DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, June 28, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: June 21, 2017 DAPR Committee meeting

III. NEW BUSINESS

1. 1890 Maple Avenue
   Preliminary and Final Review
   Jim Clementi, project coordinator, submits for mural on the south facade of the E2 parking garage in the RP Research Park District.

2. 325 Greenwood Street
   Recommendation to ZBA
   Paul Janicki, architect, submits for major zoning relief to establish one open parking space with a .5’ east interior side yard setback where 5’ is required, a 12.9’ rear yard setback for a one story addition where 30’ is required and 15.9’ currently exists, and building lot coverage of 46.6% where 30% is permitted and 44.6% currently exists, in the R1 Single Family Residential District.

3. 2101 Dempster Street
   Sign Variation
   John Cooper, business owner, submits for a sign variation to install one 10’ X 12’ internally illuminated, base mounted, freestanding sign for Greenwood Storage and one 6’ X 10’ high internally illuminated, base mounted freestanding sign for the church where one freestanding sign is permitted for each frontage in the I2 General Industrial District.

4. 2311 Main Street
   Sign Variation
   Adnan Hassanali, owner, submits for a sign variation to install two 22” X 60” internally illuminated, base mounted wall signs on the alley side of the storefront where a wall sign is only allowed on the street-facing façade in the C1 Commercial District.
5. 721 Howard Street
   Preliminary Review
   The City of Evanston, owner, submits for a building permit to convert an existing commercial space into dinner theater cultural space in the B3 Business District.

6. 711 Howard Street
   Preliminary and Final Review
   Lenice Levy, owner, submits for a revision to building permit to make interior and exterior modifications to two existing buildings for a new Type 1 restaurant in the B3 Business District.

IV. DISCUSSION

1. DAPR Composition and Responsibilities

V. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, July 5, 2017** at 2:30 pm in **Room 2404** of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

1890 Maple Ave.

Preliminary and Final Review
1890 Map Ave.

User drawn points

Zoning Boundaries & Labels

June 15, 2017

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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.
Evanston Arts Council Meeting
Minutes Excerpt
Tuesday June 13, 2017 6:30 PM
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Parasol Room

MINUTES

1. Call to Order and Declaration of Quorum
   Meeting called to order by presiding member Mr. Dino Robinson at 6:31 PM.
   Members present: Dino Robinson, Lisa Degliantoni, Gay Riseborough, Carole Bass, Beth Adler, Judith Cohen, Anne Berkeley
   Members absent: Susan Davis Friedman, Greg Allen, Fran Joy, Hope Washinushi

2. Public Comment
   a. E2 Mural Overview
      Mr. Clementi and artist Mr. Melvin gave a presentation on mural to be installed at the E2 development at Emerson.
      Arts Council responded positively and thanked Mr. Clementi for providing colorful art in the public domain.
Design and Project Review (DAPR)

325 Greenwood St.

Recommendation to ZBA
June 23, 2017

325 Greenwood St. - Zoning Map

User drawn points

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

Tax Parcels

Copyright 2016 City of Evanston

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VI 1st FLOOR PLAN

325 GREENWOOD ST., EVANSTON, IL

PAUL JANICKI ARCHITECTS
Existing Attic Plan

Proposed Attic Plan (No Change)
Existing Front Elevation

Proposed Front Elevation (No Change)
 existing side elevation

Existing Mudroom Bay to be Removed
Existing Exterior Stair to be Removed and Rebuilt

proposed side elevation

New Bay Addition
Wood Panels and Pilasters
Brick to Match Existing
New Exterior Stair (Wood)
Existing Rear Elevation

- Existing Exterior Stair to be Removed and Rebuilt
- Existing Mudroom Bay to be Removed

Proposed Rear Elevation

- New Exterior Stair (Wood)
- Brick to Match Existing
- Wood Panels and Pilasters
- New Bay Addition
- New Stair to Basement
- Railing to Match Existing
- Existing Fence

Existing basement, first, second, and third floors noted, with inclusion of new bay addition on the right side.
Existing Side Elevation

Existing Mudroom Bay to be Removed

New Bay Addition
Wood Panels and Columns
Railing to Match Existing
New Basement Entrance

Proposed Side Elevation
Front (Street) Elevation - Unchanged

Side Elevation

Side Elevation

Rear Elevation
PHOTOS OF EXISTING

Existing Mudroom Bay (to be removed)

Existing Mudroom Bay (to be removed)

Existing Mudroom Bay (to be removed)

Existing Mudroom Bay (to be removed)
PHOTOS OF EXISTING

EXISTING GARAGE (TO BE REMOVED)

EXISTING GARAGE (TO BE REMOVED)
MAJOR VARIATION
APPLICATION

CASE #:_________________________________

1. PROPERTY

Address 325 Greenwood St.
Permanent Identification Number(s):
PIN 1: 11-18-41-6-005-0000
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: Paul Janicki
Organization: Paul Janicki Architects
Address: 1718 Sherman Avenue
City, State, Zip: Evanston, IL 60201
Phone: Work: 847-328-4600 Home: __________________________ Cell/Other:
Fax: Work: __________________________ Home: __________________________
E-mail: paul@pauljanickiarchitects.com

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: Cynthia Rawson and Mark Styslinger
Address: 325 Greenwood St.
City, State, Zip: Evanston, IL 60201
Phone: Work: __________________________ Home: __________________________ Cell/Other: 312-961-9184
Fax: Work: __________________________ Home: __________________________
E-mail: markstyz@me.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

5-30-17 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

5-30-17 Date
The following are required to be submitted with this application:

- ✔ (This) Completed and Signed Application Form
- ✔ Plat of Survey Date of Survey: 9-21-2016
- ✔ 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 (see zoning fees) Amount $150.00 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:
We are proposing removing the one-car garage on the northeast corner of the property as well as the rear mudroom/vestibule and staircase. We propose adding a bay extension on north side to enlarge small room.

B. Have you applied for a Building Permit for this project? □ NO □ YES
(Date Applied: ______________________ 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. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-2-8-A-4</td>
<td>30' rear yard required</td>
<td>12'-11&quot; from rear lot line</td>
</tr>
<tr>
<td>Currently 15'-11&quot; (non-compliant)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

2

6-8-2-7                | Maximum 30% building lot coverage permitted. 44.6% existing                        | 46.6% building lot coverage proposed.                                                          |

3

6-8-2-8-C-3            | 5' interior side yard setback required for open parking                          | 6" side yard setback for parking                                                              |
| Exisiting driveway 6" setback |                                                                                   |                                                                                                |
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?


