



LAND USE COMMISSION

Wednesday, August 24, 2022
7:00 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

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 in-person 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 Plan Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. APPROVAL OF MEETING MINUTES: August 10, 2022

III. NEW BUSINESS

A. Public Hearing: Major Adjustment to a Planned Development | 999-1015 Howard Street | 22PLND-0053

David Block, applicant, submits for a major adjustment to the planned development approved by Ordinance 8-O-20 in the B2 Business District. The applicant is requesting to modify the approved building elevations. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-9-8 of the Evanston Zoning Code and Ordinance 92-O-21.

B. Public Hearing: Special Use | 1930 Sherman Avenue | 22ZMJV-0054

Charles Davidson of CDG Real Estate, applicant on behalf of the Jewish Learning Foundation, requests a Special Use Permit for a Religious Institution in the R5 General Residential District (Zoning Code Section 6-8-7-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21.

C. Public Hearing: Text Amendment | Restaurants in MXE Text Amendment | 22PLND-0055

City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to add Restaurant, Type 1, as a Permitted Use, and Restaurant, Type 2, as an Administrative Review Use in the MXE Mixed-Use Employment District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4 of the Evanston Zoning Code and Ordinance 92-O-21.

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held on **Wednesday, September 14, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

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).



MEETING MINUTES

LAND USE COMMISSION

Wednesday, August 10, 2022

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: Myrna Arevalo, George Halik, John Hewko, Brian Johnson, Jeanne Lindwall, Kiril Mirintchev, Matt Rodgers, Kristine Westerberg

Members Absent: Violetta Cullen, Max Puchtel

Staff Present: Elizabeth Williams, Brian George, Meagan Jones

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:00pm. A roll call was then done and a quorum was determined to be present.

Approval of July 13, 2022 Meeting Minutes

Commissioner Lindwall suggested a minor edit to the meeting minutes. Commissioner Lindwall then made a motion to approve the Land Use Commission meeting minutes from June 22, 2022 as amended. Seconded by Commissioner Westerberg. A roll call vote was taken and the motion passed, 6-0, with 2 abstentions.

Old Business

A. Public Hearing: Planned Development | 3434 Central Street | 22PLND-0012

Charles Marlas, applicant, applies for a Special Use for a Planned Development and a Special Use to demolish the existing church and other site improvements and to construct a new 2-story, 22,416 square foot building for a Daycare Center-Child, Kensington School. The following site development allowances are needed: 1) Off-street parking located within the front yard where parking is not permitted, 2) Off-street parking located within the south interior side yard where parking is not permitted, 3) Detached accessory use, refuse enclosure, located within the south interior side yard where a detached accessory use is not permitted, 4) Reduce the required transition landscape strip along the south property from 10' to 6', 5) Eliminate the required 10-foot wide transition landscape strip along the west property line, and 6) Reduce the two-way driveway aisle width from 24' to 16', in the R2 Single-Family Residential District. 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 Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Ordinance and Ordinance 92-O-21. This item will not be heard at this meeting and will be renoticed for a future meeting date.

Chair Rodgers explained that there are additional details for the project being worked on by the applicant so staff proposes to pull the item from the agenda and renotice it for a later meeting date. *It was misspoken that the mailing radius for postcard notices was 500 ft. but is in fact 1,000 ft. for a planned development.*

Commissioner Lindwall made a motion to remove this item from the agenda and have staff renotice it for a future meeting date when the application is resubmitted and complete. Seconded by Commissioner Westerberg. A roll call vote was taken and the motion passed, 8-0.

New Business

Order switched due to a continuance requested for 4(B)

B. Public Hearing: Planned Development | 1621-31 Chicago Avenue |22PLND-0020 Jeffrey Michael, applicant, Horizon Realty Group, submits a Special Use for a Planned Development to construct a new 18-story mixed-use building with approximately 7,195 square feet of ground floor retail space, 180 dwelling units (including 52 bonus dwelling units per IHO), and 57 parking spaces within a 2-level parking garage in the D4 Downtown Transition District. The applicant seeks the following site development allowances: 1.) To increase the maximum permitted number of dwelling units from 106 to 180; 2.) To increase the maximum permitted Floor Area Ratio (FAR) from 5.4 to 7.8; 3.) To increase the maximum permitted building height from 105' to 174'-8"; 4.) To reduce the number of required parking spaces from 130 to 57; and 5.) To reduce the number of required loading berths from 3 to 2. 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 Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Ordinance and Ordinance 92-O-21.

Chair Rodgers announced that a continuance for item 4B was requested by the applicant. Ms. Jones clarified that this was due to an unforeseen health issue. She then stated that the next Commission meeting on August 24th has a number of items on the agenda and the September 14th meeting has a light agenda at this time.

Commissioner Halik made a motion to continue this item to the September 14, 2022 Commission meeting. Seconded by Commissioner Lindwall. A roll call vote was taken and the motion passed, 8-0.

Members of the public questioned why no alternative person could be in place of the applicant, the general timing of the continuance, why the continuance was being granted, and why those who signed up to comment were not alerted. Commissioners stated that due to health reasons this is a reasonable request and that continuances have been granted to members of the public who have wished to gather additional information on other projects. It was explained that it is important in the course of hearings to hear directly from the applicant as well as the public and there could not be a fair hearing without hearing from the applicant. Additionally, typically an applicant does not want to rely on an architect or similar to speak for them.

Commissioner Halik requested that policy be enacted for additional notice to be provided whenever possible. Staff noted that this will be looked at and done in advance wherever possible.

A. Public Hearing: Amendment to Special Use | 619 Howard Street | 22ZMJV-0043 India Mussell-McKay of Palmhouse Productions, LLC., applicant, requests an amendment to Ordinance 45-O-19, which granted approval of a Special Use for a Banquet Hall Facility in the B3 Business District (Zoning Code Section 6-9-4-3). The applicant specifically requests the condition of approval requiring the Design and Project Review Committee to review all outdoor special events on the parking lot of the premises to be removed. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21.

Chair Rodgers stated that due to past involvement in the project prior to being appointed to the Commission, he would be recusing himself from discussion on this item. He made a motion to elect Commissioner Lindwall as Acting Chair in his absence. Seconded by Commission Westerberg. A voice vote was taken and the motion passed, 8-0.

Ms. Jones read the case into the record. Ms. Williams then provided an overview of what the existing special use requires, specifically, appearance before DAPR for any outdoor events, then explained what the applicant is proposing.

Commissioner Westerberg asked what the reasoning was for the condition in the original special use. Ms. Williams responded that this was a pre-covid condition to ensure compatibility with adjacent uses and address concerns on a case by case basis. Post covid, we are in a different environment where this type of use is frequently sought.

Commissioner Halik asked if there are complaints such as noise, who handles those. Ms. Williams responded that police would typically handle those complaints, occasionally staff would be notified through 311 which may take more time to address. To date, staff is not aware of any complaints against the property. Commissioner Halik then inquired about parking to which Ms. Williams replied she will have the applicant

provide additional information but there are arrangements made for off-site parking and valet.

Commissioner Arevalo asked if there are existing limits for hours of operation. Staff confirmed that hours of operation are specified in the existing Special Use Permit. Commissioner Mirintchev then inquired about tents on the property. Staff confirmed that permits would need to be applied for to erect tents on the property.

Commissioner Lindwall inquired about the status of DAPR and that weighed into why this change is being requested. Ms. Williams stated that proposed changes to DAPR are still before City Council but that since June, DAPR has not been making formal recommendations and meetings are no longer open to the public.

Ms. India Mussell McKay explained that she was initially one of a number of applicants for this type of use. In order to even the playing field, staff wanted that stipulation of additional DAPR review. She then explained that Palmhouse has been open since June 2021, and has hosted a number of events including the Mash Up. Palmhouse encourages attendees to use valet, shuttle service or nearby surface lots as parking options and has seen that, given the Covid pandemic, people want to have indoor and outdoor options. Without the proposed change, Palmhouse would need to go to DAPR to open its garage doors to accommodate this. Typically, events are between 4:00p and 8:00p. With regards to trash, extra pick-ups are scheduled as needed. Ms. Mussell McKay then stated that since there is no outside space usage, they are losing business, hence why they made the request.

Commissioner Mirintchev asked if temporary structures are used if permits are obtained. Ms. Mussell McKay confirmed City permits are obtained when needed and inspected by the Fire Department.

No members of the public spoke on this matter. Chair Lindwall then closed the record.

Deliberations

Commissioner Westerberg noted that she reviewed the one comment included in the packet which gave high marks for the business but suggested that the special use apply to future operators and asked for clarification on if the Special Use carries with the owner or the property. Ms. Jones clarified that the special use was with this business and if the business gets a new owner or a new business goes in it would either need an substitution of a special use (*which is now under an administrative review use*) or a new special use depending on the business operations.

Commissioner Johnson asked for confirmation that the Commission can just remove the one item from the list of conditions of the original Special Use. Staff confirmed that can be done.

The Commission then reviewed the standards for approval of Special Uses:

1. Met

2. Met
3. Met
4. Met
5. Met
6. Met
7. NA
8. NA
9. Met

Commissioner Halik made a motion to recommend approval of the amendment to the ordinance approving the special use for this use. Seconded by Commissioner Arevalo. A roll call vote was taken and the motion passed, 7-0.

Communications

No communications.

Public Comment

No public comment.

Adjournment

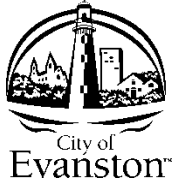
Commissioner Westerberg motioned to adjourn, Commissioner Lindwall seconded, and the motion carried, 8-0.

Adjourned 7:39 pm
Respectfully submitted,
Meagan Jones, Neighborhood & Land Use Planner

Land Use Commission

999-1015 Howard Street
Major Adjustment to an approved
Planned Development
22PLND-0053

Recommending Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Michael Griffith, Planner

CC: Sarah Flax, Interim Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Planned Development - Major Adjustment
999-1015 Howard Street, 22PLND-0053

Date: August 19, 2022

Request

The applicant applies for a Major Adjustment to the approved Planned Development approved by Ordinance 8-O-22 in the B2 Business District. The applicant is requesting to modify the approved building elevations (building under construction). The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-9-8 of the Zoning Code 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 August 4, 2022.

General Information

Applicant: David Block
EREG Development, LLC
566 W. Lake Street, Suite 400
Chicago, IL 60661

Owner(s): 1015 Howard LP
566 W. Lake Street, Suite 400
Chicago, IL 60661

PINs: 11-30-122-057-0000, 11-30-122-042-0000,
11-30-122-043-0000, 11-30-122-044-0000,
11-30-122-045-0000, 11-30-122-046-0000,
11-30-122-047-0000, 11-30-122-048-0000,
11-30-122-049-0000, 11-30-122-050-0000,

11-30-122-051-0000, 11-30-122-052-0000,
11-30-122-053-0000

Analysis

The City Council approved a special use for the planned development at 999-1015 Howard Street for the construction of a 4-story addition to the existing CJE Senior Life Building, with 60 affordable dwelling units for seniors and 55 parking spaces, Ordinance 8-O-20, adopted January 21, 2020. The approved plan included exterior building elevations and building materials.

Construction of the addition is completed and the applicant is seeking a Final Certificate of Occupancy. However, the building elevations as constructed do not substantially comply with the approved building elevations, particularly the southwest facade of the addition along Howard Street. The approved facade includes decorative wood panels that wrap around the southwest corner of the addition, breaking up the concrete exterior walls. The building as constructed has a simpler design with smaller wood panels and metal brackets over the windows.

The applicant provides the following describing the challenges faced during construction with a rendering of the approved elevation and a photo showing the as-built elevation:

PLANNED DEVELOPMENT APPLICATION

Case #: 19PLND-0012
August 8, 2022

Project Description:

In 2019 EREG Development LLC was granted a special use permit for a Planned Development located at 999-1015 Howard (address now assigned is 1011 – 1015 Howard), under **Ordinance 8-O-20**.

The approved development was for the new construction of a 4-story affordable housing residential building with 60 units at 1011 Howard and renovations in the existing CJE Adult Day Services Center at 1015 Howard. The development has been completed and we have successfully achieved more than 90% occupancy.

We are seeking a major adjustment request for changes to the approved elevations. The southwest façade of the residential building was approved with decorative panel elements that wrapped around the building. This decorative feature consisted of vertical wood panels (see image 1).

Unfortunately, due to the current construction environment affected by COVID19, these panels were significantly more expensive and had long lead times to fabricate that would have impacted the construction completion date and therefore affected the leasing timeline. In efforts to still provide a decorative feature on this façade, while not impacting the limited budget or installation timeline, we proceeded with a simpler design that includes smaller wood panels attached to metal brackets on the southwest wall (see image 2). This approach allowed for exterior work to be completed in time to allow occupancy of the building and move in many tenants who anxiously awaited to move into an affordable unit by spring of 2022.



Image 1

Rendering of the new construction residential building. The west elevation shows the long vertical wood panels, this design was approved under the Planned Development Ordinance.



Image 2

This is the as-built condition of the new construction residential building. The west elevation shows the shorter panels that were placed.

Because the requested modification is not specifically listed as an eligible minor adjustment, staff determined the requested modification needs to go through the major adjustment process, City Code Section 6-3-6-12.B and C. Staff understands the zoning

code should be amended to more effectively define and provide a process for handling minor and major adjustments.

Design and Project Review (DAPR) Discussion

The Design and Project Review Committee (DARP) considered this request on August 15, 2022 and did not have concerns with the requested major adjustment to allow the building elevation as constructed. The committee recognizes the economic and supply chain challenges encountered by the applicant, as City projects have also been impacted similarly.

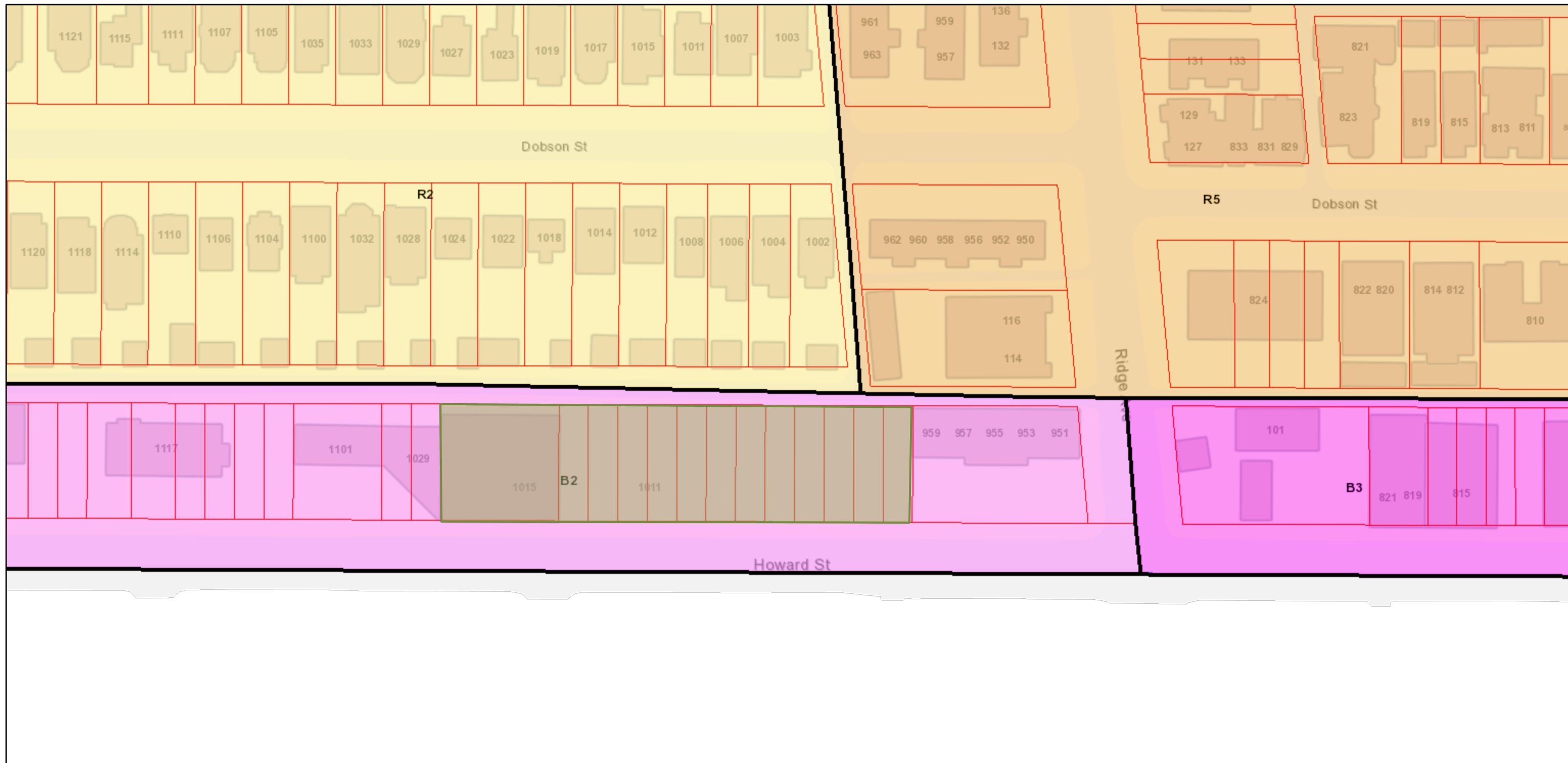
Standards for Planned Developments

The proposed adjustment is to follow the procedures for Adjustments to Development Plan (Section 6-3-6-12), maintain the planned development's satisfaction of the Standards for a Special Use (Section 6-3-5-10), the Standard for Planned Development (Section 6-3-6-9), and standards and guidelines established for Planned Developments in the B2 Business District (Section 6-9-1-9). The standards for review of a Planned Development found in City Code Section 6-3-6-9 were recently amended by Ordinance 63-O-22. The major adjustment does not request any additional Site Development Allowances beyond those approved in Ordinance 8-O-20 and is compatible with the overall character of the existing development in the immediate vicinity of the subject property. The major adjustment also does not propose changes to site circulation, City sustainability goals, or public benefits which were considered during the original approval process. In addition, the original findings related to the Standards for Special Uses remain valid for the proposed major adjustment.

Attachments

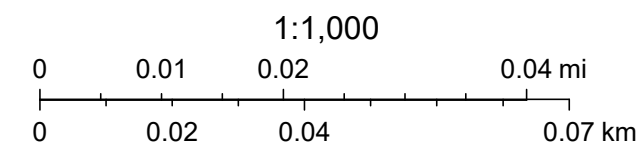
Application for major adjustment
Ordinance 8-O-20

Zoning Map - 999-1015 Howard Street



8/12/2022, 9:04:43 AM

- | | | | | |
|----------------------------|--------------------------------|---|---------------------------|--------------------------------------|
| Zoning Districts | D1 - Downtown Fringe | MUE - Transitional Manufacturing-Employment | R4 - General Residential | U1 - University Housing |
| B1 - Business | D2 - Downtown Retail Core | MXE - Mixed Use Employment | R4a - General Residential | U1a - University Housing and Parking |
| B1a - Business | D3 - Downtown Core Development | O1 - Office | R5 - General Residential | U2 - University Athletic Facilities |
| B2 - Business | D4 - Downtown Transition | OS - Open Space | R6 - General Residential | U3 - University Lakefront Campus |
| B3 - Business | I1 - Industrial / Office | R1 - Single-Family Residential | RP - Research Park | WE1 - West Evanston Transitional |
| C1 - Commercial | I2 - General Industrial | R2 - Single-Family Residential | T1 - Transitional Campus | Zoning Overlay Districts |
| C1a - Commercial Mixed-Use | I3 - General Industrial | R3 - Two-Family Residential | T2 - Transitional Campus | oCSC - Central Street Corridor |
| C2 - Commercial | | | | oDM - Dempster-Main Overlay |



Aerial Map - 999-1015 Howard Street



8/12/2022, 9:06:16 AM

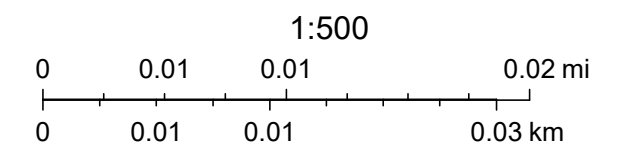
Zoning Districts

- B1 - Business
- B1a - Business
- B2 - Business
- B3 - Business
- C1 - Commercial
- C1a - Commercial Mixed-Use
- C2 - Commercial
- D1 - Downtown Fringe
- D2 - Downtown Retail Core
- D3 - Downtown Core Development
- D4 - Downtown Transition
- I1 - Industrial / Office
- I2 - General Industrial
- I3 - General Industrial

- MUE - Transitional Manufacturing-Employment
- MXE - Mixed Use Employment
- O1 - Office
- OS - Open Space
- R1 - Single-Family Residential
- R2 - Single-Family Residential
- R3 - Two-Family Residential

- R4 - General Residential
- R4a - General Residential
- R5 - General Residential
- R6 - General Residential
- RP - Research Park
- T1 - Transitional Campus
- T2 - Transitional Campus

- U1 - University Housing
 - U1a - University Housing and Parking
 - U2 - University Athletic Facilities
 - U3 - University Lakefront Campus
 - WE1 - West Evanston Transitional
- Zoning Overlay Districts
- oCSC - Central Street Corridor
 - oDM - Dempster-Main Overlay



City of Evanston IL, Imagery courtesy Cook County GIS



PLANNED DEVELOPMENT APPLICATION

Date Received: zoning office use only
Ward:
Zoning District:
Preservation:

Case Number: _____

1. PROPERTY

Address(es)/Location(s) 999-1015 Howard (assigned building address is 1011 - 1015 Howard)

Permanent Identification Number(s): Please see attached form

PIN 1: ----- PIN 2: -----

(If additional properties are included, please use attached form. **Note:** An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application).

