



Zoning Analysis

Summary

Case Number:**Case Status/Determination:**

17ZONA-0072

Non-Compliant

Proposal:

NEW MIXED USE BUILDING: 16-STORIES, 192' TALL, 292 D.U., RETAIL AT GROUND LEVEL, PARKING ON 2ND AND 3RD FLOORS

Site Information:

Property Address:	1450 SHERMAN AVE	Zoning District:	D4
Overlay District:	None	Preservation District:	

Applicant:	Andrew Yule
Phone Number:	

Signature

Date

Zoning Section**Comments**

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Zoning Section	Comments
6-11-1-10-D	Planned Development required: site is over 30,000 sq ft, more than 24 dwelling units proposed, more than 24 units of retail and dwelling units proposed, and gross floor area exceeds 20,000 sq ft.
6-11-5-3	Planned Development is a special use in the D4 district.
6-3-6-6	For Planned Developments, site development allowances may be approved if the modification is essential to achieve at least one defined public benefit.
6-3-6-5	Allowances that may be approved with a Planned Development: FAR, building height, off-street parking/loading, number of dwelling units. Site includes 8 parcels. Consider consolidating into one lot of record.
6-11-5-8; 6-11-1-10-C-1	Maximum permitted building height is 105', 145' with Planned Development bonus, 172' proposed. NON-COMPLIANT Floors 2-3 with parking (20' height), excluded in permitted building height calculation. Existing conditions and city's GIS show an alley between the site and METRA tracks to the west, but ALTA/NSPS Land Title Survey does not show the same alley details. Proposed loading docks are accessible from this alley.
6-11-1-4	Along Sherman Avenue, a 40' ziggurat setback from property line required above building height of 42', less than 40' proposed. NON-COMPLIANT
6-16-2-2	All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner that will least interfere with street traffic movement. Vehicular traffic shall occur from the alley without any driveway access from Sherman Avenue. Active uses are preferred on street-facing facades at all levels. If parking uses are proposed at the upper-level street facades, the design of these spaces is critical and examples shall be provided of projects that successfully incorporate this use. Additional design review comments may occur during the entitlement process and following input at the community meeting. Applicant provided list of proposed community benefits in their Planned Development application submittal.

UPDATED COMMENTS:

6-11-5-4-B	<p>Given existing lot area of 37,279 sq ft, 93 dwelling units permitted, 292 dwelling units proposed. NON-COMPLIANT</p> <p>For 292 dwelling units proposed, minimum lot area required is 116,800 sq ft.</p>
6-11-5-6; 6-11-1-10-C-2	<p>Maximum FAR of 5.4 permitted in D4 district, 6.0 with Planned Development bonus, 6.78 proposed (includes balcony and covered terrace on 4th floor square footage). FAR includes covered balconies, terraces, decks and amenity areas. Confirm covered balcony and terrace square footage. NON-COMPLIANT</p>
6-16-1-4; 6-16-3-5	<p>Off-street parking, 397 spaces required based on the retail space and dwelling unit bedroom count, 172 spaces proposed (6 are handicapped accessible spaces). NON-COMPLIANT</p> <p>Number of handicapped accessible parking spaces, 6, is compliant. Required parking count includes 3,000 sq ft exemption (retail being least generating parking requirement) and 20% reduction (non-residential use) permitted in the D4 district.</p>
Ord. 60-O-15	<p>Inclusionary Housing Ordinance (IHO) applies. Site is located in a Transit Oriented District with more than 5 dwelling units proposed.</p> <p>IHO requires at least 10% of total number of proposed dwelling units to be affordable, $10\% \times 292 = 29.2 = 29$ affordable dwelling units required. Cash-in-lieu of providing affordable units on-site permitted, \$100,000 per dwelling unit. Cash-in-lieu = \$2,900,000.</p>

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: April 11, 2017 **6-29-17**

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0072

Purpose: Zoning Analysis without Bld Permit App

Address: 1450 SHERMAN AVE

District: D4 Overlay: None Preservation

Applicant: Andrew Yule

Reviewer: Michael Griffith

District:

Phone:

THIS APPLICATION PROPOSES (select all that apply):

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

ANALYSIS BASED ON:

Plans Dated: 06-01-17
 Prepared By: HARTSHORNE PLUNKARD ARCHITECTUR
 Survey Dated: 01/19/17
 Existing: MULTIPLE 1-STORY COMMERCIAL
 Improvements: BUILDINGS, OPEN PARKING, MULTIPLE PARCELS

Proposal Description:

NEW MIXED USE BUILDING: 16-STORIES, 192' TALL, 292 D.U., RETAIL AT GROUND LEVEL, PARKING ON 2ND AND 3RD FLOORS

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP; Section 6-13-1-10(D) for MU & MUE; Section 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 by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below. | Yes |
| 2. Does the zoning lot area exceed 30,000 sqft? | Yes |
| 3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination? | Yes |
| 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 |