________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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.


________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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.


________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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.

We believe these improvements will have a beneficial effect on the surrounding community. There is no desire to extract income from this endeavor.

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

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

The lot coverage, specifically has been in this state since it was built 118 years ago. It is over modern day lot coverage since the day it was built. The driveway location was also a pre-existing condition with no other option as there is no connection to alley system.
5. Have other alternatives been considered, and if so, why would they not work?

There are no other areas for additional room space on the 1st floor that would also not violate modern day zoning ordinances.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

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.

   Mark Styslinger and Cynthia Rawson 325 Greenwood Street, Evanston, IL

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 1 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 1 above, or indicated below.

   ___________________________________________________________________
   ___________________________________________________________________
   ___________________________________________________________________
   ___________________________________________________________________
   ___________________________________________________________________

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.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

**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.
   
   Paul Janicki, President and Secretary

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

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.
   
   Paul Janicki 100%

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

**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.

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________

_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
_________________________________________________________________________
Zoning Analysis

Summary

Case Number: 17ZONA-0104
Case Status/Determination: Non-Compliant

Proposal:
small addition in rear; demo garage; add open parking space on driveway, rear exterior stair

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>325 GREENWOOD ST</th>
<th>Zoning District:</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td></td>
<td>Preservation District:</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Paul Janicki</th>
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<tbody>
<tr>
<td>Phone Number:</td>
<td></td>
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</tbody>
</table>

Zoning Section | Comments
6-8-2-8-A-4    | 30' rear yard setback required
               | 12.9' rear yard setback proposed at addition

6-8-2-7        | Maximum 30% building lot coverage permitted
               | 46.6% building lot coverage proposed (44.6% existing)
6-8-2-8-C-3    | 5' interior side yard setback required for open parking
               | .5' east interior side yard setback proposed for open parking

Note: Driveway shall be constructed of brick (all zoning calculations done with above info incorporated)
# City of Evanston

## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** May 22, 2017  
**RESULTS OF ANALYSIS:** Non-Compliant

### Zoning Analysis

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>17ZONA-0104</th>
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<tbody>
<tr>
<td>Address:</td>
<td>325 GREENWOOD ST</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Paul Janicki</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
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</tbody>
</table>

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** R1  
**Overlay:**  
**Preservation:**  
**Reviewer:** Melissa Klotz  
**District:**

**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: 03.30.17
- Prepared By: Paul Janicki
- Survey Dated:  

**Proposal Description:**
small addition in rear; demo garage; add open parking space on driveway, rear exterior stair

## 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>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td>Compliant</td>
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**Minimum Lot Width (LF):** 35

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<th>USE:</th>
<th>Single Family Detached</th>
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<td>Minimum Lot Area (SF):</td>
<td>7,200 sqft</td>
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<td>Minimum Lot Area (SF):</td>
<td>3450</td>
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<tr>
<td>Dwelling Units:</td>
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<th>Single Family Detached</th>
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<tr>
<td>Building Lot Coverage (SF) (defined, including subtractions &amp; additions):</td>
<td>1044</td>
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<tr>
<td>Impervious Surface Coverage (SF, %):</td>
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<td>Accessory Structure: 40% of rear yard</td>
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**Comments:**

**Legal Non-Conforming**

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<tr>
<td>Legal Non-Conforming:</td>
<td>3480</td>
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<td>Legal Non-Conforming:</td>
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### Page 1

**LF:** Linear Feet  
**SF:** Square Feet  
**FT:** Feet
<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<th>Standard</th>
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<th>Front Yard(1) (FT)</th>
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<td>Comments:</td>
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| Street:             |          |          |          |               |
| Comments:           |          |          |          |               |

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<tr>
<th>Front Yard(2) (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
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| Street:             |          |          |          |               |
| Comments:           |          |          |          |               |

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<thead>
<tr>
<th>Street Side Yard (FT)</th>
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| Street:        |          |          |          |               |
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**ACCESSORY USE AND STRUCTURE**

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<thead>
<tr>
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<tbody>
<tr>
<td>Permitted Districts:</td>
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</table>

| Permitted Required Yard: |          |          |          |               |
| Comments: |          |          |          |               |

| Additional Standards: | within 30' rear property line |          | 30        | Compliant |
| Comments: |          |          |          |               |

| Height (FT) | Flat or mansard roof 14.5', ot |          |          |               |
| Comments:   |          |          |          |               |

| Distance from Principal Building: | 10.00 |          |          |               |
| Comments: |          |          |          |               |

| Front Yard(1A) (FT) |          |          |          |               |
| Comments:           |          |          |          |               |

**LF: Linear Feet**  **SF: Square Feet**  **FT: Feet**

Page 2
<table>
<thead>
<tr>
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<td>Front Yard(2B) (FT)</td>
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**Parking Requirements**

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Comments:

Use(2):

Comments:

Use(3):

Comments:

**Total Required:**

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<td>2</td>
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Comments:

**Handicap Parking Spaces:**

Sec. 6-16-2-6

Comments:

**Access:**

Sec. 6-16-2-2

driveway

Compliant

Comments:

**Vertical Clearance (LF):**

7'

Comments:

**Surfacing:**

Sec. 6-16-2-8 (E)

cement

brick

Compliant

Comments:

**Location:**

Sec. 6-4-6-2

rearmost 30'

Compliant

Comments:

**Angle(1):**

Comments:

**Width(W) (FT):**

Comments:

**Depth(D) (FT):**

Comments:

**Alase(A) (FT):**

Comments:

**Module (FT):**

Comments:
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**Analysis Comments**

**RESULTS OF ANALYSIS**

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

Signature: [Signature]
Date: 5/30/17
Design and Project Review (DAPR)

2101 Dempster St.

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.
Memorandum

To: Chair and Members of the Design and Project Review Committee

From: Ana Asilis, Commercial Plan Reviewer

Subject: Sign Variance – 17SGNA-0054

2101 Dempster St – Freestanding Signs

Date: June 16, 2017

Request

The applicant is requesting one (1) variance(s) for the following:

- (1) 10'-0" wide by 12'-0" high internally illuminated, base mounted, FREESTANDING sign for the storage business and (1) 6'-0" wide by 10'-0" high internally illuminated, base mounted FREESTANDING sign for the church where (1) freestanding sign is permitted for each frontage.

