DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, February 15, 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. 2705 Ashland Avenue (Welsh-Ryan Arena) Preliminary Review
   Steven Himes, project manager, submits for interior and exterior renovations to the existing Welsh-Ryan Arena in the U2 University Athletic Facilities District.

2. 630 Clinton Place (Northwestern University) Recommendation to ZBA
   Celeste Robbins, architect, submits for major zoning relief for an 11.7’ rear yard setback where 30’ is required for an addition and a 13.3’ rear yard setback where 27’ is required for a chimney (yard obstruction) in the R1 Single Family Residential District.

3. 2006 Central Street (Backlot Coffee) Recommendation to ZBA
   John Kim, contract purchaser, submits for a special use permit for a Type 2 Restaurant with accessory coffee roasting in the B1a Business District and oCSC Central Street Overlay District.

4. 847 Chicago Avenue Sign Variation
   James Clements, contractor, submits for a variation to install one 1’5” X 4’7” non-illuminated blade sign on the northeast corner of the mixed-use building at a height of 16’ above grade where 15’6” is allowed by sign regulation and a projection of 4’7” where 2’ is permitted by sign regulation in the C1a Commercial Mixed-Use District and oDM Dempster-Main Overlay District.

II. APPROVAL OF MINUTES: February 8, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, February 22, 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)

2705 Ashland Ave.

Preliminary Review
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
event level floor plan
View from southwest

- Exterior images

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

- Brick veneer
  - (Glen Gery “Toledo Grey” 8"x16" unit, w/ running bond coursing)
  - (Glen Gery “Oyster Grey” 2 1/4"x8" unit, w/ running bond coursing)

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

- Cast stone accent band (light buff)
brick veneer (Glen Gery “Oyster Grey” 2 1/4”x8” unit, w/ running bond coursing)
cast stone accent band (light buff)
aluminum curtainwall w/ clear insulated glazing (medium bronze framing finish)
cast stone coping (light buff)
existing precast concrete wall panels (existing north facade to remain)
brick veneer (Glen Gery “Toledo Grey” 8”x16” unit, w/ running bond coursing)
aluminum curtainwall w/ clear insulated glazing (medium bronze framing finish)
east elevation (west similar)

- **brick veneer** (Glen Gery “Oyster Grey” 2 1/4”x8” unit, w/ running bond coursing)
- **brick veneer** (Glen Gery “Toledo Grey” 8’x16’ unit, w/ running bond coursing)
- **aluminum curtainwall** w/ clear insulated glazing (medium bronze framing finish)
- **cast stone accent band** (light buff)
- **cast stone coping** (light buff)
ENLARGED SOUTH ELEVATION
3. Patch & repair any cracks or broken sections of aggregate of the existing precast concrete.

4. Repoint all exterior mortar joints with mortar matching the existing precast concrete.

5. Remove & replace existing precast concrete matching existing.

6. Existing facade to be thoroughly cleaned before any repair work occurs to ensure accurate color and aggregate of the existing precast concrete.

1. Remove all ivy from face of existing building.

NOTE: Existing exterior facade to remain.

MATCHING OF NEW CONCRETE, MORTAR & SEALANT.

5. Remove & replace existing precast concrete matching the existing.

CONCRETE:

3. Patch & repair any cracks or broken sections of aggregate of the existing precast concrete.

6. Existing facade to be thoroughly cleaned before any repair work occurs to ensure accurate color and aggregate of the existing precast concrete.

MATCHING EXISTING.

CONCRETE.

COLOR & AGGREGATE OF THE EXISTING PRECAST CONCRETE.

5. Remove & replace existing precast concrete matching the existing.

EXISTING FACADE TO REMAIN.

RENOVATION

MATCHING OF NEW CONCRETE, MORTAR & SEALANT.

REPAIR WORK OCCURS TO ENSURE ACCURATE COLOR AND AGGREGATE OF THE EXISTING PRECAST CONCRETE.

EXISTING FACADE TO BE THOROUGHLY CLEANED BEFORE ANY REPAIR WORK OCCURS TO ENSURE ACCURATE COLOR AND AGGREGATE OF THE EXISTING PRECAST CONCRETE.

5. REMOVE & REPLACE EXISTING PRECAST CONCRETE MATCHING THE EXISTING.

CONCRETE.

COLOR & AGGREGATE OF THE EXISTING PRECAST

PRECAST CONCRETE COPINGS W/ CONCRETE MATCHING THE

COLOR & AGGREGATE OF THE EXISTING PRECAST CONCRETE.

EXISTING EXTERIOR FACADE TO REMAIN.

NOTE: EXISTING EXTERIOR FACADE TO REMAIN.

RENOVATION MATCHING OF NEW CONCRETE, MORTAR & SEALANT.

