DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, May 24, 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. 2705 Ashland Avenue (Welsh-Ryan Arena) Final Review
   Steven Himes, project manager, submits for interior and exterior renovations to the existing Welsh-Ryan Arena in the U2 University Athletic Facilities District.

2. 1015 Chicago Avenue (The Autobarn) Preliminary and Final Review
   Peter Hett, Representative, submits for a building permit to revise a previous DAPR approval to enclose portion of a canopy area, add two service bay doors, re-stripe the parking lot and install an 8’ sound attenuating fence adjacent to the public alley for the existing Mazda dealership in the C2 Commercial Zoning District.

3. 2506 Green Bay Road Recommendation to ZBA
   Marylin Ferruzza, contractor, submits for a special use permit for a Public Utility, ComEd, and zoning relief for a concrete wall (fence) 16’ and 20’ in height where concrete is not a permitted fence material and the maximum allowed fence height is 6’, in the B1a Business District and oCSC Central Street Overlay District.

4. 1324-26 Dodge Avenue Recommendation to ZBA
   Netanya Mintz, potential lessee, submits for a special use permit for a Commercial Indoor Recreation facility, Sharp Edge CrossFit, in the I2 General Industrial District.

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).
5. **1725 Sherman Avenue (Insomnia Cookies)**  
   **Sign Variation**  
   Lea Zafiriadis, sign contractor, submits for sign variations to install: one 10’13/16” X 1’4 3/4” high channel lit raceway mounted wall sign on the alley side of the storefront where a wall sign is only allowed on the street-facing facade; and one 4’1” X 2’4 11/16” high, stick-on window sign on the lower right hand side of the alley storefront where window signs are only allowed on the street-facing façade in the D3 Downtown Core Development District.

II. APPROVAL OF MINUTES: May 17, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, May 31, 2017** at 2:30 pm in **Room 2404** of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

2705 Ashland Ave.

Final Review
exterior elevations

north elevation
exterior images

view from southwest

brick veneer
(Glen Gery “Toledo Grey” 4”x16” unit, w/ running bond coursing)

aluminum curtainwall w/ clear insulated glazing (medium bronze framing finish)

brick veneer
(Glen Gery “Oyster Grey” 2 1/4”x16” unit, w/ running bond coursing)

cast stone accent band (light buff)

existing precast concrete wall panels (existing south facade to remain)

aluminum curtainwall w/ clear insulated glazing (medium bronze framing finish)

brick veneer
(Glen Gery “Toledo Grey” 4’x16” unit, w/ running bond coursing)
brick veneer (Glen Gery “Oyster Grey” 2 1/4”x16” unit, w/ running bond coursing)
cast stone accent band (light buff)
existing precast concrete wall panels (existing north facade to remain)
brick veneer (Glen Gery “Toledo Grey” 4”x16” unit, w/ running bond coursing)
cast stone coping (light buff)
aluminum curtainwall w/ clear insulated glazing (medium bronze framing finish)
aluminum curtainwall w/ clear insulated glazing (medium bronze framing finish)
east elevation (west similar)

- Exterior images
- Brick veneer (Glen Gery “Toledo Grey” 4”x16” unit, w/ running bond coursing)
- Aluminum curtainwall w/ clear insulated glazing (medium bronze framing finish)
- Cast stone accent band (light buff)
- Cast stone coping (light buff)
- Brick veneer (Glen Gery “Oyster Grey” 2 1/4”x16” unit, w/ running bond coursing)
- Brick veneer (Glen Gery “Toledo Grey” 4”x16” unit, w/ running bond coursing)
# Zoning Analysis

## Summary

**Case Number:** 16ZONA-0336  
**Case Status/Determination:** Compliant

### Proposal:
The New Welsh Ryan Arena at McGaw Hall will be a complete renovation of the existing facility. The south façade at the main entry, the primary structure and the court orientation will be maintained to celebrate the history and tradition of this time.

### Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>2705 ASHLAND AVE</th>
<th>Zoning District:</th>
<th>U2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td></td>
<td>Preservation District:</td>
<td>Not Within</td>
</tr>
</tbody>
</table>

**Applicant:** Steven Himes  
**Phone Number:**

[Signature]  
**Date:** 1-27-17

### Zoning Section

<table>
<thead>
<tr>
<th>6-16 Table 16-B</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>No capacity beyond 9,870</td>
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</table>

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

**APPLICATION STATUS:** December 22, 2016  
**RESULTS OF ANALYSIS:** Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>16ZONA-0336</th>
<th>Purpose: Zoning Analysis without Bld Permit App</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>2705 ASHLAND AVE</td>
<td>District: U2</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Steven Himes</td>
<td>Overlay: Sidewalk Cafe</td>
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<tr>
<td>Phone:</td>
<td></td>
<td>Preservation: Not Within</td>
</tr>
</tbody>
</table>

**THIS APPLICATION PROPOSES (select all that apply):**
- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure
- Sidewalk Cafe
- Change of Use
- Retention of Use
- Plat of Resubdiv./Consol.
- Business License
- Home Occupation
- Other

**ANALYSIS BASED ON:**
- Plans Dated: 12/22/16
- Prepared By: HOK
- Survey Dated: Unknown
- Existing Improvements: Electrical, fire, miscellaneous work 2013-2016

**Proposal Description:**
The New Welsh Ryden Arena at McGaw Hall will be a complete renovation of the existing facility. The south façade at the main entry, the primary structure and the court orientation will be maintained to celebrate the history and tradition of this time

**ZONING ANALYSIS**

**FRONT YARDS**

Section 6-4-1-(A) - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet?

Section 6-4-1-(A)5a - Does an abutting lot have less than the required front yard setback of the zoning district?

Section 6-4-1-(A)5b - Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?

