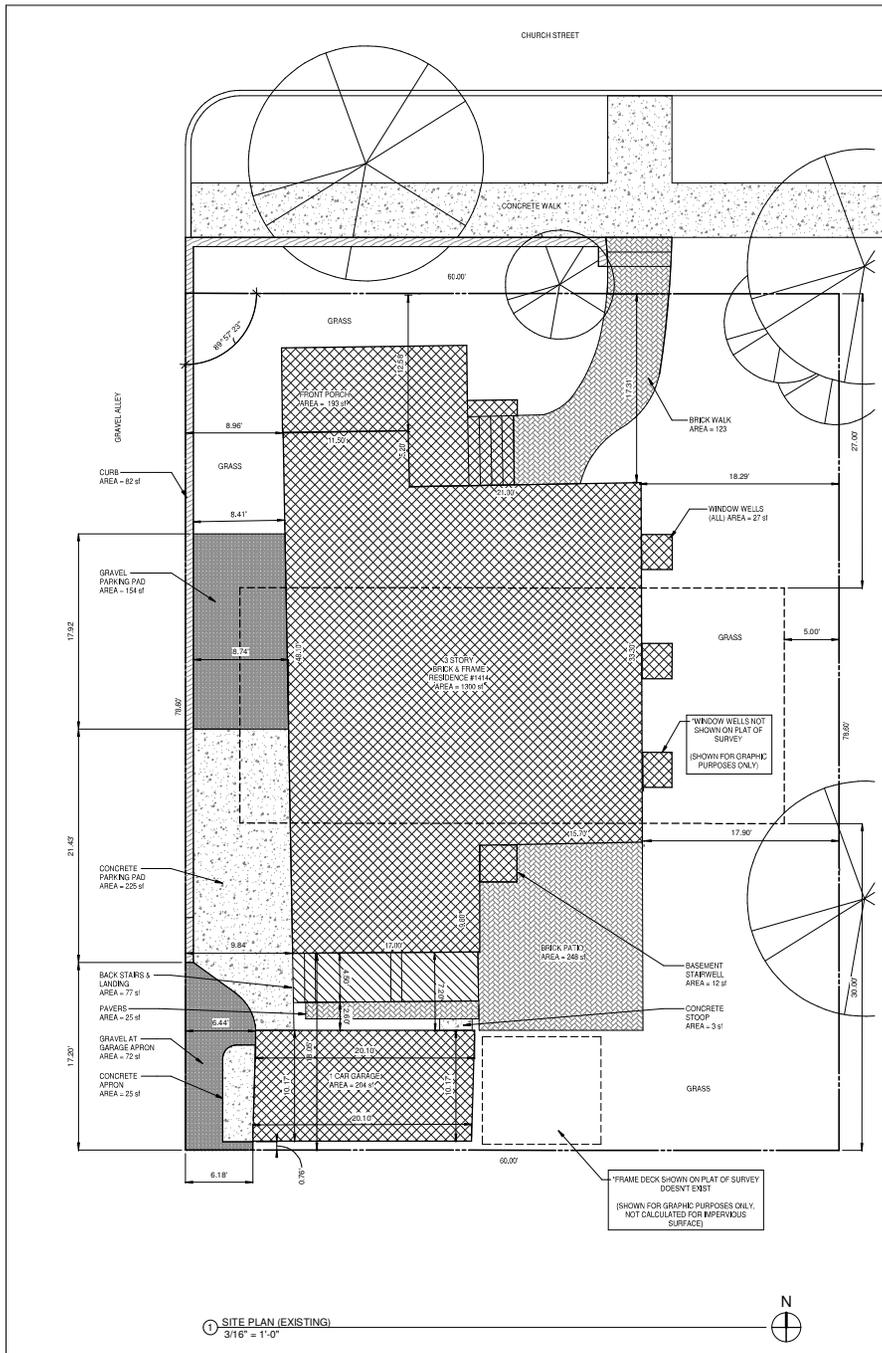
STATE OF ILLINOIS }
COUNTY OF WILL }



Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, Il. February 21, A.D. 2018

by _____
License No. 3304 Expires 11/30/18



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Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

Existing - Lot Coverage (BLC) area (sf)	area (sf)
Main house	1300.00
Window wells	27.00
Front porch (50%)	96.50
Detached garage	204.00
Total existing (BLC)	1627.50

Proposed - Lot Coverage area (sf)	area (sf)
Main house	1300.00
Window wells	27.00
Front porch (50%)	96.50
Garage addition	359.00
Total proposed (BLC)	1782.50

Existing - Impervious surface area (sf)	area (sf)
Existing BLC	1627.50
Patio (248 sf w/ 20% reduction)	198.40
Brick walk - Front (123 sf w/ 20% reduction)	98.40
Paver walk - Back (25 sf w/ 20% reduction)	20.00
Basement stairwell	12.00
Back stairs & landing	77.00
Gravel parking pad	154.00
Concrete parking pad	225.00
Curb	82.00
Gravel at garage apron	72.00
Concrete apron at garage	25.00
Total existing (ISLC)	2591.30

Proposed - Impervious surface area (sf)	area (sf)
Proposed BLC	1782.50
Patio (161 sf w/ 20% reduction)	128.80
Brick walk - Front (123 sf w/ 20% reduction)	98.40
Landing & Exit stairs	48.00
Basement stairwell	33.00
Concrete stoop - garage east	9.00
Concrete stoop - garage north	16.00
Curb	74.00
Concrete apron at garage	100.00
Total proposed (ISLC)	2289.70

DANIEL TORNHEIM ARCHITECT
805 Grey Avenue
Evanston, Illinois 60202
Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021

Project Number 2021.02

Date 11/12/2021

Drawn By DT

Checked By DT

Scale 3/16" = 1'-0"

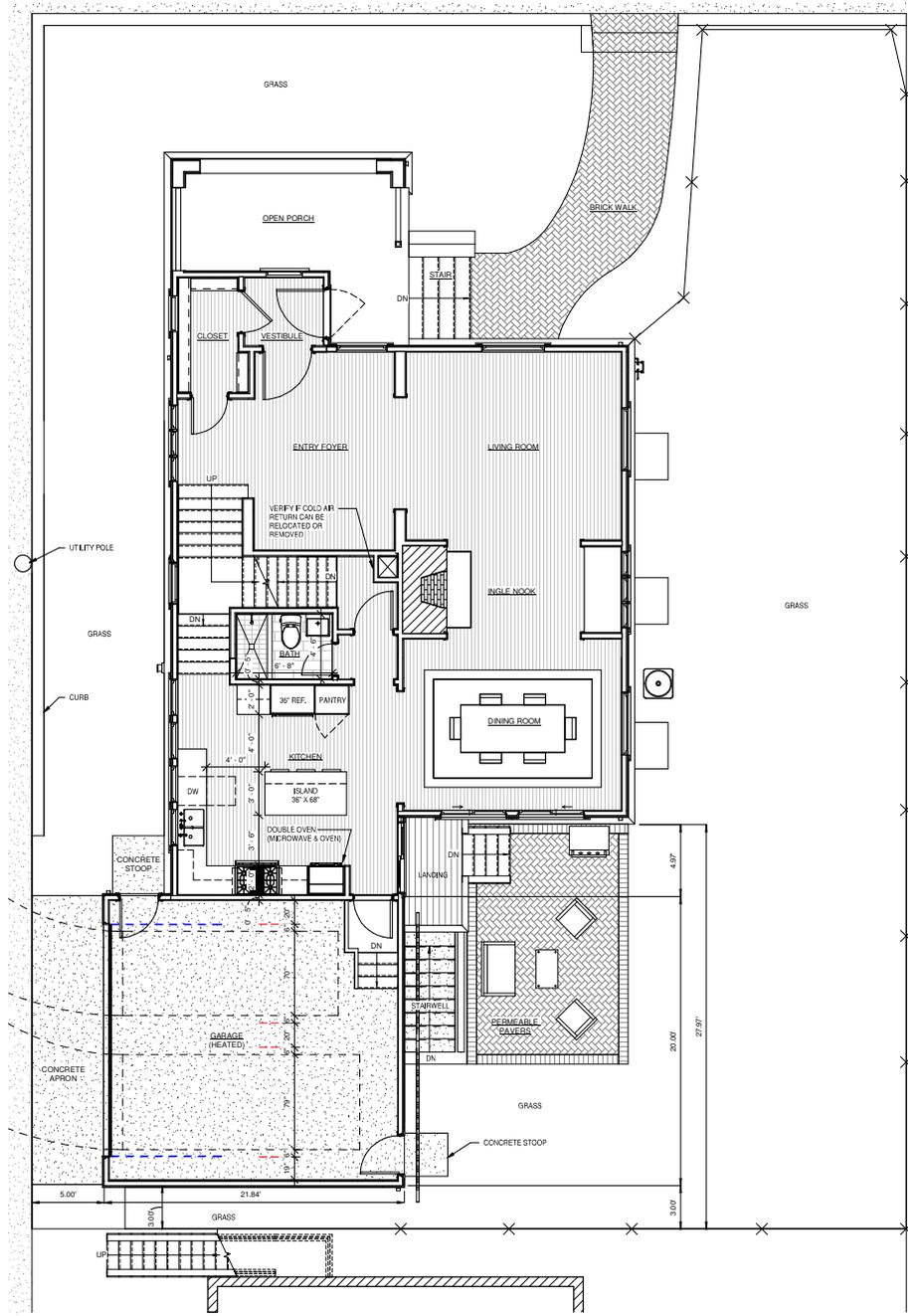
Project

KING RESIDENCE
1414 CHURCH STREET
EVANSTON ILLINOIS 60201

Drawing
SITE PLANS - EXISTING & PROPOSED

Drawing No.

HP-1.2



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 805 Grey Avenue
 Evanston, Illinois 60202
 Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	05/07/2021
2	ISSUED FOR ZONING	08/30/2021

Project Number: 2021.02
 Date: 11/12/2021
 Drawn By: DT
 Checked By: DT
 Scale: 1/4" = 1'-0"

Project:
KING RESIDENCE
 1414 CHURCH STREET
 EVANSTON ILLINOIS 60201

Drawing: **DESIGN PLAN**

Drawing No. _____

HP-1.3

FIRST FLOOR (DESIGN)
 1/4" = 1'-0"





1 SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



2 EAST ELEVATION - EXISTING
1/4" = 1'-0"



3 SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"

ROOFING TO MATCH EXISTING
ROOF DETAIL TO MATCH EXISTING
SIDING TO MATCH EXISTING
TRIM DETAIL TO MATCH EXISTING
DOOR TO MATCH EXISTING



4 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

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805 Grey Avenue
Evanston, Illinois 60202
Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021
4	ISSUED FOR HPC & ZBA - REVISED	11/12/2021

Project Number: 2021.02
Date: 11/12/2021
Drawn By: DT
Checked By: DT
Scale: 1/4" = 1'-0"
Project:

KING RESIDENCE
1414 CHURCH STREET
EVANSTON ILLINOIS 60201

Drawing:
EXISTING & PROPOSED
ELEVATIONS - S & E

Drawing No.

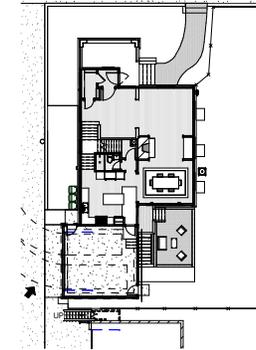
HP-1.5



① SE PERSPECTIVE (EXISTING)



② SE PERSPECTIVE (PROPOSED)



③ KEY PLAN - SE PERSPECTIVE
1/16" = 1'-0"

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DANIEL TORNHEIM ARCHITECT

805 Grey Avenue
Evanston, Illinois 60202

Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021
4	ISSUED FOR HPC & ZBA - REVISED	11/12/2021

Project Number	2021.02
Date	11/12/2021
Drawn By	DT
Checked By	DT
Scale	1/16" = 1'-0"

Project
KING RESIDENCE
1414 CHURCH STREET
EVANSTON ILLINOIS 60201

Drawing
SE PERSPECTIVES -
EXISTING & PROPOSED

Drawing No.

HP-1.0

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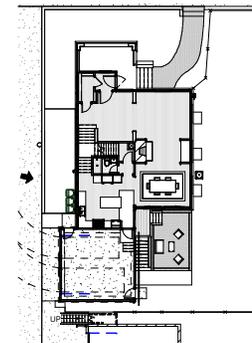
Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.



① WEST PERSPECTIVE (EXISTING)



② WEST PERSPECTIVE (PROPOSED)



③ KEY PLAN - WEST PERSPECTIVE
1/16" = 1'-0"

**DANIEL TORNHEIM
ARCHITECT**
805 Grey Avenue
Evanston, Illinois 60202
Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021
4	ISSUED FOR HPC & ZBA - REVISED	11/12/2021

Project Number: 2021.02
Date: 11/12/2021
Drawn By: DT
Checked By: DT
Scale: 1/16" = 1'-0"
Project: KING RESIDENCE
1414 CHURCH STREET
EVANSTON ILLINOIS 60201

Drawing: WEST PERSPECTIVE - EXISTING & PROPOSED

Drawing No.

HP-1.1



① WEST ELEVATION - EXISTING
1/4" = 1'-0"



② WEST ELEVATION - PROPOSED
1/4" = 1'-0"

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No.	Description	Date
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3	ISSUED FOR HPC & ZBA	10/22/2021
4	ISSUED FOR HPC & ZBA REVISED	11/12/2021

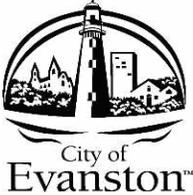
Project Number: 2021.02
Date: 11/12/2021
Drawn By: DT
Checked By: DT
Scale: 1/4" = 1'-0"

Project:
KING RESIDENCE
1414 CHURCH STREET
EVANSTON ILLINOIS 60201

Drawing:
EXISTING & PROPOSED WEST ELEVATION

Drawing No.