REPAIR WORK OCCURS TO ENSURE ACCURATE COLOR AND AGGREGATE OF THE EXISTING PRECAST CONCRETE.

EXISTING FACADE TO BE THOROUGHLY CLEANED BEFORE ANY REPAIR WORK OCCURS TO ENSURE ACCURATE COLOR AND AGGREGATE OF THE EXISTING PRECAST CONCRETE.

5. REMOVE & REPLACE EXISTING PRECAST CONCRETE MATCHING THE EXISTING.

CONCRETE.

COLOR & AGGREGATE OF THE EXISTING PRECAST CONCRETE.

MATCHING OF NEW CONCRETE, MORTAR & SEALANT.

REPAIR WORK OCCURS TO ENSURE ACCURATE COLOR AND AGGREGATE OF THE EXISTING PRECAST CONCRETE.
# Zoning Analysis

## Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>16ZONA-0336</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

### Proposal:

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

### Site Information:

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

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steven Himes</td>
<td></td>
</tr>
</tbody>
</table>

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

### Zoning Section Comments

| 6-16 Table 16-B | No capacity beyond 9,870 |

**Recommendation(s):**

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

APPLICATION STATUS: December 22, 2016

Z.A. Number: 16ZONA-0336
Address: 2705 ASHLAND AVE
Applicant: Steven Himes

Purpose: Zoning Analysis without Bld Permit App
District: U2
Overlay: Sidewalk Cafe
Preservation: Not Within
Reviewer: Dominick Argumedo
District:

THIS APPLICATION PROPOSES (select all that apply):

- New Principal Structure: Change of Use
- New Accessory Structure: Sidewalk Cafe
- Addition to Structure: Other
- Alteration to Structure: Business License
- Retention of Structure: Home Occupation

ANALYSIS BASED ON:

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

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

ZONING ANALYSIS

FRONT YARDS

Section 6-4-1-(A)(2) - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet?
Section 6-4-1-(A)(3) - Does an abutting lot have less than the required front yard setback of the zoning district?
Section 6-4-1-(A)(3)b - Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?

PRINCIPAL USE AND STRUCTURE

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

Comments:

Minimum Lot Width (LF)

USE: Other

No Requirement

No Change

Minimum Lot Area (SF)

USE:

1491382

No Change

Comments:

Dwelling Units:

0

0

0

Compliant

Rooming Units:

Comments:

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

None

74141

Compliant

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

LF: Linear Feet  SF: Square Feet  FT: Feet

Page 1
<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>Impervious Surface</strong></td>
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<tr>
<td><strong>Coverage (SF, %)</strong></td>
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<tr>
<td><strong>Comments:</strong></td>
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<td><strong>Accessory Structure</strong></td>
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<td><strong>Rear Yard Coverage:</strong></td>
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<td><strong>Comments:</strong></td>
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<td><strong>Gross Floor Area (SF)</strong></td>
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<td><strong>Use:</strong></td>
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<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Height (FT)</strong></td>
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<tr>
<td><strong>Comments:</strong></td>
<td>Minimum 56 feet needed between U2 &amp; Residential District</td>
<td>84</td>
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<td>West</td>
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<tr>
<td><strong>Street:</strong></td>
<td>McGaw to Triemens</td>
<td>20.3</td>
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<tr>
<td><strong>Street:</strong></td>
<td>McGaw to Triemens</td>
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<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Street:</strong></td>
<td>McGaw to Triemens</td>
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<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Interior Side Yard(1) (FT)</strong></td>
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<td><strong>Direction:</strong></td>
<td>North</td>
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<tr>
<td><strong>Comments:</strong></td>
<td>McGaw to Miller Park (baseball fence is not principal building for baseball)</td>
<td>400</td>
<td>Compliant</td>
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<td><strong>Interior Side Yard(2) (FT)</strong></td>
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<td>South</td>
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<tr>
<td><strong>Comments:</strong></td>
<td>McGaw to Dyche. Needs to be confirmed.</td>
<td>24</td>
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<tr>
<td><strong>Rear Yard (FT)</strong></td>
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<td><strong>Direction:</strong></td>
<td>East</td>
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<tr>
<td><strong>Comments:</strong></td>
<td>McGaw to Anderson</td>
<td>24</td>
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**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th><strong>Use (1)</strong></th>
<th>Standard</th>
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<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td><strong>Permitted Districts:</strong></td>
<td>N-Club</td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:** Considered "university-sponsored cultural event" or "luncheon or dining" facilities. Alternately, a "snack bar" within a fieldhouse.