**PRINCIPAL USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>U2</td>
<td>Fieldhouse</td>
<td>Fieldhouse</td>
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<td>Compliant</td>
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</tbody>
</table>

**Comments:**

Minimum Lot Width (LF)

| USE:     | Other | No Requirement | No Change |

**Comments:**

Minimum Lot Area (SF)

| USE:     | 1491382 | No Change |

**Comments:**

Dwelling Units:

| 0 | 0 | 0 | Compliant |

**Comments:**

Rooming Units:

**Comments:**

Building Lot Coverage (SF) (defined: including subtractions & additions):

| None | 74141 | Compliant |

Comments: FAR estimate well below required 1.5 when comparing full lot (stadium, arena, etc.). Proposed 1.5.

---

LF: Linear Feet  
SF: Square Feet  
FT: Feet  
Page 1
<table>
<thead>
<tr>
<th>Irpervious Surface Coverage (SF, %)</th>
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</table>

**Comments:**

**Accessory Structure**

**Rear Yard Coverage:** 40% of rear yard

**Comments:**

**Gross Floor Area (SF)**

**Use:**

**Comments:**

**Height (FT)**

84 Compliant

**Comments:** Minimum 56 feet needed between U2 & Residential District

**Front Yard(1) (FT)**

20.3 Compliant

**Direction:** W

**Street:**

**Comments:** McGaw to Triemens

**Front Yard(2) (FT)**

**Direction:** Does Not Apply

**Street:**

**Comments:**

**Street Side Yard (FT)**

**Direction:** Does Not Apply

**Street:**

**Comments:**

**Interior Side Yard(1) (FT)**

400 Compliant

**Direction:** N

**Comments:** McGaw to Miller Park (baseball fence is not principal building for baseball).

**Interior Side Yard(2) (FT)**

24 Compliant

**Direction:** S

**Comments:** McGaw to Dyche. Needs to be confirmed.

**Rear Yard (FT)**

24 Compliant

**Direction:** E

**Comments:** McGaw to Anderson

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<th>ACCESSORY USE AND STRUCTURE</th>
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<tr>
<th>Use (1)</th>
<th>Standard</th>
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<tr>
<td>N-Club</td>
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**Comments:** Considered "university-sponsored cultural event" or "luncheon or dining" facilities. Alternately, a "snack bar" within a fieldhouse.

**Permitted Required Yard:**

**Comments:**

**Additional Standards:**

**Comments:**

**Height (FT)**

**Comments:**
| Distance from Principal Building: | | | |
| Comments: | | | |

| Front Yard(1A) (FT) | Direction: Does Not Apply | | |
| Street: | | |
| Comments: | | |

| Front Yard(1B) (FT) | Direction: Does Not Apply | | |
| Street: | | |
| Comments: | | |

| Street Side Yard (FT) | Direction: Does Not Apply | | |
| Street: | | |
| Comments: | | |

| Interior Side Yard(1A) (FT) | Direction: Does Not Apply | | |
| Comments: | | |

| Interior Side Yard(1B) (FT) | Direction: Does Not Apply | | |
| Comments: | | |

| Rear Yard (FT) | Direction: Does Not Apply | | |
| Comments: | | |

### PARKING REQUIREMENTS

| Use(1): Gymnasium/Sports Arena | Standard | Existing | Proposed | Determination |
| 10 percent of designed seating capacity | 987 | 987 | Compliant |

Comments: 8,860 seats = 680 parking spots. 9,870 maximum capacity.

| Use(2): | | |
| Comments: | | |

| Use(3): | | |
| Comments: | | |

### TOTAL REQUIRED:

| Handicap Parking Spaces: | | |
| Comments: | | |

| Access: | | |
| Comments: | | |

<p>| Vertical Clearance (LF) | | |
| Comments: | | |</p>
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<td><strong>Surfacing:</strong></td>
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<td><strong>Garage Setback from Alley Access (FT)</strong></td>
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<td><strong>Comments:</strong></td>
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**LOADING REQUIREMENTS**

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<tr>
<td><strong>Loading Use:</strong></td>
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<td>Compliant</td>
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</table>

Comments: Previous area had loading berth

**TOTAL (long):**

**TOTAL (short):**

**Long Berth Size (FT):** 12' wide x 50' deep

**Comments:**

**Short Berth Size (FT):** 10' wide x 35' deep

**Comments:**

**Vertical Clearance (FT):** 14'

**Comments:**

**Location:** Sec. 6-15-4-1

**Comments:**

**MISCELLANEOUS REQUIREMENTS**

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
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<tbody>
<tr>
<td>6-15-7 2 &amp; 3</td>
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<td>N-Club</td>
<td>Compliant</td>
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comments: University-sponsored lecture, speakers, musical performances and other cultural events held within an enclosed building provided that attendance is limited to ten thousand (10,000) or less.

- Luncheons and dinners and dining room facilities in a st
<table>
<thead>
<tr>
<th>Requirement (2):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>6-16 Table 16-B</td>
<td></td>
<td></td>
<td>9870 max capacity</td>
<td>Compliant</td>
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<tr>
<td>Comments: 967 parking spots = 10% capacity</td>
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<tr>
<th>Requirement (3):</th>
<th>COMMENTS AND/OR NOTES</th>
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<tbody>
<tr>
<td>Comments:</td>
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</table>

**Analysis Comments**

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is Compliant
Site Plan & Appearance Review Committee approval is: Required
See attached comments and/or notes.

**SIGNATURE**

**DATE**

\[ UZ \] \[ 1-27-17 \]
Design and Project Review (DAPR)

1015 Chicago Ave.

Preliminary and Final Review
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.
A quorum being present, M. Muenzer called the meeting to order at 2:30 pm.

New Business:

1) 1126 Harvard Terrace  Recommendation to ZBA
John Cook, contractor, submits for a major variation for 4.3’ street side yard setback where 15’ is required for an addition in the R2 Single Family Residential District.

APPLICATION PRESENTED BY:  John Cook, Contractor
Nina Lynn, Home Owner

DISCUSSION:
• The applicant stated that the requested zoning relief will keep the existing porch in its current location.
• The purpose of the variation is to enclose the screen porch.
• The owner of the house stated that the neighbors to the west support the project.