2. APPLICANT

Name: David Block

Organization: EREG Development LLC

Address: 566 W. Lake Street, Suite 400 City, State, Zip: Chicago, IL 60661

Phone: Work: 312-382-3259 Home: _____ Cell/Other: _____

E-mail: dblock@evergreenreg.com

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

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

Please circle the primary means of contact.

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

Name(s): 1015 Howard LP

Organization(s): _____

Address: 566 W. Lake Street, Suite 400 City, State, Zip: Chicago, IL 60661

Phone: Work: 312-382-3259 Home: _____ Cell/Other: _____

E-mail: dblock@evergreenreg.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." By: 1015 Howard LP

[Signature]
By: 1015 Howard GP LLC, its general partner

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

August 08, 2022

Date

3. SIGNATURE

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

[Signature]

Applicant Signature – **REQUIRED**

August 08, 2022

Date

4. PROJECT DESCRIPTION Briefly describe the proposed project

Please see attached project description.

5. PRE-SUBMISSION REQUIREMENTS

Prior to actually submitting an application for Planned Development, you must:

Complete a Zoning Analysis of the Development Plan. The Planning & Zoning staff must review the development plan and publish a written determination of the plan's level of compliance with the zoning district regulations.

6. REQUIRED SUBMISSION DOCUMENTS AND MATERIALS CHECKLIST

The following are required to be submitted with this application form:

- Application Fee (\$6,000)**
- Application Exhibits**
 - Certificate of Disclosure of Ownership Interest Form
 - Plan drawing illustrating development boundary and individual parcels and PINs
 - Plat of Survey of Entire Development Site
 - Zoning Analysis Results Sheet
 - Preliminary Plat of Subdivision
 - Pre-application Conference Materials
 - Development Plan
 - Landscape Plan
 - Inclusionary Housing Ordinance Application
 - Statement addressing how the planned development approval will further public benefits
 - Statement describing the relationship with the Comprehensive Plan and other City land use plans
 - Statement describing the development's compliance with any other pertinent city planning and development policies
 - Statement addressing the site controls and standards for planned developments
 - Statement of proposed development's compatibility with the surrounding neighborhood
 - Statement of the proposed development's compatibility with the design guidelines for planned developments
 - Statements describing provisions for care and maintenance of open space and recreational facilities and proposed articles of incorporation and bylaws
 - Restrictive Covenants
 - Schedule of Development
 - Market Feasibility Statement
 - Traffic Circulation Impact Study
 - Statement addressing development allowances for planned developments

Notes:

- **Plats of survey** must be drawn to scale and must accurately and completely reflect the current conditions of the property.
- **Building plans** must be drawn to scale and must include interior floor plans and exterior elevations.
- **Application Fees** may be paid by cash, check, or credit card.
- **Mailing Fees** also apply and will be provided to the applicant from the City's mailing vendor.

PLANNED DEVELOPMENT APPLICATION

Case #: 19PLND-0012

August 8, 2022

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We are seeking a major adjustment request for changes to the approved elevations. The southwest façade of the residential building was approved with decorative panel elements that wrapped around the building. This decorative feature consisted of vertical wood panels (see image 1).

Unfortunately, due to the current construction environment affected by COVID19, these panels were significantly more expensive and had long lead times to fabricate that would have impacted the construction completion date and therefore affected the leasing timeline. In efforts to still provide a decorative feature on this façade, while not impacting the limited budget or installation timeline, we proceeded with a simpler design that includes smaller wood panels attached to metal brackets on the southwest wall (see image 2). This approach allowed for exterior work to be completed in time to allow occupancy of the building and move in many tenants who anxiously awaited to move into an affordable unit by spring of 2022.



Image 1

Rendering of the new construction residential building. The west elevation shows the long vertical wood panels, this design was approved under the Planned Development Ordinance.



Image 2

This is the as-built condition of the new construction residential building. The west elevation shows the shorter panels that were placed.

7. OTHER PROFESSIONAL REPRESENTATIVE INFORMATION

Attorney

Name: Steve Friedland Organization: Applegate & Thorne-Thomsen
Address: 425 S. Financial Place, Suite 1900 City, State, Zip: Chicago, IL 60605
Phone: 312.491.2207 Fax: _____ Email: sfriedland@att-law.com

Architect

Name: Robert Natke Organization: UrbanWorks LTD
Address: 125 S. Clark St. Suite 2070 City, State, Zip: Chicago IL 60603
Phone: 312.202.1200 ext. 12 Fax: _____ Email: rnatke@urbanworksarchitecture.com

Surveyor

Name: Gremley & Biedermann, Inc Organization: Gremley & Biedermann, Inc
Address: 4505 N. Elson Ave City, State, Zip: Chicago IL 60630
Phone: 773.685.5102 Fax: _____ Email: _____

Civil Engineer

Name: Terra Engineering, Ltd Organization: _____
Address: 225 W. Ohio City, State, Zip: Chicago, IL 60654
Phone: 312.467.0123 Fax: _____ Email: _____

Traffic Engineer


Name: Stephen B. Corcoran Organization: Eriksson Engineering Associates, Ltd.
Address: 135 S. Jefferson St, Suite 135 City, State, Zip: Chicago IL 60661
Phone: 847.223.4804 Fax: _____ Email: scorcoran@eea-ltd.com

Other Consultant

Name: Andre Pintauro Organization: Evergreen Construction
Address: 566 w. Lake St., Ste 400 City, State, Zip: Chicago, IL 60661
Phone: _____ Fax: _____ Email: apintauro@evergreenreg.com

8. MULTIPLE PROPERTY OWNERS Use this page if the petition is on behalf of multiple property owners.

"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."

NAME and CONTACT INFORMATION (telephone or e-mail)	ADDRESS(es) and PIN(s) of PROPERTY OWNED	SIGNATURE
1015 Howard LP By: 1015 Howard GP LLC, its general partner By: David Block, member	1011- 1015 Howard Street, Evanston IL <hr/> 11-30-12-057-0000 <hr/> 11-30-12-042-0000 <hr/> 11-30-12-043-0000 <hr/> 11-30-12-044-0000 <hr/> 11-30-12-045-0000 <hr/> 11-30-12-046-0000 <hr/> 11-30-12-047-0000 <hr/> 11-30-12-048-0000 <hr/> 11-30-12-049-0000 <hr/> 11-30-12-050-0000 <hr/> 11-30-12-051-0000 <hr/> 11-30-12-052-0000 <hr/> 11-30-12-053-0000	

Copy this form if necessary for a complete listing.

Application Procedure

- (A) Pre-Application Zoning Analysis: Prior to application submittal, the applicant shall submit to the Zoning Administrator or his or her designee, a zoning analysis including the minimum information provided below. The purpose of such is to provide initial zoning review, obtain preliminary feedback from staff that are members of the Design and Project Review (DAPR) Committee and facilitate the filing and consideration of a complete application. The pre-application zoning analysis is intended to facilitate the filing and consideration of a complete application and no representation made by the Zoning Administrator or the DAPR Committee shall be binding upon the City with respect to the application subsequently submitted.
- (B) Information Needed for Pre-Application Zoning Analysis: The applicant shall include the following information at the time of submittal of a zoning analysis for a planned development:
1. Conceptual site plan and development plans.
 2. Plat of survey (including the location of utilities).
 3. Proposed elevations.
 4. Narrative summary of proposal (including breakdown of uses within the proposed development, number of dwelling units if applicable and number of parking spaces) .
 5. Description of adjacent land uses and neighborhood characteristics.
 6. Description of critical historical structures, details or characteristics (if applicable).
 7. A preliminary Inclusionary Housing Ordinance proposal.
- (C) Results of Zoning Analysis: Upon receipt of the zoning analysis application, the Zoning Administrator or his or her designee shall circulate the application to staff members of the DAPR Committee to obtain additional comments. Within fifteen (15) working days from receipt of the zoning analysis application, a review letter consisting of the completed zoning analysis and compiled staff comments shall be provided to the applicant.

Review Procedure - Decision

- (A) Review Procedure: Upon the review of an application for a planned development by staff, the Zoning Administrator or his or her designee shall notify the applicant of any deficiencies or modifications necessary to perfect the planned development application.
- (B) Public Hearing: After determining that the application is complete, the Zoning Administrator or his or her designee shall schedule a public hearing to be held by the Land Use Commission at which time a formal presentation of the planned development application will be presented. In addition, a sign shall be posted on the property for a minimum of 10 working days prior to the public hearing indicating the place, time and date of the hearing.
- (C) Mailed Notices Required: Notice shall also be given by first class mail to all owners of property within a 1,000-foot radius of the subject property as provided by the City. The failure of delivery of such notice, however, shall not invalidate any such hearing. The City, through its Geographic Information System, will supply the names and addresses of the owners of property within the 1,000-foot radius. A third party mailing service mails notice of the hearing to the neighboring property owners. The applicant must pay any and all fees and postage associated with mailing this notice. The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, no less than 15 days nor more than 30 days prior to hearing.
- (D) Recommendation: The Land Use Commission holds a public hearing and makes a recommendation, based on findings of fact, to the City Council within 60 days of the close of the public hearing. The Planning and Development Committee of the City Council considers the Land Use Commission's recommendation and forwards it to the full Council with or without a recommendation. The City Council considers the Land Use Commission's recommendation and may introduce an ordinance granting the planned development. The City Council may adopt an ordinance granting the planned development at the following or any subsequent City Council meeting. The developer shall record the ordinance granting the planned development and the development plan with the Cook County Recorder.

Submittal Requirements

- 1) Planned Development Application Form.
- 2) Certificate of Disclosure of Ownership Interest Form: 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. Connection to the ownership in the property must be documented in the form of a title insurance policy, deed, lease or contract to lease or purchase.

- 3) Exhibit illustrating the boundaries of each individual parcel contained within the property(ies) proposed for development with coincide parcel identification numbers.
- 4) Plat of Survey, drawn to scale, showing dimensions and areas of the parcel(s), lot(s), block(s), or portions thereof, according to the recorded plat of the subject property(ies).
- 5) Preliminary Plat of Subdivision, if necessary, showing the development consists of, and is coterminous with, a single lot legally described in a recorded plat of subdivision or proposed subdivision or consolidation.
- 6) Pre-application Zoning Analysis Materials:
 - a) Conceptual site plan, showing parking and bicycle facilities where appropriate;
 - b) Plat of survey showing location of utilities;
 - c) Elevations;
 - d) Photographs of the subject and surrounding properties;
 - e) Description of adjacent land uses and neighborhood characteristics; and
 - f) Description of critical historical structures, details or characteristics.
- 7) Zoning Analysis Results Sheet, if available.
- 8) Development Plan showing:
 - a) Location, dimensions and total area of site;
 - b) Location, dimensions, floor area, construction type and use of each structure;
 - c) Number, type and size of dwelling units, and the overall dwelling unit density;
 - d) Number and location of parking spaces and loading docks, with means of ingress and egress;
 - e) Traffic circulation pattern, location and description of public improvements, streets and access easements to be installed or created;
 - f) All existing and proposed dedications and easements;
 - g) Drainage plan;
 - h) Locations, dimensions and uses of adjacent properties, rights of way, easements and utilities serving the site;
 - i) Significant topographical or physical features, including trees;
 - j) Soil or subsurface conditions; and
 - k) Historical structures or features.
- 9) Landscape Plan, including:
 - a) Location, dimensions and total area of site;
 - b) Locations, dimensions and uses of adjacent properties, rights of way, easements and utilities serving the site;
 - c) Landscaping location and treatment, plant material types, size and quantity, open spaces, and exterior surfaces of all structures with sketches of proposed landscaping;
 - d) Topographic and physical site features including soils and existing trees and vegetation;
 - e) Location, type and size of trees to be removed, and preservation plan for existing trees to remain through construction; and
 - f) Location, type, height and material of all fences and walls.
- 10) Inclusionary Housing Ordinance Application.
- 11) Statement addressing how the planned development approval will further public benefits including:
 - a) Preservation and enhancement of desirable site characteristics, open space, topographic and geologic features, and historic and natural resources;
 - b) Use of design, landscape, and architectural features to create a pleasing environment;
 - c) Provide a variety of housing types in accordance with the City's housing goals;
 - d) Eliminate blighted structures or incompatible uses through redevelopment or rehabilitation;
 - e) Business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base;
 - f) Efficiently use land resulting in more economic networks of utilities, streets, schools, public grounds, and other facilities; and
 - g) Incorporate recognized sustainable design practices and building materials to promote energy conservation and improve environmental quality.
 - h) Additional benefits related to transit alternatives, public art, public space improvements, etc.

- 12) Statement describing the relationship between the proposed development and the Comprehensive General Plan and other City land use plans.
- 13) Statement describing the developments compliance with the Zoning Ordinance and any other pertinent city planning and development policies.
- 14) Statement addressing the site controls and standards for planned developments in the subject property's zoning district regarding the following:
 - a) Minimum area
 - b) Tree preservation
 - c) Landscaped strip
 - d) Open space
 - e) Walkways
 - f) Parking and loading
 - g) Utilities
 - h) Stormwater treatment
- 15) Statement of proposed developments compatibility with the surrounding neighborhood.
- 16) Statement of proposed developments compatibility with the design guidelines for planned developments.
- 17) Statement describing provisions for care and maintenance of open space and recreational facilities and, if owned by an entity other than a government authority, proposed articles of incorporation and bylaws.
- 18) Restrictive Covenants to be recorded against proposed development.
- 19) Schedule of Development phases or stages stating beginning and completion time for each phase.
- 20) Market Feasibility Statement indicating the consumer market areas for all proposed uses in the development, the population potential of the area to be served by the proposed uses and other pertinent information concerning the demand for such uses of land.
- 21) Traffic Circulation Impact Study showing the effect of the development upon adjacent roadways, anticipated vehicular trips and traffic flow, and what road improvements and traffic control upgrading might be necessary.
- 22) Statement addressing the development allowances for planned developments in the subject property's zoning district regarding the following:
 - a) Height increases
 - b) Density increases
 - c) The location and placement of buildings varying from that otherwise permitted in the district
 - d) Floor area ratio increases



City of Evanston DISCLOSURE STATEMENT

(This form is required for all Major Variances, Special Uses, and Planned Development 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:

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.)

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.

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.

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.

212846



2016947038

Doc# 2016947038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/17/2020 01:05 PM PG: 1 OF 27

8-O-20

An Ordinance

Granting a Special Use Permit for a Planned Development

Located at 999-1015 Howard Street in the B2 Business District

12/18/2019

8-O-20

AN ORDINANCE

**Granting a Special Use Permit for a Planned Development
Located at 999-1015 Howard Street in the B2 Business District**

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the "powers and functions of home rule units shall be construed liberally," was written "with the intention that home rule units be given the broadest powers possible" (*Scadron v. City of Des Plaines*, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 1979, as amended, ("the Zoning Ordinance"); and

WHEREAS, David Block, Director of Development for Evergreen Real Estate Group, and representative of 1015 Howard LP (the "Applicant") located at 999-

1015 Howard Street, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically, Section 6-3-6, "Planned Developments," to permit the construction and operation of a Planned Development located at the Subject Property in the B2 Business District ("B2 District"); and

WHEREAS, the Applicant sought approval to construct a four (4) story, 73,017 square foot addition to the existing CJE Senior Life building, with sixty (60) affordable dwelling units for seniors, and fifty-five (55) parking spaces; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to building height, number of parking spaces, interior yard setback, rear yard setback, and loading zone vertical clearance; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances to the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on December 11, 2019, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 19PLND-0012, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission's written findings state that the application for the proposed Planned Development does not meet applicable standards

set forth for Planned Developments in the B2 Zoning District per Subsection 6-9-3-3 and 6-9-1-9 of the Zoning Ordinance; and

WHEREAS, the Plan Commission recommended the City Council approve the application; and

WHEREAS, on January 13, 2019, the Planning and Development ("P&D") Committee of the City Council held meetings, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meetings of January 13, 2020 and January 27, 2019, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, the Applicant's application, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see *Glenview State Bank v. Village of Deerfield*, 213 Ill.App.3d 747 (1991)) and is not subject to courtroom fact-finding (see *National Paint & Coating Ass'n v. City of Chicago*, 45 F.3d 1124 (7th Cir. 1995)),

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

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

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 19PLND-0012, to allow construction and operation of the Planned Development described herein.

SECTION 3: The City Council hereby grants the following Site Development Allowances:

- (A) **Building Height:** A Site Development Allowance is hereby granted for an approximately fifty-one (51) feet maximum building height, whereas subsection 6-9-3-8 of the Zoning Ordinance requires a maximum allows building height of forty-five (45) feet in the B2.
- (B) **Parking Spaces:** A Site Development Allowance is hereby granted permitting fifty-five (55) parking spaces, whereas table 16-B of subsection 6-16-3-5 of the Zoning Ordinance requires a minimum of sixty-nine (69) parking spaces.
- (C) **Interior Yard Setback:** A Site Development Allowance is hereby granted permitting an interior yard setback of zero (0) feet from the Subject Property line, whereas subsection 6-9-3-7(F) of the Zoning Ordinance requires a minimum of a five (5) foot interior yard setback from the Subject Property line for this building in the B2 District.
- (D) **Rear Yard Setback:** A Site Development Allowance is hereby granted permitting a rear yard setback of zero (0) feet from the Subject Property line, whereas subsection 6-9-3-7(G) of the Zoning Ordinance requires a minimum of a fifteen (15) foot rear yard setback from the Subject Property line for this building in the B2 District.
- (E) **Loading Area:** A Site Development Allowance is hereby granted permitting a loading area with a vertical clearance of eleven (11) feet ten (10) inches, whereas subsection 6-16-4-5 of the Zoning Ordinance requires all loading areas to have a vertical clearance of at least fourteen (14) feet.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which

shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- (A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with: the terms of this ordinance; the Site and Landscape Plans in Exhibits D and E, attached hereto and incorporated herein by reference; all applicable legislation; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.
- (B) **Continued Design Development:** The applicant shall continue to work with staff on design details on the east and west building elevations.
- (C) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control and vibration monitoring; construction exhibits; project communication and signage.
- (D) **Waste:** Prior to issuance of building permit, the Applicant shall develop and obtain the Director of the Public Works Agency's approval of a garbage and waste management plan for the subject property.
- (E) **Landscape Plan:** Prior to issuance of building permit, the Applicant shall develop and obtain the Director of the City's Public Works Agency's approval of a revised Landscape Plan with a tree list.
- (F) **Snow:** Prior to issuance of building permit, the Applicant shall develop and obtain the Director of the Public Works Agency's approval of a snow removal management plan for the subject property.
- (G) **Update to Plans:** The Applicant shall update the plans for the project to show the public sidewalk extending through the driveways off Howard Street.
- (H) **Construction Schedule:** Pursuant to Subsection 6-9-1-9(A)(4) of the Zoning Ordinance, the planned development shall be completed within two (2) years of the issuance of the special use permit for the planned development.
- (I) **Recordation:** Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, 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, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

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

SECTION 6: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance 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. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance 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 hereby 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.