**Permitted Required Yard:**

**Comments:**

**Additional Standards:**

**Comments:**

**Height (FT)**

**Comments:**
<table>
<thead>
<tr>
<th>Standard</th>
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<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Distance from Principal Building:</td>
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<td>Comments:</td>
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<tr>
<td>Front Yard (1A) (FT)</td>
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<td>Direction: Does Not Apply</td>
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<td>Street:</td>
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<td>Comments:</td>
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<tr>
<td>Front Yard (1B) (FT)</td>
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<td>Direction: Does Not Apply</td>
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<td>Comments:</td>
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<td>Street Side Yard (FT)</td>
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<td>Comments:</td>
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<tr>
<td>Interior Side Yard (1A) (FT)</td>
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<td>Direction: Does Not Apply</td>
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<tr>
<td>Rear Yard (FT)</td>
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<td>Direction: Does Not Apply</td>
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<td>Comments:</td>
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</table>

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Use(1): Gymnasium/Sports Arena</td>
<td>10 percent of designed seating capacity</td>
<td>987</td>
<td>987</td>
</tr>
</tbody>
</table>

Comments: 6,860 seats = 680 parking spots. 9,870 maximum capacity.

Use(2):

Comments:

Use(3):

Comments:

**TOTAL REQUIRED:**

Comments:

Handicap Parking Spaces:

Comments:

Access:

Comments:

Vertical Clearance (LF)

Comments:
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td><strong>Surfacing:</strong></td>
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<td><strong>Comments:</strong></td>
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<td><strong>Location:</strong></td>
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<tr>
<td><strong>Comments:</strong></td>
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</table>

| **Angle(1):**                 |          |          |          |               |
| **Width (W) (FT)**            |          |          |          |               |
| **Comments:**                 |          |          |          |               |
| **Depth (D) (FT)**            |          |          |          |               |
| **Comments:**                 |          |          |          |               |
| **Aisle (A) (FT)**            |          |          |          |               |
| **Comments:**                 |          |          |          |               |
| **Module (FT)**               |          |          |          |               |
| **Comments:**                 |          |          |          |               |

| **Angle(2):**                 |          |          |          |               |
| **Width (W) (FT)**            |          |          |          |               |
| **Comments:**                 |          |          |          |               |
| **Depth (D) (FT)**            |          |          |          |               |
| **Comments:**                 |          |          |          |               |
| **Aisle (A) (FT)**            |          |          |          |               |
| **Comments:**                 |          |          |          |               |
| **Module (FT)**               |          |          |          |               |
| **Comments:**                 |          |          |          |               |

**Garage Setback from Alley Access (FT)**

**Comments:**

**LOADING REQUIREMENTS**

<table>
<thead>
<tr>
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<td><strong>Loading Use:</strong></td>
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<tr>
<td><strong>Comments:</strong> Previous areas had loading berth</td>
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<td><strong>TOTAL (long):</strong></td>
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<td><strong>TOTAL (short):</strong></td>
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<tr>
<td><strong>Long Berth Size (FT)</strong></td>
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<tr>
<td><strong>12' wide x 50' deep</strong></td>
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<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Short Berth Size (FT)</strong></td>
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<td><strong>10' wide x 35' deep</strong></td>
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<td><strong>Comments:</strong></td>
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<td><strong>Vertical Clearance (FT)</strong></td>
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<td><strong>14'</strong></td>
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<td><strong>Comments:</strong></td>
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</table>

**MISCELLANEOUS REQUIREMENTS**

| **Requirement (1):**          |          |          | N-Club    | Compliant     |
| **6-15-7 283**                |          |          |          |               |
| **Comments:** University-sponsored lecture, speakers, musical performances and other cultural events held within an enclosed building provided that attendance is limited to ten thousand (10,000) or less. |          |          |               |
| Luncheons and dinners and dining room facilities in a |          |          |               |

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

Page 4
<table>
<thead>
<tr>
<th>Requirement (2):</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-16 Table 16-B</td>
<td>9670 max capacity</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments: 967 parking spots = 10% capacity

Requirement (3):

Comments:

<table>
<thead>
<tr>
<th>COMMENTS AND/OR NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Analysis Comments</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>RESULTS OF ANALYSIS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Results of Analysis: This Application is Compliant</td>
</tr>
<tr>
<td>Site Plan &amp; Appearance Review Committee approval is: Required</td>
</tr>
<tr>
<td>See attached comments and/or notes.</td>
</tr>
</tbody>
</table>

N.Z. 1-27-17

SIGNATURE DATE
Design and Project Review (DAPR)

630 Clinton Pl.

Recommendation to ZBA
PLAT OF SURVEY WITH TOPOGRAPHY

LEGAL DESCRIPTION:

ALL OF LOT 1 PLUS ALL OF LOT 2 (EXCEPT THE WEST 66 2/3 FEET THEREOF) PLUS ALL OF LOT 3 (EXCEPT THE WEST 16 2/3 FEET THEREOF) OWNED BY JAMES MCINTYRE AND THE EAST 66 2/3 FEET OF THE SOUTH PART OF ARCHDALE O'FLYNN RESIDENCE AND PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 630 CLINTON PLACE, EVANSTON, ILLINOIS.

