

37-O-21

AN ORDINANCE

Granting Major Zoning Variations to Construct a Four-Story Rear Addition and Adaptive Reuse of an Existing Religious Structure in the R6 General Residential District (1101 Church Street)

WHEREAS, the Zoning Board of Appeals (“ZBA”) met on March 16, 2021, pursuant to proper notice, to consider case no. 21ZMJV-0017, an application filed by Christopher S. Dillion, joint venture partner for the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1101 Church Street (the “Subject Property”) and located in the R6 General Residential District, seeking approval of major zoning variations from: (1) Section 6-8-8-4(C) of the Evanston City Code, 2012, as amended (“the Zoning Code”), to permit twenty-four (24) dwelling units plus six (6) inclusionary housing ordinance units for a total of thirty (30) dwelling units where fifteen (15) dwelling units are allowed; (2) Section 6-8-8-6 of the Zoning Code, to 78.6% building lot coverage where 65% is permitted; (3) Section 6-8-8-7(A)(2) of the Zoning Code, to permit a zero (0) foot street side yard setback to match the existing structure where fifteen (15) feet is required; (4) Section 6-8-8-7(A)(4) of the Zoning Code, to permit a one and one half (1.5) foot rear yard setback where twenty-five (25) feet is required; (5) Section 6-8-8-7(C)(3) of the Zoning Code, to permit zero (0) feet for open parking on the interior side yard where five (5) feet is required; and (6) Table 16-B of Section 6-16 of the Zoning Code, to permit fourteen (14) parking spaces where twenty-two (22) parking spaces are required.

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application met the standards for Major Variations set forth in Subsection 6-3-8-12(E) of the Zoning Code and recommended City Council approval thereof; and

WHEREAS, at its meeting of April 26, 2021, the Planning and Development Committee of the City Council (“P&D Committee”) received input from the public, carefully considered the ZBA’s record and findings and recommended the City Council approve the Major Variations, as requested; and

WHEREAS, at its meetings of April 26, 2021 and May 10, 2021, the City Council considered the ZBA’s and P&D Committee’s records, findings, and recommendations, and adopted the recommendation of the P&D Committee,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: The City Council hereby adopts the P&D Committee’s records, findings, and recommendations, and hereby approves, pursuant to the Zoning Code, the Major Variations on the Subject Property applied for in case no. 21ZMJV-0017 and described hereinabove.

SECTION 3: The Major Variations approved hereby are as follows:

- A. To permit twenty-four (24) dwelling units plus six (6) inclusionary housing ordinance units for a total of thirty (30) dwelling units where fifteen (15) dwelling units are allowed by Section 6-8-8-4(C) of the Zoning Code.
- B. To permit 78.6% building lot coverage where 65% is permitted by Section 6-8-8-6 of the Zoning Code.

- C. To permit a zero (0) foot street side yard setback to match the existing structure where fifteen (15) feet is required by Section 6-8-8-7(A)(2) of the Zoning Code.
- D. To permit a one and one half (1.5) foot rear yard setback where twenty-five (25) feet is required by Section 6-8-8-7(A)(4) of the Zoning Code.
- E. To permit zero (0) feet for open parking on the interior side yard where five (5) feet is required by Section 6-8-8-7(C)(3) of the Zoning Code.
- F. To permit fourteen (14) parking spaces where twenty-two (22) parking spaces are required by Table 16-B of Section 6-16 of the Zoning Code.

SECTION 4: Pursuant to Subsection 6-3-8-14 of the Code, the City Council hereby imposes the following conditions on the Major Variations granted hereby, violation of any of which shall constitute grounds for penalties or revocation thereof pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Code:

- (A) A construction management plan is required prior to the issuance of a building permit.
- (B) The Applicant shall develop and use the Subject Property in substantial compliance with all applicable legislation, with the testimony and representations of the Applicant to the ZBA, the P&D Committee, and the City Council, and the approved plans and documents on file in this case.
- (C) Green Building Ordinance: The Applicant shall comply with the Green Building Ordinance for the new-construction portion of the development.
- (D) Off-site Parking: Six (6) off-site parking spaces within one thousand (1,000) feet of the site shall be leased.
- (E) Rooftop Mechanicals: Rooftop mechanicals shall feature sound attenuating devices or shall be screened to limit noise pollution.
- (F) Inclusionary Housing: The application shall provide on-site affordable housing for three (3) dwelling units for the following thirty (30) years in compliance with the Inclusionary Housing Ordinance.
- (G) Alley Resurfacing: The east-west alley shall be milled and resurfaced after building construction is complete (not full alley/stormwater reconstruction). This excludes any recently paved area associated with 1717 Ridge Avenue, if applicable.