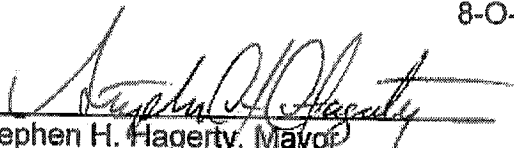
Introduced: January 13, 2020

Approved:


Adopted: January 21, 2020

_____, 2020

8-0-20


Stephen H. Hagerty, Mayor

Attest:


Devon Reid, City Clerk
Eduardo Gomez, Deputy City Clerk

Approved as to form:



Kelley Gandurski, Corporation Counsel

EXHIBIT A**Legal Description**

LOTS 3 TO 18, BOTH INCLUSIVE, IN GRANT AND GRANT'S HOWARD RIDGE ADDITION TO EVANSTON, BEING A SUBDIVISION OF LOT 1 (EXCEPT THE SOUTH 43 FEET DEEDED TO THE CITY OF EVANSTON FOR HOWARD STREET) IN CORRECTION PLAT OF SUBDIVISION OF LOT 9 (EXCEPT THE NORTH 24 FEET THEREOF) IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHWEST 1/4 OF LOT 13 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: ~~11-30-12-057-0000;~~ 122-057-0000
 11-30-12-042-0000; 122-042-0000
 11-30-12-043-0000; 122-043-0000
 11-30-12-044-0000; 122-044-0000
 11-30-12-045-0000; 122-045-0000
 11-30-12-046-0000; 122-046-0000
 11-30-12-047-0000; 122-047-0000
 11-30-122-048-0000;
 11-30-122-049-0000;
 11-30-122-050-0000;
 11-30-122-051-0000;
 11-30-122-052-0000;
 11-30-122-053-0000

COMMONLY KNOWN As: 999-1015 Howard Street

EXHIBIT B
Development Plans



cje SeniorLife

SPONSOR:
CJE SENIOR LIFE
990 W LAKE ST, SUITE 400, CHICAGO, IL 60681
P: 773.598.4000
WWW.CJENET.NET
CONTACT: THOMAS LOCKWOOD



EVERGREEN
Real Estate Group

DEVELOPER:
EREG DEVELOPMENT LLC
590 W LAKE ST, SUITE 400, CHICAGO, IL 60681
P: 312.234.9400
WWW.EVERGREEN.COM
CONTACT: DAVID BLOK, DIRECTOR OF DEVELOPMENT

UrbanWorks

ARCHITECT:
URBANWORKS
ARCHITECTURE INTERIORS AND PLANNING
25 S CLARK ST, SUITE 2070, CHICAGO, IL 60603
P: 312.262.7200
WWW.URBANWORKSARCHITECTURE.COM
CONTACT: ROBERT NATRE, PRINCIPAL

UrbanWorks
ARCHITECTURE
INTERIORS AND
PLANNING
URBANWORKS, LLC
25 S CLARK ST, SUITE 2070
CHICAGO, IL 60603
P: 312.262.7200
WWW.URBANWORKSARCHITECTURE.COM

DRAWING INDEX	
COVER	
1	DEVELOPMENT BOUNDARY
2	SITE LOCATION MAP
3	SITE SURROUNDING IMAGES
4	AMENITIES MAP
5	AMENITIES LIST
6	PRELIMINARY LANDSCAPE PLAN
7	LOWER LEVEL PLAN
8	SITE PLAN AND FIRST FLOOR PLAN
9	SECOND FLOOR PLAN
10	THIRD AND FOURTH FLOOR PLAN
11	ENLARGED UNIT PLANS
12	BUILDING MASS SECTIONS
13	BUILDING SECTION DIAGRAM
14	ELEVATIONS
15	EXTERIOR RENDERING - SOUTH FACADE
16	EXTERIOR RENDERING - SOUTH FACADE
17	EXTERIOR RENDERING - NORTH FACADE
18	WALL SECTION

REV. 5
12.3.12019

CODE AND PROJECT DATA	
SITE AREA = APPROX. 39,120 SF	
ZONING = REZONED TO UNDERLYING B2 WITH PLANNED DEVELOPMENT	
PARKING = 65 PARKING SPACES TOTAL BY LEVEL: UPPER DECK: 20 LOWER DECK: 35	
BUILDING AREA BREAKDOWN	
TOTAL IMPROVEMENTS	= 70,576 SF
RESIDENTIAL	= 61,675 SF
COMMERCIAL	= 8,900 SF
TOTAL DWELLING UNITS = 60	
DWELLING UNITS - 1 BED (64 UNITS)	
10% ACCESSIBLE 1 BED UNITS - 6 UNITS	
20% ADAPTABLE 1 BED UNITS - 12 UNITS	
2% SENSOARY 1 BED UNITS - 1 UNIT	
DWELLING UNITS - 2 BED (6 UNITS)	
10% ACCESSIBLE 2 BED UNITS - 1 UNIT	
20% ADAPTABLE 2 BED UNITS - 2 UNITS	
2% SENSOARY 2 BED UNITS - 1 UNIT	

LOT AREA = 400' X 97.75' = 39,120 SF
75,017 / 39,120 = 1.87 FAR (MAX PERMITTED FAR 2.0)

SF BREAKDOWN BY FLOOR	
LOWER	= 897 GSF
LEVEL 1	= 6,736 GSF +8,900
LEVEL 2	= 16,732 GSF
LEVEL 3	= 19,876 GSF
LEVEL 4	= 19,876 GSF
TOTAL	= 73,017 GSF

DATE 12/31/2019: ISSUE FOR CCPCD - REVISION 5



EVERGREEN SENIOR HOUSING
999-1015 HOWARD ST. EVANSTON, IL

1015 Howard-CJE



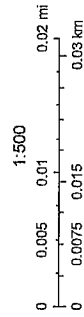
Page 27 of 45

January 14, 2019

Please note, the outlined area makes up the total amount of parcels involved in the proposed development.

- 1015 Howard Street, Evanston IL
PIN: 11-30-122-057
- 11-30-12-042
- 11-30-12-043
- 11-30-12-044
- 11-30-12-045
- 11-30-12-046
- 11-30-12-047
- 999 Howard Street, Evanston IL
PIN: 11-30-12-048
- 11-30-12-049
- 11-30-12-050
- 11-30-12-051
- 11-30-12-052
- 11-30-12-053

□ = DEVELOPMENT BOUNDARY



Cook County GIS Dept - Imagery from 2017

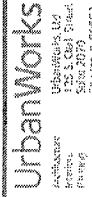
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DATE 12/3/2019: ISSUE FOR CCPCD - REVISION 5



EVERGREEN SENIOR HOUSING
999-1015 HOWARD ST. EVANSTON, IL

DEVELOPMENT BOUNDARY



UrbanWorks
1000 N. Dearborn Street
Chicago, IL 60610
Tel: 312.255.1235
urbanworks@urbanworks.com



LEGEND:
 SITE

DATE 12/31/2019: ISSUE FOR CCPCD - REVISION 5



EVERGREEN SENIOR HOUSING
 999-1015 HOWARD ST. EVANSTON, IL

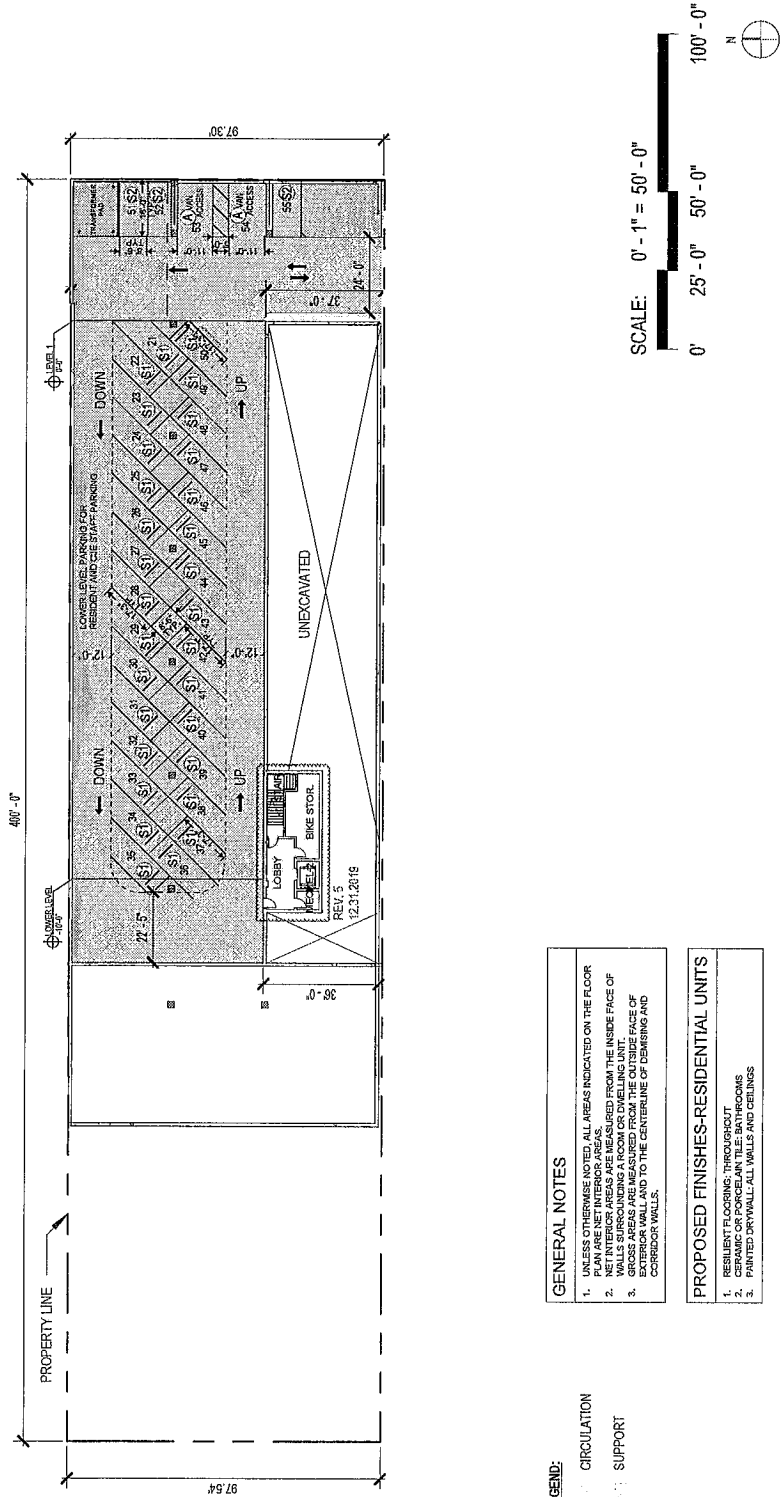
2

SITE LOCATION MAP

UrbanWorks

1325 S. CLAY STREET
 CHICAGO, IL 60607
 312.467.1200
 WWW.URBANWORKS.COM

PARKING SPACE DIMENSIONS			
TAG	SPACE	DIMENSION PROVIDED	DM. REQUIRED
(A)	VAN ACCESSIBLE	11'-0" x 20'	11'-0" x 18'
(B)	C/E BUS - 23' x 8'	11'-0" x 21'	11'-0" x 20'
(C)	C/E BUS - 24' x 8'	11'-0" x 25'	11'-0" x 24'-6"
(D)	COMPACT	11'-0" x 15'	8'-5" x 17'-3"
(E)	STANDARD	11'-0" x 17'-3"	8'-5" x 17'-3"
(F)	STANDARD	8'-6" x 18'	8'-5" x 18'



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE TO BE FINISHED TO THE INSIDE FACE OF THE WALLS SURROUNDING A ROOM OR DWELLING UNIT.
- WALLS SURROUNDING A ROOM OR DWELLING UNIT.
- SCORING WALLS TO BE MEASURED FROM THE OUTSIDE FACE OF SCORING WALLS TO THE CENTERLINE OF CORRIDOR AND CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS

- RESIDENT FLOORING: HETEROGENEOUS CERAMIC OR PORCELAIN TILE BATHROOMS
- PAINTED DRYWALL, ALL WALLS AND CEILINGS

LEGEND:

- CIRCULATION
- SUPPORT

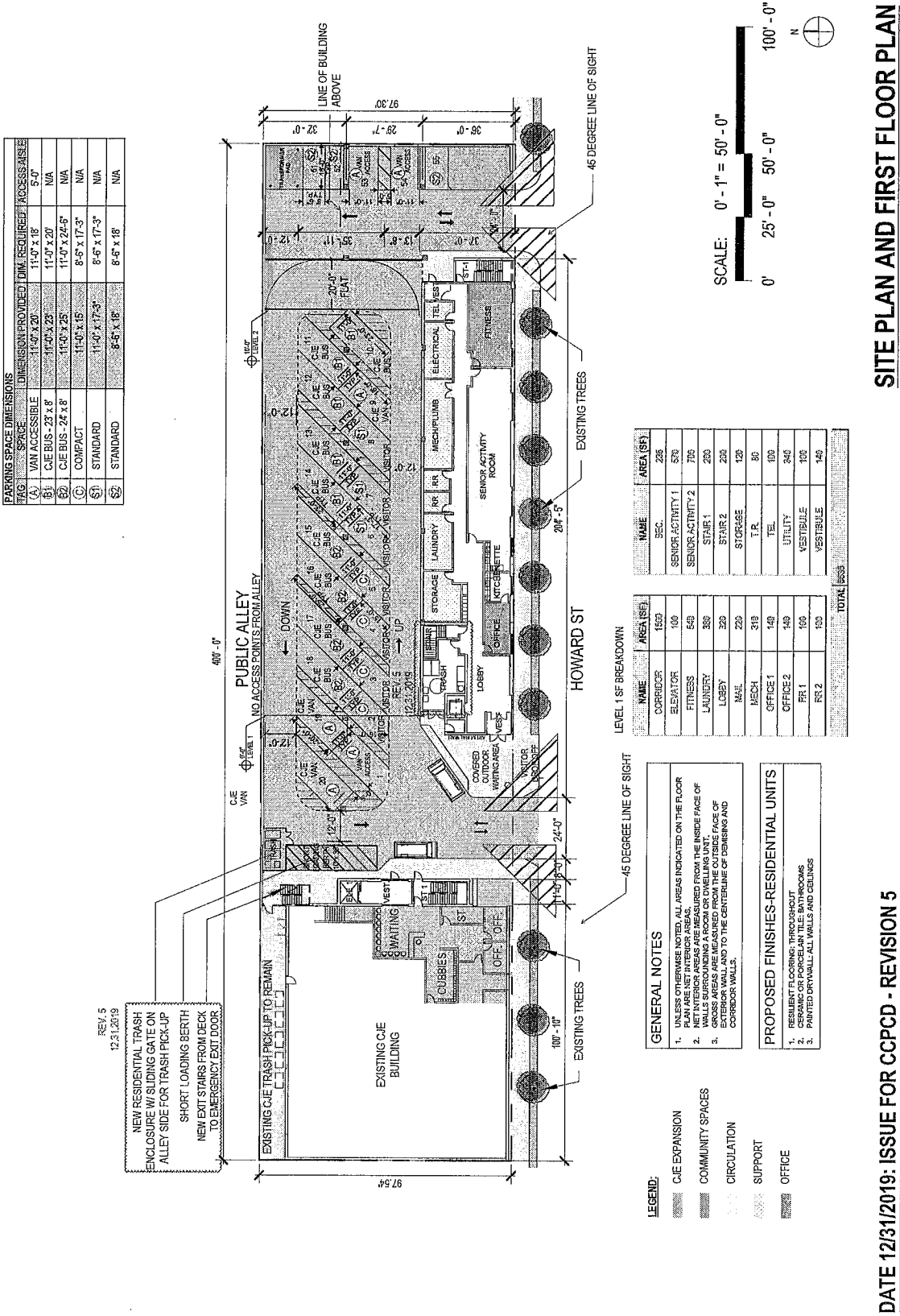
LOWER LEVEL PLAN

UrbanWorks
 1100 North LaSalle
 Chicago, IL 60610
 Tel: 312.297.1200
 www.urbanworks.com

EVERGREEN SENIOR HOUSING
 999-1015 HOWARD ST. EVANSTON, IL



DATE 12/31/2019: ISSUE FOR CCPCD - REVISION 5



PARKING SPACE DIMENSIONS

FLAG	SPACE	DIMENSION PROVIDED	DIM. REQUIRED	ACCESSIBLE
(A)	VAN ACCESSIBLE	11'-0" x 20'	11'-0" x 18'	5'-0"
(B)	C/E BUS - 23' x 8'	11'-0" x 23'	11'-0" x 20'	N/A
(C)	C/E BUS - 24' x 8'	11'-0" x 25'	11'-0" x 24'-5"	N/A
(D)	COMPACT	11'-0" x 15'	8'-6" x 17'-3"	N/A
(E)	STANDARD	11'-0" x 17'-3"	8'-6" x 17'-3"	N/A
(F)	STANDARD	8'-6" x 18'	8'-6" x 18'	N/A

LEVEL 1 SF BREAKDOWN

NAME	AREA (SF)
CORRIDOR	1638
ELEVATOR	169
FITNESS	545
LAUNDRY	380
LOBBY	320
MHL	220
MECH	313
OFFICE 1	149
OFFICE 2	149
PH 1	199
PH 2	199
TOTAL	1653

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE MEASURED FROM THE INSIDE FACE OF THE WALLS SURROUNDING A ROOM OR DWELLING UNIT.
- GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF THE WALLS SURROUNDING A ROOM OR DWELLING UNIT.
- CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS

- RESIDENT FLOORING: HARDWOOD
- RESIDENT CEILING: 9'0" MINIMUM
- PAINTED DRYWALL: ALL WALLS AND CEILINGS

LEGEND:

- C/E EXPANSION
- COMMUNITY SPACES
- CIRCULATION
- SUPPORT
- OFFICE

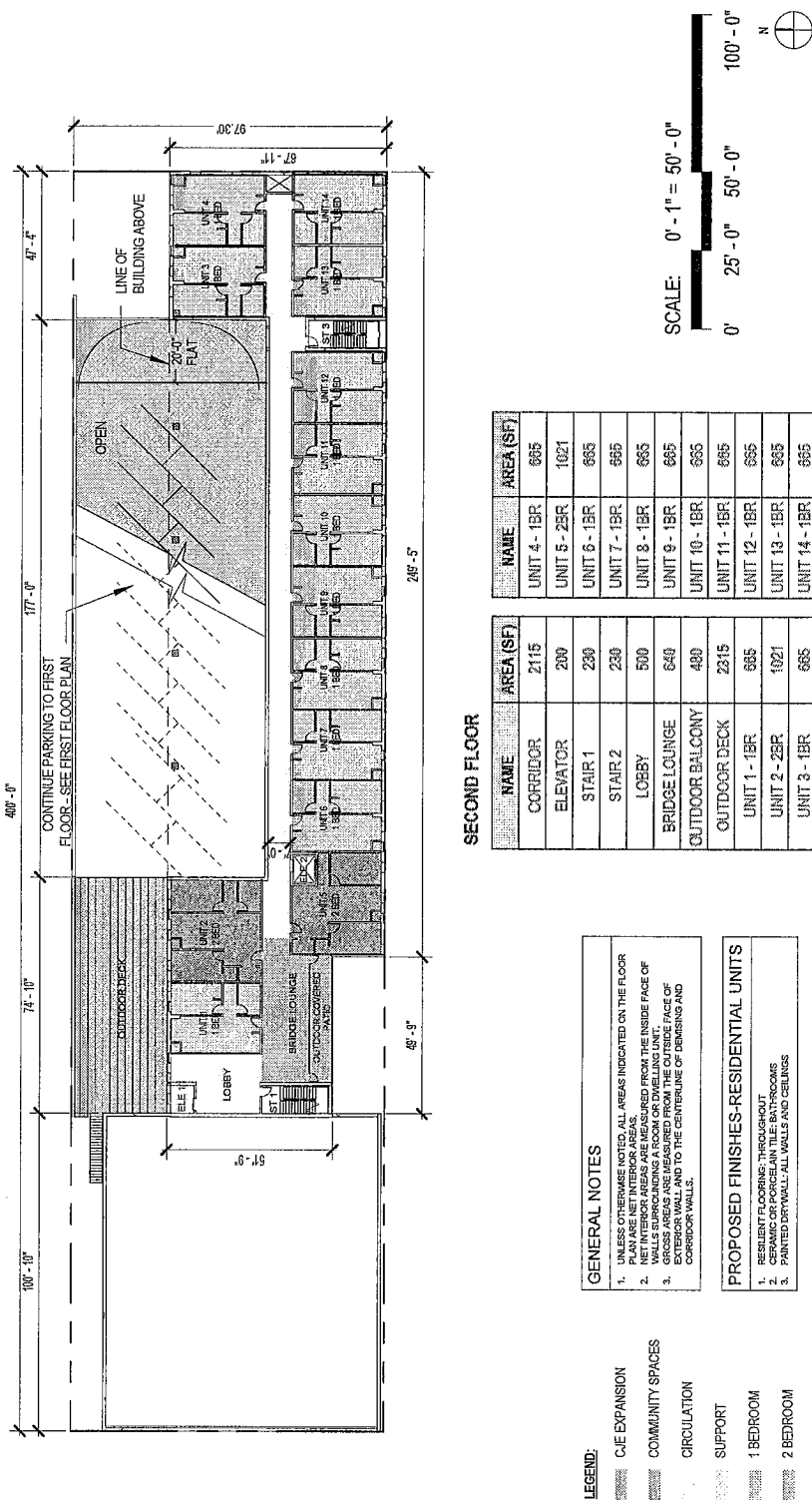
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EVERGREEN Real Estate Group

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1000 N. LAUREL STREET
EVANSTON, IL 60120
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8



SECOND FLOOR

NAME	AREA (SF)	NAME	AREA (SF)
CORRIDOR	2115	UNIT 4 - 1BR	685
ELEVATOR	200	UNIT 5 - 2BR	1021
STAIR 1	230	UNIT 6 - 1BR	685
STAIR 2	230	UNIT 7 - 1BR	685
LOBBY	500	UNIT 8 - 1BR	685
BRIDGE LOUNGE	640	UNIT 9 - 1BR	685
OUTDOOR BALCONY	480	UNIT 10 - 1BR	685
OUTDOOR DECK	2315	UNIT 11 - 1BR	685
UNIT 1 - 1BR	685	UNIT 12 - 1BR	685
UNIT 2 - 2BR	1021	UNIT 13 - 1BR	685
UNIT 3 - 1BR	685	UNIT 14 - 1BR	685

TOTAL	16732
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GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE NET INTERIOR AREAS.
- NET INTERIOR AREAS ARE MEASURED FROM THE INSIDE FACE OF WALLS SURROUNDING A ROOM OR TRAVELLING UNIT.
- GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF PERIMETER AND CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS

- RESILIENT FLOORING-THROUGHOUT
- PAINTED WALLS AND CEILING
- PAINTED WALL, WALLS AND CEILING

LEGEND:

- C/E EXPANSION
- COMMUNITY SPACES
- CIRCULATION
- SUPPORT
- 1 BEDROOM
- 2 BEDROOM

SECOND FLOOR PLAN

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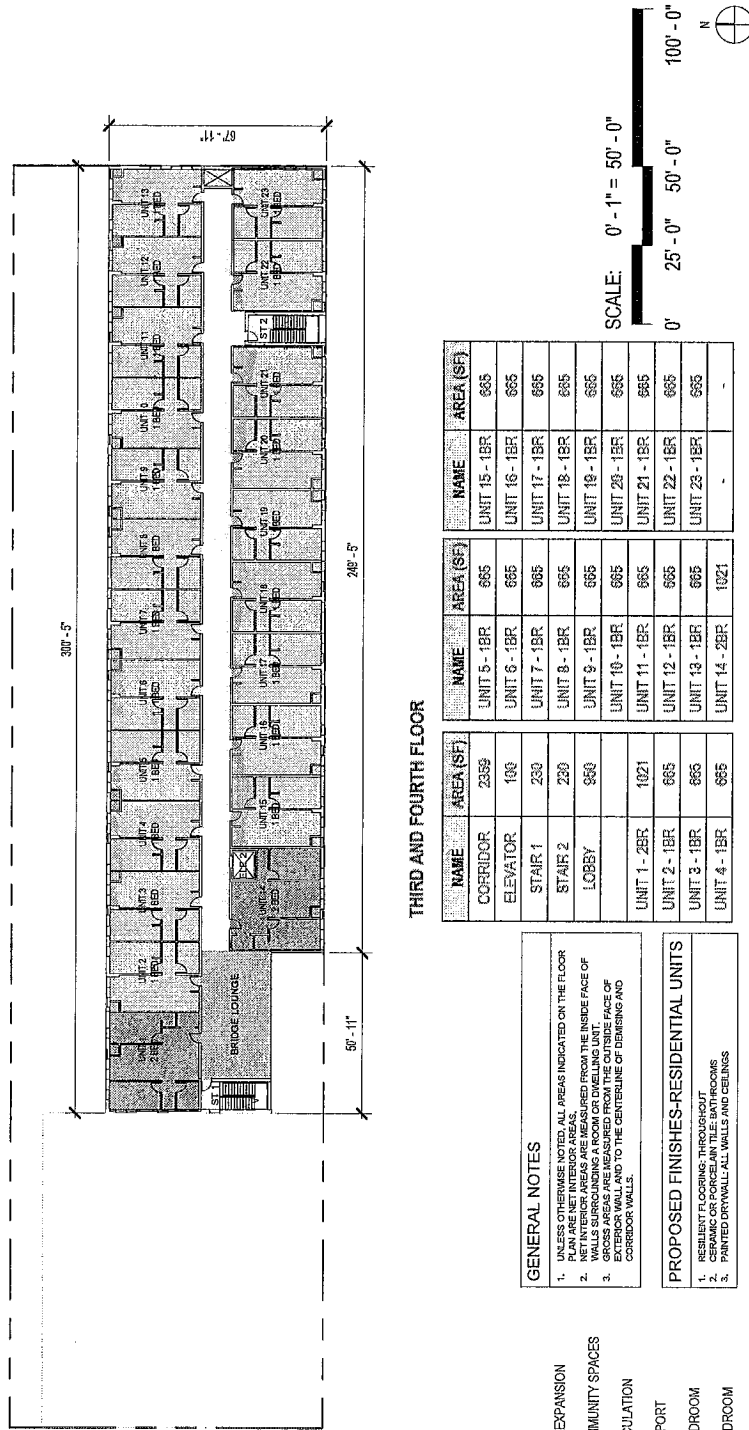
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THIRD AND FOURTH FLOOR

NAME	AREA (SF)	NAME	AREA (SF)	NAME	AREA (SF)
CORRIDOR	2359	UNIT 5 - 1BR	665	UNIT 15 - 1BR	665
ELEVATOR	193	UNIT 6 - 1BR	665	UNIT 16 - 1BR	665
STAIR 1	230	UNIT 7 - 1BR	665	UNIT 17 - 1BR	665
STAIR 2	230	UNIT 8 - 1BR	665	UNIT 18 - 1BR	665
LOBBY	950	UNIT 9 - 1BR	665	UNIT 19 - 1BR	665
		UNIT 10 - 1BR	665	UNIT 20 - 1BR	665
UNIT 1 - 2BR	1021	UNIT 11 - 1BR	665	UNIT 21 - 1BR	665
UNIT 2 - 1BR	665	UNIT 12 - 1BR	665	UNIT 22 - 1BR	665
UNIT 3 - 1BR	665	UNIT 13 - 1BR	665	UNIT 23 - 1BR	665
UNIT 4 - 1BR	665	UNIT 14 - 2BR	1021		
TOTAL	19976				

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE NET INTERIOR AREAS.
- NET INTERIOR AREAS ARE MEASURED FROM THE INSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF DEEMING AND CORRIDOR WALLS.
- GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF DEEMING AND CORRIDOR WALLS.

PROPOSED FINISHES-RESIDENTIAL UNITS

- RESILIENT FLOORING THROUGHOUT
- CERAMIC OR PORCELAIN TILE BATH ROOMS
- PAINTED DRYWALL ALL WALLS AND CEILINGS

- LEGEND:**
- C/AE EXPANSION
 - COMMUNITY SPACES
 - CIRCULATION
 - SUPPORT
 - 1 BEDROOM
 - 2 BEDROOM

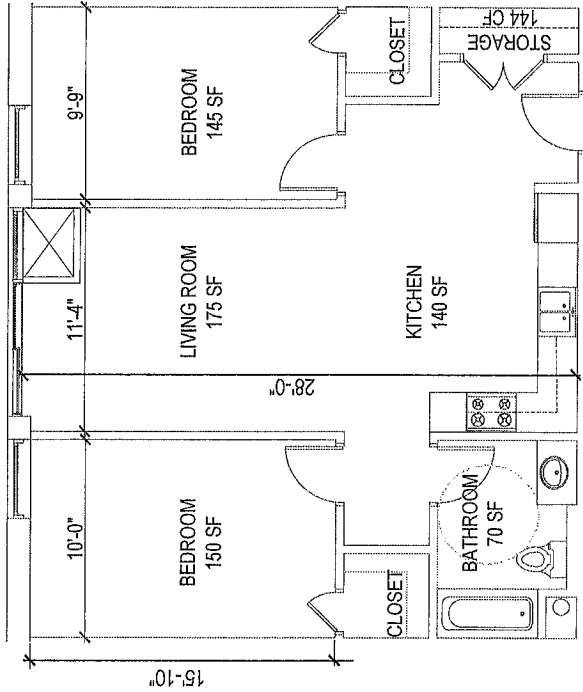
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THIRD AND FOURTH FLOOR PLAN

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 CAD: info@urbanworks.com



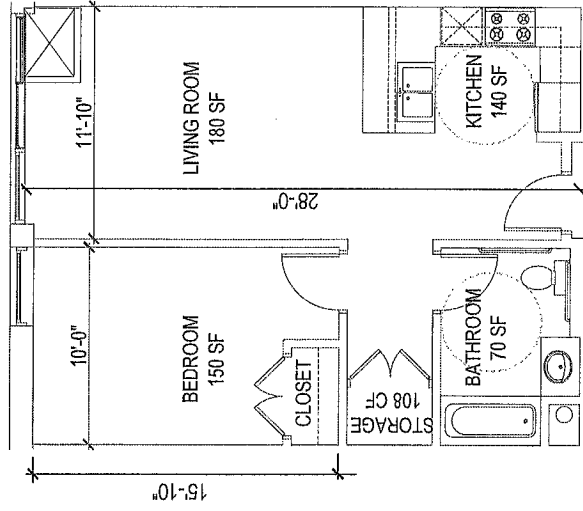
TYPICAL 2 BED UNIT LAYOUT
 GROSS AREA = 1021 SF
 NET AREA = 921 SF

GENERAL NOTES

1. UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE NET INTERIOR AREAS.
2. WALLS SURROUNDING A ROOM OR DWELLING UNIT.
3. GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF DEMISING AND CORRIDOR WALLS.

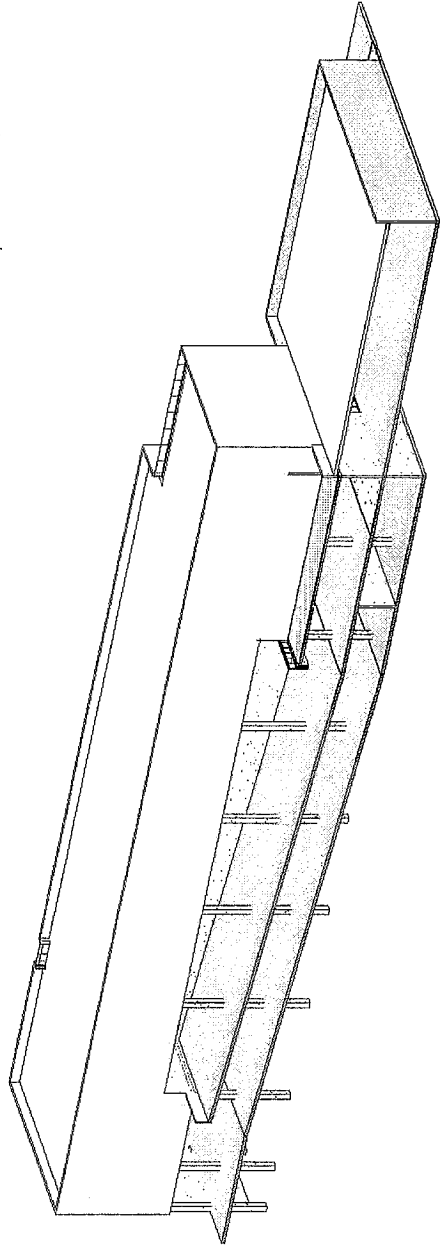
PROPOSED FINISHES-RESIDENTIAL UNITS

1. RESILIENT FLOORING-THROUGHOUT
2. PAINTED DRY-WALL-ALL WALLS AND CEILINGS
3. PAINTED DRY-WALL-ALL WALLS AND CEILINGS

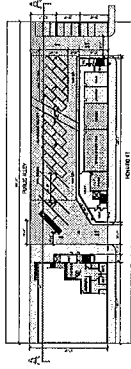


TYPICAL 1 BED UNIT LAYOUT
 GROSS AREA = 665 SF
 NET AREA = 580 SF

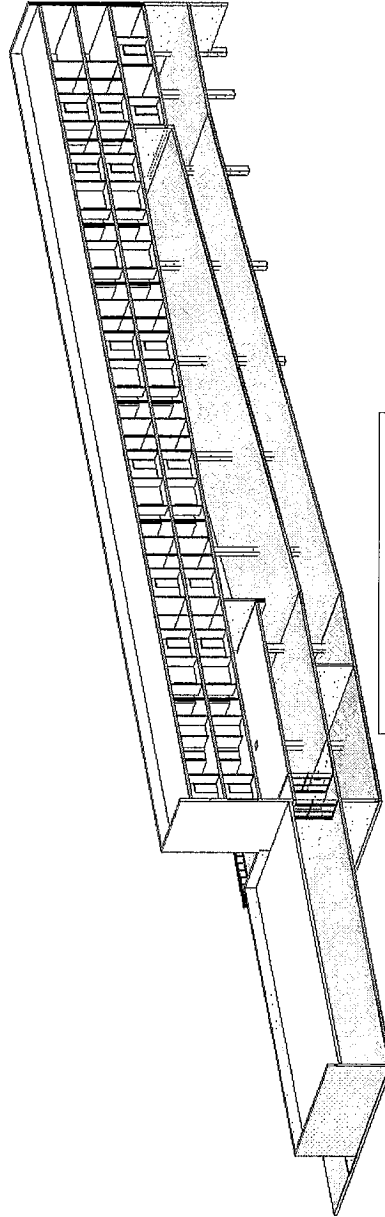
SCALE: 0' - 1/8" = 1' - 0"



BUILDING SECTION A-A THROUGH PARKING LOOKING SOUTH



BUILDING SECTION B-B THROUGH PARKING LOOKING NORTH



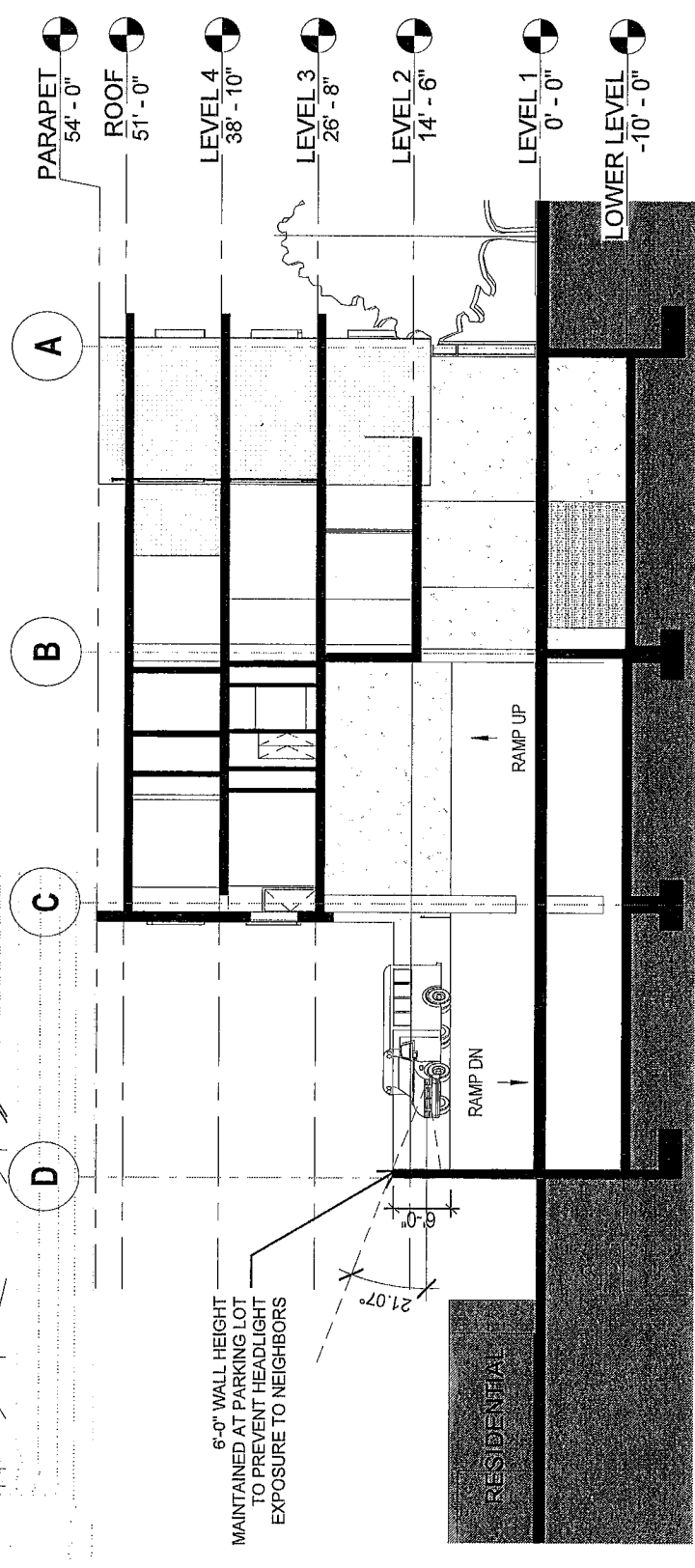
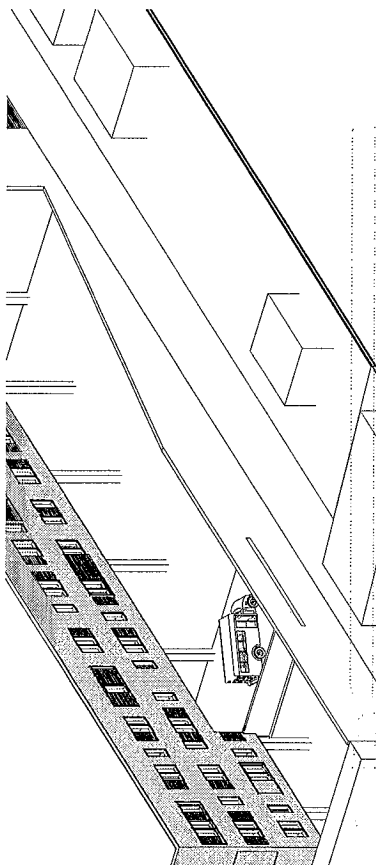
BUILDING MASS SECTION

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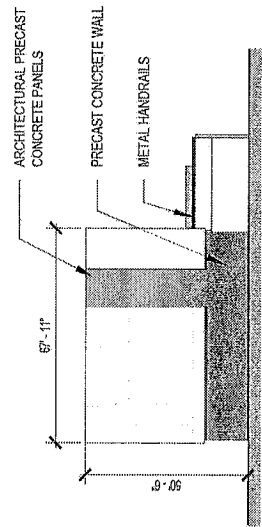
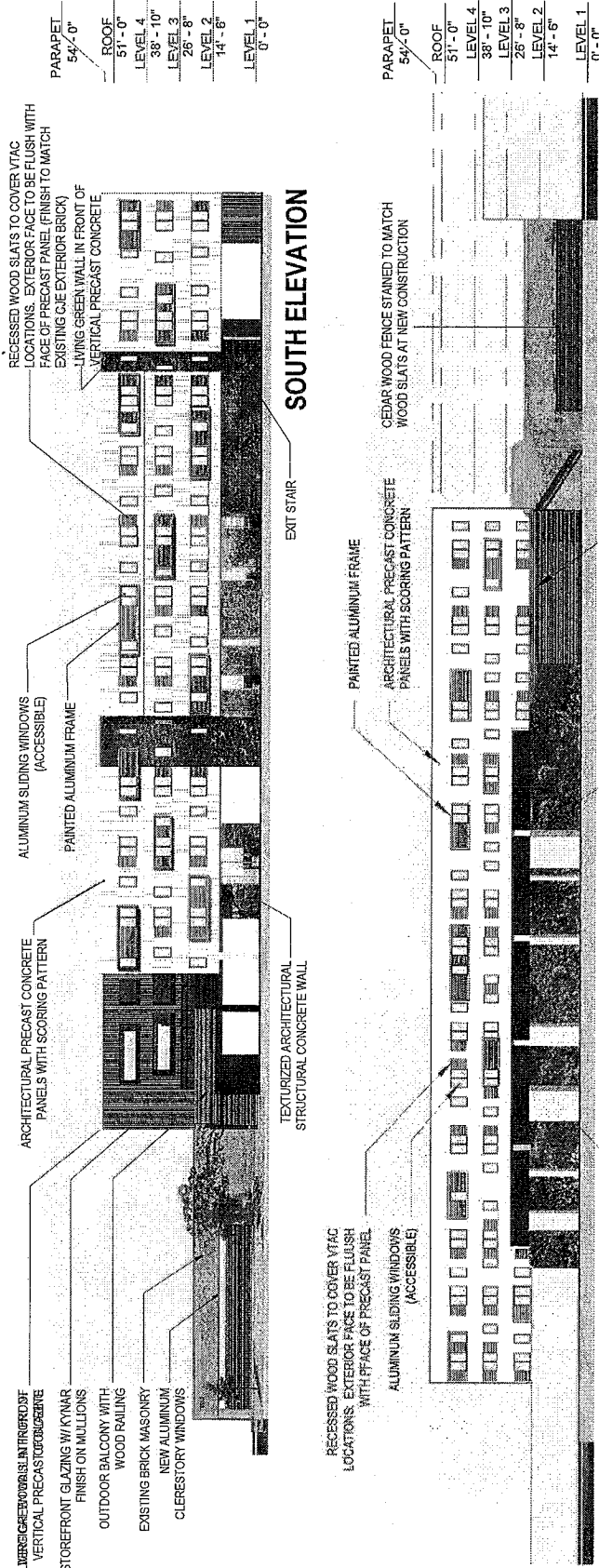
BUILDING SECTION DIAGRAM

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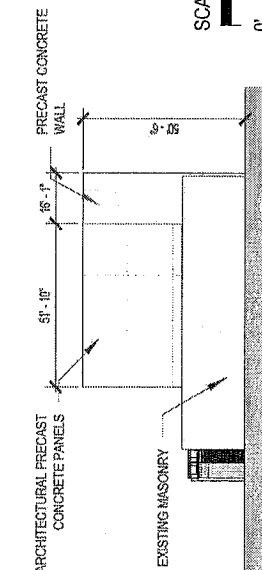
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WEST ELEVATION



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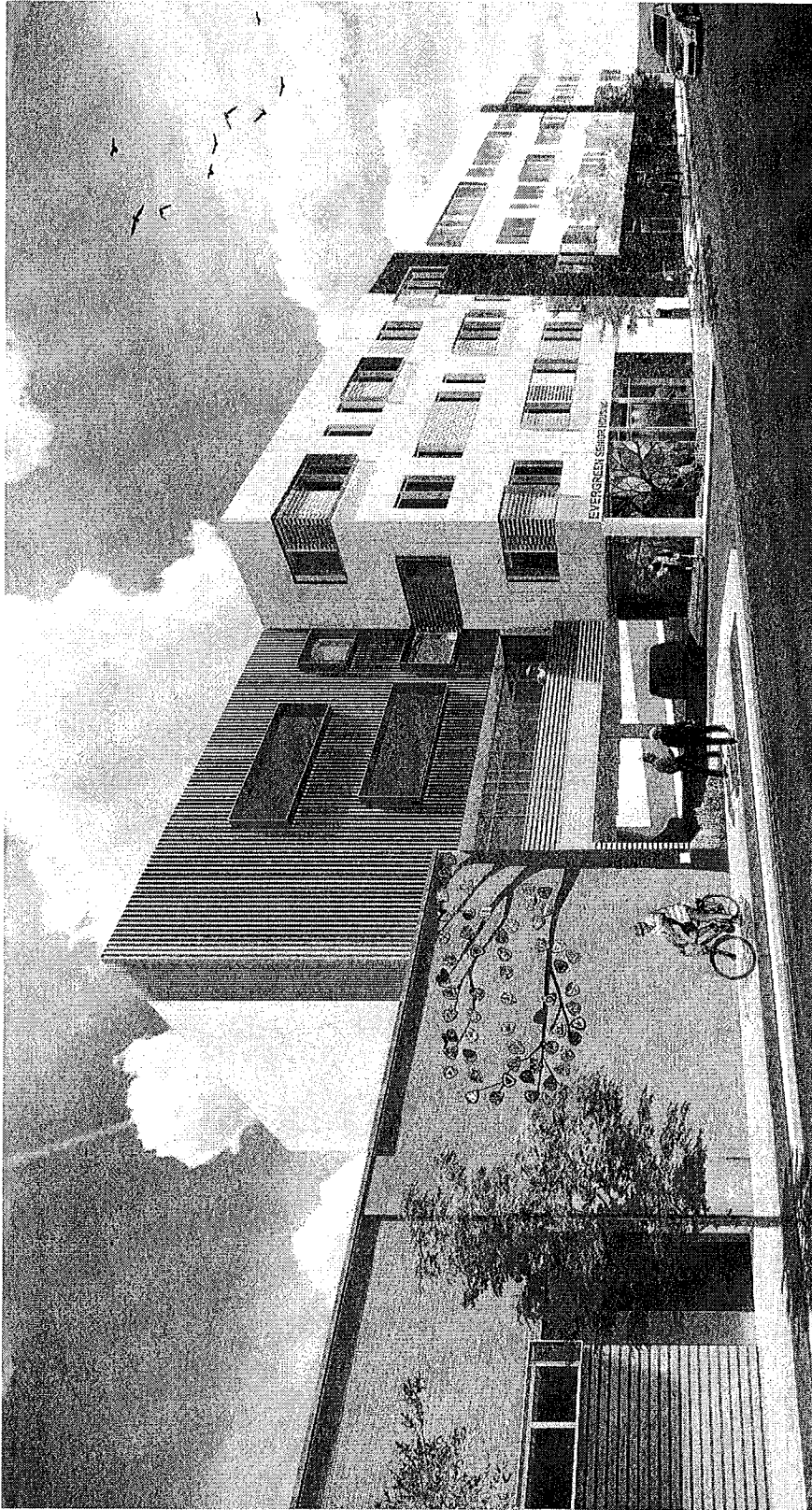
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ELEVATION