Mr. Gerdes moved to recommend approval, seconded by Mr. Nelson.

The committee voted unanimously, 8-0, to recommend approval.

2) 1725 Sherman Avenue (Insomnia Cookies)  Recommendation to ZBA
Michael Sannuti, construction manager, submits for a special use permit for a Type 2 Restaurant in the D2 Downtown Retail Core & D3 Downtown Core Development Districts.

APPLICATION PRESENTED BY:  Michael Sannuti, Construction Manager
Brian Baker, Business Representative

DISCUSSION:
• The business representative said that they do not plan to make any exterior changes or have interior or exterior seating.
• Applicant views late night hours (Midnight to 3am) as a focal point of their business.
• The closest Chicago location is in Rogers Park near Loyola University.
• Bike and car delivery options will be utilized.
There are two parking spots in the Hilton Hotel garage for employees.

One-to-two in-store employees during the day, with two delivery bikers, and three in-store employees during the evening, with four-to-five delivery bikers. 80-to-100 deliveries are expected in an evening.

The business plans to employ in-house security.

The business will only use the first floor (north) space.

Mr. Mangum asked about the bicycle delivery system. Bicycles will be standard bicycles without trailers, and all personnel will be required to wear safety equipment.

Mr. Muenzer asked whether there are any operational arrangements with the hotel. The business does not plan any specific operational agreements with Hilton.

Mr. Muenzer asked whether the business would still pursue the location if the hours were midnight on weekdays and 1am on weekends. The business representative said that such a restriction would be problematic for this location.

Mr. Muenzer moved to recommend approval with conditions, seconded by Mr. Mangum. The conditions limit the hours, such that hours of operation would cease at midnight on Sunday through Thursday, and 1am on Friday and Saturday. Additionally, the storefront would close at midnight on Friday and Saturday, remaining delivery-only until 1am.

The committee discussed the precedence of allowing a Type 2 restaurant to obtain a special use permit with extended hours of operation beyond midnight.

Ms. Biggs raised the potential alternative of allowing the storefront to remain closed until midnight, while delivery operated during late night hours.

The committee voted unanimously, 8-0, to recommend approval with conditions.

3) 1865 Sherman Avenue (Northwestern University) Preliminary and Final Review

Dan Weese, applicant, submits for exterior and interior modifications for an existing dormitory, Williard Hall. Modifications include a one-story addition, new entry stairs and ramps and replacement of concrete walks and brick paver patios in the U1 University Housing District.

APPLICATION PRESENTED BY: Dan Weese, Applicant
Robert Carlton, Northwestern University
Richard Pauner, Northwestern University

DISCUSSION:

The residence hall currently features 265 beds, and the proposed modifications will reduce it to 250 beds.

The applicant noted that the proposed renovations are almost entirely interior. The hall was built in 1937 and many systems are at the end of their useful life.

The exterior addition is a southwest entry for a new faculty apartment and basement staff apartment, as well as a reworked entry to redesign a fire stair. The largest addition will be for a lounge to the east, as well as a new main entry to the building.
- Materials include limestone and replacement aluminum windows to match previous renovations and adjacent campus buildings.
- The project will reduce the level of activity to the building by eliminating a production kitchen and cafe in the basement.
- Mr. Gerdes added that health department approval will be needed for the kitchen.

**Mr. Mangum moved to recommend approval, seconded by Mr. Tristan. The committee voted unanimously, 8-0, to recommend approval.**

4) **1015 Chicago Avenue (Autobarn)** Final Review

Peter Hett, representative for the owner, submits for a building permit to construct a 2nd story addition, enclose portion of a canopy area, add two service bay doors, re-stripe the parking lot and install an 8’ sound attenuating fence adjacent to the public alley for the existing Mazda dealership in the C2 Commercial District.

**APPLICATION PRESENTED BY:** Peter Hett, Representative

**DISCUSSION:**
- The previous service area and parts department have relocated to the Hartrey Ave. facility, which will reduce traffic to the location.
- The timeline for completion is approximately six-to-eight months.
- The renovation will also include landscaping improvements. Mr. Mangum clarified that the setbacks will be four feet for the landscaping improvements.
- Ms. Biggs clarified visibility requirements with the fence, for entrance and egress in the alley.
- Mr. Mangum asked whether the fence materials will be sound absorbent or reflective. The applicant said the materials are absorbent, confirmed by Mr. Gerdes.
- Mr. Gerdes will have staff conduct pre- and post-sound attenuating decibel level readings.

**Mr. Gerdes moved to recommend approval, seconded by Mr. Mangum. The committee voted unanimously, 8-0, to recommend approval.**

5) **1015 Chicago Avenue (Autobarn)** Sign Variation

Peter Hett, representative for the owner, submits for a sign variation to install a one 15’7-9/16” x 3’9” illuminated wall sign on the South elevation at a height of 21’-6” above grade where 15’-6” is allowed by sign regulation and on an elevation not fronting a public thoroughfare as required by sign regulation in the C2 Commercial District.

**APPLICATION PRESENTED BY:** Peter Hett, Representative

**DISCUSSION:**
- There is currently no sign on the south elevation. The variance will allow a sign to be visible while driving to the north.
- The applicant agreed with the staff recommendation to lower the height of the sign.
Mr. Gerdes moved to recommend approval with conditions, seconded by Mr. Nelson. The committee voted unanimously, 8-0, to recommend approval with conditions that limit the height of the sign to 15’6”.

6) 623 Howard Street (Peckish Pig) Sign Variation

Jamie Evans, business owner, submits for a sign variation to install one 3’ x 4’ non-illuminated blade sign on the South elevation where 2’ x 3’ area is allowed by sign regulation in the B3 Business District.