- (H) ADA Inclusionary Unit: One of the required on-site inclusionary (affordable) housing units shall be a two (2) bedroom unit in the new construction elevator building and shall be constructed ADA adaptable and leased accordingly when possible.
- (I) Bird-Friendly Measures: The building design, glass material, and rooftop lighting shall feature bird-friendly measures such as low reflectivity on windows and minimal overnight rooftop lighting.
- (J) Mayor's Monarch Proclamation: The building's landscaping and green roof design shall incorporate appropriate habitat for Monarch butterflies and the at-risk insect population.
- (K) Transit Fund Contribution: In recognition of the TOD location and on-site parking relief, the Applicant agrees to make a one-time \$5,000 contribution to the City's Transit Fund to utilize on matching 50/50 transit grants and other public transit related improvements.
- (L) Local Hiring/MWEBE: The Applicant will employ at least five (5) with a goal of ten (10) Evanston residents during construction, with as many competent minority and/or women Evanston subcontractors, workers, and residents as possible.
- (M) Parking Count Sign: The Applicant agrees to install 110V electric to a City Parking Garage Count sign to be located on City right-of-way adjacent to the property. If the City determines the sign shall be located elsewhere, the Applicant agrees to pay the cost of installation of the sign and its electricity with a one-time contribution not-to-exceed \$5,000.
- (N) Utility Poles: The Applicant will use commercially reasonable efforts to bury two (2) ComEd utility poles located along the alley, subject to ComEd approval, and in coordination with (O) below.
- (O) The Applicant agrees to make a one-time contribution of \$15,000 for the replacement of trees, sidewalks, and street lights/Talmadge light LED upgrades within one quarter mile of the site. In the event two (2) ComEd utility poles are not buried pursuant to (N) above, the Applicant shall increase its contribution to \$35,000 to the City for trees, sidewalks, street lights/Talmadge light LED upgrades within one quarter mile of the site.
- (P) The Applicant agrees to mitigate impact on the property that abuts the subject property to the west by methods including, but not limited to, additional landscaping, location of outdoor utilities and transformers, and location of dumpsters/recycling, subject to DAPR approval.
- (Q) The Applicant shall, at its cost, record a certified copy of this ordinance, including all Exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City.

SECTION 5: When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s agents, assigns, and successors in interest.”

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Code and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same.

SECTION 7: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 8: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

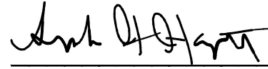
SECTION 10: The findings and recitals herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: April 26, 2021

Approved:

Adopted: May 10, 2021

May 10, 2021



Stephen H. Hagerty, Mayor

Attest:

Approved as to form:

Eduardo Gomez

Nicholas E. Cummings

Eduardo Gomez, Deputy City Clerk

Nicholas E. Cummings, Corporation
Counsel

EXHIBIT A

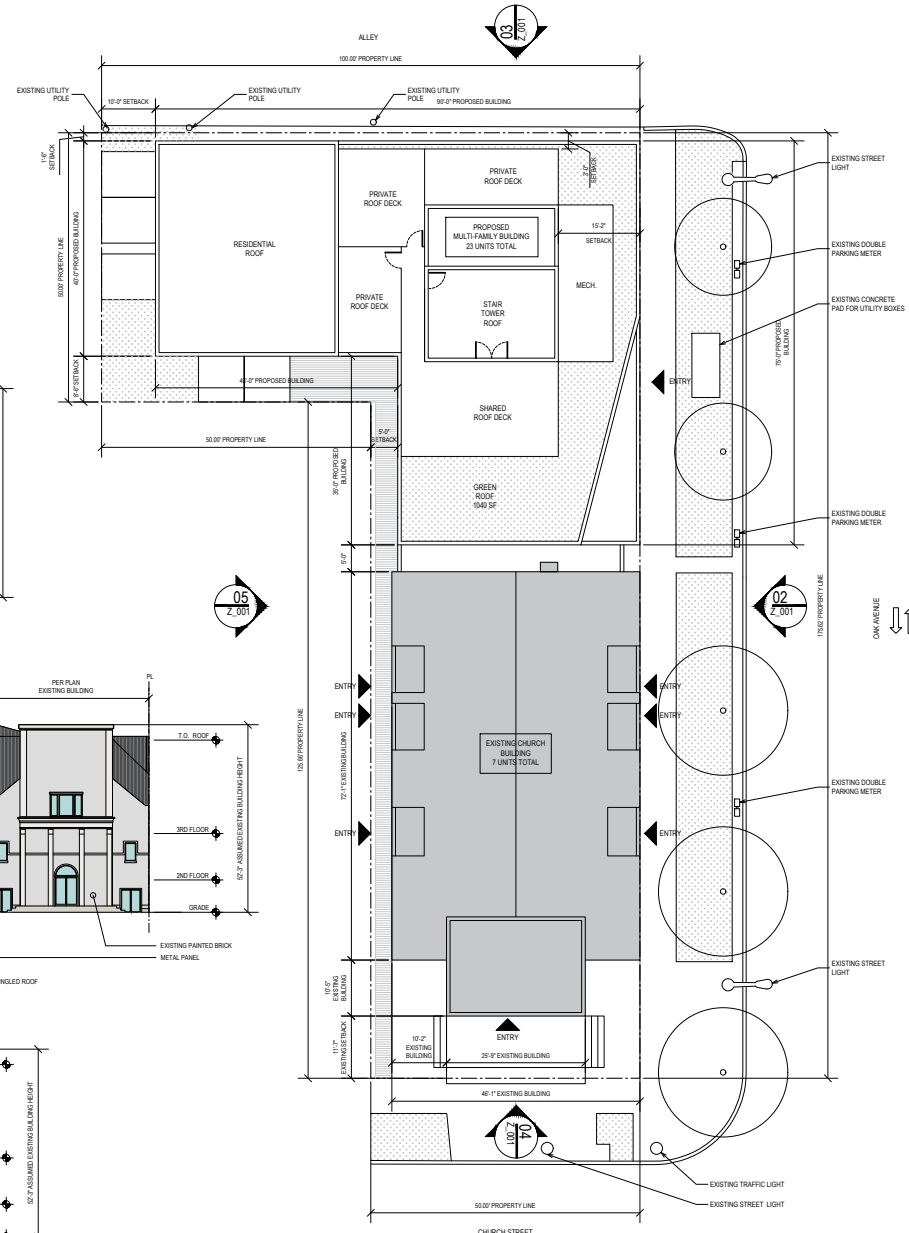
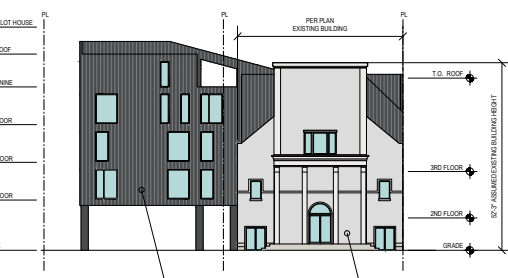
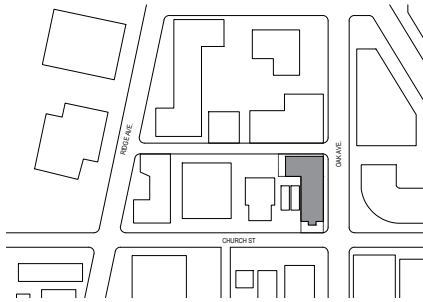
LEGAL DESCRIPTION

Parcel 1: The North 50 feet of Lots 14 and 15 in Block 2 in Eliza A. Pratt's Addition to Evanston in the Northwest Quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: All that part of Lot 15 lying South of the North 50 feet thereof in Block 2 of Eliza A. Pratt's Addition to Evanston, in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 11-18-122-025-0000 and 11-18-122-022-0000

COMMONLY KNOWN As: 1101 Church Street, Evanston, Illinois.