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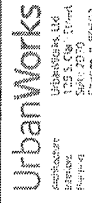
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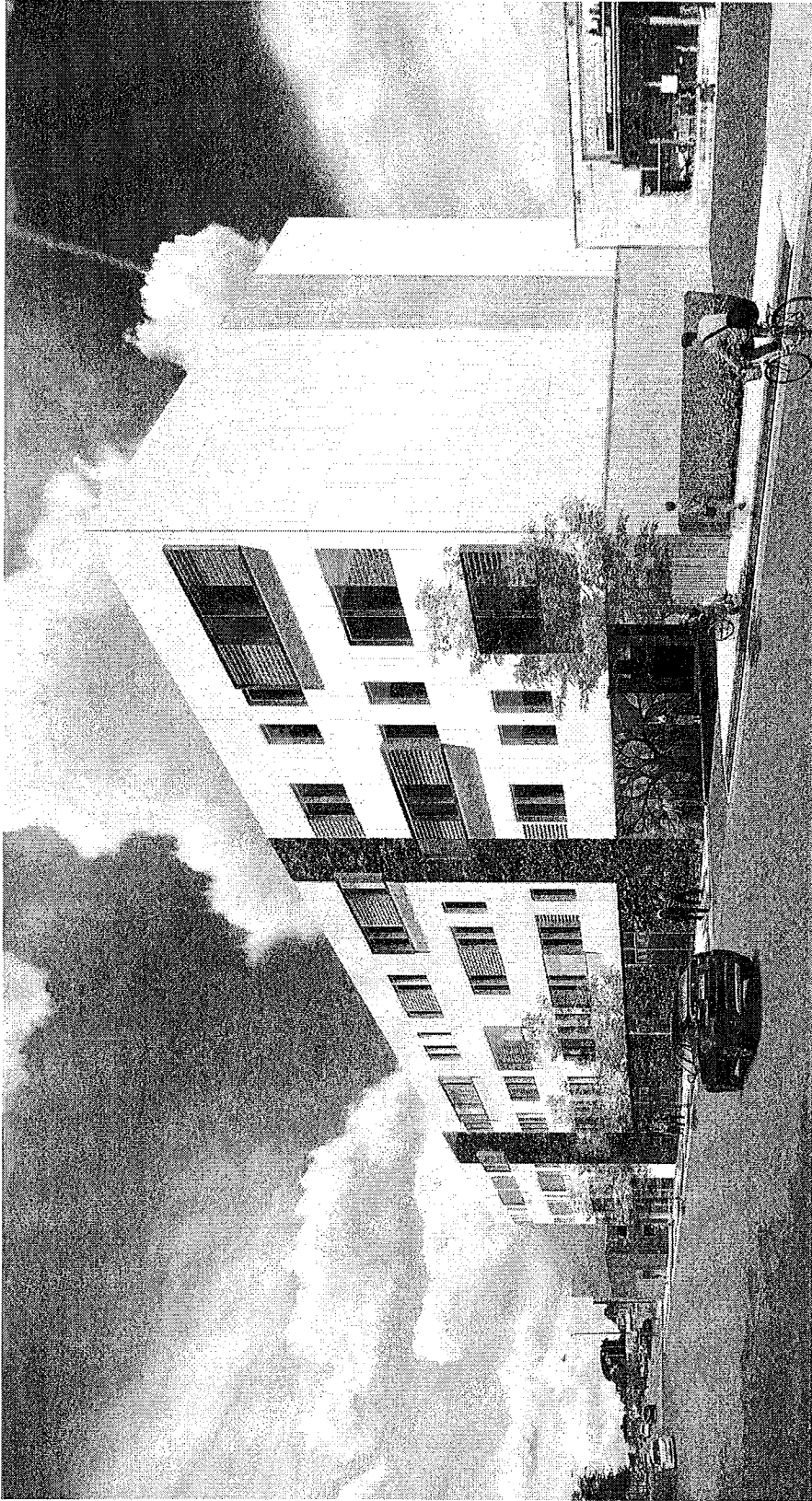
EXTERIOR RENDERING - SOUTH FACADE

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EXTERIOR RENDERING - SOUTH FACADE

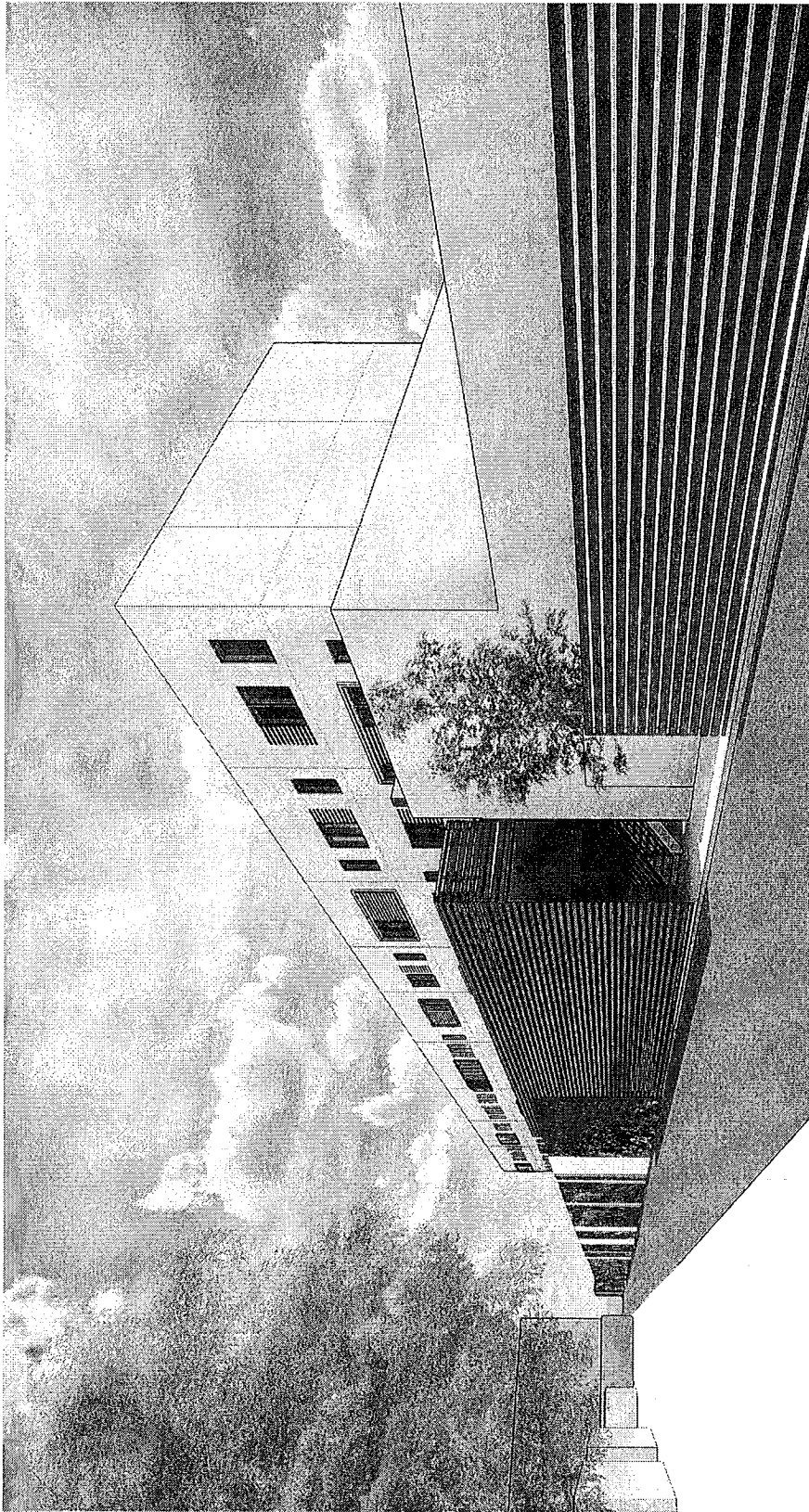
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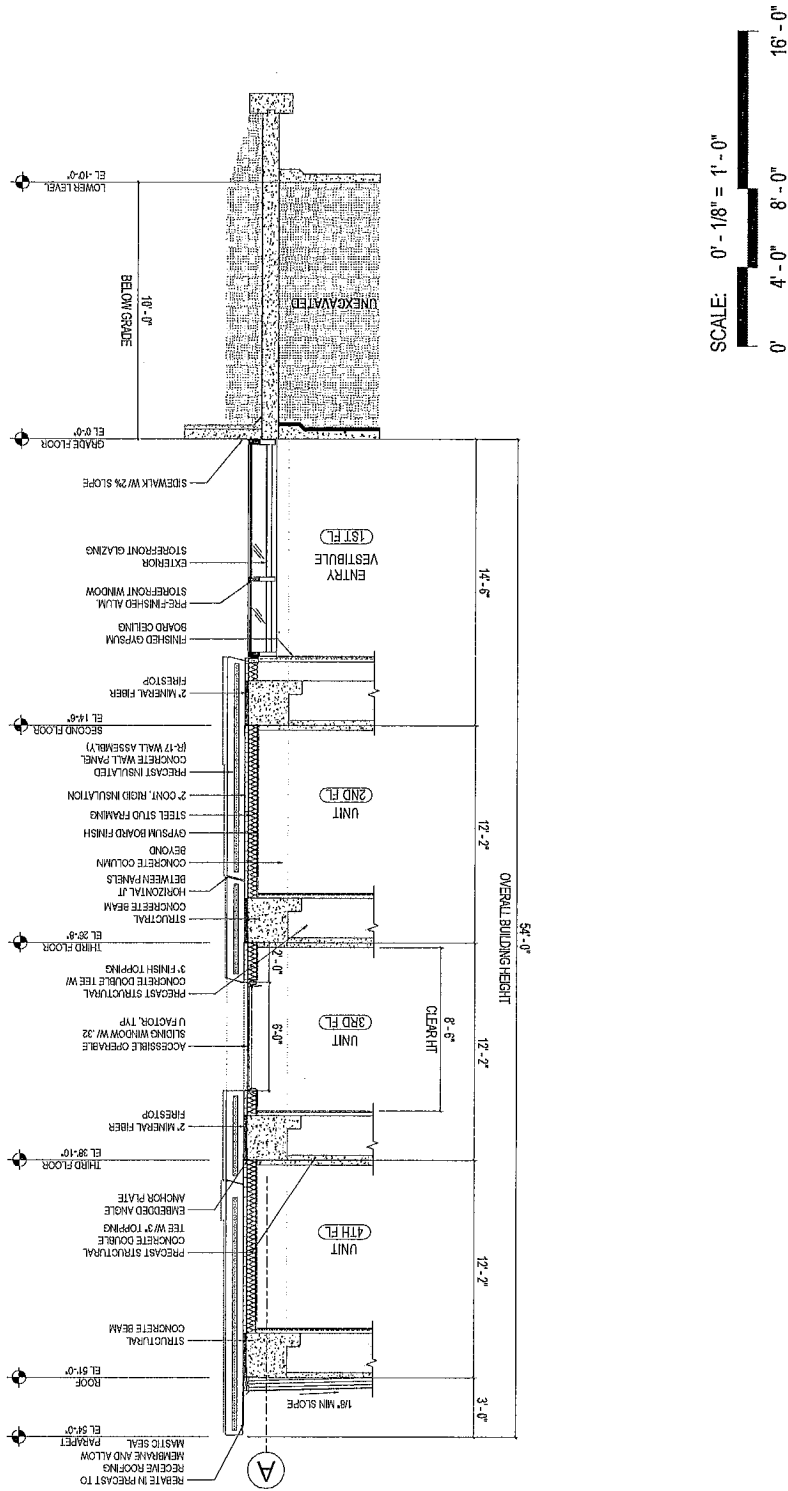
EXTERIOR RENDERING - NORTH FACADE

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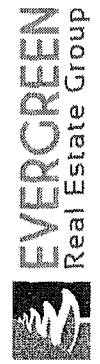


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WALL SECTION

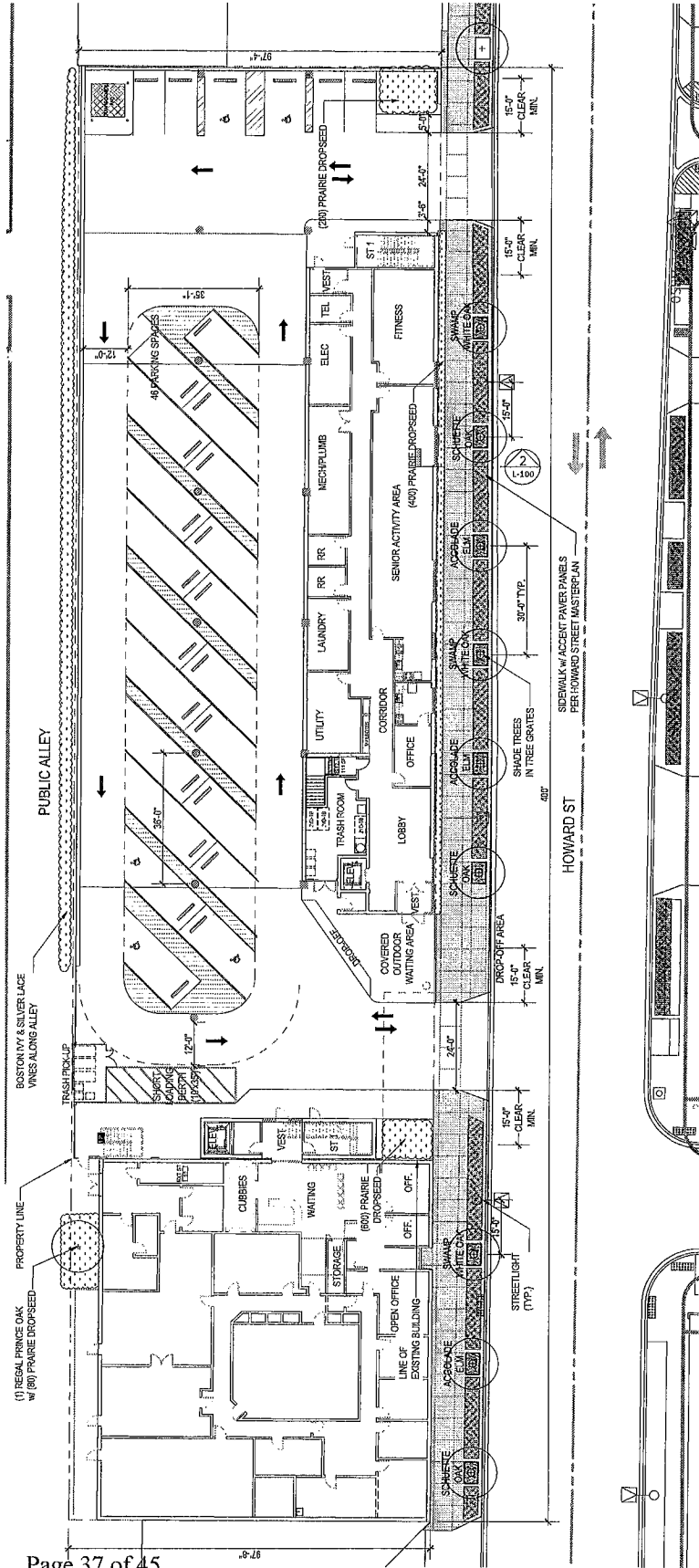
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EXHIBIT C
Landscape Plans



PLANT SCHEDULE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
STREET TREES					
3	Hybrid Elm	<i>Ulmus "Morton"</i>		2 1/2" BB	Per Plan
3	Schuetze Oak	<i>Quercus schuetzei</i>		2 1/2" BB	Per Plan
3	Swamp White Oak	<i>Quercus bicolor</i>		2 1/2" BB	Per Plan
SITE TREE					
1	Upright Oak	<i>Quercus "Regal Prince"</i>		4" BB	Per Plan
ORNAMENTAL GRASS					
1	400' Prairie Dropseed	<i>Sporobolus heterolepis</i>		Qt	12" o.c.
VINES					
100	Boston Ivy	<i>Parthenocissus tricuspidata</i>		1 Gallon	48" o.c.
100	Silver Lace Vine	<i>Fallopia auberti</i>		1 Gallon	48" o.c.

LANDSCAPE NARRATIVE:
 The structure elements will conform to the City of Evanston's streetscape standards for Howard Street and will be coordinated with the City's Howard Street Corridor Improvements Project currently under development. Tree varieties will include Swamp White Oak, (Quercus bicolor) and Schuetze's Oak (Quercus x schuetzei) as a nod to the legacy of the Oakland Historic District where the project is located, an area once forested with oak trees, as well as Accolade Elm, (Ulmus x Accolade).
 Vines such as Boston Ivy (Parthenocissus tricuspidata), Silver Lace Vine (Fallopia auberti) and Fallopia auberti will be used to create a vine wall along the perimeter of the building and around the drop-off area. The vine wall will be installed along the perimeter of the building and around the drop-off area to provide a vegetative screen between the building and parking garage from the public right of way on both the north and the south sides of the development. Vines offer seasonal interest at different times of the year.
 A green wall mounted along the perimeter of the amenity deck to provide a vegetative screen between the amenity deck and the apartment units will be in-built planters with decorative metal trellis panels to allow climbing vines to grow up the wall. Irrigation system will be implemented to maintain the vines.

SCALE: 0' - 1" = 40' - 0"
 0' 20' - 0" 40' - 0" 80' - 0"

VINES GREEN SCREEN			
100	Boston Ivy	<i>Parthenocissus tricuspidata</i>	1 Gallon 48" o.c.
100	Silver Lace Vine	<i>Fallopia auberti</i>	1 Gallon 48" o.c.

REV. 5
 12.31.2019

PRELIMINARY LANDSCAPE PLAN

EVERGREEN SENIOR HOUSING
 999-1015 HOWARD ST. EVANSTON, IL



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 Landscape Architecture
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 Chicago, IL 60613
 312.221.1100
 urbanworkslandscape.com

Land Use Commission
Recommending Body

1930 Sherman Avenue
Special Use Permit for
Religious Institution



Memorandum

To: Members of the Land Use Commission

From: Katie Ashbaugh, AICP, Planner

CC: Sarah Flax, Interim Director of Community Development
Elizabeth Williams, Planning Manager

Subject: 1930 Sherman Avenue | 22ZMJV-0054
LUC Recommending Body | City Council Determining Body

Date: August 19, 2022

Request

Charles Davidson of CDG Real Estate, applicant on behalf of the Jewish Learning Foundation, requests a Special Use Permit for a Religious Institution in the R5 General Residential District (Zoning Code Section 6-8-7-3) on the property located at 1930 Sherman Avenue. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21.

No correspondence in favor of or against the proposed use has been received by City staff as of the issuance of this report.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on August 4, 2022.

Background

The site, an approximately 15,148 square-foot property at 1930 Sherman Avenue, is located on the west side of Sherman Avenue, mid-block between Foster and Emerson Streets in the R5 General Residential District. The site consists of one 2-story building with a footprint of approximately 3,500 square-feet, served by 11 parking stalls immediately to the west with alley access.

Surrounding Zoning and Land Uses	Zoning	Land Use
North	R5 General Residential District	Multi-family
South	C1a Commercial Mixed Use District	Multi-family

East (across Sherman)	R5 General Residential District	Multi-family
West (across alley)	R5 General Residential District	Commercial

Proposal

The applicant is not proposing any changes to the interior of the building other than those that may be required for certain rooms to be used for weekly Sabbath services or sleeping rooms (building code requirements). The applicant also is not proposing any changes to the site. The request is to simply re-occupy the existing building and property as-is.

With regard to operations, below is a breakdown by floor:

Basement

- Primarily utility and storage
- Two (2) sleeping rooms for occasional use by the Rabbi and their family during Sabbath and holidays

First Floor

- Synagogue: primarily to be used for weekly religious service on Jewish Sabbath (Saturdays, 9:00 am to 1:00 pm) with 20-40 attendees; also to be used for Jewish holidays
- Lecture hall, small classroom, and library

Second Floor

- 2 classrooms
- 6 offices, to be used Monday - Friday from 9:00 am to 5:00 pm by up to 8 staff
- 1 conference room

Classes for a range of 10 to 15 school-aged students are proposed weekly on Sunday mornings from 10:30 am to 12:00 pm. Students will either walk or be dropped off. Classes for 10 to 15 adult students are proposed weekly on Tuesday evenings from 7:30 pm to 9:00 pm. Students will walk or drive. Other occasional classes and lectures also will be held. For religious services and holidays, most if not all attendees walk to service as Jewish religious law prohibits driving on the Jewish Sabbath.

