DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, March 29, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, SCOTT MANGUM, ACTING CHAIR

1. 711 Howard Street
   Lenice Levy, owner, submits for a building permit to make interior and exterior modifications to two existing buildings for a new Type 1 restaurant in the B3 Business District.

II. APPROVAL OF MINUTES: March 22, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, April 5, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: http://www.cityofevanston.org/government/boards-commissions/design-and-project-review-committee/index.php
Questions can be directed to Meagan Jones at 847.448.8170.

The City is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que 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).
Design and Project Review (DAPR)

711 Howard St.

Preliminary and Final Review
711 Howard Street - Zoning Map

March 23, 2017

User drawn points
Zoning Boundaries & Labels

Zoning Overlay Districts
- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

Copyright 2016 City of Evanston
March 23, 2017

- User drawn points

Copyright 2016 City of Evanston

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
16.00 FEET PUBLIC (CONCRETE PAVED) ALLEY

EXIST. PAVED PARKING LOT
EXIST. ASPHALT 400 SQUARE YARDS
EXIST. MAS WALLS TO BE REMOVED SHOWN DOTTED (TYP.)

SEEN ROOF PLAN SUIT AS 3 FOR ROOF TOP EQUIP. AND ROOFING DATA

GENERAL NOTES
1.0 ZONING DATA:
PROPERTY ADDRESS:
711 HOWARD STREET
PROPERTY IDENTIFICATION NUMBER:
112601244090000
LOT AREA:
5,000 SF
CURRENT ZONING DISTRICT:
B3-BUSINESS DISTRICT
PROPOSED ZONING DISTRICT:
B3-BUSINESS DISTRICT
PERMITTED USE:
RESTAURANT-TYPE 1
ACTUAL USE:
RESTAURANT-TYPE 1
PERMITTED BUILDING AREA:
13,000 SF
ACTUAL BUILDING AREA:
2,300 SF
YARDS REQUIRED:
EXISTING BUILDING [NOT APPLICABLE]
PERMITTED BUILDING HEIGHT:
80 FT.
ACTUAL BUILDING HEIGHT:
20 FT.
PARKING REQUIRED:
EXISTING BUILDING [NOT APPLICABLE]

HOWARD STREET

ONE AND TWO STORY RESTAURANT
168 SEATS

PATIO DINING
NEW CONC WALK AND CURB AT EASY DRIVE

A JAMAICAN RESTAURANT
• 711 WEST HOWARD STREET • EVANSTON • ILLINOIS •
GENERAL NOTES

1.0 SELECTIVE DEMOLITION NOTES:

1.1 REMOVE EXTERIOR AND INTERIOR MASONRY WALLS, WOOD ROOF STRUCTURES, AND GLASS WALL AS INDICATED ON PLANS. REMOVE ALL INTERIOR PARTITIONS AND DOORS. ALL INTERIOR FINISHES, ALL PLUMBING Fixtures, ALL MECHANICAL EQUIPMENT AND ELECTRICAL WIRING, AND ALL ELECTRICAL SERVICE EQUIPMENT, LIGHTING FIXTURES AND OUTLET DEVICES DO A DETAIL AS INDICATED ON PLANS. ALSO REMOVE EXISTING INTERIOR FURNISHINGS. DEMOLITION OF THE EXISTING BUILDING INCLUDING EXISTING PLUMBING, GAS, AND ELECTRIC UTILITY SERVICES. SANDBLAST ALL EXPOSED INTERIOR MASONRY AND WOOD ROOF SYSTEMS. REMOVE ALL DEBRIS FROM THE PROJECT SITE.

2.0 SITE WORK:

2.1 PROVIDE CONCRETE PATIO PADS AND WALKWAYS AT EXISTING COURT YARD GRAY AND IN THE REAR PARKING LOT. REMOVE EXISTING HOLOW STREET CURB, ENSURE AND PROVIDE NEW PUBLIC STREET CURB.

3.0 CONCRETE NOTES:

3.1 PROVIDE NEW 4 IN. CONCRETE SLAB ON 6" COMPACTED GRANULAR BASE, TYP. AT GROUND FLOOR, CONCRETE WILL BE SEALED AND CLEARED COATED TO REMAIN EXPOSED AS THE NEW CONCRETE FINISH IN THE NEW WORK.

3.2 PROVIDE NEW FOOTING AND FOUNDATION WALLS AS INDICATED.

4.0 MASONRY NOTES:

4.1 CUT NEW OPENINGS IN EXISTING WALLS AND PROVIDE NEW LINTELS AS INDICATED. EXTEND MASONRY PARAPETS ON PORTIONS OF THE EXISTING WALL AS INDICATED. DO SELECTIVE REDEMPTION OR RESTORATION OF ALL EXISTING INTERIOR AND EXTERIOR SURFACES THE GARDEN, SOME EXPOSERS INTERIOR AND EXTERIOR EXPOSURES EXPOSED IN THE NEW WORK. REFER TO ROOM FINISH SCHEDULES SHEET A-X.

5.0 METAL FABRICATIONS:

5.1 PROVIDE PRE-ENGINEERED CEMENT FIELDED STEEL PAN IN INTERIOR AND EXTERIOR AND EXTERIORpherd STEEL HANDRAILS AND GUARDRAILS PAINTED.