1101 CHURCH STREET

ADDRESS 1101 CHURCH ST
EVANSTON, IL 60201

PROJECT 2007

TEAM

OWNER
RANQUIST CAMPBELL JODI
LLC / BLUE STAR
PROPERTIES
2239 N. KIMBALL AVENUE
CHICAGO, IL 60647

ARCHITECT
INTERFACE STUDIO
ARCHITECTS, LLC
1400 N. AMERICAN ST #301
PHILADELPHIA, PA 19122
215.232.1500

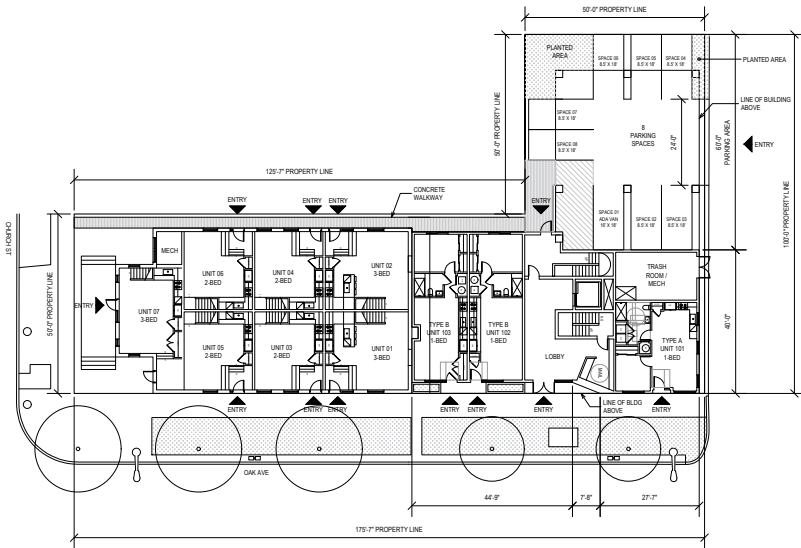


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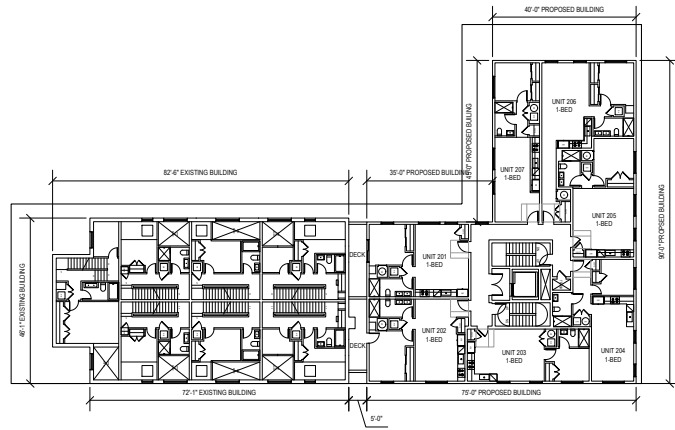
ZONING SUBMISSION
ZONING REVISION 1

12.09.2020
01.20.2021

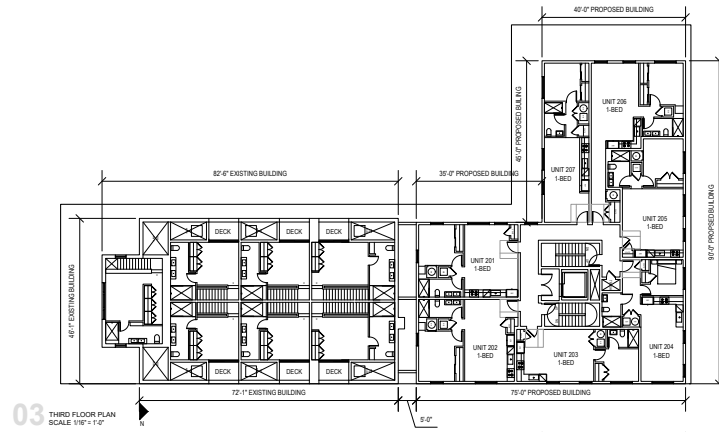
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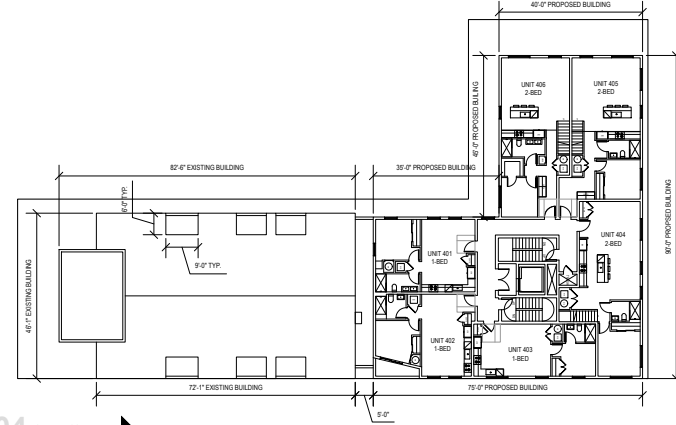
01 GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



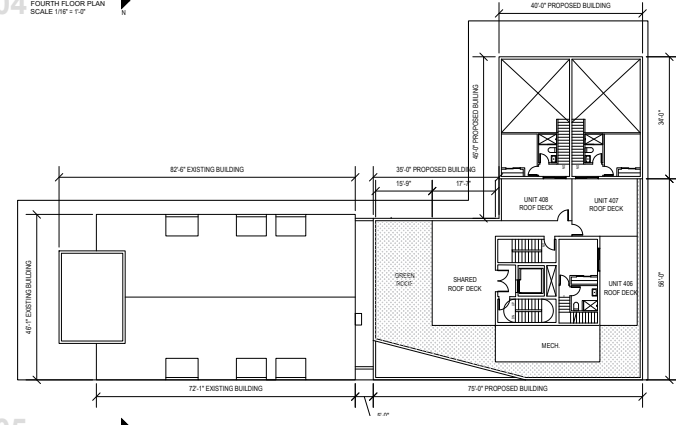
02 SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



