DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)
Wednesday, April 26, 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. 3015 Payne Street  
   Daniel Tornheim, architect, submits for major zoning relief to construct a one-story addition to connect a detached garage to a single family residence to create an attached garage with a 2.7’ east interior side yard setback for the existing garage where 5’ is required in the R1 District.

II. APPROVAL OF MINUTES: April 12, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, May 3, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.


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)

3015 Payne St.

Recommendation to ZBA
ZONING INFORMATION

ZONING DISTRICT
R1

USE
EXISTING
PROPOSED
MINIMUM LOT AREA
11,445 SF
11,445 SF

BUILDING LOT COVERAGE (30%)
2,324 SF
2,868 SF

STANDARD
7,200 SF
3,434 SF

IMPERVIOUS SURFACE (45%)
3,961 SF
5,150 SF

4,311 SF

MAXIMUM BUILDING HEIGHT
28'-10"
35'-0" or 2 1/2 stories, whichever is less

No change

YARD REQUIREMENTS
FRONT YARD
39.64'
27.00'

USE
EXISTING
PROPOSED
STANDARD
SIDE YARD (EAST)
5.59'
5.00'

SIDE YARD (WEST)
6.31'
5.00'

16.28'

SIDE YARD (WEST)
16.16'

1630 SF

EXISTING 2 STORY FRAME GARAGE

CONCRETE PATIO & WALK
727 SF

Garage Apron
181 SF

Front walk & stairs
425 SF

New 1 Story Addition
229 SF

Deck
809 SF

Patio and Walk
62 SF

East Walk
1629 SF

Existing House
23 SF

Stairwell

230 West Superior Street
Chicago, Illinois 60654

DANIEL TORNHEIM
ARCHITECT
230 West Superior Street
Chicago, Illinois 60654

T e l e p h o n e : 3 1 2 . 2 6 5 . 4 6 5 0  M o b i l e : 7 7 3 . 8 1 8 . 1 7 3 9

DATE
DRAWN BY
CHECKED BY
PROJECT NUMBER

As indicated

A-0.1

DATE
DRAWING

Proper Site Plan & Zoning Information

BENZ RESIDENCE
3015 PAYNE STREET EVANSTON ILLINOIS 60202

Issued for Zoning Review
02.20.2017

Issued for Permit Review
03.08.2017

Issued for Pricing
03.20.2017

4/18/2017 12:10:14 PM

4/18/2017 12:10:14 PM

Impervious Surface - Existing Areas
Name Area Area Type
Garage Apron
105 SF Exterior Area
Front walk & stairs
181 SF Exterior Area
Existing Rear Patio
776 SF Exterior Area
Back Stairs
44 SF Exterior Area
Existing House
1630 SF Gross Building Area
Porch
54 SF Gross Building Area

Grand total: 83878 SF

Impervious Surface - Proposed Areas
Name Area Area Type
WEST STORAGE SHED
82' - 3 7/32" Exterior Area

Porch
54 SF Gross Building Area

Grand total: 124344 SF

1" = 10'-0" 3 SITE PLAN - EXISTING

1" = 20'-0" 1 Impervious Surface - Existing

1" = 20'-0" 2 Impervious Surface - Proposed

Color Key

Deck
EAST STORAGE SHED
East Walk
Existing House
Front walk & stairs
Garage
Garage Apron
New 1 Story Addition
Patio and Walk
Porch
Stairwell

WEST STORAGE SHED

Color Key

Back Stairs
Driveway
Existing House
Existing Rear Patio
Front walk House
Garage
Garage Apron

1/8" = 10'-0" 1 SITE PLAN - PROPOSED

1/8" = 10'-0" 2 SITE PLAN - PROPOSED

1/8" = 10'-0" 3 SITE PLAN - PROPOSED

1/8" = 10'-0" 4 SITE PLAN - PROPOSED
Zoning Analysis
Summary

Case Number: 17ZONA-0047
Case Status/Determination: Non-Compliant

Proposal:
ADDITION BETWEEN HOUSE AND DET-GARAGE, NEW DECK, REPLACE EXISTING PATIO AND WALKS

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3015 PAYNE ST</td>
<td>R1</td>
</tr>
<tr>
<td>Overlay District:</td>
<td>Preservation District:</td>
</tr>
<tr>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Daniel Tormhein
Phone Number:

Signature 3-28-17 Date

Zoning Section Comments

6-8-2-8-A-3
There appears to be a discrepancy between the plat of survey and site plan regarding the existing garage setback from the east property line. Please clarify.