APPLICATION PRESENTED BY: Jamie Evans, Business Owner

DISCUSSION:

- The applicant stated that the business has operated for three years, and that there is an issue with potential patrons driving down Howard Street missing the restaurant.
- The proposed variance is for a metal blade sign that is not illuminated, which will jut from the building.
- Ms. Asilis provided a staff recommendation to approve the variance.

Mr. Gerdes moved to recommend approval, seconded by Mr. Mangum. The committee voted unanimously, 8-0, to recommend approval.

Other Business:
Approval of the December 14, 2016 meeting minutes.

Mr. Nelson moved to approve the minutes from December 14, 2016, seconded by Mr. Tristan.

The Committee voted unanimously, 7-0, with one abstention, to approve the minutes of the December 14, 2016 DAPR meeting.

Mr. Muenzer noted that due to the holiday schedule, the next DAPR meeting will be Wednesday, January 4, 2017. There is no DAPR meeting on Wednesday, December 28, 2016.

Adjournment:
Mr. Mangum moved to adjourn the meeting, seconded by Ms. Biggs.

The meeting adjourned at 3:39 pm.

Respectfully submitted,
Nicholas Zettel
Address: 1015 Chicago Avenue (Autobarn) [Final Review]

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<tr>
<th>VOTING MEMBERS</th>
<th>STAFF</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td>Director of Community Development</td>
<td>Mark Muenzer Chair</td>
<td>Staff will conduct decibel level checks at alley pre &amp; post installation of fence material. Confirm testing dates &amp; times with G. Gerdes.</td>
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<tr>
<td>Planning and Zoning Administrator</td>
<td>Scott Mangum Vice Chair</td>
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<td>CMO/Economic Development</td>
<td>Paul Zalmezak</td>
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<td>Rep. for the Director of Parks, Recreation and Community Services</td>
<td>Ray Doerner</td>
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<td>City Engineer</td>
<td>Lara Biggs</td>
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<tr>
<td>Rep. from the Fire Department</td>
<td>Mario Tristan</td>
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<tr>
<td>Rep. from the Police Dept.</td>
<td>Lloyce Spells</td>
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<tr>
<td>Rep. for the Director of Public Works</td>
<td>Jim Nelson</td>
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<tr>
<td>Zoning Planner</td>
<td>Melissa Klotz</td>
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<tr>
<td>Building &amp; Inspection Services Division Manager</td>
<td>Gary Gerdes</td>
<td>Separate fence permit required for fence and acoustical blanket installation. Separate sign permit required with condition of height to top of sign at 15’6”</td>
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<tr>
<td>Assistant Director of Public Works/Forestry</td>
<td>Paul D’Agostino</td>
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<tr>
<td>Neighborhood and Land Use Planner</td>
<td>Meagan Jones Secretary</td>
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<tr>
<td>Rep. from the Utilities Dept.</td>
<td>Ingrid Eckersberg</td>
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**Quorum:** A quorum shall consist of the Director of Community Development or his/her designee, one other representative from the Department of Community Development, a representative from the Department of Public Works, and two additional Voting Members, and shall be required in order to conduct any official committee business.
**Address:** 1015 Chicago Avenue (Autobarn) [Sign Variance]

<table>
<thead>
<tr>
<th>VOTING MEMBERS</th>
<th>STAFF</th>
<th>COMMENTS</th>
</tr>
</thead>
</table>
| Director of Community Development | Mark Muenzer  
Chair |          |
| Planning and Zoning Administrator | Scott Mangum  
Vice Chair |          |
| CMO/Economic Development | Paul Zalmezak |          |
| Rep. for the Director of Parks, Recreation and Community Services | Ray Doerner |          |
| City Engineer | Lara Biggs |          |
| Rep. from the Fire Department | Mario Tristan |          |
| Rep. from the Police Dept. | Lloyce Spells |          |
| Rep. for the Director of Public Works | Jim Nelson |          |
| Zoning Planner | Melissa Klotz |          |
| Building & Inspection Services Division Manager | Gary Gerdes |          |
| Assistant Director of Public Works/Forestry | Paul D’Agostino |          |
| Neighborhood and Land Use Planner | Meagan Jones  
Secretary |          |
| Rep. from the Utilities Dept. | Ingrid Eckersberg |          |

**Quorum:** A quorum shall consist of the Director of Community Development or his/her designee, one other representative from the Department of Community Development, a representative from the Department of Public Works, and two additional Voting Members, and shall be required in order to conduct any official committee business.
Design and Project Review (DAPR)

2506 Green Bay Rd.

Recommendation to ZBA
The Plat of Survey, located in Evanston, Cook County, Illinois, describes the boundaries of Lot 9. The description includes the following:

- The surveyed area is bounded by Harrison Street, Central Street, and North Sheridan Road.
- The property extends from the northerly thirty-eight (38) feet of the westerly seventy (70) feet of Lot nine (9), Block sixteen (16) of North Evanston, in the East half (1/2) of the Fractional Sec. Twelve (12) T 41 N, R 13 E of the Third Principal Meridian.
- The survey is more particularly described as beginning at the most westerly corner of said Lot 9; thence Southwesterly on the Southwesterly line of said Lot a distance of 38 feet; thence northeasterly parallel with the Northwesterly line of said Lot a distance of 70.0 feet; thence northeasterly parallel with the Northwesterly line of said Lot a distance of 38 feet to the Northwesterly line of said Lot; thence Southwesterly on said Northwesterly line a distance of 70.0 feet to the point of beginning.

The survey was conducted by the Surveyor's Certificate, dated November 30, 2016, and signed by John P. Denison, P.E. (Surveyor's Licensure No. 3758), licensed in Illinois.

The description and plot were prepared by Combs, Inc., Professional Land Surveyors, and are subject to the current Illinois Minimum Standards for a Boundary Survey.
Zoning Analysis

Summary

Case Number: 17ZONA-0065
Case Status/Determination: Non-Compliant

Proposal:
Replace existing open air ComEd substation at DC C83 with a DC-in-a-box. This will include removing the substation fence & equipment and replacing it with new fully enclosed, tamper resistant equipment.