03 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



04 FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"



05 MEZZANINE FLOOR PLAN
SCALE 1/8" = 1'-0"

1101 CHURCH STREET

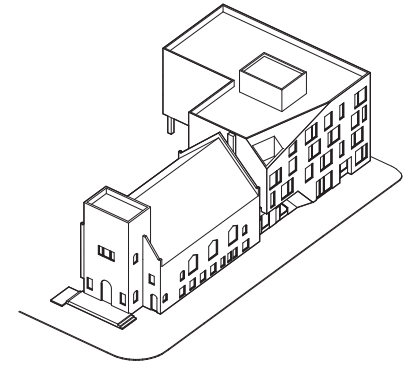
ADDRESS 1101 CHURCH ST
EVANSTON, IL 60201
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PHASE
ZONING SUBMISSION 12.09.2020
ZONING REVISION 1 01.20.2021

Z_002





Design Evanston Project Review of the 1101 Church Street Project March 4, 2021

Design Evanston members participated in a presentation of the proposed 1101 Church Street residential project by the developer and architect. Following is a summary of our general comments and our Project Review Standards:

General Comments

Overall we believe that this project is an attractive and appropriate project for this site. We believe that it provides a number of benefits to the city, most of them public. Namely:

1. It saves an existing historic church by sensitively adapting it for residential use.
2. It provides a broad variety of desirable, needed residential housing units in its TOD context.
 - a. ADA units.
 - b. Affordable units
 - c. "Missing Middle" typologies; and
 - d. Townhouse "loft" units.
3. It fills an awkward void in the streetscape and adjacent relatively densely developed neighborhood by capturing the space of the former parsonage associated with the church and providing an appropriately massed multi-family building.
4. It improves the streetscape appearance.
5. It represents a high quality of architectural design.
6. It puts this property on the tax rolls.

To execute this design several zoning variances are requested, namely:

1. 78.6% lot coverage vs. 65% allowed
2. Density of 30 units, 9 unit variation.
3. Street Side Yard setback, Oak Street – lot line vs. 15'
4. Rear Yard setback, alley – 1.5' vs. 5'
5. Open parking setback, west property line – none vs. 5'
6. Not currently meeting the parking requirement for 22 spaces.

Our comments are as follows:

1. 78.6% lot coverage – there appears to be virtually no apparent detriment to allowing the additional lot coverage. The proposed building seems very appropriate for and sensitive to its context.
2. Street Yard Setback, Oak Street – The 15' setback seems entirely inappropriate for this context. The new building aligns with the church's east façade, and is sensitive to the adjacent building to the north.
3. Rear Yard setback, alley – the decreased setback seems to have no detrimental effect on the alley functioning and should have no apparent effect on the neighboring building to the north.
4. Side Yard setback, west property line – the extension of the building parking in this direction has no apparent functional or visual effect on the neighboring building to the west as the site effected is occupied by a parking lot. In addition, at grade, the first floor of the proposed building consists of an open garage, not an intrusive blank wall.
5. Parking – As far as this property is concerned, 8 spaces currently provided is likely too few to make a success of the project. The developer is seeking additional spaces from adjacent residential high-rise properties and other city sources. We believe that through that effort and possibly investigating increasing off-site adjacent street parking by changing to diagonal spaces, that the appropriate number of spaces can be acquired. The provision of a dedicated



rental car space might also be of benefit. Additional on-site parking could be acquired if more of the first floor space of the new building were allotted for parking and the loss of residential units there made up by increasing the height of the building one additional story. We do not believe that this additional height would be objectionable (and still be within allowable height levels), as long as any visual presence of parking at the first floor along Oak Street is sensitively handled. See further overarching comments on parking at the end of this commentary (P.S. below*).

The allowance of these above variances make it possible for the creation of what we believe is a beautiful, appropriate, needed residential development that will provide a wonderful variety of needed housing units in this neighborhood. These will be residents that will be encouraged to shop and socialize locally, contributing to the economic sustainability of our unique downtown. This design achieves this while addressing an awkward, in-fill site, that currently generates no tax revenue. And it does it in a very sensitive way with a quality of design not seen in recent higher density multi-family housing projects. The proposed design feels right, appropriate; looks wonderful, respects its neighbor buildings, and improves the streetscape along Oak Street.

As far as how the project addresses Design Evanston's established Project Review Standards:

The project addresses a perceived need in the city, provides a beneficial and appropriate use in its neighborhood, is of appropriate and complimentary size, scale and proportion for its particular context, is representative of progressive, creative and sustainable design practices, provides for current and future economic growth, has a very low infrastructure demand, provides for a positive pedestrian and street level experience, conforms to the goals of "Complete Streets", and provides a number of other public benefits.