General Information

Applicant: John Cooper (Greenwood Storage, LLC)
7300 N Cicero Ave #201
Lincolnwood, IL 60712

Owner: Mt. Zion Apostolic Church (an Illinois not-for profit corporation)
2101 Dempster St
Evanston, IL 60201

Analysis

Project Description
The applicant proposes the installation of (1) 10'-0" wide by 12'-0" high internally illuminated, base mounted FREESTANDING sign for a storage business and (1) 6'-0" wide by 10'-0" high internally illuminated, base mounted FREESTANDING sign for a church on the same frontage facing Dempster Street. The freestanding signs will be mounted on the ground. The storage sign would be new and the church sign would be renovated. The storage sign area is 120 sq. ft. and the church sign area is 60 sq. ft. The proposed sign height and area are compliant; however, only (1) freestanding sign is permitted for each frontage of the premises.
The base will be constructed of masonry natural gray in color. The face will be a white polycarbonate. The storage sign face includes a green background with white letters, a black background with white letters and a yellow arrow with black letters. The church sign face is comprised of a red background with white letters and a white background with black letters. The proposed sign is consistent with the corporate brand and identity of the storage business.

The variance is being requested to increase signage exposure and lease-up speed. The applicant is using the 2101 Dempster St office as a secondary rental office for the 2020 Greenwood St storage business located one block north. The freestanding sign would direct drive-by traffic to both the secondary rental office on Dempster St and the primary facility at 2020 Greenwood St. The applicant's goal is to expand storage operation at 2101 Dempster as occupancy increases in the 2020 Greenwood main facility.

The applicant indicated storage to be a business dependent on location and advertising for survival. The applicant runs (2) other storage facilities in the Chicago area. A facility located in a residential neighborhood with little street traffic and a facility in a heavily traveled road on a commercial area. The applicant stated that the 2020 Greenwood facility is less than half full after (2) years of operation due to the low traffic count and neighborhood location.

The applicant indicated the storage facility at 2020 Greenwood St already includes wall signs for identification purposes. However, wall signs have been unsuccessful in garnering new business. A wall sign on Dempster St would require drivers to turn their heads to see the building. A monument sign would allow drivers to see the storage business sign without turning their heads. This section of Dempster has high vehicular traffic but minimum pedestrian traffic. The use across the street is residential.

The applicant claims that combining (2) monument signs into (1) would create confusion. Mt. Zion church is a non-profit religious entity exempt from property taxes. The storage business is a for-profit business occupying space in the church building. The installation of (2) signs would allow the church to be responsible for their own maintenance expenses and the storage business to be responsible for their own taxes and maintenance.

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

**Recommendation**

The addition of the FREESTANDING sign for the storage facility would exceed the number of permitted signs on a frontage. Staff is making a negative recommendation for the storage facility freestanding sign.

**Attachments**

Sign variance application and packet
Building Address: 2101 Dempster, Evanston, IL 60201
Building Owner’s Name: Mount Zion Apostolic Church, an Illinois not-for-profit corporation.
Type of Business: Church, now leasing space to a self-storage facility.
Type of Sign: □ Wall □ Free Standing □ Window □ Awning, Canopy
(Illuminate all that apply)
Illumination of Sign: □ Non-Illuminated □ Illuminated
Sign Contractor’s Name: Omega Sign + Lighting
Sign Contractor’s Phone: 630-237-4394
Sign Contractor’s Address: 100 W. Fay, Addison, IL 60101

Variation(s) Requested (See Sign Ordinance):

John Cooper 6/9/17
Signature-Applicant/Agent/Date
John Cooper
Printed Name-Applicant/Agent
773-744-1198
Applicant/Agent Phone

Phil Bently
Signature-Owner of Property/Date
Printed Name-Owner of Property
847-859-1025
Owner of Property Phone

Page 2 of 4
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 Board 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.

   *See Attached*

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.

   *See Attached*

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.

   *See Attached*
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.

   *See Attached*

5.  *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.

   *See Attached*

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

   *See Attached*
1 Unique Hardship:

Self-Storage

We will be using the office as a secondary rental office for our storage business, with the goal of expanding our storage operation into this building as occupancy increases in our main facility. The additional signage exposure will help us lease our facility up faster, which will allow us to pay full property taxes on our other building. Currently we appeal our property taxes annually and we receive a substantial deduction since our building is less than half full after two years of operation. By increasing our lease-up speed, our building will fill up quicker, allowing us to pay higher property taxes annually. That money will go directly to benefit Evanston and its residents.

When our other building is full, we can consider leasing more space at 2101 Dempster, which will provide Mt. Zion Tabernacle Apostolic Church with more money to serve the community and maintain their building, while at the same time creating even more additional property tax revenue for Evanston. Currently this building is 100% occupied by non-profit groups, which are exempt from paying property tax. This sign will help us to fill up our other building, and then we could lease up to one-half of this building, benefiting all parties. Evanston earns more tax revenue, which is used to benefit the residents of Evanston; Mt. Zion benefits from our lease payments, which would be used to serve the community; and we provide the service of additional storage, which benefits Evanston residents who need storage.

Additionally, combining the two signs would create confusion to customers. Mt. Zion Church is a non-profit religious entity, whereas we are a for-profit business occupying office space in their building. There are strict rules surrounding combining non-profit and for-profit business relationships. With one sign, if there are any taxes or fees from Evanston, or repair costs, it is difficult to separate which portion is “for profit” and which portion is “not for profit”. With two signs, they can be responsible for their own maintenance expenses and we would be responsible for our taxes and maintenance.

We believe a separate monument sign is necessary and warranted to increase our exposure. A wall sign on Dempster would require people to turn their heads to see the building, which is unsafe and less visible. A monument sign would allow people to see our sign as they drive by without craning their necks, increasing our visibility.