HP-1.4



Zoning Analysis

Summary – **UPDATED**

Case Number:

Case Status/Determination:

21ZONA-0150	Non-Compliant
-------------	---------------

Proposal:

Attached garage addition to principal structure

Site Information:

Property Address	1414 Church St	Zoning District	R1
Overlay District:	None	Preservation District:	Ridge

Applicant	Daniel Tornheim
Phone Number	773-818-1739


 Signature 10/22/2021
 Date

General Comments:

1. The existing building (BLC) and impervious surface lot coverages (ISLC) are both non-conforming, at +/- 35% and 55.62%, respectively. Typically, when impervious surface lot coverage is above the maximum permitted percentage, the nonconforming condition is considered legal nonconforming and the nonconforming percentage is then considered the maximum for that lot. However, the nonconforming impervious surface lot coverage total includes an open parking pad installed without a permit to the west of principal structure.

- July 1999 - permit application was filed for the installation of an open parking pad; denied by Zoning; was proposed at 1.3' from west interior side lot line where distance of 5' was required; no record of variation application for subsequent permit issuance found.
- August 30, 2021 – zoning analysis application for the demolition of an existing detached garage and construction of addition for attached garage to principal structure filed
- October 19, 2021 – major variation application filed for rear yard setback of 3' where 30' is required from rear (south) lot line for addition to principal structure
- October 21, 2021 – staff found that previously open parking pad was installed without permit, per plat of survey dated 2/21/2021; staff found that the open parking pad had been expanded, also without a permit, per exiting conditions photos exhibit (sheet HP-1.7) dated 10/15/2021
- October 22, 2021 – applicant submitted updated existing conditions site plan to show expanded open parking pad, with an area of approximately 379 s.f.; Impervious surface lot coverage without not permitted parking pad is 2,223.95 s.f., or 47.5%.

2. The applicant is proposing a BLC of 38.1% where 30% is permitted and an ISLC of 49% where 45% is permitted, which are both Minor Variations. The applicant has removed the open parking pad, which would have required a variation to allow a parking stall to be 0' from the interior side lot line. All Major Variations related to off-street parking require City Council approval.

Zoning Section	Comments
Sec 6-8-2-8(A)(4)	Minimum required rear yard is 30 feet from rear lot line; Proposed is 3'. <i>Major Variation required.</i>
Sec 6-8-2-7	Maximum permitted building lot coverage is 30%, or 1,404 s.f. Existing BLC is 35% or 1,636.15 s.f.; Proposed is 1,783 s.f. <i>Minor Variation is required.</i>
Sec 6-8-2-10(A)	Maximum permitted impervious surface is 45%, or 2,106 s.f.; Existing impervious surface lot coverage is 2,602.95 s.f. or 55.62%; Proposed is 2,290.2 s.f. or 49%; <i>Minor Variation is required.</i>

Recommendations:

1. Submit for 1 Major Variation for the proposed rear yard setback and [2 Minor Variations](#) for the proposed building and impervious surface lot coverages. The Design and Project Committee will review and make a recommendation to the Zoning Board of Appeals to approve, approve with conditions, or deny the request.
2. Submit for a Certificate of Appropriateness for review by the Preservation Commission. The Preservation Commission will also make a recommendation to the Zoning Board of Appeals.

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant October 22, 2021

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 21ZONA-0150
Address: 1414 CHURCH ST
Applicant: Daniel Tornheim
Phone: 3122967434

Purpose: Zoning Analysis without Bld Permit App
District: R1 **Overlay:** None **PreservationRidge**
Reviewer: Katie Ashbaugh **District:**

THIS APPLICATION PROPOSES (select all that apply):

- | | | | |
|--------------------------|-------------------------|---------------------------|---------------|
| <input type="checkbox"/> | New Principal Structure | Change of Use | Sidewalk Cafe |
| <input type="checkbox"/> | New Accessory Structure | Retention of Use | Other |
| X | Addition to Structure | Plat of Resubdiv./Consol. | |
| <input type="checkbox"/> | Alteration to Structure | Business License | |
| <input type="checkbox"/> | Retention of Structure | Home Occupation | |

ANALYSIS BASED ON:

Plans Dated: 10/25/2021
Prepared By: Daniel Tornhiem
Survey Dated: 2/21/2018
Existing Improvements: single-family house, detached garage, brick paver patio and walk

Proposal Description:
Attached garage addition to principal structure

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

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

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/Pervious Paver Exception (Subtract</u>	<u>Open Parking Debit (Add 200sqft/open space</u>
Total Eliblegible Front	Total Paver Area	# Open Required Spaces
Front Porch Regulatory Area	Paver Regulatory Area	Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:	R1	Dwelling - SF Detached	Dwelling - SF Detached	Compliant

Comments: No change; addition maintains current use.

Minimum Lot Width (LF)	35	60		Compliant
USE: Single Family Detached				

Comments: No change

Minimum Lot Area (SF)	7200	4680		Legal Non-Conforming
USE: Single Family Detached				

Comments: No change

Dwelling Units:	1	1		Compliant
Comments: No change				

Building Lot Coverage (SF) (defined, including subtractions& additions):	30%	1636.15 34.960470085470085%	1783 38.1%	Non-Compliant
Comments:				

Impervious Surface Coverage (SF, %)	45%	2602.95 55.62%	2290.2 49%	Non-Compliant
--	-----	-------------------	---------------	---------------

Comments:

	Standard	Existing	Proposed	Determination
Accessory Structure Rear Yard Coverage:	40% of rear yard	19.4%	0%	Compliant
Comments:				
Height (FT)	35	N/A	16.76	Compliant
Comments:				
Front Yard(1) (FT)	27	12.58		Legal Non-Conforming
Direction: N				
Street:				
Comments: No change				
Interior Side Yard(1) (FT)	5	8.96	5	Compliant
Direction: E				
Comments:				
Interior Side Yard(2) (FT)	5	17.9	33.19	Compliant
Direction: W				
Comments:				
Rear Yard (FT)	30	17.5	3	Non-Compliant
Direction: S				
Comments:				

ACCESSORY USE AND STRUCTURE

Use (1)	Standard	Existing	Proposed	Determination
PARKING REQUIREMENTS				
	Standard	Existing	Proposed	Determination
Use(1): Single-family Detached	2 per dwelling unit (Table 16-B).	2 (open parking pad is not permitted)	2	Compliant
Comments:				
TOTAL REQUIRED:	2	2	2	Compliant
Comments:				
Access:	Sec. 6-16-2-2			Compliant
Comments:				
Vertical Clearance (LF)	7'	7	6.74	Non-Compliant
Comments:				
Surfacing:	Sec. 6-16-2-8 (E)			Compliant
Comments:				
Angle(2): Garage (Attchd)	Comments:			
Width(W) (FT)	8.5		9.6	Compliant
Comments:				
Depth(D) (FT)	18		20	Compliant
Comments:				
Garage Setback from Alley Access (FT)	3	N/A	5	Compliant
Comments:				

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

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

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

See attached comments and/or notes.



10/22/2021

SIGNATURE

DATE



City of Evanston

PLAN EXAMINATION REPORT

- ZONING DEPARTMENT
- CITY ENGINEERING
- HEALTH DEPARTMENT
- WATER AND SEWER DEPARTMENT

- FIRE PREVENTION BUREAU
- TRAFFIC ENGINEERING
- PLANNING DEPARTMENT
- PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 1414 CLAUDEA ST. APPLICATION # 99-003

DATE PLANS RECEIVED BY BLDG. DEPT. _____ NEW BUILDING

DATE PLANS FORWARDED 11/3/99 ADDITION

INTERIOR ALTERATION

FIRE ALARM

FIRE SPRINKLER

PURPOSE FOR WHICH BUILDING TO BE USED RESIDENTIAL IV OPEN PARKING SPACE

REMARKS: PROPOSED OPEN PARKING SPACE DOES NOT HAVE AN ADVERSE EFFECT ON ADJACENT PROPERTIES WITHIN THE RIDGE HISTORIC DISTRICT

DEPARTMENTAL STATUS	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
BY: <u>Carolyn King</u>	DATE: <u>11/3/99</u>

These plans have been reviewed by the CITY OF EVANSTON PRESERVATION COMMISSION with the understanding that the following requirements are in compliance:

Plan Review Comments:

- ① PRESERVATION ORD.
- ② BUILDING CODE
- ③ ZONING ORD.

PLAN EXAMINER

**CITY OF EVANSTON PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)**

1) ADDRESS OF PROPERTY: 1414 Church Real Estate Index # _____

2) IS THE PROPERTY AN EVANSTON LANDMARK? Yes __, No X

3) IS THE PROPERTY LOCATED WITHIN A HISTORIC DISTRICT (H.D.)? Yes X, No __
 If Yes: Lakeshore (H.D.) __, Ridge(H.D.) X, Suburban Apartment Building Thematic Resource __

4) SEEKING ZONING VARIANCE? Yes __, No X If yes, attach relevant information about minor/major variation/s.

5) OWNER'S NAME: A. J. Almainey Address: 1414 Church Street
 City: Evanston State: IL Zip: 60201 Phone: 475-2305 Fax: 475-9350

6) ARCHITECT'S NAME: _____ Address: _____
 City: _____ State: _____ Zip: _____ Phone: _____ Fax: _____

7) CONTRACTOR'S NAME: _____ Address: _____
 City: _____ State: _____ Zip: _____ Phone: _____ Fax: _____

8) ACTIVITY: (check all applicable activity) Note: public way includes alleys

a) ALTERATION-Front __, Side(s) X, Rear __, Interior Only __; (Visible from the street or public way? Yes X, No __)

b) ADDITION - Front __, Side(s) __, Rear __ (Visible from the street or public way? Yes __, No __)

c) NEW CONSTRUCTION - Residential __ Other ? _____ (Visible from the Street? Yes __, No __)

d) RESTORATION - Front __, Side(s) X, Rear __, Interior Only __ (Visible from the street or public way? Yes X, No __)

e) ROOF -New __, Reroofing __ / Front __, Side(s) __, Rear __ (Visible from the street or public way? Yes __, No __)

f) GARAGE -New __, Rehabilitation __, / Front __, Side __ Rear __ (Visible from the street or public way? Yes __, No __)

g) FENCE -New __, Replacement __ / Front __, Side(s) __, Rear __ (Visible from the street or public way? Yes __, No __)
 Material _____, Style/type _____, Dimensions _____

h) DOORS __, STORM DOORS __, WINDOWS __, STORM WINDOWS __ - Restoration __, Replacement __,
 New __ (Material _____, Style/type _____) (Visible from the street or public way? Yes, __, No __)

i) LAND ALTERING ACTIVITY: INCLUDING BUT NOT LIMITED TO BERMING, SCRAPING, LEVELING, GRADING, PILE DRIVING, EXCAVATING AND COMPACTING - Front __, Side(s) X, Rear __ (Visible from the street or public way? Yes X, No __)

j) SIGN / AWNING - Restoration __, Replacement __, New __, (Visible from the street or public way? Yes, __, No __)
 Material _____, Style/type _____, Dimensions _____

k) DEMOLITION - Partial __, Total __, Reason for Demolition? (write in section 9 below or use attachments)

l) RELOCATION OF A STRUCTURE - Address of New Location: _____

9) DESCRIPTION OF ACTIVITY: Describe above activity (use attachments if necessary) and submit as applicable: site plan showing location of activity, landscaping design, floor plans, design of exterior elevations (including decks and fences), showing dimensions, and building materials(all drawings should not exceed 11"x17" paper size).

ⓐ Replace existing wood tie with same from the front of the house to the utility pole. ⓑ Replace existing wood tie from the utility pole to the south of the house with a concrete retaining wall, 1.5' high. ⓒ Pave area from north edge of window wells to the rear.

Applicant's Name (print): A J Almainey Signature: A J Almainey Date: 7/12/99

Submit this application no less than ten business days prior to the next scheduled Commission meeting to: Preservation Coordinator, City of Evanston, Community Development Department, Planning Division, Room 3900, Civic Center, 2100 Ridge Avenue, Evanston, Illinois 60201, Phone: (847) 866-2928, Fax: (847) 448-8120. The Commission meets the third Tuesday of the month, 7:30 p.m., Room 2403, Civic Center.

between house and retaining wall with a simple pattern design on the concrete surface.

1/5/99

14 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 14/4 CHURCH STREET, EVANSTON, ILL IN

RECEIVED
 COMMUNITY
 DEVELOPMENT

SEP 29 1988

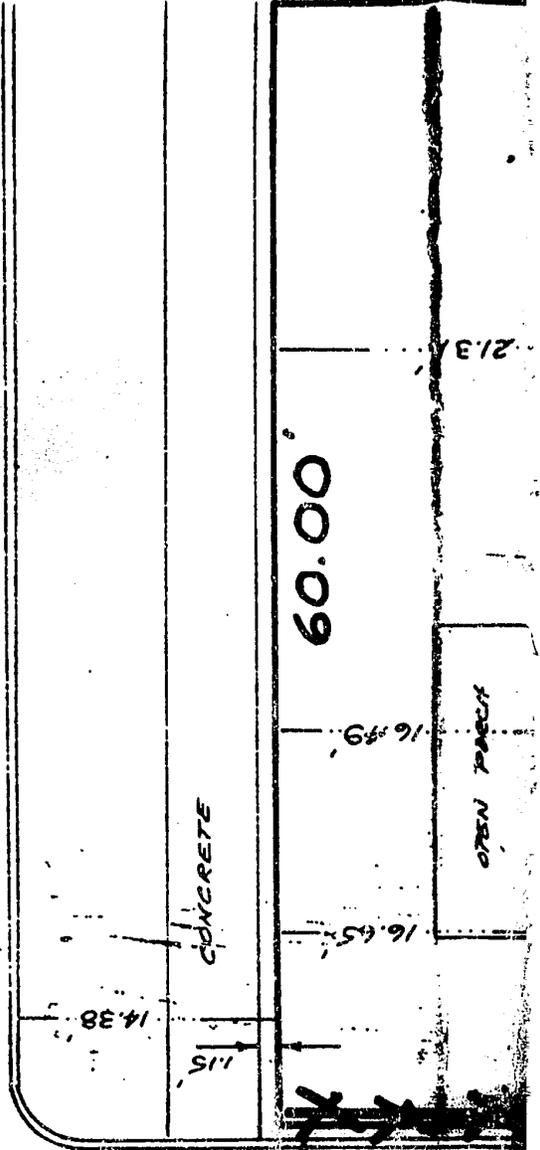
CHURCH 31.00' ASPHALT

11

_____	by _____	Date _____	Fire Prevention
_____	by _____	Date _____	Health Dept.
_____	by _____	Date _____	Traffic Engineer
_____	by _____	Date _____	Zoning Review
_____	by _____	Date _____	Plan Review
_____	by _____	Date _____	Permit #
_____	by _____	Date _____	Preservation

DEPARTMENTAL APPROVAL

UNAPPROVED ALLEY: If your garage building is located adjacent to an unimproved (unpaved) alley, it will be necessary for you to call the City Engineer (866-2924) to have the Finish Grade set by the City Engineer prior to your excavation and for forming. If the above procedure is not followed approval for the foundation will not be granted.



