



# LAND USE COMMISSION

Wednesday, May 8, 2024 | 7:00 P.M.  
James C. Lytle City Council Chambers, Second Floor  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

## 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/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at [www.cityofevanston.org/channel16](http://www.cityofevanston.org/channel16) or on Cable Channel 16.

**I. CALL TO ORDER/DECLARATION OF A QUORUM**

**II. APPROVAL OF MEETING MINUTES: February 7, 2024, February 28, 2024, and March 27, 2024**

**III.**

**NEW BUSINESS**

**A. Public Hearing: Special Use | 1819 - 1825 Dodge Avenue | 24ZMJV-0017**

John Turner, architect, submits for a Special Use for an addition to expand a Religious Institution, Seventh Day Adventist Church, in the R4 General Residential District (Section 6-8-5-3). The applicant requests expansion of currently existing Special Use Ordinance 21-O-80 that granted the original construction and use of the Religious Institution at 1825 Dodge Avenue. Expansion for an addition at 1819-1823 Dodge Avenue was subsequently approved by Special Use and Major Variation Ordinance 63-O-09. The approved Major Variation for impervious surface coverage remains in-tact and does not expire; however the Special Use expansion of Ordinance 63-O-09 is expired since the expansion did not occur within one year of Special Use approval (Section 6-3-5-15). The applicant requests re-approval of the expansion for a Religious Institution as was granted in Ordinance 63-O-09 with no substantial changes or modifications requested from that previous proposal. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance

*Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at [mmjones@cityofevanston.org](mailto: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 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.*

*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).*

with Section 6-3-5 of the Evanston Zoning Code. PINs: 10-13-214-046-0000, 10-13-214-014-0000, 10-13-214-015-0000

**B. Public Hearing: Special Use & Major Variation | 1567 Maple Avenue | 24ZMJV-0014**

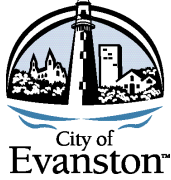
Jeffrey Clements, member, submits for a Special Use for a Religious Institution, 2<sup>nd</sup> Church of Christ, Scientist, in the D3 Downtown Core Development District (Section 6-11-4-3) and a Major Variation to add zero parking spaces where 4 parking spaces are required to establish a Religious Institution in an existing building in a downtown district (6-16 Table 16-B, 6-16-1-2). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 and 6-3-8 of the Evanston Zoning Code. PINs: 11-18-310-028-0000, 11-18-310-033-0000

**IV. COMMUNICATION**

**V. PUBLIC COMMENT**

**VI. ADJOURNMENT**

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, May 22, 2024, at 7:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.



**MEETING MINUTES**

**LAND USE COMMISSION**

Wednesday, February 7, 2024

7:00 PM

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

Members Present: George Halik, Max Puchtel, Jeanne Lindwall, Kiril Mirintchev, Kristine Westerberg, John Hewko

Members Absent: Matt Rodgers and Myrna Arevalo

Staff Present: Planning Manager Liz Williams Neighborhood and Community Development Director Sarah Flax

Presiding Member: Matt Rodgers

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**Call to Order**

Commissioner Puchtel opened the meeting at 7:02 PM. A roll call was then done and a quorum was determined to be present.

**Approval of Meeting Minutes**

None

**DISCUSSION**

**A. Envision Evanston 2045 Presentation by HDR, Inc.**

HDR, Inc. will provide a presentation regarding Envision Evanston 2045, the City's new Comprehensive Plan and Zoning Code, followed by a discussion with the Commission.

Shai, Roos, HDR and the Project Director for the project, presented Envision Evanston 2045, the Comprehension Plan and Zoning Code update process.

**Commissioner Questions**

Commissioner Halik asked for clarification on the subconsultants Shai Roos, HDR, shared the subconsultants and each of their specific roles in the overall process.

Hewko asked about the methodology and how the community's views are gauged and updates will be presented. Ms. Roos explained the methodology and that there are no preconceived notions and Ms. Williams added that existing plans will also be referenced and the Comprehensive Plan will be built off of those plans and community feedback.

Commissioner Westerberg inquired about the approach to framing conversations during public outreach events. Discussion followed on how to capture and analyze the variety of feedback that will be provided and best practices.

Additional discussion occurred around topics the Commissioners would like to see come about from the updated plan and code

Public Comment

Bob Lauracella from Evanston asked if there was an example of a town of similar size that this work was done on before and why the Planning Department is not focusing on this instead of the Land use Commission. Ms. Williams explained the formation of the Land Use Commission, what its responsibilities are and how the Planning Division is part of the process.

Deliberations

None

**Communications**

None

**Public Comment**

None

**Adjournment**

Commissioner Lindwall motioned to adjourn, Commissioner Westerberg seconded, and the motion carried, 6-0.

Adjourned 8:17 PM.

The next meeting of the Evanston Land Use Commission is to be held on **Wednesday, February 28, 2024, at 7:00 PM, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Respectfully submitted,  
Justin Bock, Administrative Lead

Reviewed by,  
Meagan Jones, AICP, Neighborhood and Land Use Planner

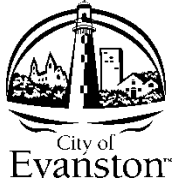


1819-1825 Dodge Avenue

Religious Institution Expansion,  
Seventh Day Adventist Church

Special Use  
24ZMJV-0017

LUC Recommending Body



# Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

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

Subject: Special Use – Expansion of a Religious Institution  
Seventh Day Adventist Church  
1819-1825 Dodge Avenue, 24ZMJV-0017

Date: May 2, 2024

## **Request**

John Turner, architect, submits for a Special Use for an addition to expand a Religious Institution, Seventh Day Adventist Church, in the R4 General Residential District (Section 6-8-5-3). The applicant requests expansion of currently existing Special Use Ordinance 21-O-80 that granted the original construction and use of the Religious Institution at 1825 Dodge Avenue. Expansion for an addition at 1819-1823 Dodge Avenue was subsequently approved by Special Use and Major Variation Ordinance 63-O-09. The approved Major Variation for impervious surface coverage remains in-tact and does not expire; however the Special Use expansion of Ordinance 63-O-09 is expired since the expansion did not occur within one year of Special Use approval (Section 6-3-5-15). The applicant requests re-approval of the expansion for a Religious Institution as was granted in Ordinance 63-O-09 with no substantial changes or modifications requested from that previous proposal. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code.

## **Notice**

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on April 18, 2024.

## **General Information**

**Applicant:** John Turner  
Group A Architecture  
1100 Landmeier Road, Suite 202  
Elk Grove Village, IL 60007

**Owner(s):** Garth Gabriel  
 Lake Region Conference of Seventh Day Adventists  
 19860 S. LaGrange Road  
 Mokena, IL 60448

**PINs:** 10-13-214-046-0000, 10-13-214-014-0000, 10-13-214-015-0000

**Analysis**

1819-1825 Dodge Avenue is located between Lyons Street and Emerson Street, midblock on the east side of Dodge Avenue in the R4 General Residential District. The site consists of the following three parcels:

- 1819 Dodge Avenue – currently vacant land; previously featured a residential structure that was demolished around 2009.
- 1823 Dodge Avenue – also currently vacant land; previously featured a residential structure that was demolished around 2009.
- 1825 Dodge Avenue – currently features the Seventh Day Adventist Church.

<b>Surrounding Zoning and Land Uses</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R4 – General Residential District	Single family and multiple family residences
<b>South</b>	R4 – General Residential District	Single family residences
<b>East</b>	R4 – General Residential District	Single family (attached and detached) residences
<b>West</b>	R3 – Two Family Residential District	Single family and Two-family residences

The Church first obtained Special Use approval with Ordinance 21-O-80 and constructed the building at 1825 Dodge Avenue around 1980. The Church then obtained new/expanded Special Use approval with Ordinance 63-O-09 in 2009 to allow for a significant building addition at 1819-1823 Dodge Avenue. The expansion request included approval of a variation for 59% impervious surface coverage to allow for the addition and parking lot. The residential structures at 1819-1823 Dodge Avenue were demolished around 2010 in preparation for the addition. However, the addition never proceeded so the two parcels now sit vacant.

The Zoning Ordinance specifically states approved Special Uses shall begin operations or obtain a building permit and begin construction within one year of Special Use approval or the approval expires. In this instance, the 2009 expansion did not occur within one year. Therefore, the Special Use approval of 63-O-09 to allow for the building addition/expanded Special Use is expired. The Zoning Ordinance does not

acknowledge any timeframe for expiration of variations since variations relate to the zoning lot in question. Therefore, the impervious surface variation remains intact.

The aspects of this case including the Special Use expiration, variation approval, and requirement for a new Special Use were reviewed and confirmed by Corporation Counsel at the Applicant's request. Staff acknowledges limits of the current Zoning Ordinance exist, and looks forward to a new Zoning Code that speaks to less burdensome process options for situations like this.

**The Applicant requests the exact same Special Use expansion that was granted by Ordinance 63-O-09 in 2009 that is currently expired.**

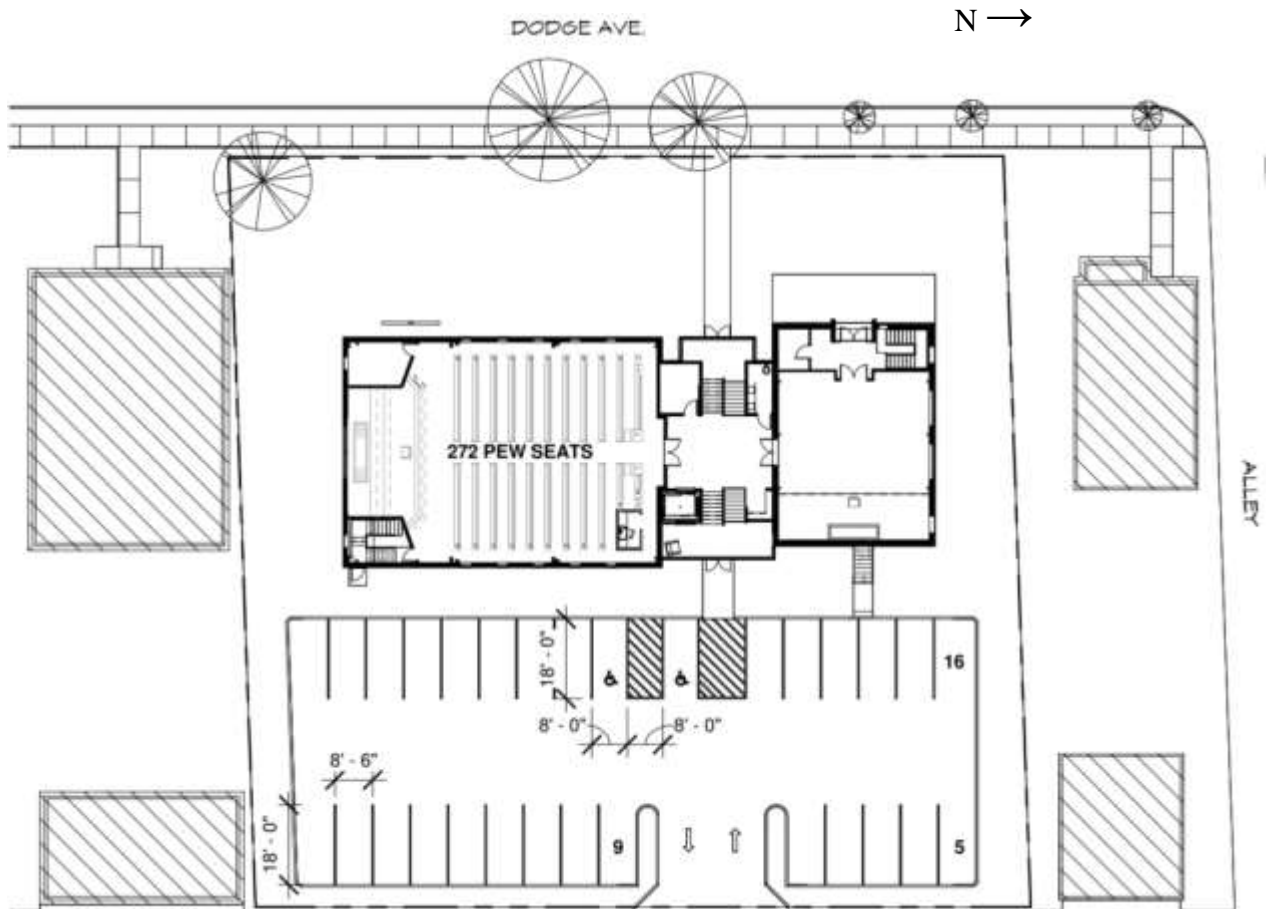
*Special Use Analysis:*

The Applicant requests expansion of a Religious Institution, which is defined by the Zoning Ordinance 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.

The Applicant seeks approval to expand the Religious Institution with a building addition approximately three times the size of the current building (1,670 sq. ft. existing building and approximately 5,094 sq. ft. addition proposed) for a larger sanctuary space. The addition is proposed on the vacant lots at 1819-1823 Dodge. The existing parking lot that is accessed off of the alley is proposed to expand to a total of 30 parking spaces where 27.2 spaces are required (one space for every 10 sanctuary seats). The new sanctuary features seating for up to 272 people. In the original 2009 request, a slightly larger building addition was proposed that included a request for a front yard setback variation. The project was revised during the zoning entitlement process to reduce the building size and eliminate the front setback variation request.

**The currently proposed site plan is the exact same as what was granted in 2009:**



The Applicant believes ample parking is provided on-site since approximately half of the congregation lives nearby and either walks, bikes, takes public transportation or Uber/taxis to the facility. Storm water will be contained on site as required by the previous approval in Ordinance 63-O-09, and the previously approved variation for 59% impervious surface coverage where 55% is allowed remains intact. The single-story addition is proposed in a residential style to fit in with surrounding building architecture. The addition includes a basement with habitable space to be used as classrooms, bathrooms, storage, fellowship area, and a future kitchen.

The addition is primarily brick to match the existing structure, and includes a glass vestibule that connects the existing structure to the new sanctuary.

Rendering from Dodge Avenue:



existing building

| proposed addition

Operational details include:

- Saturday Sabbath School from 9:30am – 11am for 25-50 people
- Saturday Sabbath Church Divine Worship from 11am – 1pm for 100-150 people
- Saturday Sabbath Youth and Young Adults Worship in the afternoon/evening for 25-50 people
- Sunday Church Board Meetings from 10am – noon for 20 people
- Wednesday Night Prayer Meeting and Bible Study from 7pm – 8pm for 15-25 people
- Friday Choir Practice from 8pm – 9pm for 10-15 people

The facility also organizes annual give-aways for food, school supplies, clothing, Christmas gifts, etc.

No public comments have been received, and staff is not aware of any opposition to the request. Historic documents from the 2009 request, including the staff memo and Zoning Board of Appeals meeting transcript, are attached. Review of the transcript shows there was no significant opposition in 2009.

### **Staff Review**

The Special Use application was reviewed by staff. The following conditions are suggested for consideration and are the same conditions required by the 2009 approval:

1. Substantial compliance with the documents and testimony on record.

2. The Applicant shall construct a sub-surface stormwater detention system on the subject property that shall be subject to review and approval by the City's Public Works Agency.
3. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.

### **Department Recommendation**

The Community Development Department finds the Standards for Approval (Section 6-3-5-10) are met and recommends approval of the Special Use as it was granted in 2009 including the recommended conditions.

### **Standards for Approval**

The proposed Special Use must follow the Standards for a Special Use (Section 6-3-5-10). For the Land Use Commission to recommend that the City Council grant a special use, the LUC must find that each proposed special use:

1. Is one of the listed special uses for the zoning district in which the property lies;
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance;
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
4. Does not interfere with or diminish the value of property in the neighborhood;
5. Is adequately served by public facilities and services;
6. Does not cause undue traffic congestion;
7. Preserves significant historical and architectural resources;
8. Preserves significant natural and environmental resources;
9. Complies with all other applicable regulations;

### **Action by the Commission**

After making findings of fact as to whether or not the requested special use meets or does not meet the aforementioned Standards for Special Use, the Land Use Commission may make a recommendation to the Planning & Development Committee of the City Council to recommend approval, denial, or no recommendation (in the case of a tie) for the special use requested. The Commission may choose to include recommended conditions that the City Council may then consider when making the final determination. The Land Use Commission is the recommending body and the City Council is the determining body (Section 6-3-5-8).

### **Attachments**

Aerial View of Property  
Zoning Map of Property  
Image of Property  
Special Use Application – submitted April 10, 2024  
Operations Summary  
Plat of Survey  
Site Plans & Elevations  
Stormwater Management Plan

Staff Comments

Staff Correspondence with Applicant/Legal Interpretation for new Special Use

Public Notice

Zoning Analysis

2009 Historic Documents:

    ZBA Staff Memo – May 28, 2009

    Ordinance 63-O-09 Granting a Major Variation and Special Use (now expired)

    Ordinance 21-O-80 Granting a Special Use (intact)

    ZBA Transcript – June 2, 2009





Dodge Ave

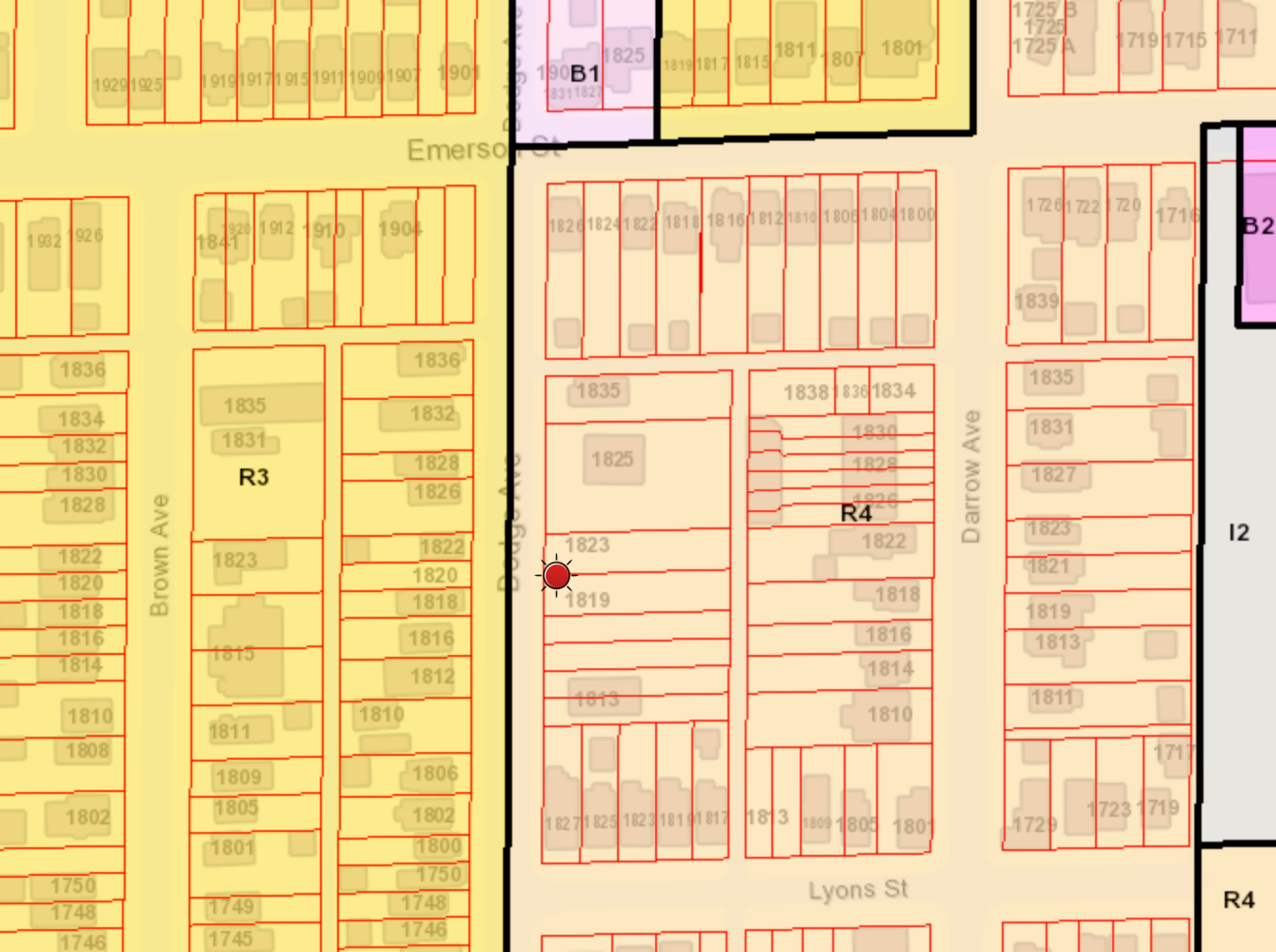
Emerson St

Brown Ave

Dodge Ave

Darrow Ave

Lyons St









Melissa Klotz <mklotz@cityofevanston.org>

## Zoning Special Use

1 message

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

Wed, Apr 10, 2024 at 3:24 PM

Reply-To: noreply@formstack.com

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



### Formstack Submission For: **Zoning Special Use**

Submitted at 04/10/24 3:24 PM

<b>Address:</b>	<a href="#">1825 DODGE AVE</a> EVANSTON, IL 60201
<b>Permanent Identification Number (PIN) 1:</b>	NA
<b>Permanent Identification Number (PIN) 2:</b>	NA
<b>Name:</b>	JOHN TURNER
<b>Organization:</b>	GROUP A ARCHITECTURE
<b>Address:</b>	<a href="#">1100 LANDMEIER ROAD</a> SUITE 202 ELK GROVE VILLAGE, IL 60007
<b>Home or Office Phone Number:</b>	(847) 952-1100
<b>Cell Phone Number:</b>	(847) 687-2448
<b>Email:</b>	<a href="mailto:JTURNER@GROUPEARCH.COM">JTURNER@GROUPEARCH.COM</a>
<b>Please choose primary means of contact:</b>	Home or Office Phone
<b>Is applicant also the property owner?:</b>	No
<b>Name:</b>	GARTH GABRIEL

<b>Organization:</b>	LAKE REGION CONFERENCE OF SEVENTH DAY ADVENTIST CHURCH
<b>Address:</b>	<a href="#">19860 S. LA GRANGE ROAD</a> MOKENA, IL 60448
<b>Home or Office Phone Number:</b>	(773) 846-2661
<b>Cell Phone Number:</b>	
<b>Email:</b>	
<b>What is the relationship of the applicant to the property owner?:</b>	Architect
<b>Briefly describe the proposed Special Use:</b>	ADDING AN ADDITION TO AN EXISTING CHURCH @ <a href="#">1825 DODGE AVE</a>
<b>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?:</b>	CODE SECTION 6-3-5-15 AND 6-8-5-3
<b>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?:</b>	I THINK NOT
<b>Will the requested special use be adequately served by public facilities and services?:</b>	YES
<b>Will the requested special use cause undue traffic congestion?:</b>	WE HAVE AMPLE PARKING ON THE PROPERTY
<b>Will the requested special use preserve significant historical and architectural resources?:</b>	NONE SHALL BE AFFECTED
<b>Will the requested special use preserve significant natural and environmental features?:</b>	NONE SHALL BE AFFECTED
<b>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?:</b>	YES IT SHALL
<b>Is applicant acting as an agent or designee for the proposed user of the land for which this</b>	Yes

**application for zoning relief is made?:**

**List the name, address, phone, fax, and any other contact information of the proposed user of the land.:**

SDA CHURCH OF EVANSTON, [1825 DODGE AVE, EVANSTON, IL.](#), 706-577-7806

**Does the proposed land user own or control 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 person or entity that has constructive control of the proposed land user.:**

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

Yes

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

**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?:**

No

**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.:**

**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.:**

RELIGIOUS ORGANIZATION

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

[View File](#)

**Date of Survey:**

Feb 27, 2024

**Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any**

[View File](#)

**elevated proposal-- garages, home additions, roofed porches, etc.:**

**Date of Drawings:** Apr 04, 2024

**Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.:** [View File](#)

**Document Submitted:** CHURCH DEEDS

**Quantity:** 1

**Price:** 660

**Credit Card:** Card number: \*\*\*\*\*0005  
Expiration: 07/27

**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



## City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

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 re[ ] is made:  
Does not apply.

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JOHN TURNER, GROUP A ARCHITECTURE, PROJECT MANAGER, 847-687-2448 MOBILE  
847-952-1100 OFFICE, JTURNER@GROUPAARCH.COM

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2. *If a person or organization owns or controls the proposed land user, 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.)*

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THE LAKE REGION CONFERANCE, 19860 S. LA GRANGE ROAD, MOKENA, IL., 60448  
773-846-2661, OFFICE - 773-442-0985 - GARTH GABRIEL PRESIDENT -  
INFO@LRCSDA.COM

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3. 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.

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THE LAKE REGION CONFERANCE, 19860 S. LA GRANGE ROAD, MOKENA, IL., 60448  
773-846-2661, OFFICE - 773-442-0985 - GARTH GABRIEL PRESIDENT -  
INFO@LRCSDA.COM

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4. 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.

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THE LAKE REGION CONFERANCE, 19860 S. LA GRANGE ROAD, MOKENA, IL., 60448  
773-846-2661, OFFICE - 773-442-0985 - GARTH GABRIEL PRESIDENT -  
INFO@LRCSDA.COM

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**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.

DOES NOT APPLY

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, if there are more than 33 shareholders.

DOES NOT APPLY

**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.

100 PERCENT OWNER

THE LAKE REGION CONFERENCE, 19860 S. LA GRANGE ROAD, MOKENA, IL., 60448  
773-846-2661, OFFICE - 773-442-0985 - GARTH GABRIEL PRESIDENT -  
INFO@LRCSDA.COM



*Evanston First Seventh-day Adventist Church*  
*1825 Dodge Avenue*  
*Evanston IL 60201*  
*Telephone: 847-475-7745*

## **CHURCH OPERATION SUMMERY**

1. Saturday (Sabbath): Sabbath School, 9:30AM TO 11AM: 25-50 people
2. Saturday (Sabbath): Church Divine Worship, 11AM TO 1PM: 100-150 people
3. Saturday (Sabbath): Youth and Young Adults Worship, 2 hours before sunset (the time varies): 25-50 people
4. Sunday (once per month) Church Board Meetings 10AM TO 12PM: 20 people
5. Wednesday Night Prayer Meeting and Bible Study, 7PM TO 8PM: 15-25 people
6. Friday: Choir Practice, 8PM TO 9PM: 10 – 15 people
7. Food and clothing give away, Fall of the year usually around Thanksgiving: 50 – 100 families.
8. School Supplies Give Away, prior to the start of the school year: 50 – 100 students in the local community of Evanston
9. Christmas clothing and gifts give away to needy families in the local Evanston community, December prior to Christmas day. 50 – 100 families.
10. Winter clothing, blankets and food give aways to needy family and the homeless in the general Evanston, northern Chicago and various homeless communities in Chicago area. Ongoing throughout the year at various times when supplies are available.

\*\*\* General church services Approximately 50% of the people drive and approximately 50% use other means (walk, public transportation, Uber, taxi,...) All other activities local needy walk, drive to the church building location to be served or donations are taken directly to the location of the needy.

If you should have any questions please do not hesitate to call or email me, the pastor Evanston First Seventh-day Adventist Church.

Thank you very much for your willingness to serve the great city of Evanston, IL.

Pastor Jimmy Lee Atkins, jr.

Mobile: 706-577-7806

Email: [jatkins@lrcsda.com](mailto:jatkins@lrcsda.com)

# PLAT OF SURVEY

THE NORTH 1/2 OF LOT 21 AND ALL OF LOT 22, 23 AND 24 IN BLOCK 2 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO.: 10-13-214-046, 10-13-214-014 AND 10-13-214-015  
COMMONLY KNOWN AS: 1825 Dodge Ave., Evanston, IL 60201



Scale: 1 Inch = 15 Feet  
Distances are marked in feet and decimals.