Storage is a business which lives and dies based on location and advertising. We run two other storage facilities in the Chicago area. One facility is tucked in a neighborhood in Wilmette, and receives little street traffic. There we have averaged only 15 move-ins per month over the past year. Conversely, we have a facility well located on Western Ave near Lakeview, which averaged 51 move-ins per month over the past year. Our facility on Greenwood is very similar to the one in Wilmette – tucked in a neighborhood on a poorly traveled road. Although we have used several wall signs at 2020 Greenwood Street, they are largely used for identification purposes, since the traffic count on Greenwood is low.

2. Reasonable Return:

We need a large visible independent sign, as our business is very largely influenced by drive-by traffic. We will be paying a high rate of $800/mo. to Mt. Zion Church to rent the office and sign space. If our sign were smaller or combined with their sign, we do not feel the sign would generate a reasonable return, and we may need to withdraw from the lease completely. Mt Zion would also be hurt by this, as
they would lose these funds that would be used to increase community outreach, and make some necessary repairs to their building. Currently their building is experiencing numerous leaks in the roof, and they are exploring ways to come up with the funds to make necessary repairs to the building, which serves the community through offering church services to multiple congregations weekly.

3. Not Self Created:

The hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises. We are currently in business as a storage facility at 2020 Greenwood St, just one block north of this building. Wall signs on our building have been unsuccessful in garnering enough new business to break even on our monthly expenses.

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 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 the property.

There is no residential across the street; it is all businesses. This area of Dempster has high vehicular traffic but very minimal pedestrian traffic, so we do not believe this sign would adversely affect residents or pedestrians. We are also open to the idea of limited the hours of the signs illumination, if necessary.

5. 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 is consistent with the corporate brand and identity of our business.

6. Consistent with Intent:

The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations. This will be a tasteful sign, consistent with the classiness of Evanston and its residents. Additionally, this project allows us to relocate and replace the aging Mt Zion Apostolic Church sign with a brand new sign.
Commercial Lease Agreement

This Agreement is by and between the Mount Zion Apostolic Church, an Illinois not-for-profit corporation ("Lessee") located at 2101 Dempster Street, Evanston, IL 60201, and Greenwood Storage LLC, a Delaware limited liability company ("Lessor") located at 7300 N. Cicero Avenue, Lincolnwood, IL 60712. The effective date of this Agreement shall be May 26, 2017 (the "Effective Date") The Lessee and Lessor are herein referred to individually as a "Party" and collectively as "Parties."

This is an agreement (the "Agreement" or the "Lease") to lease real property and permit the erection of a sign, both the real property and sign collectively and individually known as the (the "Leased Premises" or "Premises" hereinafter defined) according to the terms specified below. Lessor understands and acknowledges that Lessee intends to erect a sign advertising its business on the Leased Premises. Lessor agrees to permit Lessee to resect such a sign and to execute any and all additional easement, permit application document or other documents that may be required. Lessee shall be responsible for fees and costs.

IN CONSIDERATION OF the Lessor leasing and the Lessee renting the Leased Premises (hereinafter defined), and other good and valuable consideration, both Parties agree to keep, perform and fulfill the promises, conditions and agreements below:

1. Leased Premises
The Lessor leases to the Lessee a portion of the premises that consists of office suite of approximately 65 square feet located at 2101 Dempster Street, Evanston, IL 60201, and sign in front of the property located at 2101 Dempster Street, Evanston, IL 60201 (the "Leased Premises"). Such sign shall be placed by Lessee at Lessee's own cost, at the location upon which Lessor currently has its sign advertising the church. Such sign placed by Lessee shall be no greater than 100 square feet and may be backlit. Lessee shall then erect a sign substantially similar to the sign that Lessor currently has, and shall place such sign at a location closer to the main entrance of Lessor's church, in the specific location reasonably determined by Lessor which shall not obstruct Lessee's sign. Lessee shall pay all costs related to Lessor's sign.

2. Term
The term (the "Term") of the Lease commences at 12:01 am on the day that approval is received by Lessee to erect the sign from the City of Evanston, which is acceptable to Lessor, and ending on the fifth (5th) anniversary of the Lease commencement. Lessee shall have the right to extend the Term for up to two (2) additional five (5) year periods by providing notice to Lessor prior to the expiration of the Lease or extension thereto. In the event Lessor sells the property then the Lease shall be binding upon its respective affiliates, successors and assigns.

3. Rent
Subject to the provisions of this Agreement, the monthly rent (the "Rent") to be paid by Lessee to Lessor pursuant to the terms herein for the Leased Premises is as follows:
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<tr>
<th>Years 1 and 2</th>
<th>$800.00 per month</th>
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<tr>
<td>Years 3 and 4</td>
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<td>Year 5</td>
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**First Option Term**

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**Second Option Term**

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4. **Notices and Records**

Any notice that either party may or is required to give, shall be given by mailing the same, postage prepaid, to either Party at the address in the introductory paragraph of this Agreement, or at such other places as may be designated by the Parties in writing from time to time. All Parties, agree that notice may be provided via electronic mail.

5. **Termination**

The Parties understand that Lessee will be expending considerable resources towards the creation and erection of the signs that shall be erected on the Leased Premises. Therefore, all Parties agree that this Agreement may not be terminated by any party, however Lessee may terminate this Agreement after one (1) year upon sixty (60) days’ notice to Lessor. Upon notice of its intent to terminate Agreement by Lessee under this provision, Lessee shall remove all identification and lettering from the its sign edifice that remains on the premises on or before the termination of this Agreement.

6. **Use**

The Lessee may occupy and use the premises as an office and to erect a sign on the outside of the Premises. Lessee shall not be under any obligation to remove any signs at the conclusion of this Agreement. Occupancy of the office space shall be limited-while services are held at the Mount Zion Apostolic Church.

7. **Ordinances & Statutes**

The Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or that may hereafter be in force, pertaining to the Leased Premises, occasioned by or affecting the use by the Lessee. The Lessor and shall execute any and all documents required to permit Lessee to occupy the premises and erect a sign, including any applicable easement documents.

8. **Assignment & Subletting**

The Lessee shall have the right to assign this Lease of the Leased Premises with prior written consent of the Lessor to any of Lessee’s affiliates, successors or assigns, provided that the assignee is in substantially the same business as Lessee. In the event that a
consent for assignment is necessary for any reason, Lessee or its assignee shall apply for such assignment of lease and provide all documentation and information required to by Lessor which demonstrates that the assignee is in the same or better financial condition as Lessee. Upon demonstration of same, Lessor agrees to provide such consent without undue delay. All legal and administrative costs involved in the assignment of this Lease, which shall not exceed $1,000.00 shall be borne by the Lessee.

