

CITY OF EVANSTON

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: **NON-COMPLIANT** February 27, 2009

Z.A. Number: ZA 09 - ZONA - 708CHURCH-1

District D3

Overlay: None

Received:

2/19/09

For Address: 708 Church Street

Preservation District:

- Lakeshore Northeast (federal only)
 Ridge LANDMARK
 Northeast (local) None

Modified:

Applicant: Tim Anderson

Telephone: 847-441-0474

Zoning Officer: Bill Dunkley, Zoning Administrator

THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure Change of Use Plat of Consolidation
 New Accessory Structure Retention of Use Sidewalk Cafe
 Addition to Structure Temporary Use Home Occupation
 Alteration to Structure Plat of Subdivision "Garage" Sale
 Retention of Structure Plat of Resubdivision Other...

ANALYSIS BASED ON:

Plans Dated: May 7, 2008 including amendment dated February 19, 2009.

Prepared By: Kutznick-Fisher Development Company and Focus Development, Inc.

Survey Dated: April 19, 2007

Plans Are: Preliminary Construction Drawings

Point of Origin: Building Permit Application Business License
 Zoning Analysis Application Other...

Bldg Permit

Appl #:

Existing: 2-story mixed use building (retail, office) to be razed...

Improvements:

Specifically:

Construct a 35-story mixed-use tower consisting of 18,258 square feet of retail space (ground floor), 271 off-street enclosed parking spaces (floors 2-4), and 218 dwelling units (floors 5-35). ANALYSIS ASSUMES D3 DISTRICT, THE RECENTLY ADOPTED DOWNTOWN PLAN NOTWITHSTANDING, THE GOVERNING REGULATIONS FOR THIS PROJECT ARE THOSE IN EFFECT AT THE TIME OF APPLICATION SUBMISSION.

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

This Section Does Not Apply to this Application.

Does not apply to I1, I2, I3, Os, U3, or Excluded T1 & T2 Properties. See §6-8-1-10(D) for R's; §6-9-1-9(D) for B's; §6-10-1-9(D) for C's; §6-11-1-10(D) for D's; §6-12-1-7(D) for RP; §6-13-1-10(D) for MU & MUE; §6-15-1-9 for O1, T's, U's, oH, oRE, & oRD.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined increasing floor area of principal structure by 35% or more? If not, skip 2 & 4 below. ☉ Yes No DNA
2. Does the zoning lot area exceed 30,000 sqft? ☉ Yes No DNA
3. Does the proposal entail more than 24 new residential, commercial, business, retail or offices units in any combination? ☉ Yes No DNA
4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area? ☉ Yes No DNA

FRONT YARDS

This Section Does Not Apply to this Application.

- § 6-4-1-9 (A) 3 - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet? Yes No DNA
- § 6-4-1-9 (A) 5a - Does an abutting lot have less than the required front yard setback of the zoning district? Yes No DNA
- § 6-4-1-9 (A) 5b - Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot? Yes No DNA

PRINCIPAL USE AND STRUCTURE

This Section Does Not Apply to this Application.

	Standard	Existing	Proposed	Determination
USE:	Sec. 6-11-4-2	TO BE DEMOLISHED	Retail Dwellings (Above Ground Floor)	COMPLIANT
Minimum Lot Width: Use: Other	None	>100'	>100'	COMPLIANT
Minimum Lot Area: Use: Multi-family	5,000 sq. ft. min.; 300 sq. ft. per dwelling unit	29,024.00 sqft	29,024.00 sqft	NON-COMPLIANT see note 1
Dwelling Unit(s):	1 du/300 sq. ft. lot area: 29,024/300 = max. 96 units permitted	TO BE DEMOLISHED	218 dwelling units	NON-COMPLIANT see note 1
Rooming Unit(s):				Does Not Apply

PRINCIPAL USE AND STRUCTURE (CONT'D)

The following three sections apply to building lot coverage and impervious surface calculations in residential districts.

Front Porch Exception (Subtract 50%)	Pavers/ Pervious Paving Exception (Subtract 20%)	Open Parking Debit (Add 200 sqft/open space)
Total Eligible Front Porch Area <input style="width: 100px;" type="text"/>	Total Paver Area <input style="width: 100px;" type="text"/>	Number open required spaces <input style="width: 100px;" type="text"/>
Front Porch Deduction <input style="width: 100px;" type="text"/>	Paver Deduction <input style="width: 100px;" type="text"/>	Addition to building lot coverage <input style="width: 100px;" type="text"/>

This Section Does Not Apply to this Application.