Site Information:

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<td>Overlay District:</td>
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<td>Preservation District:</td>
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Applicant: Marilyn Ferruzza
Phone Number: 6305766316

Zoning Section

6-9-5-3
The following uses may be allowed in the B1a business district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title: Public Utility
Non-conformity for brick fence.
Non-conformity for fence height

Recommendation(s):
Click on the link(s) below to access online application(s)
Apply for Special Use  http://www.cityofevanston.org/planning-zoning/zoning-applications/special-use-applications/
Apply for Fence Variance  http://www.cityofevanston.org/planning-zoning/zoning-applications/fence-variation/
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: April 05, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0065
Address: 2504 Green Bay RD
Applicant: Marilyn Ferruzza
Phone: 6305768316

Purpose: Zoning Analysis without Bld Permit App
District: B1a
Overlay: cCSC
Preservation
Reviewer: Dominick Argumedo

THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure
- Change of Use
- Retention of Use
- Plat of Rezond./Consol.
- Business License
- Home Occupation
- Sidewalk Cafe
- Other

ANALYSIS BASED ON:
- Plans Dated: 11/25/16
- Prepared By:
- Survey Dated: 12/20/16
- Existing Improvements:

Proposal Description:
Replace existing open air ComEd substation at DC C35 with a DC-drive-bus. This will include removing the substation fence & equipment and replacing it with new fully enclosed, tamper resistant equipment.

ZONING ANALYSIS

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Comments:

Minimum Lot Width (LF)

USE: |

Comments:

Minimum Lot Area (SF)

USE: |

Comments:

Dwelling Units:
Comments:

Rooming Units:
Comments:

Building Lot Coverage (SF) (defined, including subtractions& additions):
Comments:

Impervious Surface Coverage (SF, %)
Comments:

Accessory Structure Rear Yard Coverage: 40% of rear yard
Comments:

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**ACCESSORY USE AND STRUCTURE**

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**ACCESSORY USE AND STRUCTURE 2**

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<td>Depth(D) [FT]</td>
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<td>Aslae(A) [FT]</td>
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<tr>
<th>Garage Setback from Alley Access (FT)</th>
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<td>Comments:</td>
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<tr>
<th>LOADING REQUIREMENTS</th>
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<tbody>
<tr>
<td>Standard</td>
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</table>

| Loading Use: |
| Comments: |
| TOTAL (long): |
| TOTAL (short): |
| Long Berth Size (FT) | 12' wide x 50' deep |
| Comments: |
| Short Berth Size (FT) | 10' wide x 35' deep |
| Comments: |
| Vertical Clearance (FT) | 14' |
| Comments: |
| Location: |
| Sec. 8-16-4-1 |
| Comments: |

<table>
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<th>MISCELLANEOUS REQUIREMENTS</th>
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<td>Standard</td>
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| Requirement (1): |
| Comments: |

| Requirement (2): |
| Comments: |

| Requirement (3): |
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<th>COMMENTS AND/OR NOTES</th>
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Analysis Comments
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<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
</table>

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

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.

**SIGNATURE**

**DATE**
1. PROPERTY

Address: 2506 Green Bay Rd, Evanston IL 60201
Permanent Identification Number(s):
PIN 1: 1020120200260000 PIN 2: __________
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Marylin Ferruzza
Organization: ComEd
Address: 1 Lincoln Centre
City, State, Zip: Oakbrook Terrace, IL 60181
Phone: Work: 630-576-6316 Home: __________ Cell/Other: __________
Fax: Work: __________ Home: __________
E-mail: Marylin.Ferruzza@ComEd.com

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

☐ same ☑ builder/contractor ☐ potential 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: ComEd
Address: 1 Lincoln Centre
City, State, Zip: Oakbrook Terrace, IL 60181
Phone: Work: 1-877-426-6331 Home: __________ Cell/Other: __________
Fax: Work: __________ Home: __________
E-mail: Marylin.Ferruzza@ComEd.com

"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."

Applicant Signature — REQUIRED

Date 4/24/12

PAGE 1 OF 6
The following are required to be submitted with this application:

- [X] Completed and Signed Application Form
- [X] Plat of Survey
  - Date of Survey: 12/20/16
- [X] Project Site Plan
  - Date of Drawings: 3/31/17
- [X] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [X] Non-Compliant Zoning Analysis
- [X] Proof of Ownership
  - Document Submitted: Deed
- [X] Application Fee
  - Amount $600

Notes: 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 or floor plans, drawn to scale, showing all dimensions.

**Plan or Graphic Drawings of Proposal**

A Special Use 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 change of use is non-compliant with the Zoning Code and requires a variance.

**Application Fee**

The 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 Special Use:
Replacing existing open air ComEd substation at DC C83 Evanston with a DC-in-a-box. This work will include removing the substation fence & equipment and replacing it with new fully enclosed, tamper-resistant equipment. This project will substantially increase electrical service reliability and the overall substation's aesthetics.

APPLICANT QUESTIONS

a) 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? (See Zoning Analysis Review Sheet)
   Yes. Public Utility in the B1a District

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?
   No. It will significantly increase electric service reliability for the surrounding area.

c) Will the requested special use be adequately served by public facilities and services?
   N/A. The property will only need to be accessed by ComEd sporadically.
d) Will the requested special use cause undue traffic congestion?

No. The property will only need to be accessed by ComEd sporadically.


e) Will the requested special use preserve significant historical and architectural resources?

N/A. There is nothing on the property other than electrical equipment.


f) Will the requested special use preserve significant natural and environmental features?

N/A. Existing substation yard is gravel.


g) 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?

A Fence Variation Application has been submitted. The property will comply with all other applicable regulations.
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.

   ComEd
   1 Lincoln Centre
   Oakbrook Terrace, IL 60181
   Phone: 1-877-426-6331

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.)