6-3-8-3
The existing detached garage becomes an attached garage with the proposed addition connecting the residence and garage. As an attached garage, 5' is the required interior side yard setback, 2.7' proposed east side setback.

6-4-6-3-B
Proposed 2.7' east side yard setback requires approval of a major variation, which is considered by the Zoning Board of Appeals.

6-4-6-3-B
The concrete pad located within the front yard must be at grade to be considered a terrace, and therefore, compliant. Include "at-grade" on the site plan.

Recommendation(s): Click on the link(s) below to access online application(s)
# City of Evanston
## ZONING ANALYSIS REVIEW SHEET

<table>
<thead>
<tr>
<th>APPLICATION STATUS: March 15, 2017</th>
<th>RESULTS OF ANALYSIS: Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z.A. Number: 17ZONA-0047</td>
<td>Purpose: Zoning Analysis with Bld Permit App</td>
</tr>
<tr>
<td>Address: 3015 PAYNE ST</td>
<td>District: R1 Overlay: None Preservation</td>
</tr>
<tr>
<td>Applicant: Daniel Tornheim</td>
<td>Reviewer: Michael Griffith</td>
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<tr>
<td>Phone:</td>
<td></td>
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</tbody>
</table>

### THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- New Accessory Structure
- X Addition to Structure
- Alteration to Structure
- Retention of Structure

### ANALYSIS BASED ON:
- Sidewalk Cafe
- Plan Date: 03-06-17
- Prepared By: DANIEL TORNHEIM ARCHITECT
- Survey Date: 03-17-17
- Existing Improvements: SFR-DET AND DET-GARAGE

### Proposal Description:
ADDITION BETWEEN HOUSE AND DET-GARAGE, NEW DECK, REPLACE EXISTING PATIO AND WALKS

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## ZONING ANALYSIS

### PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>USE:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

- Minimum Lot Width (LF)
  - USE: Single Family Detached
  - Requirement: 35
  - Existing: 70.0
  - Proposed: 70.0
  - Determination: Compliant

**Comments:**

- Minimum Lot Area (SF)
  - USE: Single Family Detached
  - Requirement: 7,200 sq ft
  - Existing: 11445
  - Proposed: 11445
  - Determination: Compliant

**Comments:**

- Dwelling Units:
- Comments:

- Rooming Units:
- Comments:

- Building Lot Coverage (SF) (defined, including subdivisions & additions):
  - Requirement: 3433.5
  - Existing: 2359.0
  - Proposed: 2875.7
  - Determination: Compliant

**Comments:**

- Impervious Surface Coverage (SF, %)
  - Requirement: 5150.25
  - Existing: 3723.9
  - Proposed: 4280.8
  - Determination: Compliant

**Comments:**

- Accessory Structure
- Rear Yard Coverage:
- Comments:
<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height (FT)</td>
<td>35 0 OR 2.5 STORIES</td>
<td>ADDITION = 13.5</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

| Front Yard(1) (FT) | 27.0 OR BLOCK AVG | 39.6 | 39.6 | No Change |

| Street | Comments: |

| Front Yard(2) (FT) | Direction: S |
| Street | Comments: |

| Street Side Yard (FT) | Direction: |
| Street | Comments: |

| Interior Side Yard(1) (FT) | Direction: W | 5.0 | 6.0 | 6.0 | Compliant |

| Interior Side Yard(2) (FT) | Direction: E | 5.6 | 5.6 | 2.7 (ATTACHED GARAGE) | Non-Compliant |

| Rear Yard (FT) | Direction: N | 30.0 | 88.8 | 43.0 | Compliant |

<table>
<thead>
<tr>
<th>ACCESSORY USE AND STRUCTURE</th>
<th>Use</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

| Permitted Districts: | DECK + PATIO | Deck or Patio (raised) | Compliant |

| Permitted Required Yard: | REAR YARD | Rear Yard | Compliant |

| Additional Standards: | |

| Height (FT) | |

| Distance from Principal Building: | |

<p>| Front Yard(1A) (FT) | Direction: S |
| Street | Comments: |</p>
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard(1B) (FT)</td>
<td>Direction:</td>
<td>Street:</td>
<td>Comments:</td>
</tr>
<tr>
<td>Street Side Yard (FT)</td>
<td>Direction:</td>
<td>Street:</td>
<td>Comments:</td>
</tr>
<tr>
<td>Interior Side Yard(IA) (FT)</td>
<td>Direction:</td>
<td>W</td>
<td>LOCATED TO THE SIDE OF LIVING SPACE</td>
</tr>
<tr>
<td>Interior Side Yard(IB) (FT)</td>
<td>Direction:</td>
<td>E</td>
<td></td>
</tr>
<tr>
<td>Rear Yard (FT)</td>
<td>Direction:</td>
<td>N</td>
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</table>