KANTHAPHIXAY LAND SURVEYING

RICHARD R. KANTHAPHIXAY  
17 N. Ridge Court  
Streamwood, IL 60107  
Phone: (630)736-5633  
Cell: (630)973-7491

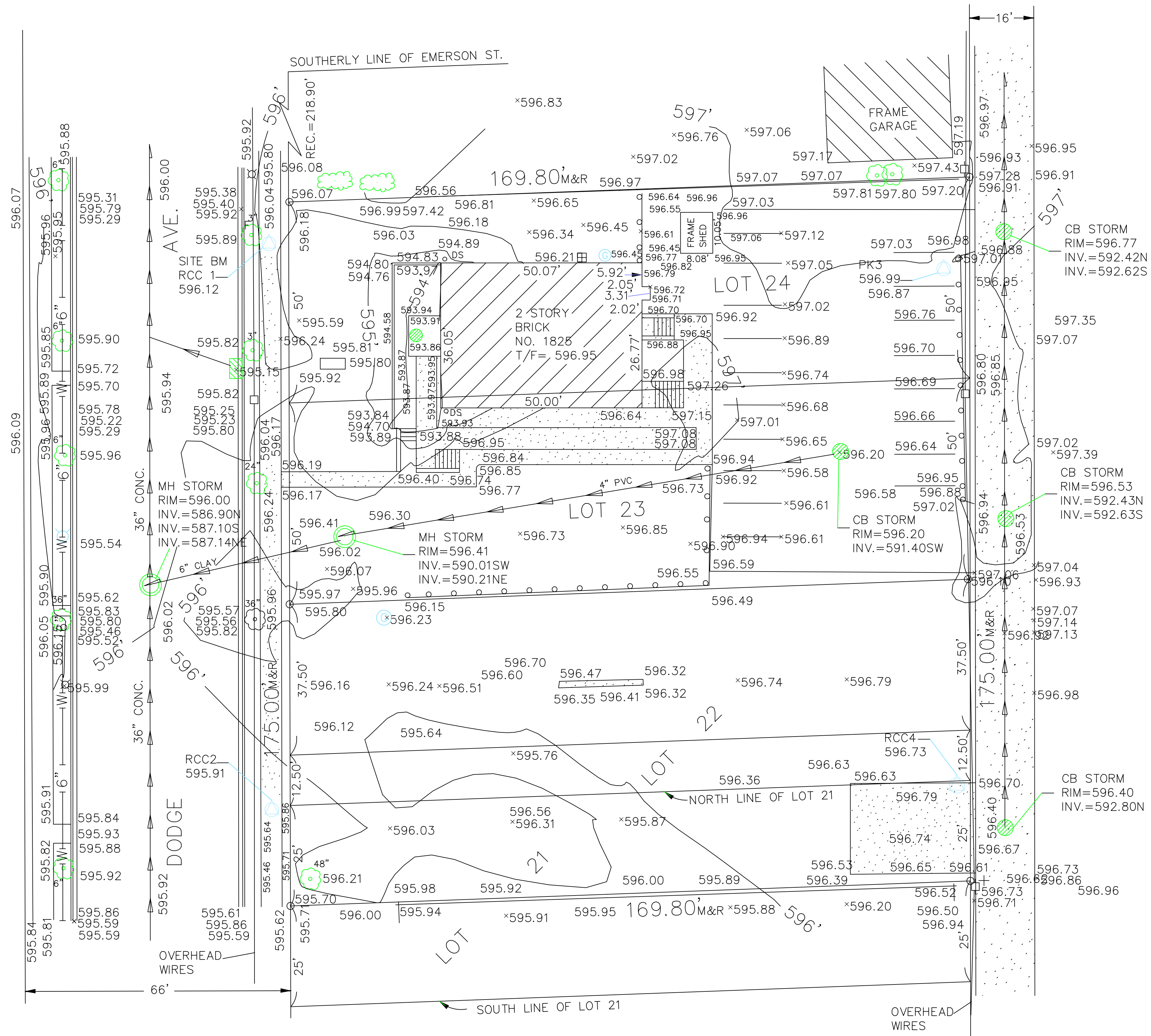
**NOTES:**

- Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

Ordered By: Tim Spies  
Field work done: 2/24/2024  
Drawn by: RK

SITE BM RCC 1 WAS GPS IN CONC. SIDEWALK RCC 1 IN CONC. SIDEWALK BY THE NW CORNER OF THE PROPERTY. ABOUT 10.93'S OF THE SOUTH LINE AND 4.96'W OF THE WEST PROPERTY LINE ON THE EAST LINE OF THE ROAD. ELEV. = 596.12 (NAVD 88)

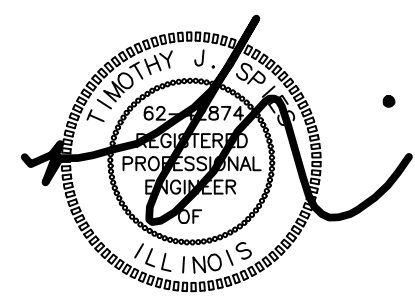
- LEGEND**
- INLET
  - CATCH BASIN
  - SEWER/STORM MANHOLE
  - PROPOSED SEWER MANHOLE
  - SANITARY CLEANOUT
  - INLET, CURB BOX
  - POST
  - VALVE VAULT
  - PROPOSED WATER METER
  - FIRE HYDRANT
  - WATER VALVE
  - WATER METER
  - GAS VALVE
  - FENCE
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - UTILITY POLE
  - POWER POLE
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - PINE TREE
  - TREE
  - MAIL BOX
  - WATER BUFFALO BOX
  - PROP. WATER BUFFALO BOX
  - ELECTRIC METER
  - AIR CONDITION
  - IBT PEDESTAL
  - EXISTING GAS LINE
  - EXISTING WATER LINE
  - BUSH
  - E. COMED LINE
  - TEL UNDGRD
  - CABLE OVERHEAD
  - EXISTING SIGN
  - SURVEY TRAVERSE POINT
  - END SECTION
  - MICRO GAS MARKER
  - IRON PIPE/IRON ROD
  - PROPOSED
  - EXISTING
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EXISTING DRAINAGE FLOW ARROW
  - BUSH
  - CONCRETE



REVISIONS

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS

JOB NO. 5369
SCALE: 1"=15'
DATE: 02-27-24





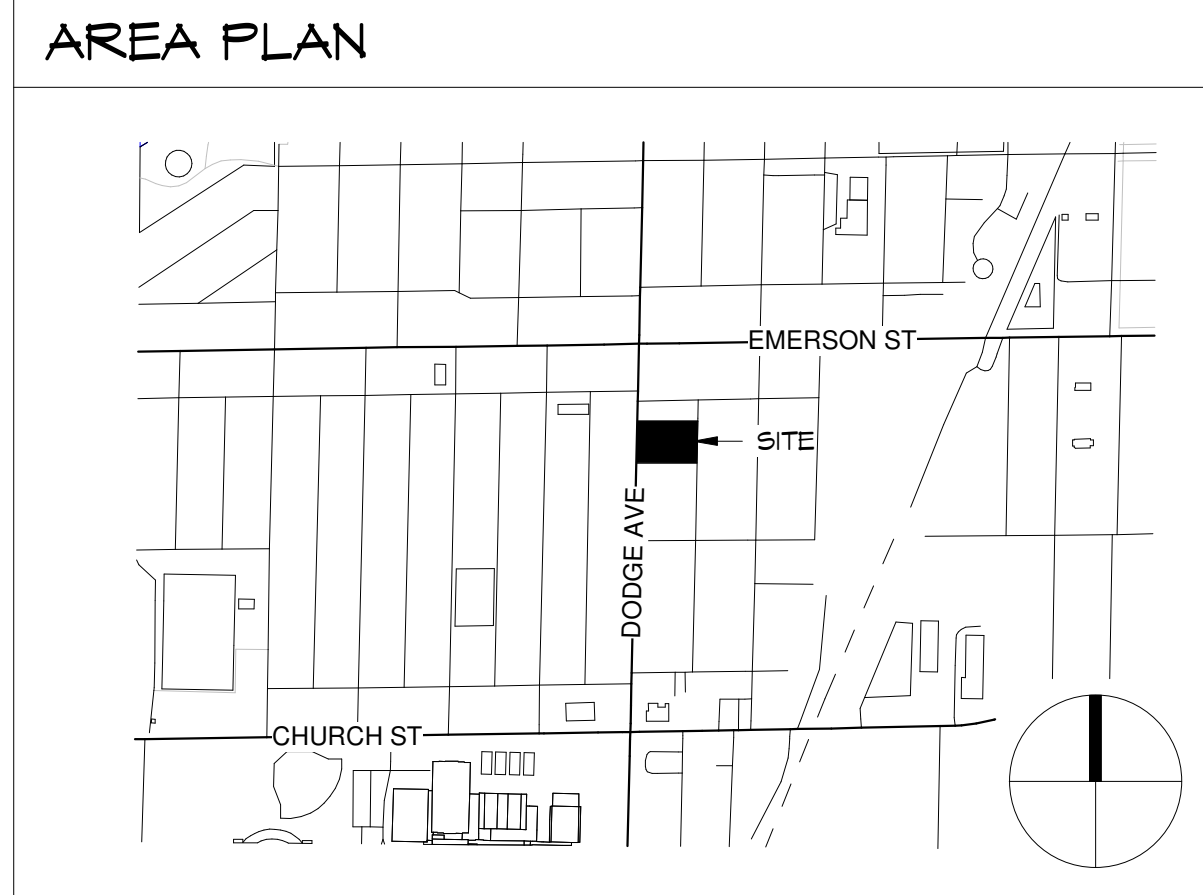
# EVANSTON FIRST SDA CHURCH

1825 DODGE AVE, EVANSTON, IL, 60201



SHEET LIST	
SHEET NUMBER	SHEET NAME
A001	TITLE SHEET
A002	CODE
A101	SITE PLAN
A103	UPPER LEVEL
A104	LOWER LEVEL
A201	ELEVATIONS (E&W)
A202	ELEVATIONS (N&S) AND BLDG SECTION
A701	UPPER LEVEL RCP
A801	WINDOW SCHEDULE

- ### GENERAL NOTES
- THE CONTRACT DOCUMENTS FOR THIS PROJECT CONSIST OF DRAWINGS PREPARED BY GROUP A ARCHITECTURE.
  - COMPLY WITH CITY OF EVANSTON CODES AND ORDINANCES AND THE ILLINOIS ACCESSIBILITY CODE. IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE ABOVE REFERENCED CODES OR ANY OTHER REFERENCED CODE, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
  - PLANS ARE INTENDED TO INCLUDE OR IMPLY ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. COORDINATE ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
  - INCORPORATE ALL NEW MATERIALS AND EQUIPMENT INTO THE WORK UNLESS OTHERWISE INDICATED. ALL WORK SHALL BE FIRST CLASS WORKMANSHIP AND GUARANTEED AGAINST DEFECTS AND POOR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION.
  - CONFORM TO INDUSTRY STANDARDS FOR QUALITY OF WORKMANSHIP AND MATERIALS IN ADDITION TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. COMPLY WITH THE EXISTING BUILDING'S STANDARD OF DETAILS OF CONSTRUCTION. BRING ANY CONFLICTING REQUIREMENTS OF THE SOURCES LISTED TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH THE WORK.
  - SECURE ALL CONTRACTS, SHOP DRAWINGS, AS-BUILT DRAWINGS, AND ANY OTHER INFORMATION REGARDING THE EXISTING BUILDING TO COORDINATE THE ALL NEW WORK WITH THE EXISTING SPACE.
  - SECURE ALL PERMITS AND BONDS, LICENSES, TESTS, AND CERTIFICATES.
  - SUBSTITUTION OF ITEMS SPECIFIED WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT. PROVIDE THE ARCHITECT WITH ALL SAMPLES AND COMPARATIVE PRODUCT DATA REQUIRED TO EVALUATE ANY PROPOSED SUBSTITUTION IN A TIMELY MANNER SO AS NOT TO PRECLUDE PROCUREMENT OF THE ORIGINALLY SPECIFIED PRODUCT OR PROPOSED SUBSTITUTE.
  - PROTECT EXISTING CONSTRUCTION AND BE RESPONSIBLE FOR ANY DAMAGE TO ALL EXISTING CONSTRUCTION INCURRED WHILE FULFILLING THE OBLIGATIONS OF THIS CONTRACT.
  - ALL WORK NOTED "BY OTHERS" OR "N.I.C." WILL BE THE RESPONSIBILITY OF THE TENANT. COORDINATE WITH THE TENANT AND TENANT'S OUTSIDE CONTRACTORS AS REQUIRED.
  - AT THE COMPLETION OF THE WORK, AND PRIOR TO FINAL PAYMENT, PROVIDE TENANT WITH THREE COMPLETE SETS OF DRAWINGS WITH AS-BUILT CONDITIONS NOTED AND TWO BOUND COPIES OF ALL APPLICABLE WARRANTIES, OPERATION MANUALS, AND/OR MAINTENANCE INSTRUCTIONS.
  - PROTECT AND SECURE THE WORK SITE AS REQUIRED IN CONFORMANCE WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
  - CHECK ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO SUBMITTING BIDS AND FABRICATION OF MATERIAL. REPORT DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION.
  - COORDINATE STORAGE OF BUILDING MATERIALS ON SITE TO AVOID OVERLOADING STRUCTURAL ELEMENTS, BLOCKING PEDESTRIAN AND TRAFFIC PATHS OR BLOCKING EXITS.
  - DO NOT SCALE THE DRAWINGS, WORK FROM DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVERALL SCALE DETAILS, UNLESS NOTED OTHERWISE.
  - CONSIDER NOTES AND DETAILS TYPICAL FOR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
  - WHERE WORK IS INSTALLED ADJACENT TO EXISTING CONSTRUCTION, THE NEW WORK SHALL MATCH THE ADJACENT SURFACE.
  - WALL AND / OR CEILING ASSEMBLIES THAT ARE IDENTIFIED WITH A FIRE RESISTANCE RATING SHALL BE CONSTRUCTED PER THE MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS OF ALL APPLICABLE CURRENT CODES AND GOVERNING BODIES.
  - ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED TO AVOID MOLECULAR BREAKDOWN.
  - COORDINATE DELIVERIES OF MATERIALS SUPPLIED BY TENANT.
  - ALL BUILDING MATERIALS WASTE TO BE REMOVED ARE THE PROPERTY OF THE CONTRACTOR AND ARE TO BE DISPOSED OF LEGALLY.



### APPLICABLE CODES

BUILDING CODE:	2021 INTERNATIONAL BUILDING CODE (IBC)
ACCESSIBILITY CODES:	2018 ILLINOIS ACCESSIBILITY CODE
PLUMBING CODE:	2014 ILLINOIS PLUMBING CODE
MECHANICAL CODE:	2021 INTERNATIONAL MECHANICAL CODE (IMC)
ELECTRICAL CODE:	2020 NFPA 70 NATIONAL ELECTRICAL CODE (NEC)
ENERGY CODE:	2018 ILLINOIS ENERGY CONSERVATION CODE
FUEL GAS CODE:	2021 INTERNATIONAL FUEL GAS CODE (FGC)
LIFE SAFETY:	2021 NFPA LIFE SAFETY CODE 101
FIRE CODE:	2021 INTERNATIONAL FIRE CODE (IFC)
ZONING CODE:	TITLE 6 - EVANSTON, IL - CODE OF ORDINANCES
ZONING:	R4
SQUARE FOOTAGE:	11,190 sqft (8,090 sqft NEW)
BUILDING HEIGHT:	24' - 2"

### SCOPE OF WORK

REMOVAL OF EXISTING EXTERIOR RAMP, OUTDOOR PATIO, AND PARKING LOT. NEW ADDITION AND PARKING LOT TO BE BUILT. NEW ELEVATOR TO BE ADDED IN THE NEW ADDITION AS WELL.

### CERTIFICATIONS

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I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL BUILDING AND ZONING CODES HAVING JURISDICTION IN THE COUNTY OF COOK AND THE CITY OF EVANSTON, ILLINOIS.

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25) AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

**ROBERT W. KIRK** ILLINOIS LICENSE NO. 1-010811

### PROJECT DIRECTORY

**ARCHITECT:** Group A Architecture Inc. **OWNER:** Evanston First Seventh-day Adventist Church

**CONTACT:** Robert W. Kirk, AIA **CONTACT:** Pastor Jimmy Lee Atkins, Jr.  
**EMAIL:** rkirk@groupaarch.com **EMAIL:** jatkins@rcsda.com  
**PHONE:** 847-952-1100 **PHONE:** 706-577-7806

**MEP CONSULTANT:** Alpha Engineering **STRUCTURAL ENGINEER:**

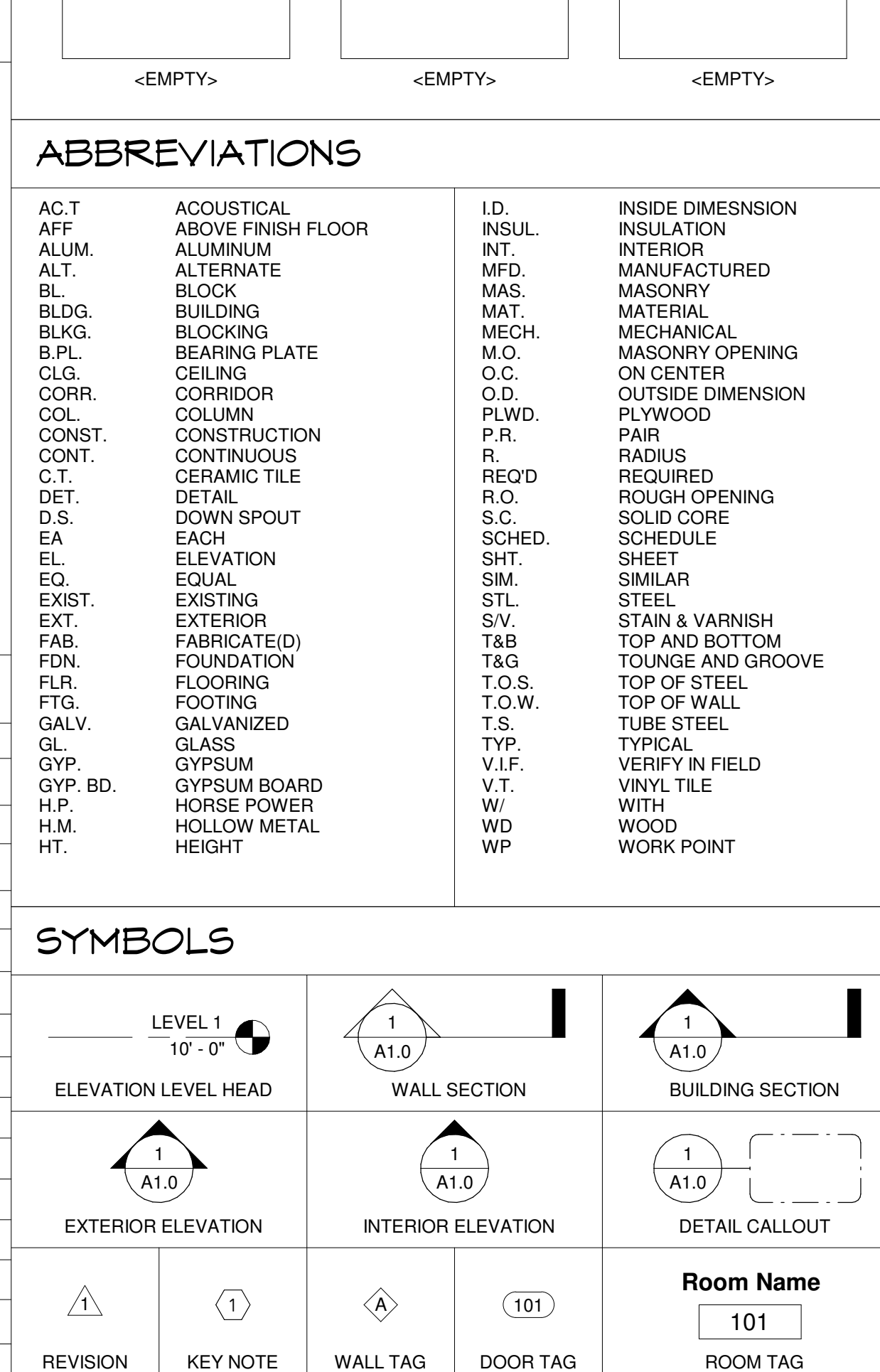
**CONTACT:** ROGEH ALNAJJAR **CONTACT:** <Name>  
**EMAIL:** ra@alphacx.com **EMAIL:** <Email>  
**PHONE:** 224-353-9000 **PHONE:** <Phone Number>

### MATERIALS

EARTH	FILL	GRAVEL
CONCRETE	BRICK	BLOCK
WOOD, ROUGH	WOOD, FINISH	PLYWOOD
RIGID INSUL.	BATT INSUL.	WIRE FABRIC
<EMPTY>	<EMPTY>	<EMPTY>

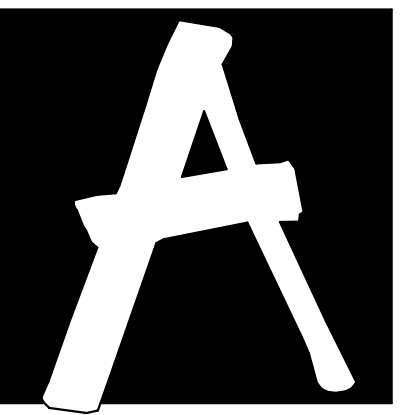
### ABBREVIATIONS

AC.T	ACOUSTICAL	I.D.	INSIDE DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL.	INSULATION
ALUM.	ALUMINUM	INT.	INTERIOR
ALT.	ALTERNATE	MFD.	MANUFACTURED
BL.	BLOCK	MAS.	MASONRY
BLDG.	BUILDING	MAT.	MATERIAL
BLKG.	BLOCKING	MECH.	MECHANICAL
B.PL.	BEARING PLATE	M.O.	MASONRY OPENING
CLG.	CEILING	O.C.	ON CENTER
CORR.	CORRIDOR	O.D.	OUTSIDE DIMENSION
COL.	COLUMN	PLWD.	PLYWOOD
CONST.	CONSTRUCTION	P.F.	PAIR
CONT.	CONTINUOUS	R.	RADIUS
C.T.	CERAMIC TILE	REOD	REQUIRED
DET.	DETAIL	R.O.	ROUGH OPENING
D.S.	DOWN SPOUT	S.C.	SOLID CORE
EA	EACH	SCHED.	SCHEDULE
EL.	ELEVATION	SHEET	SHEET
EQ.	EQUAL	SIM.	SIMILAR
EXIST.	EXISTING	STL.	STEEL
EXT.	EXTERIOR	S.V.	STAIN & VARNISH
FAB.	FABRICATE(D)	T&B	TOP AND BOTTOM
FDN.	FOUNDATION	T&G	TONGUE AND GROOVE
FLR.	FLOORING	T.O.S.	TOP OF STEEL
FTG.	FOOTING	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	T.S.	TUBE STEEL
GL.	GLASS	TYP.	TYPICAL
GYP.	GYPSUM	V.I.F.	VERIFY IN FIELD
GYP. BD.	GYPSUM BOARD	V.T.	VINYL TILE
H.P.	HORSE POWER	W/	WITH
H.M.	HOLLOW METAL	WD	WOOD
HT.	HEIGHT	WP	WORK POINT



EXTERIOR RENDER  
N.T.S

2  
A001

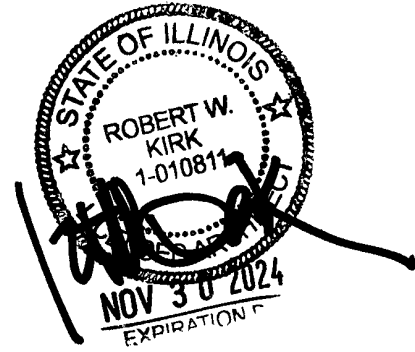


GROUP A ARCHITECTURE  
A Professional Corporation  
1100 Landmeier Rd, Suite 202  
Elk Grove Village, IL 60007

Phone: 847.952.1100  
Fax: 847.952.1158  
Web: www.groupaarch.com

EVANSTON FIRST SDA  
CHURCH  
1825 DODGE AVE, EVANSTON, IL, 60201

SIGNATURE AND SEAL



REV	ISSUED FOR	DATE
	WINDOWS	03.14.2024

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DRAWN BY

CK

CHECKED BY

FK

APPROVED BY

FK

JOB NUMBER

23027

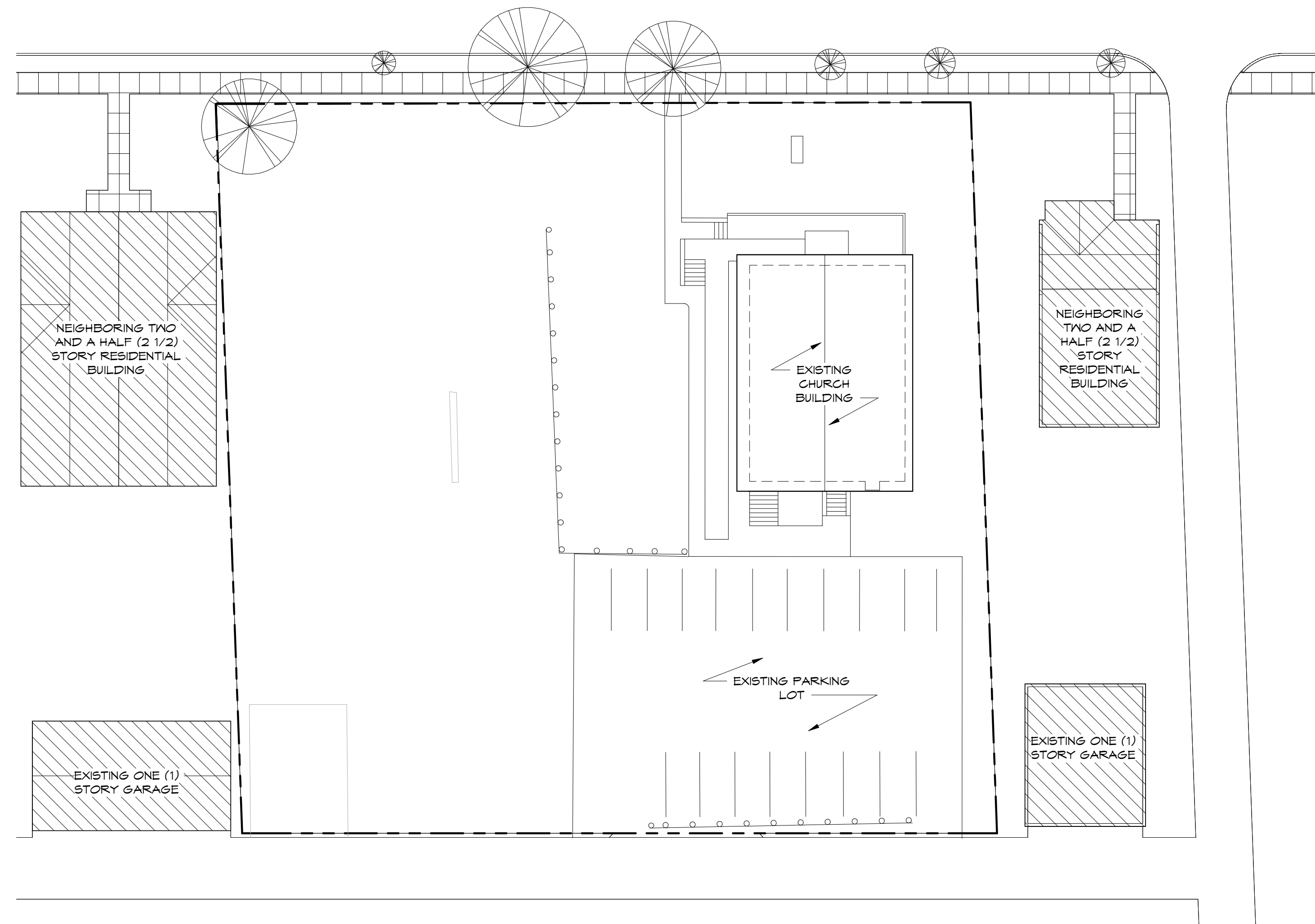
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TITLE SHEET

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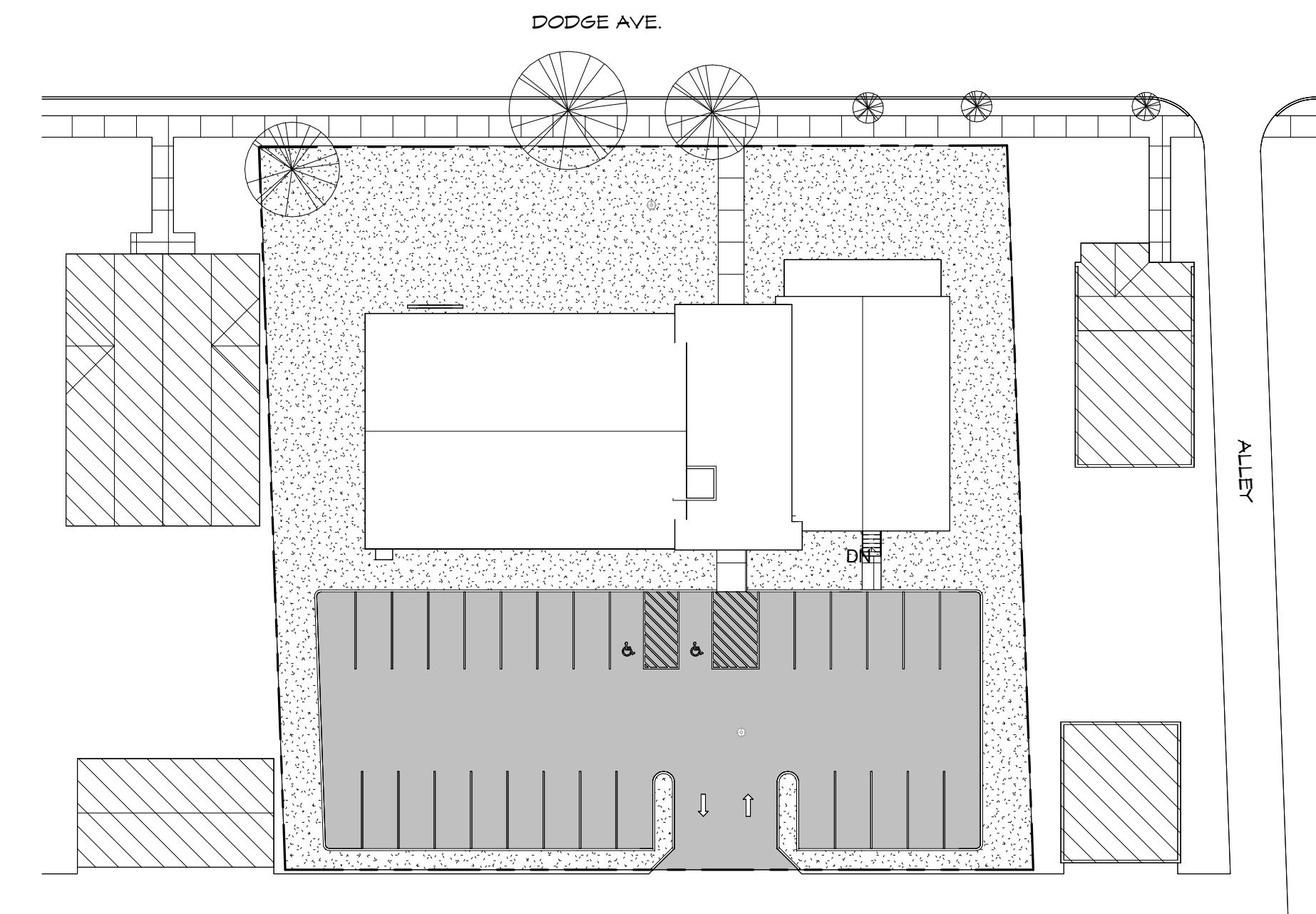
A001





**SITE PLAN - EXISTING**  
1" = 20'-0"

3  
A002



ASPHALT PAVEMENT = 9,222 sqft

GRASS = 12,967 sqft

Total Lot Area = 29,696 sqft  
59% of Lot Area = 17,520 sqft

29,696 - 12,967 = 16,729 sqft  
(TOTAL AREA - GRASS)

16,729 sqft is 56.33% of 29,699 sqft

Ordinance 63-0-09 grants the 59% Allowable Impervious Lot Coverage variance.

Ordinance 63-0-09 is Doc# 0890750006 at the County clerks Office.

