

# BluePaint

D e v e l o p m e n t

October 25, 2023

**VIA EMAIL ONLY**

Meagan Jones  
City of Evanston  
Neighborhood and Land Use Planner  
Community Development  
Morton Civic Center  
2100 Ridge Ave., Evanston, IL 60201

RE: Micro Homes On Grant  
1915/1917 Grant Street

Dear Ms. Jones:

We want to thank the City of Evanston for its time in helping us to quantify our requests for relief for the above-mentioned Project. In association with our Application, we are requesting the zoning relief attached to this correspondence.

We look forward to answering any questions the City may have in order to provide this relief. Again, thank you.

Most sincerely,



David T. Wallach  
For 1915 Grant Street, LLC

# ZONING RELIEF ANALYSIS 1915/1917 GRANT STREET

## Zoning Analysis Summary

Review Date:  
**Updated 10.13.23**

**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 <b>Special Use application filed</b>
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. <b>Text amendment application filed</b>
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	Front yard setback: Non-compliant  Standard: 27' Existing: 25' Proposed: 18" front yard setback proposed at closest point	If current configuration remains, a variation must be requested
6-8-4-7	Open parking rear setback  Standard: 3' Proposed: < 0'	Eligible variation
6-16-2-7	Parking drive aisle  Standard: 24'	Eligible variation, should explore widening to 24', space permitting with

	Proposed: 23'	current layout
6-16-2-4 6-16-2-7	Parking Space width  Standard: 8.5' Proposed: 8'	Eligible variation, should explore widening parking spaces if possible with current layout

Additional Comments:

1. Scale provided on the site plan is inaccurate, please revise.
2. Confirm surfaces of sidewalks, patios, and parking area on the plans. Notes say impervious walkways and permeable brick pavers for the parking area but the labels on the site plan say permeable crushed stone walkways and an asphalt parking area (at least in the drive aisle).
3. Please provide updated building elevations from all sides.
4. A more detailed landscape plan including tree preservation, protection and replacement plans must be provided
5. As discussed, 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 and one is proposed. Please continue to work with Marion Johnson at [marionjohnson@cityofevanston.org](mailto:marionjohnson@cityofevanston.org) if you have any additional questions.

<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
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 + 2 units (due to IHO bonus) = 8 total 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: 13 Efficiency homes  Note: Text amendment application filed to make additional efficiency homes a special use.
6-8-4-6	Building Lot Coverage: Compliant  Standard: 45% + 15% (due to IHO bonus) – 17,828.4 sf Existing: approx.. 7.0% - 2,073.86 sf Proposed: 19.7% - 5,853.9 sf
6-8-4-9	Impervious Surface Coverage: Compliant  Standard: 60% + 15% (due to IHO bonus) – 22,285.5 sf Existing: 11.5% - 3,414,23 sf Proposed: 45.6% - 13,545.2 sf  Note: Please clarify surface materials proposed for sidewalks and parking area on the site plan. Currently, notes and labels are inconsistent. Calculation only includes credit for patio areas
Section 6-8-1-14	Building Height: Compliant

	<p>Standard: 28' + 12' (due to IHO Bonus) = 40'  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: 18' front yard setback proposed at closest point</p> <p>Street Side: NA</p> <p>Interior Side (East): Compliant</p> <p>Standard: 3'  Proposed: 6'</p> <p>Interior Side (West): Compliant</p> <p>Standard: 3'  Proposed: 6'</p> <p>Rear: Compliant  Standard: 3'  Proposed: 28'1"</p>
<b>Accessory Use and Structure: Open Parking in Rear Yard</b>	
6-4-6-2	<p>Location (Yard): Compliant</p> <p>Rear Yard</p>
6-4-6-10(G) 6-4-6-4	Height: N/A
6-4-6-4 6-8-4-7	<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  Standard: 3'  Proposed: 5'</p>

	<p><b>Rear: Non-Compliant</b></p> <p>Standard: 3' Proposed: &lt;3'</p>
<b>Parking Requirement:</b>	
Section 6-16, Table 16-B	<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.</p> <p>No parking needed for on-site affordable unit.</p> <p>Proposed: 15 (includes one ADA parking space)</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>
6-16-2-2	<p>Access: Compliant</p> <p>Ingress/Egress off of alley</p>
6-16-2-4	<p><b>Size of Parking Stalls: Non-Compliant</b></p> <p>Standard: 8.5' X 18', 24' drive aisle Proposed: 8' X 18', 23' drive aisle</p>
	<p><b>Parking Drive Aisle: Non-Compliant</b></p> <p>Standard: 24' Proposed: 23'</p>
6-16-2-5	Vertical Clearance: N/A
6-16-2-2	Surface: Compliant
6-16-2-1 6-8-4-7	<p>Location: Compliant</p> <p>Rear yard off of alley</p>
<b>Miscellaneous:</b>	
6-4-1-9	Ingress and Egress canopies/awnings: Compliant

	Standard: Max. 10% of depth of required yard setback Proposed: 1'11" overhang not within required yard setback
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# 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 | <input type="checkbox"/> Change of Use             | <input type="checkbox"/> Sidewalk Cafe |
| <input type="checkbox"/> New Accessory Structure            | <input type="checkbox"/> Retention of Use          | <input type="checkbox"/> Other         |
| <input type="checkbox"/> Addition to Structure              | <input type="checkbox"/> Plat of Resubdiv./Consol. |  |
| <input type="checkbox"/> Alteration to Structure            | <input type="checkbox"/> Business License          |  |
| <input type="checkbox"/> Retention of Structure             | <input type="checkbox"/> Home Occupation           |  |

**Plans Dated:** 10.9.23  
**Prepared By:** David Wallach  
**Survey Dated:** July 19, 2023  
**Existing Improvements:** Single family home and 2 garages

**Proposal Description:**  
 Proposal to build 13 efficiency homes

### ZONING ANALYSIS

#### RESIDENTIAL DISTRICT CALCULATIONS

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

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

#### PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
<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 + 2 (IHO bonus) for total of 8 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% + 15% (IHO Bonus) or 17,828.4 sf	2073.86 7.0%	5853.9 19.7%	Compliant
<b>Comments:</b>				

<b>Impervious Surface Coverage (SF, %)</b>	60% + 15% (IHO bonus) or 22,285.5 sf	3414.23	13545.2 45.6%	Compliant
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**Comments:** Please confirm proposed surface for all walkways, patios, and driveway. This number does not reflect total possible credits.



	Standard	Existing	Proposed	Determination
Height (FT)	28' or 2-stories	20'	11'5"	Compliant
Comments:				
Front Yard(1) (FT)	27'	25'	18'	Non-Compliant
Direction:				
Street:				
Comments:				
Interior Side Yard(1) (FT)	3'	19.07'	approx. 8'	Compliant
Direction: E				
Comments:				
Interior Side Yard(2) (FT)	3'	55.66'	approx. 8'	Compliant
Direction: W				
Comments:				
Rear Yard (FT)	3'	218.92	28'1"	Compliant
Direction: N				
Comments:				

**ACCESSORY USE AND STRUCTURE**

Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts:		Open Off-street Parking	Other	Compliant
Comments:				
Permitted Required Yard:	Rear yard	Rear Yard	Rear Yard	Compliant
Comments:				
Additional Standards:				
Comments:				
Height (FT)	Flat or mansard roof 20'			
Comments:				
Distance from Principal Building:	10.00'	>10'	11'	Compliant
Comments:				
Front Yard(1A) (FT)				
Direction:				
Street:				
Comments:				
Front Yard(1B) (FT)				
Direction:				
Street:				
Comments:				
Street Side Yard (FT)				
Direction:				
Street:				
Comments:				

	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'		0'	Non-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		15	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			Compliant
<b>Comments:</b>				
<b>Access:</b>	Sec. 6-16-2-2		off of rear alley in garage	Compliant
<b>Comments:</b>				
<b>Vertical Clearance (LF)</b>	7'			Compliant
<b>Comments:</b>				
<b>Surfacing:</b>	Sec. 6-16-2-8 (E)			Compliant
<b>Comments:</b> Confirm all surfaces for parking, asphalt is labeled, brick pavers listed in notes				
<b>Location:</b>	Sec. 6-4-6-2		Rear yard off of alley	Compliant
<b>Comments:</b>				

<b>Angle(1):</b> 90 Degree	<b>Comments:</b>			
<b>Width(W) (FT)</b>	8.5		8'	Non-Compliant
<b>Comments:</b>				
<b>Depth(D) (FT)</b>	18.0		18'	Compliant
<b>Comments:</b>				
<b>Aisle(A) (FT)</b>	24.0		23'	Non-Compliant
<b>Comments:</b> Should explore adding 1' if possible with current layout				

**MISCELLANEOUS REQUIREMENTS**

	Standard	Existing	Proposed	Determination
<b>COMMENTS AND/OR NOTES</b>				

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