References:

For further information on flood insurance requirements, contact your local insurance agency or call FEMA at 1-800-FEMA-1234.

GENERAL NOTES:

All information provided in this plat is subject to errors and omissions.

Prior to excavation call toll free:

1-800-435-7377

The information on this plat was provided to us by the client, and does not constitute survey, and should be compared to your deed, abstract, title report, and local ordinances. No responsibility is assumed by surveyors.

Compare all points before laying out and report any discrepancies on site.

Dimensions are shown in feet and decimals thereof, no dimension is to be assumed by scaling.

REFERENCE INSTRUMENT:

Reference to City of Evanston: 630-031 located on the Southwest corner of William Street and Green Bay Road.

Elevation = 16.80 (City of Evanston Datum)

Survey notes:

C - Cash

P - Plat

f - Trees

G - Gt

V - Vacant

# - Tree sign

B.H. SUHR & COMPANY, INC.

841 CHICAGO AVENUE, EVANSTON, ILLINOIS 60202

DECEMBER 2003

16-90-3-8

16-90-3-8

16-90-3-8

16-90-3-8

16-90-3-8

16-90-3-8
NOT FOR CONSTRUCTION
PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

NOT FOR CONSTRUCTION
EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

NOT FOR CONSTRUCTION

Robbins Architecture
976 Green Bay Rd Evanston, Illinois 60201
Tel 847 446 8001 Fax 847 446 8005
www.robbins-architecture.com

630 Clinton Place
Evanston, IL 60201

A2.00
MAJOR VARIATION
APPLICATION

CASE #: ______________________

1. PROPERTY

Address: 630 CLINTON PLACE, EVANSTON, IL 60201

Permanent Identification Number(s):

PIN 1: 0 3 5 4 1 0 2 0 0 0 0

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: CELESTE ROBBINS

Organization: ROBBINS ARCHITECTURE

Address: 976 GREEN BAY ROAD

City, State, Zip: WINNETKA, IL 60093

Phone: Work: 847-846-9001 Home: Cell/Other: 847-971-8338

Fax: Work: 847-446-5005 Home: 

E-mail: CELESTE@ROBBINS-ARCHITECTURE.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: NORTHWESTERN UNIVERSITY CONTACT: SUE PI

Address: 2020 RIDGE ROAD

City, State, Zip: EVANSTON, IL 60208

Phone: Work: 847-467-4383 Home: Cell/Other: 224-216-0902

Fax: Work: Home: 

E-mail: SUE.PI@NORTHWESTERN.EDU

"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: 1-31-2017

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: 1-31-17
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [X] Completed and Signed Application Form
- [X] Plat of Survey  Date of Survey: 11-22-16
- [X] Project Site Plan  Date of Drawings: 1-27-17
- [X] Plan or Graphic Drawings of Proposal (if needed, see notes)
- [X] Non-Compliant Zoning Analysis
- [X] Proof of Ownership  Document Submitted:
- [X] Application Fee (see zoning fees)  Amount $____________ 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:
The proposed project is a complete restoration of the home. We are replacing the garage in the front and removing a greenhouse structure on the back of the home and replacing it with a family room addition. The interior will be renovated and updated.

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</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-8-3-4”)</td>
<td>(ex. “requires a minimum front yard setback of 27 feet”)</td>
<td>(ex. “a front yard setback of 25.25 feet”)</td>
</tr>
<tr>
<td>6-8-2-8-A-4</td>
<td>MINIMUM YARD REQUIREMENT FOR THE R1 DISTRICT REAR YARD 30 FT</td>
<td></td>
</tr>
</tbody>
</table>

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

2

| 6-4-1-9-B-1 | YARD OBSTRUCTIONS ATTACHED TO THE PRINCIPAL STRUCTURE SHALL INCLUDE CHIMNEYS. A YARD OBSTRUCTION MAY EXTEND INTO NO MORE THAN 10% OF THE DEPTH OF THE REQUIRED YARD REAR CHIMNEY EXTENDS MORE THAN 3FT INTO SETBACK. |

3

| 8-8-2-8-A-1 | FRONT YARD PARKING PROHIBITED REDUCED AREA AND ELIMINATED PARKING |

Page 3 of 6
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?

We do have room to build on the side of the property, but this is a Historical Landmark home and we do not want to compromise its integrity by altering its massing on the side where it is visible from two streets.

The rear yard has the least visual impact from any of the street views since this is on a corner lot. Also, we are building in almost the same footprint of the greenhouse that is being removed. The greenhouse was an addition in the 70's. It need significant repair and is not in keeping with the character of the home.

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.