	Standard	Existing	Proposed	Determination
Building Lot Coverage (defined, including				

subtractions & additions): Impervious Surface(net defined, including bld lot coverage, with subtractions & additions applied)	None	0.00%	0.00%	Does Not Apply
	None	0.00	0.00	Does Not Apply
Accessory Structure Rear Yard Coverage:	40% of rear yard; cannot exceed building lot coverage of zoning district			Does Not Apply
Gross Floor Area: Use: All Uses	4.50 or 130608 sqft	0.00 GFAR	439,498.00 sqft 15.14 GFAR	NON-COMPLIANT see note 2.
Height:	85', plus exception for certain parking floors (Sec. 6-11-3-9 and 6-18-3, "BUILDING, HEIGHT OF").	TO BE DEMOLISHED	385' [actual height] - 40' [exemption for 3 stories of covered parking w/ht of 42'] = 345'	NON-COMPLIANT see note 3.
Front Yard (1): Direction: Street: Church St.	Build to Property Line.		0'	COMPLIANT
Front Yard (2): Direction: Street:	Build to Property Line.			Does Not Apply
Street Side Yard: E Direction: Street: Orrington Ave.	Build to Property Line.		0'	COMPLIANT
Interior Side Yard (1): w Direction:	None abutting nonresidential districts.		0'	COMPLIANT
Interior Side Yard (2): Direction:	None abutting nonresidential districts.			Does Not Apply
Rear Yard: Direction:	None, except 15' abutting residential districts (side and		0'	COMPLIANT
ACCESSORY USE AND STRUCTURE			<input checked="" type="checkbox"/> This Section Does Not Apply to this Application.	
USE (1):	Sec. 6-4-6-3 (B)		Decks, Patios, and Outdoor Facilities	COMPLIANT
Permitted Districts:	All			
Permitted Required Yard:	Rear Yard		Building Envelope	COMPLIANT
Additional Standards:	None			
Height:	Flat or mansard roof 14.5', other roofs 17.5', except garage roofs Sec. 6-4-6-4.			
Distance from Principal Building:	10.00'			

ZONING ANALYSIS (cont'd)

ACCESSORY USE AND STRUCTURE (CONT'D)		<input checked="" type="checkbox"/> This Section Does Not Apply to this Application.		
	Standard	Existing	Proposed	Determination
Front Yard (1A): Direction: Street: Church St.	None, except surface parking prohibited.			
Front Yard (1B): Direction: Street:	None, except surface parking prohibited.			
Street Side Yard: E Direction: Street: Orrington Ave.	None, except surface parking prohibited.			
Interior Side Yard (1A): Direction: W	None, except surface parking prohibited.			

Interior Side Yard (1B): Direction:	None, except surface parking prohibited.			
Rear Yard: Direction:	None, except surface parking 5', 10' abutting residential (side and rear only).			
<input checked="" type="checkbox"/> This Section Does Not Apply to this Application.				
USE (2):	Sec. 6-4-6-3 (B)		Enclosed accessory parking	COMPLIANT
Permitted Districts:	No Applicable Standard			
Permitted Required Yard:	No Applicable Standard		Building Envelope	COMPLIANT
Additional Standards:	No Applicable Standard			
Height:	Flat or mansard roof 14.5', other roofs 17.5', except garage roofs Sec. 6-4-6-4.			
Distance from Principal Building:	10.00'			
Front Yard (2A): Direction: Street: Church St.	None, except surface parking prohibited.			
Front Yard (2B): Direction: Street:	None, except surface parking prohibited.			
Street Side Yard: E Direction: Street: Orrington Ave.	None, except surface parking prohibited.			

ZONING ANALYSIS (cont'd)

ACCESSORY USE AND STRUCTURE (CONT'D)				
<input checked="" type="checkbox"/> This Section Does Not Apply to this Application.				
	Standard	Existing	Proposed	Determination
Interior Side Yard (2A): Direction: W	None, except surface parking prohibited.			
Interior Side Yard (2B): Direction:	None, except surface parking prohibited.			
Rear Yard: Direction:	None, except surface parking 5', 10' abutting residential (side and rear only).			