9. Indemnification of Lessee
Lessee and its agents shall indemnify, defend and hold Lessor harmless and any other persons having any interest in the leased premises for any damage to property, third party claims or other litigation, for loss, from any injury to or damage to persons or property resulting from any cause whatsoever, unless caused by or due to the negligence or willful misconduct of the Lessor, its agents or employees.

Lessee shall procure from companies satisfactory to Lessor and maintain at its expense policies of insurance insuring Lessor and Lessee as their interest may appear with broad form comprehensive general liability coverage covering the Leased Premises and the use and operation thereof. Lessor shall have the right, not more frequently than every three (3) years, to require Lessee to increase the coverage to an amount which is commercially reasonable.

10. Destruction of Leased Premises
In the event that the building in which the Leased Premises may be situated is destroyed then Lessor and Landlord agree to permit Lessee to restore any sign that Lessee may have erected.

11. Taxes
The Lessee shall be responsible for paying any and all applicable taxes, and in particular, property taxes, on the Leased Premises that result from the erection of the sign and renting of the office by Lessee. If Lessor contests the amount of any taxes or assessments which arise as a result of Lessee’s use of the Property, the attorney’s fees and expenses incurred in conducting such a contest shall be considered part of the tax payment for the purposes of this provision. If the result of such a contest is to defer the time of payment of taxes to a later date or to obligate the Lessor to pay any additional taxes or assessments in the year in which the assessment was originally due, the Taxes shall be recalculated and Lessee shall pay the additional amount due. If such a contest results in a refund to Lessor at a later date, the additional rent for taxes and assessments for the year in which the tax or assessments was originally due shall be recalculated and Lessor shall pay Lessee its share of the refund.

12. Common Area Expenses, Utilities and Other Expenses
The Lessee shall not be required to pay for any expenses outside of the agreed upon monthly Rent. Common area expenses, utilities, maintenance and other expenses shall not be charged to the Lessee. Any expenses related to maintenance, taxes, governmental fees or other costs related to Lessor’s sign shall be the responsibility of Lessor.
13. Security Deposit
Upon commencement of the Lease Term, Lessee shall deposit with Lessor the sum of One Thousand Dollars ($1,000.00) as security for the full and faithful performance by the Lessee of all the terms and conditions upon the Lessee’s part to be performed, which said sum shall be returned to the Lessee at the expiration of the Term, or an extension of same, provided the Lessee has fully and faithfully carried out all of the terms, covenants and conditions of the lease on its part to be performed. The Lessee shall not be entitled to any interest on the said security. In the event of default by the Lessee with respect to any of the conditions, terms, covenants or provisions of the lease, including but not limited to the payment of rent, the Lessor may use, apply or retain all or any part of the said security deposit for the payment of any amount which the Lessor may spend or be required to spend by reason of Lessee’s default including removal of any signage or property of the Lessee.

14. Representation on Authority of Parties/Signatories
Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement on behalf of their respective corporation, sole proprietorship, partnership or other entity. Each Party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such Party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

15. Severability
If any provision of this Agreement is found invalid or unenforceable under judicial decree or decision, the remainder shall remain valid and enforceable according to its terms.

16. Governing Law
This Agreement shall be governed by the laws of the State of Illinois. In the event of litigation relating to the subject matter of this Agreement, the prevailing party shall be entitled to receive from the non-prevailing party its reasonable attorneys' fees and costs.

17. Sign Lessee shall have the right to change the wording, appearance and advertising content of the sign provided 30 day notice of any such change shall be given to the Lessor.

18. Entire Agreement
The Parties acknowledge that this Agreement expresses their entire understanding and Agreement, and that there have been no warranties, representations, covenants or understandings made by either party to the other except such as are expressly set forth in this section. The Parties further acknowledge that this Agreement supersedes, terminates and otherwise renders null and void any and all prior Agreements or contracts, whether written or oral, entered into between the Lessee, Landlord and the Lessor with respect to the matters expressly set forth in this Agreement.
Understood, Agreed & Approved

We have carefully reviewed this contract and agree to and accept all of its terms and conditions. We are executing this Agreement as of the Effective Date above.

By

Name

Title

Date

By

Name

Title

Date
NEW ILLUMINATED D/F MONUMENT SIGN - MT. ZION CHURCH

Quantity: One(1) D/F
O.A.H.: 10'-0"
O.A.W.: 6'-0"
Total Sq.Fl.: 60
Face: White Polycarbonate
Retainers: Painted Alum, Black
Base: Texture Plus Cut Granite Interlock - Natural Gray
Vinyl: 8500-030 Dark Red, 8500-070 Black
Illumination: White LED
Notes: Reader Board with 3 Lines of 4" Copy and (1) Large Panel with Vinyl Graphics

Survey Required

PROPOSED

10'-0" SETBACK FROM SIDEWALK

MT. ZION CHURCH

ADDRESS: 2101 Dempster St.
CITY/STATE: Evanston, IL
ZIP: 60201
WWW.OMEGASIGNCHICAGO.COM
PHONE 630.237.4397 FAX 630.237.4398

ELECTRICAL NOTES
1. Company OEG & AC Specialty signs, primary electrician's sign sign-off will be done by a licensed electrician on approved electrical system. The customer must have
   1. A minimum of one dedicated 120V, 20A circuit

2. Irrigation tree installed within 3 feet of sign.
NEW ILLUMINATED D/F MONUMENT SIGN - MT. ZION CHURCH

MT. ZION TABERNACLE
APOSTOLIC CHURCH
A Place of Worship for Everyone!