WEST

0.45'

BACK OF CURB

OPEN SPACE

PK OF CURB

$11.07 \times 5.1 = 56.4$
 1036.5
 $31.7 \times 32.7 = 101.0$
 43.5
 238
 $16.3 \times 6.2 = 101.4$
 12.1×3.6

ALLEY

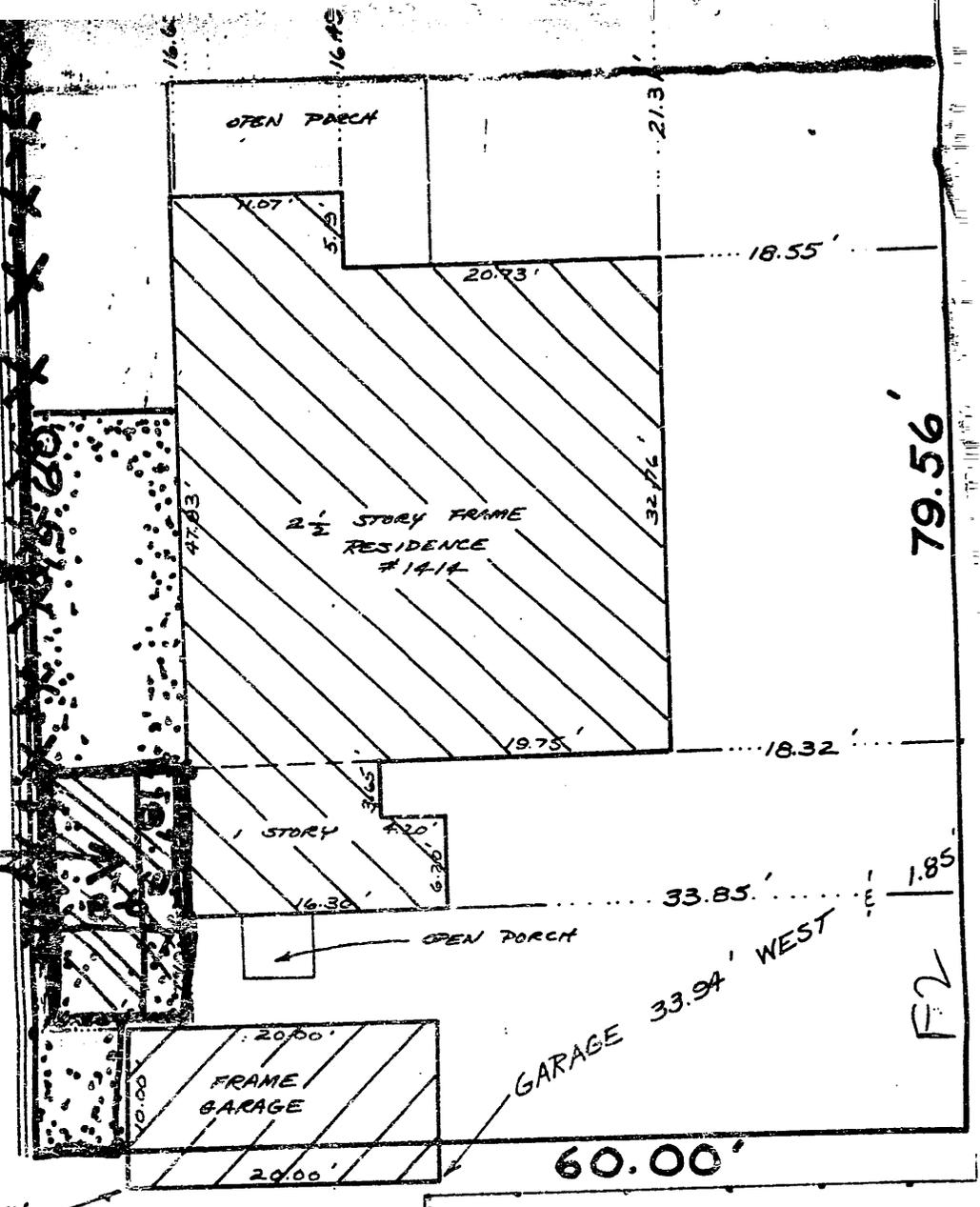
GRAVEL ALLEY
 STONE & ASPHALT
 16' 1.3" CRUSHED STONE & ASPHALT
 16' 1.3" CRUSHED STONE & ASPHALT
 16' 1.3" CRUSHED STONE & ASPHALT

GAR
 11.9 x 20'
 HIGH CONCRETE
 RETAINING
 WALL

CONCRETE
 PAD, 8.5 x 18'

GARAGE 6.06' EAST & 1.97' SOUTH

HISTORIC PRESERVATION
Carol M. Davis
 DATE APPROVED 11/3/95



41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 1414 CHURCH STREET, EVANSTON, ILLIN.

UNIMPROVED ALLEY: If your garage building is located adjacent to an unimproved (unpaved) alley, it will be necessary for you to call the City Engineer (666-2924) to have the Finish Grade set by the City Engineer prior to your excavation and/or forming. **ILHS** above procedure is not followed approval for the foundation will not be granted.

CONG. PAD
 2' x 10' x 12" CONC. CURB

City Is Planning	by	Date
Fire Prevention	by	Date
Health Dept.	by	Date
Traffic Engineer	by	Date
Zoning Review	by	Date
Plat Review	by	Date
Permit #	by	Date
Preservation	by	Date

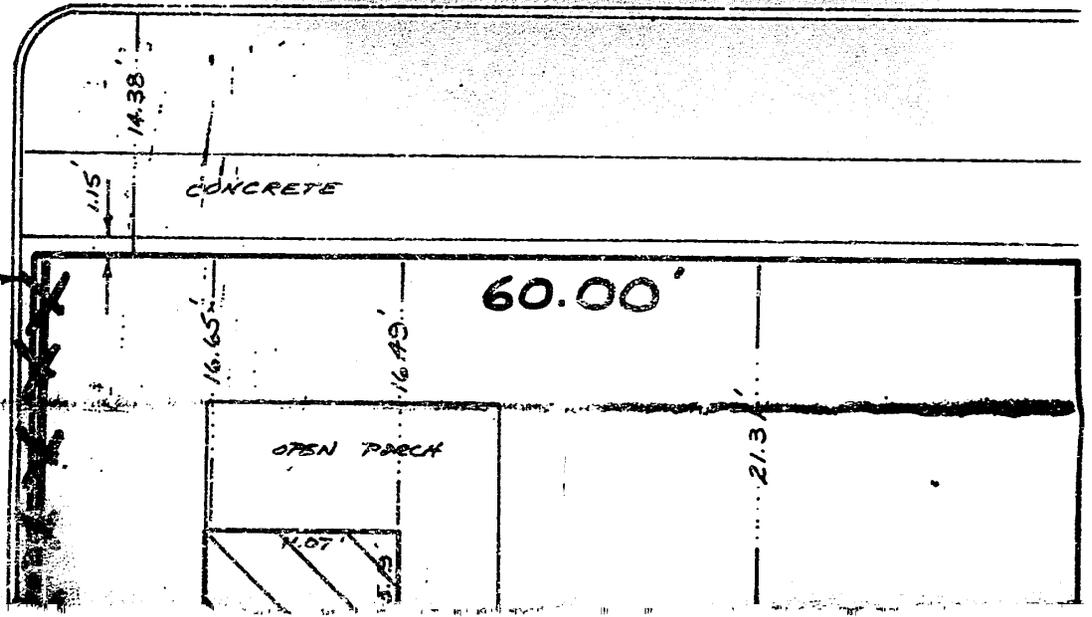
CHURCH

31.00' ASPHALT

F1

BACK OF CURB 0.45' WEST

ALLEY



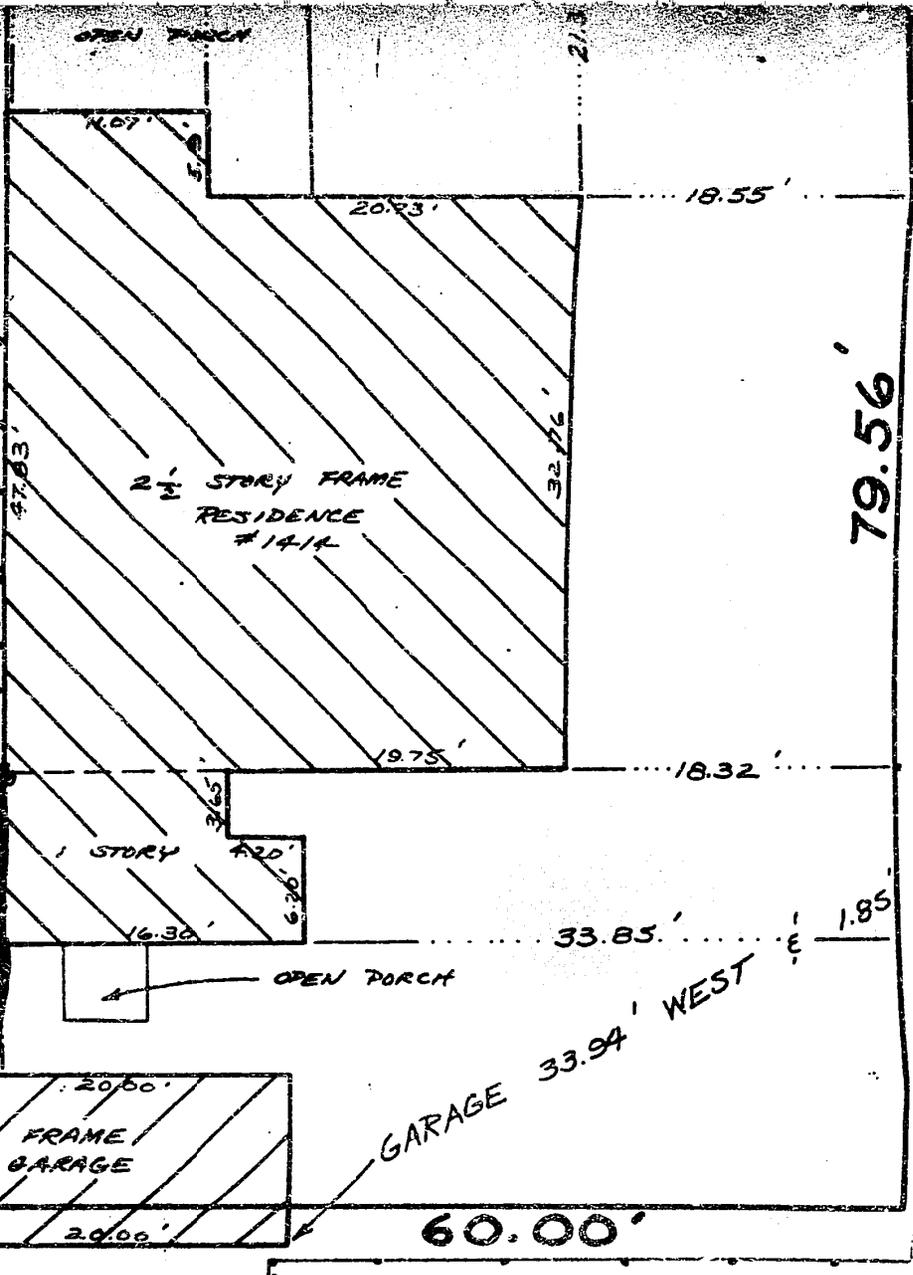
ALLEY

2'-0" HIGH CONCRETE SUSTAINING WALL

CONCRETE PAD, 8.5 x 18'

16' 3" CRUSHED STONE & ASPHALT

UTILITY PAD



GARAGE 6.06' EAST & 1.97' SOUTH

HISTORIC PRESERVATION
x *Carol P. King* 11/3/98
DATE APPROVED

F2



City of Evanston

99-642

PLAN EXAMINATION REPORT

- ZONING DEPARTMENT
- CITY ENGINEERING *Traffic*
- HEALTH DEPARTMENT
- WATER AND SEWER DEPARTMENT
- FIRE PREVENTION BUREAU
- TRAFFIC ENGINEERING
- PLANNING DEPARTMENT
- PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 1414 Church

DATE PLANS RECEIVED BY BLDG. DEPT. 8/11/99 NEW BUILDING

DATE PLANS FORWARDED 8/11/99 ADDITION

ALTERATION

TENANT BUILDOUT

OTHER

PURPOSE FOR WHICH BUILDING TO BE USED open parking spaces
REMARKS:

DEPARTMENTAL STATUS	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
BY: <i>David C. Jung</i>	DATE: <i>9/30/99</i>

These plans have been reviewed by the CITY OF EVANSTON _____ with the understanding that the following requirements are in compliance:

PLAN EXAMINER



City of Evanston

99-642

PLAN EXAMINATION REPORT

- ZONING DEPARTMENT
- CITY ENGINEERING *Traffic*
- HEALTH DEPARTMENT
- WATER AND SEWER DEPARTMENT
- FIRE PREVENTION BUREAU
- TRAFFIC ENGINEERING
- PLANNING DEPARTMENT
- PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 12114 Chicago

DATE PLANS RECEIVED BY BLDG. DEPT. 8/11/99 NEW BUILDING

DATE PLANS FORWARDED 8/11/99 ADDITION

ALTERATION

TENANT BUILDOUT

OTHER

PURPOSE FOR WHICH BUILDING TO BE USED open parking spaces
REMARKS:

DEPARTMENTAL STATUS	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
BY: <i>Dwight Jung</i>	DATE: <u>9/30/99</u>

These plans have been reviewed by the CITY OF EVANSTON _____ with the understanding that the following requirements are in compliance:

Zoning Division
Community Development Department

Evanston Civic Center
2100 Ridge Avenue
Evanston, IL 60201
telephone: (847) 866-2930
fax: (847) 448-8120
TDD: (847) 328-4080

City of Evanston

July 1, 1999

A. J. Almaney
1414 Church Street
Evanston, Illinois 60201

RE: for 1414 Church Street

Dear A. J. Almaney :

I have reviewed your application for conformance with the City of Evanston Zoning Ordinance. The Zoning Ordinance does not permit the requested action because of the reasons indicated within the attached Zoning Analysis Summary Sheet and/or Review Sheet. Please review this attachment(s).