The project also offers the possibility to address the rather uninspired streetscape along this portion of Church Street that extends off of Ridge Avenue; a true gateway to downtown. Given the possibility of the new Theater on the south side of the street, there is the opportunity to further enhance the streetscape on both sides of the street, given the participation of the City, theater developer and the developer of this project.

*P.S. - The automobile and urban design – a perspective

The automobile, more than any other element, has had a profound influence on urban design over the last 70 years. It is responsible for a vast increase in individual freedom of movement, resulting in the creation of a vast interstate highway system, a dependence on unrenewable energy resources and their resulting pollution and international political conflicts, facilitated some fine suburbs along with urban sprawl and impersonal strip centers of commerce. It has also threatened and destroyed many urban centers, and created undesirable urban traffic congestion.

The importance and desirability of car ownership in urban contexts has changed significantly over the last 10 – 20 years. The need for an automobile in such a transit oriented city as Evanston has waned significantly in recent years. The value of this appliance has seen a significant decline for recent generations of adults. We believe that many cities have not kept pace with these changes as far as zoning requirements are concerned. Developers seem to have a better grasp on the reality of the current demand, and the success of their projects depends on an accurate assessment of this demand. If a development can provide the minimum number of parking spaces for the residents it intends to acquire, at no detrimental effect on public demand, we believe it should be respected.



“Complete Streets” respects this current market. If there is a more perfect city than Evanston to implement such an approach to planning and design, we are not aware of it. We, like many urban residents, we suspect, would rather engage our transiting neighbors on public transport systems, bikeways and sidewalks, rather than inside automotive cages, if given the choice.

Design Evanston Project Review Standards

Design Evanston members attended a presentation of the proposed residential development at 1101 Church Street by the developer and architect. Following is a summary of comments by attending members based on the DE Established Evaluative Criteria / Standards outlined below.



400 Main Street, 2c
Evanston, Illinois 60202
(847) 866-7480
www.designevanston.org

1. A project should address a perceived need in the city / community.

- a. The need for a variety of broad market housing in Evanston is significant. This project offers a broad variety of housing types; affordable, ADA, “Missing Middle”, townhouse “loft” units, in a unique low-rise building.
- b. Additional activation of this area of the downtown by additional resident’s is very desirable.

2. A project should provide for a beneficial and appropriate use in the project’s geographical context.

- a. The site of the project is currently vacant of use. This project would add desirable, relatively affordable, taxable residential units to this area of the downtown.
- b. The site is close to mass transit access and the kind of services resident’s desire.

3. The project should be of appropriate and complementary size, scale and proportion for its respective physical context.

- a. Commenting members felt the size, scale and proportion of the proposed building was very appropriate for, even desirable, for its location. The variances requested actually improve the viability and attractiveness of the project, and its appropriateness in its context.
- b. Some members felt the project could be one story higher and not seem inappropriate for its context.

4. The project should be representative of progressive, creative and sustainable design standards.

- a. This kind of relatively small scale, “in-fill” multi-family housing project that makes re-use of an abandoned building and provides for a broad mix of residential units is very progressive and desirable in any urban context. We find its design refreshingly creative; a far cry in scale and boring façade materials and composition from most recent high-rise developments.
- b. The project provides for a wide variety of residential unit types, addressing a broad market. The designs of its floor plans is very creative and progressive.
- c. It is a very sustainable project in its execution, maintenance and operation, as well as its ability to compliment a Transit Oriented neighborhood.
- d. The roof top will have a space for resident gatherings.

5. The project should provide for present and future economic growth.

- a. The injection of 30 desirable residential units in this neighborhood will be economic benefit for years to come. The fact that the development replaces tax exempt property with taxable residential units will have an immediate economic impact.

6. The project should have a high revenue generating / infrastructure cost ratio.

- a. The existing infrastructure is more than able to support this relatively small development.
- b. The project returns this area of land to the tax roles.

- c. The project as a relatively low impact on the infrastructure of the area compared to the high-rise developments nearby.

7. The project should provide for a positive experience at the street / sidewalk / pedestrian level.

- a. The project saves a charming existing church.
- b. The base of the building is an appropriate small scale construction, and the upper floors a very intimate scale.
- c. The new building aligns with the existing church making for a very natural street front experience. The building's extension to the alley obscures what is presently an unattractive view west down the alley and forms an appropriate corner for entry into the alley.
- d. New landscape materials will improve the current neglected streetscape along both Oak and Church Streets.
- e. If the city, the proposed theater, this developer and other adjacent property owners work together there is the unique opportunity to address the streetscape design along both sides of the street as it extends to Oak Street, and serves as an entry to the downtown.

8. The project should complement the practices and goals of "Complete Streets" and encourage multi-modal transportation use.