PARKING REQUIREMENTS				
<input checked="" type="checkbox"/> This Section Does Not Apply to this Application.				
Standard Parking Spaces:				
Use(1): Multi-family (Nonresidential District)	28 1 bdrm --> 1 1/4/DU=35 104 2 bdrm --> 1 1/2/DU=156 86 3 bdrm --> 2 /DU=172 363 residential sp.		271	NON-COMPLIANT see note 4.
Use(2): Retail Goods Establishment	1sp/350sf: ((18,258-3,000 [D3 exemption]) /350) * 0.8 [D3 reduction]= 35 non-residential sp.		0	NON-COMPLIANT see note 4.
Use(3):				

TOTAL REQUIRED:	398 total sp.		271	NON-COMPLIANT (note)
Handicap Parking Spaces:	Sec. 6-16-2-6		7	COMPLIANT
Access:	Sec. 6-16-2-2		street	COMPLIANT
Vertical Clearance:	7'		10.00'	COMPLIANT
Surfacing:	Sec. 6-16-2-8 (E)		Concrete	COMPLIANT
Location:	Sec. 6-4-6-2 Sec. 6-4-6-3 (B) 16 & 18 Sec. 6-11-4-7 Sec. 6-16-2-1		legal location	COMPLIANT
Angle (1): 90 Degree				
Width (W):	8.5'		8.50'	COMPLIANT
Depth (L):	18'		18.00'	COMPLIANT
Aisle (A):	24'		24.00'	COMPLIANT
Module: SL = single-loaded DL = double-loaded	42' SL; 60' DL.		42.00' and 60.00' DL	COMPLIANT
Angle (2): Does Not Apply				
Width (W):				
Depth (L):				
Aisle (A):				
Module: SL = single-loaded DL = double-loaded				

ZONING ANALYSIS (cont'd)

	Standard	Existing	Proposed	Determination
PARKING REQUIREMENTS (CONT'D)				
			<input checked="" type="checkbox"/> This Section Does Not Apply to this Application.	
Garage Setback from Alley Access:	Sec. 6-4-6-2 Sec. 6-4-6-3 (B) 16 & 18 Sec. 6-11-4-7 Sec. 6-16-2-1			
LOADING REQUIREMENTS				
			<input type="checkbox"/> This Section Does Not Apply to this Application.	
Loading: K = 10,000 Use: Multi-family	1 short 30K to 100K, 1 short each addtl. 200K.		3 short req. for residential & 2 short req. for retail 5 short total required	NON-COMPLIANT see note 5
TOTAL (long):			2 long provided	
TOTAL (short):	5, retail & residential uses			
Long Berth Size:	12' wide x 50' deep		(2) 12'w X 50'd	COMPLIANT
Short Berth Size:	10' wide x 35' deep		0	Does Not Apply
Vertical Clearance:	14'		18.00'	COMPLIANT
Location:	Sec. 6-16-4-1		buildable area	COMPLIANT
MISCELLANEOUS REQUIREMENTS				
			<input type="checkbox"/> This Section Does Not Apply to this Application.	
Requirement (1): Ziggurat Setback	Staggered setback along certain public streets; see Sec. 6-11-1-4.		Setback along Church, Sherman, and Orrington = 0' and 54.00' in height	NON-COMPLIANT see note 6
Requirement (2): Mandatory Planned Development	Per section 6-11-1-10 (D)		PD required	NON-COMPLIANT Requires Planned Development, see note A
Requirement (3):				Does Not Apply
MISCELLANEOUS COMMENTS AND/OR NOTES				

Non-compliant Elements (all code citations are in reference to the Zoning Ordinance (Title 6).)

- 1) Proposed **218 dwelling units** exceeds the 96 units that are permitted. Section 6-11-4-4 (B).
- 2) Proposed **FAR of 15.14** exceeds the 4.50 permitted. Section 6-11-4-6.
- 3) Proposed **building height of 345 feet** (385' act. ht. less 40' deduction for structured parking) exceeds the 85 feet permitted. Sec. 6-11-4-8.
- 4) Proposed **271 parking** spaces does not meet the minimum requirement of 399 spaces. Section 6-16, Table 16-B.
- 5) Proposed **two (2) long berths** does not meet loading requirement of 2 long and 5 short berths. Section 6-16, Table 16-E.
- 6) Proposed **building form** does not incorporate required ziggurat setback. Section 6-11-1-4.

Required Process:

- A) The **scale of proposed new construction** triggers a mandatory **planned development process**. Section 6-11-1-10 (D).

APPLICATION DETERMINATION

This application is **NON-COMPLIANT**

Site Plan & Appearance Review Committee approval is **required**