This Zoning Analysis only addresses the relationship between your proposal and the requirements of the Zoning Ordinance. Your proposal may require building code, business license, or other review. If necessary, the appropriate City departments and/or divisions will contact you.

If you revise your application to conform with the Zoning Ordinance, please submit 4 corrected copies to the Zoning Division.

If your proposal requires a special use or you desire to apply for relief from the requirements of the Zoning Ordinance, please contact the Zoning Division. These processes require you to file an additional application (including fee) and documentation. Also, these process may require a public notification period, public hearing, and/or consideration of an ordinance by the City Council. Finally, these processes require approximately one to four months of time before a final decision is reached, depending on the proposal.

Please note that a decision of the Zoning Administrator may be appealed by any person aggrieved, including neighboring land users, pursuant to Section 6-3-11 of the Zoning Ordinance, not later than 45 calendar days following the action being appealed.

If you have any questions regarding this Zoning Analysis, please contact me.

Sincerely,

Martin Travis
Zoning Division, Community Development Department

attachment(s)

cc: Permit Coordinator

CITY OF EVANSTON ZONING ANALYSIS SUMMARY SHEET

CASE STATUS: DENIED

Z.A. Number:	ZA 99 - 0587 - BP	Zoning District:	R1
Property Address:	1414 Church Street	Overlay District:	None
Applicant:	A. J. Almaney	Preservation Status:	Ridge Historic District
Telephone Number:			

Proposal: Open parking space (8'-6"wx18'-0").

Martin Travis (SIGNATURE)

July 1, 1999

Section/ General	Comments
6-8-2-8 C3.	<p>The proposed open parking space requires a five foot (5') setback from the west property line.</p> <p>PROPOSED SETBACK=1.3'</p>

CITY OF EVANSTON ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: DENIED July 1, 1999

C.A. Number: ZA 99 - 0587 - BP
Property Address: 1414 Church Street
Applicant: A. J. Almaney
Telephone Number:
Case Received: June 28, 1999
File Modified: July 2, 1999

Zoning District: R1
Overlay District: None
Preservation Status: Lakeshore Historic District
 Ridge Historic District
 Landmark Structure and/or Property
 None
Zoning Officer: Martin Travis

THIS APPLICATION PROPOSES (select all that apply):

- | | |
|---|--|
| <input type="checkbox"/> New Principal Structure | <input type="checkbox"/> Plat of Resubdivision |
| <input checked="" type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Plat of Consolidation |
| <input type="checkbox"/> Addition to Structure | <input type="checkbox"/> Sidewalk Cafe |
| <input type="checkbox"/> Alteration to Structure | <input type="checkbox"/> Other... |
| <input type="checkbox"/> Retention of Structure | |
| <input type="checkbox"/> Change of Use | |
| <input type="checkbox"/> Retention of Use | |
| <input type="checkbox"/> Temporary Use | |
| <input type="checkbox"/> Plat of Subdivision | |

THIS ANALYSIS IS BASED ON:

- Plans Dated:** n/a
Prepared By: n/a
Survey Dated: unknown
Plans Are: Preliminary
 Construction Drawings
Point of Origin: Building Permit Application
 Zoning Analysis Application
 Other...

Specifically: Open parking space (8'-6" x 18'-0")

Bldg Permit Appl #:
Existing Improvements: Two and one-half story single family residence.....

ZONING ANALYSIS

	Standard	Existing	Proposed	Determination
PRINCIPAL USE AND STRUCTURE				
JSE:	Sec. 6-8-2-3	Dwelling - Single-family Detached	same	APPROVED - No change
Minimum Lot Width: Use: Single-family Detached	35'	60'	same	APPROVED - No change
Minimum Lot Area: Use: Single-family Detached	7,200 sqft	4,776.00 sqft	4,776.00 sqft	APPROVED Legal Nonconforming
Dwelling Unit(s):	1	1	same	APPROVED
Rooming Unit(s):				Does Not Apply
Building Lot Coverage:	30% or 1432.8 sqft	1,475.40 sqft 30.89%	1,475.40 sqft 30.89%	APPROVED Legal Nonconforming
Accessory Structure Rear Yard Coverage:	40% of rear yard; cannot exceed building lot coverage of zoning district			Does Not Apply
Gross Floor Area: Use: Residential	None	0.00 GFAR	0.00 GFAR	Does Not Apply

Height	35' or 2.5 stories, excluding basement and cellar.	2 1/2 stories	same	APPROVED - No change
--------	--	---------------	------	----------------------

SECTION 6-4-1-9 3.

If the proposal is within a Residential, Transitional Campus, or University District, does 50 percent or more of the frontage of the block have a setback of more than 27 feet?

- Yes
- No
- Does Not Apply

SECTION 6-4-1-9 5a.

Does an abutting lot have less than the required front yard setback of the zoning district?

- Yes
- No
- Does Not Apply

SECTION 6-4-1-9 5b.

Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?

- Yes
- No
- Does Not Apply

Front Yard (1): Direction: Street:	27' or Sec. 6-4-1-9 (A) 3, 5a, or 5b.		
Front Yard (2): Direction: Street:	27' or Sec. 6-4-1-9 (A) 3, 5a, or 5b.		
Street Side Yard: Direction: Street:	15'		
Interior Side Yard (1): Direction: E	residential 5', nonresidential 15'		
Interior Side Yard (2): Direction: W	residential 5', nonresidential 15'		
Rear Yard: Direction:	30'		

ACCESSORY USE AND STRUCTURE

USE (1):	Sec. 6-4-6-3 (B)	Open Off-street Parking	APPROVED
Permitted Districts:	A1		
Permitted Required Yard:	Front, Street, Interior Side, and Rear Yards	Rear Yard	APPROVED
Additional Standards:	Within 30' of rear lot line or alley in any R district, 6+ spaces require special use in any T district.	within 30'	APPROVED
Height:	Flat or mansard roof 14.5', other roofs 17.5', except garage roofs Sec. 6-4-6-4.		Does Not Apply
Distance from Principal Building:	10.00'		Does Not Apply

Front Yard (1A): Direction: Street:	None, except parking prohibited and garages 27'.			Does Not Apply
Front Yard (1B): Direction: Street:	None, except parking prohibited and garages 27'.			Does Not Apply
Street Side Yard: Direction: Street:	None, except parking prohibited and garages 15'.			Does Not Apply
Interior Side Yard (1A): Direction: E	5', except parking prohibited with nonresidential.		>5'	APPROVED
Interior Side Yard (1B): Direction: W	5', except parking prohibited with nonresidential.		13'	DENIED
Rear Yard: Direction:	3', except parking 5' with nonresidential. Use must be 3' from side lot line when in rear yard.		>5'	APPROVED
USE (2):	Sec. 6-4-6-3 (B)			
Permitted Districts:				
Permitted Required Yard:				
Additional Standards:				
Height:	Flat or mansard roof 14.5', other roofs 17.5', except garage roofs Sec. 6-4-6-4.			
Distance from Principal Building:	10.00'			
Front Yard (2A): Direction: Street:	None, except parking prohibited and garages 27'.			
Front Yard (2B): Direction: Street:	None, except parking prohibited and garages 27'.			
Street Side Yard: Direction: Street:	None, except parking prohibited and garages 15'.			

Interior Side Yard (2A):
Direction: E

5', except parking prohibited with nonresidential.

Interior Side Yard (2B):
Direction: W

5', except parking prohibited with nonresidential.

Rear Yard:
Direction:

3', except parking 5' with nonresidential. Use must be 3' from side lot line when in rear yard.

REQUIREMENTS

Standard Parking Spaces:

Use(1): Single-family Detached

2 per dwelling unit (Table 16-B).

1 (nc)

2

APPROVED

Use(2): None

None

Use(3):

TOTAL REQUIRED:

2

1 (nc)

2

APPROVED

Handicap Parking Spaces:

Sec. 6-16-2-6

Does Not Apply

Access:

Sec. 6-16-2-2

alley

same

APPROVED

Angle (1): 90 Degrees

Width (W):

8.5'

Depth (L):

18'

Aisle (A):

24'

Module:

42' SL; 60' DL

8.5'(open)

APPROVED

18'

APPROVED

16' alley

APPROVED

SL = single-loaded
DL = double-loaded

Does Not Apply

Angle (2): Garage (Dtchd)

Width (W):

8.5'

Depth (L):

18'

Aisle (A):

None

Module:

None

10'(1 car)

same

APPROVED - No change

20'

same

APPROVED - No change

Does Not Apply

SL = single-loaded
DL = double-loaded

Does Not Apply

Vertical Clearance:

7'

>7'

same

APPROVED - No change

Surfacing:

Sec. 6-16-2-8 (E)

concrete (open space)

APPROVED

Location:

Sec. 6-4-6-2
Sec. 6-4-6-3 (B) 16 & 16
Sec. 6-8-2-8 (C)
Sec. 6-16-2-1

side yard (open space)

see access/uses above

Garage Setback
from Alley Access:

Sec. 6-4-8-2
Sec. 6-4-6-3 (B) 16 & 18
Sec. 6-8-2-8 (C)
Sec. 6-16-2-1

over rear prop. line

same

NC

PARKING REQUIREMENTS

Loading:
K = 10,000
Use:

TOTAL (long):
TOTAL (short):

Long Berth Size:

Short Berth Size:

Vertical Clearance:

Location:

12' wide x 50' deep

10' wide x 35' deep

14'

Sec. 6-16-4-1

MISCELLANEOUS REQUIREMENTS

Requirement (1):

Requirement (2):

Requirement (3):

MISCELLANEOUS COMMENTS AND/OR NOTES

open parking space has less than 5' setback.

APPLICATION DETERMINATION

This application is **DENIED**.

Site Plan and Appearance Review Committee approval is **not required**

Martin Travis (SIGNATURE)

July 1, 199

F. G. SUHR
H. R. SMITH

PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

527 DEMPSTER ST., EVANSTON, ILLINOIS 60201

CHICAGO TELEPHONE BR 3-5315

EVANSTON TELEPHONE UN 4-6315

BOOK 82 PAGE 704

82-704

EVANSTON, 12 AUGUST 1982

ORDERED BY HANK BROWN

FUR POSS. 4 FEET

THE WEST 60 FEET OF THE EAST 200 FEET OF LOT 20 (EXCEPT THE SOUTH PART THEREOF) IN BLOCK 58 IN EVANSTON, IN THE EAST 1/4 OF THE SE 1/4 OF SECTION 13 TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, 1414 CHURCH STREET, EVANSTON, ILLINOIS.

UNIMPROVED ALLEY. If your property is located adjacent to an unimproved (unpaved) alley, it will be necessary for you to call the City Engineer (646-2924) to have the Finish Grade set by the City Engineer prior to your excavation and for forming. It is the owner's responsibility to contact the City Engineer at the above address.

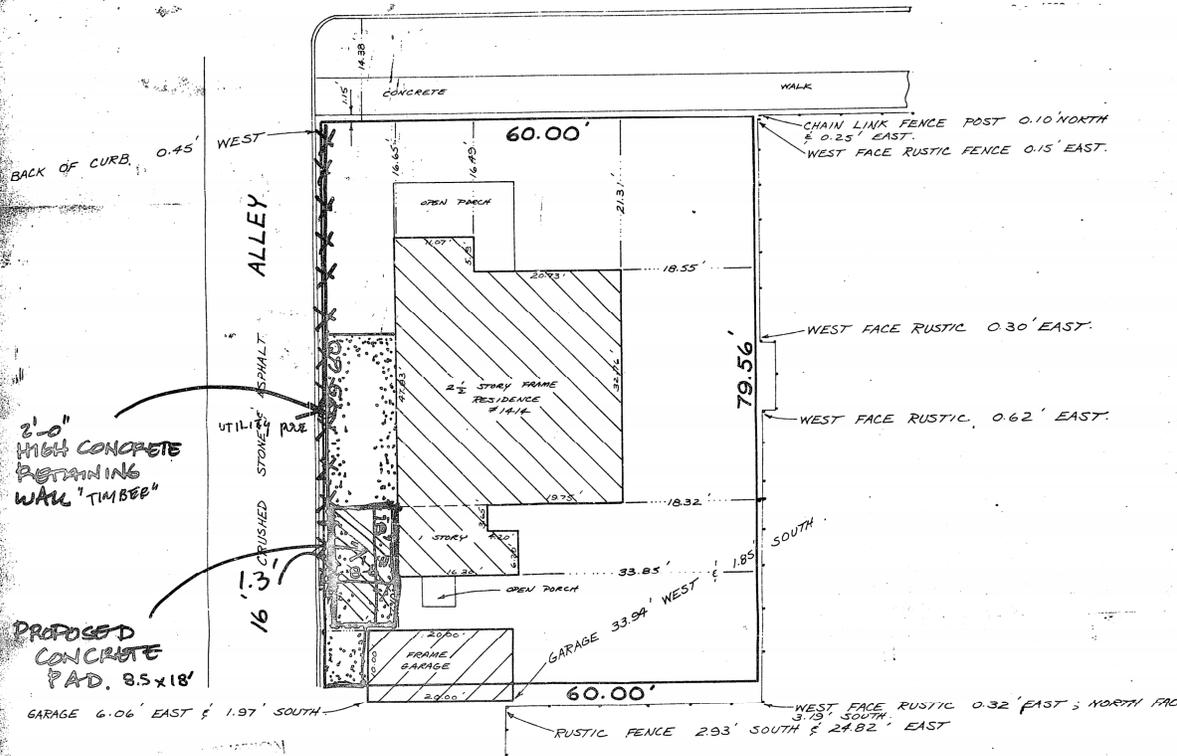
CITY DEPARTMENTAL APPROVAL

City Engineering	by _____	Date <u>10-1-79</u>
Fire Prevention	by _____	Date _____
Health Dept.	by _____	Date _____
Traffic Engineer	by _____	Date _____
Public Works	by _____	Date _____
Police	by _____	Date _____
Water	by _____	Date _____
Sanitation	by _____	Date _____

RECEIVED
COMMUNITY
DEVELOPMENT
DIVISION
REVISED
MAY 4 1980
JUN 28 1980

CHURCH 31.00' ASPHALT ST.