   Exelon Corporation
   P.O. Box 805398
   Chicago, IL 60680-5398
   Phone 1-800-483-3220

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.

   
   
   
   
   

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.

   
   
   
   

Page 5 of 6
### 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>Name</th>
<th>Title</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carlo F. Cavaliaro</td>
<td>ComEd - External Affairs Manager</td>
<td>3190 Church St. Skokie, IL 60077</td>
</tr>
</tbody>
</table>

**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.**


### 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.


Page 6 of 6
FENCE VARIATION
APPLICATION

1. PROPERTY

Address: 2506 Green Bay Rd, Evanston IL 60201

Permanent Identification Number(s):

PIN 1: 101220002600000 PIN 2: [ ]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: Marylin Ferruzza
Organization: ComEd
Address: 1 Lincoln Centre
City, State, Zip: Oakbrook Terrace, IL 60181
Phone: Work: 630-576-6316 Home: Cell/Other: 
Fax: Work: Home: 
E-mail: Marylin.Ferruzza@ComEd.com

Please circle the primary means of contact.

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

☐ same ☑ builder/contractor ☐ potential 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: ComEd
Address: 1 Lincoln Centre
City, State, Zip: Oakbrook Terrace, IL 60181
Phone: Work: 1-877-426-6331 Home: Cell/Other: 
Fax: Work: Home: 
E-mail: Marylin.Ferruzza@ComEd.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 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."

Applicant Signature – REQUIRED Date

Page 1
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey
- Site Plan
- Project Zoning Analysis
- Proof of Ownership
- Application Fee

Date of Survey: 12/20/16
Date of Drawing: 3/31/17
Date: 04/05/17
Document Submitted: Deed
Amount $250
Check #

(if applicable)

Notes:

- Incomplete applications will not be accepted. Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the zoning office.

- Documents, drawings, or other materials submitted as part of other applications (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.

- Plats of survey must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all existing improvements, dimensions between structures and from structures to property boundaries.

- Site Plan should indicate the location of the proposed fence with "x"s. The site plan may be a notated copy of the plat of survey. The height of the proposed fence must be noted, as well as the linear dimensions of the segments. Dimensions must be legible when reproduced on letter-size paper. A drawing of the type of fence proposed would be helpful.

- Project Zoning Analysis - Prior to filing for a variance, you must have first have had a zoning review (zoning analysis or by way of a building permit application), and received a "non-compliant" result that identified all non-complying elements of the proposed plan. You will need to submit a copy of that document.

- Proof of Ownership - Accepted documents for proof of ownership include: deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents). A tax bill cannot be accepted as proof of ownership.

- Application Fees may be paid by cash, check, or credit card.

- Return this form and all required additional materials in person to:
  City of Evanston, Zoning Office
  2100 Ridge Avenue, Room 3202
  Evanston, IL 60201

Hours of Operation:
Monday – Friday, 8:30am – 5:00 pm
Excluding holidays
6. PROPOSED FENCE

A. Briefly describe the location and type of the proposed fence:
The fence under consideration is actually two concrete walls on the NW and SW sides of the property. The wall on the NW side is 16' tall, 60' long, 10" thick, and set back from the property line approximately 3'. The wall on the SW side is 20' tall, 28' long, 10" thick, and set back from the property line approximately 5'.

B. Have you applied for a Building Permit for this project?
☑ NO  ☐ YES (Date: ______________ Building Permit Application ID: ____________________________)

C. Is the property a corner lot? ☐ Yes ☐ No

D. Does the proposed fence replace an existing fence or one removed in the last 12 months? ☐ Yes ☐ No

8. 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.

<table>
<thead>
<tr>
<th>(A) Section (e.g. 6-8-3-4, See Zoning Analysis)</th>
<th>(B) Requirement to be Varied (e.g., &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (e.g., &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 6-4-5-7-F-1</td>
<td>The permitted materials for fences accessory to the uses listed in this Subsection (F) are [as listed]</td>
<td>The wall is made of concrete</td>
</tr>
<tr>
<td>2 6-4-6-7-F-3</td>
<td>Fences shall not exceed six (6) feet in height</td>
<td>The two walls are 16' and 20' in height</td>
</tr>
</tbody>
</table>
9. PRACTICAL DIFFICULTY

What characteristic(s) of the property prevent compliance with the requirements of the Zoning Ordinance?

The two concrete walls are designed to protect the people and property adjacent to the site, in the event of an equipment failure. As such, they must be made of a material and height to prevent such damage from occurring.

10. ALTERNATIVES

A. If you are requesting a variation for fence height above what is permitted, please explain why a fence of the permitted height is not adequate.

A 6' high wall will not adequately protect the building on the property to the NW, nor any potential people or vehicles in the alley to the SW.

B. If you are requesting a variation for fence location, please describe the characteristics of your property that necessitate a fence in the requested location.

C. In your opinion, why do you believe that your fence will not have an adverse impact on your neighbor's property values, and enjoyment of their property?

The walls will increase the safety to the abutting properties.
Design and Project Review (DAPR)

1324-1326 Dodge Ave.

Recommendation to ZBA
Sharp Edge CrossFit
Business Plan

Business Name, Owner, and Proposed Location:

Sharp Edge, LLC
Netanya Mintz, Owner/Founder
1324-1326 Dodge Ave.
Evanston, IL

Overview:

Sharp Edge CrossFit (SECF) will provide small group, fitness training to clients. Fitness training and instruction includes Olympic Weightlifting, gymnastics, and bodyweight movements and exercises.

Description and Objective:

SECF is a membership-based, small group classes, fitness training business designed to promote a culture of sustainable healthy living. SECF welcomes people of any athletic and fitness background. Class sizes will range from one to ten people with one or more coaches instructing and supervising the class at all times. SECF’s primary objective is to provide members with instruction on how to safely and effectively maximize their level of fitness.

Zoning and Parking

Typically, CrossFit gyms are located in industrial zones because the noise and vibration of the music and barbells are not disruptive to industrial businesses.