3 LINES
OF 4 INCH
LETTERS

Quantity: One(1) D/F
O.A.H.: 10'-0''
O.A.W.: 6'-0''
Total Sq.Ft.: 60
Face: White Polycarbonate
Retainers: Painted Alum, Black
Base: Texture Plus Cut Granite Interlock - Natural Gray
Vinyl: 8500-030 Dark Red

Illumination: White LED
Notes: Reader Board with 3 Lines of 4'' Copy

Survey Required

10'-0'' SETBACK FROM SIDEWALK

PROPOSED
Design and Project Review
(DAPR)

2311 Main Street

Sign Variation
Memorandum

To: Chair and Members of the Design and Project Review Committee

From: Ana Asilis, Commercial Plan Reviewer

Subject: Sign Variance – 17SGNA-0052
2311 Main St – Wall Sign

Date: June 23, 2017

Request
The applicant is requesting one (1) variance(s) for the following:

- (2) 22” wide by 60” high internally illuminated, base mounted WALL signs on both sides of an overhead door on the alley side of the building where a wall sign is only allowed on the street-facing facade.

General Information

Applicant: Adnan Hassanali
Sam’s Auto Repair and Body Shop
2311 Main Street
Evanston, IL 60202

Owner: Adnan Hassanali (2311 Main St, LLC)
6904 N Ridge Blvd Unit A
Chicago, IL 60645

Analysis

Project Description
The applicant proposes the installation of (2) 22” wide by 60” high internally- illuminated, base mounted WALL signs on both sides of an overhead door on the alley side of the building at a height of 13’-4” above grade. The wall sign would project 12” from the building. The proposed sign height and projection are compliant; however, wall signs are only permitted on street-facing facades.

The wall signs will be placed on the exterior wall facing the alley with only drive through traffic and no pedestrian traffic. The base will be a weather resistant material securely attached to the building’s exterior wall. The colors are a yellow base with red letters.
The variance is being requested to clarify direction to the shop entrance. The shop office door is recessed more than 29 ft. from the alley facade. The main car entrance is also facing the alley.

The applicant claims that the difficulty in locating the entrance has created customer losses. Customers have to locate the shop then drive around to the back alley to locate the door. In many instances, customers end up at the wrong location, parking in neighboring business lots or leaving. Also, parts vendors, delivery drivers, insurance adjusters and tow trucks have expressed difficulty in locating the entrance.

The applicant stated to have used different marketing methods to promote the business and help customers find the location. However, the disadvantage of not having a front facing garage door has resulted in customers driving past the building without noticing the business. The owner has consented to the installation of the proposed signage.

**Recommendation**
Staff is making a positive recommendation for one (1) NON-illuminated wall sign on the exterior wall facing the alley. The wall sign would provide assistance in wayfinding the business entrance. Similar signage has been previously allowed for businesses that have patron and vehicle entrance off the alley. The installation of (1) sign would have minimal, if any, impact to residential since the area is industrial and commercial.

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

PLEASE PRINT

Building Address: 2311 Main St Evanston IL 60202
Building Owner’s Name: Adnan Hassanali
Building Owner’s Address: 6904 North Ridge Blvd Unit A Chicago IL 60645
Type of Business: Auto & Body Shop

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

Illumination of Sign: ☐ Non-Illuminated ☒ Illuminated

Sign Contractor’s Name: Premier deSigns & Awnings
Sign Contractor’s Phone: (773) 338-1555
Sign Contractor’s Address: 6512 N Clark St, Chicago, IL 60626

Variation(s) Requested (See Sign Ordinance):

[Signatures]

Signature-Applicant/Agent/Date
Signature-Owner of Property/Date

Adnan Hassanali
Printed Name-Applicant/Agent

2311 Main St LLC
Printed Name-Owner of Property

773-301-9974
Applicant/Agent Phone

424-236-2687
Owner of Property Phone

Page 2 of 4
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 Property office door is located 20+ feet from the street. This makes it extremely difficult for customers to locate the shop. Also the main entrance is facing the alleyway, meaning customers first must locate the shop then drive around to the back alleyway and locate the door. In many instances customers end up going to the wrong location, (competitive shops in the area,) end up parking in neighboring business lots, (Nels J. Johnson Tree Experts,) or get frustrated all together and leave.

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.

   On average the business loses about 2 customers a week who call and complain they cannot find the shop or end up at the wrong location. The loss is not limited to just customers, parts vendors, delivery drivers, insurance adjusters, and tow trucks also have expressed difficulty in locating the entrance.

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 hardship is not self created. This has been a problem since the shop has opened and we have attempted to use several different marketing methods to promote business and help customers find our location. However due to the disadvantage of not having a front facing garage door placing a sign in the alleyway is the only reasonable step to over coming this handicap.

   Even after guiding them to the alleyway due to the position of the building, many customers drive past it without noticing the business.
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 new sign will be placed on the building wall and in an alleyway with only drive through traffic, no walking or pedestrian traffic. It will be built out of a secure base and weather resistant material. The base will be reinforced and secured to the wall of the building for better stability.

5. **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.

   All graphic effects are within the city of Evanston Code and attached to this document for review. Colors are simple and designed for easy reading as well as non-invasive to the environment around it.

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

   Proper notice and in-person meetings have taken place with respective city officials to ensure all sign regulations are met.
SAM'S AUTO

Garage Door

- Prevent Sign from Be Seen From Both Sides (Photo Included)
So Two Signs are Needed
REAR ELEVATION
Design and Project Review (DAPR)

721 Howard St.

Preliminary Review
July 21, 2021

Aerial imagery courtesy Cook County GIS

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.
THEO UBIQUE
CABARET THEATRE
1751 D W. HOWARD, #294
CHICAGO, IL 60626

ROSS BARNEY
ARCHITECTS
10 W. HUBBARD STREET
CHICAGO, IL 60654

HOWARD STREET THEATER
721 HOWARD STREET
EVANSTON, IL
60202

100% DESIGN DEVELOPMENT
01 JUNE 2017
EXISTING SOUTH ELEVATION

DEMO EAST ELEVATION

DEMO LION NOTES

1. If demolition is performed in excess of that required, restore affected areas at no cost to the owner.
2. Remove site regularly and entirely in accordance with the site plan and site plans, and all materials resulting from demolition.
3. Remove all vegetation from the site.
4. Remove all debris, frames, and debris from the north elevation.
5. Remove window and door assembly at south elevation.