- a. The provision of a variety of desirable housing type units with minimal automobile accommodation encourages the practices and benefits of "Complete Streets".
- b. The project is located in relatively close proximity to Metra, CTA and Bus Service.
- c. The creation of a building of this size and occupancy will have a positive effect on further activating the streetscape in this area and along any circulation paths taken by its residents and visitors.

9. The project should provide a tangible list of public benefits.

- a. The project saves an attractive, historic church that is an integral part of the streetscape and re-purposes it for desired residential use.
- b. It puts a heretofore tax exempt property on the tax roles.
- c. It provides a broad variety of needed housing for frequently ignored markets, affordable, ADA, "Missing Middle" and "loft" Townhouses.
- d. It provides a well designed infill building on a site of an abandoned parsonage home.
- e. It is a highly complimentary building in its particular context, appropriately scaled and located on its site.
- f. It represents a high quality of architectural design, particularly for a relatively small project.
- g. It improves the streetscape appearance along Oak Street.

Additional comments on the design:

1. While we are very pleased with the composition of the window openings on the facades we want to encourage that in their detailing they appear to be more set back from the metal panels, providing a more pronounced shadow line.
2. We love the massing and articulation of the building, the way it feels so natural on the site, and improves the visual appearance of the neighborhood.
3. We are so grateful for the adaptive re-use of the church; a noble, creative act. We retain this fine sample of humble historic church design and place it on the tax roles. In the process of this



adaptive re-use the fundamental general appearance of the exterior is only altered by the addition of balconies for the townhouse units inside.

4. At the north portion of the east façade the standing rib metal panels come all the way to grade. While this is an attractive sculptural statement we wonder if expanding the brick or concrete employed at the south end of the first floor wall would be a possible alternative application. It would be a more durable material (resistive to ground borne dust, dirt, water, winter salts, etc). The theme could be carried around the north and west facades at the garage portion's exposed columns. In this case the brick/concrete would serve as a plinth for the sculptural composition of windows and metal panel above. This is only a comment, we defer to the judgement of the designer and his/her intentions.
5. We enjoy the dark grey color of the ribbed metal panels and think that it will be very complimentary to the church exterior, the brick or concrete employed at this building and the tan and salmon colored brick masonry at adjacent buildings and the multi-gray colored siding utilized at the parking garage to the northeast.



400 Main Street, 2c
Evanston, Illinois 60202
(847) 866-7480
www.designevanston.org



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
to: mklotz@cityofevanston.org

Tue, Mar 16, 2021 at 12:43 PM



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 03/16/21 12:43 PM

Name: Kristin Cleland

Address of Residence: 1107 Church St.

Phone: (847) 736-8066

How would you like to make your public comment?: Private

Provide Written Comment Here:

Agenda Item (or comment on item not on the agenda): The variations requested are too great. Set back and building lot coverage requirements are there to protect adjacent properties from crowding and privacy issues and I question why our rights as very long term LV residents are not being protected?

Position on Agenda Item: Other: support development but not to this magnitude

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Melissa Klotz <mklotz@cityofevanston.org>

1101 Church St zoning variations

1 message

Kristin Cleland <kristin.cleland@gmail.com>
 To: zoning@cityofevanston.org

Tue, Mar 16, 2021 at 1:19 PM

I am writing to express my significant concerns about the proposed zoning modifications requested by the developer of 1101 Church St. The zoning requirements versus the developers requested variations are not of small consequence.

My family and I have resided at 1107 Church St for 24 years.

6-8-8-4-C: 15 units allowed per code, requesting 30 units. Bear in mind that the 1717 Ridge, 1127 Church, and numerous other apartment buildings within a block or so, have numerous apartments available for rent. Therefore, the additional 24 apartments (apart from the 7 townhomes planned for the church structure, which I support) that are planned to be erected in the parking lot (where the set back and building lot coverage zoning variations are being requested) is not public service or in the best interest of Evanston residents, but is further saturating the rental market.

6-8-8-6: Building Lot Coverage: Per the code only 50% is approved (not 65%, as stated in the notice post card) for building coverage and the developer is requesting 78.6%. I ask, why is our right NOT to be crowded and practically built upon not given serious consideration prior to approving the variance? I would welcome members of the zoning committee as well as the developer to come to my home and see for yourselves how this development is going to negatively affect our quality of life and sense of privacy. And for what good? I support development on this property, however I take umbrage with the variances being requested. It is too massive.

6-8-8-7-A-2: Set back yard requirements, 15 feet. Developer requesting 0 feet.

6-8-8-7-A-4: Set back rear yard requirements 25 feet. Developer requesting 1.5 feet!!

6-8-8-7-C-3: Set back side yard requirements, 5 feet. Developer requesting 0 feet.

6-16 table 16-B: 22 parking spots required. Developer requesting 8 spots.