5.2 PROVIDE STEEL BAR PATIO FENCE AND ROOF DECK GUARDRAILS PAINTED.

5.3 PROVIDE LOOSE STEEL LINTELS AT NEW MASONRY OPENINGS AND SQUARE STEEL TUBE COLUMN SUPPORTS FOR WOOD ROOF CANOPIES.

6.0 WOOD NOTES:

6.1 PROVIDE Rough SAWN CEDAR 3/4 CANOPY ROOF DOORS PROVIDE SYNTHETIC WOOD 1/6 RAIN SCREEN CLADDING AT FRONT ENTRY DOOR SURROUNDS AND BAR FACING.

6.2 INSTALL BAR FACINGS PAINTED BAR TOP AND BAR BACK SHELVING AND CABINETS FOR INTERIOR AND EXTERIOR SPACE.

GENERAL NOTES CONTINUED ON SHEET A2-2
GENERAL NOTES, CONT.

7.6 THERMAL AND MOISTURE PROTECTION NOTES

7.7 PROVIDE RIGID POLYISO INSULATION ON ROOF DECK. PROVIDE NEW CLAY A MODIFIED BITUMEN ROOF MEMBRANE, TYPICAL. SEE ROOF ASSEMBLIES ON SHEET A2-6.

7.8 STAIRS ON ROOF DECK WALLS SHALL BE 12" STANDING CLEAR. GALVANIZED METAL SIDING AND FRAMING. SEE STAIR DEPT. FRIDAY, 2/26/4. PROVIDE ROOF FRAMING OVER TYPSK. SEE WALL ASSEMBLIES ON SHEET A2-6.

8.6 DOOR AND WINDOW NOTES:

8.1 ALL INTERIOR AND EXTERIOR DOORS ARE J-5, "P-5. " IF ALUMINUM, PROVIDE THRESHOLD CLEAR GLASS WITH CLOSE. PROVIDE A STOREROOM WINDOW WALL AT STREET AND COURT. STREET STOREROOM TO BE BUTT GLAZED. SEE DOOR SCHEDULE ON SHEET A2-4 AND WINDOW TYPES ON SHEET A2-5.

8.3 STORM DOORS PROVIDED OVERHEAD GLASS GARAGE DOOR. SEE DOOR SCHEDULE ON SHEET A2-6.

8.4 PROVIDE LOCKSET/LATCHETS AS DESCRIBED ON SHEET A2-6.

8.5 PROVIDE 4-1/2" X 6-1/2" BUTT (UNL. STANDARD DUTY, AS MFR. B, STANLEY OR EL. BRUSHED SATIN STAINLESS STEEL FINISH). PROVIDE BALL BEARING TYPE WHEN A CLOSER IS SPECIFIED.

8.6 PROVIDE RUBBER CUSHION TYPE DOOR STOP. SEAL OR FLOOR MOUNTED AS MFR. REQUIRES THE USE OF BRUSHED STAINLESS STEEL FINISH.

8.8 SAME AS 8.1 EXCEPT "R" LABEL DOOR & FRAME W/ CLEAR GLAZED TYPICAL AT STAIR AND LIFT DOORS.

8.9 ALL EXIT DOORS SHALL OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE BEDGED IS MADE.

8.10 ALL "R" LABEL DOORS TO HAVE AN OVERHEAD CLOSER AND A FIRE RATING OF 1-1/2 HOURS AND MEET STANDARD NSP A-61 AND THE BUILDING CODES OF EVANSTON.

8.9 NO ELECTRONIC LOCKING SYSTEM OR ELECTROMAGNETIC LOCKING DEVICES SHALL BE INSTALLED OR OPERATED WITHOUT PERMITS APPROPRIATE FIRE PREVENTION BUREAU.

8.10 PANELS MORE THAN 18" IN WIDTH ADJACENT TO ANY DOOR WITHIN THE 500 SQ. FT. CLEAN PANELS, IS NOT LESS THAN 34" ABOVE FINISHED FLOOR SHALL BE GLAZED WITH SAFETY GLASS. ALL SAFETY GLASS SHALL BE 1/4" THICK MIN.

8.11 ALL DOORS LEADING INTO HAZARDOUS ROOMS OR SPACES SHALL HAVE KEVLED HARDWARE.

GENERAL NOTES CONTINUED ON SHEET A2-3.
A  SOUTH - FRONT ELEVATION  
1/8" = 1'-0"

B  EAST - SIDE ELEVATION  
1/8" = 1'-0"
City of Evanston, Illinois

CERTIFICATE OF
ZONING COMPLIANCE

APPROVED

ZONING CERTIFICATE NUMBER: 16ZONA-0255

DATE ISSUED:

In accordance with Section 6-3-2 of the Zoning Ordinance, the building, structure, and/or use described below complies with the provisions of the Zoning Ordinance governing the proposed use.

PROPERTY ADDRESS: 711 HOWARD ST

ZONING DISTRICT: 

OVERLAY DISTRICT: 

USE: change of use to Type 1 Restaurant; convert garage to restaurant space; rooftop deck

Type 1 Restaurant - compliant
Parking - 2 parking spaces eliminated, 4 remain (opcn. in rear, tandem) - compliant

Use and proposed changes comply with Zoning Ordinance

CERTIFICATE BASED ON:

Plans Prepared As:

Plans Dated:

Plans Prepared By:

Plat of Survey Dated:

Plans Originating As:

Related Application ID:

Miscellaneous:

ISSUED BY: 

Melanie Karp
Zoning Officer

9/22/16