CITY OF EVANSTON

HOWARD STREET THEATER

721 Howard Street
Evanston, IL
60202

DEMONSTRATION DEMOLITION, DEMO 103 LLC
532 N. Jackson Blvd., Suite 262
Chicago, IL 60654
312.362.3445

THEOUQIQUE CABARET THEATER

148 S. Michigan Ave., 7th Floor
Chicago, IL 60603
312.362.0870

DEMOLITION ELEVATIONS

AD-202
Case Number: 17ZONA-0144  Case Status/Determination: Compliant

Proposal:
CONVERT EXISTING COMMERCIAL SPACE TO A CULTURAL FACILITY - DINNER THEATER

Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
<th>Overlay District</th>
<th>Preservation District</th>
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<tr>
<td>721 HOWARD ST</td>
<td>B3</td>
<td>None</td>
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Applicant: City Of Evanston  
Phone Number:  
Signature  Date 6-20-17

Zoning Section 6-16-1-2

Comments
In the B3 zoning district, existing buildings are exempt from parking requirements. However, existing parking is required to be maintained. Aerial photos show 5 parking spaces, these need to be maintained and shown on site plan. One needs to be handicapped accessible. Regular parking stalls need to be at least 8.5’ x 18’, handicapped stall at least 16’ x 18’. Complaint subject to revising the site plan to address the above comments.

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

**City of Evanston**

**APPLICATION STATUS:** June 20, 2017  
**RESULTS OF ANALYSIS:** Compliant

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<td>None</td>
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**Address:** 721 HOWARD ST  
**Applicant:** City Of Evanston  
**Reviewer:** Michael Griffith

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

**ANALYSIS BASED ON:**
- Plans Dated: 06-01-17
- Prepared By: ROSS BARNEY ARCHITECTS
- Survey Dated: COMMERCIAL BUILDING

**Existing improvements:**
- CONVERT EXISTING COMMERCIAL SPACE TO A CULTURAL FACILITY - DINNER THEATER

## ZONING ANALYSIS

### PRINCIPAL USE AND STRUCTURE

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**Comments:**

**Minimum Lot Width (LF):**

**Comments:**

**Minimum Lot Area (SF):**

**Comments:**

**Dwelling Units:**

**Comments:**

**Rooming Units:**

**Comments:**

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

**Comments:**

**Impervious Surface Coverage (SF, %):**

**Comments:**

**Accessory Structure:**

**Accessories Structure Rear Yard Coverage:**

**Comments:**

LF: Linear Feet  
SF: Square Feet  
FT: Feet
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**COMMENTS AND/OR NOTES**

**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* 6-20-17
Design and Project Review (DAPR)

711 Howard St.

Preliminary and Final Review
ALTA/ACSM LAND TITLE SURVEY
OF

SCALE: 1 INCH = 10 FEET

HOWARD STREET
15 FEET RIGHT OF WAY RESERVE DESIGNATED FOR PUBLIC STREET

DEED NO. 16-348
ORDERED BY: GEORGE G. LYTLE

GENERAL NOTES:
1. THIS SURVEY IS BASED ON THE POLARIS SYSTEM II GPS RECEIVER AND IS APPROXIMATE TO THE PRECISION DEGREE OF THE KENTUCKY COORDINATE SYSTEM. THE SURVEY POINTS WERE PLACED WITHIN 10 FEET OF EACH OTHER AND ARE LOCATED WITHIN 10 FEET OF THE AFTERMATH.
2. THE SURVEY WAS PERFORMED BY THE AUTHORITIES DESIGNED TO THE FUTURE USE OF THE PROPERTY.
3. THE SURVEY WAS PERFORMED FOR THE PURPOSE OF DETERMINING THE EXACT LOCATION OF THE PROPERTY AND ITS IMPROVEMENTS.

SIGNED:
GEORGE G. LYTLE

APPROVED:

PLAT OF SURVEY

SHEET
A1-2

JAMAICAN RESTAURANT
711 WEST HOWARD STREET • EVANSTON • ILLINOIS

PLANNING, DESIGN AND CONSTRUCTION PLANS OF
GENERAL NOTES

1.0 SELECTIVE DEMOLITION NOTES:
1.1 REMOVE EXTERIOR AND INTERIOR MASONRY WALLS, WOOD ROOF STRUCTURES, AND GLASS ENCLOSURE AS INDICATED ON PLANS. REMOVE ALL INTERIOR PARTITIONS AND DOORS, ALL INTERIOR FINISHES, ALL PLUMBING FIXTURES, ALL MECHANICAL EQUIPMENT AND DUCTWORK, AND ALL ELECTRICAL SERVICE EQUIPMENT, LIGHTING FIXTURES AND OUTLET DEVICES. DO A TOTAL DECOMMISSION OF ALL ELECTRICAL SYSTEMS. REMOVE ALL SERVICES TO 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 EXTERIOR COURTYARD, GRAVEL, TIE-BACK PAVING, LID, REMOVE EXISTING HOFFMAN STREET DRIVEWAY APNOS, AND PROVIDE NEW PUBLIC SIDEWALK.

3.0 CONCRETE NOTES:

3.1 PROVIDE NEW 4" REIN CONCRETE SLAB ON GROUND FLOOR. CONCRETE WILL BE SEALED AND CLEAR COATED TO REMAIN EXPOSED AS THE FINISH IN THE NEW WORK.

4.0 MASONRY NOTES:

4.1 CUT NEW OPENINGS IN EXISTING WALLS AND PROVIDE NEW LIGHTIGHTS AS INDICATED.

4.2 EXTEND MASONRY PARAPET ON PORTIONS OF THE EXISTING GARAGE AS INDICATED. 100% SELECTIVE MASONRY RENOVATION OF ALL EXISTING OPENINGS AND EXTERIOR SURFACES TO REMAIN.

4.3 CONCRETE IS TO BE USED FORFormatter bizarre 1" OF SOME EXPOSED INTERIOR MASONRY WALLS WILL REMAIN EXPOSED IN PLACE. REFER TO ROOM FINISH SCHEDULE SHEET A2-2.