There is ample parking available at 1324-1326 Dodge. Sometimes, members prefer walking or running to the gym, so parking is a non-issue.

Schedule and Hours of Operation:

SECF will only be open during designated class times. Classes last 60 minutes. Example of a weekly class schedule is as follows:

<table>
<thead>
<tr>
<th>Monday</th>
<th>Tuesday</th>
<th>Wednesday</th>
<th>Thursday</th>
<th>Friday</th>
<th>Saturday</th>
<th>Sunday</th>
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<td>9:00AM - 10:00AM</td>
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<td>4:30PM - 5:30PM</td>
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<tr>
<td>6:00PM - 7:00PM</td>
<td>6:00PM - 7:00PM</td>
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</table>

Equipment:

SECF will use no standard machinery as typically found in large chain gyms (i.e., Lifetime Fitness, Planet Fitness, etc.).

The following is a list of equipment SECF will use:

- **Olympic Weightlifting Equipment**
  - Barbells
  - Bumper Plates

- **Gymnastics Equipment**
  - Rig (pull-up bars)/Squat Racks
  - Rings
  - Ropes

- **Miscellaneous Equipment**
  - Dumbbells
  - Kettlebells
  - Medicine Balls
  - AbMats (small cushion used for sit-ups)
  - Jump Ropes
  - Concept 2 Rowers
  - Assault Air Bikes
  - Glute-Ham Developers
SPECIAL USE
APPLICATION
CASE #: 17-2MN-0042

1. PROPERTY

Address: 1941 G1 Demaster / 1318-26 Dodge 1324-26 Dodge
Permanent Identification Number(s):
PIN 1: 101-13-383-041-0000 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: Netanya Mintz
Organization: Sharp Edge LLC
Address: 1777 Ridge Ave. #117
City, State, Zip: Evanston IL 60201
Phone: Work: [Redacted] Home:
Fax: Work: [Redacted] Home:
E-mail: Netanya.mintz@gmail.com

What is the relationship of the applicant to the property owner?
- [ ] same
- [ ] builder/contractor
- [ ] contract purchaser
- [ ] potential lessee
- [ ] architect
- [ ] attorney
- [ ] lessee
- [ ] officer of board of directors
- [ ] other:
- Please circle the primary means of contact.

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

Name(s) or Organization: Lasalle National Bank Trust 129728
Address: 700 Church St, Suite 211
City, State, Zip: Evanston IL 60201
Phone: Work: 847-328-3530 Home: [Redacted]
Fax: Work: 847-328-3071 Home: [Redacted]
E-mail: Jim.Farnsworth@ill.com

"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 may not be contacted directly by the City of Evanston. I understand as well that may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Property Owner(s) Signature(s) – REQUIRED Date: 5/16/17

4. SIGNATURE

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

Applicant Signature – REQUIRED Date: 5-12-17

PAGE 1 OF 6
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 Amount $_________ Transcript Deposit Fee $150

Notes: 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 or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal
A Special Use 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 change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee & Transcript Deposit
The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card. The $150 transcript deposit is applied to the cost of a court reporter. The City hires a court reporter to transcribe the Zoning Board of Appeals hearing- as specified in the Zoning Board of Appeals' Rules of Procedures. Applicants are responsible for the cost of the hearing transcript at a rate of $7.50 per page. (The $150 deposit is applied to that fee; final fees may result in a refund or additional charges). The final fee directly covers the cost of the court reporter.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

A fitness center, specifically, a CrossFit gym. The gym will be open from 5AM - 8PM. Classes will be one-hour in length and instructed and supervised by a coach. Classes will consist of up to 10-12 people at a time. Members will only be permitted to use the gym during designated class times or during predetermined "open gym" hours.

APPLICANT QUESTIONS

a) 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? (See Zoning Analysis Review Sheet)

6.4.3.3 Special use for Commercial Indoor Recreation.

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?

The special use will increase the value of property in the neighborhood because the proposed business is a healthy, trendy fitness studio that will bring the community together.

c) Will the requested special use be adequately served by public facilities and services?

Yes
d) Will the requested special use cause undue traffic congestion?

No. There is ample parking at the location, and oftentimes gym members will choose to run or bike to the gym instead of drive.

---

e) Will the requested special use preserve significant historical and architectural resources?

N/A

---

f) Will the requested special use preserve significant natural and environmental features?

N/A

---

g) 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
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.

   Netaqua Minz
   1717 Ridge Ave, Apt 117
   Evanston, IL 60201
   847-736-1539

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.)

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.

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.
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.

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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.

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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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Design and Project Review (DAPR)

1725 Sherman Ave.

Sign Variation
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.
To: Chair and Members of the Design and Project Review Committee

From: Ana Asilis, Commercial Plan Reviewer

Subject: Sign Variance – 17SGNA-0037
1725 Sherman Ave – Wall and Window Signs

Date: May 18, 2017

Request

The applicant is requesting two (2) variances for the following:

- (1) 10'-13/16" wide by 1'-4" 3/4" high channel lit, raceway mounted WALL sign on the alley side of the storefront where a wall sign is only allowed on the street-facing facade.
- (1) 4'-1" wide by 2'-4" 11/16" high, stick-on WINDOW sign on the lower right hand side of the alley storefront where window signs are only allowed on the street-facing facade.

General Information

Applicant: Lea Zafiriadis
TFA Signs
5500 N Kedzie Avenue
Chicago, IL 60625

Owner: Evanston Orrington Hotel, LLC (Joshua McCune)
1710 Orrington Ave
Evanston, IL 60201

Analysis

Project Description

The applicant proposes the installation of one (1) 10'-13/16" wide by 1'-4" 3/4" high channel lit, raceway mounted WALL sign on the alley side of the storefront (North facade) at a height of 13'-5" above grade where 15'-6" is allowed by sign regulation. The wall sign would project 12" from the building. The proposed height and projection of the sign are compliant; however, wall signs are only permitted on street-facing facades.
Also, the applicant proposes the installation of one (1) 4'-1" wide by 2'-4" 11/16" high stick-on WINDOW sign on the lower right hand side of the alley storefront where window signs are not allowed on non-street facing facades by sign regulations.

