DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, January 4, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, MARK MUENZER, CHAIR

1. 1806 – 1806½ Church Street  Recommendation to ZBA
   Laurie Ann Jacobs, lessee, submits for a special use permit for a Commercial Indoor Recreation facility, Staley Martial Arts, in the B2 Business District and the oWE West Evanston Overlay District.

II. APPROVAL OF MINUTES: December 21, 2016 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, January 11, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

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

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

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
Design and Project Review (DAPR)

1806-1806 ½ Church Street

Recommendation to ZBA
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.
Staley Martial Arts, LLC
1806-1806.5 Church Street
Evanston, IL 60201

Summary of Business Plan and Course Schedule:

Qualifications:
In my line of work I am both personally and professionally connected to many successful investors. In my core line of work, involving real estate, I help countless new and seasoned investors to make sound business and financial decisions, outline projected costs, weigh risks, and refine costs and processes to continue to increase the profitability of their investments.

In analyzing this investment I knew the business model would be pivotal to the success of the business, along with bringing in the right instructors and choosing an ideal location. I am happy to say I was able to accomplish all three.

First, the only types of martial arts schools commonly available focus on fighting and self defense. The culture of martial arts as a whole and with jiu-jitsu in particular, is non-violent. It is about respect, discipline, becoming centered, self-aware and balanced. This is done through the acts of jiu-jitsu and through the meditation which is incorporated into each of the classes.
In Staley Martial Arts, we teach respect, self discipline and offer a team culture. Children as young as 3,4 and 5 years old will be taught basic movements and will also learn to meditate and to interact on a more calm and centered level.
It is extremely common to teach entire families because it is an art that can be learned for those of all ages and physical conditions. It is something the family can learn and bond over together.
In particular, we will be reaching out to charity groups that cater to those who fall into the autistic spectrum because it is strongly supported that jiu-jitsu can help both children and adults with autism to communicate more effectively, feel more confident and develop more evolved social skills in and outside of the classroom.

Second, with respect to the instruction, my head instructor has 30 years of experience with martial arts, 17 years of experience in jiu-jitsu, a bachelors and masters degree in kinesiology and has taught courses up to the college level. He is certified to teach jiu-jitsu from the highest governing bodies both nationally and internationally.
The most important qualifications he has are not reflected by his black belt. He is an absolutely amazing teacher. He has many students in the North Shore that are waiting for the school to open up so they can continue their studies with him because of the amazing progress the students have made through his instruction.
In hiring him, we have the security that we will retain and grow our student base without issue.
Lastly, the location. It is perfect. I’ve always loved Evanston and to open a business here is a bit of a dream come true for me. I needed to find the right location for transportation and to where we could serve a local community within Evanston. 1806 Church Street is absolutely perfect. It is within less than half a mile of the transportation hub. It’s a two minute walk from Evanston High School and it will be walkable for many residential homes in the area. The space is small, but perfect for the boutique feel of the school and for the personal attention that will be provided to the students.

We are excited about becoming an integral part of the local community, partnering with local residents, businesses and charities to contribute as much as possible.

With reference to classes: as demand for the classes grows, we will add additional hours of teaching, we will not increase the classes sizes. There will never be more than 8 people including the instructor.

The classes will be divided by age; 3-5 year olds, 6-9 year olds, 10-12 year olds, 13-17 year olds and adults.

The courses will be offered three times during the week for each age group and a class option on Saturdays for all groups. There will be a before work option for adults, who would like to start their day off right with a clear head and meditation. The remaining classes will start at 9:00 a.m. and be tapered throughout the day with the last classes ending at 8:00 p.m. during the week. Saturday classes will run 9:00 a.m. to 5:00 p.m. with a small break mid-day. There will be private training sessions offered on Sundays. Due to the small class sizes we do need to offer more in quantity of classes to remain profitable.

There will be meditation courses offered throughout the week and special cultural classes and workshops each weekend.

There are two dedicated parking spaces behind the building that will be used solely for the students, keeping the maximum number of cars on the street at any given time between 2-3 at most.
1. GROUND FLOOR PLAN

1/8" = 1'-0"
PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1871

527 DEMPSTER ST. EVANSTON, ILLINOIS 60201

CHICAGO TELEPHONE BR 3-3313
EVANSTON TELEPHONE 2-9130

ORDERED TO TAKE IMMEDIATE POSSESSION OF THE
LOT 4 IN BLOCK 3, ADDITION TO THE
CITY OF EVANSTON, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 NORTH, RANGE 25 EAST,
COOK COUNTY, ILLINOIS.