JUN 7 1980



2'-0" HIGH CONCRETE RETAINING WALL "TIMBER"
PROPOSED CONCRETE PAD. 8.5 x 18'
GARAGE 6.06' EAST & 1.97' SOUTH

Handwritten signature and date: 4/3/89

SCALE 1" = 10' ft.
TOP OF PLAT IS NORTH

EVANSTON, 12 AUGUST 1982

EVANSTON, 12 AUGUST 1982

STATE OF ILLINOIS,
COUNTY OF COOK.

STATE OF ILLINOIS,
COUNTY OF COOK.

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey.

Handwritten signatures of surveyors

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before publishing to same and report any difference at once.
Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.
This survey has been made for the use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.
Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

Land Use Commission
Determining Body

1000 Grove St.
Major Variation & Minor Variation for
Addition to Principal Structure



Memorandum

To: Chair and Members of the Land Use Commission

From: Johanna Nyden, Director of Community Development
Katie Ashbaugh, Planner

Subject: 1000 Grove Street | 21ZMJV-0082
Land Use Commission Determining Body

Date: February 4, 2022

Request

Richard Lehner, LCM Architects, applicant on behalf of the McGaw YMCA, requests two zoning variations from the Evanston Zoning Ordinance to allow for the addition of an approximately 431 square-foot entry vestibule to the existing recreation and community center with men's residences, commonly known as the McGaw YMCA, in the R6 General Residential District. The applicant requests one Major Variation to allow a street-side yard setback from Maple Avenue of zero (0) feet where a minimum of 15 feet is required [Section 6-8-8-7(B)(2)]. The applicant also requests a Minor Variation to allow the building lot coverage of approximately 43,331 square feet or 60.22% percent where the maximum permitted is 35,977 square feet or 50% of the lot area (Section 6-8-8-6). The subject property is currently improved with one 5-story building and a surface parking lot. The Land Use Commission is the determining body for this request per Section 6-3-8-9 and Ordinance 92-O-21.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on January 20, 2022.

General Information

Applicant: Richard Lehner, LCM Architects
819 S. Wabash Ave., Suite 500
Chicago, IL 60605

Owner(s): McGaw YMCA
1000 Grove Street
Evanston, IL 60201

Existing Zoning: R6 General Residential District

Existing Land Use: Recreation and community center with rooming house

(men's residences as single-residential occupancy units=SROs)

Property Size: 71,953 square-foot (1.65 acres)

PINs: 11-18-315-012-0000, 11-18-315-013-0000, 11-18-315-014-0000,
11-18-315-015-0000

Analysis

Project Summary:

The applicant is proposing an approximately 431 square foot, 1-story addition to the existing 5-story, recreation and community center with men's residences, located at 1000 Grove Street in the R6 General Residential District. Related to this project but not requiring any zoning relief, the applicant is also proposing to renovate the rooming house component of the building, being the third, fourth, and fifth floors containing the single-resident occupancy units (SROs) for the men's residences. The number of SRO units will decrease from 172 to 157. Of the 157 units, the applicant is proposing to convert 4 of them into studio/efficiency dwelling units to serve as isolation units, as a post-COVID 19 pandemic design response.

Recommendation:

Staff and the Design and Project Review Committee (DAPR) recommend approval (see DAPR Discussion and Recommendation) of a Major Variation from the required street side yard setback and a Minor Variation from the maximum permitted building lot coverage. The applicant has complied with 7 of the 7 variation standards for this district.

Existing Conditions:

The site is an approximately 71,953 square-foot (1.65 acres) lot located on the southwest corner of the Grove Street and Maple Avenue intersection. Lake Street runs along the south side of the property and a public alley runs along the west side.

The 5-story building is 78 feet in height and compliant with the maximum permitted height in the R6 district of 85 feet or 8 stories, whichever is less. The existing building lot coverage is legal nonconforming, at approximately 42,900 square feet or 59.6%, where up to 50% is permitted. With the building, an 82-stall surface parking lot, sidewalks, window wells, and other pavement, the impervious surface lot coverage is legal nonconforming at approximately 64,440 square feet or 89.56% where up to 65% is permitted. Finally, the building is legal nonconforming with regard to setbacks.

<u>Yard</u>	<u>Requirement (ft)</u>	<u>Existing (ft)</u>
Front (Grove St)	27	27.08
Street side (Maple Ave)	15	14.48
Interior side (alley)	10	+/- 4.5
Rear (Lake)	25	393.5

Surrounding Zoning and Land Uses	Zoning	Land Use
North (across Grove)	D4 Downtown Transition, R6 General Residential	Retirement community (Museum Residences on Oak)
South (across Lake)	R1 Single-Family Residential	Religious institution, child daycare
East (across Maple)	R6 General Residential, D1 Downtown Fringe	Office
West (across alley)	R6 General Residential, R5 General Residential	Retirement community, multi-family

Proposal:

To construct the approximately 431 square foot, 1-story addition to the existing 5-story building, the applicant requests one Major Variation to allow a street-side yard setback from Maple Avenue of zero (0) feet where a minimum of 15 feet is required. The applicant also requests a Minor Variation to allow a building lot coverage of approximately 43,331 square feet or 60.22% percent where the maximum permitted is 35,977 square feet or 50% of the lot area.

The addition will serve as a vestibule and private entrance to exclusively the rooming house, or men’s residences, within the existing building. The vestibule connects to the basement, and then to an elevator that serves only the men’s residences. Currently, the men residing in the SRO/rooming house use of the building enter through the same primary entrances as YMCA staff and members. This vestibule provides them with their own entrance to exclusively the rooming house function of the building.

The existing street side yard setback from Maple Avenue is legal nonconforming, at approximately 14 feet 6 inches (14.48’) where a minimum of 15 feet is required. The proposed addition will sit on the east lot line for a street side yard setback of zero (0) feet, requiring the Major Variation.

The building lot coverage for the site is legal nonconforming at 59.6% or 42,900 square feet, where no more than 50% or 35,975 square feet is permitted. The addition increases the building lot coverage to 60.22% or 43,331, requiring a Minor Variation. The impervious surface lot coverage is also legal nonconforming at 89.56% or 64,440 square feet, where no more than 65% or 46,770 square feet is permitted. However, to offset the impervious surface of the addition, the applicant is removing approximately 105 square feet of asphalt that lines the property and the public sidewalk along the east (Maple Avenue) side of the site. The majority of the area where the addition is proposed is already paved so the net increase in impervious surface is negligible.

Ordinances Identified for Requested Relief:

Section 6-8-8-7(B)(2), R6 General Residential District, Yard Requirements, Non-Residential Structures

1. Front yard: 27 feet
2. Street side yard: 15 feet
3. Interior side yard: 5 feet
4. Rear yard: 30 feet

Section 6-8-8-6, R6 General Residential District, Building Lot Coverage

The maximum lot coverage in the R6 district is fifty percent (50%). On a zoning lot that is: a) used for a "dwelling" or dwellings as herein defined, and b) legally nonconforming as to building lot area, when a land user seeks zoning certification for a building permit to replace an existing detached garage with a garage having the same ground floor area as the existing garage, such construction shall be an allowed continuance of the legal nonconforming building lot coverage.

Design and Project Review Committee (DAPR) Discussion and Recommendation:

February 1, 2022 – The DAPR Committee found the proposal to be an appropriate improvement to the subject property. The DAPR Committee discussed the applicant's intent to replace and maintain a stretch of the existing sidewalk along Maple Avenue, adjacent to the addition. They agreed to speak with the applicant further to require a distance of the sidewalk to be replaced but a distance was not determined at that time. The DAPR Committee also discussed the potential to "landmark" the building with the applicant. The applicant agreed to review the existing City requirements for landmarks and stated that they intended to follow the Secretary of the Interior Standards for Rehabilitation. The DAPR Committee unanimously recommended approval of the requested variations to the Land Use Commission, with no conditions.

Public Comment:

As of the distribution of this report, no comments in favor or against the request have been submitted. No one spoke in favor or against the request at the DAPR Committee meeting.

Variation Standards:

For a variation to be approved, the Land Use Commission must find the proposed variations:

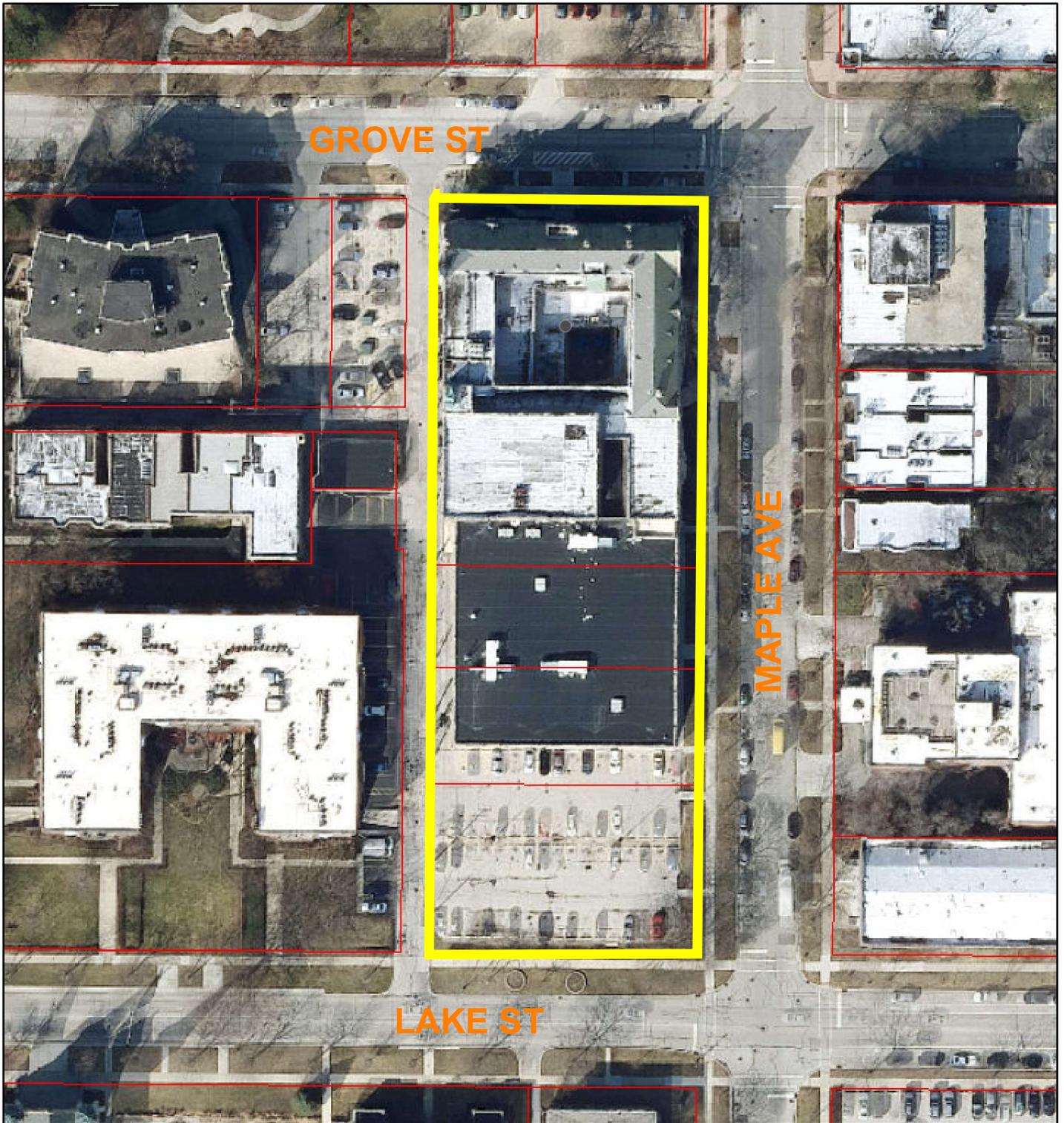
1. **Will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties:** Standard met - The proposed addition is minimal in comparison to the overall mass and bulk of the entire existing building and serves as an accessory use and point of ingress/egress to the rooming house use within the building.
2. **Is in keeping with the intent of the zoning ordinance:** Standard met - The proposed addition will only front 28 feet 10 inches (28.83') of the entire Maple Avenue 448 foot 5 inch (448.39') frontage, or 6.4%. The rest of the street side facing elevation of the building is nearly conforming, at just 14 feet 6 inches from said lot line where 15 feet is required.

3. **Has a hardship or practical difficulty that is peculiar to the property:** Standard met - The site has served as a rooming house for decades and has evolved to also serve as a community and recreation center while maintaining ownership and management by the Young Men's Christian Association (YMCA). In its modern function, the rooming house use of the building has never had its own dedicated point of ingress/egress.
4. **The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience:** Standard met - zoning relief would be required for any size addition to the principal structure, specifically on the street side of the building, as the existing building is legal nonconforming with regard to building lot coverage and street side yard setback.
5. **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 entire property is owned and operated by a non-profit agency. The overall scope of work, including the rehabilitation of the rooming house use of the building, actually decreases the number of SRO units thereby decreasing the number of intended users and prospective occupants.
6. **Does not have a hardship or practical difficulty that was created by any person having an interest in the property:** Standard met - The building, in its size and placement on the property, has been in its present location for more than 100 years and pre-dates the current Zoning Ordinance. The proposed addition provides a necessary point of ingress/egress to exclusively the rooming house use of the existing building where none exists currently.
7. **Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty:** Standard met – The size of the proposed addition is the minimum necessary to allow for sufficient space and design features that meet current Illinois Accessibility Code and Evanston Building Code requirements as a point of ingress/ingress to the rooming house use.

