DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)
Wednesday, September 13, 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: August 30, 2017 DAPR Committee meeting

III. NEW BUSINESS

1. 1026 Davis Street
   Marty Cless, property owner, submits for a special use permit for a Commercial Indoor Recreation facility in the D2 Downtown Retail Core District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, September 20, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

1026 Davis St.

Recommendation to ZBA
MAXIMUM OCCUPANCY 72

Plumbing Fixture Calculation

- TOTAL SQUARE FOOTAGE F. LEASE SPACE: 4,241.9 F.
- OCCUPANT LOAD CALCULATION PER ILLINOIS PLUMBING CODE (0.40010) = 200 SF PER PERSON
  4,241.9 = (21.2 OCCUPANTS)

- PER SECTION 940 APPENDIX A: TABLE B: THE FOLLOWING FACILITIES ARE REQUIRED

<table>
<thead>
<tr>
<th>FIXTURE TYPE</th>
<th># OCCUPANTS</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Closet*</td>
<td>18-35</td>
<td>2</td>
<td>1010 F</td>
</tr>
<tr>
<td>LAVATORY</td>
<td>18-35</td>
<td>2</td>
<td>2 M 2 F</td>
</tr>
<tr>
<td>DRINKING FOUNTAIN</td>
<td></td>
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<td></td>
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<td></td>
<td>ELECTRIC WATER BOTTLE FILLER PROVIDED</td>
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GENERAL NOTES:
- EXISTING FULLY OPERATIONAL FIRE SPRINKLER SYSTEM IS EXISTING AND SHALL BE MODIFIED FOR THE PROPOSED USE TO THE STANDARDS OF NFPA 13, EDITION 2013.
- EXISTING FULLY OPERATIONAL FIRE ALARM SYSTEM IS EXISTING AND SHALL BE MODIFIED TO MEET THE PROPOSED USE IN ACCORDANCE WITH NFPA 72, EDITION 2013.
- KEYS TO THE FIRE SPRINKLER ROOM SHALL BE LOCATED IN THE KNOX BOX AT THE ENTRANCE TO THE BUILDING.
- KEYS TO THE MAIN ENTRY DOOR SHALL BE LOCATED IN THE KNOX BOX AT THE ENTRANCE TO THE BUILDING.

APPLICABLE CODES:
- 2012 INTERNATIONAL BUILDING CODE
- INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL PLUMBING CODE
- 2012 INTERNATIONAL GAS CODE
- 2012 INTERNATIONAL ENERG CONSERVATION CODE
- 2012 NATIONAL ELECTRICAL CODE
- 1981 ILLINOIS ACCESSIBILITY CODE
- STATE OF ILLINOIS ENERGY CONSERVATION CODE

LOCATION MAP
N. 12.
SPENGA is fitness uncomplicated. Welcome to an unrivaled fitness experience. **IT’S YOU VS. YOU.**
Shut up legs. **RIDE IT LIKE YOU STOLE IT.** Just keep on spinning. Don’t wish for it. **WORK FOR IT.**

No one ever drowned in sweat. **Excuses don’t burn calories.** Sore? Tired? Sweaty? **Good it’s working.** Workout like your life depends on it, because it does. **EMBRACE THE HURT.**

Claim your space. Find your balance. **Live your life. BE HAPPY.** It won’t be easy but it will be worth it. **Leave it all on the mat.** We will change your mind and your body. **WE ARE SPENGA.**
Trash room & bathrooms not built. Just one single exit door or south wall.

Space to be filled by proposed commercial & fitness use.

COMMERCIAL DEVELOPMENT
MARTY CLESS & DANIEL KELCH | 1026 DAVIS ST.
EVANSTON IL 60201
1. PROPERTY

Address: 1026 Davis St.
Permanent Identification Number(s):
PIN 1: 11-18-309-031-0000
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: Marty Cless
Organization: 1026 Davis St. LLC
Address: 2525 Lincoln St.
City, State, Zip: Evanston, IL 60201
Phone: Work: Home: Cell/Other: 847-436-1144
Fax: Work: Home:
E-mail: martycless@yahoo.com

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

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

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

Name(s) or Organization: 
Address: 
City, State, Zip: 
Phone: Work: Home: Cell/Other:
Fax: Work: Home: 
E-mail: 

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Property Owner(s) Signature(s) – REQUIRED

Date

4. SIGNATURE

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

Applicant Signature – REQUIRED

Date 9/6/17

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☑ (This) Completed and Signed Application Form
☑ Plat of Survey Date of Survey: ______________________
☑ Project Site Plan Date of Drawings: ______________________
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☑ Proof of Ownership Document Submitted: ______________________
☐ Application Fee Amount $________

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.
A. Briefly describe the proposed Special Use:

National franchised commercial fitness and training center located on the ground floor. Location would be franchisee's second North Shore site.

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, O-2 district special use for commercial indoor recreation facility located at the ground level.

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. Will fill a vacant retail space activating the neighborhood.

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

Yes, location is on a major bus route and is less than 2 blocks away from the Davis St. Metra & El stations.
d) Will the requested special use cause undue traffic congestion?

No. Classes are an hour in length and class size will be capped to no more than 25 individuals. Classes are anticipated to run seven days a week from 5 AM to 6:30 PM.

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

N/A - new construction building (2016)

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

Yes

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
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:  

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number _____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.

   1026 Davis St. LLC
   Attn: Marty小事
   2525 Lincoln St.
   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.
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.
   
   Marty Class
   2525 Lincoln St.
   Evanston, IL 60201

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.
Hi Melissa,

My name is Kathleen Smith and I am the owner of SPENGA Glenview, a boutique fitness studio that combines spinning, strength training and yoga into one 60 minute workout. We have had great success with our location in Glenview and are excited about the possibility of expanding into Evanston!

My husband and I currently live in Wilmette with our 3 kids. Prior to that, while my husband was a student at Northwestern University, we lived in downtown Evanston. We absolutely love the Evanston community and cannot wait to hopefully make SPENGA a part of it.

I have included below the answers to your questions. If you have any follow up or need any clarification please do not hesitate to reach out to me directly. I look forward to meeting and hopefully working together!

1. Hours of Operation
5:00am - 8:00pm

2. Number of Employees per Shift
This will vary anywhere from 3 - 5 depending on the time of day.

3. Number of Customers per Class

4. Number of Classes per Day
6 - 8 during the week and 4 on the weekends.

5. Employee Parking
We plan to offset a part of the cost of parking in local garages for our employees so that street parking may be reserved for clients. Additionally, we will encourage employees who are able to walk or make use of public transportation.

6. Sound/Vibration Control
We have spoken with our landlord about installing two layers of drywall to help with sound/vibration control and mitigation.

7. Deliveries
As a business we do not receive many deliveries after our grand opening, but will make every effort to work with neighbors and the public to ensure deliveries do not cause an inconvenience.

8. Music Control
Amplified music will be contained within the space and not utilized at any time when a door or window is open.

Kathleen Smith
SPENGA North Shore
ph: 847.904.2335
The Glen Town Center
2043 Tower Drive
Glenview, IL 60026

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