COMMISSIONER: A. T. SHEPHERD

CHURCH STREET

STATE OF ILLINOIS
COUNTY OF COOK

We hereby certify that the buildings or lots shown are within the
precise lines and that the description is correct and not subject to
any exceptions.

B. H. SUHR & COMPANY

PREPARED

H. W. SUHR

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that we have examined the above surveyed
property according to the Official Records, and the above plat correctly
represents said survey.

B. H. SUHR & COMPANY

RECEIVED

H. W. SUHR

Dimensions shown in feet and inches. Topographical elements omitted. The surveyor is to be credited for work done.
SPECIAL USE
APPLICATION

CASE #: 162.015 - 0113

1. PROPERTY

Address: 1806-1806.5 Church Street, Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: 101340001300000 PIN 2: blank
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Laurie Ann Jacobs
Organization: Staley Martial Arts, LLC
Address: 1806-1806.5 Church Street
City, State, Zip: Evanston, IL 60201
Phone: Work: 312-561-8954 Home: Cell/Other: 
Fax: Work: Home: Please circle the primary means of contact.
E-mail: info@staleymartialarts.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: 1806 Church LLC
Address: 1630 Darrow Ave
City, State, Zip: Evanston, IL 60201
Phone: Work: Home: Cell/Other: 310-948-4321
Fax: Work: Home: Please circle the primary means of contact.
E-mail: adamcordell@gmail.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."

12/5/2016

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 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
☑ Application Fee         Amount $600.00

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:

Opening of a boutique, cultural school that entails jiu-jitsu. The main purpose of the school is to offer classes and programs that will enrich the local community. Jiu-jitsu is a non-violent martial art that teaches discipline, focus and life balance. It offers a team atmosphere and comradery among peers. Meditation will be an integral part of the course. It is common for entire families to participate in jiu-jitsu. It is particularly beneficial to children and adults who have asperger syndrome or fall into the autistic spectrum. A variety of different cultural classes and workshops will be offered for both children and adults throughout the year.

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, in section 6-9-3-3 Specials Uses in the B-2 district the use of commercial indoor recreational activities is listed.

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, quite the contrary, it will enrich the local community by offering courses for the entire family teaching children and adults to meditate and become more centered and balanced in all aspects of their lives. Non-violent conflict resolution is a core part of the arts. We intend to offer after school programs and to reach out to special needs groups in Evanston. Countless studies have shown that jiu-jitsu empowers those who fall into the autistic spectrum to improve their social skills and overall quality of life. We plan on consistently helping to enrich the local community through our classes in jiu-jitsu, meditation, cultural classes and events; and by offering scholarships for courses to low income students in the community.

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

Yes, absolutely. We are located less than half a mile from the transportation hub of Evanston. We will also be serving many families that can walk to the center from their homes or after school from the high school.
d) Will the requested special use cause undue traffic congestion?

No, we are located only half a mile from the transportation hub. It will be easy for many families to walk to/from their homes. We do realize that there will be some students who drive (although carpooling is common among students). Due to the small class sizes and the two dedicated parking spots we have behind the school, we do not anticipate more than 2-3 cars parked on the street, at most, at any given time.

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

No, this is a completely, newly renovated building. There will be no changes or build out to the existing space.

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

While these are two store fronts with no dedicated outdoor space, we do intend on adding touches of nature via planters outside (based on approval from the owner and with taking care not to obstruct the sidewalk area).

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, absolutely.
City of Evanston
DISCLOSURE STATEMENT

(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.

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.) Does not apply.

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.

   1806 Church LLC, Adam Cordell
   310-948-4321
   adamcordell@gmail.com
   1630 Darrow Avenue, Evanston, IL 60201

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.

   Staley Martial Arts, LLC; Laurie Ann Jacobs, Sole Partner
   312-561-8954
   laurieannjacobs@gmail.com
   1806-1806.5 Church Street, Evanston, IL 60201
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.

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.

Staley Martial Arts, LLC: Laurie Ann Jacobs, Sole Partner 100% interest