DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, December 6, 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: November 29, 2017 DAPR Committee meetings

III. NEW BUSINESS

1. 716 Church Street Recommendation to ZBA
Scott Schwebel, potential lessee, applies for a special use permit for a Type 2 restaurant, Colectivo Coffee, in the D3 Downtown Core Development District

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, December 13, 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: https://www.cityofevanston.org/dapr. 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)
716 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.
STATE OF ILLINOIS,
County of Cook,

I hereby certify that I have surveyed the above described property and that the plat hereto drawn is a correct representation of said survey.

March 15, 1930
Charles F. Kunkle
County Surveyor

EXPLANATIONS:

Contractors should compare the points on the ground with the plat and with each other before building by the same, and immediately report any difference or apparent mistake.
November 15, 2017

CAFE OPERATIONS OVERVIEW

HOURS of OPERATION
- We operated daily
- Generally open no earlier than 6am and no later than 11pm
- Hours may change seasonally

DELIVERY
- We delivery daily in Sprinter vans (these are our drivers)
- We do get occasional third party deliveries. We encourage our partners to utilize appropriate scaled vehicles when making deliveries to our locations, generally these are always vans/small urban fleet vehicles
- Deliveries will come primarily come through the font door

EMPLOYEES / PARKING
- We have a history of neighborhood employment
- Many of our co-workers tend to live within walking, public transit, and/or biking distance of our cafes
- We do have strict employee parking policies - leaving prime parking for customers. Approved parking areas are identified by managers

TYPE of BUSINESS
- We see a mix of customers and transaction types throughout the day
- Coffee and bakery to go (early AM)
- Food and drink for in-café dinning (mid morning through lunch)
- Meetings/Studying late afternoon into evening
- We do not offer internal delivery
Sustainability Practices
for
Type 2 Restaurants

The City of Evanston prides itself on its commitment to environmental excellence through outstanding and innovative sustainability practices that promote a positive example throughout the community.

Environmental sustainability may be promoted in a variety of ways. In an effort to ensure Type 2 Restaurants do not negatively impact the environment, the following sustainable practices are suggested:

**Litter Collection Plan:**
The applicant shall implement and adhere to a Litter Collection Plan requiring the policing of an area located within a two hundred fifty-foot (250') radius of the space in which the use is located. This area shall be patrolled once every three (3) hours during the hours the use is in operation, and shall be kept free of all litter of any type emanating from any source. For the purpose of this requirement, "litter" shall include, but is not limited to: putrescible animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food; other putrescible waste, including animal waste, dead animals, yard clippings and leaves; nonputrescible solid waste, including rubbish, ashes, abandoned automobiles, solid waste, paper, polystyrene, wrappings, cigarettes, cardboard, tin cans, glass, bedding, and similar materials; and all other waste material which, if thrown or deposited as herein prohibited, may create a danger to public health, safety, or welfare.

**Litter Pick-Up Plan:**
The applicant shall provide and maintain exterior litter receptacles such as dumpsters, in sufficient number and type to adequately contain all litter collected pursuant to the Litter Collection Plan. Collections shall be a minimum of three (3) times a week, including collections on Sundays to the extent necessary to comply with this condition. All litter receptacles shall be maintained in clean condition with tight-fitting lids, and shall be placed on Code-compliant surfaces at the rear of the property or in an otherwise City-approved location. Within seven (7) days of written notice from the City, the number of litter receptacles and/or the number of collections from each shall be modified or increased as necessary.

**Customer Recycling:**
The applicant shall provide recycling receptacles within the space in which the use is located and shall be available for customer use. The recycling receptacles shall be maintained and emptied as necessary to ensure adequate recycling receptacles are available for use during the hours the use is in operation. Recycling containers shall be co-located with garbage containers and labeled for recycling.
Business Recycling:
The applicant shall provide recycling receptacles within the kitchen area and shall recycle restaurant waste including, but not limited to, cardboard and paper products.

Tap Water:
The applicant shall make tap water available to all customers and provide appropriate signage indicating the availability of tap water.

Reusable Flatware and Dishware:
The applicant shall provide reusable flatware and dishware to customers who opt to eat on premises.

100% Recyclable Carry-Out Packaging:
The applicant shall utilize 100% recyclable packaging for all carry-out/delivery orders. Note: Evanston’s solid waste hauler Groot Industries recycles rigid plastic numbers 1-5 and 7. Plastic number 6 (rigid or foam) is not recyclable in Evanston’s program even though it has the recycling symbol. See attached recycling flyer for details.

Delivery Method:
When possible, the applicant shall utilize environmentally friendly modes of transportation, such as bicycle delivery, when transporting delivery orders to customers.