**IMPERVIOUS COVER**  
1/32" = 1'-0"

1  
A002

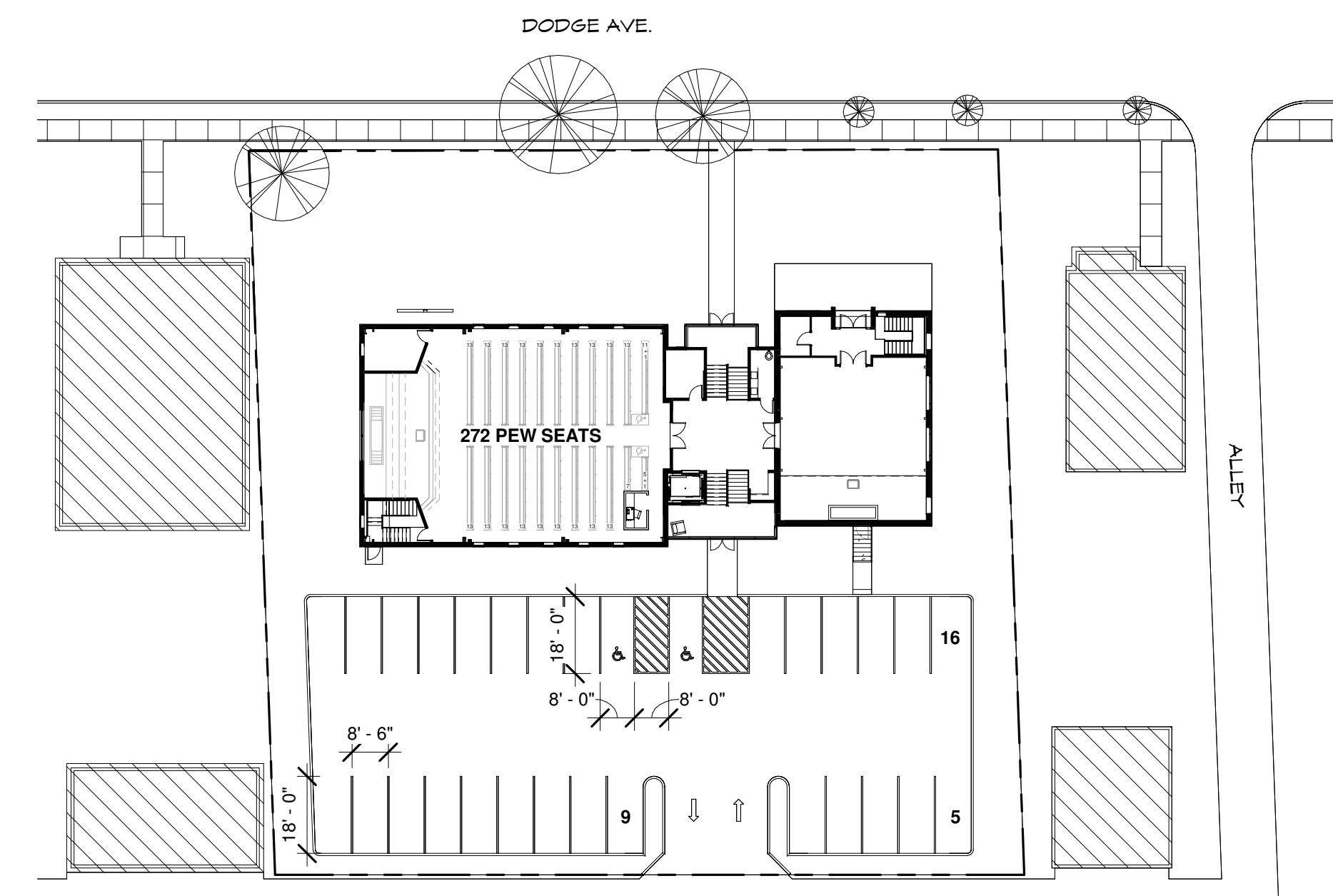


TABLE 16-B: NUMBER OF PARKING SPACES:

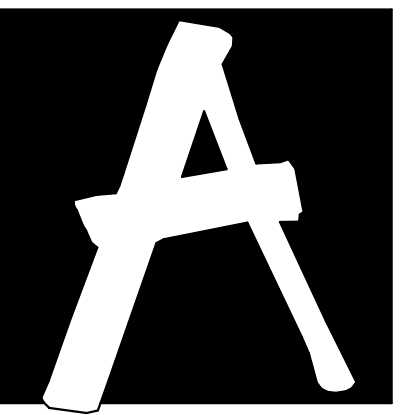
Religious Institutions:  
1 parking space for each 10 seats in the main auditorium, assembly hall or sanctuary. For bench or pew seating, every 18 linear inches of seating shall constitute 1 seat for the purposes of calculating required parking

PROVIDED PARKING:

Main Sanctuary = 272 Seats  
**27.2 Required Parking Spaces**  
**30 Parking Spaces Provided**  
(Including two (2) HCP Parking Spaces)

**PARKING REQUIREMENTS**  
1/32" = 1'-0"

2  
A002



**GROUP A ARCHITECTURE**  
A Professional Corporation  
1100 Landmeier Rd. Suite 202  
Elk Grove Village, IL 60007

Phone: 847.952.1100  
Fax: 847.952.1158  
Web: www.groupaarch.com

**EVANSTON FIRST SDA CHURCH**  
1825 DODGE AVE, EVANSTON, IL, 60201

SIGNATURE AND SEAL



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	WINDOWS	03.14.2024

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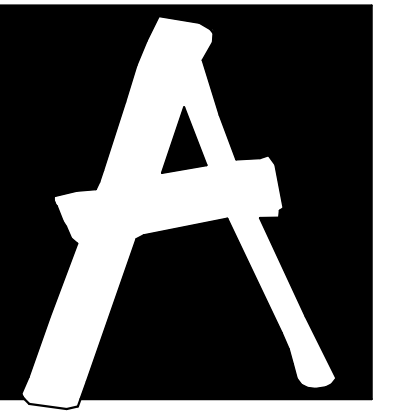
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JOB NUMBER 23027

DRAWING TITLE CODE

DRAWING NUMBER

**A002**



GROUP A ARCHITECTURE  
 A Professional Corporation  
 1100 Landmeier Rd. Suite 202  
 Elk Grove Village, IL 60007

Phone: 847.952.1100  
 Fax: 847.952.1158  
 Web: www.groupaarch.com

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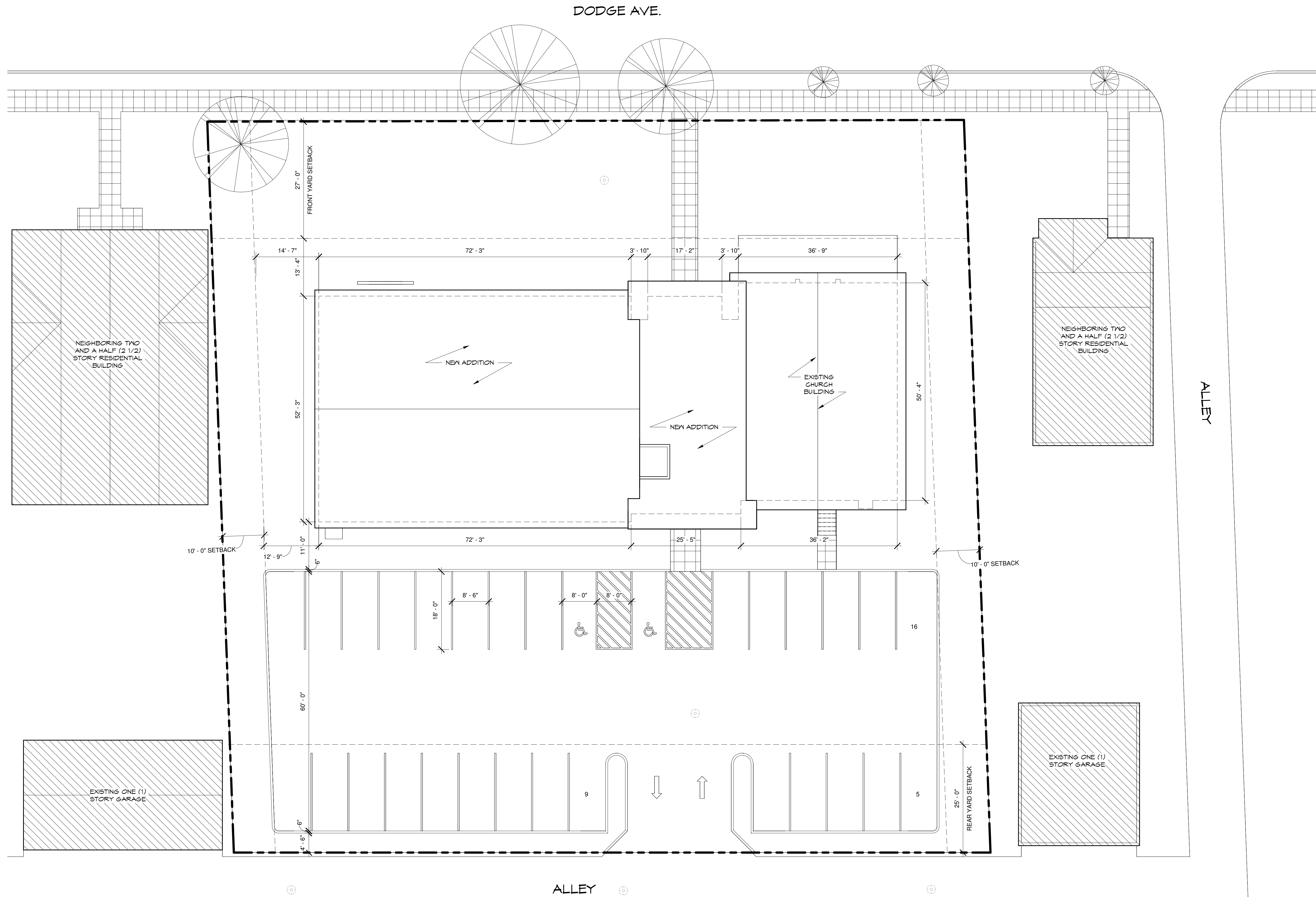
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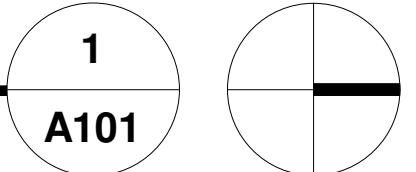
**SITE PLAN**

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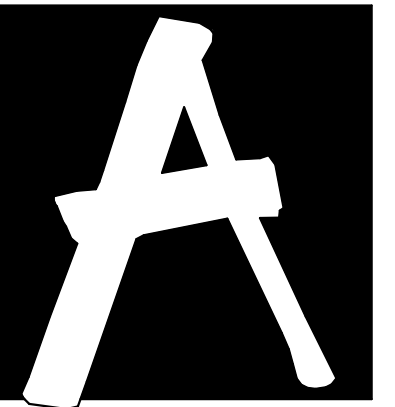
**A101**



**SITE PLAN**  
 3/32" = 1'-0"



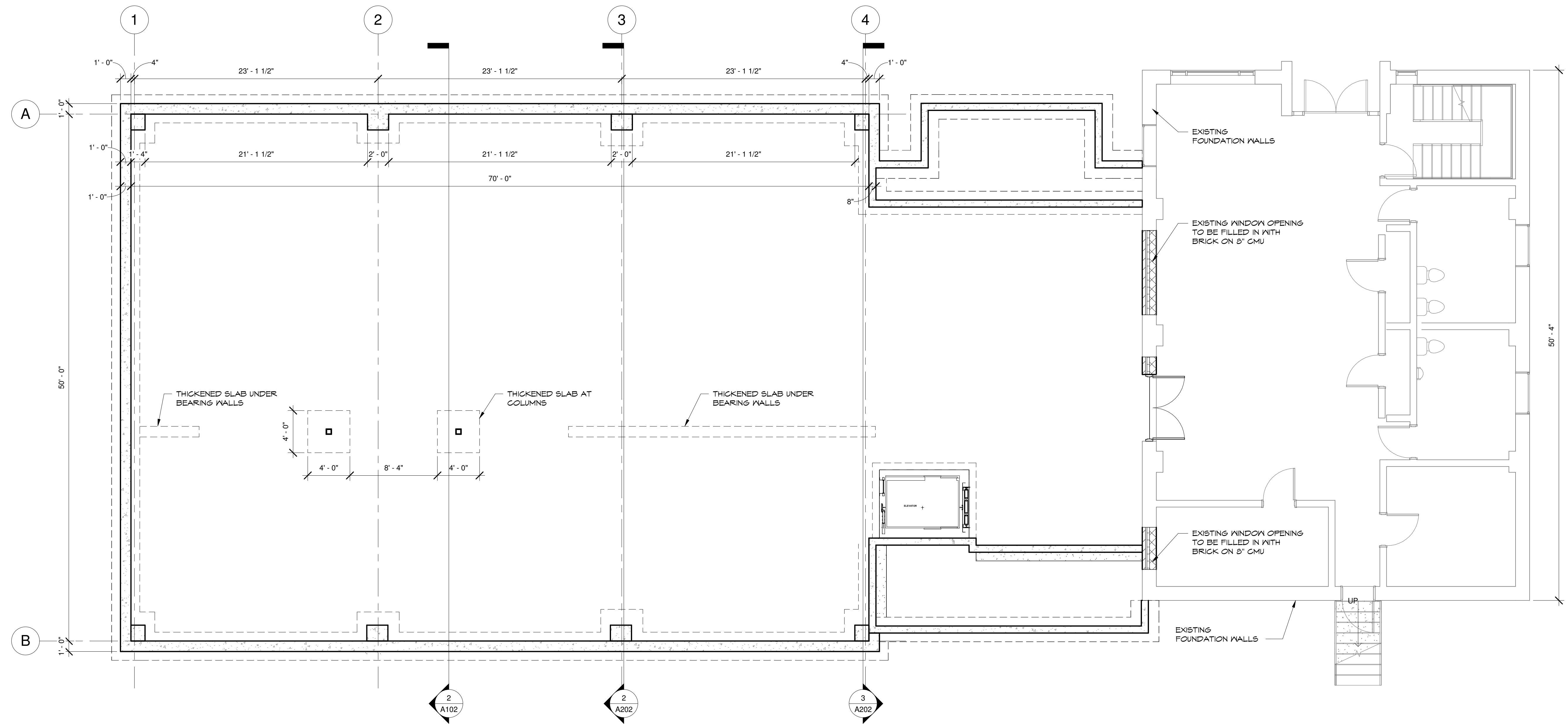




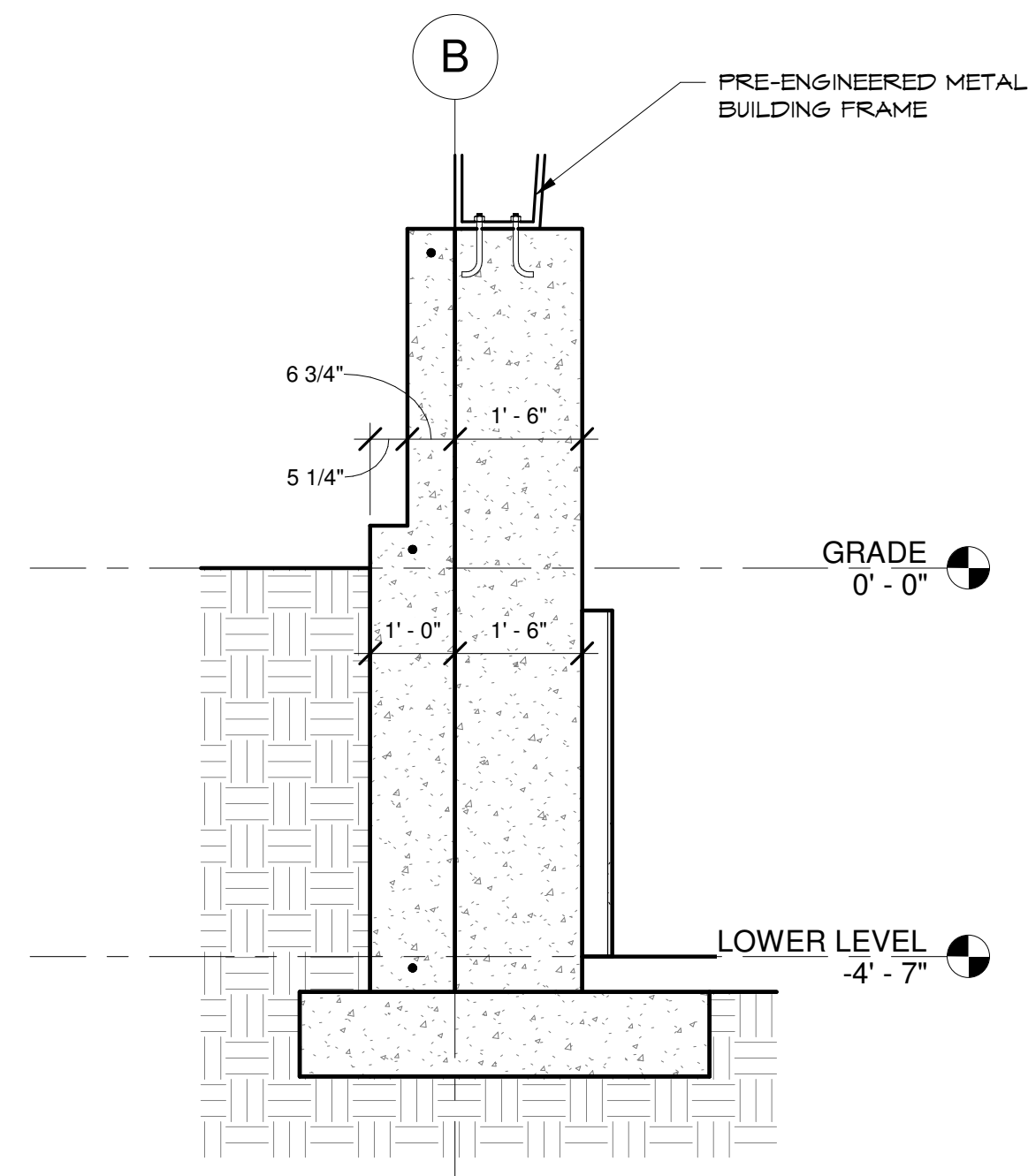
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 Elk Grove Village, IL 60007

Phone: 847.952.1100  
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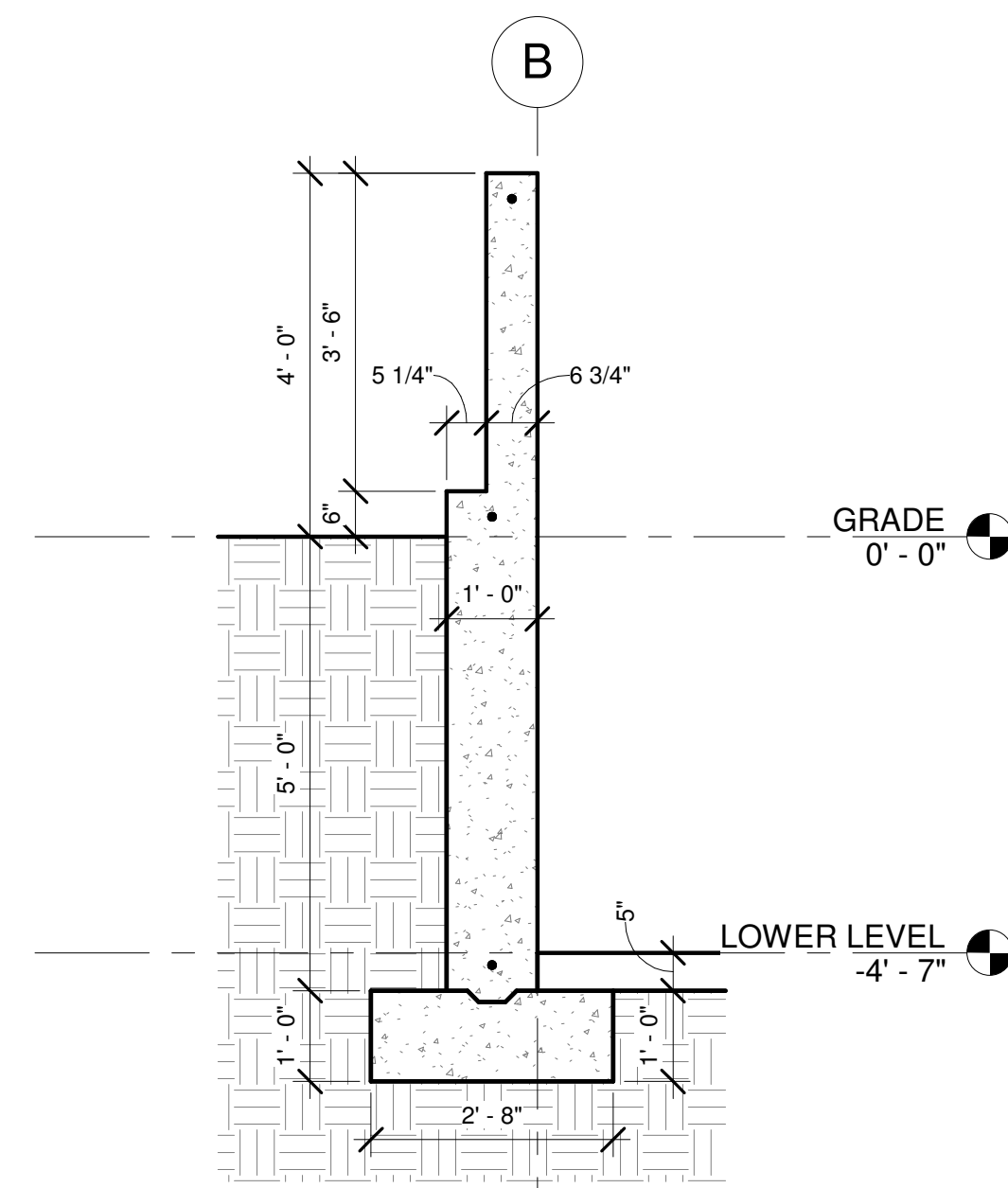
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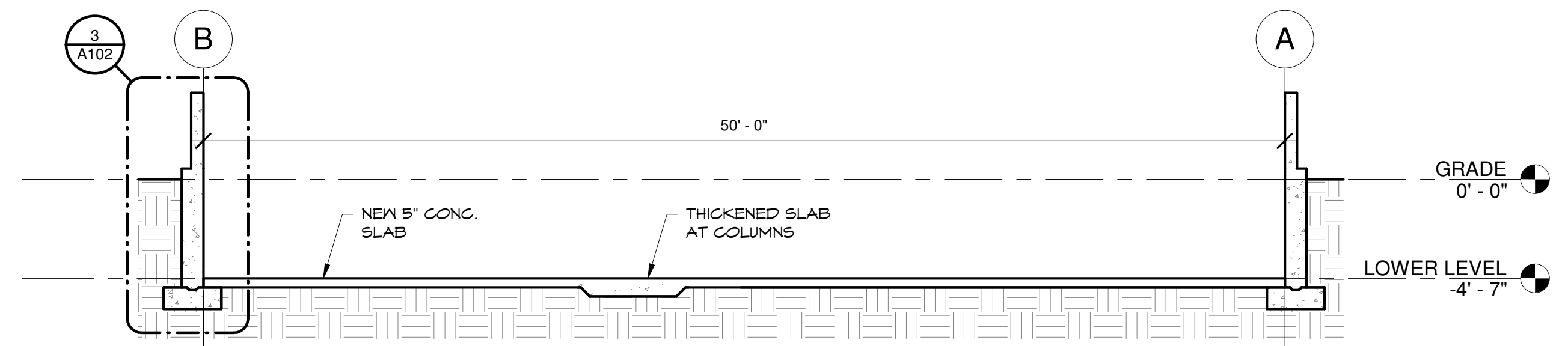
**FOUNDATION PLAN**  
 3/16" = 1'-0" 1  
A102



**FOUNDATION PIER SECTION**  
 1/2" = 1'-0" 4  
A102



**FOUNDATION WALL SECTION**  
 1/2" = 1'-0" 3  
A102



**LOWER LEVEL CONC. SECTION**  
 3/16" = 1'-0" 2  
A102

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	WINDOWS	03.14.2024

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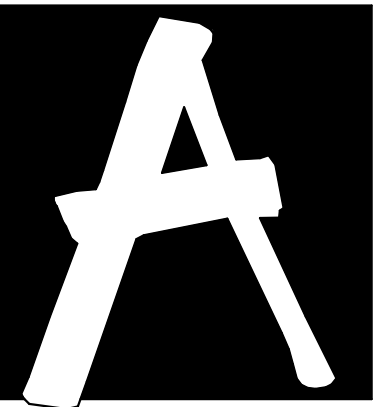
JOB NUMBER: 23027

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DRAWING NUMBER: **A102**



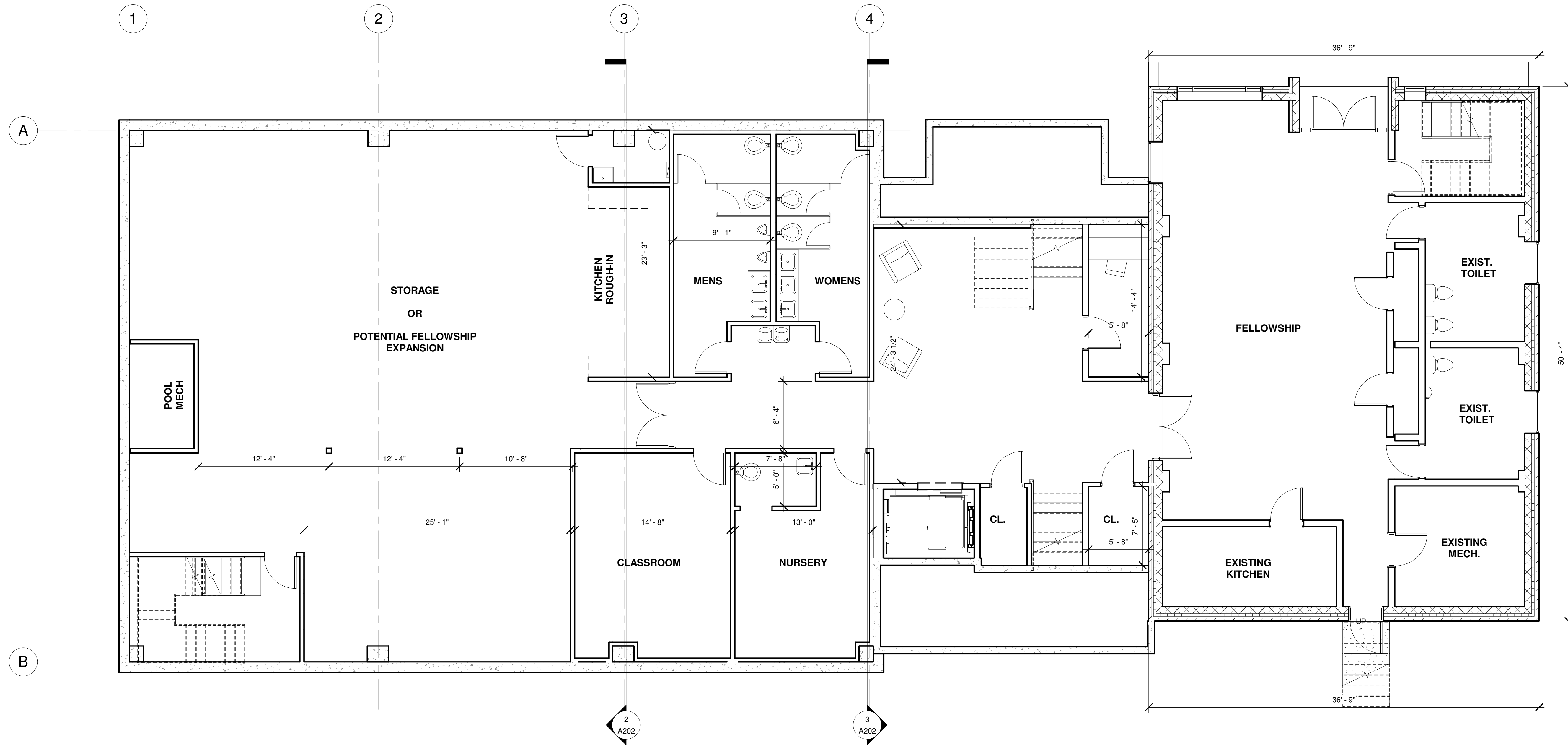




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 A Professional Corporation  
 1100 Landmeier Rd. Suite 202  
 Elk Grove Village, IL 60007

Phone: 847.952.1100  
 Fax: 847.952.1158  
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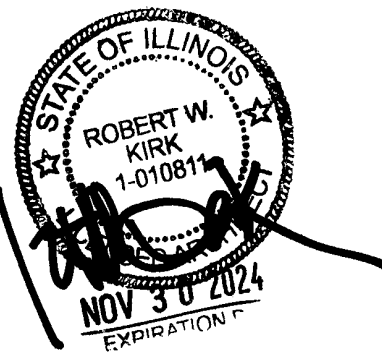
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**LOWER LEVEL**  
 3/16" = 1'-0"

**1**  
**A104**

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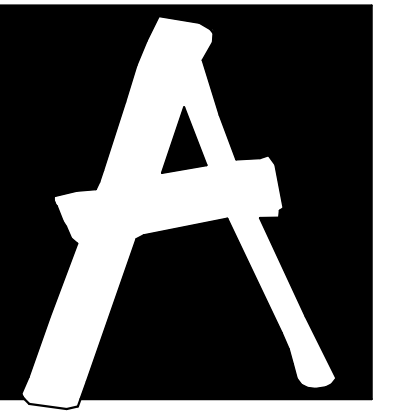
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JOB NUMBER 23027

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**LOWER LEVEL**

DRAWING NUMBER

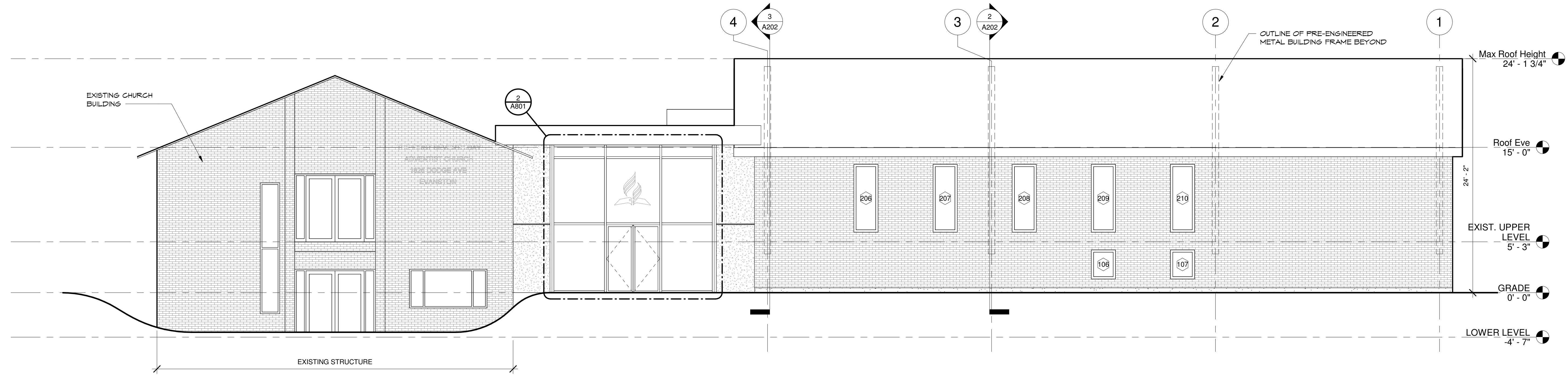
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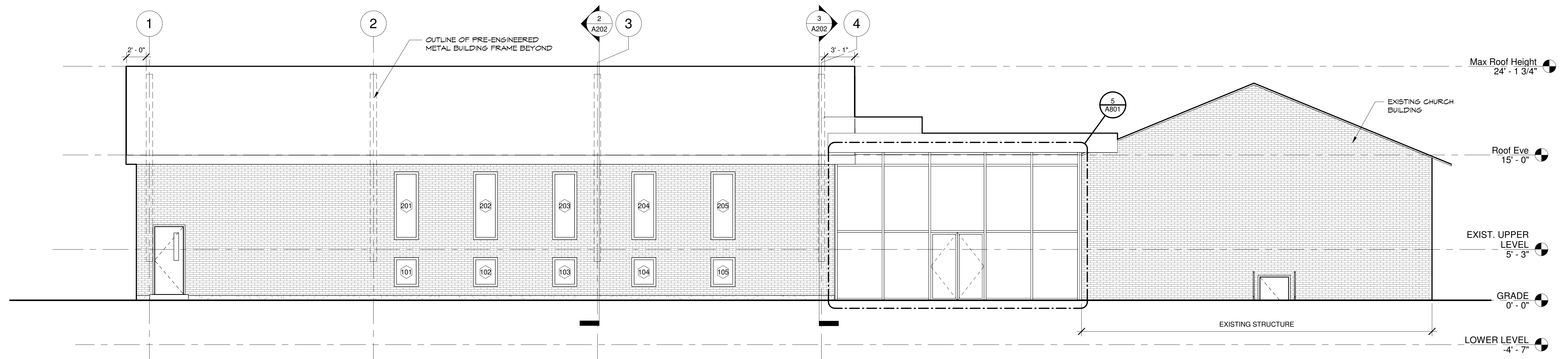
**GROUP A ARCHITECTURE**  
 A Professional Corporation  
 1100 Landmeier Rd, Suite 202  
 Elk Grove Village, IL 60007

Phone: 847.952.1100  
 Fax: 847.952.1158  
 Web: www.groupaarch.com

**EVANSTON FIRST SDA  
 CHURCH**  
 1825 DODGE AVE, EVANSTON, IL, 60201



**WEST ELEVATION**  
 3/16" = 1'-0" 1  
A201



**EAST ELEVATION**  
 3/16" = 1'-0" 2  
A201

SIGNATURE AND SEAL



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	WINDOWS	03.14.2024

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CHECKED BY  Checker

APPROVED BY  Approver

JOB NUMBER  23027

DRAWING TITLE **ELEVATIONS (E&W)**

DRAWING NUMBER

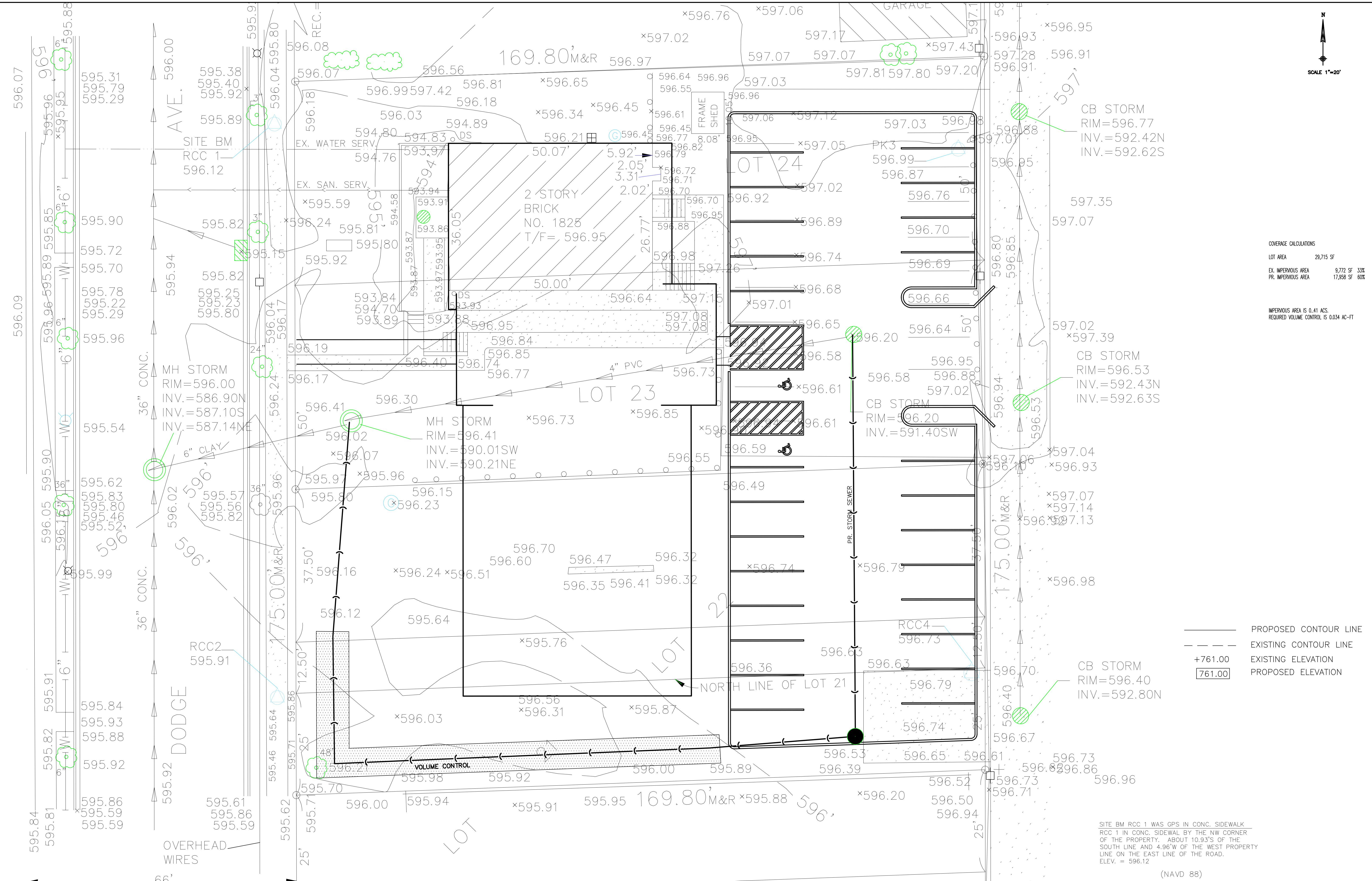
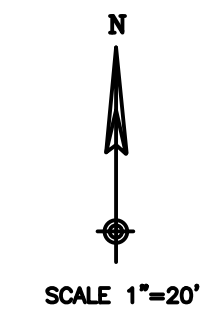
**A201**











COVERAGE CALCULATIONS  
 LOT AREA 29,715 SF  
 EX. IMPERVIOUS AREA 9,772 SF 33%  
 PR. IMPERVIOUS AREA 17,958 SF 60%  
 IMPERVIOUS AREA IS 0.41 ACS.  
 REQUIRED VOLUME CONTROL IS 0.034 AC-FT

— PROPOSED CONTOUR LINE  
 - - - EXISTING CONTOUR LINE  
 +761.00 EXISTING ELEVATION  
 761.00 PROPOSED ELEVATION

SITE BM RCC 1 WAS GPS IN CONC. SIDEWALK  
 RCC 1 IN CONC. SIDEWALK BY THE NW CORNER  
 OF THE PROPERTY. ABOUT 10.93'S OF THE  
 SOUTH LINE AND 4.96'W OF THE WEST PROPERTY  
 LINE ON THE EAST LINE OF THE ROAD.  
 ELEV. = 596.12  
 (NAVD 88)

**SPIES & ASSOCIATES, INC.**  
 Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE  
 ARLINGTON HEIGHTS, ILLINOIS 60004  
 PH 847.577.8808 FAX 847.577.0229

REVISIONS	

DRAWN BY: TJS  
 DESIGNED BY: TJS  
 CHECKED BY: TJS

JOB NO. 5369  
 SCALE: 1"=20'  
 DATE: 02/27/24

**SITE DEVELOPMENT PLAN**  
**1825 DODGE AVE.**

SHEET NO.  
**5**  
 OF 11 SHEETS

1819-1825 Dodge Avenue

STAFF COMMENTS:

Zoning - same as 2009 proposal and previously approved major variation request. Complies with parking increase. No concerns.