The President of Northwestern University and his family reside at the home to the rear. They have reviewed the design and support the proposed work and addition.

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.

The current greenhouse is unsightly and in need of repair. A renovation of the structure would be difficult and would not provide the home with a comfortable, energy efficient living space. Because this is the only logical space for the family room it was a natural conclusion to replace this structure with the proposed new Family Room.

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.

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

The existing landmark structure was originally designed with an architecturally significant west facing elevation making it prohibitive to add to the west. In addition, the existing kitchen is located towards the southeast corner of the residence. We would like to have a close proximity for the new Family Room to the existing Kitchen.
5. Have other alternatives been considered, and if so, why would they not work?

We do not want to add any addition to the side yard for the following reasons:

1. It is a Landmark Building and the side yard to compromise the look of the home which faces the street.
2. The proposed location is adjacent to the kitchen which is where we would like it to be.

We do not want to restore the greenhouse because there is too much glass to be a comfortable space. Heating and cooling this is difficult and it really is not in keeping with the architectural language of the home.

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.

   Celeste Robbins
   Robbins Architecture
   976 Green Bay Road
   Winnetka, IL 60093
   P. 847-446-8001
   celaste@robbins-architecture.com

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.)

   Not Applicable

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.

   Not Applicable
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.

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

Page 6 of 6
Zoning Analysis

Case Number: 17ZONA-0011
Case Status/Determination: Non-Compliant

Proposal:
Interior renovation including creation of new basement, window replacement, and restoration of exterior. Removal of existing garage, greenhouse, and front porch. New replacement garage, family room, front porch additions. Other site improvements incl

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>630 CLINTON PL</th>
<th>Zoning District:</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td></td>
<td>Preservation District:</td>
<td>Not Within</td>
</tr>
</tbody>
</table>

Applicant: Celeste Robbins

Phone Number: ____________________________

Signature ____________________________ Date

Zoning Section Comments

6-8-2-8-A-4 The minimum yard requirements for the R1 district are: Rear Yard 30 Feet

6-8-2-8-A-1 Reviewed revised plans to show no front yard parking; potential gate or different material between sidewalk and driveway

6-4-1-9-B-1 Yard obstructions attached to the principal structure shall include: chimneys (among others listed). A yard obstruction may extend into no more than 10" of the depth of a required yard (rear chimney extends more than 3' into setback)

Recommendation(s): Click on the link(s) below to access online application(s)
Apply for Major Variance http://www.cityofevanston.org/planning-zoning/zoning-applications/major-variance/
Revise Plans for Compliance
Revise Plans for Compliance
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: January 27, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0011
Address: 630 CLINTON PL
Applicant: Celeste Robbins
Phone: 

Purpose: Zoning Analysis without Bid Permit App
District: R1
Overlay: 
Preservation: Not Within
Reviewer: Dominick Argumedo

THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- Change of Use
- Sidewalk Cafe
- Sidewalk Cafe
- New Accessory Structure
- Retention of Use
- Other
- X Addition to Structure
- Plat of Resubdiv/Coral
- Prepared By: Robbins Architecture
- Alteration to Structure
- Business License
- Survey Dated: 11/16/2016
- Retention of Structure
- Home Occupation

Proposal Description:
Interior renovation including creation of new basement, window replacement, and restoration of exterior. Removal of existing garage, greenhouse, and front porch. New replacement garage, family room, front porch additions. Other site improvements incl

ZONING ANALYSIS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
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<tbody>
<tr>
<td>USE:</td>
<td>R1</td>
<td>Dwelling - SF Det (Univ)</td>
<td>Compliant</td>
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Comments:

Minimum Lot Width (LF)

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<tr>
<th>USE:</th>
<th>Single Family Detached</th>
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<tbody>
<tr>
<td>35</td>
<td>133</td>
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</table>

Comments:

Minimum Lot Area (SF)

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<th>USE:</th>
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<tbody>
<tr>
<td>7,200 sqft</td>
<td>20001</td>
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</table>

Comments:

Dwelling Units:

| Comments: |

Roaming Units:

| Comments: |

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

| 6000.3 | 2451 | 3612 | Compliant |
| 12.2543872806359699% | 18.0590970451477466% | 

Comments:

Impervious Surface Coverage (SF, %)

| 9000.45 | 6800 | 7800 | Compliant |
| 38.998058097495124% |

Comments:

Gross Floor Area (SF)

Use:

Comments:

LF: Linear Feet   SF: Square Feet   FT: Feet
Page 1
<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Standard</th>
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<th>Determination</th>
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<td>Front Yard(1) (FT)</td>
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<td>Compliant</td>
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<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Front Yard(2) (FT)</td>
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<td>Comments:</td>
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</tr>
<tr>
<td>Rear Yard (FT)</td>
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<td>Non-Compliant</td>
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<tr>
<td>Comments:</td>
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**ACCESSORY USE AND STRUCTURE**