Ordinances Identified for Requested Relief

6-8-7-3 Special Uses: The following uses may be allowed in the R5 General Residential District, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:
Religious Institution (among other listed uses)

The Zoning Ordinance defines a Religious Institution as:

A church, synagogue, temple, meetinghouse, mosque, or other place of

religious worship, including any accessory use or structure, such as a school, daycare center, or dwelling.

Comprehensive Plan

The Evanston Comprehensive Plan recognizes the importance of enhancing the existing assets of neighborhoods while recognizing how each neighborhood contributes to the overall social and economic quality of Evanston. The Comprehensive Plan specifically states:

Objective: Maintain the appealing character of Evanston's neighborhoods while guiding their change.

Objective: Recognize the benefits of mixing residential, commercial, and institutional uses in neighborhoods.

The proposed occupancy of the Jewish Learning Foundation at 1930 Sherman Avenue will ensure the existing structure and property are maintained while also providing a neighborhood-oriented institution for those practicing or otherwise interested in the Jewish faith to attend in the block and neighborhood area.

Design and Project Review (DAPR) Discussion

On August 2, 2022, the Design and Project Review Committee reviewed the request and confirmed the proposed operations of the Religious Institution are appropriate for the subject property and the neighborhood. The applicant was made aware that if the two rooms labeled as "suite 1" and "suite 2" in the basement are to be used as sleeping rooms, even if only occasionally, the rooms will need to comply with building code requirements for sleeping rooms. Specifically, emergency access needs to be provided from each sleeping room. The applicant was also made aware that certain building code requirements may apply for the building to accommodate what the building code defines as an assembly use, being the weekly congregation for the Sabbath. These requirements would apply whether or not a Special Use Permit is required and are not the purview of the Land Use Commission. DAPR did not have any other concerns regarding the proposed use.

If any conditions of approval are recommended by the Land Use Commission to the City Council, staff suggests that the applicant be required to fulfill all applicable building and fire code requirements, including but not limited to the addition of one compliant accessible parking stall. This will reduce the number of compliant parking stalls from 11 to 10 but does not result in making the property non-compliant with required parking minimums.

Special Use Standards

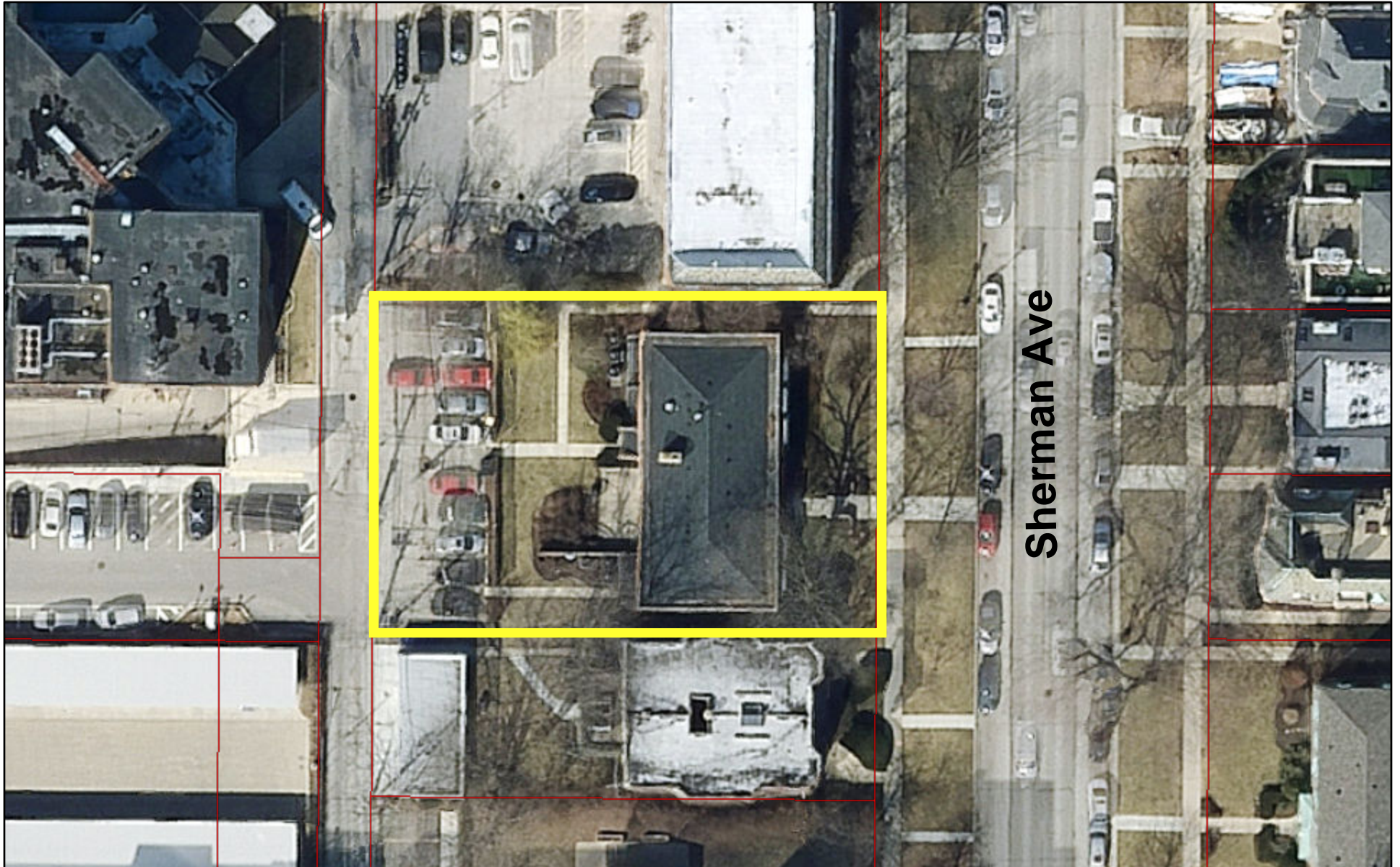
For the LUC to recommend that the City Council grant a special use, the LUC must find that the proposed special use:

1. **Is one of the listed special uses for the zoning district in which the property lies;** Religious Institutions are listed as a special use in the R5 General Residential District.
2. **Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning Ordinance;** The use is compatible with the surrounding neighborhood subject to special use conditions. The Comprehensive Plan recognizes the importance of enhancing the existing assets of neighborhoods and encouraging a mixture of residential and institutional uses in neighborhoods.
3. **Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use:** The proposed use does not propose any increase in intensity beyond its prior occupant, a collegiate sorority office (classified as a membership organization, also a Special Use in R5), and therefore should not cause a negative cumulative effect.
4. **Does not interfere with or diminish the value of property in the neighborhood:** The proposed use will improve and maintain the existing building and property so that it continues to contribute to an attractive residential aesthetic within the neighborhood.
5. **Is adequately served by public facilities and services:** The property is adequately connected to public utilities and is surrounded by diverse transportation options, including public transportation.
6. **Does not cause undue traffic congestion:** The users of the building often travel by foot. On the days with the heaviest attendance to the property, it is religious practice to walk. The use will not cause undue traffic congestion.
7. **Preserves significant historical and architectural resources:** N/A
8. **Preserves significant natural and environmental resources:** N/A
9. **Complies with all other applicable regulations:** The proposed use complies or will comply prior to Certificate of Occupancy issuance with all other applicable regulations.



Attachments

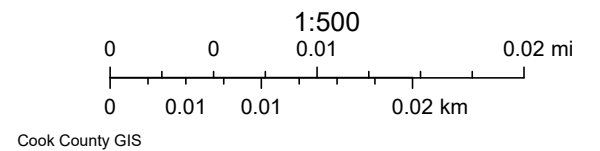
1. Aerial Photo
2. Zoning Map
3. Plat of Survey
4. Floor Plans
5. Operations Description
6. Application Materials
7. Zoning Analysis

1930 Sherman Ave - Aerial

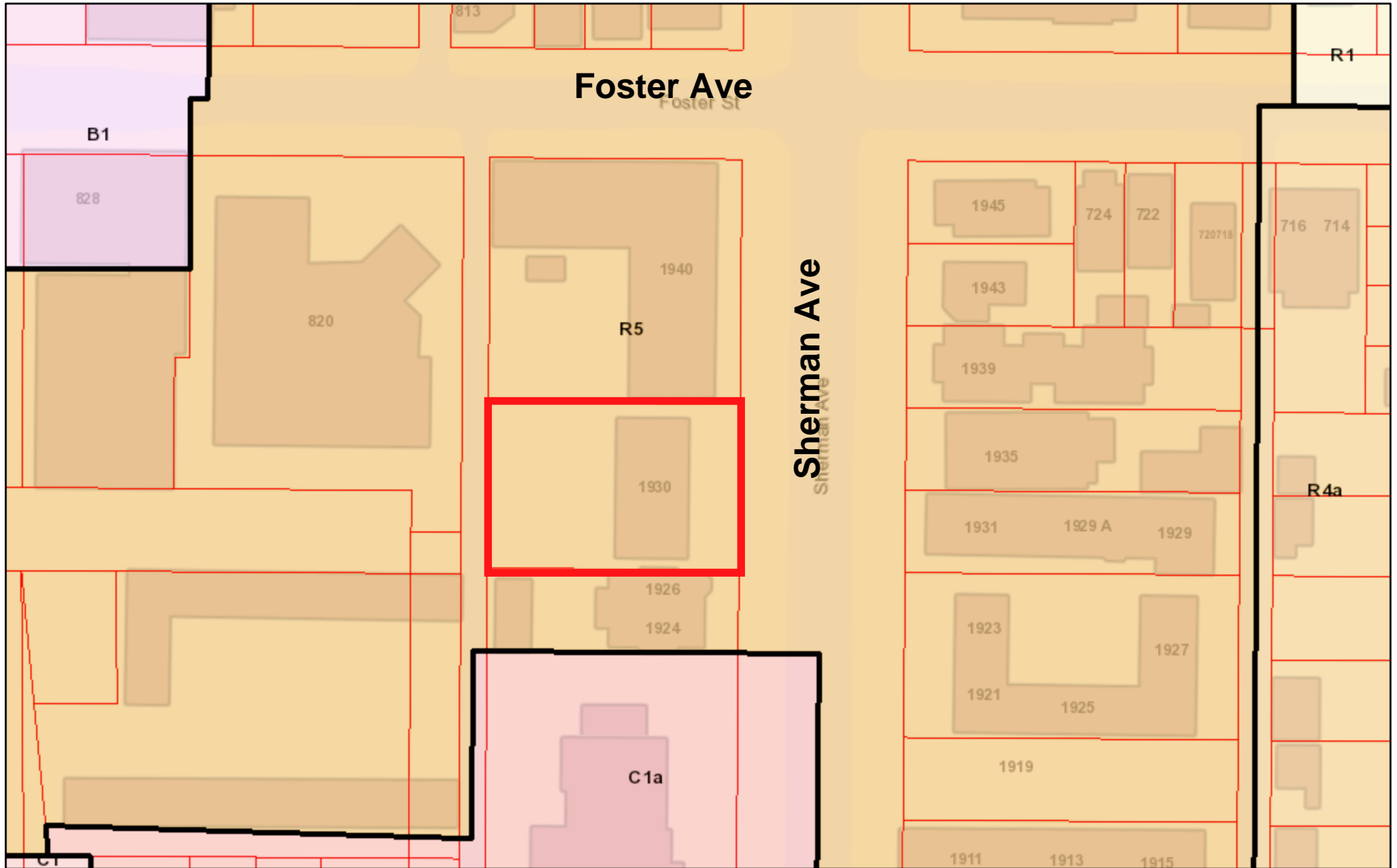


7/29/2022, 10:45:34 AM

-  City Boundary
-  Tax Parcels



1930 Sherman Ave - Zoning



7/29/2022, 10:50:02 AM

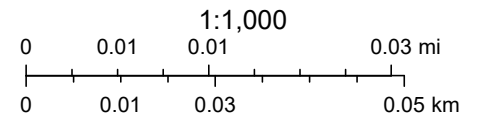
Zoning Overlay Districts

- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay

- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay
- Zoning Boundaries & Labels

Zoning Districts

- B1 - Business
- B1a - Business
- B2 - Business
- B3 - Business
- C1 - Commercial
- C1a - Commercial Mixed-Use



5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630



MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

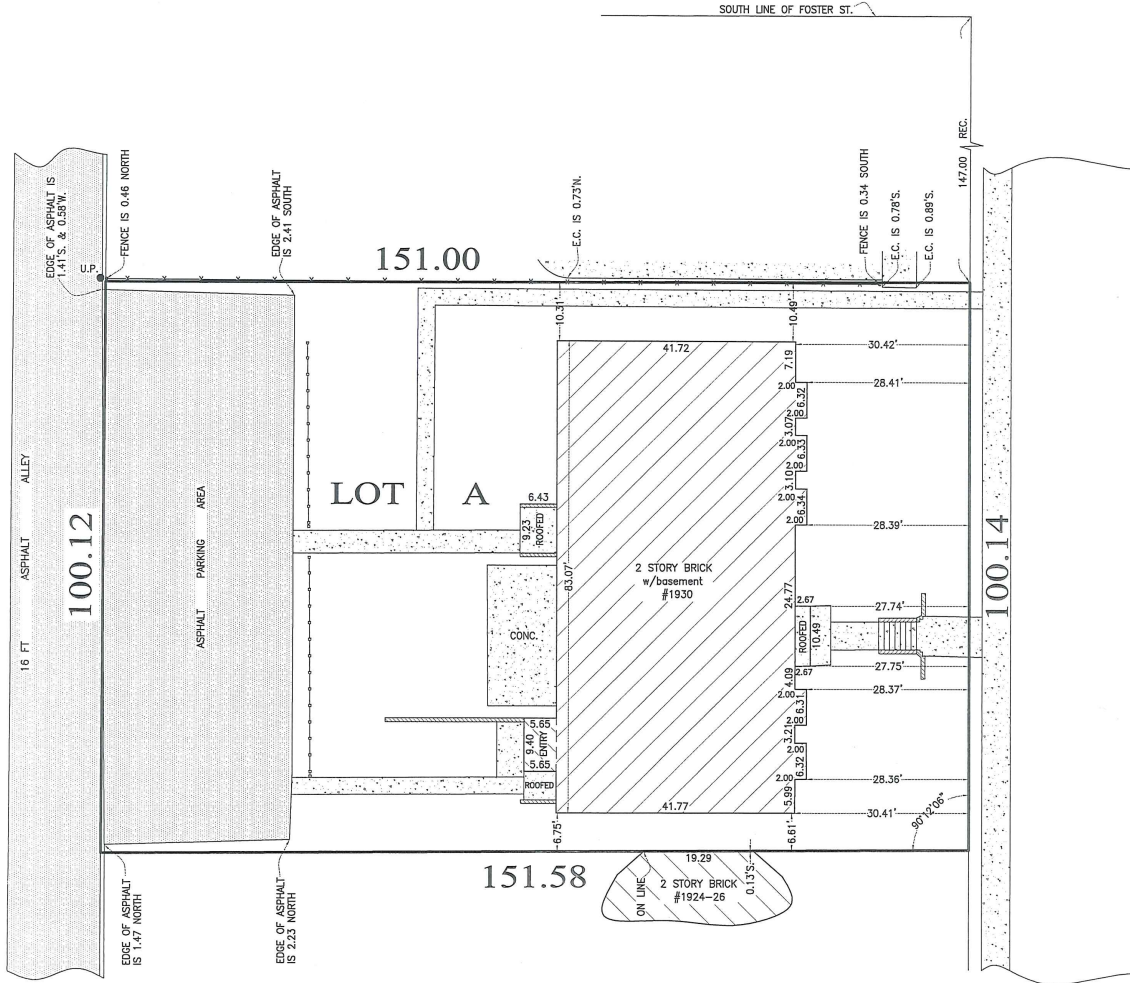
PLAT OF SURVEY

OF

PHONE: (773)282-5900
FAX: (773)282-9424
info@mmsurveyingchicago.com

LOT A IN THE CONSOLIDATION OF THE SOUTH 10.0 FEET OF LOT 4 AND ALL OF LOT 5 TOGETHER WITH LOT 4 (EXCEPT THE SOUTH 10.0 FEET THEREOF) IN HUSE AND POWERS ADDITION TO EVANSTON, A SUBDIVISION OF LOT 7 OF ASSESSOR'S DIVISION IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1930 SHERMAN AVE., EVANSTON, IL 60201
TOTAL LAND AREA = 15,148 sq.ft.



LEGEND :

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- OPEN BRICK PORCH
- OPEN METAL PORCH
- OPEN CONC. PORCH
- EDGE OF CONCRETE
- EDGE OF BRICK
- UTILITY POLE

SURVEYOR'S NOTES:

EXCEPTIONS FROM SCHEDULE B OF TITLE COMMITMENT No. A71019104 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. EFFECTIVE DATE: NOVEMBER 22, 2021.

16. EASEMENT FOR ENCROACHMENT AS ESTABLISHED BY GRANT FROM ALPHA PHI INTERNATIONAL FRATERNITY, INC. TO BALSAM REALTY, LLC RECORDED AS DOCUMENT 1431713009, AND THE TERMS AND CONDITIONS THEREOF. (SEE DOCUMENT FOR EXACT LOCATIONS).

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.



State of Illinois
County of Cook

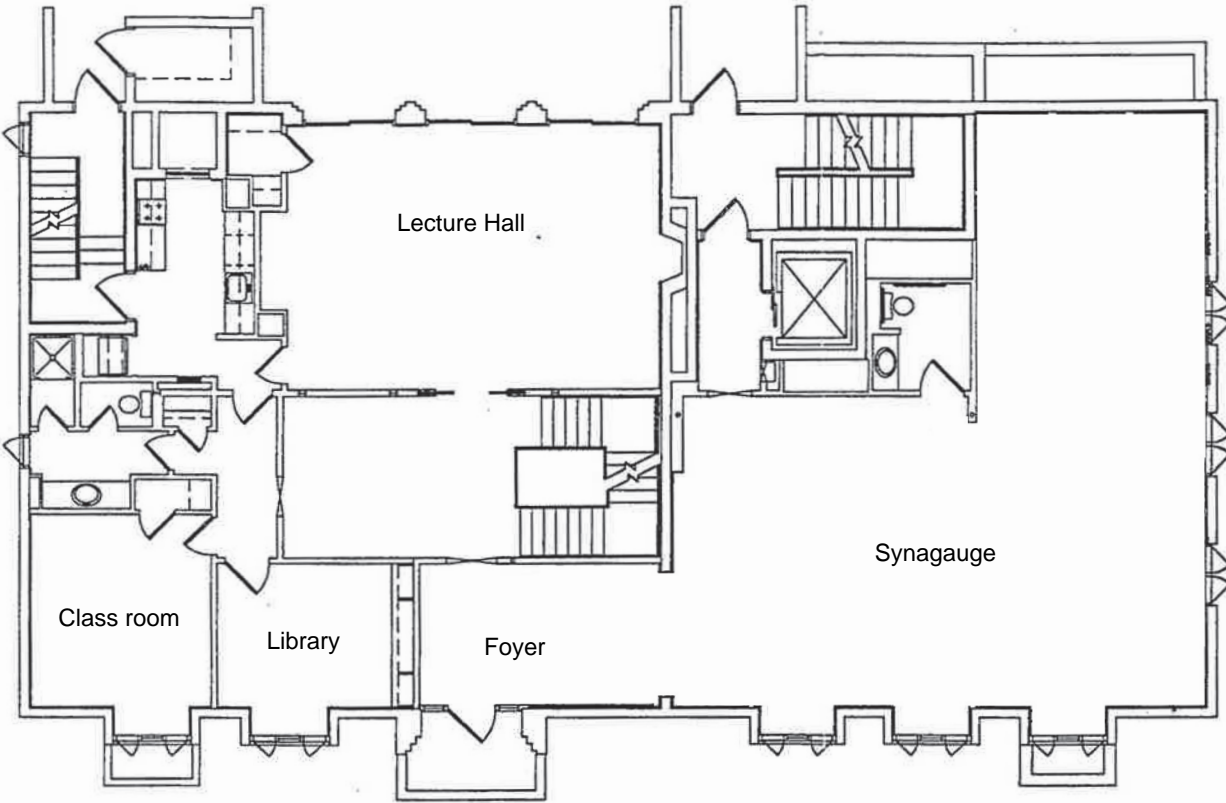
We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: *Zbigniew Domozych*

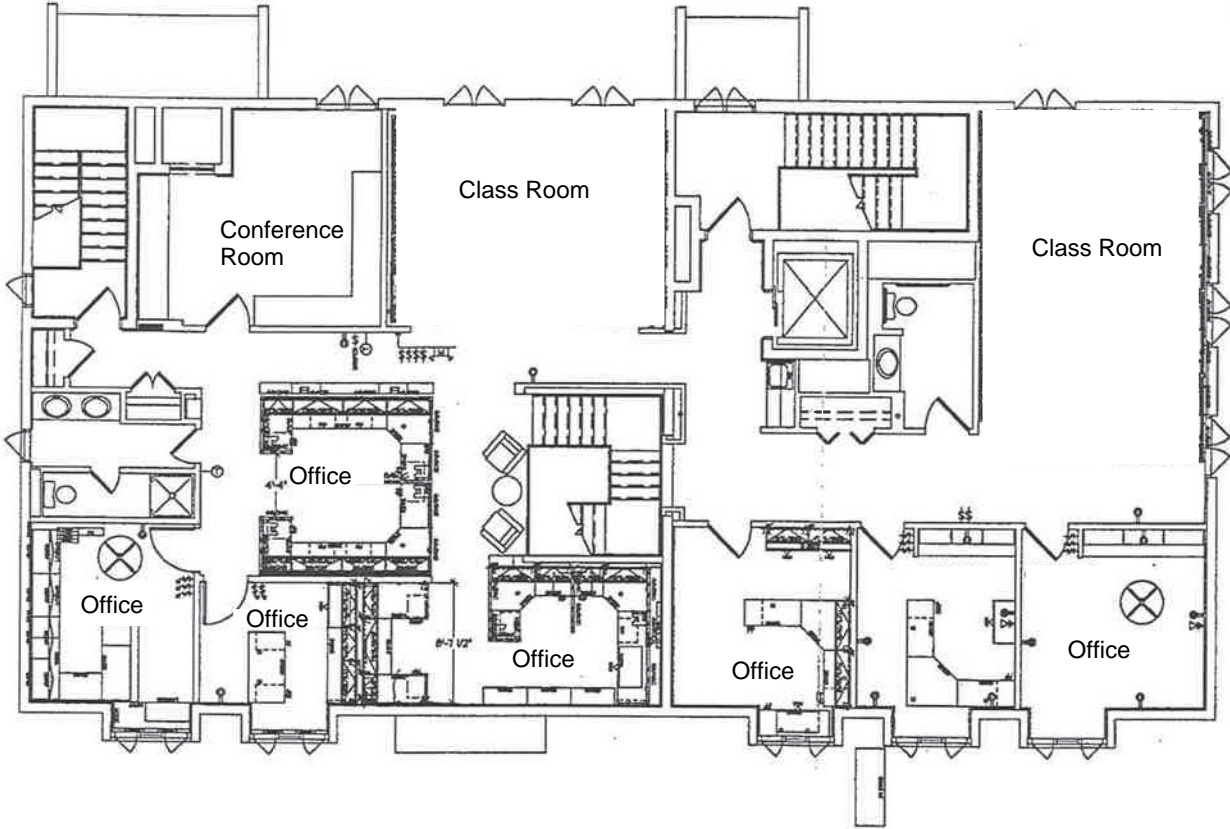
Date: DECEMBER 27, 2021

REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2022

ORDER NO. 103739
SCALE: 1 INCH = 20 FEET
FIELDWORK COMPLETION DATE: DECEMBER 16, 2021
ORDERED BY: LAW OFFICE OF C. SHAWN JONES

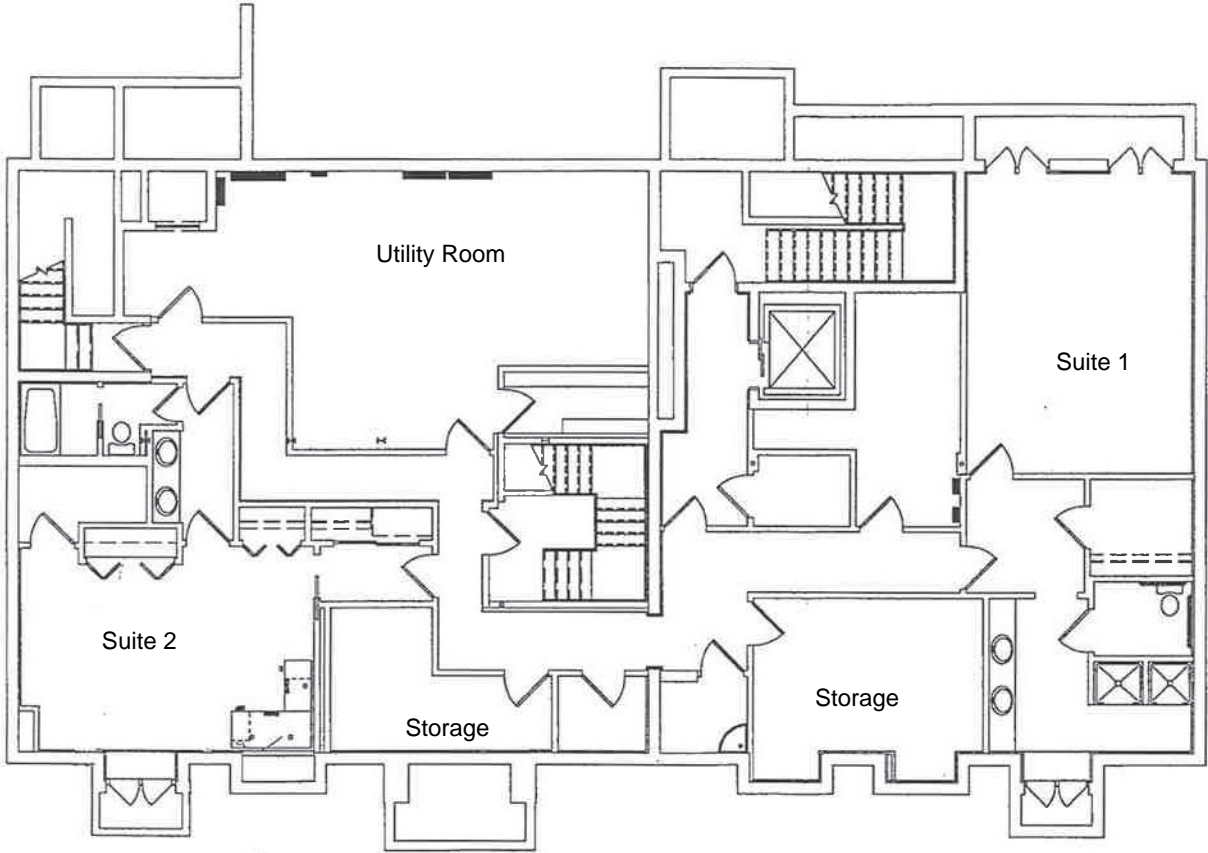


Sherman Ave



1930 Sherman Avenue, Evanston
Basement

North
→





Jewish Learning Foundation

Jewish Learning Institute of Metropolitan Chicago

Katie Ashbaugh
 Planning & Zoning Division
 Community Development Department
 2100 Ridge Ave
 Evanston, IL 60201

July 29, 2022

Re:1930 Sherman - SUP for religious institution

Dear Staff,

In response to your email from July 20th and July 28th. We are happy to read that we can proceed. We would ask if we could expedite the dates and be able to get on the earlier Land Use Commission Agenda. We would like to be able to get on the agenda for August 24th and City Council for the Sept. 12th. In the meantime, there is no reason if the information that follows complies that we cannot schedule to be on the next DAPR meeting. Please let us know

As you requested in the email, please find the following response to your questions.

Requested by CofE

A detailed summary of the operations of the religious institution (number of staff, frequency of events/religious gatherings, accessory uses and weekday uses, special holiday exceptions for overnight guests, etc.)

Response JLF

Number staff – 8

Frequency of Events – Regular daily office use, A service weekly on the Jewish Sabbath 9:00 am – Noon and all Jewish holidays, Sunday morning religious education and occasional classes and lectures

There are no accessory uses

Overnight use of suites in lower level are primary for Rabbi and his family for sabbath and holidays

Requested by CofE

Floor plans for the interior of the building (Portions of interior presumably were residential, how will they now be used? Will there be more office space?)

Response JLF

This property was used as the national Executive offices for a Sorority. There are 2 existing residential suites only in the lower level. The residential suites will remain as they are. The proposed is to have 2 of the existing office space changes to classroom use.

See attached for the floor plan

Requested by CofE

Parking plan/description (who is walking, driving, using transit, etc.)

Response JLF

Existing there are 11 spaces on the property, the majority of employees and visitors will arrive by walking.

See attached plan of survey showing the existing paved area of the alley.

Requested by CofE

Hours of operation

Response JLF

Office hours of operation 9:00 AM - 5:00 PM M-F with variations on sabbath and holidays

Requested by CofE R1 7/28/22

Start and end time of weekly religious services; number of attendees of religious services; parking plan for religious services, frequency of classes; number of attendees; and parking plan for classes.

Response JLF 7/29/22

A service weekly on the Jewish Sabbath (Saturday) 9:00 am – 1:00 pm

Religious Service attendees varies from 20-40 people

All if not most attendees walk to service. There is also a parking lot on premises for 11 cars, however, Jewish religious law prohibits driving on the Sabbath and religious participants will walk. This is true for Jewish holidays as well.

Classes are held weekly Sunday mornings from 10:30am – Noon

Youth classes are held weekly Sunday mornings from 10:00am – Noon. Classes are 15-20 students. Students will either walk or be dropped off for class.

Adult classes take place weekly on Tuesday evenings from 7:30-9:00 pm. Classes are 10-15 attendees. Students walk or drive.

Let me if you need additional information. We are ready to attend DAPR

Charles Davidson

Cc: Rabbi Meir Hecht
Evanston Chabad

1107 Garnett Pl | Evanston, IL 60201 | Phone: 312-445-0770



Katie Ashbaugh <kashbaugh@cityofevanston.org>

Zoning Special Use

noreply@formstack.com <noreply@formstack.com>

Wed, Jul 13, 2022 at 6:02 PM

Reply-To: noreply@formstack.com

To: mgriffith@cityofevanston.org, csterling@cityofevanston.org, zoning@cityofevanston.org



Formstack Submission For: **Zoning Special Use**

Submitted at 07/13/22 6:02 PM

Address:	1930 Sherman Evanston, IL 60201
Permanent Identification Number (PIN) 1:	11-18-109-060
Permanent Identification Number (PIN) 2:	
Name:	Charles Davidson
Organization:	CDG Real Estate
Address:	805 Greenwood Street Evanston, IL 60201
Home or Office Phone Number:	(847) 275-2123
Cell Phone Number:	(847) 275-2123
Email:	cdavidson@cdgrealestatedevelopment.com
Please choose primary means of contact:	Cell Phone
Is applicant also the property owner?:	No
Name:	Sholom Meir
Organization:	Jewish Learning Foundation

Address:	1107 Garnett Place Evanston, IL 60201
Home or Office Phone Number:	(312) 445-0770
Cell Phone Number:	(312) 714-4655
Email:	meirhecht@jlchicago.com
What is the relationship of the applicant to the property owner?:	Other: Owner Rep
Briefly describe the proposed Special Use:	Acquisition Special use for Religious institution
Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies?:	Yes (Zoning Ordinance §6-8-7-3) Religious institution.
Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?:	No, It will not diminish the value of property.
Will the requested special use be adequately served by public facilities and services?:	Yes, it will be adequately served.
Will the requested special use cause undue traffic congestion?:	No it will not cause any undue traffic congestion.
Will the requested special use preserve significant historical and architectural resources?:	This is no intended use to change the exterior of the building.
Will the requested special use preserve significant natural and environmental features?:	This is no intended use to change the exterior of the building.
Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?:	Yes, the requested will comply with all other regulations of the district.
Is applicant acting as an agent or designee for the proposed user of the land for which this application for zoning relief is made?:	Yes
List the name, address, phone, fax, and any other contact information of the proposed user of the land.:	Jewish Learning Foundation
Does the proposed land user own or control the land	No

for which this application for zoning relief is made?:

List the name, address, phone, fax, and any other contact information of the person or entity that has constructive control of the proposed land user.:

ALPHA PHI FRATERNITY

Does the proposed land user hold the title to the subject property?:

No

Is the person or entity that holds the title the same as the one listed in the previous question?:

Yes

List the name, address, phone, fax, and other contact information of the person or entity holding the title to the subject property.:

Is the Applicant or Proposed Land User a Corporation?:

Yes

A. Names and addresses of all officers and directors.:

Sholom M Hecht, [1107 Garnett Pl, Evanston IL 60201](#)
 Moshe P Wolf, 7226 Kostner,
 Lincolnwood IL 60712
 Schneur Z Scheiman, [9272 Hamlin Ave, Des Plaines IL 60016](#)
 Aryeh D Goodman, [333 S Desplaines St #406, Chicago, IL 60661](#)

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

Not for Profit, no shareholders

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 zoning relief.:

Plat of Survey - One copy of plat of survey, drawn to scale, that accurately reflects current conditions.:

[View File](#)

Date of Survey:

Dec 27, 2021

Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any elevated proposal--garages, home additions, roofed porches, etc.:

[View File](#)

Date of Drawings:

Jul 13, 2022

Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.:

[View File](#)

Document Submitted:	contract to purchase
Quantity:	1
Price:	660
Credit Card:	Card number: *****6051 Expiration: 10/24

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.:

[View Signature](#)

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



CHICAGO ASSOCIATION OF REALTORS®
Multi-Family & Investment Purchase and Sale Contract

(For use with 2-4 unit or apartment/investment properties)

This Contract is Intended to be a Binding Real Estate Contract



1. Contract. This Residential Real Estate Purchase and Sale Contract ("Contract") is made by and between Jewish Learning Foundation ("Buyer"), and Alpha Phi International Fraternity ("Seller") (Buyer and Seller collectively, ("Parties")), with respect to the purchase and sale of the real estate and improvements located at 1930 Sherman Ave., Evanston IL 60201 ("Property") which consists of units.

The Property P.I.N. # is 11181090600000. Lot Size: 100x151
Additional P.I.N. #(s) (if applicable)

2. Fixtures and Personal Property. At Closing (as defined in Paragraph 8 of this Contract), in addition to the Property, Seller shall transfer to Buyer by a Bill of Sale all heating, cooling, electrical and plumbing systems, and the following checked and enumerated items (collectively, "Fixtures and Personal Property"), which Fixtures and Personal Property are owned by Seller, and to Seller's knowledge, are currently present on the Property and in operating condition as of the Acceptance Date:

- Refrigerator, Sump Pump, Central air conditioner, Fireplace screen, Built-in or attached
Oven/Range, Smoke and carbon monoxide detectors, Window air conditioner and equipment, shelves or cabinets
Microwave, Electronic air filter, Fireplace gas log, Ceiling fan(s)
Dishwasher, Intercom system, Central humidifier, Firewood, Radiator covers
Garbage disposal, Security system, Attached gas grill, All planted vegetation
Trash compactor, Satellite Dish, Lighting fixtures, Existing storms, Outdoor play set/swings
Washer, Attached TV(s), Electronic garage door(s) and screens, Outdoor shed
Dryer, TV Antenna with remote unit(s), Window treatments
Water Softener, Multimedia equipment, Tacked down carpeting, Other Equipment

3. Purchase Price. The purchase price for the Property (including the Fixtures and Personal Property) is \$1,975,000.00 ("Purchase Price").
4. Closing Cost Credit (Optional). Check if applicable Seller agrees to credit to Buyer at Closing (check one) \$ OR % of Purchase Price ("Closing Cost Credit"), to be applied to prepaid expenses, closing costs or both as lender permits, and that such credit appears on the Master Statement or Closing Disclosure.
5. Home Warranty (Optional). Check if applicable Seller agrees to provide Buyer with a Home Warranty at Closing, at a cost of no less than: \$
6. Earnest Money. Upon the Parties execution and delivery of this Contract, Buyer shall deposit with @properties ("Escrowee"), earnest money in the amount of \$100,000.00, in the form of check within 1 Business Days after the Acceptance Date. The earnest money shall be increased to (check one) 100% [percent] of the Purchase Price, OR a total of \$ AT CLOSING ("Earnest Money") within Business Days after the conclusion of the Attorney Approval Period (as established in Paragraph 17 of this Contract). The Parties acknowledge and agree that (i) the Parties shall execute all necessary documents with respect to the handling of the Earnest Money in form and content mutually agreed upon between the Parties and (ii) unless otherwise agreed, Buyer shall pay all expenses incurred in opening an escrow account for the Earnest Money.

7. Mortgage Contingency. Parties agree that this Contract (check one) [is] [is not] subject to Paragraph 7, Mortgage Contingency. If [is not] is checked, then this Paragraph 7 does not apply. This Contract is contingent upon Buyer securing by March 1, 2022 ("First Commitment Date") a written mortgage commitment for a fixed rate or an adjustable rate mortgage permitted to be made by a U.S. or Illinois savings and loan association, bank, or other authorized financial institution, in the amount of (check one) \$ OR 50% [percent] of the Purchase Price, the interest rate (or initial interest rate if an adjustable rate mortgage) not to exceed % per year, amortized over years, payable monthly, loan fee not to exceed %, plus appraisal and credit report fee, if any ("Required Commitment"). Buyer shall pay for private mortgage insurance as required by the lending institution. If a FHA or VA mortgage is to be obtained, Rider 8 or Rider 9 shall be attached to this Contract. (1) If Buyer is unable to obtain the Required Commitment by the First Commitment Date, Buyer shall so notify Seller in writing on or before that Date. Thereafter, Seller may, within 30 Business Days after the First Commitment Date ("Second Commitment Date"), secure the Required Commitment for Buyer upon the same terms, and may extend the Closing Date by 30 Business Days. The Required Commitment may be given by Seller or a third party. Buyer shall furnish all requested credit information, sign customary documents relating to the application and securing of the Required Commitment, and pay one application fee as directed by Seller. Should Seller choose not to secure the Required Commitment for Buyer, this Contract shall be null and void as of the First Commitment Date, and the Earnest Money shall be returned to Buyer. (2) If Buyer notifies Seller on or before the First Commitment Date that Buyer has been unable to obtain the Required Commitment, and neither Buyer nor Seller secures the Required Commitment on or before the Second Commitment Date, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. (3) If Buyer does not provide any notice to Seller by the First Commitment Date, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect.

8. Closing. Buyer shall deliver the balance of the Purchase Price (less the amount of the Earnest Money, Closing Cost Credit, plus or minus proration and escrow fees, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Buyer ("Closing"). Closing shall occur on or prior to August 31, 2022 at a time and location mutually agreed upon by the Parties ("Closing Date").

9. Possession. Unless otherwise agreed to in Rider 22 Post-Closing Possession Rider, Seller agrees to deliver possession of the property, subject to existing leases, at Closing. If Seller does not surrender possession at Closing, Seller shall be considered in default of this Contract.

Buyer Initials: SMT Seller Initials: RE

52 **10. Deed.** At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed ("**Deed**") with release of
53 homestead rights (or other appropriate deed if title is in trust or in an estate), or Articles of Agreement, if applicable, subject only to the following, if any: covenants,
54 conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and
55 unconfirmed; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the
56 rights of tenants under existing leases affecting the Property, if any.

57 **11. Real Estate Taxes.** Seller represents that the total 20²⁰ general real estate taxes for the Property and all P.I.N.s referenced paragraph 1 of this Contract were
58 \$55,425.58. General real estate taxes for the Property are subject to the following exemptions (**check box if applicable**): Homeowner's. Senior Citizen's.
59 Senior Freeze. Historical Tax Freeze. General real estate taxes shall be prorated based on TBD 100% of the most recent ascertainable full year tax bill, unless
60 mutually agreed to otherwise by the Parties in writing prior to the expiration of the Attorney Approval Period. *SMH R/E*

61 **12. Leases.** Seller shall deliver to Buyer a complete copy of all existing leases affecting the Property and a rent roll within 5 Business Days of the Acceptance Date.
62 Seller represents and warrants that the present monthly gross rental income is \$_____. Seller shall notify Buyer, prior to Closing, of any (i) new leases; (ii)
63 modifications or amendments to the existing leases, and (iii) changes in the monthly gross rental income. All existing leases, if any, will be assigned by Seller and assumed
64 by Buyer at Closing through an assignment and assumption agreement mutually agreeable to the Parties.

65
66 **13. Zoning Certification; Full Payment Certificate.** If Property is subject to the current City of Chicago Zoning Ordinance, then Seller shall: (i) provide zoning
67 certification to Buyer at least 5 Business Days prior to Closing; and (ii) provide a full payment certificate to Buyer on or before the Closing Date.

68 **14. Code Violations.** Seller warrants that Seller (**choose one**) [has] **OR** [has not] received notice from any city, village, or other governmental authority
69 of an issued dwelling code violation that currently exists on the Property ("**Code Violation Notice**"). Buyer (**choose one**) [agrees] **OR** [does not agree] to purchase
70 Property subject to such Code Violation Notice. If a Code Violation Notice is received after the Acceptance Date and before Closing, Seller shall promptly notify Buyer of the
71 Code Violation Notice. If the matters specified in such Code Violation Notice are not resolved prior to Closing, Buyer may terminate this Contract by Notice to Seller and this
72 Contract shall be null and void.

73 **15. Disclosures.** Buyer has received the following (**check Yes or No**): (a) Illinois Residential Real Property Disclosure Report: Yes/ No; (b) Heat Disclosure
74 (gas/electric): Yes/ No; (c) Lead Paint Disclosure and Pamphlet: Yes/ No; and (d) Radon Disclosure and Pamphlet: Yes/ No.

75 **16. Confirmation of Dual Agency.** If initialed below, Licensee is acting as a "**Designated Agent**" for both Buyer and Seller, ("**Dual Agency**"). The Parties confirm that
76 they have previously consented and agreed to have _____ ("**Licensee**") act as **Dual Agent** in providing brokerage
77 services on behalf of the Parties and specifically consent to Licensee acting as **Dual Agent** on the transaction covered by this Contract. Initial below if Buyer and Seller
78 consented to **Dual Agency** on the transaction covered by this Contract.

79 *This Paragraph 16 is a part of this Contract only if initialed by the Parties.* Buyer Initials: _____ Seller Initials: _____

80 **17. Attorney Modification.** Within 15 Business Days after the Acceptance Date ("**Attorney Approval Period**"), the attorneys for the respective Parties, by notice,
81 may: (a) approve this Contract in its entirety; or (b) propose modifications to this Contract ("**Proposed Modifications**"), which Proposed Modifications shall not include
82 modifications to the Purchase Price or broker's compensation. If written agreement is not reached by the Parties with respect to resolution of the Proposed Modifications,
83 then either Party may terminate this Contract by serving notice, whereupon this Contract shall be null and void and the Earnest Money returned to Buyer. **Unless otherwise**
84 **specified, all notices shall be provided in accordance with Paragraph D of the General Provisions. In the absence of delivery of Proposed Modifications prior to the**
85 **expiration of the Attorney Approval Period, the provisions of this Paragraph shall be deemed waived by the Parties and this Contract shall remain in full force and effect.**

86 **18. Inspection.** Within 15 Business Days after the Acceptance Date ("**Inspection Period**"), Buyer may conduct, at Buyer's sole cost and expense (unless otherwise
87 provided by law) home, radon, environmental, lead-based paint and/or lead-based paint hazards (unless separately waived), wood infestation, and/or mold inspections of
88 the Property ("**Inspections**") by one or more properly licensed or certified inspection personnel (each, an "**Inspector**"). The Inspections shall include only major components
89 of the Property, including, without limitation, central heating, central cooling, plumbing, well, and electric systems, roofs, walls, windows, ceilings, floors, appliances, and
90 foundations. A major component shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute
91 a health or safety threat. Buyer shall indemnify Seller from and against any loss or damage to the Property or personal injury caused by the Inspections, Buyer, or Buyer's
92 Inspector. Prior to expiration of the Inspection Period, Buyer shall notify Seller or Seller's attorney in writing ("**Buyer's Inspection Notice**") of any defects disclosed by the
93 Inspections that are unacceptable to Buyer, together with a copy of the pertinent pages of the relevant Inspection report(s). **Buyer agrees that minor repairs and**
94 **maintenance collectively costing less than \$250 shall not constitute defects covered by this Paragraph.** If the Parties have not reached written agreement resolving the
95 inspection issues within the Inspection Period, then either Party may terminate this Contract by written notice to the other Party. In the event of such notice, this Contract
96 shall be null and void and the Earnest Money shall be returned to Buyer. **In the absence of written notice prior to the expiration of the Inspection Period, this provision**
97 **shall be deemed waived by all Parties, and this Contract shall be in full force and effect.**

98 **19. General Provisions, Riders and Addendums.** **THIS CONTRACT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY BUYER AND SELLER AND**
99 **DELIVERED TO BUYER OR BUYER'S DESIGNATED AGENT.** THIS CONTRACT INCLUDES THE GENERAL PROVISIONS ON THE LAST PAGE OF THIS CONTRACT AND THE
100 FOLLOWING RIDERS AND ADDENDUMS, IF ANY, _____
101 _____, WHICH ARE ATTACHED TO AND MADE A PART OF THIS CONTRACT.

102 **This Contract shall be of no force or effect if not accepted by Seller on or before** _____.

Buyer Initials: SMH

Buyer Initials: _____

Seller Initials: R/E

Seller Initials: _____

103 OFFER DATE: 1/11/22

ACCEPTANCE DATE: 1/16/22 ("Acceptance Date").

104 BUYER'S INFORMATION:

SELLER'S INFORMATION:

105 Buyer's Signature: _____

Seller's Signature: _____

106 Buyer's Name (print): Sholom M Hecht - Jewish Learning Foundation
DocuSigned by:

Seller's Name (print): Renee Zainer - Alpha Phi International Fraternity
DocuSigned by:

107 Buyer's Signature: Sholom M Hecht
61347F6100DA4DB...

Seller's Signature: Renee Zainer
3BA1AD35C2D04F7...

108 Buyer's Name (print): _____

Seller's Name (print): _____

109 Address: _____

Address: 1930 Sherman Ave., Evanston, IL 60201

110 Phone 1: 312-714-4655 Phone 2: _____

Phone 1: _____ Phone 2: _____

111 Email 1: _____

Email 1: _____

112 Email 2: meirhecht@gmail.com

Email 2: rzainer@alphaphi.org

113 The names and addresses set forth below are for informational purposes only and subject to change

114 Buyer's Broker's Information:

Seller's Broker's Information:

115 Designated Agent: Amanda Scott

Designated Agent: Donna Agnew

116 Agent MLS #: 46132 Agent License #: _____

Agent MLS #: 865624 Agent License #: _____

117 Brokerage: @properties

Brokerage: @properties

118 Brokerage MLS #: _____ Brokerage License #: _____

Brokerage MLS #: _____ Brokerage License #: _____

119 Address: 1821 Benson Ave., Evanston, IL 60201

Address: 1821 Benson Ave., Evanston IL 60201

120 Agent Phone: 224-402-1775 Agent Fax: _____

Agent Phone: 847-644-3413 Agent Fax: _____

121 Email: amandascott@atproperties.com

Email: dagnew@atproperties.com

122 Buyer's Attorney's Information:

Seller's Attorney's Information:

123 Attorney Name: Dean Lurie

Attorney Name: David Rudolph

124 Address: _____

Address: _____

125 Phone: 312-782-3636 Fax: _____

Phone: 312-216-2785 Fax: _____

126 Email: dlurie@spklaw.com

Email: drudolph@rudolphkaplan.com

127 Buyer's Lender's Information:

128 Lender's Name: TBD

129 Company Name: _____

130 Address: _____

131 Phone: _____ Fax: _____

132 Email: _____

DS
Buyer Initials: SMT

Buyer Initials: _____

DS
Seller Initials: RZ

Seller Initials: _____

133 **GENERAL PROVISIONS**

134 **A. Prorations.** Rents actually received by Seller pursuant to existing leases affecting the Property, interest on existing mortgage being assumed by Buyer, if any, water
135 and sewer charges, real estate taxes and other items shall be prorated as of the Closing Date. Security deposits, if any, shall be paid to Buyer at Closing. Notwithstanding
136 anything to the contrary contained in Paragraph 11 of this Contract, if the Property is improved as of the Closing Date, but the last available tax bill is on vacant land, Seller shall
137 place in escrow an amount equal to 2% of the Purchase Price and the Parties shall reproporate taxes within 30 days after the bill on the improved property becomes available.

138 **B. Uniform Vendor and Purchaser Risk Act.** The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract.

139 **C. Title.** At least 5 Business Days prior to the Closing Date, Seller shall deliver to Buyer or his agent evidence of merchantable title in the grantor by delivering a
140 Commitment for Title Insurance of a title insurance company bearing a date on or subsequent to the Acceptance Date, in the amount of the Purchase Price, subject to no other
141 exceptions than those previously listed within this Contract and to general exceptions contained in the commitment. Delay in delivery by Seller of a Commitment for Title
142 Insurance due to delay by Buyer's mortgagee in recording mortgage and bringing down title shall not be a default of this Contract. Every Commitment for Title Insurance
143 furnished by Seller shall be conclusive evidence of title as shown. If evidence of title discloses other exceptions, Seller shall have 30 days after Seller's receipt of evidence of title
144 to cure the exceptions and notify Buyer accordingly. As to those exceptions that may be removed at Closing by payment of money, Seller may have those exceptions removed
145 at Closing by using the proceeds of the sale. Seller shall be responsible for the cost of the title insurance policy issued to Buyer by the title insurance company at Closing.

146 **D. Notice.** All notices required by this Contract shall be in writing and shall be served upon the Parties or their attorneys at the addresses or contact information
147 provided. The mailing of notice by registered or certified mail, return receipt requested, shall be sufficient service. Notices may also be served by personal delivery, commercial
148 delivery service, by the use of a facsimile machine, or e-mail transmission. E-mail and facsimile notice shall be deemed valid when transmitted. In addition, facsimile signatures
149 or digital signatures shall be sufficient for purposes of executing this Contract and shall be deemed originals. Each Party shall retain a copy of proof of facsimile transmission
150 and e-mail notice and provide such proof, if requested.

151 **E. Disposition of Earnest Money.** In the event of any default by either Party, Escrowee may not distribute the Earnest Money without the joint written direction of
152 Seller and Buyer or their authorized agents. However, if Escrowee has not received the joint written direction of both Seller and Buyer or their authorized agents, then Escrowee
153 may give written notice to Seller and Buyer of the intended disbursement of Earnest Money, indicating the manner in which Escrowee intends to disburse in the absence of any
154 written objection. If neither Party objects, in writing, to the proposed disposition of the Earnest Money within 30 days after the date of the notice, then Escrowee shall proceed
155 to dispense the Earnest Money as previously noticed by Escrowee. If either Seller or Buyer objects in writing to the intended disposition within the 30 day period, then the
156 Escrowee may deposit the Earnest Money with the Clerk of the Circuit Court by the filing of an action in the nature of an Interpleader. Escrowee may withdraw from the Earnest
157 Money all costs, including reasonable attorney's fees, related to the filing of the Interpleader, and the Parties shall indemnify and hold Escrowee harmless from any and all
158 claims and demands, including the payment of reasonable attorneys' fees, costs, and expenses arising out of those claims and demands. In the event of default by Buyer, the
159 Earnest Money, less expenses and commission of the listing broker, shall be paid to Seller. If Seller defaults, the Earnest Money, at the option of Buyer, shall be refunded to
160 Buyer, but such refunding shall not release Seller from the obligations of this Contract.

161 **F. Operational Systems.** Seller represents that the heating, plumbing, electrical, central cooling, ventilating systems, appliances, and fixtures on the Property are in
162 working order and will be so at the time of Closing. Buyer shall have the right to enter the Property during the 48-hour period immediately prior to Closing solely for the purpose
163 of verifying that the operational systems and appliances serving the Property are in working order and that the Property is in substantially the same condition, normal wear and
164 tear excepted, as of the Acceptance Date.

165 **G. Insulation and Heat Disclosure Requirements.** If the Property is new construction, Buyer and Seller shall comply with all insulation disclosure requirements as
166 provided by the Federal Trade Commission, and Rider 13 is attached. If the Property is located in the City of Chicago, Seller and Buyer shall comply with the provisions of Chapter
167 5-16-050 of the Municipal Code of Chicago concerning heating cost disclosure for the Property.

168 **H. Escrow Closing.** At the written request of Seller or Buyer received prior to the delivery of the Deed, this sale shall be closed through an escrow with a title insurance
169 company, in accordance with the general provisions of the usual form of deed and money escrow agreement then furnished and in use by the title insurance company, with
170 such special provisions inserted in the escrow agreement as may be required to conform with this Contract. Upon the creation of an escrow, payment of Purchase Price and
171 delivery of deed shall be made through the escrow, this Contract and the Earnest Money shall be deposited in the escrow, and the Broker shall be made a party to the escrow
172 with regard to commission due. The cost of the escrow shall be divided equally between Buyer and Seller except that any money lender escrow fee shall be paid for by the Buyer.

173 **I. Legal Description and Survey.** At least 5 Business Days prior to Closing, Seller shall provide, at Seller's cost and expense, Buyer with a survey by a licensed land
174 surveyor dated not more than six months prior to the date of Closing, showing the present location of all improvements. If Buyer or Buyer's mortgagee desires a more recent
175 or extensive survey, the survey shall be obtained at Buyer's expense. The Parties may amend this Contract to attach a complete and correct legal description of the Property.

176 **J. Affidavit of Title; ALTA.** Seller agrees to furnish to Buyer an affidavit of title subject only to those items set forth in this Contract, and an ALTA form if required by
177 Buyer's mortgagee, or the title insurance company, for extended coverage.

178 **K. RESPA and FIRPTA.** Buyer and Seller shall make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement
179 Procedures Act of 1974 (RESPA), as amended. Buyer and Seller shall comply with the reporting requirements of the applicable sections of the Internal Revenue Code and the
180 Foreign Investment in Real Property Tax Act (FIRPTA). Unless otherwise disclosed in writing, Seller represents that Seller is a United States Taxpayer and will deliver a FIRPTA
181 Affidavit evidencing same to Closing.

182 **L. Transfer Taxes.** Seller shall pay the amount of any stamp tax imposed by the state and county on the transfer of title, and shall furnish a completed declaration
183 signed by Seller or Seller's agent in the form required by the state and county, and shall furnish any declaration signed by Seller or Seller's agent or meet other requirements as
184 established by any local ordinance with regard to a transfer or transaction tax. Any real estate transfer tax required by local ordinance shall be paid by the person designated
185 in that ordinance.

186 **M. Removal of Personal Property.** Seller shall remove from the Property by the Closing Date all debris and Seller's personal property not conveyed by Bill of Sale to
187 Buyer.

188 **N. Surrender.** Seller agrees to surrender possession of the Property in broom-clean condition and in the same condition as it was on the Acceptance Date, ordinary
189 wear and tear excepted, subject to Paragraph B of the General Provisions of this Contract. To the extent that Seller fails to comply with this Paragraph, Seller shall not be
190 responsible for that portion of the total cost related to this violation that is below \$250.00.

191 **O. Time.** Time is of the essence for purposes of this Contract.

192 **P. Number.** Wherever appropriate within this Contract, the singular includes the plural.


193 **Q. Flood Plain Insurance.** In the event the Property is in a flood plain and flood insurance is required by Buyer's lender, Buyer shall pay for that insurance.

194 **R. Business Days and Time.** Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as 8:00 AM to 6:00 PM
195 Chicago Time.

196 **S. Patriot Act.** Seller and Buyer represent and warrant that they are not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by
197 Executive Order or the United States Treasury Department as a Specially Designated National and Blocked Person, or other banned or blocked person, entity, nation or
198 transaction pursuant to any law, order, rule or regulation which is enforced or administered by the Office of Foreign Assets Control ("OFAC"), and that they are not engaged in
199 this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation. Each Party shall
200 defend, indemnify, and hold harmless the other Party from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees
201 and costs) arising from or related to any breach of the foregoing representation and warranty.

202 **T. Brokers.** The real estate brokers named in this Contract shall be compensated in accordance with their agreements with their clients and/or any offer of
203 compensation made by the listing broker in a multiple listing service in which the listing and cooperating broker both participate.

204 **U. Executed Contract.** The listing broker shall hold the fully executed copy of this Contract.

Buyer Initials: 

Buyer Initials: _____

Seller Initials: 

Seller Initials: _____

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant July 28, 2022

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 22ZONA-0176

Purpose: Zoning Analysis without Bld Permit App

Address: 1930 SHERMAN AVE

District: R5 **Overlay:** None **Preservation:** Not Within

Applicant: Charles Davidson

Reviewer: Katie Ashbaugh

District:

Phone: 8472752123

THIS APPLICATION PROPOSES (select all that apply):

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

ANALYSIS BASED ON:

Plans Dated: 7/24/2022

Prepared By: Applicant

Survey Dated: 12/27/2021

Proposal Description:

Religious institution occupying an existing building and property with no changes

Existing Improvements: 2-story building, 11 parking stalls, rear patio

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

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

Front Porch Exception (Subtract 50%)

Total Elibigle
Front
Front Porch
Regulatory Area

Pavers/Pervious Paver Exception (Subtract

Total Paver Area
Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space

Open Required Spaces
Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:	R5	Membership Org	Religious Institution	Non-Compliant

Comments: Special Use Permit required

Minimum Lot Width (LF)	50	100.14		Compliant
USE: Other				

Comments: No change

Minimum Lot Area (SF)	10,000 sqft	15,148 SF		Compliant
USE: Nonresidential				

Comments: No change

Building Lot Coverage (SF) (defined, including subtractions& additions):	45% or 6815 SF	3685 24.3%		Compliant
Comments: No change				

Impervious Surface Coverage (SF, %)	60% or 9090 SF	7710 50.9%		Compliant
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Comments: No change

	Standard	Existing	Proposed	Determination
Front Yard(1) (FT) Direction: E Street: Sherman Comments:	27	27.74		Compliant
Interior Side Yard(1) (FT) Direction: N Comments:	10	10.5		Compliant
Interior Side Yard(2) (FT) Direction: S Comments:	10	6.61		Legal Non-Conforming
Rear Yard (FT) Direction: W Comments:	25	79.33		Compliant

ACCESSORY USE AND STRUCTURE

Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts: Comments: No change	R5	Open Off-street Parking		Compliant
Permitted Required Yard: Comments: No change	Rear	Rear Yard		Compliant
Additional Standards: Comments:				
Interior Side Yard(1A) (FT) Direction: N Comments:	10	1.33		Legal Non-Conforming
Interior Side Yard(1B) (FT) Direction: S Comments:	10	1.47		Legal Non-Conforming
Rear Yard (FT) Direction: W Comments:	5	15		Compliant

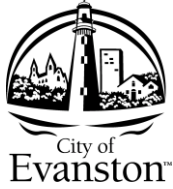
PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Use(1): Religious Institution Comments: 1 stall will need to be eliminated to comply with Section 6-16-2-6	1 per 10 seats of main auditorium, assembly hall, or sanctuary (Table 16-B).			Compliant
Use(2): Office (General) Comments:	2 per 1,000 sqft gross floor area.			Compliant
TOTAL REQUIRED: Comments:	6	11	11	Compliant

Land Use Commission

Text Amendment
Restaurants
22PLND-0055

Recommending Body



Memorandum

To: Chair and Members of the Land Use Commission

From: Sarah Flax, Interim Community Development Director
Elizabeth Williams, Planning Manager
Melissa Klotz, Zoning Administrator

Subject: Zoning Ordinance Text Amendment
Restaurants in the MXE Mixed-Use Employment District
22PLND-0055

Date: August 19, 2022

Request

City initiated Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to add Restaurant, Type 1, as a Permitted Use, and Restaurant, Type 2, as an Administrative Review Use in the MXE Mixed-Use Employment District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-4 of the Evanston Zoning Code 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 August 4, 2022.

Analysis

Background

On July 14, 2022, Councilmember Burns made a referral for a text amendment to the Zoning Ordinance to add restaurants as eligible uses in the MXE Mixed-Use Employment District. The referral is in anticipation of the expansion of Soul & Smoke, a locally owned and operated catering business that hopes to expand into a full-service restaurant.

Proposal Overview

Staff proposes a simple change to the Zoning Ordinance to add both Restaurant-Type 1 (full-service) and Restaurant-Type 2 (quick-serve) as eligible uses in the MXE Mixed-Use Employment District. The MXE District Section 6-13-4-1 of the Zoning Ordinance states:

The MXE Mixed-Use Employment district is intended to address those distinctive areas in Evanston where manufacturing and industrial uses have coexisted with residential uses in a manner in which neither has been affected adversely. The MXE district will incorporate uses currently located in the area while also permitting those uses normally associated with manufacturing and industrial operations.

The MXE district will also permit residential uses and shall provide for their

continuance through the requirement of adequate, districtwide site controls designed to preserve the distinctive coexistence.

The MXE District exists in five areas of the city:

- Custer Ave. & South Blvd.
- Pitner Ave. & Lee St.
- Greenwood St. & Grey Ave.
- Custer Ave. & Main St.
- Payne St. & Ashland Ave.

Current eligible uses in the MXE District include:

Permitted Uses	Administrative Review Uses	Special Uses
Artist studio Building materials establishment Business or vocational school Caterer Craft alcohol production facility Dwelling – Single-family attached Dwelling – Single-family detached Dwelling – Two-family Dwelling – Multiple-family Educational institution – Public Government institution Industrial service establishment Light manufacturing Live-work units Neighborhood garden Office Public transportation center Public utility Residential care home – Category I Residential care home – Category II Retail goods establishment Retail services establishment Trade contractor Vehicle storage establishment Warehouse establishment Wholesale goods establishment	Commercial indoor recreation	Administrative review uses Aquaponics Automobile repair service establishment Automobile service station Banquet hall Brew pub Cannabis craft grower Cannabis infuser Cannabis transporter Car wash Commercial outdoor recreation Commercial parking garage Commercial parking lot Community Center Cultural facility Daycare center – Domestic animal Educational institution – Private Funeral services excluding on-site cremation Kennel Media broadcasting tower Planned development Recreation center Religious institution Resale establishment Transitional shelter Transitional treatment facility – Category I Transitional treatment facility – Category II Urban farm, rooftop

The uses follow the purpose and intent of the MXE District, and have also expanded over time as MXE areas have naturally transitioned from being substantially composed of light industrial uses to the current state that is a wide variety of light industrial, office, residential, live-work, and retail/service oriented uses. Uses added to the MXE District in recent years include the Craft alcohol production facility, Brew pub, and Cannabis uses. It is logical to include these uses in the MXE District since they may have an industrial component. However, these uses also have

a substantial retail or service component. Double Clutch Brewery is a Brew pub that operates at 2121 Ashland Ave. in the MXE District and includes on-site brewing and a full service restaurant/bar. The restaurant and bar area are substantially larger than the brewing area.

Following the evolution of the MXE District, it is appropriate to add restaurants as eligible uses. In agreement with the text amendment referral, staff recommends adding Restaurant-Type 1 (full-service) as a Permitted Use, and Restaurant-Type 2 (quick-serve) as an Administrative Review Use. Restaurants are currently eligible uses in the following districts:

Zoning District	Restaurant – Type 1 (full-service)	Restaurant – Type 2 (quick-serve)
B1, B1a, B2, B3	P	A
C1, C1a, C2	P	A
D1	P	
D2, D3, D4, RP	P	A
O1	P	
MU, MUE, MXE		
I1	P	
I2, I3	S	A
T1, T2		
U1	S	
U1a	P	
U2, U3		
OS		

Since the MXE District now functions with a moderate retail and service component, adding restaurants as eligible uses in the district is appropriate. Restaurant – Type 1 is typically a Permitted Use in most non-residential and non-university districts, and Restaurant – Type 2 is typically an Administrative Review Use. Staff has granted 14 Administrative Review Uses for Restaurant – Type 2 since the Administrative Review Use was added to the Zoning Ordinance in May 2021.

Standards of Approval

The proposed text amendment meets the Standards for Approval of amendments per Section 6-3-4-5 of the City Code. The proposed modification to add restaurants as eligible uses in the MXE District is consistent with the goals, objectives, and policies of the Comprehensive General Plan by encouraging appropriate economic growth and vitality throughout the community and specifically in smaller business district areas where MXE zoning exists. The proposal will have no effect on the overall character of existing development, no presence of adverse effects on the value of adjacent properties, and adequacy of public facilities and services.

Recommendation

Staff supports the proposed text amendment to add Restaurant – Type 1 as a Permitted Use, and Restaurant – Type 2 as an Administrative Review Use in the MXE Mixed-Use Employment District as referred by Councilmember Burns.

Attachments

- [Zoning Map](#)
- [MXE District Regulations \(Section 6-13-4\)](#)