

# Zoning Analysis Summary

**Review Date:**  
8.28.23

**Case Number:**

**Case Status/Determination:**

23ZONA-0111

NON-COMPLIANT

**Proposal:**

Demolish existing single-family home and garages to construct 10 efficiency homes and 3 accessory dwelling units (ADUs) above a parking structure.

**Non-compliant:**

Code Section	Proposed and Required	Recommendation
6-8-4-3	Efficiency homes that are requesting zoning relief are a Special Use in the R3	Apply for Special Use
6-8-1-14	Number of efficiency homes on lot: Non-compliant  More than one efficiency home proposed where one is permitted	<b>Two options:</b> apply for a planned development or apply for a text amendment to permit more than one efficiency home on a zoning lot as a Special Use, followed by Special Use application
6-8-4-4	Lot Size: Non-compliant  Standard: 5,000 sf for each single-family home or approx.. 6 dwelling units Existing: one single-family home Proposed: 29,714 sf lot with 13 dwellings	Variation can be requested if number of homes is not reduced
6-8-1-14	ADU Size: Non-compliant  Proposed ADUs must be smaller than principal dwelling structure(s) on the lot. ADU's are 440'each, Efficiency homes are 416' each	Reduce size of ADUs to less than that of ground level efficiency homes. Alternately, you may decide to call all units efficiency homes
6-4-6-10	Number of ADUs: Non-compliant  3 ADU's proposed where one is permitted	Variance can be requested (see above for additional suggestions)
6-8-1-14	Front yard setback: Non-compliant  Standard: 27' Existing: 25' Proposed: 23'7" front yard setback proposed	Clarify the setback from the south property line (overlay property boundaries from plat of survey onto the site plan). If sidewalk is not included, a variation as

		part of the special use process can be requested
6-4-6-10(G) 6-4-6-4	Height: Non-compliant (garage/ADU structure)  Standard: 20' (or 2 stories, whichever is less) if flat or mansard roof Proposed: 25'3" (2 stories)	Variance can be requested as part of Special Use, however, recommend reducing height to lessen variance if possible
6-16-2-6	Handicapped Spaces: Non-compliant  Standard: Per ADA code, 1 parking space if 1-25 space provided Proposed: Uncertain  Add 1 ADA parking space within garage	Add 1 ADA accessible space in garage
Building Code	Distance between structures: <i>Additional review needed</i>  Standard: 10 ft. Existing: >10 ft. Proposed: 2 <sup>nd</sup> and 3 <sup>rd</sup> homes from the southwest end of the property are shown as being 7'1" apart  Double checking on specific code requirement with our Residential Plan Reviewer. This may be something that is solvable through construction with particular levels of fire rated walls.	May need to move 3 <sup>rd</sup> home from southwest end of the lot north or ensure proper fire rating of walls construction

Additional Comments:

1. Please provide a scaled site plan to confirm measurements. This will enable a cleaner site plan for review
2. The zoning lot boundaries should be overlaid on the site plan.
3. Confirm the final site layout.
4. Confirm surfaces of sidewalks, patios, and driveway on the plans.
5. Please provide building elevations from all sides.
6. A more detailed landscape plan including tree preservation, protection and replacement plans must be provided
7. What are plans for trash/recycling for the homes and where will trash receptacles be placed?
8. As mentioned in early conversation, this project falls under our Inclusionary Housing Ordinance (IHO). A minimum of 10% on-site affordable units are required, in this case 10% of 13 units is 1.3, so at least one on-site affordable unit is required. Please submit the IHO application, available [here](#). If you have additional questions please contact Marion Johnson at marionjohnson@cityofevanston.org

<b>Principal Use and Structure:</b>	
<i>Zoning Code Section</i> 6-8-4-3	<b>Use: Non-compliant</b>  Standard: One efficiency home (not requesting zoning relief) Existing: Single-family home and detached garage Proposed: 13 dwelling units (10 efficiency homes, 3 ADUs)
6-8-4-5	Lot width: Compliant  Standard: 35' Existing 100'4" Proposed: 100'4"
6-8-4-4	<b>Lot size: Non-compliant</b>  Standard: 5,000 sf for each single-family home or approx.. 6 dwelling units Existing: one single-family home Proposed: 29,714 sf lot with 13 dwellings
6-8-1-14	<b>Dwelling Units #: Non-compliant</b>  Standard: 1 Efficiency home, Special Use/PD required if more than one Existing: 1 Proposed: 10 Efficiency homes  Note: intention to pursue text amendment to make additional efficiency homes a special use.
6-8-4-6	Building Lot Coverage: Compliant  Standard: 45% - 13,371.3 sf Existing: approx.. 7.0% - 2,073.86 sf Proposed: 23.3% - 6,920.41 sf
6-8-4-9	Impervious Surface Coverage: Compliant  Standard: 60% - 17,828.4 sf Existing: 11.5% - 3,414,23 sf Proposed: 59.2% - 17,587.2 sf  Note: Please clarify surface materials proposed for sidewalks, patios and driveways on the plans. Calculation does not include credit for permeable surface/pavers.
6-4-6-3	Accessory Structure Rear Yard Coverage: Compliant

	<p>Standard: 40%  Existing: &lt;40%  Proposed: 32.6%</p>
Section 6-8-1-14	<p>Building Height: Compliant (Efficiency homes)</p> <p>Standard: 28' or 2 stories, whichever is less.  Existing: 20'  Proposed: 11'5"</p>
Section 6-8-1-14	<p>Yards: (Efficiency Homes)</p> <p><b>Front: Non-compliant</b>  Standard: 27'  Existing: 25'  Proposed: 23'7" front yard setback proposed</p> <p>Street Side: NA</p> <p>Interior Side (East): Compliant</p> <p>Standard: 3'  Proposed: 7'5"</p> <p>Interior Side (West): Compliant</p> <p>Standard: 3'  Proposed: 7'11"</p> <p>Rear: Compliant  Standard: 3'  Proposed: 63'1"</p>
<b>Accessory Use and Structure 1: Garage with dwellings on 2<sup>nd</sup> floor</b>	
6-4-6-2	<p>Location (Yard): Compliant</p> <p>Rear Yard</p>
6-4-6-10(G) 6-4-6-4	<p><b>Height: Non-compliant</b></p> <p>Standard: 20' (or 2 stories, whichever is less) if flat or mansard roof  Proposed: 25'3" (2 stories)</p>
6-4-6-10	<p><b>Number of accessory dwelling units: Non-compliant</b></p> <p>Standard: 1  Proposed: 3</p> <p>Note: ADUs must be smaller in footprint that the principal structure(s)</p>

	<p>Distance from Principal Building:</p> <p>Standard: 10 ft. Proposed: approx.. 10 ft.</p>
<p>6-4-6-4 6-8-4-7</p>	<p>Yards: Compliant</p> <p>Front: NA</p> <p>Street Side: NA</p> <p>Interior Side (East): Compliant</p> <p>Standard: 3' Proposed: 5'</p> <p>Interior Side (West): Compliant</p> <p>Standard: 3' Proposed: 5'</p> <p>Rear: Compliant</p> <p>Standard: 3' Proposed: 26'4"</p>
<p><b>Parking Requirement:</b></p>	
<p>Section 6-16, Table 16-B</p>	<p>Use 1: Efficiency Homes - Compliant</p> <p>Standard: Efficiency Homes – 1 per unit, none required if within 1,500' of a Metra, PACE, or Chicago Transit Authority public transit bus stop or train station. Proposed: 10</p> <p>Use 2: ADUs – Compliant</p> <p>Standard: No parking required</p> <p>Total Required: None. Lot is less than 1,500 ft away from Central St. Metra Station, Pace Bus Route 213 stop (Green Bay &amp; Lincoln), and CTA Bus Route 206 stop (Green Bay &amp; Lincoln). However, recommend keeping proposed parking for residents of homes/visitors</p>
<p>6-16-2-6</p>	<p><b>Handicapped Spaces: Non-compliant</b></p> <p>Standard: Per ADA code, 1 parking space if 1-25 space provided Proposed: Uncertain Add 1 ADA parking space within garage</p>

6-16-2-2	Access: Compliant Rear yard
6-16-2-5	Vertical Clearance: Compliant Clearance must be at least 7' Please provide elevations from all sides parking structure
6-16-2-2	Surface: Compliant
6-16-2-1 6-8-4-7	Location: Compliant Enclosed parking in garage located off of existing alley.
<b>Miscellaneous:</b>	
Building Code	Distance between structures: <i>Additional review needed</i>  Standard: 10 ft. Existing: >10 ft. Proposed: 2 <sup>nd</sup> and 3 <sup>rd</sup> homes from the southwest end of the property are shown as being 7'1" apart  Double checking building code requirement with our Residential Plan Reviewer. Double checking on specific code requirement with our Residential Plan Reviewer. This may be something that is solvable through construction with particular levels of fire rated walls.
6-4-1-9	Ingress and Egress canopies/awnings: Compliant  Standard: Max. 10% of depth of required yards Proposed: 1'11" overhang < 10% of required yard

# City of Evanston

## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** Pending Review August 29, 2023

**RESULTS OF ANALYSIS:** Non-Compliant

**Z.A. Number:** 23ZONA-0111  
**Address:** 1915 GRANT ST  
**Applicant:** David Wallach  
**Phone:**

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** R3      **Overlay:**      **Preservation**  
**Reviewer:** Meagan Jones      **District:**

**THIS APPLICATION PROPOSES (select all that apply):**

**ANALYSIS BASED ON:**

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

**Plans Dated:**

**Prepared By:** David Wallach

**Survey Dated:** July 19, 2023

**Proposal Description:**

Proposal to build 10 efficiency homes and 3 ADUs above a garage

**Existing:** Single family home and 2 garages

**Improvements:**

### 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 Elible  
 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
<b>USE:</b>		Dwelling - SF Detached	Other	Non-Compliant

**Comments:** Multiple efficiency homes needing variations proposed requires a Special Use (assuming text amendment passage)

<b>Minimum Lot Width (LF)</b>	35'	100'4"	100'4"	Compliant
<b>USE:</b> Single Family Detached				

**Comments:**

<b>Minimum Lot Area (SF)</b>	5,000 sf for each single-family home or approx. 6 dwelling units	29714	29714	Non-Compliant
<b>USE:</b> Single Family Detached				

**Comments:**

<b>Dwelling Units:</b>	1	1	13 total	Non-Compliant
<b>Comments:</b> Needs a Special Use (assuming passage of text amendment)				

<b>Building Lot Coverage (SF)</b> (defined, including subtractions& additions):	45% or 13371.3 sf	2073.86 7.0%	6920.41 23.3%	Compliant
<b>Comments:</b>				

<b>Impervious Surface Coverage (SF, %)</b>	60% or 17828.4 sf	3414.23	17587.2 59.18826142559064%	Compliant
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**Comments:** Please confirm proposed surface for all walkways, patios, and driveway. This number does not reflect possible credits.

	Standard	Existing	Proposed	Determination
<b>Accessory Structure Rear Yard Coverage:</b>	40% of rear yard		2310.4	Compliant
<b>Comments:</b>				
<b>Height (FT)</b>	28' or 2-stories	20'	11'5"	Compliant
<b>Comments:</b>				
<b>Front Yard(1) (FT)</b>	27'	25'	23'7"	Non-Compliant
<b>Direction:</b>				
<b>Street:</b>				
<b>Comments:</b>	Please confirm front setback. Should overlay lot boundaries onto site plan			
<b>Interior Side Yard(1) (FT)</b>	3'	19.07'	7'5"	Compliant
<b>Direction:</b>	E			
<b>Comments:</b>				
<b>Interior Side Yard(2) (FT)</b>	3'	55.66'	7'11"	Compliant
<b>Direction:</b>	W			
<b>Comments:</b>				
<b>Rear Yard (FT)</b>	3'	218.92	63'1"	Compliant
<b>Direction:</b>	N			
<b>Comments:</b>				
<b>ACCESSORY USE AND STRUCTURE</b>				
Use (1)	Standard	Existing	Proposed	Determination
<b>Permitted Districts:</b>		Garage (Det), Coachhouse or Carport	Other	Non-Compliant
<b>Comments:</b>	garage with 3 accessory dwelling units above. variance for number of units can be requested with Special Use			
<b>Permitted Required Yard:</b>	Rear yard	Rear Yard	Rear Yard	Compliant
<b>Comments:</b>				
<b>Additional Standards:</b>				
<b>Comments:</b>				
<b>Height (FT)</b>	Flat or mansard roof 20'		25'3"	Non-Compliant
<b>Comments:</b>				
<b>Distance from Principal Building:</b>	10.00'	>10'	approx. 10'	Compliant
<b>Comments:</b>				
<b>Front Yard(1A) (FT)</b>				
<b>Direction:</b>				
<b>Street:</b>				
<b>Comments:</b>				
<b>Front Yard(1B) (FT)</b>				
<b>Direction:</b>				
<b>Street:</b>				
<b>Comments:</b>				
<b>Street Side Yard (FT)</b>				
<b>Direction:</b>				
<b>Street:</b>				
<b>Comments:</b>				



	Standard	Existing	Proposed	Determination
Interior Side Yard(1A) (FT) Direction: E	3'		5'	Compliant
<b>Comments:</b>				
Interior Side Yard(1B) (FT) Direction: W	3'		5'	Compliant
<b>Comments:</b>				
Rear Yard (FT) Direction: N	3'		26'4"	Compliant
<b>Comments:</b>				

**PARKING REQUIREMENTS**

	Standard	Existing	Proposed	Determination
<b>Use(1):</b> Single-family Detached	1 per unit, none required if within 1,500' of a Metra, PACE, or Chicago Transit Authority		10	Compliant
<b>Comments:</b> Site is located within 1,500' of Metra Station and CTA/PACE bus route stops				
<b>TOTAL REQUIRED:</b>				Compliant
<b>Comments:</b> Recommend keeping parking spaces available for residents/visitors				
<b>Handicap Parking Spaces</b>	Sec. 6-16-2-6			Non-Compliant
<b>Comments:</b> Recommend adding one ADA accessible space				
<b>Access:</b>	Sec. 6-16-2-2		off of rear alley in garage	Compliant
<b>Comments:</b>				
<b>Vertical Clearance (LF)</b>	7'		at least 7'	Compliant
<b>Comments:</b> Shall be at least 7'. Garage height can accommodate this. Show north elevation to confirm				
<b>Surfacing:</b>	Sec. 6-16-2-8 (E)			Compliant
<b>Comments:</b>				
<b>Location:</b>	Sec. 6-4-6-2		Rear yard in garage off of alley	Compliant

**Comments:**

**MISCELLANEOUS REQUIREMENTS**

	Standard	Existing	Proposed	Determination
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**COMMENTS AND/OR NOTES**

Analysis Comments

**RESULTS OF ANALYSIS**

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

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_