<table>
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<th>Use (1)</th>
<th>Standard</th>
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<th>Determination</th>
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<tbody>
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<td>Garage (Det), Coachhouse or Carport</td>
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<td>Comments:</td>
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</tr>
<tr>
<td>Height (FT)</td>
<td>Flat or mansard roof 14.5', ot</td>
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<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from Principal Building:</td>
<td>10.00'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet
### Standard | Existing | Proposed | Determination
---|---|---|---
Front Yard (FT)
  Direction:
  Street:
  Comments:

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

Interior Side Yard (IA) (FT)
  Direction: E
  Comments:

Interior Side Yard (IB) (FT)
  Direction: W
  Comments:

Rear Yard (FT)
  Direction: S
  Comments:

**COMMENTS AND/OR NOTES**

**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 __________________________ DATE _____________
Design and Project Review (DAPR)

2006 Central St.

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.
Backlot Coffee
Business Plan

Summary

The mission of Backlot Coffee is to build community by providing extraordinary experiences around coffee. We are a coffeehouse committed to serving up unexpected acts of joy. This begins by hiring, training, compensating and retaining a team that shares our passion for community and for excellence. We believe that coffee comes with a story, and we are committed to sharing this story in our community. We believe that neighborhoods crave open spaces where community can spontaneously happen. Our space is simple, clean, modern, and welcoming. Perfect for group meetings, solitude in a crowd, or a place to take a breath and relax.

Concept

Backlot Coffee is a vibrant community coffeehouse roasting and serving coffee and tea with passion and joy. We desire our space to be used by our community and we will use every opportunity to serve the various needs of our guests.

Space and Location

Backlot Coffee presently rents space at 2012 Central Street next to an established community bakery (Tag’s Bakery). In June of 2016, we took over a lease and spent 2 weeks building a coffeehouse with a simple, clean, modern and welcoming aesthetic. We opened our doors in July and have been welcomed by the neighborhood. We would like to purchase 2006 Central Street space to build a roasting operation as well as gain additional square footage for seating as well as move the café from 2012 to 2006 Central Street. 2006 Central Street also comes with a parking lot in the back that will be used for outdoor patio space during the spring, summer and fall months.

Team

John Kim has lived in Evanston since 2000, and purchased the beloved Café Express on Main Street and in 2005 he and his brother Brian changed the name to Brothers K Coffeehouse. The Brothers K Coffeehouse has become an anchor on the Main Street shopping district. In 2011, John Kim decided to open a second coffeehouse (The Other Brother Coffeehouse) in downtown Evanston at 1649 Sherman Ave. This coffeehouse primarily served the surrounding office buildings as well as people shopping downtown. In 2015 John sold this café and partnered with a local chef to open a fine dining restaurant (Boltwood). In the fall of 2016 John decided to go back to coffee and left the restaurant in the capable hands of his business partner and opened Backlot Coffee.
Hours of Operation

Winter hours
M – F 630AM – 7PM
Sunday 7AM – 6PM

Summer hours
M – R 630AM – 8PM
F – S 630AM – 10PM
SUN 7AM – 6PM

We are a coffeehouse that serves coffee beverages, light café snacks, and locally made Frio Gelato.

During normal hours there are two team members working, during busy hours there will be 3-4 team members working. Employees are instructed to not park on the street but to find alternate public parking space.

Backlot has plans to build an outdoor café in the back of the shop that would be open during sidewalk café season. There will be tables, chairs, benches and umbrellas that are to be used by guests looking for outdoor café seating.

70 percent of our business is to-go/carry out with 30% staying in the café. Our vendors make all deliveries through the back door.

Menu

Coffee
Espresso
Latte
Cappuccino
Mocha
Americano
Caramel Cider
Hot Chocolate
Iced Tea

Prairie Grass Café Tomato Soup
Spinach Pie
Blind Faith Burrito
Breakfast Taco

Frio Gelato
EXTERIOR SITE PLAN

CENTRAL STREET

outdoor seating, tables and benches

Meter Parking on Central Street

50 N 9000'00" E

My's Commitment for Title Insurance. Ordered documents affecting the described

STATE OF ILLINOIS

COUNTY OF COOK

CERTIFIED TO: Yvonne Theobold

\[\text{Diagram of exterior site plan with markings and measurements} \]
BACK PATIO
SEATING
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]
Applicant Signature

[Date]
Date
SPECIAL USE
APPLICATION
CASE #: 17 ZMV-0004

1. PROPERTY

Address: 2006 Central Street Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: 10121030310000 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: John Kim
Organization: Backlot Commercial, LLC
Address: 2615 Park Pl
City, State, Zip: Evanston, IL 60201
Phone: Work: 847-226-9912 Home: 847-226-9912 Cell/Other: □
Fax: Work: □ Home: □
E-mail: john@backlotcoffee.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: SANDRA BROWN
Address: 2006 CENTRAL ST
City, State, Zip: EVANSTON IL 60201
Phone: Work: 847-744-7280 Home: □ Cell/Other: 847-744-7780
Fax: □ Work: □ Home: □
E-mail: SANDRA.BROWN@BAIRDWARNER.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."