These are massive variations being requested to the detriment of long term Evanston residents for the benefit of whom? The developer? The tax coffers? Because I know that 24 less avant-garde apartments is not going to hurt anyone in this community our more likely the over development of every existing square foot is going to hurt this community.

Of note: The parking lot has had a basketball hoop for probably 20 years that is used frequently by kids and adults from all up and down the block and alley. There are several trees that have thrived in the parking lot (west side against the chain link fence) and we have enjoyed squirrels, birds and insects as well as much needed greenery. These may seem like small details of the parking lot, but they make a community and a home.

In conclusion, I am not against development of this property, the new owners have every right to develop or demolish. However, the owners of this property do not have a right to ignore code requirements and it is our right as adjacent property owners to be respected and equally considered in this proposed development. This project needs to be scaled down and propose something that is in accordance with the current zoning requirements.

Thank you for your time,

Kristin Cleland



MEETING MINUTES
ZONING BOARD OF APPEALS
Tuesday, March 16, 2021
7:00 PM
Via Virtual Meeting

Members Present: Violetta Cullen, Kiril Mirintchev, Max Puchtel, Jill Zordan, Mary McAuley

Members Absent: Lisa Dziekan, Myrna Arevalo

Staff Present: Melissa Klotz

Presiding Member: Violetta Cullen

1101 Church St. ZBA

21ZMJV-0017

Christopher S. Dillion, Joint Venture Partner, submits for major zoning relief to construct a 4- story rear addition and adaptive reuse of an existing religious institution structure in the R6 General Residential District. The applicant requests 24 dwelling units (plus 6 IHO bonus units for a total of 30 dwelling units) where 15 dwelling units are allowed (Zoning Code Section 6-8-8- 4-C), 78.6% building lot coverage where 65% is permitted (Zoning Code Section 6-8-8-6), a 0' street side yard setback to match the existing structure where 15' is required (Zoning Code Section 6-8-8-7-A-2), 1.5' rear yard setback where 25' is required (Zoning Code Section 6-8-8- 7-A-4), 0' for open parking in the interior side yard where 5' is required (Zoning Code Section 6- 8-8-7-C-3), and 14 parking spaces where 22 parking spaces are required (Zoning Code Section 6-16 Table 16-B). The Zoning Board of Appeals makes a recommendation to the City Council, the determining body for this case.

Mr. Dillion introduced the team, including Brian Phillips from IHA who provided a brief overview of the types of projects they have completed in the surrounding areas. Mr. Dillion then proceeded with an overview of the project:

- It is a transit rich location.
- Will be prioritizing sustainability.
- An urban apartment building will be to the north.
- The site is L-shaped and they will be making an adaptive reuse of the church and then a mid-rise new construction component at the rear of the church.
- All of the two bedrooms will be distributed through two floors.
- Bike storage will be at the front of the building.
- Looking for a series of variations that include:
 - Density variation – proposing 30 units but it is zoned for 15 units.
 - Lot coverage – 78.6% proposed vs. 65% per code.
 - Setback variations
 - Street yard setback 0' proposed vs. 15' in code
 - Rear yard setback 1.5' proposed vs. 25' in code.

- Parking variations
 - Open parking setback 0' proposed vs. 5' in code
 - Parking spaces = 8 onsite and 6 offsite for 14 spaces total vs. 24 parking spaces per code
- Several positive public impacts that include the adaptive reuse of the church to save it and a growth of tax base by \$135K annually.
- Many public benefits that include alley resurfacing, \$5,000 contribution to the Transit Fund, ADA/Adaptable Affordable units and bird-friendly measures.

Ms. Zordan asked for clarification in the building directly to the north uses the alley.

Mr. Dillion responded that he wasn't sure but their utilities are served through that alley. After speaking with the board of that building their main concern in is the current state of the alley.

Mr. Puchtel asked about the setbacks by the alley and wondered if there is precedent from City staff on the setback as it seems very close up and down the alley.

Ms. Klotz answered that because it is adjacent to downtown and multi-story buildings she does believe it is appropriate.

Ms. Klotz indicated that here were letters sent one in favor from Design Evanston and one against the project from a neighbor.

Deliberation:

Ms. Cullen stated that she is in favor and appreciate the increase in the tax rolls.

Ms. Zordan is leary of the setback variations, although with the support of City staff she is favor and thinks it is an attractive design.

Mr. Mirintchev shared that he compliments the architects because this is a very difficult project. He would like to see a little more residential design of the church and he encourages additional parking spaces.

Ms. McAuley stated that loves the church re-adaptation and is in favor of the project.

Mr. Puchtel is also in support.

Standards:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes

Ms. McAuley moved to approve with the conditions laid out in the staff memo. Ms. Zordan seconded. The motion passed 5-0.