4.4 PROVIDE NEW 25' X 3' 6" X 3' 6" BARRIER WALLS AS INDICATED. REFER TO ROOM FINISH SCHEDULE SHEET A2-2.

5.0 METAL FABRICATIONS

5.1 PROVIDE STEEL PIPE HANDRAILS AT INTERIOR WALLS, PAINTED.

5.2 PROVIDE STEEL BARS AND FENCE AND ROOF DECK GUARDRAILS, PAINTED.

5.3 PROVIDE LOOKE STEEL LININGS AT NEW MASONRY OPENINGS AND SQUARE STEEL TUBE COLUMN SUPPORT FOR WOOD ROOF DECK.

6.0 WOOD NOTES:

6.1 PROVIDE SYNTHETIC WOOD 14" X 14" X 8' SHEETED CLADDING AT FRONT ENTRY DOOR SURROUNDS AND BAR FACING.

6.2 INSTALL BAR FACING PANELS. BAR TOP, AND BACK BAR SHELVING AND CABINETRY FOR INTERIOR AND EXTERIOR.

GENERAL NOTES CONTINUED ON SHEET A2-2
A) NORTH - REAR ELEVATION
1/8" = 1'-0"

B) EAST - SIDE ELEVATION
1/8" = 1'-0"
Zoning Analysis
Summary

Case Number: 17ZONA-0145
Case Status/Determination: Non-Compliant

Proposal:
ADDITION TO TYPE 1 RESTAURANT

Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>711 HOWARD ST</td>
<td>B3</td>
<td>Preservation District</td>
</tr>
</tbody>
</table>

Applicant: Lenice Levy

Zoning Section | Comments
---            | ---
6-16-1-2      | Exemption from off-street parking requirements no longer applies with addition (increase in gross floor area).
6-16-3-5, Table 16-B | Off-street parking requirement for type 1 restaurant: 4 spaces/1,000 gross floor area.
6-16-1-4      | Gross floor area: 3911.2; 2000 sq ft exemption applies in B3 zoning district when determining parking requirement.
Table 16-C    | 3911.2 - 2000 = 1911.2; 1911.2 / 1000 = 1.9; 4 * 1.9 = 8 parking spaces required, 3 shown on site plan. One handicapped space required. Non-compliant Applicant is in the process to lease off-site parking to comply with required parking count. Applicant needs to submit documentation.

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

APPLICATION STATUS: June 21, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0145
Address: 711 HOWARD ST
Applicant: Lenice Levy

Purpose: Zoning Analysis with Bld Permit App
District: B3
Overlay: None
Preservation: District:

Reviewer: Michael Griffith

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

Change of Use
Retention of Use
Patio of Resubdiv./Consol.
Business License
Home Occupation

ANALYSIS BASED ON:
- Sidewalk Cafe
- Other
- Plans Dated: 06-06-17
- Prepared By: FRED FRANK ARCHITECTS
- Survey Dated: 09-23-16
- Existing Improvements: COMMERCIAL BLDG UNDER RENOVATION FOR TYPE 1 RESTAURANT

Proposal Description:
ADDITION TO TYPE 1 RESTAURANT

ZONING ANALYSIS

<table>
<thead>
<tr>
<th>PRINCIPAL USE AND STRUCTURE</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE: Restaurant - Type I</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Width (LF)
- USE: Other
- NO REQUIREMENT
- 5000
- 5000
- Compliant

Comments:

Minimum Lot Area (SF)
- USE: Nonresidential
- NO REQUIREMENT
- 50.0
- 50.0
- Compliant

Comments:

Dwelling Units:
- Comments:

Rooming Units:
- Comments:

Building Lot Coverage (SF) defined, including subtractions & additions:
- NO REQUIREMENT

Comments:

Impervious Surface Coverage (SF, %)
- NO REQUIREMENT

Comments:

Accessory Structure Rear Yard Coverage:
- Comments:
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area (SF)</td>
<td><strong>GFA RATIO = 3.0</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Use:</strong> Non-Residential</td>
<td></td>
<td>39112</td>
<td>0.78</td>
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<tr>
<td>Comments: EXCLUDES STAIRWELLS, MECHANICAL AND REFUSE ROOMS</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>85.0</th>
<th>15.0</th>
<th>Compliant</th>
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<tbody>
<tr>
<td>Comments:</td>
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</tbody>
</table>

| Front Yard(1) (FT) | Direction: | | |
|---------------------|-------------| | |
| Street: | Comments: | | |

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

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

| Interior Side Yard(1) (FT) | Direction: | | |
|-----------------------------|-------------| | |
| Comments: | | | |

| Interior Side Yard(2) (FT) | Direction: | | |
|-----------------------------|-------------| | |
| Comments: | | | |

| Rear Yard (FT) | Direction: | | |
|----------------|-------------| | |
| Comments: | | | |

### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Restaurant (Type I or Type II)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 per 1,000 sqft gross floor area.</td>
<td></td>
<td>3</td>
<td>3</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

Comments: 3 SPACES SHOWN ON SITE PLAN. APPEARS 4 SPACES CAN BE PROVIDED ON-SITE

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

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

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<tr>
<th>TOTAL REQUIRED:</th>
<th>6</th>
<th>3</th>
<th>3</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Handicap Parking Spaces:</th>
<th>1</th>
<th>0</th>
<th>0</th>
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<tbody>
<tr>
<td>Comments: Sec. 6-16-2-6</td>
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</tbody>
</table>

<p>| Access: | Sec. 6-16-2-2 | | |
|---------|---------------| | |
| Comments: | | | |</p>
<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><strong>Vertical Clearance (LF)</strong></td>
<td>7&quot;</td>
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<tr>
<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Surfacing:</strong></td>
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<td>Sec. 6-16-2-8 (E)</td>
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<tr>
<td><strong>Comments:</strong></td>
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<td><strong>Location:</strong></td>
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<td>Sec. 6-4-8-2</td>
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<tr>
<td><strong>Angle(1):</strong></td>
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<tr>
<td>Width(W) (FT)</td>
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<td>Depth(D) (FT)</td>
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<td><strong>Comments:</strong></td>
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<td>Aisle(A) (FT)</td>
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<td>Module (FT)</td>
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<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Garage Setback from Alley Access (FT)</strong></td>
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<tr>
<td><strong>Comments:</strong></td>
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<tr>
<td><strong>COMMENTS AND/OR NOTES</strong></td>
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<tr>
<td><strong>Analysis Comments</strong></td>
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</tbody>
</table>

**RESULTS OF ANALYSIS**

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

**Signature**

**Date** 6-21-17
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:

CONDITIONS OR COMMENTS:

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:

[Signature]
Zoning Officer

THIS ZONING CERTIFICATE IS NOT A BUILDING PERMIT.