Other Environmentally-Friendly/Sustainable Practices

I certify that I have checked the appropriate boxes that best describe the sustainability practices that will be adhered to at the Type 2 Restaurant in question.

[Signature]

Date: 11.14.17

Collectivo Coffee Roasters, Inc.
TRUSTEE'S DEED

This indenture made this 2ND day of JANUARY, 2015, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee to LASALLE BANK, NATIONAL ASSOCIATION, as successor trustee to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as successor trustee to NBD BANK, as successor trustee to NBD TRUST COMPANY OF ILLINOIS, as successor trustee to STATE NATIONAL BANK, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1ST day of DECEMBER, 1952, and known as Trust Number 2413, party of the first part and 708 CHURCH STREET, LLC WHOSE ADDRESS IS: 708 CHURCH STREET, SUITE #211, EVANSTON, ILLINOIS 60201, party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

LOTS 1, 2, 3, 4, 12, 13, 14 AND 15 IN BLOCK 28 IN VILLAGE, NOW CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 708 CHURCH STREET, EVANSTON, IL 60201

PERMANENT TAX NUMBER(S): 11-18-305-005-0000

together with the tenements and appurtenances thereunto belonging:

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: ____________________________

[Signature]

Trust Officer

[Stamp]

Real Estate Transfer Tax Act

Date: 01/06/2015

Buyer, Seller Representative
State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 5TH day of JANUARY, 2015.

[Signature]

NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 SOUTH LA SALLE STREET, SUITE #2750
CHICAGO, ILLINOIS 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME  MARC L. MUSKAT
ADDRESS  2657 WALTERS
CITY, STATE, ZIP CODE  NORTHFIELD, IL  60062

OR  BOX NO. __________

SEND TAX BILLS TO:

NAME  HAMON, HILL, INC.
ADDRESS  708 CHURCH ST #211
CITY, STATE, ZIP CODE  EVANSTON, IL  60201
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated  
Signature:  
Grantor or Agent

Subscribed and sworn to before me by the said , dated  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated  
Signature:  
Grantee or Agent

Subscribed and sworn to before me by the said , dated  
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.

REV: 1-96
1. PROPERTY

Address: 716 CHURCH ST
Permanent Identification Number(s):
PIN 1: 1173350050000 PIN 2: [Redacted]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: Scott Schwebel
Organization: Colectivo Coffee Roasters
Address: 2999 N Humboldt Blvd
City, State, Zip: Milwaukee, WI 53211
Phone: Work: Home: Cell/Other: 414.915.5272
Fax: Work: Home: E-mail: ss@colectivo.com

What is the relationship of the applicant to the property owner?
- [ ] Same
- [ ] Architect
- [ ] Officer of board of directors
- [ ] Builder/contractor
- [ ] Attorney
- [ ] Other: [Redacted]
- [ ] Potential purchaser
- [ ] Lessee
- [ ] Potential lessee
- [ ] Real estate agent

Please circle the primary means of contact.

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

Name(s) or Organization: Farnsworth-Hill Inc
Address: 708 Church St #211
City, State, Zip: Evanston, IL 60201
Phone: Work: 322.3320 Home: Cell/Other:
Fax: Work: Home: E-mail: jim@farnsworth-hill.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."

[Signature] Managing Member

Date: 11/14/17

Property Owner(s) Signature(s) REQUIRED

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."

[Signature] Applicant Signature REQUIRED

Date: 11/15/17

Page 1 of 6
**Formstack Submission For: Zoning Special Use**
Submitted at 11/15/17 1:26 PM