The variances are being requested to increase visibility, attention and presence on the North (alley) facade where the West facade fronts Sherman Avenue. The applicant claims that the inability to attach a channel lit sign would hinder performance and negatively affect sales. The applicant stated that without this exposure, sales would suffer and the lack of identity creates a risk of going out of business as with the previous tenant.

The owner has consented to the installation of the proposed signage.

**Recommendation**

The illuminated WALL sign would have minimal visibility to southbound vehicular traffic on Sherman Avenue, which is a one-way street. The entire sign would not be visible until traffic is at the alley entrance. Allowance of this sign would also set a precedent for a wall sign not fronting a public thoroughfare. Staff is making a negative recommendation for the illuminated wall sign.

The WINDOW graphic is tasteful and unobtrusive and its placement allows visibility to southbound pedestrian traffic on Sherman Avenue. Staff is making a positive recommendation for the window signage.

**Attachments**

Sign variance application and packet
CITY OF EVANSTON
DATA SHEET
SIGN ORDINANCE VARIATION APPLICATION

PLEASE PRINT

Building Address: 1725 N Sherman
Building Owner’s Name: Evanston Orrington hotel LLC (Joshua McCune)
Building Owner’s Address: 1710 Orrington Ave
Type of Business: Restaurant

Type of Sign: ☒ Wall  ☐ Free Standing  ☒ Window  ☐ Awning, Canopy
(Check all that apply)
Illumination of Sign: ☒ Non-Illuminated  ☒ Illuminated

Sign Contractor’s Name: TFA Signs/First Ad Comm
Sign Contractor’s Phone: 773-267-6007
Sign Contractor’s Address: 5500 N. Kedzie Ave. Chicago, IL 60625
            3744 W Lawrence Ave. Chicago, IL 60625

Variation(s) Requested (See Sign Ordinance):

Signature-Applicant/Agent/Date 4/18/17
Signature-Owner of Property/Date 4/26/17
Printed Name-Applicant/Agent 4/18
Printed Name-Owner of Property

646-659-2929
Applicant/Agent Phone

614 289 5813
Owner of Property Phone

VARIATION STANDARDS
Variations shall only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the ordinance. Note in all six (6) areas how you meet the particular standard. No variation shall be granted unless the Committee finds that the petition meets each of the following standards:

1. **Unique Hardship** - The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the City.

   The signage in Alley way will create visibility necessary to create attention from the north side of Sherman, without this exposure our sales will suffer.

2. **Reasonable Return** - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.

   The inability to attach a channel lit sign will hinder our performance and negatively affect our sales. The previous tenant went out of business, perhaps in part due to lack of identity as they too didn’t have signage on the alley side of the storefront.

3. **Not Self Created** - The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises.

   The city has denied the permit to install a channel lit raceway at alley. We are applying for exception to this limitation to increase our presence in the Sherman Ave area.
4. *Not harm Public Welfare* - The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property.

The small discreet channel lit raceway will be installed high on the building and out of the thruway alley that borders the space. Also, the small amount of light created will enhance our presentation in the night hours, which our business is centered around, potentially reducing some of the risk of the alley's existence.

6. *Graphic Effectiveness Demonstrated* - The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations.

The proposed sign has dimensions in accordance with local code as well as low impact to light pollution.

6. *Consistent With Intent* - The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations.

Sourcing local signage companies, we rely on our sub-contractors to present proposals in accordance with what local code would expect. Furthermore, we always gain approval from our landlord as to what would be installed on their building(s) and ensure compliance with the City.
120.8" w x 16.75" h

insomnia cookies

16.75" w x 16.75" h
100.6" w x 9.7" h

Scope of work: Manufacture and Install sign

Front-Lit, Plex-Face Channel Letters w/ LED, Raceway Mounted • Front View

SCALE: 0" = 1' • For Production / For Presentation

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 16.75"
Overall Length: 120.8"
Total Sq.Ft.: 14.05 ft²
Returns: PMS/Wrisco BLACK
Backs: PMS/Wrisco WHITE
Trimcap: BLACK
Face: WHITE
First-surface translucent vinyl:
FDC 3M 087 Royal Blue | Logo will be printed
Raceway: Painted to match facade
Illumination: WHITE LED

NOTES:
• WHITE interiors for increased illumination
• All paint two-stage automotive acrylic

CHANNEL LETTERS - TYPICAL SECTION - FRONT-LIT PLASTIC FACE

0.040" ALUMINUM
5° RETURN
1" TRIMCAP
3/16" ACRYLIC
LISTED BUSHING
LED
1/4" DRAIN HOLES
(LETTERS AND RACEWAY)

0.060" ALUMINUM
7" X 7" EXTRUDED ALUMINUM ENCLOSURE
FASTENERS AS REQ'D.
BY LOCAL JURISDICTION
LISTED DISCONNECT SWITCH (NEC 600-5)
WITHIN SIGHT OF SIGN
PRIMARY ELECTRICAL (NEC 600-5) SEE ELEC. NOTES
LED POWER SUPPLY

ELECTRICAL NOTES
Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

Client Name: Insomnia Cookies
Location: 1725 N Sherman Ave
Evanston, IL

Start Date: 03/06/2017
Last Revision: 04/07/2017
Job#: 00000
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 2

Sales Rep: Seung Park
Designer: Peter Boeleng

Landlord Approval
Client Approval

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Client Name: Insomnia Cookies
Location: 1725 N Sherman Ave Evanston, IL
Start Date: 03/06/2017
Last Revision: 04/07/2017
Job#: 00000
Drawing#: 03000a.v1.s1 / e1
Page: 2 of 2

- Client Approval
- Landlord Approval