PRINCIPAL USE AND STRUCTURE

Standard	Existing	Proposed	Determination
USE:	Restaurant - Type I	Mixed Use	Compliant

Comments: RETAIL - GROUND LEVEL; DWELLING UNITS - ABOVE GROUND FLOOR

Minimum Lot Width (LF)	No Requirement	61.8	61.8	Compliant
USE: Other				

Comments: LAKE STREET FRONTAGE

Minimum Lot Area (SF)	400 PER D.U.	127.7 PER D.U.	Non-Compliant
USE: Multi Family			

Comments: EXISTING LOT AREA = 37,279; 400*292 = 116,800 SQ FT

Dwelling Units:	93	292	Non-Compliant
Comments: 37279 SQ FT/400 DU = 93 DU			

Rooming Units:

Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions): None
 Comments:

	Standard	Existing	Proposed	Determination
Impervious Surface Coverage (SF, %)	None			
Comments:				
Accessory Structure Rear Yard Coverage:				
Comments:				
Gross Floor Area (SF)				
Use:				
Comments:				
Height (FT)	105		172	Non-Compliant
Comments: 145 WITH PLANNED DEV BONUS				
Front Yard(1) (FT)	0		25.3	Compliant
Direction: S				
Street: LAKE STREET				
Comments:				
Front Yard(2) (FT)				
Direction:				
Street:				
Comments:				
Street Side Yard (FT)	0		0 - UP TO 36' HEIGHT	Compliant
Direction: E				
Street: SHERMAN AVE				
Comments: MIN. 40' ZIGGURATE SETBACK REQUIRED ABOVE BUILDING HEIGHT OF 42', LESS THAN 40' PROVIDE - NON-COMPLIANT				
Interior Side Yard(1) (FT)	0		0	Compliant
Direction: W				
Comments:				
Interior Side Yard(2) (FT)				
Direction:				
Comments:				
Rear Yard (FT)	0		4.8	Compliant
Direction: N				
Comments:				

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Use(1): Retail Goods Establishment	1/350 GROSS FLOOR AREA			
Comments: 14 PARKING SPACES REQUIRED (INCLUDES 3,000 SQ FT EXEMPTION AND 20% REDUCTION)				
Use(2): Multi-family (Nonres District)	0-1BR - 1.25; 2BR - 1.5; 3+BR - 2			
Comments: 383 PARKING SPACES REQUIRED				

	Standard	Existing	Proposed	Determination
Use(3):				
Comments:				
TOTAL REQUIRED:	397		172	Non-Compliant
Comments: 8 SPACES ARE TANDEM				
Handicap Parking Spaces:	6		6	Compliant
Comments:				
Access:	Sec. 6-16-2-2		SHERMAN AVENUE	
Comments:				
Vertical Clearance (LF)	7'		NOT DIMENSIONED	
Comments: SECTION DIAGRAM NOTES 10' TALL PARKING FLOORS				
Surfacing:	Sec. 6-16-2-8 (E)			
Comments:				
Location:	Sec. 6-4-8-2		PARKING GARAGE	Compliant

Comments:

Angle(1): 90 Degree	Comments:			
Width(W) (FT)	8.5		8.5	Compliant
Comments:				
Depth(D) (FT)	18.0		18.0	Compliant
Comments:				
Aisle(A) (FT)	24.0		24.0	Compliant
Comments:				
Module (FT)	SL 42.0, DL 60.0		DL 60.0	Compliant
Comments:				

Angle(2):	Comments:			
Width(W) (FT)				
Comments:				
Depth(D) (FT)				
Comments:				
Aisle(A) (FT)				
Comments:				
Module (FT)				
Comments:				

Garage Setback from
Alley Access (FT)

Comments:

LOADING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Loading Use:				
Retail and/or Commercial	3 SHORT		3 SHORT	Compliant

Comments: RETAIL - 1 SHORT REQ (5K-10K GROSS FLOOR AREA); RESIDENTIAL - 2 SHORT REQ (30,000 - 300,000 GROSS FLOOR AREA)

TOTAL (long):

TOTAL (short): 3

Long Berth Size (FT)

Comments:

LF: Linear Feet SF: Square Feet FT: Feet

	Standard	Existing	Proposed	Determination
Short Berth Size (FT)	10' wide x 35' deep		10X35	Compliant
Comments:				
Vertical Clearance (FT)	14'		14.0	Compliant
Comments:				
Location:	Sec. 6-16-4-1		ALLEY	Compliant
Comments:				

MISCELLANEOUS REQUIREMENTS

	Standard	Existing	Proposed	Determination
Requirement (1):	D4 = 5.4, WITH PD BONUS =		6.78	Non-Compliant
FAR	6.0			

Comments: PROPOSED INCLUDES BALCONY SQ FT NOTED IN DEVELOPMENT DATA TABLE AND 4TH FLOOR COVERED TERRACE

Requirement (2):

Comments:

Requirement (3):

Comments:

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

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

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

SIGNATURE  DATE 6-29-17