<table>
<thead>
<tr>
<th>Field</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>716 Church St</td>
</tr>
<tr>
<td></td>
<td>Evanston, IL 60201</td>
</tr>
<tr>
<td>Permanent Identification Number (PIN) 1:</td>
<td>11-18-305-005-0000</td>
</tr>
<tr>
<td>Permanent Identification Number (PIN) 2:</td>
<td></td>
</tr>
<tr>
<td>Name:</td>
<td>Scott Schwebel</td>
</tr>
<tr>
<td>Organization:</td>
<td>Colectivo Coffee Roasters Inc.</td>
</tr>
<tr>
<td>Address:</td>
<td>2999 N Humboldt Blvd</td>
</tr>
<tr>
<td></td>
<td>Milwaukee, WI 53212</td>
</tr>
<tr>
<td>Home or Office Phone Number:</td>
<td>(414) 915-5372</td>
</tr>
<tr>
<td>Cell Phone Number:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ss@colectivo.com">ss@colectivo.com</a></td>
</tr>
<tr>
<td>Please choose primary means of contact:</td>
<td>Email</td>
</tr>
<tr>
<td>Is applicant also the property owner?:</td>
<td>No</td>
</tr>
<tr>
<td>Name:</td>
<td>Jim Nash</td>
</tr>
<tr>
<td>Organization:</td>
<td>Farmsworth-Hill Inc</td>
</tr>
<tr>
<td>Question</td>
<td>Answer</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Address:</td>
<td>708 Church St</td>
</tr>
<tr>
<td></td>
<td>#211</td>
</tr>
<tr>
<td></td>
<td>Evanston, IL 60201</td>
</tr>
<tr>
<td>Home or Office Phone Number:</td>
<td>(708) 328-3330</td>
</tr>
<tr>
<td>Cell Phone Number:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:jim@farnsworth-hill.com">jim@farnsworth-hill.com</a></td>
</tr>
<tr>
<td>What is the relationship of the applicant to the property owner?:</td>
<td>Lessee</td>
</tr>
<tr>
<td>Briefly describe the proposed Special Use:</td>
<td>Colectivo Coffee - a coffee shop/cafe serving a range of traditional coffee, tea and espresso drinks, smoothies, select tapped beverages including house beer and tea sodas, fresh bakery, all-day breakfast and signature sandwiches. Counter service ordering with variety of cafe seating.</td>
</tr>
<tr>
<td>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?:</td>
<td>Yes. Restaurant / Food use.</td>
</tr>
<tr>
<td>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?:</td>
<td>No. We will be making a significant investment in the renovation and build-out of the space, adding tremendous value to the property, neighborhood, while positively activating the corner.</td>
</tr>
<tr>
<td>Will the requested special use be adequately served by public facilities and services?:</td>
<td>Yes. We will build the space to meet all updated codes and ordinances.</td>
</tr>
<tr>
<td>Will the requested special use cause undue traffic congestion?:</td>
<td>No. This location is on a corner in a current retail/commercial district that previously held a retail tenant.</td>
</tr>
<tr>
<td>Will the requested special use preserve significant historical and architectural resources?:</td>
<td>N/A, Yes. The existing building facade will remain. Our plans are to replace the current storefront windows with an updated presentation to the street, greatly enhancing the building's intrinsic character.</td>
</tr>
<tr>
<td>Will the requested special use preserve significant natural and environmental features?:</td>
<td>N/A. We are renovating an existing commercial/retail space along a commercial corridor.</td>
</tr>
<tr>
<td>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</td>
<td>Yes, We plan to follow all applicable guidelines.</td>
</tr>
</tbody>
</table>
modified through the planned
development process or the grant of a
variation?:

Is applicant acting as an agent or
designee for the proposed user of the
land for which this application for zoning
relief is made?: No

List the name, address, phone, fax, and
any other contact information of the
proposed user of the land.: Jim Nash, Managing Member, Farnsworth-
Hill Inc. 708 church St. Evanston, IL 60201

Does the proposed land user own or
control the land for which this application
for zoning relief is made?: No

List the name, address, phone, fax, and
any other contact information of the
person or entity that has constructive
control of the proposed land user.: Jim Nash, Managing Member, Farnsworth-
Hill Inc. 708 church St. Evanston, IL 60201

Does the proposed land user hold the title
to the subject property?: No

Is the person or entity that holds the title
the same as the one listed in the previous
question?: Yes

List the name, address, phone, fax, and
other contact information of the person or
entity holding the title to the subject
property.: Lincoln Fowler: 2961 N Marietta Ave.
Milwaukee, WI 53211
Curtis Fowler: 4477 N. Farwell Ave.
Shorewood, WI 53211
Paul Miller: 2700 E Shorewood Blvd.
Shorewood, WI 53211

Is the Applicant or Proposed Land User a
Corporation?: Yes

A. Names and addresses of all officers
and directors.: Lincoln Fowler: 2961 N Marietta Ave.
Milwaukee, WI 53211
Curtis Fowler: 4477 N. Farwell Ave.
Shorewood, WI 53211
Paul Miller: 2700 E Shorewood Blvd.
Shorewood, WI 53211

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.: Same as A. 33.33% each.

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 zoning
relief.:
Plat of Survey - One copy of plat of survey, drawn to scale, that accurately reflects current conditions: 

Date of Survey: Mar 13, 1938

Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any elevated proposal - garages, home additions, roofed porches, etc.: 

Date of Drawings: Nov 01, 2017

Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.: 

Document Submitted: Jan 6, 2016

Quantity: 1

Price: 600

Credit Card: ***********9437

Card Verification Code: ***

Expiration Date: Sep 2020

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.: 

[Signature]

Direct Link to Image