Attachments:

- Application Materials – submitted November 29, 2021
- Aerial Photo
- Zoning Map
- Plat of Survey
- Site Plan - Existing
- Site Plan - Proposed
- Elevations
- Floor Plans (FYI only)
- Zoning Analysis
- DAPR Draft Meeting Minutes Excerpt – February 1, 2022

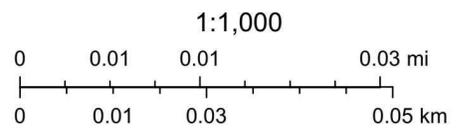
1000 Grove St. (McGaw YMCA) - Aerial



1/11/2022, 11:16:07 AM

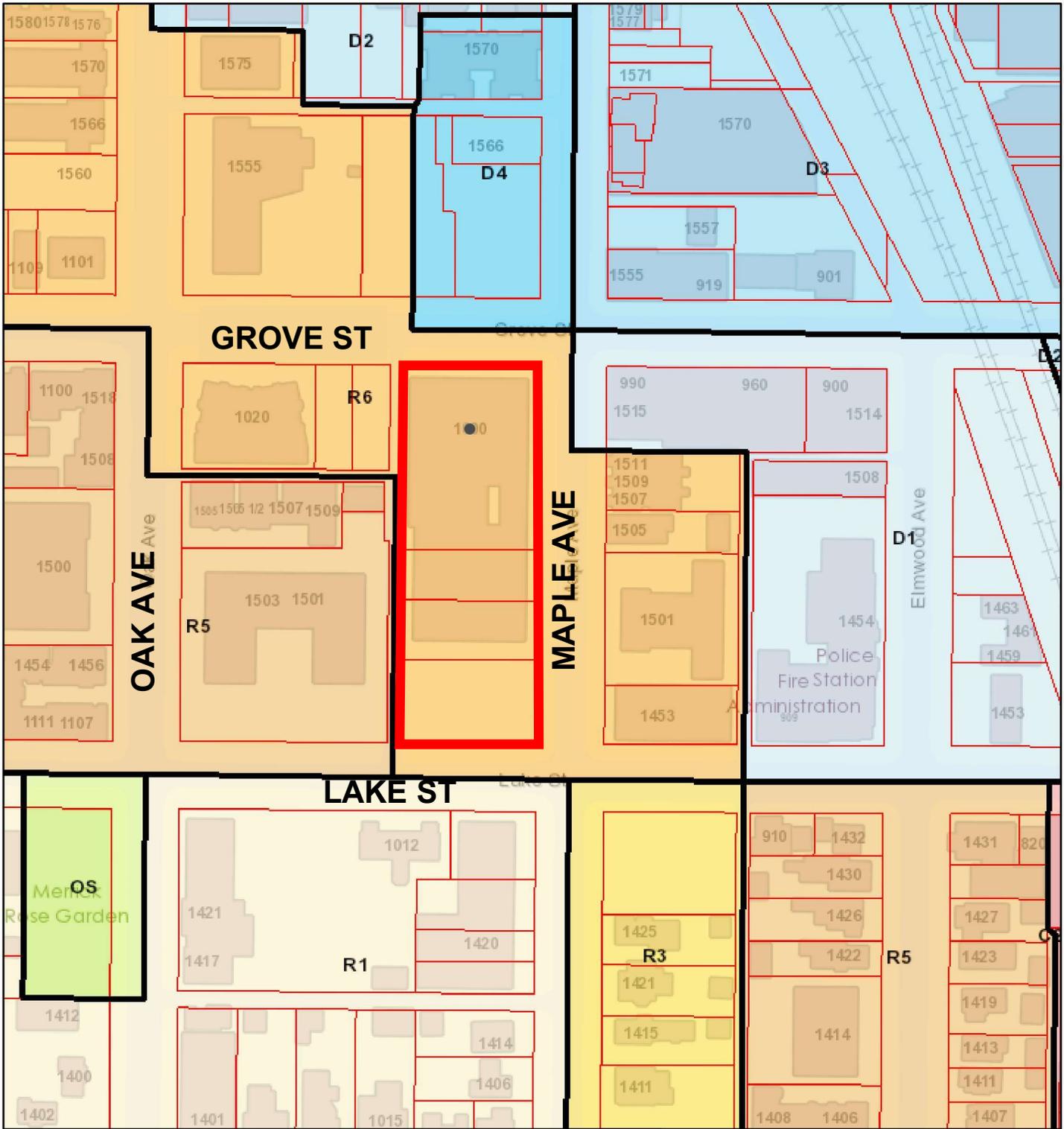
 City Boundary

 Tax Parcels



Cook County GIS

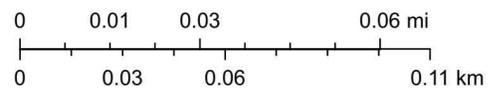
1000 Grove St. (McGaw YMCA) - Zoning



1/11/2022, 11:17:23 AM

1:2,000

- Zoning Boundaries & Labels
- C1a - Commercial Mixed-Use
- C2 - Commercial
- B1 - Business
- D1 - Downtown Fringe
- D2 - Downtown Retail Core
- D3 - Downtown Core Development
- D4 - Downtown Transition
- B1a - Business
- D1 - Industrial / Office
- B2 - Business
- R1 - Residential Single-Family
- R3 - Residential Single-Family
- R5 - Residential Single-Family
- R6 - Residential Single-Family
- C1 - Commercial





819 S. WABASH AVENUE
CHICAGO, ILLINOIS 60605
312-913-1717 FAX 312-913-1727

MEP **CCJM Engineers**
303 East Wacker Drive
Suite 303
Chicago, IL 60601
Tel. (312) 669-0609
Fax (312) 669-0525

INTERIORS **designs 4 dignity**
445 North Wells Street
Suite 402
Chicago, IL 60654
Tel. (800) 351-6354


the
McGAW YMCA - MEN'S RESIDENCE RENOVATION
1000 GROVE STREET
EVANSTON, ILLINOIS 60201

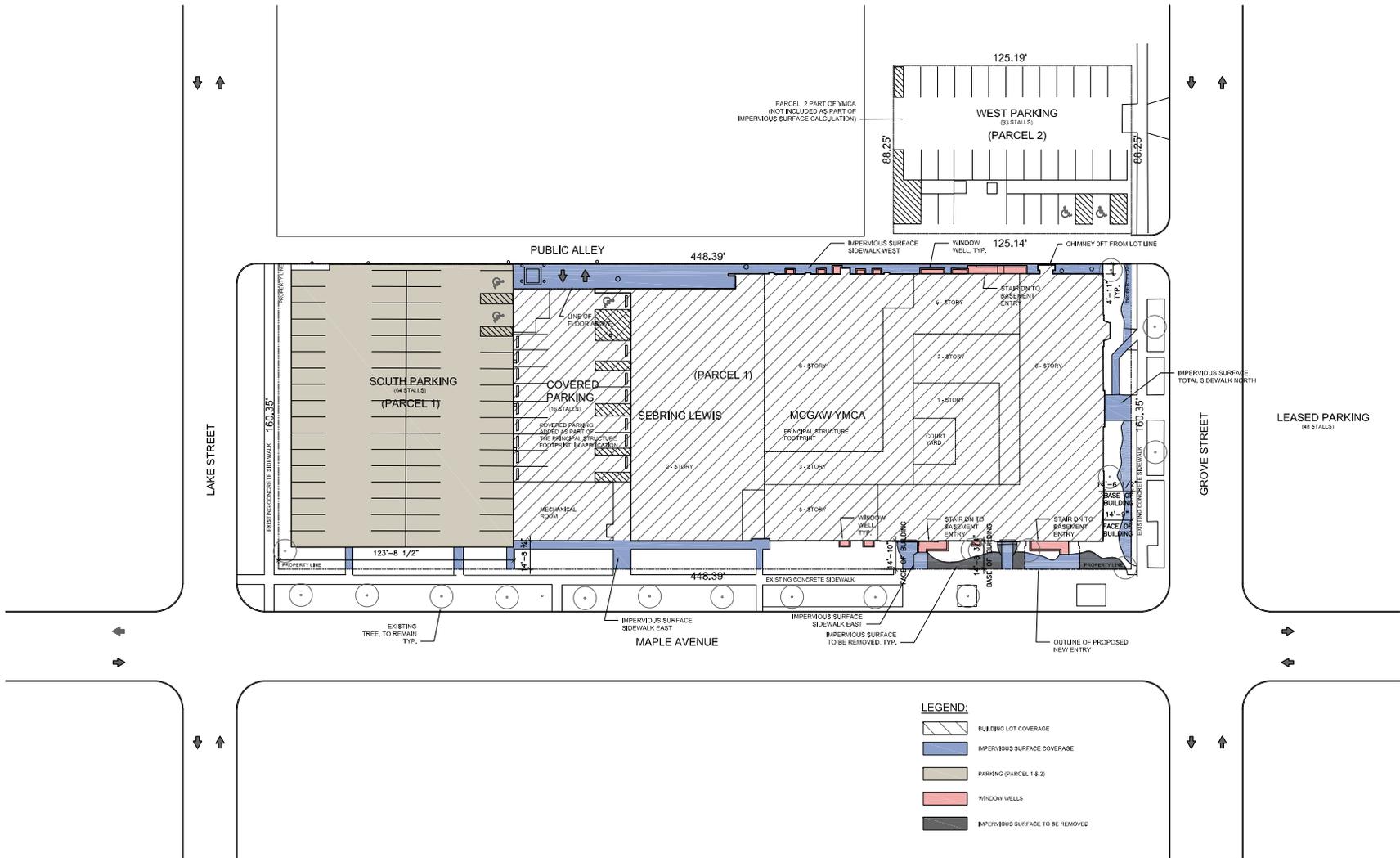
Job Number: 22-0004
Issue Date: 10/20/2021 - 10:20 FOR 2021 PERM
10/20/21 - 10:20 PERM
10/20/21 - 10:20 FOR 2021 PERM

Sheet Title: **EXISTING SITE PLAN**

DATE: 10.20.2021

Sheet Number: **AES1.00**

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1 EXISTING SITE PLAN

1" = 30'





McGAW YMCA - MEN'S RESIDENCE RENOVATION
1000 GROVE STREET
EVANSTON, ILLINOIS 60201

Job Number: 2540.004

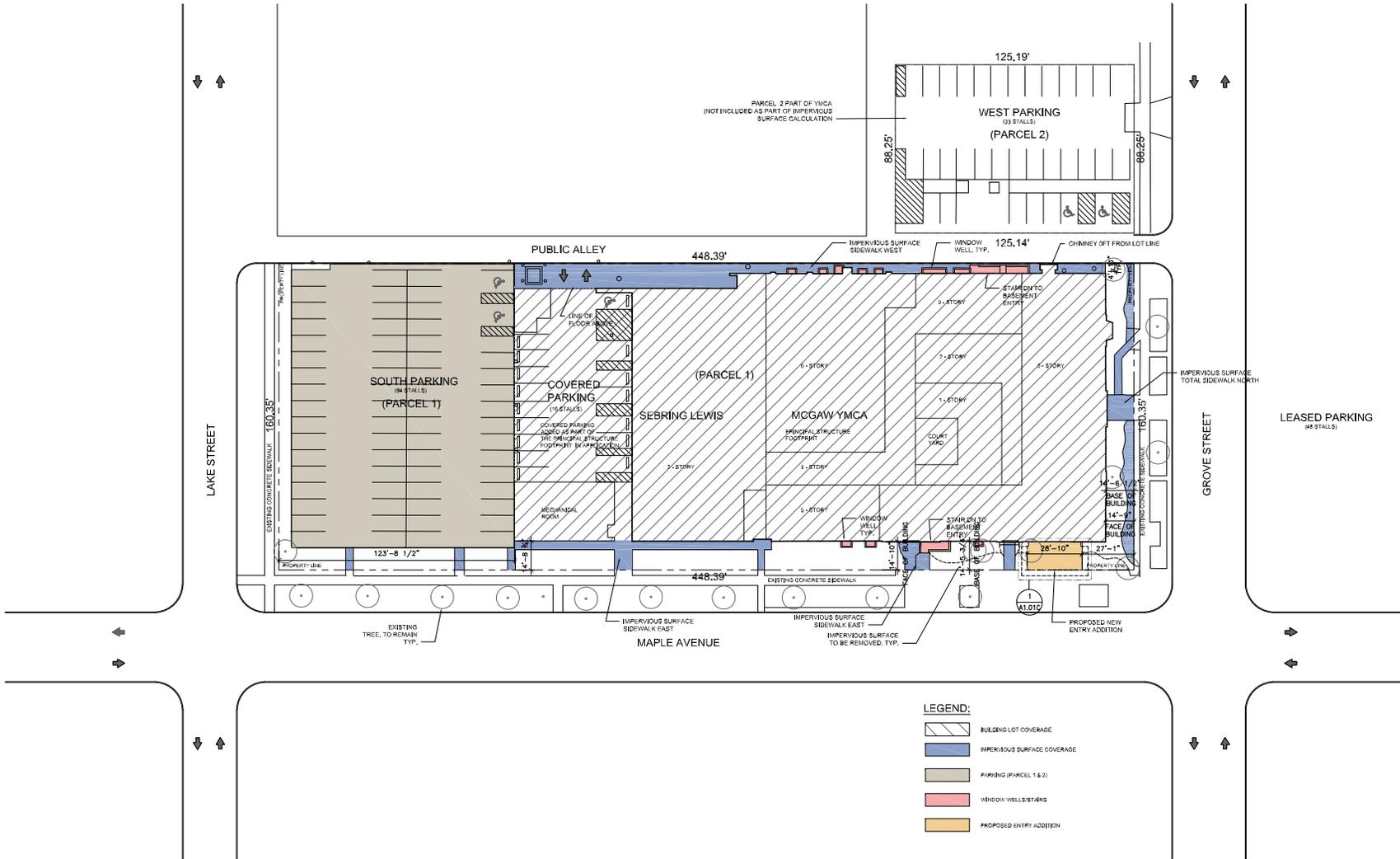
Issue Date: 10/20/2021
10/20/2021 10:20:21 AM
2/23/2021 05:12:58 PM