**ACCESSORY USE AND STRUCTURE 2**

<table>
<thead>
<tr>
<th>Use(2):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td></td>
<td>Terrace (At Grade)</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td>MUST BE AT GRADE TO BE COMPLIANT - NOTE ON SITE PLAN</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted Required Yard:</td>
<td></td>
<td>Front Yard</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td>COMPLIANT IF AT GRADE</td>
<td></td>
<td></td>
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<tr>
<td>Additional Standards:</td>
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<td>Comments:</td>
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<td>Height (FT)</td>
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<td>Comments:</td>
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<tr>
<td>Distance from Principal Building:</td>
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<td>Comments:</td>
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<tr>
<td>Front Yard(2A) (FT)</td>
<td>Direction:</td>
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<td>Street:</td>
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<td>Comments:</td>
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<tr>
<td>Front Yard(2B) (FT)</td>
<td>Direction:</td>
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<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Street Side Yard (FT)</td>
<td>Direction:</td>
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<td>Street:</td>
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<tr>
<td>Comments:</td>
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</tbody>
</table>

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet
<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C COMPRESSORS</td>
<td>SIDE YARD ABUTTING ALLEY</td>
<td>4.0+</td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Analysis Comments**

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

**Signature**

3-28-17
1. PROPERTY

Address: 3015 Payne Street Evanston Illinois 60202
Permanent Identification Number(s):
PIN 1: 10-11-322-012-0000
PIN 2: [redacted]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Daniel Tornheim
Organization: Daniel Tornheim Architect
Address: 230 W Superior Street Suite 2F
City, State, Zip: Chicago Illinois 60202
Phone: Work: 312.285.4650 Home: Cell/Other: 773.818.1739
Fax: Work: Home: E-mail: danieltornheim@dt-arch.com

Please circle the primary means of contact.

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

☐ same ☐ builder/contractor ☐ contract purchaser ☐ potential lessee
☑ architect ☐ attorney ☐ lessee ☐ real estate agent
☐ officer of board of directors ☐ other:

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

Name(s) or Organization: Holland Elizabeth Troy (Now Holland Troy Benz)
Address: 3015 Payne
City, State, Zip: Evanston Illinois 60202
Phone: Work: (312) 618-4185 Home: Cell/Other:
Fax: Work: Home: E-mail: hollytroybenz@gmail.com

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

April 3, 2017

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."

Applicant Signature – REQUIRED

April 3, 2017
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: March 17, 2017
☑ Project Site Plan Date of Drawings: April 3, 2017
☐ Plan or Graphic Drawings of Proposal (if needed, see notes)
☑ Non-Compliant Zoning Analysis
☑ Proof of Ownership Document Submitted: Loan papers
☑ Application Fee (see zoning fees) Amount: $600 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:

Renovate portions of existing basement and first floor. New additions on North side of existing house connecting the existing house to an existing detached garage.

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

(Date Applied: March 9, 2017    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)

<table>
<thead>
<tr>
<th>(A) Section (ex. &quot;6-8-3-4&quot;)</th>
<th>(B) Requirement to be Varied (ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (ex. &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-2-8-A-3</td>
<td>The existing detached garage becomes an attached garage with the proposed addition connecting the residence and garage. As an attached garage, 5' is the required interior side yard setback. The existing side yard setback is 2.7'.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>A east sideyard setback of 2.7'.</td>
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</table>

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

---

There is an existing detached garage that is currently 2.7' from the property line. The proposed addition connects the garage to the house making it an attached garage and therefore requires a 5' setback. This characteristic of the property prevents compliance with the zoning ordinance requirements.

---

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

---

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 property owner would suffer a hardship in this case and a practical difficulty if the strict letter of the regulations were to be carried out.

---

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.

The purpose of the variation is not based on the desire to extract income from the property. It is the owners desire to improve the property for the use of the owner's family.

---

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

The alleged hardship has not been self-created. The hardship is due to an existing condition beyond the control of the owner.
5. Have other alternatives been considered, and if so, why would they not work?

Other alternatives result in cost prohibitive and impractical solutions.

---

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

(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.
   Does not apply.

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.)
   Same as above.

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.
   Same as above.

Page 5 of 6
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.

<table>
<thead>
<tr>
<th>Same as above.</th>
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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.

<table>
<thead>
<tr>
<th>NA</th>
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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.

<table>
<thead>
<tr>
<th>NA</th>
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</table>

**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.

<table>
<thead>
<tr>
<th>NA</th>
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