Parking: has no objections,

PW ROW - no concerns

PS (Public Services) – tree preservation will be needed during construction, but no major concerns; additional water and/or gas lines may limit future parkway tree placement

Public Works (Waste)- Just need to note where they are planning on staging their waste containers. Likely not a big issue but they will likely continue to be serviced from the alley and just need to make sure its accessible to drivers.

Historic Preservation - no concerns

Economic Development - no concerns



Melissa Klotz &lt;mklotz@cityofevanston.org&gt;

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**Re: 1825 Dodge Zoning Analysis Application**

1 message

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**John Turner** <jturner@grouapaarch.com>  
To: Melissa Klotz <mklotz@cityofevanston.org>

Wed, Apr 10, 2024 at 4:42 PM

Thank you Melissa,  
Attached is the Special Use application, filed today. If there is anything you can do to speed up the process would be greatly appreciated. Currently, if we wait for the process to play itself out, we will be waiting until August.

John E. Turner  
Project Manager  
**Group A Architecture INC.**  
P: 847.952.1100  
M: 847.687.2448  
E: [jturner@grouapaarch.com](mailto:jturner@grouapaarch.com)

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**From:** Melissa Klotz <mklotz@cityofevanston.org>  
**Sent:** Wednesday, April 10, 2024 1:08 PM  
**To:** Robert Kirk <rkirk@grouapaarch.com>  
**Cc:** Elizabeth Williams <ewilliams@cityofevanston.org>; John Turner <jturner@grouapaarch.com>; Campbell Kraemer <campbell@grouapaarch.com>; Jimmy Atkins <jatkins@lrscda.com>; Alexandra Ruggie <aruggie@cityofevanston.org>  
**Subject:** Re: 1825 Dodge Zoning Analysis Application

Rob,

6-3-5-15-C states "Unless the new use is determined by the Zoning Administrator to be of greater intensity than the existing approved special use, the ordinance approving the existing special use shall apply to the new use pursuant to [Section 6-3-5-15\(D\)](#). A new use that is determined to be of greater intensity shall submit for a new special use pursuant to [Section 6-3-5 "Special Uses"](#)."

In this case, the existing use is a Religious Institution, and the new use is an expansion with "greater intensity than the existing approved special use" that currently stands since the 2009 approval is expired.

Other Religious Institutions that have triggered new Special Use approval due to expansion/greater intensity include:

2014 Orrington - existing Religious Institution that proposed a third story addition in place of the partial story (mostly to improve accessibility within the building and add elevators). The congregation size did not increase, but the intensity of the use did since the building got larger and would be used for additional related religious activities. A new Special Use was required due to the increase in intensity of the use. This was in 2017.

1825 Dodge (the property in question) - it was determined in 2009 that the expansion/new construction for a larger sanctuary was an increase in intensity and therefore a new special use was required and was granted. It has now expired. The same determination stands - the new construction for a larger sanctuary triggers a new special use. If it had not been interpreted as an increase in intensity, then the special use would not have been required back in 2009.

2715 Hurd - existing Religious Institution had a small congregation size. When looking to sell the building, one interested Religious Institution (Salvation Army) included a significant community service component on-site that was considered more intense and therefore triggered a new Special Use. No construction/building addition was proposed. I believe they applied and then later withdrew among opposition from the neighborhood. This was around 2019.



There are probably more that I can't think of off hand - there is no easy way to search the case history by those parameters. Let me know if you have additional questions. I'm looping in Corporation Counsel on our email chain as well.

Thanks,

**Melissa Klotz**

**Zoning Administrator**

Community Development Department/Planning & Zoning Division  
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153  
[mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

*The City of Evanston is committed to promoting a Citywide culture of accessibility and inclusivity. To request an accommodation for a program, service, or activity, please call 847-866-2919 to make an ADA service request or fill out a [request form online](#).*

On Tue, Apr 9, 2024 at 6:16 PM Robert Kirk <[rkirk@groupaarch.com](mailto:rkirk@groupaarch.com)> wrote:

Ms. Klotz;

Thank you for your response. I read the 6-3-5-15 Zoning Code section, and it does NOT state in paragraph C that if the addition is of 'greater intensity', there needs to be a new Special Use applied for, and obtained. It is still not clear that for this property, currently occupying and conducting services as a church for over thirty years, needs to re-apply for a special use in the R-4 residential district. Please forward me the definition of what constitutes the definition of 'greater intensity' additions to special uses for the City of Evanston.

Have there been any other existing churches in the City of Evanston that have been required to apply for a new Special Use because of a 'greater intensity' uses? Please forward this information on.

Rob Kirk, AIA, Architect  
Group A Architecture Inc.  
[1100 Landmeier Road](#)  
Elk Grove Village, Illinois  
60007



# 847.952.1100

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**From:** Melissa Klotz <[mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org)>

**Sent:** Tuesday, April 9, 2024 5:41 PM

**To:** John Turner <[jturner@groupaarch.com](mailto:jturner@groupaarch.com)>

**Cc:** Robert Kirk <[rkirk@groupaarch.com](mailto:rkirk@groupaarch.com)>; Elizabeth Williams <[ewilliams@cityofevanston.org](mailto:ewilliams@cityofevanston.org)>

**Subject:** Re: Zoning Analysis Application

John & Robert,

I heard back from Corporation Counsel -

**6-3-5-15** Limitations on Special Uses details the expiration of the 2009 special use since no construction/use for the addition occurred within one year. The original special use does not cover the addition since it is an expansion of the use and is greater intensity (C within that same section).

We did look to see if there is a shorter/simpler path forward, but unfortunately we do not have administrative authority to extend the expired special use.

I know this is not the news you want - feel free to call me to discuss further or I can connect you with our Law Dept. for further clarification.

Thanks,

**Melissa Klotz**

**Zoning Administrator**

Community Development Department/Planning & Zoning Division

City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153

[mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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On Tue, Apr 9, 2024 at 2:22 PM John Turner <[jturner@groupaarch.com](mailto:jturner@groupaarch.com)> wrote:

Concerning **1825 Dodge Ave; Evanston** SDA Church. Robert Kirk called you a week ago to talk about the special use expansion. We did not fully understand why this was in NON-COMPLIANCE. The property is already zoned for this purpose, why does it need to be done again? In fact, why was it done in 2009.

Waiting for your determination.

John E. Turner

Project Manager

**Group A Architecture INC.**

P: 847.952.1100

M: 847.687.2448

E: [jturner@groupaarch.com](mailto:jturner@groupaarch.com)

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**From:** Melissa Klotz <[mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org)>

**Sent:** Friday, March 29, 2024 1:31 PM

**To:** John Turner <[jturner@groupaarch.com](mailto:jturner@groupaarch.com)>

**Subject:** Re: Zoning Analysis Application

John,

Apologies for the delay - we looked into this from every angle possible. Zoning analysis results are attached. Unfortunately, the Special Use expansion from the 2009 ordinance is considered expired since the expansion did not occur within 1 year of its approval back in 2009. The variation runs with the land and is therefore still granted, but a new Special Use is required to grant the expansion. Details are noted in the comments in the analysis, as well as a link to the current Special Use online application. Let me know if you have any questions as you look at next steps.

Thanks,

**Melissa Klotz**

**Zoning Administrator**

Community Development Department/Planning & Zoning Division

City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153

[mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org) | [cityofevanston.org](http://cityofevanston.org)

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On Thu, Mar 28, 2024 at 8:16 AM John Turner <[jturner@groupaarch.com](mailto:jturner@groupaarch.com)> wrote:

Any word on when I may receive the final report?

thanks,

John E. Turner

Project Manager

**Group A Architecture INC.**

P: 847.952.1100

M: 847.687.2448

E: [jturner@groupaarch.com](mailto:jturner@groupaarch.com)

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**From:** Melissa Klotz <[mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org)>

**Sent:** Monday, March 25, 2024 4:20 PM

**To:** John Turner <[jturner@groupaarch.com](mailto:jturner@groupaarch.com)>

**Subject:** Re: Zoning Analysis Application

John,

I have completed the review for 1825 Dodge Avenue and the construction is compliant based on the 2009 variation approval. I am currently looking into whether the special use expansion is still valid or if that part is considered expired - I should have that confirmed Tuesday and will then get you the full results in writing.

Thanks,

**Melissa Klotz**

**Zoning Administrator**

Community Development Department/Planning & Zoning Division

City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153

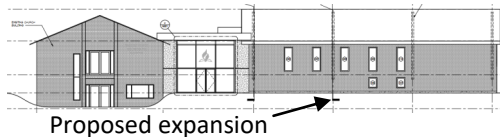
# **NOTICE OF A PUBLIC HEARING**

**Evanston Land Use Commission**

**Wednesday, May 8, 2024, 7:00 pm**

**Morton Civic Center, 2100 Ridge Avenue**

**Council Chambers**



Please be advised, as you own, or otherwise may have interest in a property within 500 ft. of the address listed below, for which the following zoning application will be discussed:

## **Special Use Permit | 1819-1825 Dodge Avenue | 24ZMJV-0017**

John Turner, architect, submits for a Special Use for an addition to expand a Religious Institution, Seventh Day Adventist Church, in the R4 General Residential District (Section 6-8-5-3). The applicant requests expansion of currently existing Special Use Ordinance 21-O-80 that granted the original construction and use of the Religious Institution at 1825 Dodge Avenue. Expansion for an addition at 1819-1823 Dodge Avenue was subsequently approved by Special Use and Major Variation Ordinance 63-O-09. The approved Major Variation for impervious surface coverage remains in-tact and does not expire; however the Special Use expansion of Ordinance 63-O-09 is expired since the expansion did not occur within one year of Special Use approval (Section 6-3-5-15). The applicant requests re-approval of the expansion for a Religious Institution as was granted in Ordinance 63-O-09 with no substantial changes or modifications requested from that previous proposal. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 of the Evanston Zoning Code. PINs: 10-13-214-046-0000, 10-13-214-014-0000, 10-13-214-015-0000

*Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: <https://bit.ly/lucpubliccomment>. Information about the Land Use Commission is available online at [www.cityofevanston.org/government/land-use-commission](http://www.cityofevanston.org/government/land-use-commission). Questions can be directed to Melissa Klotz, Zoning Administrator, at 847-448-8153 or via e-mail at [mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org). 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 the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-866-5095 (TDD). La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las*



**Zoning Analysis  
Summary**

Review Date: 03.29.2024  
By: Melissa Klotz, Zoning Administrator

**Case Number:**

**Case Status/Determination:**

24ZONA-0044; 1825 Dodge Avenue

**NON-COMPLIANT per Ord. 63-O-09; Special Use is expired**

**Applicant:** John Turner, Group A Architecture

**Plans prepared by:**

**Plans dated:** 03.07.2024

**Survey dated:**

**District:** R4 General Residential

**Proposal:**

Construct sanctuary addition per Ord. 63-O-09 for a Special Use to expand a Religious Institution and Major Variation for impervious surface coverage.

**Non-compliant:**

Code Section	Proposed and Required	Recommendation
6-3-5-15 6-8-5-3	<p>Special Uses expire if no building permit is obtained and construction begun within 1 year of SUP approval. The Special Use expansion is therefore expired. New Special Use expansion is required.</p> <p>New Special Use approval is required to expand the Religious Institution from its current intensity to the proposed expansion within the R4 District</p>	Submit for <a href="#">Special Use</a>

**Comments:**

- Variation approval runs with the land and does not have an expiration period stated in the Zoning Ordinance. Therefore, the impervious surface variation remains granted; only the Special Use expansion is needed.
- The Special Use process takes 90-120 days and includes a public hearing with the Land Use Commission and a final determination by the City Council. Reach out to Ward 5 Councilmember Bobby Burns at [bburns@cityofevanston.org](mailto:bburns@cityofevanston.org) to make him aware of the request.
- Past historic documents from the 2009 case exist, including the full transcript of the public hearing. Past documents and the past approval will be relayed to the Land Use Commission and the City Council to clarify the request was previously approved and is essentially the same

now. The transcript was reviewed for any indication of an extension to the Special Use that would make it currently valid, but no such discussion is noted within the transcript.

<b>Principal Use and Structure: Religious Institution – expansion is non-compliant</b>	
	<p>Use: No change – expansion is non-compliant</p> <p>Proposed: Expansion approved per Special Use 63-O-09 The expanded Special Use per Ordinance 63-O-09 is considered expired per Section 6-3-5-15: Subject to an extension of time granted by the City Council, no special use permit shall be valid for a period longer than one (1) year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion, or unless a certificate of occupancy is issued and a use commenced within that period or unless a longer time is requested and granted by the City Council.</p> <p>Lot: 29,696 sq ft</p>
	<p>Building Lot Coverage: compliant</p> <p>Standard: 40% Proposed: 7,058 sq ft = 23.8%</p>
	<p>Impervious Surface Coverage: compliant per variation</p> <p>Standard 55% increased to 59% per approved Variation 63-O-09 Proposed: 17,060 sq ft = 57.4%</p>
	<p>Building Height: Compliant</p> <p>Standard: 35.0' for a sloped roof and not more than 2.5 stories Existing: 26.5" Proposed: 24.1'</p>
	<p>Yards (Setbacks): Compliant Front: 27' where 23' required N Side: no change S Side: 14.9' where 5' is required Rear: 60' where 25' is required</p>
<b>Parking Requirement:</b>	
6-16-2, Table 16-B	<p>Use 1: Religious Institution</p> <ul style="list-style-type: none"> <li>○ Standard: 1 space for every 10 sanctuary seats</li> <li>○ Existing: 17</li> <li>○ Proposed: 30</li> </ul> <p>Total Required: Compliant</p> <ul style="list-style-type: none"> <li>▪ 272 seats in main sanctuary (count main one only)</li> <li>▪ 1 space per 10 = 27.2 = 28 required</li> </ul>

2018IL Accessibility Code Sec. 208.2	Handicapped Spaces: Compliant  Standard: 2 Existing: Proposed: 2
6-16-2-2	Access: Compliant, No change
6-16-2-8	Surface: Compliant, paved
6-16-2-7	<p>Parking Angle 1: 90-degree</p> <p>Parking Space Size: compliant</p> <ul style="list-style-type: none"> <li>○ Standard: 8.5'x18'</li> <li>○ Existing:</li> <li>○ Proposed: 8.5' x 18'</li> </ul> <p>Drive Aisle Width: compliant</p> <ul style="list-style-type: none"> <li>○ Standard: 24.0' for 2-way traffic</li> <li>○ Existing:</li> <li>○ Proposed: 24'</li> </ul>
	Loading: <10,000 sq ft of use = no loading required



CITY OF EVANSTON  
DEPARTMENT OF COMMUNITY DEVELOPMENT – ZONING OFFICE

2100 RIDGE AVENUE, ROOM 3700 EVANSTON, ILLINOIS 60201  
847-866-2930 847-448-8120 zoning@cityofevanston.org www.cityofevanston.org/zoning

To: Members, Zoning Board of Appeals  
From: Dominick Argumedo, Zoning Planner  
Subject: 1825 Dodge Avenue; 09ZMJV-0032  
Date: May 28, 2009  
ZBA Responsibility: Zoning Board of Appeals Serves as Recommending Body to City Council

**Notice—Published in the April 30<sup>th</sup> Evanston Review:**

An application by Richard Sylvester, on behalf of the Seventh Day Adventist Church, for an amendment to an existing special use permit (Ord. 95-O-77) due to the acquisition of additional lots and proposed construction of a 6,083 square foot addition to an existing 1,800 square foot structure on said lots. The proposed addition would require variances from Zoning Code Section 6-8-5-9 Impervious Surface (Maximum allowed is 55%, applicant requests 61%), and Section 6-8-5-7 Yard Requirements (Required 23’ based on average of neighboring properties, applicant proposes 19.3 setback.) The Zoning Board of Appeals is a recommending body to the City Council who has final approval.

**Site Overview:**

The proposed location is situated in an R4 general residential district. To the north of the property is a single family residence, single family residences are also to the west of property across Dodge Avenue. To the south of the property is a multi-unit building. The eastern edge of the property is bound by an alley. This alley provides parking access to residences to the east of 1825 Dodge Avenue as garages line the eastern side of the alley, with a 6’ high fence also along a portion of the eastern side of the alley.

**Case Overview:**

The First Seventh Day Adventist Church operates under a Special Use permit granted in March of 1980 (21-O-80). The Church seeks to build an addition to their current structure on two neighboring lots. The proposed addition would be approximately 3.5x the size of the current building (1,670 sf existing, 5,800 proposed addition). As the existing Special Use is only for the lot the building currently occupies, an amendment to the existing special use must be granted by the City Council for the project to proceed. The amendment would extend the special use to the parcels to the south. Single family homes previously occupied the lots where the proposed addition is to be built. A complaint was lodged on May 27<sup>th</sup> about debris remaining from the demolition of those homes. The applicant is working with City inspectors to rectify the problem.

**Zoning Ordinance:**

**6-8-5 R4 GENERAL RESIDENTIAL DISTRICT**

6-8-5-7-(A)-/Front yard Setback requirement reduced from standard 27’ to 23’ based on front yard setbacks of neighboring properties  
The applicant proposes a 19.3’ front yard setback

6-8-5-9 –(A) The Maximum impervious surface coverage permitted in the R4 district is 55%  
The applicant proposes 59%, after a revision from the initial submission of 61%



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DEPARTMENT OF COMMUNITY DEVELOPMENT – ZONING OFFICE

2100 RIDGE AVENUE, ROOM 3700 EVANSTON, ILLINOIS 60201
847-866-2930 847-448-8120 zoning@cityofevanston.org www.cityofevanston.org/zoning

SPECIAL USES: The following uses may be allowed in the R4 district, subject to the provisions set forth in section 6-3-5 of the Zoning Ordinance:

- Religious Institution
(Among other uses listed)

Religious Institution Zoning Ordinance Definition: 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.

Site Plan and Appearance Review Committee (SPAARC) Discussion and Recommendation:

Propose an addition to a religious institution requiring an amendment to an existing special use permit and variances from impervious surface and front yard setback requirements

APPLICATION PRESENTED BY: Alexandra Nienart Representing 7th Day Adventist Church

Honiard Mitchell

GENERAL DISCUSSION:

Mr. Mitchell presented plans for the addition. The following was discussed:

- 7th Day Adventist Church congregation has expanded: need to build an addition to address fire safety issues, which will expand it by 200%
Currently operating under a special use but it does not apply to the adjacent parcel, so a special use is needed
Parking plan is compliant
Impervious surface is 59%; 55% permitted
Front yard setback 19.3': 23' allowed: remainder of facade is set back further than required
Use: religious assembly with minimum impact during the week; Saturday: main assembly
Addition to be connected and lower in height than existing building, in residential style to fit in with neighborhood
Presented photos showing surrounding multiple unit dwellings
Have sent notice to neighbors; have not received response: Committee suggested meeting with neighbors
Addition to be fully ADA accessible
Storm water detention on entire site
The project will be presented at the 6/2/09 ZBA meeting in order to give the applicant the opportunity to hear and address neighbors' concerns





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DEPARTMENT OF COMMUNITY DEVELOPMENT – ZONING OFFICE

2100 RIDGE AVENUE, ROOM 3700 EVANSTON, ILLINOIS 60201  
847-866-2930 847-448-8120 zoning@cityofevanston.org www.cityofevanston.org/zoning

**ACTION:**

The Committee voted unanimously to recommend approval to the ZBA with condition that the project be presented to neighbors before the ZBA meeting.

**Comprehensive Plan and Other Specifications:**

The 2000 Comprehensive Plan classifies this property as within the "Mixed Low Density" designation defined as, *Single-family homes also make up a substantial portion of the housing stock found in mixed low-density areas. However, these areas include many duplexes, townhouses, two-and three-flats and a scattering of multifamily buildings as well. Densities average about 15 units per acre.* The Plan designates Dodge Avenue as a *Major Street*: Major Streets are the primary traffic routes carrying the largest volumes of traffic through the community.

**Special Use Standards:**

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

- a) is one of the listed special uses for the zoning district in which the property lies;
- b) complies with the purposes and policies of the Comprehensive General Plan and the Zoning Ordinance;
- c) does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
- d) does not interfere with or diminish the value of property in the neighborhood;
- e) is adequately served by public facilities and services;
- f) does not cause undue traffic congestion;
- g) preserves significant historical and architectural resources;
- h) preserves significant natural and environmental resources; and
- i) complies with all other applicable regulations.

**Staff Comment:**

If it acts favorably, the ZBA may wish to consider the following conditions on the requested variations:

- a. Development and use of the subject property shall be in substantial compliance with all applicable legislation, with the testimony and representations of the applicant, and with the approved plans and documents on file in this case.

**63-O-09****AN ORDINANCE****Granting a Major Variation and Amending a Special Use  
for a Religious Institution with Accessory Parking  
Located at 1825 Dodge Avenue in the R4 Residential District**

**WHEREAS**, Seventh Day Adventist Church, Lake Region Conference (the "Applicant"), owner of the property commonly known as 1825 Dodge Avenue (the "Subject Property"), legally described in Exhibit A, attached hereto and made a part hereof, located within the R4 General Residential District, submitted an application, case no. 09ZMJV-0032, to seek approval for Major Variations to Subsections 6-8-5-7 and 6-8-5-9 of Title 6 of the Evanston City Code, 1979, as amended ("the Zoning Ordinance"), and an amendment of the Special Use for a Religious Institution on the Subject Property, granted by Ordinance 21-O-80, attached hereto as Exhibit B and made a part hereof, due to the proposed expansion of said Special Use and its accessory parking; and

**WHEREAS**, on June 2, 2009, the Zoning Board of Appeals ("ZBA"), pursuant to proper notice, held a public hearing to consider the application, took testimony and received other evidence, and made a verbatim record and written findings that: **(1)** the requested Major Variation to Subsection 6-8-5-9 of the Zoning Ordinance and amendment to the Special Use met the standards set forth in Section 6-3-5 of the Zoning Ordinance, and recommended City Council approval thereof, and; **(2)** the requested Major Variation to Subsection 6-8-5-7 of the Zoning Ordinance did not meet the aforementioned standards and therefore recommended City Council denial thereof; and

**WHEREAS**, at its meeting of July 27, 2009, the Planning and Development Committee of the City Council (the "P&D Committee") considered the ZBA's record, findings, and recommendation and recommended City Council approval thereof; and

**WHEREAS**, at its meeting of August 10, 2009, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and the P&D Committee,

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

**SECTION 1:** That the foregoing recitals are found as fact and made a part hereof.

**SECTION 2:** That the City Council hereby adopts the respective records, findings, and recommendations of the ZBA and the P&D Committee in case no. 09ZMJV-0032, approves the requested Major Variation to Subsection 6-8-5-9 of the Zoning Ordinance and amendment to the Special Use for a Religious Institution on the Subject Property, and denies the requested Major Variation to Subsection 6-8-5-7 of the Zoning Ordinance.

**SECTION 3:** That the Major Variation approved hereby is to allow impervious surface coverage of approximately fifty-nine percent (59%) of the Subject Property. Section 6-8-5-9 of the Zoning Ordinance establishes the maximum impervious surface coverage for the R4 General Residential District at fifty-five percent (55%).

**SECTION 4:** That the Special Use for a Religious Institution is hereby amended to include the two (2) zoning lots immediately south of the Subject Property. Said lots were formerly occupied by residences commonly known as 1819 and 1823 Dodge Avenue, which the Applicant has demolished.

**SECTION 5:** That, as permitted by Subsections 6-3-8-14 and 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the grant of the Major Variation and amendment to the Special Use, violation of any of which shall constitute grounds for revocation thereof, pursuant to Subsection 6-3-10-6 of the Zoning Ordinance:

- A. Compliance with Applicable Requirements:** The Applicant shall develop and use the Subject Property in substantial compliance with all applicable legislation, with the testimony and representations of the Applicant to the ZBA, the P&D Committee, and the City Council, and with the approved plans and documents on file in this case.
- B. Subsurface Stormwater Detention System:** The Applicant shall construct a sub-surface stormwater detention system on the Subject Property that shall be subject to review and approval by the City's Public Works Department.
- C. Fine for Non-Compliance:** Should the City determine that the Applicant has failed to comply with any of the terms of this ordinance, the City may deliver written notice of non-compliance to the Applicant. If the Applicant does not cure the non-compliance identified in said notice within five (5) days, the Applicant shall owe the City a fine of two hundred fifty and no/100 dollars (\$250.00) per day that the Applicant fails to comply. If, in the City's determination, the Applicant is diligently pursuing the cure of such non-compliance and that such cure cannot be completed within five (5) days, the City may grant the Applicant additional time that the City determines to be reasonably necessary. The Applicant shall pay any such fine within thirty (30) days of written notice from the City to do so.

**SECTION 6:** That, when necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

**SECTION 7:** That the Applicant shall record a certified copy of this ordinance, at its cost, including all Exhibits attached hereto, with the Cook County Recorder of Deeds, before the City may issue any permits or licenses related to the expansion or operation of the Special Use and Variations hereby authorized.

**SECTION 8:** That, 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.

**SECTION 9:** That 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:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 11:** That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: July 27, 2009

Approved:


Adopted: August 10, 2009

August 12, 2009

  
Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:

  
Rodney Greene, City Clerk

  
Elke B. Tober-Purze, Interim  
First Assistant Corporation Counsel

**EXHIBIT A****LEGAL DESCRIPTION**

PARCEL 1: THE NORTH  $\frac{1}{2}$  OF LOT 21 AND THE SOUTH  $12\frac{1}{2}$  FEET OF LOT 22 IN BLOCK 2 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, A SUBDIVISION OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2: LOT 22 (EXCEPT THE SOUTH  $12\frac{1}{2}$  FEET THEREOF) IN BLOCK 2 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, A SUBDIVISION OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 3: LOTS 23 AND 24 IN BLOCK 2 IN MERRILL LADD'S SECOND ADDITION TO EVANSTON, A SUBDIVISION OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

**PINs:** 10-13-214-014-0000  
10-13-214-015-0000  
10-13-214-046-0000

**COMMONLY KNOWN As:** 1819-1825 Dodge Avenue, Evanston, Illinois.

**EXHIBIT B**

**ORDINANCE 21-O-80**



21-0-80

AN ORDINANCE

Granting a Special Use Permit  
for Construction of a Church  
at 1825 Dodge

WHEREAS, the Evanston Zoning Board of Appeals conducted a public hearing on January 15, 1980 upon the application of the Lake Region Conference Association of Seventh-Day Adventists for a special use to allow construction of a church on property located at 1825 Dodge, said hearing having been conducted pursuant to notice and publication thereof in the manner prescribed by law; and

WHEREAS, the Zoning Board of Appeals has recommended that the application for said variation and said special use be granted;

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

SECTION 1: That the application of the Lake Region Conference Association of Seventh-Day Adventists for a special use to allow construction of a church, said application pertaining to property located at 1825 Dodge, Evanston, Illinois, and legally described as:

Lots 23 and 24 in Block 2 in Merrill Ladd's Second Addition to Evanston, a subdivision of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

is granted, subject to the condition that the church will be constructed in conformity with the plans dated October 7, 1979 and submitted with the application at said hearing and will be in compliance with all other applicable provisions of the Zoning Ordinance and all other applicable laws.

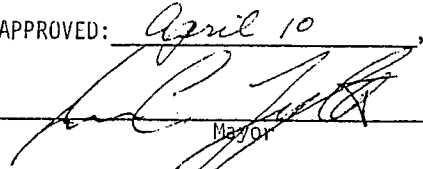
SECTION 2: The Director of Inspections and Permits is hereby directed to issue such permit pursuant to the terms of this ordinance.

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Introduced: March 24, 1980

Adopted: April 8, 1980

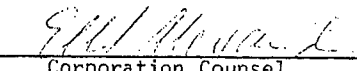
APPROVED: April 10, 1980

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Corporation Counsel

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CITY OF EVANSTON

ZONING BOARD OF APPEALS

CASE NO.: ZBA 09MJV-0032

RE: 1825 Dodge Avenue.

An application by Richard Sylvester, on behalf of the Seventh Day Adventist Church for an amendment to an existing special use permit (Ord. 95-0-77) due to the acquisition of additional lots and proposed construction of a 6,083 square foot addition to an existing 1,800 square foot structure on said lots.

Transcribed Report of Proceedings of a hearing in the above captioned matter, held June 2, 2009 at the Evanston Civic Center, City Council Chambers, 2100 Ridge Avenue, Evanston, Illinois, at 7:30 p.m. and presided over by Robert Creamer, Chair.

PRESENT:

- |                   |            |
|-------------------|------------|
| R. CREAMER, Chair | M. RODGERS |
| M. BURNS          | L. SUMMERS |
| B. McLENNAN       | M. SUTTON  |

Also present:

DOMINICK ARGUMEDO, Zoning Planner

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1           CHAIRMAN CREAMER: Good evening. This is a  
2 public hearing of the Zoning Board of Appeals of the  
3 City of Evanston. The Zoning Ordinance empowers this  
4 Board to hear references from the City Council,  
5 applications for variances and special uses, and appeals  
6 from decisions of the Zoning Administrator.

7           Depending upon the type of matter we will  
8 either make a final determination or send a  
9 recommendation to the City Council.

10           Present tonight are Board Members Mary Beth  
11 Burns, Beth McClennan, Matthew Rodgers, Lori Summers and  
12 Michael Sutton. I am Robert Creamer the current Chair,  
13 we therefore have a quorum. Also present tonight from  
14 the city staff is Dominick Argumedo the Zoning Planner.

15           This is a formal hearing and we have rules  
16 that govern our proceedings. Our most important rule is  
17 that only person speaks at a time without interruption.

18           It's not just being civil, but it's necessary to permit  
19 the court reporter to record our proceedings accurately.

20           Anyone who has anything to say to this Board  
21 regarding any matter on the agenda will have an  
22 opportunity to do so at the appropriate time. Our  
23 normal procedure is that we hear first from the staff on  
24 then documents in the file. We will then receive

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1 testimony and other evidence from the applicant or  
2 appellant.

3           After the appellant or applicant has completed  
4 their initial submission any person who has a legal  
5 interest in real property located within 500 feet of the  
6 property that is the subject of the application or  
7 appeal may then present evidence, reasonably question  
8 witnesses, or seek a continuance of the hearing. Next  
9 others who wish to make a statement regarding the matter  
10 may do so at that time.

11           When all testimony and other statements have  
12 been received the applicant or appellant will be given  
13 an opportunity to sum up. Board Members may ask  
14 questions of anyone offering testimony or statements.

15           All testimony and statements are to be taken  
16 under oath. Although we do not apply the strict Rules  
17 of Evidence, we ask that you limit your testimony or  
18 statement to your own personal knowledge. When you  
19 testify or make a statement please tell us your name and  
20 address, and print your name and address on the pad  
21 that's supposed to be at the podium for that purpose.

22           When all of the testimony, other evidence, and  
23 statements have been received we will close the record  
24 and begin our deliberation of the matter.

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1           So with that let me take roll and see who is  
2 here tonight. We have two matters of new business and  
3 one matter of old business. The new business are two  
4 matters, 1825 Dodge Avenue. Is the applicant here for  
5 the Dodge Avenue matter? Okay. Is there anyone else  
6 who wishes to speak to with regard to the 1825 Dodge  
7 matter? I see several people here. Are others going to  
8 testify or make comments?

9           AUDIENCE MEMBER: If required, yes.

10           CHAIRMAN CREAMER: Okay. The next matter is  
11 1223 Chicago Avenue. Is the applicant here? Is there  
12 anyone else here who wishes to speak to with regard to  
13 1223 Chicago? I see none at this time.

14           And then later on at 9:15 we will take up the  
15 matter of 2014 Orrington. If you're here for 2014  
16 Orrington that's been set for 9:15 for reasons that  
17 we'll explain later.

18           Okay, with that we'll call the Dodge Matter.

19           MR. ARGUMEDO: Thank you, sir. In case  
20 09ZMJV-0032 for 1825 Dodge Avenue an application by  
21 Richard Sylvester, Pastor, on behalf of the Seventh Day  
22 Adventist Church for an amendment to an existing special  
23 use permit (Ord. 95-0-77) due to the acquisition of  
24 additional lots and proposed construction of a 6,083

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1 square foot addition to an existing 1,800 square foot  
2 structure on said acquired lots.

3           The proposed addition would require variances  
4 from Zoning Code Section 6-8-5-9 Impervious Surface  
5 where the maximum allowed is 55 percent, the applicant  
6 requests 59 percent. That's been amended since the  
7 original submission.

8           And Section 6-8-5-7 Yard Requirements in this  
9 zoning district it required a 23 foot front setback, and  
10 that's based on the average of neighboring properties.  
11 The applicant proposes a 19.3 foot front setback.

12           The Zoning Board of Appeals is a recommending  
13 body to this entire packet to the City Council who will  
14 have final approval.

15           Included in your case packets was a staff  
16 report, an 1825 Dodge Avenue context map, the proposed  
17 site plan for said addition, the zoning analysis review  
18 sheet, the major variance application, a special use  
19 application, an inspection complaint form from May 27,  
20 2009, and original special use permit from March of  
21 1980. Thank you, sir.

22           CHAIRMAN CREAMER: Thank you. The applicant  
23 and anyone else who expects to testify please be sworn  
24 at this time, on the Dodge Matter.

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1 (Witnesses sworn.)

2 CHAIRMAN CREAMER: Please come forward and  
3 explain your project to us, please.

4 MR. OLTEANU: Good evening. My name is Sabin  
5 Olteanu, I'm the civil engineer for the project, and  
6 I've prepared some additional presentations.

7 CHAIRMAN CREAMER: Could you spell your name  
8 for us, please?

9 MR. OLTEANU: I gave it to him already.

10 CHAIRMAN CREAMER: Okay, thank you. And  
11 you're handing me --

12 MR. OLTEANU: Some additional information, I  
13 have only five copies so if you could share?

14 CHAIRMAN CREAMER: We'll mark this as  
15 Applicant's Exhibit 1 then.

16 MR. OLTEANU: And on that exhibit you can see  
17 the existing conditions and you can see two renderings,  
18 one from the alley looking north, northwest, and one  
19 from the front from the Dodge.

20 And the one looking from the Dodge probably  
21 will clarify much better our request for that setback  
22 requirements, meaning we are not requiring a 19.3 feet  
23 setback for the entire building, it's just the small  
24 corner. My average calculations for the entire building



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1 is actually about a 30 feet setback, which is, which  
2 satisfies the 23 feet requirement.

3 CHAIRMAN CREAMER: Excuse me, sir. Are you  
4 directing us to a particular picture in this --

5 MR. OLTEANU: To the exhibit in this packet, I  
6 think it's Exhibit C, I believe.

7 CHAIRMAN CREAMER: Exhibit C? Okay, thank  
8 you.

9 MR. OLTEANU: And on the original application,  
10 if you look at the site plan you can see a setback  
11 indicated there of 30, 23 feet front setback. And you  
12 can see actually the entire building, except for the  
13 small corner, being way setback from that setback.

14 And in regards to the first exemption required  
15 for impervious coverage we have prepared and we are  
16 underway with our engineering plans for providing -- for  
17 the entire site as per for the village requirements.

18 One of the reasons that we are slightly  
19 impinging on that coverage is because we needed to  
20 provide 30 parking spaces as required by the Village for  
21 the size of the church.

22 CHAIRMAN CREAMER: So are you now going to  
23 provide the required number of parking spaces? Is that  
24 correct?

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1 MR. OLTEANU: That is correct.

2 CHAIRMAN CREAMER: All right.

3 MR. OLTEANU: We have an extensive landscaping  
4 plan, the last exhibit, Exhibit D, that's part of our  
5 intent of providing on the impervious coverage for the  
6 site.

7 I have with me Pastor Richard, and maybe will  
8 like to, if you have any questions for him as well he'll  
9 be able to answer them.

10 CHAIRMAN CREAMER: All right. I think it  
11 would be helpful, Pastor, if you could just give us some  
12 background on this project and why you want to expand  
13 the building, I'm sure it's a good story.

14 MR. SYLVESTER: Thank you, I appreciate it.  
15 Good evening, everyone.

16 We have been worshiping there for about 20  
17 years, a little more than 20 years or so now. And it  
18 provides a place for worship on the Sabbath, but also we  
19 realize that more than a theological place for one's  
20 learning, spiritual growth, we also need to be conscious  
21 of the needs of the community.

22 We have physically outgrown this church's  
23 capacity for its members. Having said that we realize  
24 if we're going to meet both there, attempt to meet some

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1 of the social needs of the community with programs that  
2 we, and to facilitate, accommodate the people that we  
3 have now we need a bigger facility in order to do so.  
4 And we prayerfully feel that this is the direction we  
5 need to go.

6 I met with the Alderwoman for our area and  
7 understand what is some of her vision and plans for the  
8 community and see how we could be, incorporate some of  
9 that to meet the needs of that area in which the church  
10 is located.

11 So right now we are, basically we have  
12 outgrown our size. We are not growing in terms of we  
13 need to build in three more years, the church will  
14 accommodate our needs that we are, the current site that  
15 we are proposing will accommodate the needs that we  
16 currently have, but need but we don't have.

17 CHAIRMAN CREAMER: I see. Any other  
18 questions?

19 COMMISSIONER SUMMERS: How many parishioners  
20 is this revised or proposed plan --

21 MR. OLTEANU: We will have the capacity, we  
22 will have the ability to seat 280 members.

23 COMMISSIONER SUMMERS: And this might be for  
24 the architect, we have a plan here, a map here that

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1 shows us the context and the parcels to the, the parcels  
2 that surround this property. And I'm a little bit, I  
3 could use a little bit of help on how many parcels  
4 you're taking up to the south. And generally speaking,  
5 how much further south you're going towards the other  
6 property that's labeled 1813, it looks like there's  
7 actually about four parcels in between to the south.

8 MR. SYLVESTER: It's going to be two. Yes, we  
9 have for some time owned all, that whole piece of  
10 property from what was 1819, 1918 through 1925, 1819  
11 through 1825.

12 COMMISSIONER SUMMERS: Okay. So you're  
13 extending the kind of built portion now then into the  
14 two parcels south of the parcel that you're currently  
15 sitting on?

16 MR. SYLVESTER: Yes.

17 CHAIRMAN CREAMER: Okay.

18 MR. SYLVESTER: That we have owned for several  
19 years now.

20 COMMISSIONER BURNS: I think my question might  
21 actually be for the architects which is what exactly is  
22 your hardship for asking for both being over impervious  
23 surface and for the front yard setback? Because as I  
24 see it the impervious surface, you could reduce the size

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1 of your building and meet the impervious surface  
2 requirement.

3           Additionally, you can also, as I see it, you  
4 can slide the whole box, that is the kind of, the church  
5 area, the service area, you can slide that easily to the  
6 west, sorry, to the east, and actually not have to ask  
7 for this front yard setback.

8           So if you could address those two issues for  
9 me, I'd appreciate that.

10           CHAIRMAN CREAMER: You'll have to do it at the  
11 microphone, sir.

12           MR. OLTEANU: As I just mentioned on my  
13 introduction the setback requirement is an average of  
14 the neighborhood requirements in these 23 feet.

15           COMMISSIONER BURNS: But that's --

16           MR. OLTEANU: Our average --

17           COMMISSIONER BURNS: Right, that's fine, but  
18 that's not the way that a front yard setback is applied.  
19 A front yard --

20           MR. OLTEANU: I understand, but --

21           COMMISSIONER BURNS: -- is applied  
22 unilaterally across the lot, not as an average.

23           MR. OLTEANU: Right, I understand. It was  
24 addressed, it was conveyed to us as an average. That's

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1 what it says --

2 COMMISSIONER BURNS: Is that true?

3 MR. ARGUMEDO: The 23 feet?

4 COMMISSIONER BURNS: Yes.

5 MR. OLTEANU: Well, it says --

6 COMMISSIONER BURNS: No, I know that's an  
7 average of the neighbors, right, so that's how you came  
8 up with the established front yard setback. But you  
9 don't determine the front yard setback of a house or  
10 building by the average along that building.

11 MR. ARGUMEDO: Correct. That 23 feet is  
12 determined by the average of where the two neighboring  
13 properties are most encroaching into the setback,  
14 correct. As a, think of it as a football analogy, like,  
15 in terms of needing a variance, anytime the plane is  
16 broken that's what it is.

17 COMMISSIONER BURNS: Exactly, yes. So exactly  
18 what's the hardship for going beyond that plane?  
19 Because, again, as I see it you can easily slide that  
20 element back to meet the requirements.

21 MR. OLTEANU: In my opinion I think it has a,  
22 the choir is going to be seated on the area.

23 COMMISSIONER BURNS: Sure.

24 MR. OLTEANU: And it has an architectural, if

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1 you look at the renderings from the, Dodge, it has a  
2 certain volume rendering aspect to it that gives an  
3 architectural and functional from the inside because of  
4 the choir. It's more of a --

5 COMMISSIONER SUMMERS: If I may, sir, I don't  
6 think she's asking you to touch this. I think she's  
7 saying if you take this box, which looks to be almost  
8 square, maybe it is square, exactly square.

9 COMMISSIONER BURNS: Exactly.

10 COMMISSIONER SUMMERS: If you take this large  
11 square and move it back --

12 COMMISSIONER BURNS: The four feet.

13 COMMISSIONER SUMMERS: The four feet you --

14 COMMISSIONER BURNS: Why can't you do that?

15 COMMISSIONER SUMMERS: -- basically don't  
16 change your plan whatsoever and you don't need that  
17 variance.

18 MR. OLTEANU: I understand that. It wasn't,  
19 excuse me.

20 COMMISSIONER SUMMERS: I don't even think it  
21 affects your site plan because you've got enough space  
22 before you get to parking.

23 COMMISSIONER BURNS: And honestly, it doesn't  
24 affect the interior layout either because it doesn't

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1 affect, it changes the width of a hallway, but that  
2 hallway's not required to be that wide.

3 COMMISSIONER SUMMERS: It doesn't even, I  
4 mean, it --

5 MS. NIENART: It's actually a little bit more  
6 than --

7 CHAIRMAN CREAMER: Please, ma'am, you need to  
8 speak into the microphone.

9 MS. NIENART: My name is Alexandra Nienart,  
10 I'm the permit coordinator and I'm also answering some  
11 of the architectural questions.

12 If you look at the floor plan the issue is  
13 location of the door also to the existing building. And  
14 the existing fellowship building, it's not shown here,  
15 where it says future kitchen, I believe, that's going to  
16 be taken out, that will not be part of this permit,  
17 there is an existing platform.

18 If we were forced to shrink this hallway we  
19 wouldn't provide the adequate amount of stair width for  
20 entrancing and exiting to that space. We would also be  
21 forced to move that doorway. And a doorway would impede  
22 onto the existing platform to the existing building.

23 COMMISSIONER SUMMERS: Do you really need to  
24 affect the hallway? Can't you just slide it back and --



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1 COMMISSIONER BURNS: Yes, exactly.

2 COMMISSIONER SUMMERS: -- leave the hallway --

3 MS. NIENART: You're asking for four feet,  
4 four or four and a half feet and that will change that.

5 COMMISSIONER SUMMERS: If you leave the  
6 hallway, if you literally leave everything to the left  
7 of, you don't have -- lines on here, but everything to  
8 the left of the box, well, I guess I've got this thing  
9 upside down. I'm looking at A-1 kind of upside down as  
10 if I'm out on the street. And everything left of the  
11 box could literally stay exactly where it is, you  
12 wouldn't have to change a thing.

13 COMMISSIONER BURNS: Right.

14 COMMISSIONER SUMMERS: And if you just take  
15 the whole box and move it up you don't change anything  
16 about the plan. The only minor possible thing that I  
17 could even imagine you would have to look at is the one  
18 door that's over at the left hand side here.

19 COMMISSIONER BURNS: But again there's no  
20 requirement for that door not being able to, not having  
21 to open against a wall and not being able to open into  
22 the hallway.

23 COMMISSIONER SUMMERS: Right.

24 COMMISSIONER BURNS: So that's not really a

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1 requirement.

2 MR. OLTEANU: I agree with what you're trying  
3 to convey. I believe initially we felt that it was a  
4 very small corner and it really, our average was way  
5 beyond the front yard, and I understand, that's why  
6 we're accounting for, you know.

7 COMMISSIONER BURNS: Right. But you  
8 understand that there has to be, there has to be a  
9 hardship, and from where I sit I don't see the hardship.  
10 We're not trying to protect a tree, we're not trying,  
11 you don't have a unique lot that's requiring this to be  
12 here. From what I see you can easily move that and not  
13 have to ask for the variance.

14 MR. OLTEANU: Well, just a --

15 COMMISSIONER BURNS: And I know that the  
16 variance seems small, but where do we draw the line?

17 MR. OLTEANU: I believe, right. I believe  
18 aesthetically for the parking lot, for the rear lot it's  
19 going to be four, you know, not as wide. And then  
20 aesthetically it's going, you're going to have a  
21 separate, a smaller separation from that alley to the  
22 parking lot.

23 I felt that for how small of a variation it  
24 is, we are, the hardship would be that it would be more

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1 difficult for --

2 COMMISSIONER BURNS: But you do understand  
3 that variance sets a precedent, right? So by issuing a  
4 variance, by agreeing to a variance for what you're  
5 asking for, for that to be over that plane of the front  
6 yard setback that kind of sets a precedent for other  
7 people to be able to apply for a similar thing.

8 MR. OLTEANU: Based on --

9 COMMISSIONER BURNS: And so, based on, again,  
10 based on what you're suggesting, which is they just  
11 really like it there. Because as I see it you can move  
12 it and it doesn't really affect everything.

13 I understand that you like where it is, I do,  
14 I understand that. But I also understand that there are  
15 kind of rules which we have to --

16 MR. OLTEANU: Right. Creating the impervious  
17 on the parking lot and creating the landscaping there  
18 where it's minimum, if we move it four feet except where  
19 it's a lot in the front, I felt it was a better balance  
20 for the village, for the city, in my opinion.

21 COMMISSIONER SUTTON: But you basically said  
22 you do it though, right, you could.

23 MR. OLTEANU: Everything, you can do anything.

24 COMMISSIONER SUTTON: Right, you can move the

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1 building four feet and --

2 MR. OLTEANU: I felt that if you are here to  
3 look at the whole picture and to assess what's better  
4 for the city I think having a larger buffer on the, for  
5 the parking lot and being able to landscape it in a  
6 better way, I think it's a choice that it's more  
7 positive.

8 Of course, if you feel that it's important we  
9 can definitely move it, anything is possible.

10 COMMISSIONER McLENNAN: What's the direction  
11 of the drainage of the parking lot, and how would moving  
12 it back and reducing that strip of landscaping between  
13 the proposed building and the parking lot, how would  
14 that affect storm water drainage on the property?

15 MR. OLTEANU: It would probably not affect it.  
16 It's, in terms of maintenance that strip is maybe seven  
17 feet. In terms of maintenance it's going to be three  
18 feet, it'll be hard to grow anything, it's going to be  
19 hard to provide the proper maintenance, probably a fence  
20 there. So it is nice to have some buffer from the  
21 alley.

22 COMMISSIONER SUMMERS: Kind of on that line,  
23 switching over to some of the irrigation, I mean, not  
24 irrigation.

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1 COMMISSIONER BURNS: Impervious surface.

2 COMMISSIONER SUMMERS: Impervious surface, I'm  
3 thinking water, impervious surface questions, the  
4 proposal now is to do detention on site. I presume  
5 underground pipe detention --

6 MR. OLTEANU: Would be a basin, a concrete  
7 basin --

8 COMMISSIONER SUMMERS: A basin?

9 MR. OLTEANU: -- under the parking lot.

10 COMMISSIONER SUMMERS: And Dominick, you might  
11 be able to explain this a little bit better. How does  
12 that, is there a balance there in terms of, like, if you  
13 do so much detention you can subtract from impervious  
14 surface effects? Or how does, does the city have any  
15 balance or scale for that, or it just regardless of  
16 whether you have detention or not you're still over your  
17 impervious surface?

18 MR. ARGUMEDO: From a zoning standpoint we  
19 just calculate the impervious surface, that's --

20 COMMISSIONER SUMMERS: Regardless?

21 MR. ARGUMEDO: Yes. From a zoning,  
22 engineering may, as they review it they definitely take  
23 that into consideration, but I don't have an engineering  
24 aspect.

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1 COMMISSIONER SUMMERS: Okay.

2 MR. OLTEANU: Right. I think your answer is  
3 you are providing detention for the extra coverage as  
4 well, if that's what you're trying to --

5 COMMISSIONER SUMMERS: Yes, I wasn't sure  
6 if --

7 MR. OLTEANU: Right, right, exactly.

8 COMMISSIONER SUMMERS: -- there was kind of  
9 like a scale whereby, by whether or not there was any  
10 acknowledgment of additional detention you get to  
11 subtract --

12 MR. OLTEANU: It is, there is a correlation,  
13 yes.

14 COMMISSIONER SUMMERS: At least maybe on the  
15 engineering side there is. So from an engineering  
16 standpoint you will be providing detention --

17 MR. OLTEANU: For the extra coverage --

18 COMMISSIONER SUMMERS: -- that covers all of  
19 your --

20 MR. OLTEANU: Right.

21 COMMISSIONER SUMMERS: -- covers all of your  
22 impervious surface? Okay.

23 COMMISSIONER BURNS: Can I ask a question? Is  
24 it true that if you reduce the size of the building you

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1 don't, he won't necessarily be over impervious surface  
2 either, right? The parking lot is a given because  
3 you're requiring 30 spaces, so that's a given. So the  
4 rest of the impervious surface is the building coverage.  
5 So if they reduce the size of the building then they're  
6 not going over impervious surface.

7 Is that a true statement?

8 MR. ARGUMEDO: It depends on if the reduction  
9 of the building is then replaced with landscaping rather  
10 than another --

11 COMMISSIONER BURNS: Then hardscaping, right.

12 MR. ARGUMEDO: -- a sidewalk, additional  
13 paving or sidewalk.

14 COMMISSIONER BURNS: So can I go back to that  
15 question which I asked, which was theoretically you  
16 could reduce the size of your building?

17 MR. OLTEANU: Right. And to answer your  
18 question the hardship on that I think it's really on the  
19 need of the religious community and the need of the  
20 church to accommodate us, to accommodate the number of  
21 parishioners that they need to. And if you want --

22 MR. SYLVESTER: Before we got here in earlier  
23 conversations in other parts of this building we had  
24 already met with the architect and reduced it once, and

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1 to the present capacity. And as we look at our  
2 congregation and our needs as a congregation and we  
3 weigh that need over our ability to reach into the  
4 community we felt that we had reduced it to the maximum  
5 we are able to reduce it.

6           So at this point that four feet is, we can  
7 need your help for that because we have reduced it one  
8 time before and we really pulled it back. I think, as a  
9 matter of fact, we were at 320 or something like that,  
10 and reduced it to 280 by physically shrinking the  
11 building, brought our capacity down to 280.

12           And I don't know what this new reduction would  
13 do. So I'm really hoping you'll give it serious,  
14 prayerful, graceful thoughts. Because this is a  
15 conversation we had, the building committee in the  
16 church along with the Zion Builders, you know, with the  
17 engineer.

18           And as we look at where we are and what we're  
19 trying to do we both have the desire to meet the city's  
20 requirement, but at the same time try to meet our  
21 requirement as a congregation, and our hope as to be  
22 part of the community as to what we give to the  
23 community. And the capacity we have now is where we  
24 maxed out. So it's really, it's a real tension right



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1 now as to what we can do.

2 We hope you will say, okay, we could work with  
3 that, we know it's four feet, it has that look and what  
4 not. But internally, the inside ability to move around  
5 and do what we need to do is difficult to reduce it  
6 anymore.

7 COMMISSIONER SUMMERS: Pastor, did I, I'm  
8 sorry.

9 COMMISSIONER SUTTON: In regards to reducing  
10 the size of the building, I, and with regards to the  
11 imperviousness issue, I really don't see a need to  
12 reduce the size of the building, I got some  
13 recommendations for you.

14 With regards to your parking lot you can adapt  
15 some leadership in environmental design and energy,  
16 LEED, whatever that stands for, I forget what it stands  
17 for, leadership in energy and environmental design if  
18 you can use impervious or pervious surface on your  
19 parking lot. That will increase your C factor for your  
20 parking lot, the perviousness of your parking lot.

21 The other thing that you can do is are there  
22 places in which you can provide green spaces, even on  
23 your roof, you know, just to, that's just a  
24 recommendation.

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1           But then the other thing that I see is that  
2 when you calculate your detention you got so much run-  
3 off from the property anyway. So whether it's  
4 imperviousness or it's pervious you got a release rate  
5 in which you got to abide by. And if your property  
6 becomes more impervious you just have to detain more  
7 water. If it's less pervious or more pervious you just  
8 have to detain less water.

9           So I don't see the size of the building as a  
10 major issue as, and I would recommend that you don't  
11 have to, you know, that you don't reduce the size of  
12 your building for the imperviousness issue because I  
13 think that is more dramatic.

14           And you can achieve your imperviousness, or  
15 your perviousness in other ways in regards to reducing  
16 the size of the building.

17           MR. ARGUMEDO: Just to jump in. Based on my  
18 preliminary calculations this lot that we're talking  
19 about is nearly 30,000 square feet. To reduce, to make  
20 it compliant from 59 percent to 55 percent the building  
21 would need to be reduced by 1,200 square feet. So  
22 it's --

23           COMMISSIONER SUTTON: That's sizable.

24           MR. ARGUMEDO: That appears sizable to me.

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1 MR. OLTEANU: I've looked at the porous  
2 coverage and the only thing that I found in the  
3 ordinance is that the brick pavers where they do, like,  
4 give credit, 80 percent for that. But I don't know if  
5 it applies for a parking area.

6 There was another issue that I think it's not  
7 codified, it's not in the ordinance, but I've seen it  
8 done in other municipalities, and maybe you guys can, or  
9 whoever can take it, is that fact that whenever there's  
10 a, the parking requirements right now is 18 feet deep  
11 for a parking.

12 And what other municipalities have, including  
13 Skokie and Chicago, if it's over a curb and it's not  
14 over a sidewalk they allowed it to be reduced to 16  
15 feet. I mean, that's a normal kind of everybody's using  
16 it, and you guys don't have it.

17 That would, in both, you know, both  
18 directions, or at least from the direction of the alley  
19 that would shorten by two feet the entire, you know,  
20 paved area.

21 COMMISSIONER SUTTON: You can -- different  
22 asphalt and stuff that's more pervious than regular  
23 asphalt, you know.

24 MR. OLTEANU: Right, then you need a different

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1 basin. But I can, I'm going to definitely look into  
2 that.

3 COMMISSIONER SUTTON: Right. But you use a  
4 different basin and all that type of stuff.

5 MR. OLTEANU: But I think eventually, I  
6 don't know if I can get credit for that all. I mean, I  
7 don't think it's in the code. So, and the cost is, of  
8 course --

9 COMMISSIONER SUTTON: It's going to increase.

10 MR. OLTEANU: -- it's going to increase. But  
11 I don't think, again, I'm going to be searching, but I  
12 don't think, except for brick pavers which is 80 percent  
13 coverage considered, I don't think it's allowed.

14 MR. ARGUMEDO: I'm not aware of that either.

15 MR. OLTEANU: Right, so --

16 MR. ARGUMEDO: We're trying to update our  
17 zoning code as we go forward.

18 CHAIRMAN CREAMER: Any other questions?  
19 Anyone have anything else they want to bring out to us?  
20 I see none. Is there anyone else who wishes to say  
21 anything to us with regard the 1825 Dodge proposal?  
22 Yes, sir?

23 MS. SUTTON: Several questions to --

24 CHAIRMAN CREAMER: Come on up and identify

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1 yourself, sir. I note that you had already been sworn  
2 in so you're okay.

3 MS. SUTTON: Right. The name is Carlos  
4 Sutton, and I live at 1821 Darrell, which is within 500  
5 feet of the proposed building, and our neighborhood  
6 group's called community alliance. And basically when  
7 there's any building done in our community we generally,  
8 we meet previously with the developers and the people to  
9 discuss. Anytime a variance is requested red flags go  
10 up all in our community about that.

11 The two that were listed here, we've talked it  
12 over, and we've considered that there is possibilities  
13 before they start the actual building that they might  
14 consider putting up a structure that would make the  
15 necessary city requirements without requesting a  
16 variance.

17 But if this particular unit is given these  
18 variances there were just a couple other questions that  
19 we had. And one was the retention and the detention  
20 pond, the location of it, how long would water be  
21 standing there, how deep would it be?

22 And basically we're concerned about it's an  
23 attractive nuisance since there's a T alley there and a  
24 lot of children in that area. We don't want water

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1 standing for long periods of time.

2 Also, we would prefer a buffer zone in the  
3 front setback from the sidewalk rather than one from the  
4 back because there are already garages lined almost the  
5 entire unit.

6 Our other concern was that the footprint would  
7 not exceed the levels of the existing buildings. And it  
8 seems it's going to make that 42 foot requirement that  
9 it's not completely a huge footprint.

10 The other thing, we have not had a chance to  
11 look at the designs and the patterns. And our regular  
12 monthly meeting is not until the second Saturday in, I'm  
13 sorry, second Tuesday of this month, which I've asked  
14 Reverend Sylvester to come with his drawings and then we  
15 could from, in more detail.

16 Basically, I'm just commenting on what we've  
17 been presented and the kinds of things that we're  
18 concerned as neighborhoods. That we want to maintain a  
19 quality in the neighborhood, we also want to be good  
20 neighbors.

21 We've already discussed the traffic issue, the  
22 parking issue, which is a large problem because there  
23 are five churches within that 500 feet area. And that  
24 is a serious problem on Sundays especially. The traffic

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1 in the alley is also a problem since it's already been  
2 paved. So we want to know that there was a smooth  
3 traffic flow and not blocking egress and -- the  
4 neighbors to get in and out of their garages during the  
5 time that they were meeting there.

6 And then overnight parking. And he assured me  
7 that there would no allowed parking overnight where  
8 residents could come and just park their cars there.  
9 Because right now there's a serious parking problem on  
10 the street and especially on the weekends.

11 So our concern was, yeah, maybe we could work  
12 together to get some of these variances before it would  
13 be not a substantial burden to the developer and yet  
14 maintain the character of our community where we could  
15 have a peaceful coexistence with the new structure.  
16 Thank you.

17 CHAIRMAN CREAMER: Thank you, Mr. Sutton.  
18 Does the applicant have any comments with regard to Mr.  
19 Sutton's questions and observations?

20 MR. SYLVESTER: Yes, Mr. Chair. I met with  
21 Mr. Sutton on Sunday and we spent about an hour and a  
22 half or more together. And I told him one of the  
23 questions the site engineer would be able to answer  
24 tonight as far as the detention pond and the time and

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1 runoff.

2           But one of the things I've also told him is  
3 that I did not know that group existed, and know, that I  
4 knew, I apologize for not speaking with them prior to  
5 this far in the development, but promise to come to the  
6 meeting.

7           And I also shared with him is that we worship  
8 on Saturday. And currently our parking lot is somewhat  
9 congested. But we do not use any space at all anywhere  
10 other than our parking lot and in front of the church,  
11 the distance of the building to the church.

12           So literally where the furthest building was  
13 to the furthest point of the church on Dodge, that's  
14 where we park on Saturday. And all of the other cars is  
15 in our enclosed parking space, current parking space.

16           When we build the church the current parking  
17 space will extend the full length of what the old  
18 buildings were. So it would be to the full extent of  
19 the former building, exact existing lots. And,  
20 therefore, we will not have any reason at all to park  
21 anyplace other than in our own place on Saturdays.

22           And we are not there on Sunday so are not  
23 adding anything to the congestion that they experience  
24 on Sundays, okay.



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1           And the site engineer could speak to the  
2 detention.

3           MR. OLTEANU: We have our intention to provide  
4 the sub-surface and a basin for the detention. So I  
5 think that's going to, and plus we have a fence around  
6 the entire property, a wooden fence, six-foot tall  
7 probably that's going to limit some of the impact.

8           COMMISSIONER SUTTON: So by providing sub-  
9 surface detention there will be no detention on the  
10 surface?

11          MR. OLTEANU: Except when you have a 100-year  
12 storm, and that will --

13          COMMISSIONER SUTTON: And then when you even  
14 have a 100-year storm you're just talking about maybe  
15 four or six inches around the --

16          MR. OLTEANU: I think six inches is allowed --

17          COMMISSIONER SUTTON: Around the structure  
18 itself?

19          MR. OLTEANU: Right, correct, correct.

20          COMMISSIONER SUTTON: So you're not talking  
21 about a lot of water sitting on --

22          MR. OLTEANU: No, and then that's the first  
23 water that goes in and then from that point on you're  
24 going to have your release rate and the basin is going

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1 to empty completely.

2 COMMISSIONER SUTTON: So you're not going to  
3 have a detention pond, there is no detention pond on the  
4 site?

5 MR. OLTEANU: Correct.

6 COMMISSIONER SUTTON: You have underground  
7 detention. I just want to make that clear because one  
8 of the things that he mentioned was a detention pond --

9 MR. OLTEANU: Right, I'm not sure --

10 COMMISSIONER SUTTON: -- and you do not have a  
11 detention pond in this drawing.

12 MR. OLTEANU: That is correct.

13 COMMISSIONER SUTTON: All right.

14 CHAIRMAN CREAMER: Anyone else who wishes to  
15 make comments or statements about this project? Yes?

16 MR. PARKER: My name is Lawrence Parker, I'm  
17 at 1818 Darrell, which is directly behind the church.  
18 And I have some concerns about the traffic flow on,  
19 because they're there on Saturday but they're also there  
20 on other days sometimes.

21 And my concern is the safety of the alley,  
22 because I go in and out of the alley almost everyday.  
23 And we've got a T alley, which is hard to turn into, so  
24 I'm concerned about the, you know, the traffic, the

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1 increased traffic. They're going to have 280 members,  
2 they're going to be more cars coming in back through the  
3 alley and stuff.

4           And we also, you know, we already have a  
5 problem, you know, as far as the traffic flow and stuff  
6 and trying to park in the back and everything. So I was  
7 just trying to see what kind of traffic concerns or  
8 inspection would be available to see, you know, what  
9 kind of, what kind of traffic would be handled back  
10 there when they're parking in the church parking lot  
11 because it's already a safety issue now when, with the  
12 number of members they have, you know.

13           COMMISSIONER SUTTON: I don't know if this  
14 project warrants, maybe the architect and the engineer  
15 can answer the question, but a traffic study and  
16 analysis for this property.

17           MR. PARKER: Right, because also it's tight.

18           COMMISSIONER SUTTON: That's a possibility  
19 because I'm a civil engineer, so on some of the projects  
20 that we work on, site developments, this is not a big  
21 site development. But one of things that is done as  
22 part of the project is a traffic study and analysis to  
23 see what the impact of the traffic is in the surrounding  
24 area.

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1           So since you bring up the question of how does  
2 traffic, the existing and the proposed traffic, that's  
3 what you, you already mentioned some existing traffic  
4 issues. But what about the proposed traffic?

5           Because if the church gets up to the point  
6 where it has 280 members then that parking lot in which  
7 you have on the site is not going to be adequate enough  
8 for those 280 members once you reach that maximum  
9 capacity. And so when are, you know, where are those  
10 people going to park?

11           So just a basic traffic study will answer your  
12 questions.

13           MR. PARKER: Right, because I go in and out of  
14 the alley everyday. And there's a T-section right  
15 there, and there's a little blind spot going to the  
16 right when you're going to Darrell. And there's only  
17 two ways you can enter and exit out of that alley,  
18 either going to the right towards Darrel or to the left  
19 towards Dodge.

20           Or you could also go toward Lions. But on  
21 Lions the street is double parking on both sides so it's  
22 a narrow exit. So there's not a lot of area back there  
23 in that alley as far as, you know --

24           COMMISSIONER SUTTON: The alley and the T

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1 section.

2 MR. PARKER: -- increased traffic.

3 COMMISSIONER SUTTON: But to just answer your  
4 question, and I recommend that, you know, a traffic  
5 analysis done for this particular project to see what,  
6 you know, the impacts of the traffic on this, that this  
7 project generates. And it may cost maybe another 5,000,  
8 \$10,000 for this small site. So that would answer your  
9 question.

10 MR. PARKER: Right, okay. Because it's going  
11 to affect all the properties that are on that alley.

12 COMMISSIONER SUTTON: That would answer your  
13 question. And one of the other things is, you know, you  
14 talk about traffic calming, you know, if there is a  
15 problem with regards to people speeding in the alleys  
16 and stuff. Well, I don't know if the alley is paved or  
17 anything, but you could also --

18 MR. PARKER: It is paved.

19 COMMISSIONER SUTTON: -- then you could put  
20 speed bumps in your alley, you know, and that will stop  
21 people from speeding through the alley. So just a basic  
22 analysis of the traffic would answer your question.

23 MR. PARKER: Okay.

24 COMMISSIONER SUTTON: And I recommend, to

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1 answer your question, that a traffic analysis is done.

2 MR. PARKER: Okay, all right.

3 CHAIRMAN CREAMER: Pastor, do you have some  
4 response?

5 MR. SYLVESTER: Yes, sir. I spoke with the  
6 honorable gentlemen at the Alderlady's meeting that we  
7 had, Alderman Holmes meeting, he brought up the  
8 question. And I told him that currently we're going to  
9 be having 30 parking spaces in there.

10 Right now between the space that we talked  
11 about on Dodge, the length of our property and the  
12 parking space that we have on Sunday currently. When we  
13 meet on Saturday to worship all the cars that belong to  
14 worship is in that capacity, currently takes that  
15 capacity.

16 We went one step further as a church board and  
17 church in business, we decide, projecting down the road,  
18 that when we have the new building we just have all of  
19 our parking facility now in the back. But what we also  
20 did is that we have appointed several individuals in the  
21 church who has vests and will be trained to control  
22 traffic flow.

23 In more than 20 years of our existence there  
24 we have never had a church-related accident. Nobody

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1 coming to that worship facility has ever had a near miss  
2 of hitting a child. We have seen individuals from those  
3 townhouses driving their cars and their SUV's in ways  
4 that are reckless. But not a single member of that  
5 church has ever --

6 -- by having the days that we are out there,  
7 which is Saturday and occasionally on Wednesdays. And  
8 when we're there on Wednesdays, by proportion, on  
9 Saturday we may have 120, 30 people in the building,  
10 mornings, between 80 and 120. On Wednesday we have 15,  
11 we have six cars who comes out to Wednesday night prayer  
12 meeting.

13 So it's not an issue about driving fast, it's  
14 not an issue about congestion. And as far as  
15 controlling how people get in and out, that 30 parking  
16 spaces, we have five men who will be trained to handle  
17 that.

18 MS. PARKER: Hello, everyone. My name is  
19 Georgia Parker, and I reside at 1818 Darrell Avenue in  
20 Evanston.

21 I have some concerns regarding safety and,  
22 again, congestion in reference to this particular  
23 structure. I have the following concerns regarding the  
24 proposal in the above-referenced case.

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1           The first thing is I believe that this will  
2 cause undue traffic congestion, thereby affecting the  
3 safety of our children and adults. And also I feel that  
4 it will affect the safety of our children because I live  
5 directly behind the proposed addition at 1818 Darrell.

6           I feel that the addition to the currently  
7 property will greatly affect the safety of our children  
8 and adults because the alley is currently very  
9 congested. And in their time, you know, coming out of  
10 the alley from the back of my house and I have witnessed  
11 on numerous occasions accidents occurring.

12           The first time that I noticed was on 12/1/08  
13 where one of the kids that reside in one of the  
14 properties was almost hit by a car. And additionally,  
15 on 2/15/09 another accident almost occurred from cars in  
16 that vicinity.

17           The safety of the children is a concern to me  
18 because I have personally, as I said, witness this,  
19 these accidents occurring. The kids that I'm referring  
20 to live at 1813 Dodge, that is the townhouse that ajuts  
21 into this property, 1830 Dodge, and also at 1802  
22 Darrell. The children reside in apartment buildings so  
23 they, on many occasions they play in the alley because  
24 they do not have a backyard to play in.



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1           And I believe that, you know, it would be  
2 great if we stopped tearing down so many single-family  
3 homes in the Evanston community to build bigger churches  
4 and build more single-family homes so that our children  
5 wouldn't have to play in alleys and risk their safety.

6           I, you know, I feel very strongly about this  
7 because, as I said, me witnessing on those, you know,  
8 two previous mentioned occasions kids that reside at  
9 those two properties that are in close proximity to this  
10 structure almost being hit by cars, you know, is  
11 terrible.

12           Because many times, you know, single moms or  
13 moms who are leading business lives, they're not always  
14 there to monitor their kids and sometimes things do  
15 occur.

16           One of the, in one of these particular cases  
17 there was a little African-American boy, who resides at  
18 1802 Darrell, he was at my, I'm just, you know, a little  
19 kind of troubled by this because just one month ago we  
20 had to put our dog asleep.

21           We had to put him asleep because one of the  
22 little kids who I almost witnessed being hit by one of  
23 these cars, he came into our backyard and our dog bit  
24 him, bit him in the stomach. He came to me crying,

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1 screaming please help me, please help me. And I was  
2 just so troubled, you know, to have this little child  
3 screaming at me, at how hurt he was.

4           So I rushed him, took him to his mom and his  
5 mom's reply was, well, he shouldn't have been in your  
6 backyard. I've told him all the time stay away from the  
7 alley, stay in the backyard. And so, you know, I'm  
8 thinking wow, you know, his mom, look at her response,  
9 you know, to her little son playing in my backyard,  
10 playing in the alleys.

11           And then my neighbor asked me recently, what  
12 happened to your dog? I said, well, we put him under  
13 because he bit the little boy who resides at 1802  
14 Darrell. And she said, well, they're always in the  
15 alley.

16           So, you know, as I said, my concern here is  
17 safety, safety of the children. A lot of children play  
18 in this alley. So we're going to be building an  
19 addition to a property that currently has a congested  
20 area we should, you know, take those kind of things into  
21 consideration.

22           COMMISSIONER SUTTON: Okay. I was just  
23 curious about parts of your story what it has to do with  
24 the building of the church, but --

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1 MS. PARKER: The building of the church is  
2 traffic congestion.

3 COMMISSIONER SUTTON: Okay.

4 MS. PARKER: Yeah, main thing, traffic,  
5 traffic safety. It's a safety issue because there's a  
6 very serious issue with safety.

7 COMMISSIONER SUTTON: All right.

8 MS. PARKER: Yeah. And so as we build an  
9 addition we have more cars, a bigger parking lot, that's  
10 going to --

11 COMMISSIONER SUTTON: I think to answer your  
12 question is the same reply that I gave to the other  
13 gentleman that spoke before you. If we do a basic  
14 traffic analysis that this improvement will have on the  
15 project site and in the neighborhood that will answer,  
16 it will greatly, it will be a tool in which the  
17 pastor and the members of the church could answer his  
18 question --

19 MS. PARKER: Sure, we agree that a safety  
20 study will be great in this case, I think that's great.

21 But we also need to answer another question I would  
22 have is why is such a large footprint required? You  
23 know, the pastor mentioned at a meeting recently that  
24 there were 100 members. Why is almost a 8,000 square

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1 foot required for 100 plus members of a church? So  
2 that's a concern.

3 He mentioned that to help the, build more  
4 community relations. We currently have two community  
5 centers within two block radius of this proposed  
6 structure. So why do we need to build a 8,000 square  
7 foot facility when we currently have two, you know,  
8 community centers in the neighborhood?

9 And also another question is what percentage  
10 of members of their church actually reside in the  
11 Evanston neighborhood? I would say very few.

12 So those are some considerations and concerns  
13 that I have as a Evanston resident who pays taxes.

14 CHAIRMAN CREAMER: Any questions? Thank you  
15 very much. Have a response, Pastor?

16 MR. SYLVESTER: Very briefly, Mr. Chairman and  
17 Members. Again, let me say I certainly sense the lady's  
18 passion, and I respect that.

19 However, our parking lot right now has been  
20 used by children to play in. They play in our parking  
21 lot on Saturdays when we're there, and we have ran the  
22 children from our parking lots. They play in the  
23 parking lot during the week and we have never ran them  
24 from our parking lots. We have the capacity to put

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1 gates on our fence right now, and we have not done that.

2           When the two buildings were up there the  
3 children were still playing there. We have never ran  
4 the children from our private property when the two  
5 buildings were up.

6           As a friendly, as being part of the community  
7 and being friendly to the sensitive, and needs of the  
8 community we have never imposed any restriction on any  
9 children. We have never imposed any restriction on  
10 anybody parking in our parking lot.

11           On Sundays there are times when we are there  
12 and the people are playing music that is loud and  
13 disturbing, and we have never even told them to turn it  
14 down. It's not because we are afraid of them, we try to  
15 be part of the community and we are sensitive to the  
16 needs of the community. And we try to exercise prudence  
17 and have a balance between what we need and what the  
18 community needs. We understand that and we try to find  
19 a balance and to maintain that balance.

20           We have not in any way created an environment  
21 that is hostile or unfriendly to children, we have not.

22           And these two near-miss accidents, I do not  
23 know the days of the week that they were, but dollars to  
24 doughnuts they would not have been on Saturday and it

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1 would not have been by one of our cars because it has  
2 never happened. And we have taken steps to make sure it  
3 will not happen in the future.

4           Nothing is foolproof, but the members that we  
5 have are sensitive to the fact when they are coming into  
6 an alley that they have to make a sharp right turn.  
7 They are sensitive to the fact that when they're driving  
8 up there on Saturday.

9           We come up there Saturday between the hours of  
10 9:00 and 11:15, 11:20, children are not out playing that  
11 time. We come up there on Wednesday evening at 6:45 or  
12 7:15 for worship and there might be two little girls  
13 I've seen in the past who was playing during those  
14 hours. And we have not had to honk the horn, we have  
15 not had to screech the brakes, we have not had to call  
16 and tell them don't play in our parking lot.

17           We have never ever turned anybody from parking  
18 or playing in our area, and we don't intend to.

19           CHAIRMAN CREAMER: Pastor, I have a question.

20           MS. PARKER: I have a question. Can I speak?

21           CHAIRMAN CREAMER: I'll give you a turn, don't  
22 worry.

23           I have a question about traffic. How many  
24 additional cars do you anticipate the new facility will

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1 bring to the neighborhood over and above -- that you  
2 have now?

3 MR. SYLVESTER: I would say in the next year  
4 to 15 months I don't anticipate one additional car.  
5 Because right now we're accommodating the cars that we  
6 have on Dodge and in our current parking lot. It is  
7 extremely congested in our current parking lot.

8 So to put in 30 spaces just simply means the  
9 cars that are now stacked -- in a T shape in the parking  
10 lot now everybody could be in a stall, and there could  
11 be cars on Dodge.

12 COMMISSIONER BURNS: So just to clarify you're  
13 saying that you currently park 30 cars on the lot right  
14 now?

15 MR. SYLVESTER: Well, I don't know if we park  
16 30. Between being on Dodge and being in the lot all the  
17 members that we have are --

18 COMMISSIONER BURNS: So if we count just the  
19 ones that are in the back that are accessed off the  
20 alley --

21 MR. SYLVESTER: It's not 30 cars.

22 COMMISSIONER BURNS: How many is it? Is it  
23 15? Is it 10?

24 MR. SYLVESTER: It will be more than 15, it's

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1 probably about 20. How much? About 20 or so.

2 COMMISSIONER BURNS: 20? Okay, thanks.

3 MR. SYLVESTER: Thank you. Anymore questions,  
4 sir, Mr. Chair?

5 CHAIRMAN CREAMER: Well, Ms. Parker had a  
6 question or a comment.

7 MS. PARKER: Yes.

8 CHAIRMAN CREAMER: Come back up, please.

9 MS. PARKER: As I mentioned before, when I  
10 witnessed the two accidents one of the, you know,  
11 there's two little girls who play in that area at, I  
12 think it's 1813 Dodge, the townhome's directly next to  
13 the structure. It was one of those little girls who I  
14 actually witnessed, you know, almost being hit by one of  
15 these cars. And the cars were coming around, kind of  
16 making that right turn going towards that lot of the  
17 church.

18 So I disagree with him when he says that no  
19 member has never had any kind of contact with the  
20 children, disagree with that one.

21 And as he said at the meeting less than a  
22 month ago, he's only been at this church for a very  
23 short period of time. I've been residing at 1818  
24 Darrell directly behind this church for the past 14



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1 years. I can look out my back window in my sunroom and  
2 see everything that happens. So, you know, I assure you  
3 that it is a very dangerous congested place. And we  
4 need to take in consideration the safety of our  
5 children. Thank you.

6 MR. SYLVESTER: Mr. Chairman, these people  
7 here are the current members of this church. Some of  
8 the reside in that area, some of them are without. And,  
9 yes, I have been here for almost two years. But these  
10 people have been here 15, 20, 10, 15, years, there you  
11 go, okay. So I am not here trying to fabricate  
12 information.

13 CHAIRMAN CREAMER: I understand.

14 MR. OLTEANU: I have one reply to the latest  
15 lady that she talked. She mentioned 1813 where the two  
16 small girls playing. I want to mention that there's  
17 going to be a vacant lot between the church and 1813. I  
18 just north of the church there is a vacant lot right  
19 now.

20 CHAIRMAN CREAMER: You mean south of the  
21 church?

22 MR. OLTEANU: I mean south of the church,  
23 correct.

24 COMMISSIONER BURNS: That the church owns, or

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1 somebody else owns?

2 MR. OLTEANU: That somebody else owns, and the  
3 church could not find out who owns it, so it's been  
4 probably vacant for a long time, we don't know.

5 COMMISSIONER SUTTON: Does the church own,  
6 currently own 1823 and 1819?

7 MR. OLTEANU: That is correct, yes.

8 COMMISSIONER SUTTON: Okay. And I see two  
9 unmarked lots south of there.

10 MR. OLTEANU: I believe those are the vacant  
11 lots.

12 COMMISSIONER SUTTON: That is not owned by the  
13 church?

14 MR. OLTEANU: Correct.

15 COMMISSIONER SUTTON: Okay. So the church  
16 improvement will end at 1819?

17 MR. OLTEANU: Correct.

18 COMMISSIONER SUTTON: Okay.

19 CHAIRMAN CREAMER: All right. Anyone else who  
20 has a question, or a comment, or a statement with regard  
21 to 1825 Dodge? I see none so I'll permit the applicant,  
22 if they wish, to sum up.

23 MR. OLTEANU: In regard to applications for,  
24 on the two items for allowing impervious surface

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1 exceeding 55 percent and the second items requesting an  
2 allowance for a corner setback of 19.3 feet we feel that  
3 the entire development, and first of all, there's a  
4 relatively small development to consider, and we feel  
5 that it's going to be properly designed, properly  
6 implemented, properly constructed.

7           We feel that it definitely brings into the  
8 area a much needed life and upgrade. I think the issues  
9 presented are rather not difficult to accept as we  
10 present them today.

11           We understand the concerns from the community,  
12 we understand the concerns of the traffic analysis. By  
13 the way, there is a traffic counting device in the T  
14 alley, there's a bump there, so to address your concern,  
15 Ms. Sutton.

16           Overall, we don't believe that the requested  
17 variations presents a negative effect to our  
18 development. So we kindly request a positive  
19 recommendation from the committee. Thank you.

20           CHAIRMAN CREAMER: Thank you. So we will  
21 close the record and begin our deliberations.

22           Dominick, procedurally I take it that we have  
23 two recommendations to make because we are not the  
24 determining body because it is a special use?

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1           MR. ARGUMEDO: That is correct. Unlike  
2 standard major variances, since this is coupled with a  
3 special use the City Council will be the determining  
4 body.

5           CHAIRMAN CREAMER: All right. Then we'll take  
6 the special use application first and look at those  
7 standards and then move on to the variation. All right.

8           The Zoning Board of Appeals, we recommend a  
9 special use and the City Council may grant a special use  
10 only if several, or actually nine standards are met that  
11 are listed in Section 6-3-5-10 of the Zoning Ordinance.

12           The first of those standards, Standard A, is  
13 that the requested special use is one of the special  
14 uses specifically listed in the Zoning Ordinance.

15           And in this case Section 6-8-5-3 lists  
16 religious institutions as a special use in the relevant  
17 R-4 District, so that standard is met.

18           Standard B, the requested special use is in  
19 keeping with the purposes and policies of the  
20 Comprehensive General Plan and the Zoning Ordinance.

21           We didn't hear much testimony about that, but  
22 in the written submission that the applicant made they  
23 state that the special use is in accord with the  
24 Comprehensive General Plan because one of the stated

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1 goals of the plan is to enhance the existing assets of  
2 neighborhoods. And they say that this is a new  
3 functional building, will enhance the value of the  
4 existing neighborhood, which it does appear to me that  
5 it would do that.

6 It would also, another goal of the  
7 Comprehensive General Plan is to support the growth and  
8 evolution of institutions so long as that growth does  
9 not have an adverse impact on the adjacent zoning  
10 neighborhoods.

11 That is, of course, a matter of judgment. But  
12 from what at least I have observed it would seem to me  
13 that that standard is met. Do we have consensus on  
14 that?

15 (Chorus of ayes.)

16 CHAIRMAN CREAMER: Okay. So Standard B is  
17 met.

18 Standard C is that the requested special use  
19 will not cause a negative cumulative affect when its  
20 affect is considered in conjunction with the cumulative  
21 affect of various special uses of all types in the  
22 immediate neighborhood, and the affect of the proposed  
23 type of special use upon the City as a whole.

24 It seems to me to be difficult to say that



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1           It would appear that that's not really an  
2 issue here. Other than, again, we will talk about  
3 traffic in a minute. But otherwise it appears that this  
4 standard has been met. Do we have consensus?

5           COMMISSIONER SUMMERS: Yes, I would just note  
6 that in their application they mention the storm water  
7 detention, and I think that'll come up kind of in our  
8 later discussion. But I do think that they're onsite  
9 management of that is kind of imperative to the city's  
10 system being able to take care of the water.

11           CHAIRMAN CREAMER: Thank you.

12           Standard F, the requested special use does not  
13 cause undue traffic congestion.

14           We heard comments and testimony about traffic  
15 congestion. I would point again that the standard is  
16 that the special use does not cause undue traffic  
17 congestion. And I suspect that the word undue is in the  
18 ordinance for a reason.

19           We heard testimony that Lori just reminded of  
20 us that this congregation meets on Saturday, whereas,  
21 most of the other congregations in the area are very  
22 likely to be meeting on Sunday.

23           And so it would seem to me that, first of all,  
24 the fact that they meet on Saturday rather than Sunday

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1 is a positive factor with regard to traffic congestion.

2 I'd also asked the pastor about whether, in  
3 his opinion, they would bring any new cars into the  
4 neighborhood as a result of this project, and he said  
5 that he anticipated that they would not.

6 And so it would seem to me that whatever  
7 traffic congestion is there will not be increased by  
8 this project. And so a net effect of this project on  
9 traffic would be essentially zero, so it's a wash.

10 And I would also observe that because they  
11 will have a new facility, and we heard some testimony  
12 about the parking wardens, that's my term, who have been  
13 recruited and will be trained. And the ability to get  
14 all of the cars off the street that are now parking  
15 throughout the neighborhood, would seem to me that this  
16 special use will not cause undue traffic congestion.

17 Any other views? Okay, so we have consensus?

18 (Chorus of ayes.)

19 CHAIRMAN CREAMER: Standard G, the requested  
20 special use preserves significant historical and  
21 architectural resources.

22 The applicant in their application states that  
23 the proposed addition will extend over a vacant lot on  
24 which two existing old and dilapidated houses have been



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1 demolished. And so it would not appear that we're,  
2 there's much to preserve. There is no historic  
3 resources to preserve here. So I believe that standard  
4 has been met. Consensus?

5 (Chorus of ayes.)

6 CHAIRMAN CREAMER: Okay. Eight, the requested  
7 special use preserves significant natural and  
8 environment features.

9 Again, with the possible situation involving  
10 storm water detention I believe that standard has been  
11 met. Consensus?

12 (Chorus of ayes.)

13 CHAIRMAN CREAMER: The requested special use  
14 complies with, excuse me. Standard I, and the last  
15 standard, is the requested special use complies with all  
16 other applicable regulations of the district in which it  
17 is located and all other applicable ordinances.

18 As nearly as we can tell, other than the major  
19 variations which we are about to address, all of the  
20 other regulations have been complied with. I think that  
21 standard has been met.

22 COMMISSIONER SUMMERS: I would just add that  
23 we do have the action report in our packets, and that it  
24 might be prudent to add, you know, as a condition to any

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1 future work that they maintain the property until such  
2 work can be begun as per required by the ordinance.

3 CHAIRMAN CREAMER: Thank you, that's a good  
4 suggestion. So we'll --

5 COMMISSIONER SUTTON: What was that again?

6 CHAIRMAN CREAMER: There's an action report on  
7 some construction or, I guess, demolition debris that  
8 wasn't cleaned up. Do we have any further information  
9 on that, Dominick? We should --

10 MR. ARGUMEDO: As that was just related I  
11 believe the applicant was cognizant of that and was  
12 taking steps to rectify the situation. Is that correct?

13 CHAIRMAN CREAMER: We will put that, we will  
14 make that part of our recommendation then.

15 COMMISSIONER SUTTON: Could we go back to F,  
16 is that possible? No?

17 CHAIRMAN CREAMER: Sure we can.

18 COMMISSIONER SUTTON: All right.

19 CHAIRMAN CREAMER: Yes.

20 COMMISSIONER SUTTON: Due to the testimony and  
21 due to the fact that what I hear is a lot of assumptions  
22 I do recommend that a traffic study is done for this  
23 study. And due to the fact that at some point in time  
24 the capacity of the church may reach 280 people that I

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1 do recommend that a traffic study is done for this  
2 particular property. And we have two people that have  
3 testimony. And I think that will answer the question  
4 without making a lot of assumptions.

5           And that's the only comment that I have. I  
6 just think that, you know, to really answer that  
7 question a basic traffic study should be done for the  
8 property. Okay.

9           CHAIRMAN CREAMER: Well, we can make that part  
10 of our recommendation to the Council --

11           COMMISSIONER SUTTON: Okay.

12           CHAIRMAN CREAMER: -- as one of the conditions  
13 for their ultimate approval.

14           All right. Having considered all the  
15 standards and reached a consensus I need a motion. Are  
16 you volunteering, Lori?

17           COMMISSIONER SUMMERS: Or something like that.

18           CHAIRMAN CREAMER: Thank you.

19           COMMISSIONER SUMMERS: I move that we  
20 recommend approval of the requested expansion of the  
21 existing special use for a religious institution at 1825  
22 Dodge Avenue with the consideration that in order to  
23 maintain their compliance with all codes and ordinances  
24 that the applicant, that the applicant take steps to

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1 amend the action report that's currently on file with  
2 the city and continue that maintenance of the property,  
3 whether or not a project is forth brought to be built on  
4 it.

5 Also that in consideration of the ability to,  
6 for the city's facilities to work with this additional  
7 expansion of this special use that onsite detention be  
8 put in place if an addition is part of this expanded  
9 special use.

10 And finally I would just note that Member  
11 Sutton has suggested to the Board that it might be  
12 helpful for them to see a traffic study on this case.

13 CHAIRMAN CREAMER: Okay. It's been moved. Is  
14 there a second?

15 COMMISSIONER SUTTON: Second.

16 CHAIRMAN CREAMER: Okay. It's been moved and  
17 seconded. Any further discussion? All in favor say  
18 aye.

19 (Chorus of ayes.)

20 CHAIRMAN CREAMER: Six ayes, no nays. You  
21 move on to the City Council.

22 COMMISSIONER SUMMERS: Hold on, don't go  
23 anywhere. It has a special use permit.

24 CHAIRMAN CREAMER: Oh, right, thank you. Yes,

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1 we have a major variation, or actually two requested  
2 variations, one for the setback and one for the  
3 impervious surface.

4 Can we consider them together?

5 COMMISSIONER SUMMERS: No.

6 CHAIRMAN CREAMER: We cannot? All right.

7 COMMISSIONER BURNS: I don't think so.

8 CHAIRMAN CREAMER: Fair enough.

9 COMMISSIONER RODGERS: Well, I have a question  
10 before we begin down that road. There was discussion  
11 with the applicant of moving the existing structure back  
12 four and a half feet, therefore, negating the need for a  
13 setback. Is that something the applicant is willing to  
14 do, or is considering doing, or should we move ahead  
15 with this as two separate matters to hear?

16 MR. OLTEANU: We would consider moving that,  
17 probably just moving the corner and then expanding on  
18 the other, if you look at the site plan the other part  
19 of the building actually is set more than the required  
20 setback. So probably we're going to bring the corner in  
21 and then extend in other areas. So we would consider  
22 taking it out.

23 COMMISSIONER BURNS: But if you extend in  
24 other areas then aren't you increasing your impervious

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1 surface coverage?

2 MS. NIENART: We're going to take --

3 COMMISSIONER RODGERS: Okay.

4 MS. NIENART: -- main worship space.

5 COMMISSIONER SUTTON: Thank you.

6 CHAIRMAN CREAMER: Did you catch that, Mr.

7 Reporter?

8 COURT REPORTER: No.

9 CHAIRMAN CREAMER: That might be significant,  
10 so let's get it in.

11 MS. NIENART: We will take the main worship  
12 space, which is that square box with the projection and  
13 move it back the four and a half feet, I believe that's  
14 what it takes. Whatever it takes to get us into a  
15 setback. And then the rest of the addition will remain  
16 as-is, we'll adjust whatever needs to be adjusted on the  
17 inside.

18 CHAIRMAN CREAMER: Well, yes, the question has  
19 arisen up here as to whether that's an official binding  
20 change. I think we should probably consider them  
21 separately. Matt, you raised a good question. But just  
22 so things are clear, if we're inclined to deny the  
23 variation for the setback we ought to just do it, and  
24 then they can either live with it or convince the City

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1 Council that we were wrong. But I think we need to do  
2 something.

3 COMMISSIONER RODGERS: -- standards quickly?

4 COMMISSIONER SUMMERS: I think --

5 COMMISSIONER RODGERS: Because we know where  
6 it's going.

7 COMMISSIONER SUMMERS: I don't know if you  
8 feel that we need to run through each of the standards  
9 for the impervious surface, Mr. Chairman. But I think  
10 that we can rely on, you know, our previous comments and  
11 explanation in terms of, sorry, that's not what I was  
12 trying to talk about.

13 In terms of the front yard setback there just  
14 does not seem to be the hardship, and they can meet the  
15 standard with little to no change to the site plan or  
16 the building itself.

17 So for those reasons I would have to move for  
18 denial of the front yard setback variation.

19 CHAIRMAN CREAMER: All right. Well, so that  
20 the Council or anyone else who has the pleasure of  
21 reading this record in the hereafter, I think we do need  
22 to, as swiftly as we can, Matt, go through the  
23 standards.

24 So to grant a major variation the Zoning

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1 Board of Appeals must address seven standards that  
2 are listed in Section 3-8-12-E of the Zoning  
3 Ordinance.

4 And the first is the requested variation will  
5 not have a substantial adverse impact on the use,  
6 enjoyment, or property values of adjoining properties.

7 And focusing now on the requested variation  
8 for the setback I believe we have a consensus that that  
9 standard is not met. Is that correct?

10 COMMISSIONER SUMMERS: Yes.

11 COMMISSIONER RODGERS: I would say that it  
12 will not have a substantial adverse impact, that's no  
13 where I'm going to vote now.

14 CHAIRMAN CREAMER: Okay.

15 COMMISSIONER BURNS: I would generally agree  
16 with that. I don't think it's going to have a  
17 substantial adverse impact. But later on will be my no.

18 COMMISSIONER SUTTON: Are you will to accept  
19 it as --

20 CHAIRMAN CREAMER: All right, okay. We seem  
21 to have a consensus then, I was sensing in the wrong  
22 consensus. We have a consensus, that's why you have to  
23 do this separately. We have a consensus that Standard 1  
24 is met, that it will not have a substantial adverse



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1 impact on the use, enjoyment, or property values of  
2 adjoining properties.

3 Standard Number 2, the requested variation is  
4 in keeping with the intent of the Zoning Ordinance.

5 I believe that that standard is met for the  
6 reasons that we listed with regard to the special use.  
7 Do we have consensus there?

8 (Chorus of ayes.)

9 CHAIRMAN CREAMER: We do. Number 3, the  
10 alleged hardship or practical difficulty is peculiar to  
11 the property.

12 COMMISSIONER SUMMERS: No.

13 CHAIRMAN CREAMER: Okay. We have --

14 COMMISSIONER BURNS: I agree with Lori, no.

15 CHAIRMAN CREAMER: We appear to have a  
16 consensus that there is not a hardship or practical  
17 difficulty to the property with regard to the setback.  
18 So that standard is not met.

19 Number 4, the property owner would suffer a  
20 particular hardship or practical difficulty as  
21 distinguished a mere inconvenience if the strict letter  
22 of the regulations were to be carried out.

23 Again, I believe we have a consensus that that  
24 standard is not met.

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1 COMMISSIONER SUMMERS: Correct.

2 CHAIRMAN CREAMER: Number 5, either the  
3 purpose of the variation is not based exclusively on a  
4 desire to extract additional income, or while the  
5 granting of the variation will result in additional  
6 income it is not based exclusively on a desire to  
7 extract additional income.

8 Well, given the nature of the applicant and  
9 the project here that standard is not relevant so we  
10 needn't consider it any further.

11 Number 6, the alleged difficulty or hardship  
12 has not been created by any person having an interest in  
13 the property.

14 It would appear, based on our previous  
15 discussions, that that standard is not met because the  
16 difficulty is simply where they want to put the back of  
17 the choir.

18 COMMISSIONER SUMMERS: Right.

19 CHAIRMAN CREAMER: Do we have consensus?

20 COMMISSIONER RODGERS: Okay.

21 CHAIRMAN CREAMER: Okay. Number 7, the  
22 requested variation is limited to the minimum change  
23 necessary to alleviate the hardship or practical  
24 difficulty which affects the property.

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1           And, again, it appears that we have consensus  
2 that that standard has not been met because the desire  
3 to go into the space is based upon their own design and  
4 not anything peculiar to the property.

5           So with those findings with regard to the  
6 seven standards for a major variations do we have a  
7 motion?

8           COMMISSIONER SUMMERS: I move that we  
9 recommend denial of the requested variance for front  
10 yard setback for 1825 Dodge Avenue.

11           COMMISSIONER RODGERS: I second.

12           CHAIRMAN CREAMER: Okay. It's been moved and  
13 seconded to recommend denial of the variation for front  
14 yard setback. All those in favor say aye.

15   (Chorus of ayes.)

16           CHAIRMAN CREAMER: All opposed? Five ayes, no  
17 nays. So our recommendation will be the denial of that  
18 variation.

19           Okay. Going back to the variation with regard  
20 to the impervious surface allowance.

21           Number 1, the requested variation will not  
22 have a substantial adverse impact on the use, enjoyment,  
23 or property values of adjoining properties.

24           It would appear to me, based on the testimony

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1 that we heard, that given the plans for the retention  
2 pond and other improvements of the property that  
3 although they will not be making the requirement that  
4 the requested variation will not have a substantial  
5 adverse on adjoining property.

6 COMMISSIONER SUMMERS: Just to clarify, there  
7 wouldn't be no detention pond, it would be sub-surface  
8 detention.

9 CHAIRMAN CREAMER: I stand corrected, yes. As  
10 corrected do we have consensus.

11 (Chorus of ayes.)

12 CHAIRMAN CREAMER: Number 2, the requested  
13 variation is in keeping with the intent of the Zoning  
14 Ordinance.

15 For the reasons that we discussed with regard  
16 to the special use and the first variation request we  
17 believe that standard's been met.

18 Number 3, the alleged hardship or practical  
19 difficulty is peculiar to the property.

20 It would appear from the testimony that given  
21 the need for the size of the building and the amount of  
22 parking that's required for the size of the congregation  
23 that this hardship and practical difficulty is peculiar  
24 to the property if it's to be used in the manner in

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1 which it's intended. Do we have consensus that that  
2 standard is met?

3 (Chorus of ayes.)

4 CHAIRMAN CREAMER: We do.

5 Number 4, the property owner would suffer a  
6 particular hardship or practical difficulty as  
7 distinguished a mere inconvenience if the strict letter  
8 of the regulations were to be carried out.

9 Again, the purpose of the variation is to  
10 permit the congregation to provide the required parking  
11 and the size of building in order to carry out the  
12 planned expansion.

13 And so they would suffer a hardship if they  
14 were required to have less impervious surface, so I  
15 believe that standard is met.

16 Do we have consensus?

17 (Chorus of ayes.)

18 CHAIRMAN CREAMER: We do.

19 Number 5, either the purpose of the variation  
20 is not based exclusively on a desire to extract  
21 additional income from the property.

22 Again, for the reasons we discussed before, we  
23 believe that standard has been met.

24 Number 6, the alleged difficulty or hardship

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1 has not been created by any person having an interest in  
2 the property.

3           The hardship has been caused by the need to  
4 comply with the required parking and other space  
5 concerns. So I believe that standard has been met. Do  
6 we have consensus?

7                                   (Chorus of ayes.)

8           CHAIRMAN CREAMER: We do, okay.

9           The requested variation is limited to the  
10 minimum change necessary to alleviate the particular  
11 hardship or practical difficulty which affects the  
12 property.

13           Again, I believe that standard has been met.  
14 We in fact heard testimony that the amount of impervious  
15 surface was reduced from what, 61 to 59 percent after  
16 some additional study. So it would appear for those and  
17 other reasons that that standard has been met.

18           Do we have consensus?

19           COMMISSIONER SUTTON: Is it appropriate at  
20 this time to make some recommendations on other ways  
21 that they can reduce imperviousness?

22           CHAIRMAN CREAMER: You want to put that in a  
23 motion?

24           COMMISSIONER SUTTON: Yes, I'll put it in a

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**Zoning Board of Appeals**2014 Orrington Avenue

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1 motion.

2 CHAIRMAN CREAMER: Okay.

3 COMMISSIONER SUTTON: I move that they look at  
4 other ways to reduce the imperviousness of this  
5 particular property by looking at alternative paving  
6 materials for sidewalk and the parking lot.

7 And that way I think that the imperviousness  
8 could be reduced, and which will bring the particular  
9 property more in accord with the ordinance.

10 CHAIRMAN CREAMER: Okay. Procedurally, Mike,  
11 what I'm going to do is interpret that as a motion to  
12 recommend approval of the major variation for  
13 impervious surface with that recommendation. Is that  
14 okay?

15 COMMISSIONER SUTTON: That's okay.

16 CHAIRMAN CREAMER: All right. There's a  
17 motion. Do we have a second?

18 COMMISSIONER SUMMERS: I need to jump here  
19 with a proposed amendment.

20 CHAIRMAN CREAMER: All right.

21 COMMISSIONER SUMMERS: With the proposed  
22 amendment that a storm water detention facility be  
23 constructed on the property in coordination with the  
24 project, and that that be approved by the Evanston

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1 Engineering Department.

2 CHAIRMAN CREAMER: Did you get that?

3 COMMISSIONER SUTTON: A sub-surface storm  
4 water detention facility.

5 MR. ARGUMEDO: Yes, and more importantly I  
6 think the transcript person got that.

7 CHAIRMAN CREAMER: The reporter got that?  
8 Okay.

9 Do you consent to that amendment, Mike? Okay,  
10 the make of the motion has consented to the amendment.  
11 Does the motion as amended have a second?

12 COMMISSIONER McLENNAN: Second.

13 CHAIRMAN CREAMER: It's been moved and  
14 seconded. Any further discussion? All in favor say  
15 aye.

16 (Chorus of ayes.)

17 CHAIRMAN CREAMER: Six ayes, no nays. Now I  
18 can tell you you're in the hands of the Council, and we  
19 concluded this matter.

20 Thank you everyone, and particularly thank you  
21 to the people in the community who came to give their  
22 support and also to give us their comments.

23 Although eventually may not agree with you we  
24 always value your participation and your comments. So



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1 thank you very much.

2 (Whereupon, the hearing in the

3 above-titled cause was

4 concluded.)

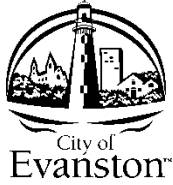
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1567 Maple Avenue

Religious Institution,  
2<sup>nd</sup> Church of Christ, Scientist

Special Use & Major Variation  
24ZMJV-0014

LUC Recommending Body



# Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

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

Subject: Special Use – Religious Institution  
Major Variation - Parking  
1567 Maple Avenue, 24ZMJV-0014

Date: May 3, 2024

## **Request**

Jeffrey Clements, member, submits for a Special Use for a Religious Institution, 2<sup>nd</sup> Church of Christ, Scientist, in the D3 Downtown Core Development District (Section 6-11-4-3) and a Major Variation to add zero parking spaces where 4 parking spaces are required to establish a Religious Institution in an existing building in a downtown district (6-16 Table 16-B, 6-16-1-2). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 and 6-3-8 of the Evanston Zoning Code.

## **Notice**

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on April 18, 2024.

## **General Information**

**Applicant:** Jeffrey Clements  
413 Grove Street  
Evanston, IL 60201

**Owner(s):** 2<sup>nd</sup> Church of Christ, Scientist  
1936 Central Street  
Evanston, IL 60201

**PIN:** 11-18-310-028-0000, 11-18-310-033-0000

**Analysis**

1567 Maple Avenue is located on the east side of Maple Avenue, midblock between Grove Street and Davis Street in the D3 Downtown Core Development District. The ground-floor commercial space is a currently vacant commercial condo at the Evanston One (previously Winthrop Club) building that is an existing mixed-use tower with ground floor commercial units, enclosed parking, and multifamily dwelling units on upper floors. The space was previously occupied by Dream Town Realty and featured a mostly-inactive storefront.

<b>Surrounding Zoning and Land Uses</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	D3 Downtown Core Development District; RP Research Park District	Small surface parking lot, small & large mixed-use buildings/towers with ground floor commercial space and upper floor(s) office/residential
<b>South</b>	D3 Downtown Core Development District; D1 Downtown Fringe District	Ground floor commercial uses (one story buildings) with surface parking lots
<b>East</b>	D3 Downtown Core Development District	CTA & Metra train embankment, office/mixed-use buildings/towers
<b>West</b>	D4 Downtown Retail Core District	Mid-size mixed-use building with ground floor commercial and residential above, large surface parking lots

The property is surrounded by a mixture of ground floor commercial businesses and surface parking lots. There is a large surface parking lot for the Apartment Hotel at 1555 Oak Avenue (previously King Home) that includes the YMCA parking lot and leased gravel parking lot (that will be paved as a condition of the Apartment Hotel approval) are directly across the street from the 1567 Maple Avenue storefront.

*Special Use Analysis:*

The Applicant requests to operate a Religious Institution, 2<sup>nd</sup> Church of Christ, Scientist, at the existing commercial space/storefront at 1567 Maple Avenue. 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.

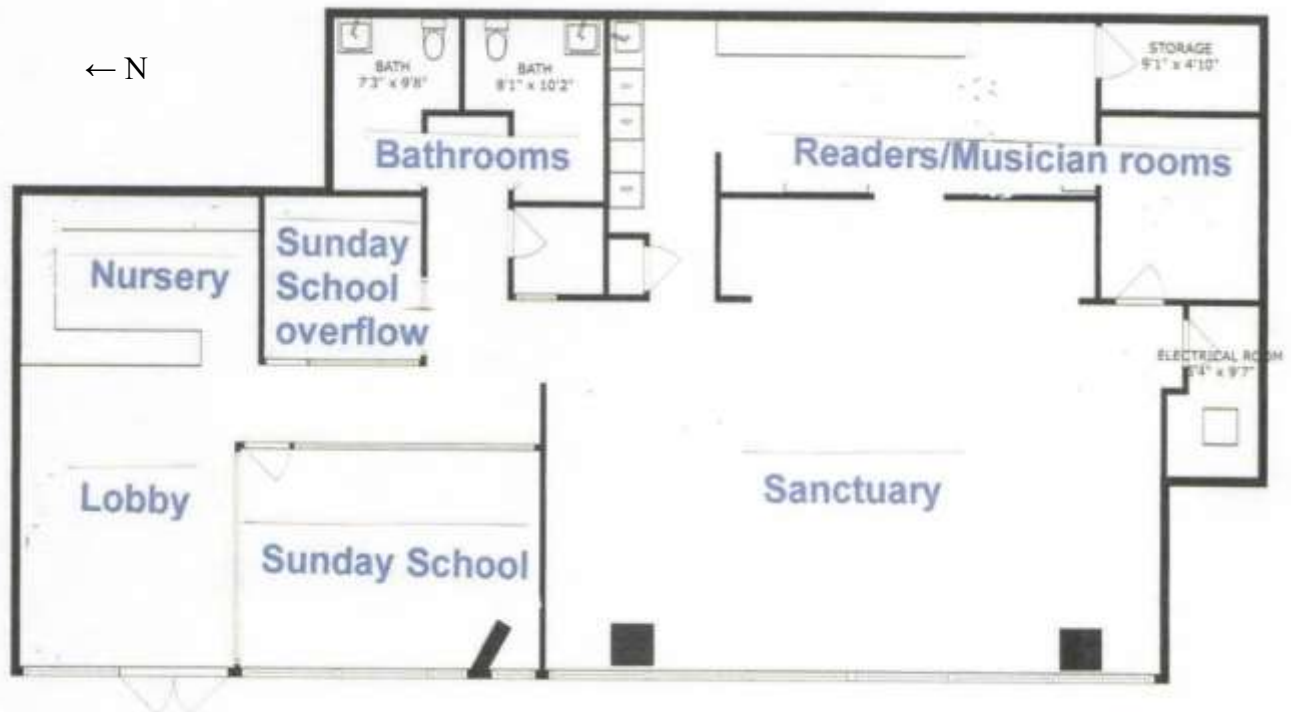
The 2<sup>nd</sup> Church of Christ, Scientist, previously operated a Religious Institution at 2715 Hurd Avenue and sold the property in 2022 to downsize to a smaller facility. The Church also operates the Reading Room, a Retail Service use, at 1936 Central Street. The Church proposes to hold religious services and operate as a Religious Institution at 1567 Maple Avenue and is currently under contract to purchase the commercial condo space.

Operations at the location are proposed as follows:

- Church Office – 4 hours per week
- Sunday School – 2 hours per week for 20 people
- Wednesday Church Service – 2 hours per week for 15 people
- Committee Meetings – 3 hours per week for 5 people
- Board Meetings – 2 hours per month for 5 people
- Nonprofit Use – 10 hours per week for 4-8 people (details TBD)

In total, the Applicant believes the site will be used for 5-12 hours per week during typical daytime business hours, and 6 hours per week during evening and/or weekend times. Given the minimal amount of time the space will be operational, and that the facility specifically will not be open with additional services/operations for the general public, the Applicant therefore requests utilization of an inactive storefront for the Religious Institution.

The sanctuary area will features seating for up to 40 people, though the Applicant anticipates attendance of approximately 20 members with the rest attending virtually via Zoom. The sanctuary, Sunday school room, and lobby area are proposed along the Maple Avenue frontage where the storefront windows are located:



The Applicant believes the proposed inactive storefront is appropriate when comparing existing businesses and activity on the block, and feels the building is not in an active downtown location. The Applicant assessed the block and has identified the following surrounding uses:

Adjacent – East side of Maple Ave.	Facing – West side of Maple Ave.
Former Botti Studio stained glass shop – empty for 2-3 years	YMCA surface parking lot
Johnson Lock (surface parking lot in front)	
Proposed 2 <sup>nd</sup> Church of Christ, Scientist	Gravel rental parking lot/Apartment Hotel parking lot (previously King Home)
GCT Gas Cleaning Technologies	
The Scholar (mixed-use residential tower) surface parking lot	Dental office (window covered)
Former Oliviganic Microblading – empty for approximately one year	
Jay Barber Shop (active storefront)	Bennison's Bakery - fully covered windows along Maple Ave.; active storefront near the corner intersection
Affordable Portables furniture store – blank wall (storefront faces Davis St.)	

Corresponding photographs of each storefront are attached and provide further clarity regarding active/inactive storefronts.

Staff acknowledges much of the block does feature inactive uses, which likely decreases the pedestrian traffic which makes it more difficult for retail-oriented businesses to succeed. Active storefronts are present on Davis Street but significantly decline when heading south from there onto Maple Avenue. Much of the inactivity on the block is due to surface parking lots with Maple Avenue frontage. While active storefronts are preferred throughout the downtown area, an inactive storefront may be acceptable at this location.

Staff did encourage an alternative to the Applicant in which additional uses are available and open to the public for typical business hours as a means to achieve the active storefront. Recently, another Applicant, the Evanston Jewish Learning Center, proceeded through zoning review (Determination of Use) for occupancy at 825 Clark Street in the downtown with uses including a teen lounge, art program, library and reading lounge, adult education classes, and other activities/uses that will be open to the public for +40 hours per week and is therefore classified as a Cultural Facility/Retail Service use according to codified zoning definitions. Religious services will occur on site for 25-35 people, but the principal use(s) that occur most often, utilize the most floor space, and are the more intense uses, are not religious services so the use is compliant with zoning and features an active storefront which meets the intent of the downtown districts.

1567 Maple Avenue could achieve an active storefront with a similar variety of uses, or by moving the Reading Room at 1936 Central Street, which is open to the public regularly, to the location. The Applicant acknowledges the Reading Room may

eventually be moved to the site at some point in the future, but there is no current plan to do so.

The Zoning Ordinance features a parking requirement for Religious Institutions that locate within existing buildings. The parking requirement of one parking space for every 10 sanctuary seats applies to this request and therefore triggers a parking requirement of four parking spaces. The property does feature an on-site parking garage but the existing parking is required for the residential condo units within the tower and there are no extra spaces available to meet the additional zoning requirement. The Applicant requests a variation to reduce the requirement for the Religious Institution to zero since the storefront space will be inactive with minimal use/activity and therefore will not have a heavy parking demand. Although only four spaces are required, it may be burdensome to require leasing of the spaces when considering they would only be needed/used for a few hours a week. Instead, the Applicant proposes reduction of the parking requirement to zero spaces so that anyone who does drive to the facility will utilize typical downtown parking and pay for a metered space or parking garage space as needed. Since most of the activities proposed for the site occur in small one or two hour increments, utilization of metered parking may be appropriate.

No public comments have been received, and staff is not aware of any opposition to the request.

### **Staff Review**

The Special Use application was reviewed by staff. The following conditions are suggested for consideration:

1. An Active Storefront that incorporates regular business hours the facility is open to the public is strongly encouraged, likely by means of relocating the Reading Room to the site, within 5 years of this Special Use approval.
2. Storefront windows shall not be more than 20% covered in compliance with the Sign Code.
3. Substantial compliance with the documents and testimony on record.
4. Recordation of the special use ordinance with the Cook County Recorder of Deeds is required.

### **Department Recommendation**

The Community Development Department finds the Standards for Approval (Section 6-3-5-10 and 6-3-8-12) are met and recommends approval of the Special Use and Major Variation with consideration of the above conditions for operation at 1567 Maple Avenue.

### **Standards for Approval**

The proposed Special Use and Major Variation must follow the Standards for a Special Use (Section 6-3-5-10) and the Standards for Major Variations (Section 6-3-8-12). For the Land Use Commission to recommend that the City Council grant a special use, the LUC must find that each proposed special use:

1. Is one of the listed special uses for the zoning district in which the property lies;
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance;
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
4. Does not interfere with or diminish the value of property in the neighborhood;
5. Is adequately served by public facilities and services;
6. Does not cause undue traffic congestion;
7. Preserves significant historical and architectural resources;
8. Preserves significant natural and environmental resources;
9. Complies with all other applicable regulations;

For the Land Use Commission to recommend that the City Council grant a major variation, the LUC must find that each proposed major variation:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
5. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Land Use Commission or the City Council, depending on final jurisdiction under Section 6-3-8-2 of this Chapter, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of Section 6-3-6-3 of this Chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Land Use Commission issues its decision or recommendation to the City Council regarding said variation.

### **Action by the Commission**

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After making findings of fact as to whether or not the requested special use and major variation meet or do not meet the aforementioned Standards for Special Use and Standards for Major Variation, the Land Use Commission may make a recommendation to the Planning & Development Committee of the City Council to recommend approval, denial, or no recommendation (in the case of a tie) for each request. The Commission may choose to include recommended conditions that the City Council may then consider when making the final determination. The Land Use Commission is the



recommending body and the City Council is the determining body (Section 6-3-5 and 6-3-8).

**Attachments**

Aerial View of Property

Zoning Map of Property

Image of Property

Special Use Application – submitted March 21, 2024

Major Variation Application – submitted April 11, 2024

Operations Summary

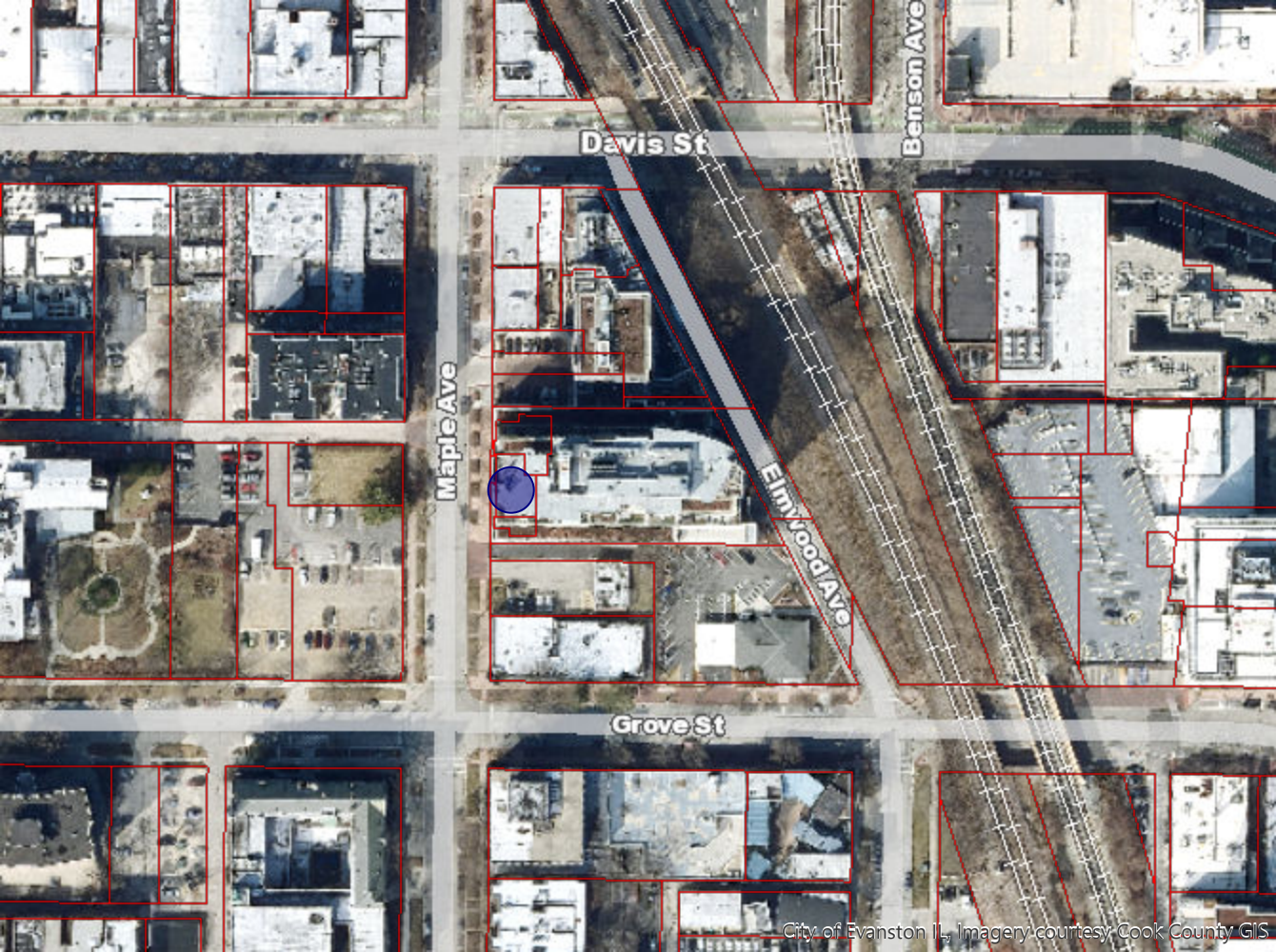
Inactive Storefront Information from Applicant

Plat of Survey

Interior Site Plans

Staff Comments

Public Notice



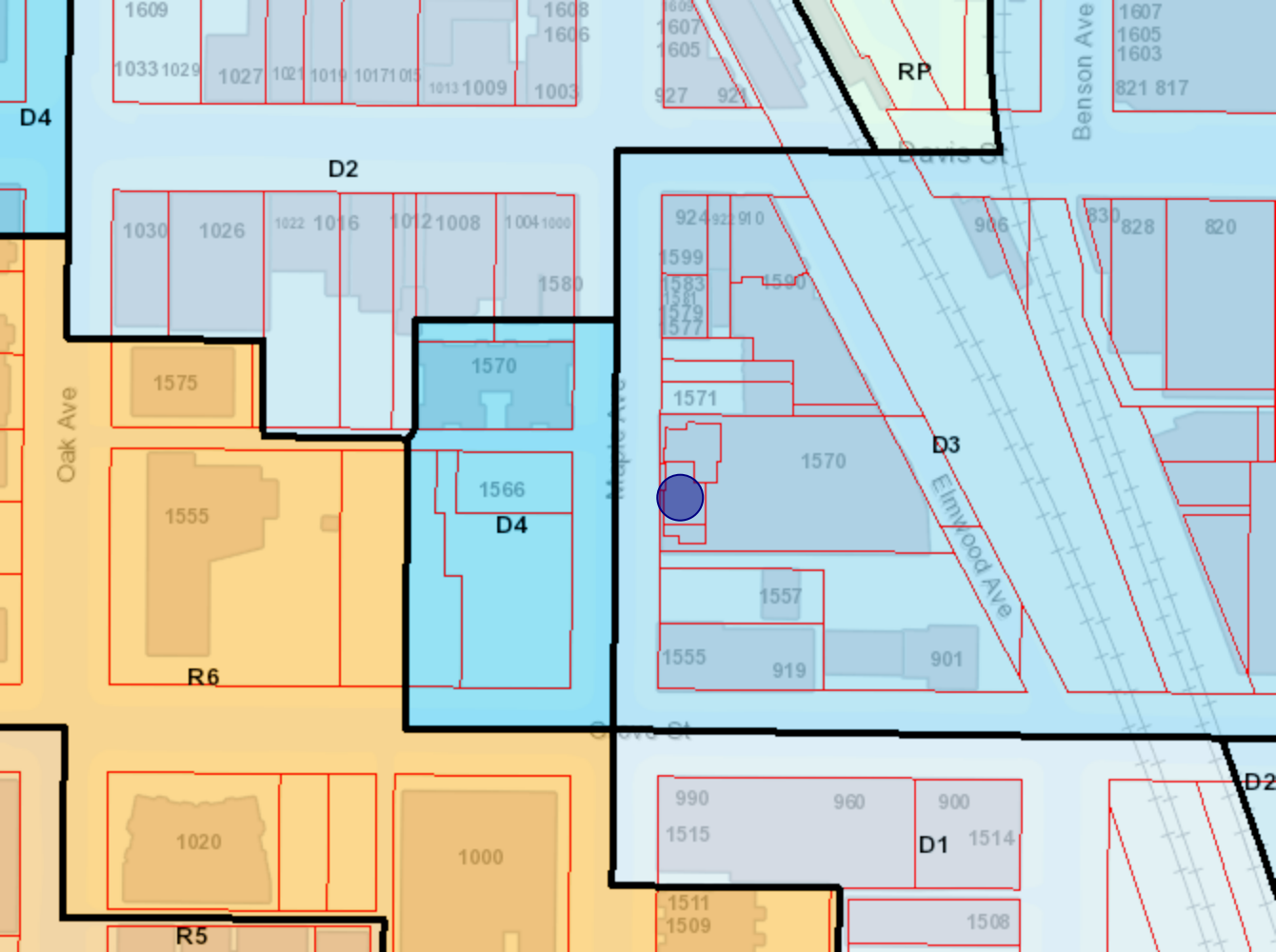
Davis St

Benson Ave

Maple Ave

Elmwood Ave

Grove St







## Formstack Submission For: Zoning Special Use

Submitted at 03/21/24 7:37 PM

<b>Address:</b>	1567 Maple EVANSTON Evanston, IL 60201	
<b>Permanent Identification Number (PIN) 1:</b>	11-18-310-027	Updated per Applicant: 11-18-310-028 and 11-18-310-033
<b>Permanent Identification Number (PIN) 2:</b>		
<b>Name:</b>	Jeffrey Clements	
<b>Organization:</b>	home owner	
<b>Address:</b>	413 GROVE ST EVANSTON Evanston, IL 60201	
<b>Home or Office Phone Number:</b>	(773) 383-4432	
<b>Cell Phone Number:</b>	(773) 383-4432	
<b>Email:</b>	<a href="mailto:jkc3346@gmail.com">jkc3346@gmail.com</a>	
<b>Please choose primary means of contact:</b>	Cell Phone	
<b>Is applicant also the property owner?:</b>	No	
<b>Name:</b>		
<b>Organization:</b>	2nd Church of Christ, Scientist	

**Address:** 1936 Central St  
EVANSTON  
Evanston, IL 60201

**Home or Office Phone Number:** (847) 475-5676

**Cell Phone Number:** (773) 383-4432

**Email:** [jkc3346@gmail.com](mailto:jkc3346@gmail.com)

**What is the relationship of the applicant to the property owner?:** Other: Board Member

**Briefly describe the proposed Special Use:** We intend to use this space as an edifice for our church and Sunday school, committee meetings, Board Meeting, Clerks office, prayer groups, public lectures, Thanksgiving celebration and Christmas Hymn sing. Additional possible uses include at adjunct reading room over and after our Sunday morning and Wed Evening service, and up to 4 daytime hours per day as public interest office and meeting space for Evanston non-profit organizations.

**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?:** D3-Downtown Core Development Religious use is not included hence the need for a special use permit. This space is on the ground floor of a residential condominium and was previously a real estate office. There is very little retail in this area. We are exploring the use of the space during the day as office, meeting space for other Evanston Non-profit non-religious service organizations.

**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

**Will the requested special use be adequately served by public facilities and services?:**

Yes

**Will the requested special use cause undue traffic congestion?:**

No

**Will the requested special use preserve significant historical and architectural resources?:**

Not applicable

**Will the requested special use preserve significant natural and environmental features?:**

Yes

**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

**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.:**

Jeffrey K Clements Vice Chair, 1936 Central St. Evanston, IL 773-383-4432

**Does the proposed land user own or control the land for which this application for zoning relief is made?:**

No

**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.:**

This property is currently under contract for sale to our organization. Current owner is 1567 Maple LLC, 1950 Sedgwick, Chicago, IL 60614

**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?:**

No

**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.:**

**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.:**

Church members have voted a 2/3 majority to purchase this property subject only to due diligence and zoning approval for religious use by the City of Evanston.

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

[View File](#)

**Date of Survey:**

Mar 23, 2018



**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:**

Mar 21, 2024

**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

**Price:**

660

**Credit Card:**

Card number: \*\*\*\*\*7315 Expiration: 11/26

**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.:**



# MAJOR VARIATION APPLICATION

CASE # 24 ZMJV-0014

Rec'd 4.11.24

## 1. PROPERTY

Address 1567 Maple Ave

Permanent Identification Number(s):

PIN 1: 11-18-310-033-0000 PIN 2: 11-18-310-028-0000

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

## 2. APPLICANT

Name: Second Church of Christ, Scientist

Organization: \_\_\_\_\_

Address: 1936 Central Street

City, State, Zip: Evanston, Illinois 60201

Phone: Work: \_\_\_\_\_ Atty: 312-726-1243 Cell/Other: 773-383-4432

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

E-mail: jmauck@mauckbaker.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Cell/Other: \_\_\_\_\_

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Property Owner(s) Signature(s) -- REQUIRED \_\_\_\_\_

Date \_\_\_\_\_

## 4. SIGNATURE

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

John W. Mauck  
Applicant Signature -- REQUIRED  
John Mauck, Attorney

04/11/2024  
Date

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## 5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey Date of Survey: \_\_\_\_\_
- Project Site Plan Date of Drawings: \_\_\_\_\_
- Plan or Graphic Drawings of Proposal (If needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: \_\_\_\_\_
- Application Fee (see zoning fees) Amount \$ \_\_\_\_\_ plus Deposit Fee **\$150**

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

### Plat of Survey

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

### Site Plan

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

### Plan or Graphic Drawings of Proposal

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

### Proof of Ownership

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

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

### Non-Compliant Zoning Analysis

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

### Application Fee

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

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

## 6. PROPOSED PROJECT

A. Briefly describe the proposed project:

Locate the Second Church of Christ, Scientist, at 1567 Maple Avenue with a sanctuary seating  
of 40 seats (for approximately 20 in-person members) with no additional on-site parking.

B. Have you applied for a Building Permit for this project?  NO  YES

(Date Applied: \_\_\_\_\_ Building Permit Application #: \_\_\_\_\_)

## REQUESTED VARIATIONS

**What specific variations are you requesting?** For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant. (See the Zoning Analysis Summary Sheet for your project's information)

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
6-16 Table 16-B	<u>One parking space is required for every 10</u> <u>sanctuary seats or 18 linear inches of benches.</u> <u>40 seats are proposed = 4 parking spaces are</u> <u>required.</u>	<u>Provide zero additional parking</u> <u>spaces where 4 are required.</u>

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

2		
3		

- B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

This is a first floor commercial condominium used as an office and does not have dedicated parking pertaining to that unit.

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

The area has substantial dedicated parking.

The building in which the commercial unit is located has a large multi-story parking garage for the residents. For the SUP Ordinance approving the building, it has 210 parking spaces for 126 units. Free parking is available on Sundays at the 823 Davis lot should, on the rare occasion, street parking be tight on a Sunday morning. Also, public transportation is superb for this location. Bus stops, Metra, and the El are all within one or two blocks.

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

The proposed use as a place of religious assembly would require 4 spaces which would be a large, unnecessary expense—approximately \$120,000 to acquire and approximately \$180 per month maintenance for 4 spaces. The acquisition and maintenance costs are prohibitive for this organization and not needed for their Sunday and evening uses. The SUP for the building as a Planned Development did not require any parking associated with this space.

3. Either...

- (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or  
(b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

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

Applicant is acquiring existing space which is not being used and is surrounded by other spaces, either vacant or not commercially desirable. The parking requirement is not necessary due to the lack of parking demand and surplus of parking availability in the immediate area.

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

The applicant is a long-time Evanston organization which has been seeking a suitable and affordable location to operate for many years.

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## City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

Evanston (This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:  
Does not apply.

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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.)

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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.

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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.

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**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.

See attached.

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- 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.

None, this is a Not-For-Profit organization. No shareholders.

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**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.

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**Second Church of Christ, Scientist, Evanston IL**

**Board of Directors**

**Charles CARRINGTON, Chairman**

**1025 Hull Ter**

**Evanston, IL 60202**

**847-712-6423**

**chuck.carrington@gmail.com**

**Mary VALNTINE, Clerk**

**1508 Greenwood Street**

**Evanston, IL 60201**

**847-302-5945**

**Kinderteach2@gmail.com**

**Jeffrey K CLEMENTS, Vice Chairman**

**413 Grove Street**

**Evanston, IL 60201**

**773-383-4432**

**jkc3346@gmail.com**

**Ardath HAMANN,**

**418 Jackson**

**Glencoe, IL 60022**

**847-835-1179**

**ardath1974pu@gmail.com**

**John NITSCHKE, Treasurer**

**2763 Eastwood Apt 1**

**Evanston, IL 60201**

**312-282-4045 cell**

**jnitschke@aol.com**



## Draft Response to Melissa K

- Operations summary that details how the space will be used - what are the different activities that will occur, approximately how many people at a time, what time of day and day of week generally, how often will the space have an "inactive storefront" where there is no activity/the space is closed.

Answer: This table outlines our intended usage of this space. Note that invitations to prospective non-profits have yet to be issued, but we are having some preliminary discussions.

### 1567 Maple Street Hours of Operations

#### 2<sup>nd</sup> Church of Christ, Scientist

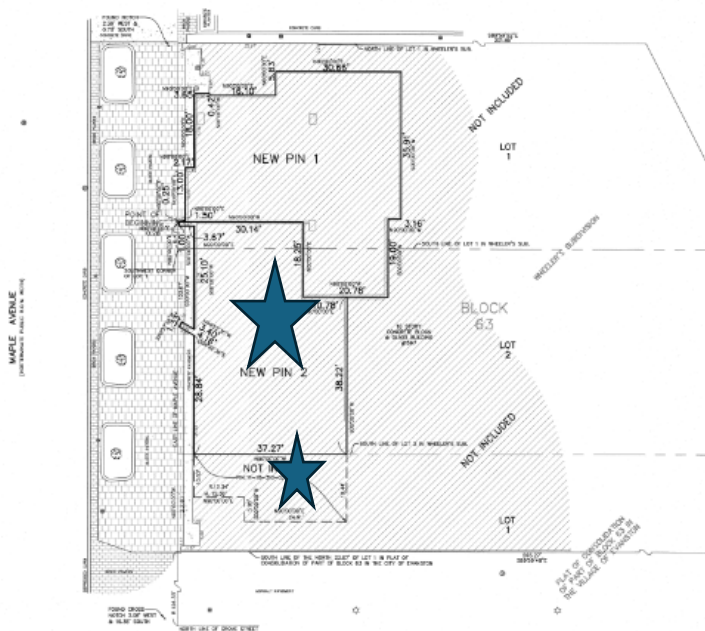
<b>Usage of edifice:</b>	<b>Weekday/Bus Hrs./week</b>		<b>Weekend/Evening Hrs./week</b>	
	<u>Hours</u>	<u>People</u>	<u>Hours</u>	<u>People</u>
<u>Weekly</u>				
Daily 1 hr Church Office	4	1		
Sundays 2 hrs. Church & Sunday School			2	20
Wednesday 2 hrs. Church service			2	15
Rotating 3 hrs. Committee mtgs	1	5	2	5
<u>Monthly</u>				
Weekday 2 hrs. Board Mtg Meeting	.25	5		
Auditorium/classroom available for Evanston Not-for-profits (TBD)	<b>4-8</b>	<b>10</b>		
Totals	5-12 hours per week		6 hours	

- Specifically detail the amount of seating in the Sanctuary area. The Zoning Ordinance has a parking requirement (6-16-1-2-A) that applies to Religious Institutions that locate in existing buildings and is based on Sanctuary seating (1 parking space required for every 10 seats; 18 inches of bench seating counts as one seat). You can rent parking in a City parking garage to meet the parking requirement...but considering the building itself has already been granted a variation for zero parking (which does not supersede the parking requirement for a Religious Institution change of use unfortunately) I think it does make sense for the Religious Institution to also request no parking and proceed through the process with a Parking Variation in conjunction with the Special Use. If you do want to go this route, you'll need to submit a Major Variation application and fee once I determine the parking number.

Answer: We intend to have 40 seats. Our current attendance is about 20 members attending our in-person services and 10 -15 joining services via Zoom.

Clarify where the unit is within the building - can you draw it into the plat of survey?

Answer: This property has two tax numbers and incorporates the small section of the space on the south end of the building.



- I anticipate the Land Use Commission will be most concerned with adding a storefront that is often inactive in the downtown area. Provide a written explanation (can be part of the Operations summary) that explains why this is acceptable given surrounding businesses/uses/vacancies and their hours of operation and how it therefore will not negatively affect the area by creating a dead zone.

Answer: This building is not in an active downtown location. This property has no surrounding retail operations, and our usage will definitely enliven the area. Here is a chart and some photographs of the adjacent and across-the-street properties.

	<b>Adjacent-- East side of Maple</b>	<b>Facing-- West side of Maple</b>	
<i>photo</i>	<i>Grove Street</i>		<i>Photo</i>
A	Former Botti Studio (stained-glass shop empty for 2-3 years)	YMCA Parking Lot	A-w
B	Johnson Lock (set back)		B-w
<b>C</b>	<b>1567 Grove-Proposed Church</b>	King Parking Lot	C-w
D	1569 Maple -GCI (no one has been seen there for 2 years)		C-W
E	Parking lot for The Scholar Apartments	Dental Office (covered window )	D-w
F	Oliviganic Microblading (seems empty)		D-w
G	Jay Barber Shop (active )	Bennison's Bakery (Covered Windows)	E-w
H	The blank wall side of Affordable Portables (furniture) which face Davis St	Entrance to Bennison at Davis St.	E-w
	<i>Davis Street</i>		

A



A-w



B



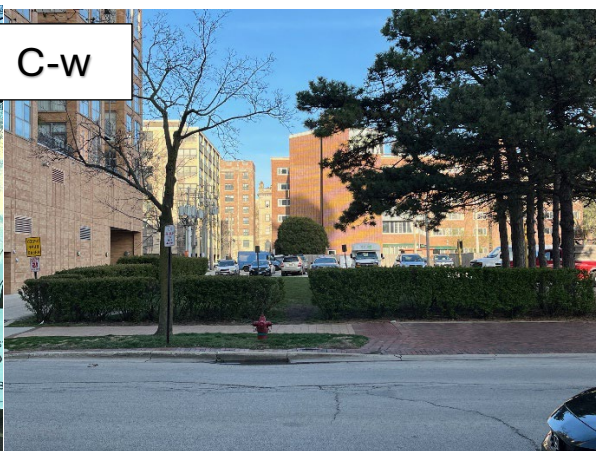
B-w



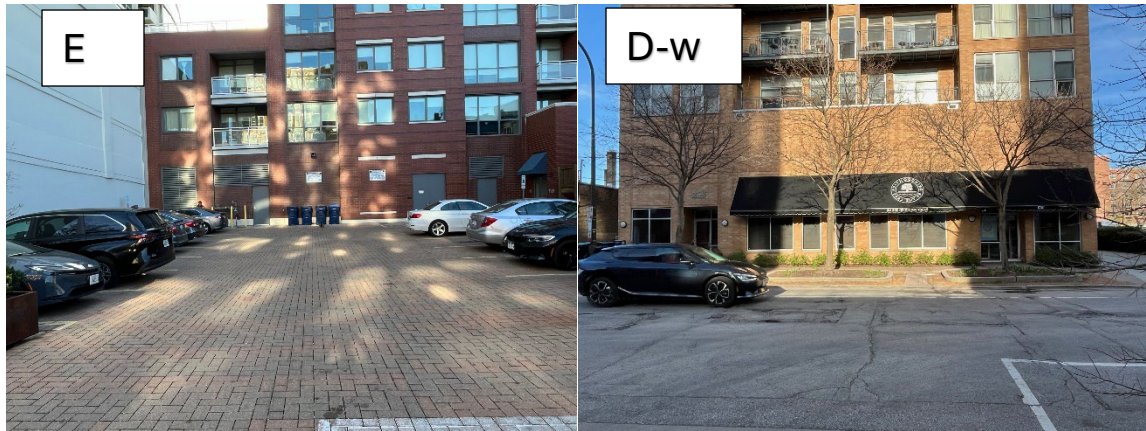
C



C-w







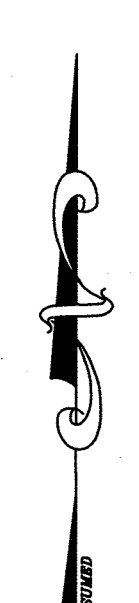




**LEGEND**

- These standard symbols will be found in the drawing.
- ⊗ Storm CB
  - ⊙ San Storm Combo MH
  - ⊠ Electric Vault
  - ⊛ Electric Light Pole
  - ⊙ Gas Meter
  - ⊙ Tree - Deciduous
  - ⊙ Parking Meter
  - ⊙ Sign Post
  - ⊙ Auto Sprinkler
  - ⊙ Cut Cross
  - Cut Notch

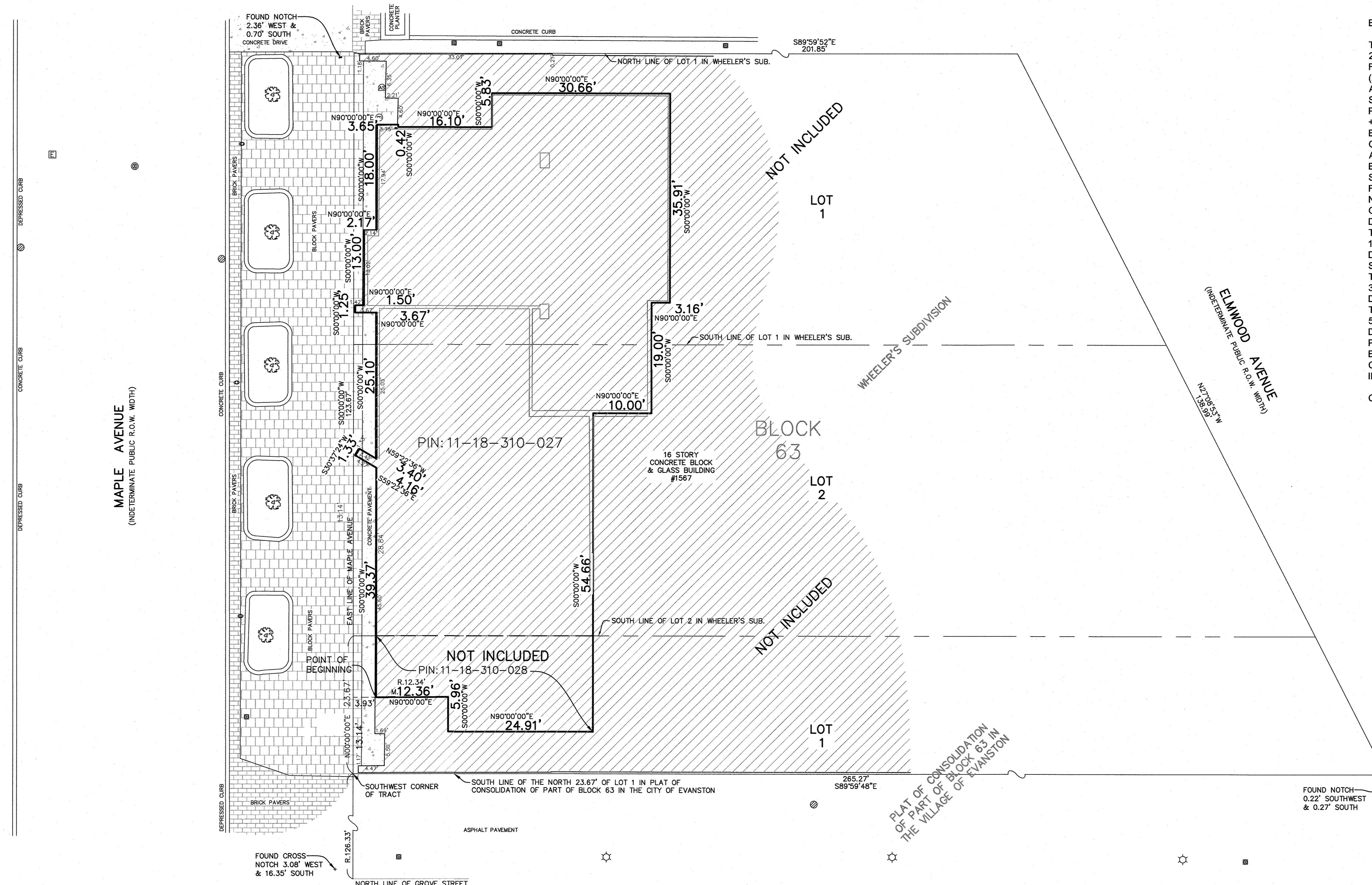
**GRAPHIC SCALE**



**GREMLEY & BIEDERMANN**

A DIVISION OF  
**PLCS Corporation**  
 LICENSE NO. 184-005332  
 PROFESSIONAL LAND SURVEYORS  
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

**PLAT OF SURVEY**  
 TAX DIVISION



EXISTING PIN 11-18-310-027:

THAT PART OF LOTS 1 AND 2 IN WHEELER'S SUBDIVISION OF THE SOUTH 250.00 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) AND THAT PART OF THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63, ALL IN THE CITY OF EVANSTON IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +601.27 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1983) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +613.05 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1988), TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT 13.14 FEET NORTH AND 3.93 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT THENCE NORTH, A DISTANCE OF 39.37 FEET; THENCE NORTHWEST, A DISTANCE OF 4.16 FEET; THENCE NORTHEAST, A DISTANCE OF 1.33 FEET; THENCE SOUTHEAST, A DISTANCE OF 3.40 FEET; THENCE NORTH A DISTANCE OF 25.10 FEET; THENCE WEST A DISTANCE OF 3.67 FEET; THENCE NORTH, A DISTANCE OF 1.25 FEET; THENCE EAST A DISTANCE OF 1.50 FEET; THENCE NORTH, A DISTANCE OF 13.00 FEET; THENCE EAST A DISTANCE OF 2.17 FEET; THENCE NORTH A DISTANCE OF 18.00 FEET; THENCE EAST A DISTANCE OF 3.65 FEET; THENCE SOUTH A DISTANCE OF 0.42 FEET; THENCE EAST, A DISTANCE OF 16.10 FEET; THENCE NORTH, A DISTANCE OF 5.83 FEET; THENCE EAST, A DISTANCE OF 30.66 FEET; THENCE SOUTH A DISTANCE OF 35.91 FEET; THENCE WEST, A DISTANCE OF 3.16 FEET; THENCE SOUTH, A DISTANCE OF 19.00 FEET; THENCE WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH, A DISTANCE OF 54.66 FEET; THENCE WEST, A DISTANCE OF 24.91 FEET; THENCE NORTH, A DISTANCE OF 5.96 FEET; THENCE WEST, A DISTANCE OF 12.34 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PART LYING LOT 1 IN PLAT OF CONSOLIDATION OF PART OF BLOCK 63 AFORESAID, IN COOK COUNTY, ILLINOIS.

CONTAINING 4,057 SQ. FT. OR 0.093 ACRES, MORE OR LESS.

ORDERED BY: 1567 MAPLE LLC	CHECKED: RL	DRAWN: AJM
ADDRESS: 1567 MAPLE AVENUE		
<b>GREMLEY &amp; BIEDERMANN</b>		
A DIVISION OF PLCS CORPORATION LICENSE NO. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. <b>2018-25167-001</b>	DATE: MARCH 13, 2018	PAGE NO. 1 OF 2
SCALE: 1 INCH = 10 FEET		

**SURVEY NOTES:**

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018

Distances shown hereon are both Measured (M) & Record (R), unless otherwise noted and are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2018 "All Rights Reserved"

State of Illinois  
 County of Cook

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on MARCH 13, 2018.

Signed on March 23, 2018

By: [Signature]

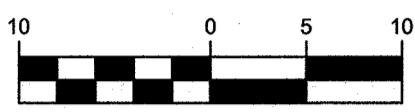
Professional Illinois Land Surveyor No. 3584  
 My license expires November 30, 2018  
 This professional service conforms to the current Illinois minimum standards for a boundary survey.



**LEGEND**

- These standard symbols will be found in the drawing.
- ⊙ Storm CB
  - ⊙ San Storm Combo MH
  - ⊙ Electric Vault
  - ⊙ Electric Light Pole
  - ⊙ Gas Meter
  - ⊙ Tree - Deciduous
  - ⊙ Parking Meter
  - ⊙ Sign Post
  - ⊙ Auto Sprinkler
  - + Cut Cross
  - Cut Notch

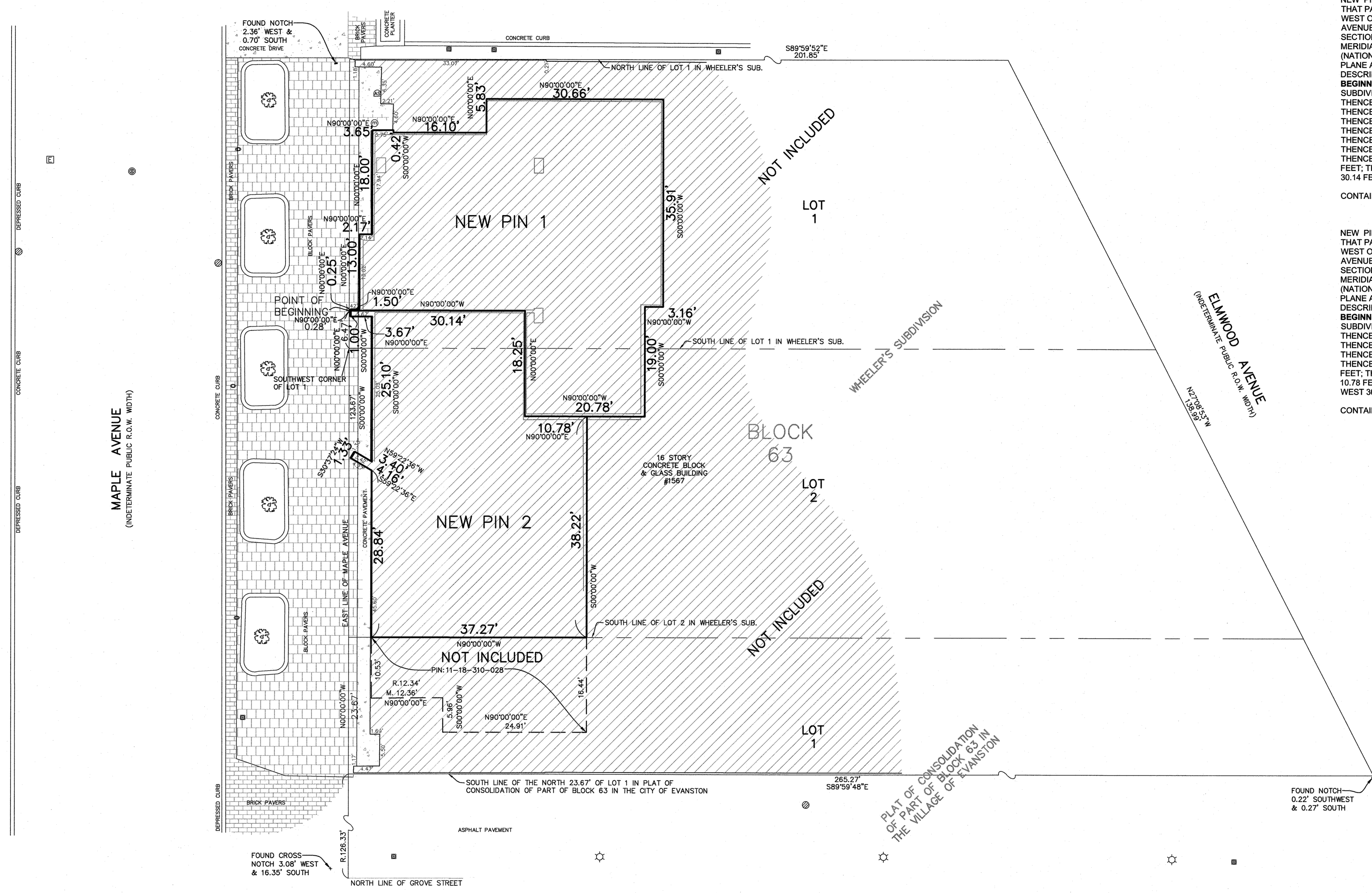
**GRAPHIC SCALE**



**GREMLEY & BIEDERMANN**

A DIVISION OF  
**PLCS Corporation**  
 LICENSE NO. 184-085532  
 PROFESSIONAL LAND SURVEYORS  
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
 TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

**PLAT OF SURVEY**  
 TAX DIVISION



**NEW PIN 1:**  
 THAT PART OF LOTS 1 AND 2 IN WHEELER'S SUBDIVISION OF THE SOUTH 250.00 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN THE CITY OF EVANSTON IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +601.27 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1983) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +613.05 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1988), DESCRIBED AS FOLLOWS:  
**BEGINNING** AT A POINT 6.47 FEET NORTH OF THE SOUTH LINE OF LOT 1 IN WHEELER'S SUBDIVISION AND 0.28 FEET EAST OF THE EAST LINE OF MAPLE AVENUE;  
 THENCE NORTH 00°00'00" EAST 0.25 FEET; THENCE NORTH 90°00'00" EAST 1.50 FEET; THENCE NORTH 00°00'00" EAST 13.00 FEET; THENCE NORTH 90°00'00" EAST 2.17 FEET; THENCE NORTH 00°00'00" EAST 18.00 FEET; THENCE NORTH 90°00'00" EAST 3.65 FEET; THENCE SOUTH 00°00'00" WEST 0.42 FEET; THENCE NORTH 90°00'00" EAST 16.10 FEET; THENCE NORTH 00°00'00" EAST 5.83 FEET; THENCE NORTH 90°00'00" EAST 30.66 FEET; THENCE SOUTH 00°00'00" WEST 35.91 FEET; THENCE NORTH 90°00'00" WEST 3.16 FEET; THENCE SOUTH 00°00'00" WEST 19.00 FEET; THENCE NORTH 90°00'00" WEST 20.78 FEET; THENCE NORTH 00°00'00" EAST 18.25 FEET; THENCE NORTH 90°00'00" WEST 30.14 FEET TO THE POINT OF BEGINNING, IN COUNTY, ILLINOIS.  
 CONTAINING 2,141.2 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

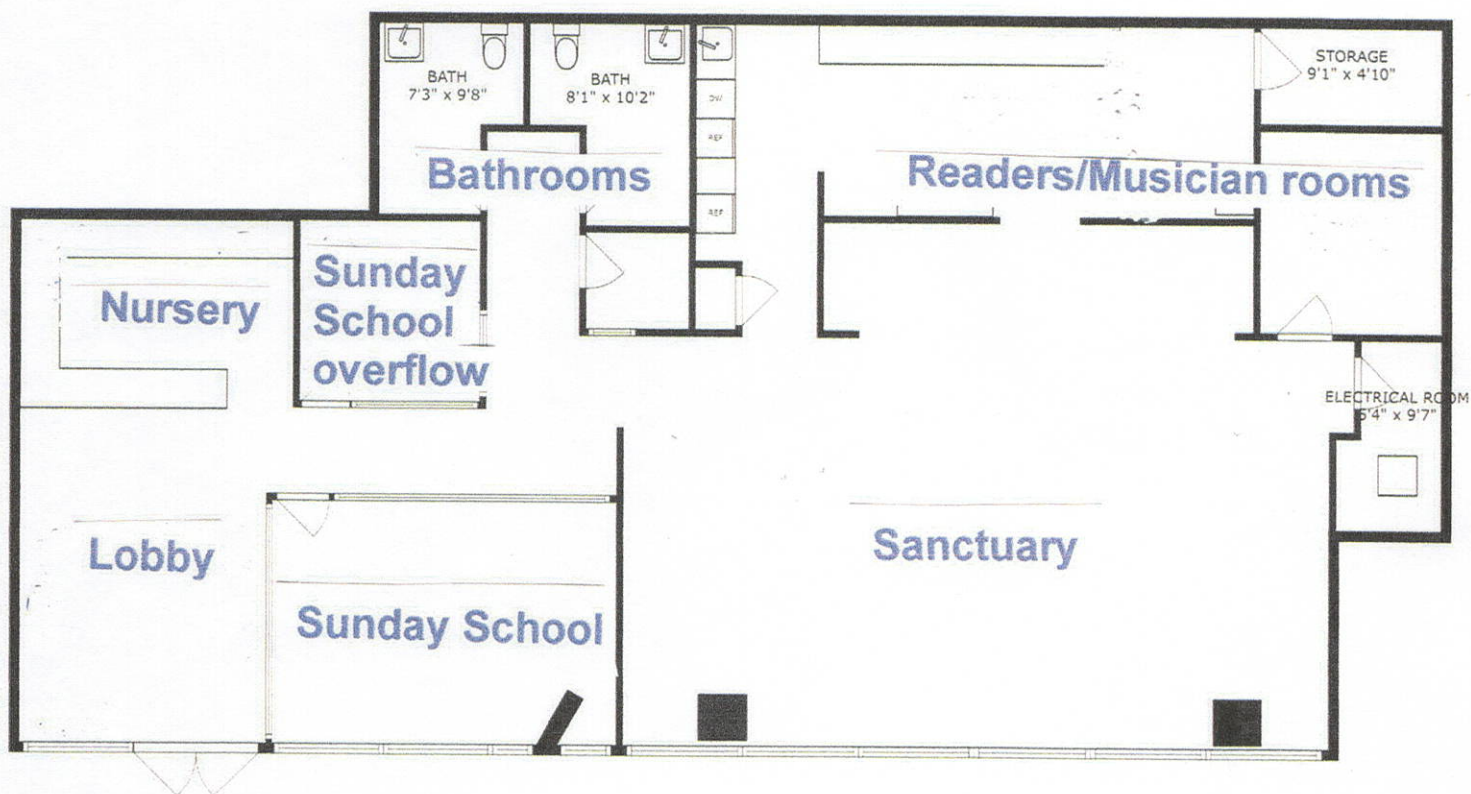
**NEW PIN 2:**  
 THAT PART OF LOTS 1 AND 2 IN WHEELER'S SUBDIVISION OF THE SOUTH 250.00 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN THE CITY OF EVANSTON IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +601.27 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1983) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +613.05 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1988), DESCRIBED AS FOLLOWS:  
**BEGINNING** AT A POINT 6.47 FEET NORTH OF THE SOUTH LINE OF LOT 1 IN WHEELER'S SUBDIVISION AND 0.28 FEET EAST OF THE EAST LINE OF MAPLE AVENUE;  
 THENCE SOUTH 00°00'00" WEST 1.00 FEET; THENCE NORTH 90°00'00" EAST 3.67 FEET; THENCE SOUTH 00°00'00" WEST 25.10 FEET; THENCE NORTH 59°22'36" WEST 3.40 FEET; THENCE SOUTH 00°37'24" WEST 1.33 FEET; THENCE SOUTH 59°22'36" EAST 4.16 FEET; THENCE SOUTH 00°00'00" WEST 28.84 FEET; THENCE NORTH 90°00'00" EAST 37.27 FEET; THENCE NORTH 00°00'00" EAST 38.22 FEET; THENCE NORTH 90°00'00" WEST 10.78 FEET; THENCE NORTH 00°00'00" EAST 18.25 FEET; THENCE NORTH 90°00'00" WEST 30.14 FEET TO THE POINT OF BEGINNING, IN COUNTY, ILLINOIS.  
 CONTAINING 1,915.9 SQUARE FEET OR 0.044 ACRES, MORE OR LESS.

ORDERED BY: 1567 MAPLE LLC	CHECKED: BSS	DRAWN: AJM
ADDRESS: 1567 MAPLE AVENUE		
<b>GREMLEY &amp; BIEDERMANN</b>		
A DIVISION OF PLCS CORPORATION		
LICENSE NO. 184-085532 PROFESSIONAL LAND SURVEYORS		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. <b>2018-25167-001</b>	DATE: MARCH 13, 2018	PAGE NO. <b>2 OF 2</b>
SCALE: 1 INCH = 10 FEET		

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 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.  
 NO dimensions shall be assumed by scale measurement upon this plat.  
 Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.  
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2018 "All Rights Reserved"



**1567 Maple Avenue  
Proposed Floor Plan for 2nd Church of Christ, Scientist**



Note that Sunday School, Sunday School overflow and Sanctuary/Auditorium space could be made available to non-church, not-for-profit organizations for use during daytime hours, subject to membership approval.

1567 Maple Avenue

STAFF COMMENTS:

Zoning - this is not ideal; an active storefront is much preferred in the downtown that can encourage success of other businesses in the area by adding more pedestrian traffic. However, the space has been vacant for years and is surrounded by other inactive or mostly inactive uses on the block. This area is near the edge of downtown with a large surface parking lot directly across the street. Given the still high vacancy rate in the downtown, a used space with an inactive storefront may be better than a long-time vacant space. It would be great if the church could relocate the Prairie Avenue Reading Room to the Maple Ave. site in the future to activate the storefront - that could be added as a condition within a certain time frame. The parking variation is reasonable - if anyone needs parking once a week they can park in a city garage/meter.

Engineering - no concerns

Parking - no concerns

PW ROW - no concerns

Tree preservation – no concerns

Historic Preservation - no concerns

Economic Development - no concerns (though also would prefer to see an active storefront)

# **NOTICE OF A PUBLIC HEARING**

**Evanston Land Use Commission**

**Wednesday, May 8, 2024, 7:00 pm**

**Morton Civic Center, 2100 Ridge Avenue**

**Council Chambers**

Please be advised, as you own, or otherwise may have interest in a property within 500 ft. of the address listed below, for which the following zoning application will be discussed:

## **Special Use Permit & Major Variation | 1567 Maple Avenue | 24ZMJV-0014**

Jeffrey Clements, member, submits for a Special Use for a Religious Institution, 2<sup>nd</sup> Church of Christ, Scientist, in the D3 Downtown Core Development District (Section 6-11-4-3) and a Major Variation to add zero parking spaces where 4 parking spaces are required to establish a Religious Institution in an existing building in a downtown district (6-16 Table 16-B, 6-16-1-2). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5 and 6-3-8 of the Evanston Zoning Code. PINs: 11-18-310-028-0000, 11-18-310-033-0000

*Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: <https://bit.ly/lucpubliccomment>. Information about the Land Use Commission is available online at [www.cityofevanston.org/government/land-use-commission](http://www.cityofevanston.org/government/land-use-commission). Questions can be directed to Melissa Klotz, Zoning Administrator, at 847-448-8153 or via e-mail at [mklotz@cityofevanston.org](mailto:mklotz@cityofevanston.org). 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 the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-866-5095 (TDD). 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 847-448-4311 (voz) o 847-866-5095 (TTY).*