Sheet Title: **PROPOSED SITE PLAN**

DATE: 10.20.2021

Sheet Number: **AS1.00**

© LCM ARCHITECTS 2021

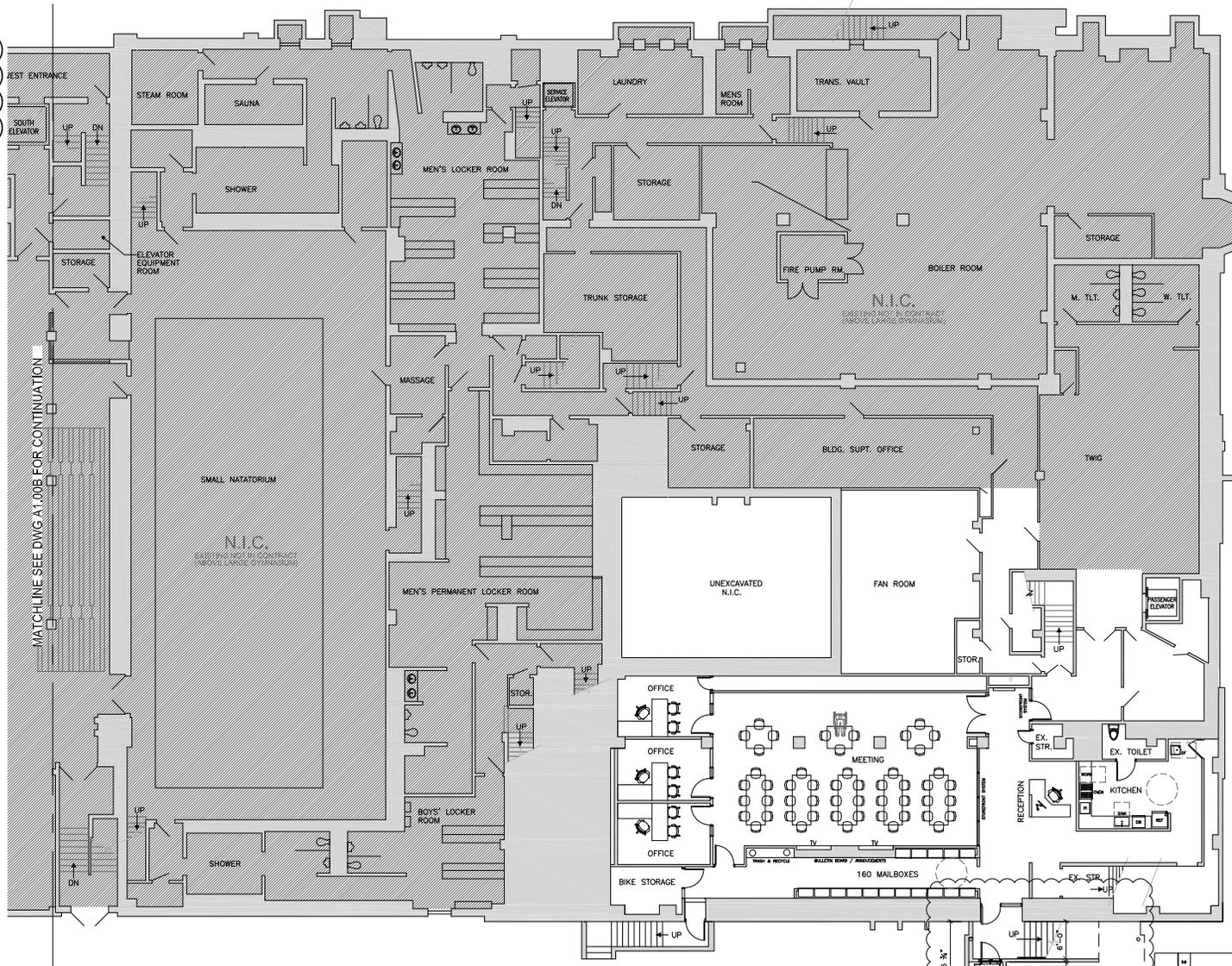


1 PROPOSED SITE PLAN
1" = 300'



PLAN LEGEND:
 [Hatched Area] AREA NOT IN CONTRACT (N.I.C.)
 [White Area] AREA OF WORK

NOTE:
 1. REFER TO BUILDING DATA SHEET ON DWG AD1.00 FOR QUANTITIES



1 BASEMENT FLOOR PLAN - NORTH
 1/8" = 1'-0"

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McGAW YMCA - MEN'S RESIDENCE RENOVATION
 1000 GROVE STREET
 EVANSTON, ILLINOIS 60201

Job Number: 25-00-0234
 Issue Date: 10/20/2021
 10/20/2021 - 10/20/2021
 10/20/2021 - 10/20/2021

Sheet Title: **BASEMENT FLOOR PLAN - NORTH**

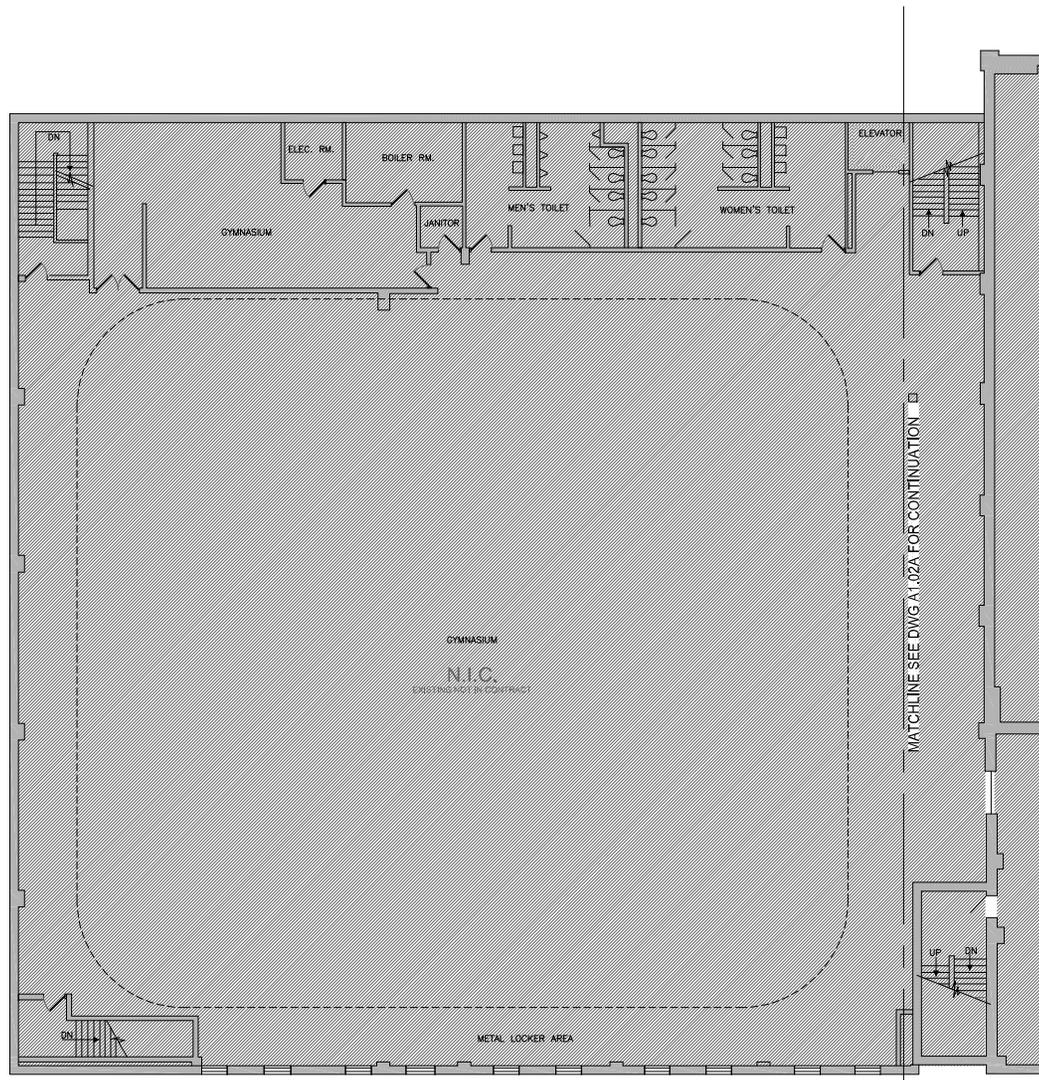
DATE: 10/20/2021

Sheet Number: **A1.00A**

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PLAN LEGEND:
 AREA NOT IN CONTRACT (N.I.C.)

NOTE:
 1. FOR PROGRAM AREAS REFER TO DWG AD1.00.



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 312-413-1717 FAX 913-1727

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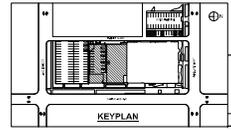

McGAW YMCA - MEN'S RESIDENCE RENOVATION
 1000 GROVE STREET
 EVANSTON, ILLINOIS 60201

Job Number:	05-01-022a
Issue Date:	10/20/2021 10/29/2021 11/13/2021

Sheet Title: **SECOND FLOOR PLAN - SOUTH**

DATE: 10_20_2021

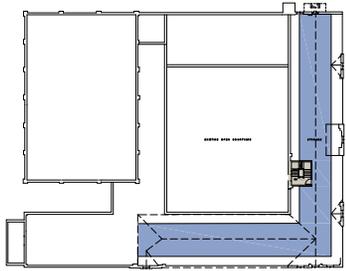
Sheet Number: **A1.02B**
 © LCM ARCHITECTS 2021



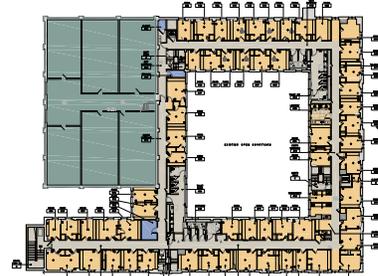
1 SECOND FLOOR PLAN - SOUTH
 1/8" = 1'-0" 

PLAN LEGEND	
	COMMUNITY PROGRAMS
	HEALTH/FITNESS
	MEN'S RESIDENCE
	SHARED SPACE (SEE NOTE 1)
	STAIRS/ELEVATOR
	MECH./ACCESSORY SPACE/ STORAGE

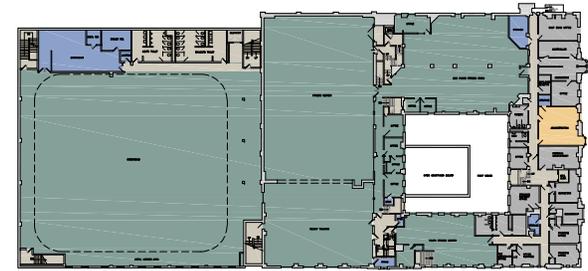
NOTE:
1. SHARED SPACES ARE PROPORTIONED INTO OTHER BUILDING PROGRAMS.



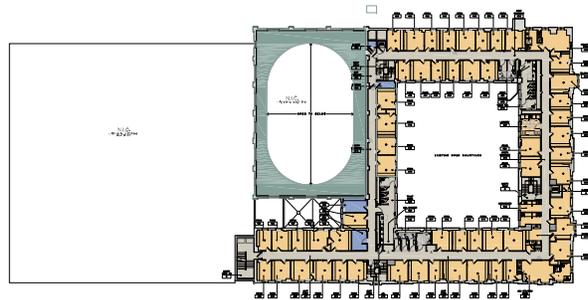
A ATTIC LEVEL OVERALL PLAN
1/32" = 1'-0" 



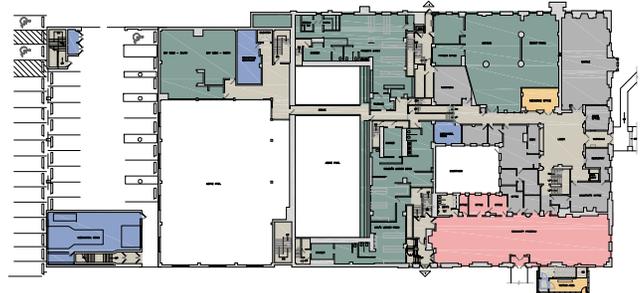
5 FIFTH FLOOR OVERALL PLAN
1/32" = 1'-0" 



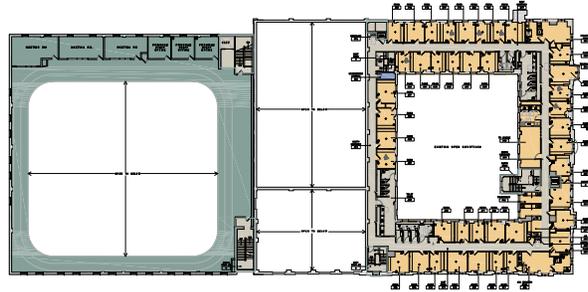
2 SECOND FLOOR OVERALL PLAN
1/32" = 1'-0" 



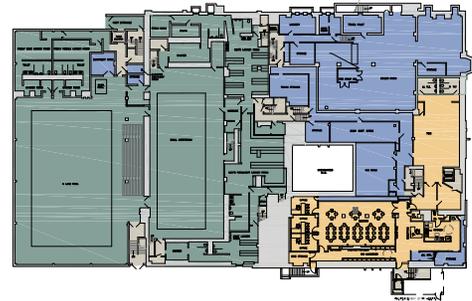
4 FOURTH FLOOR OVERALL PLAN
1/32" = 1'-0" 



1 FIRST FLOOR OVERALL PLAN
1/32" = 1'-0" 



3 THIRD FLOOR OVERALL PLAN
1/32" = 1'-0" 



B BASEMENT OVERALL FLOOR PLAN
1/32" = 1'-0" 

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Tel. (800) 351-6354


McGAW YMCA - MEN'S RESIDENCE RENOVATION
1000 GROVE STREET
EVANSTON, ILLINOIS 60201

Job Number:	2546-0234
Issue Date:	1/28/2021 - 11:52:23 AM 1/28/2021 - 11:52:23 AM 1/28/2021 - 11:52:23 AM

Sheet Title: PROPOSED
BUILDING PROGRAM
AREA DIAGRAMS

DATE: 12,27,2021

Sheet Number: **AD1.01**

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MAJOR VARIATION APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address 1000 Grove Street, Evanston, IL 60201

Permanent Identification Number(s):

PIN 1: 11-18-315-012-0000 PIN 2: - - - - -

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: Richard Lehner

Organization: LCM Architects

Address: 819 S. Wabash Ave., Suite 500

City, State, Zip: Chicago, IL 60605

Phone: Work: 312 913 1717 Home: _____ Cell/Other: 847 334 3692

Fax: Work: _____ Home: _____

E-mail: rehner@lcmarchitects.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: McGaw YMCA

Address: 1000 Grove Street

City, State, Zip: Evanston, IL 60201

Phone: Work: 847 475 7400 x295 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: nicolew@McGawymca.org

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."