SANDRA BROWN
Property Owner(s) Signature(s) – REQUIRED Date: 1/30/17

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: 1/24/17
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 $__________ Transcription Deposit Fee $150

Notes: Incomplete applications will **not** be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

**Plat of Survey**
(1) One copy of plat of survey, **drawn to scale**, that accurately reflects current conditions.

**Site Plan**
(1) One copy of site plan or floor plans, **drawn to scale**, showing all dimensions.

**Plan or Graphic Drawings of Proposal**
A Special Use application requires graphic representations for any elevated proposal—garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do **not** need graphic drawings; their proposed locations on the submitted site plan will suffice.

**Proof of Ownership**
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).
- Tax bill will **not** be accepted as Proof of Ownership.

**Non-Compliant Zoning Analysis**
This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

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

A. Briefly describe the proposed Special Use:

Backlot Coffee is ready to expand into roasting coffee on site. We will create a space that allow our
   guests the opportunity to see the roasting process and enjoy coffee, tea, and other light cafe foods.
   Our primary use of the space will be a cafe while highlighting the roasting aspect of our business.

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, we will be roasting on site while running a cafe

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?

   I believe that our special use will enhance the property value in the neighborhood by creating a vibrant cafe community

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

   Yes, the use will be a cafe with all access to public.
d) Will the requested special use cause undue traffic congestion?

We will not affect anymore congestion to the traffic that already exists on central street


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

We will honor the historical and architectural aspects of the building


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

We will not alter any of the natural or environmental features present in the building


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, we will function as a cafe open to the community
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 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 above, or indicated below.

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number above, or indicated below.
If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

a. Names and addresses of all officers and directors.
   John Kim, 2615 Park Place Evanston, IL 60201
   DAVA KIM 2615 PARK PL. 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.
Design and Project Review (DAPR)

847 Chicago Ave.

Sign Variation
Memorandum

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

From: Ana Asilis, Commercial Plan Reviewer

Subject: Sign Variance – 17SGNA-0008
847 Chicago Avenue – Blade Sign

Date: February 9, 2017

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

(1) 1’-5” x 4’-7” non-illuminated BLADE sign on the northeast corner of the building at a height of 16’-0” above grade where 15’-6” is allowed by sign regulation and a projection of 4’-7” where 2’-0” is permitted by sign regulation.

General Information

Applicant: James Clements
South Water Signs
934 North Church Road
Elmhurst, IL 60126

Owner: Chicago & Main Evanston JV, LLC
100 N Riverside Plaza, Suite 2150
Chicago, IL 60606

Analysis

Project Description

The applicant has proposed installing one (1) 1’-5” x 4’-7” non-illuminated, double-faced BLADE sign on the northeast building corner at a height of 16’-0” from grade to bottom of sign where 15’-6” is allowed by sign regulations and a projection of 4’-7” where 2’-0” is permitted. The variance is being requested as a visibility hardship for the newly constructed mixed-use building that will likely contain several retail businesses. The applicant stated that installation of the sign at the height allowed by sign regulations would result in the sign being obstructed by the existing building awnings. The projection beyond 2’-0” is requested to ensure the copy is large enough to be visible to vehicle drivers.
The entrance to the parking garage is off the north-south alley and not visible to vehicular traffic.

The sign will use contrasting colors that complement the existing building sign family. The font size will be maximized without affecting the sign appearance or exceeding the maximum 6 square feet permitted by sign regulation. The owner has consented in writing to the installation of the proposed signage.

**Recommendation**

Staff recommends approval of the variance request. The sign would clarify the parking garage entrance and allow business patrons to locate the garage entrance. The aesthetic principles of the sign ordinance are not affected. It would not be detrimental to the public welfare or adjacent properties or improvements.

**Attachments**

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

PLEASE PRINT

Building Address: 847 Chicago Avenue, Evanston, IL 60202
Building Owner's Name: Chicago & Main Evanston JV, LLC
Building Owner's Address: 100 N Riverside Plaza, Ste 2150, Chicago, IL 60606
Type of Business: Mixed Use

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

Illumination of Sign: ☑ Non-Illuminated ☐ Illuminated

Sign Contractor's Name: South Water Signs (Contact: James Clements)
Sign Contractor's Phone: 630-607-6308
Sign Contractor's Address: 934 North Church Road, Elmhurst, IL 60126

Variation(s) Requested (See Sign Ordinance):
- The blade sign will project past 2'
- The top edge of the sign is higher than 15'-8"

Signature-Applicant/Agent/Date

[Signature]
2/6/17

Signature-Owner of Property/Date

[Signature]

James Clements
Printed Name-Applicant/Agent

630-607-6308
Applicant/Agent Phone

Jeff Clark
Printed Name-Owner of Property
CHICAGO & MAIN EVANSTON JV, LLC

312-788-1804
Owner of Property Phone
VARIATION STANDARDS

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

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

The entrance to the retail parking garage is located South of Main Street on the West side of the alley running parallel to the Eastside of Main Street. It is not visible from Chicago Avenue or Main Street and therefore requires a directional sign to assist the property's retail customers. Street parking is limited at this intersection, and having (5) retail locations will increase the number of customer parking spaces needed which cannot be accommodated by the number of existing street parking spaces. The sign requires approvals for (2) variances due to the permanent awnings obstructing the view of the sign if it were installed at a lower height, and it has to project beyond 2' to make sure the copy is large enough to be viewed through the trees recently planted by the city along Main Street, making it visible from the intersection.

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.

Using the conditions allowed by the sign regulations would result in a sign having its view obstructed by the building's awnings and the copy on the sign being too small for customers driving their cars to read it, rendering it ineffective.

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 alley entrance leading to the parking garage is more than 100 feet from the intersection, resulting in a need for sufficient projection and height as to be legible to drivers.
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.

Installing the blade sign will reduce the risk to the public, while not reducing the value of the property. It will not create any visual distractions. It will help the property's new customers try to locate parking and therefore reduce the chances of car accidents occurring on Main Street and Chicago Avenue.

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.

We used contrasting colors and maximixed the font size being used for the copy on the sign while not hurting the signs appearance and still matching the property's existing sign family, all while not exceeding 6 square feet.

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

The variation is in harmony with the intent, purpose, and objectives of the sign regulations. We have kept the number of variances to the absolute minimum, while making sure the sign would still have the necessary impact and effectiveness to be useful to our retail tenants, while minimizing how much our customers will back up traffic at the intersection of Chicago Avenue, and Main Street.
AUTHORIZATION FORM

PROPERTY OWNER / LANDLORD LETTER

To The City Of Evanston:

I, Jeff Clark, representing the property owner/landlord of the property located at 847 Chicago Avenue, Evanston, IL 60202 do hereby authorize South Water Signs and/or its agents to apply for and retain sign permits as required by the City of Evanston for the proposed blade sign to be installed at the Northeast corner of the property. I am aware the proposed sign is subject to the City of Evanston approving a Sign Ordinance variation application prior to submitting the sign permit application.

Owner Signature for Chicago & Main Evanston JV, LLC

JEFFREY P. CLARK
Owner Printed Name

2/6/17
Date

312-788-1804
Phone Number

100 N. RIVERSIDE, SUITE 2150, CHICAGO, IL 60606
Owner Address
Parking Garage Signage
847 Chicago Ave
Evanston, IL

#7020128

Owner Approval

Name (please print)

Signature Date

01.23.17
Parking Garage Blade Sign | Overview

6 SqFt

Mounting Plate

3 3/8"H Cap

4 1/4"H Cap

1st Surface Applied
White Vinyl

2 1/4"

2.3/4"

2' 3/4" OAD

SIDE

1/4" Aluminum Disc Faces

Steel Mounting Plate

DF Non-Illuminated Blade Sign - Qty: (1)
3/4" = 1'
- 2-1/4"D Fabricated Aluminum Cabinet w/ 1/8" Aluminum Faces and attached 1/4" Aluminum Discs, unit painted Black
- 1st surface applied White Vinyl Copy
- Countersink all visible fasteners on cabinet
- Mount to facade w/ steel plate and 2" steel tubing w/ necessary hardware as needed, specifications TBD pending engineering

South Water Signs
034 N Church
Elmhurst, IL 60126

CLIENT
Riverside

PROJECT NAME
Chicago + Main Parking Garage Blade Sign
847 Chicago Ave, Evanston IL

DATE
11.14.16

COV'N BY
VM

THIS DRAWING IS THE PROPERTY OF SOUTH WATER SIGNS, LLC.
ALL RIGHTS OF REPRODUCTION ARE RESERVED BY SOUTH WATER SIGNS, INC.
Mount sign clear of structural I-Beam inside of building

16' AG

VIF CMU Blocks behind Facebrick and Insulation

2" PIB 16" INSULULATION
PEEL AIR MACHETE
BARRED CMF GLASS
METAL FRAMING

F2 WALC SECTION

PLAN VIEW - NORTHEAST CORNER