Nicole Woodard

November 29, 2021

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

Date

4. SIGNATURE

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

Nicole Woodard

November 29, 2021

Applicant Signature – **REQUIRED**

Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>December 1, 2021</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: <u>December 28, 2021</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input type="checkbox"/> | Proof of Ownership | Document Submitted: _____ |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees) | Amount \$_____ plus Deposit Fee <u>\$150</u> |

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:

Renovation of Men's Residence facilities at McGaw YMCA on Lower Level and floors 3, 4, and 5

Construction of a new entry structure along Maple Street at Grove Street for private entryway to Men's Residence.

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)

(A) Section	(B) Requirement to be Varied	(C) Requested Variation
(ex. " <u>6-8-3-4</u> ")	(ex. " <u>requires a minimum front yard setback of 27 feet</u> ")	(ex. " <u>a front yard setback of 25.25 feet</u> ")
1		
<u>SEC 6-8-8-7(B)(2)</u>	requires minimum 15' street side sideyard setback _____ _____	0' street side sideyard setback _____ _____

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

2		
<u>SEC 6-8-8-6</u>	Requires maximum lot coverage of 50% <u>42,836 SF, 59.53%</u> _____ _____	Lot coverage of 60.12% <u>43,267 SF, 60.13%</u> _____ _____
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 existing YMCA building which houses the Men's Residence was constructed in 1921. The building and subsequent additions exceed current lot coverage requirements, To provide a dedicated and private entrance residents requires a sideyard setback on the east side.

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

This variaion will not impact the use, enjoyment, or property values of adjoining properties.

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

The intent of this variance is to provide a private entrance to for individuals residing at the YMCA with the intent to increase the privacy and dignity of each individual. The new entry will provide separation between community program spaces in the Y and the residents and will augment renovation of the residences and development of new amenity spaces for the resident program.

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.

B. Mcgaw YMCA will not derive additional income from this variance. There will be public benefits derived from the improved living conditions of the individuals residing at the YMCA. Many of these individuals recieve financial subsidies and all residents receive the benefit of housing at below market rates.

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

This difficulty is not self-created.

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

Other alternatives for renovation of the Men's Residence are not available. There are no other locations where a separate entry could be provided that coordinate with the Men's Residence facilities.



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.

Richard Lehner, AIA
LCM Architects
819 S. Wabash Avenue, Suite 500
Chicago, IL 60605
847 334 3692 rlehner@lcmarchitects.com

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

Ms. Nicole Woodard Iliev
Chief Operating Officer
McGaw YMCA
1000 Grove Street,
Evanston, IL 60201
847 475 7400 x295 nicolew@mcgawymca.org

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.

same as above

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.

Same as item 2

- 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.

Same as item 2

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.

Same as item 2

City of Evanston ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review January 11, 2022

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 21ZONA-0198
Address: 1000 GROVE ST
Applicant: Richard Lehner
Phone: 3129131717

Purpose: Zoning Analysis without Bld Permit App
District: R6 **Overlay:** None **Preservation:** Not Within
Reviewer: Katie Ashbaugh **District:**

THIS APPLICATION PROPOSES (select all that apply):

- | | | | | | |
|--------------------------|-------------------------|--------------------------|---------------------------|--------------------------|---------------|
| <input type="checkbox"/> | New Principal Structure | <input type="checkbox"/> | Change of Use | <input type="checkbox"/> | Sidewalk Cafe |
| <input type="checkbox"/> | New Accessory Structure | <input type="checkbox"/> | Retention of Use | <input type="checkbox"/> | Other |
| X | Addition to Structure | <input type="checkbox"/> | Plat of Resubdiv./Consol. | | |
| <input type="checkbox"/> | Alteration to Structure | <input type="checkbox"/> | Business License | | |
| <input type="checkbox"/> | Retention of Structure | <input type="checkbox"/> | Home Occupation | | |

ANALYSIS BASED ON:

Plans Dated: 12/28/2021
Prepared By: LCM Architects LLC
Survey Dated: 12/1/2021
Existing Improvements: 5-story mixed-use bldg; surface parking lot

Proposal Description:

Addition (+/- 431 s.f.) to principal structure; interior renovations of single-room occupancy housing (floors 3-5)

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

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

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/Pervious Paver Exception (Subtract</u>	<u>Open Parking Debit (Add 200sqft/open space</u>
Total Eliblegible Front Front Porch Regulatory Area	Total Paver Area Paver Regulatory Area	# Open Required Spaces Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:	R6	Rooming House	Rooming House	Legal Non-Conforming

Comments: Per ZA 01-125-BP2

Minimum Lot Width (LF) USE: Multi Family	60	160.35		Compliant
---	----	--------	--	-----------

Comments: No change

Minimum Lot Area (SF) USE: Group Occupancy	67400	71953		Compliant
---	-------	-------	--	-----------

Comments: No change

Dwelling Units: Comments:	167	0	4	Compliant
--	-----	---	---	-----------

Rooming Units: Comments:		172	153	Compliant
---	--	-----	-----	-----------

Building Lot Coverage (SF) (defined, including subtractions & additions): Comments: Major Variation required.	50%	42900 59.622253415423955%	43331 60.22%	Non-Compliant
--	-----	------------------------------	-----------------	---------------

	Standard	Existing	Proposed	Determination
Impervious Surface Coverage (SF, %)	65%	64440	64335	Legal Non-Conforming
		89.56%	89.41%	

Comments:

Height (FT)	35' or 8 stories, whichever is less	78'	10.33	Compliant
-------------	-------------------------------------	-----	-------	-----------

Comments: Of addition only

Front Yard(1) (FT)	27	27.08		Compliant
--------------------	----	-------	--	-----------

Direction: N

Street: Grove

Comments: No change

Street Side Yard (FT)	15	14.48	0	Non-Compliant
-----------------------	----	-------	---	---------------

Direction: E

Street:

Comments: Major Variation required.

Interior Side Yard(1) (FT)	10	+/- 4.5		Legal Non-Conforming
----------------------------	----	---------	--	----------------------

Direction: W

Comments: No change

Rear Yard (FT)	25	184.83	393.5	Compliant
----------------	----	--------	-------	-----------

Direction: S

Comments: Of addition only

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
--	----------	----------	----------	---------------

Use(1): Rooming House	1 per 4 persons for whom rooming accommodations provided.			
-----------------------	---	--	--	--

Comments:

Use(2): Health or Recreation Facility	2 per 1,000 sqft gross floor area, and 1 per 3,000 sqft gross floor area for outdoor			
---------------------------------------	--	--	--	--

Comments:

Use(3):				
---------	--	--	--	--

Comments:

TOTAL REQUIRED:	209	161		Legal Non-Conforming
------------------------	-----	-----	--	----------------------

Comments: No changes; total required subject to change per changes to information provided per review letter.

Handicap Parking Spaces	Sec. 6-16-2-6			No Change
-------------------------	---------------	--	--	-----------

Comments:

Access:	Sec. 6-16-2-2			No Change
---------	---------------	--	--	-----------

Comments:

Vertical Clearance (LF)	7'			No Change
-------------------------	----	--	--	-----------

Comments:

Surfacing:	Sec. 6-16-2-8 (E)			No Change
------------	-------------------	--	--	-----------

Comments:

Standard

Existing

Proposed

Determination

Location:

Sec. 6-4-6-2

No Change

Comments:

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

Comments:

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

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

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

See attached comments and/or notes.

SIGNATURE

DATE

DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES

February 1, 2022

DRAFT – NOT APPROVED

I. New Business

A. **1000 Grove Street | 21ZMJV-0097**

Richard Lehner, LCM Architects, applicant on behalf of the McGaw YMCA, requests two zoning variations from the Evanston Zoning Ordinance to allow for the addition of an approximately 431 square-foot entry vestibule to the existing recreation and community center with men's residences, commonly known as the McGaw YMCA, in the R6 General Residential District. The applicant requests one Major Variation to allow a street-side yard setback from Maple Avenue of zero (0) feet where a minimum of 15 feet is required [Section 6-8-8-7(B)(2)]. The applicant also requests a Minor Variation to allow the building lot coverage of approximately 43,331 square feet or 60.22% percent where the maximum permitted is 35,977 square feet or 50% of the lot area (Section 6-8-8-6). The subject property is currently improved with one 5-story building and a surface parking lot. The Land Use Commission is the determining body for this request.

APPLICATION PRESENTED BY: Richard Lehner, LCM Architects, applicant; Nicole Woodard, McGaw YMCA Chief Operating Officer

DISCUSSION:

Nicole Woodard introduced herself and described the current operations of the McGaw YMCA. She said they serve over 350 staff, 500 members, and 156 men residing in the Men's Residences, in addition to over 500 members with more than 350 staff. She said that affordable housing is a key function of the Men's Residences and that this was a "once in a lifetime improvement" to their facilities, specifically the residential component of the building.

Richard Lehner introduced himself and described the existing conditions of the YMCA, specifically about the single-resident occupancy units (SROs). He described the proposed modifications to the layout of the third, fourth, and fifth floors. He stated that on the third and fourth floors, they are adding 2 efficiency units per floor for a total of 4 to allow for COVID-19 isolation. He also described how the existing bathrooms, laundry facilities, and kitchen facilities will be updated. He said the bathroom showers will be updated to have individual shower stalls for privacy.

Mr. Lehner continued to describe how individual SRO units will be updated to include more storage in them, with built-in storage into one wall of the unit. He said they are replacing the windows for energy efficiency and safety. He said modifications to the exterior of the building will adhere to Secretary of the Interior Standards for Rehabilitation Standards. He said that the HVAC system also will be upgraded.

Mr. Lehner said the proposed vestibule addition has a waiting space, wheelchair, lift, and stairs that connect to the basement. He said it is generally only replacing existing pavement. He said the foundation/knee wall will be limestone that matches the existing limestone as close as possible in color. He said the passenger elevator in the northeast corner of the building is the only elevator that only goes to the men's residences, so the vestibule gives the residents a direct entry point to that elevator. Mr. Lehner described the site plan and the requested relief, being zero feet from the street side lot line (along with Maple) where 15 feet is required.

I. Eckersberg asked if drainage from the roof of the addition would go toward the building. Mr. Lehner said it would be taken into the building and managed in that system.

L. Biggs noted that the site already exceeds the allowed impervious surface area and she said the project was exceeding that even more. She asked if they could remove pavement in the parkway. Mr. Lehner noted that they were removing more pavement than would be added along the Maple parkway and there would be less impervious. He noted that some paved areas are used for pedestrians regularly. L. Biggs recommended that he had a less busy plan and/or a narrative stating that before they go to the Land Use Commission.

E. Cano asked if the canopy drainage would be melting onto the sidewalk. Mr. Lehner said that any icicles would occur on the downside of the sloped roof (toward the mass of the building).

E. Cano asked about future maintenance of the sidewalk adjacent to the building. Mr. Lehner said the sidewalk would likely be disturbed during construction and would need to be re-poured and said there would be long-term maintenance.

E. Cano asked if the Y would be responsible for that sidewalk maintenance and J. Nyden asked what portions of the sidewalk would they replace. Mr. Lehner said that everything to the east of the planned addition and 5 feet to either side would be coming out and being replaced but that was not finalized.

J. Nyden opined if a requirement for sidewalk replacement is added. She noted a tree as well. E. Cano said he was concerned about replacing a square there in the 10-15 years because they would not want to damage the building if it was right at the doorway because the addition and the sidewalk and sidewalk are not offset. Mr. Lehner asked if the Y were to accept maintenance of the sidewalk for that portion of it, if that would alleviate these concerns. E. Cano said it would.

Mr. Lehner suggested there be an agreed upon stretch that is the responsibility of the Y and noted there is a space between the addition and the sidewalk. He said the sidewalk does not touch the building. J. Nyden said that the Y and staff can discuss this and have it resolved before the Land Use Commission.

M. Callahan noted that when it was surveyed, all the trees were tagged and noted they should be removed after the project is completed. He asked if any additional landscaping would be done. Mr. Lehner said they would do that and he said the landscaping would be limited. He said he thought the 2 older growth trees will survive but he said the smaller growth one will be removed and it can be replaced. M. Callahan said that putting additional trees would also help with water runoff.

C. Ruiz asked if they were planning to do any window work. Mr. Lehner said they were doing it in the older portion of the building.

C. Ruiz asked what materials. Mr. Lehner said it would likely not be steel but they would show the divided lights as they are currently. He noted they want to maintain the character as it is a prominent building in the City/ He said they have not moved forward into detailed material selection at this point. He said the existing windows are quite deteriorated. He noted prior

comments asked about restoring repairing the windows and said that he was skeptical it could be done. He also noted safety issues.

C. Ruiz said he would be happy to collaborate when the time comes for that. He said he liked that it was not competing with the imperialism style of the building and because it was mostly glass with a limestone building it does not compete. He noted that it provides a dignified entrance for the residents at the front of the building rather than being at the back and it faces the street. He said that he does want to make sure that no ice or water will be hitting the primary building facade. Mr. Lehner agreed and said they would be working to avoid that.

C. Ruiz said they would like the Y to consider landmark designation. He noted they only review the exterior, not the interior. He also suggested the National Register at a minimum as to give it some significance or prominence of the building but said he would prefer it be a landmark. Mr. Lehner said landmark designation was something to consider and they would like to review the current ordinance requirements before moving forward with that.

A. Schnur said she was excited to see the improvements for the Y and gentlemen that live there.

L. Biggs made a motion to recommend approval to the Land Use Commission with no conditions, seconded by E. Cano.

The Committee voted by a roll call vote, 11-0, to recommend approval to the Land Use Commission with no conditions.

Ayes: J. Nyden, M. Griffith, M. Jones, A. Schnur, E. Cano, L. Biggs, M. Tristan, R. Papa, I. Eckersberg, J. Hyink, C. Pratt

Nayes:

Abstained: