DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, May 30, 2018
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: May 23, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. 2901 Central St.  Recommendation to ZBA
Ryan and Kathia Jones, applicants, submit for special use approval for a Type-2 restaurant, Gotta B Crepes, in the B1a Business and the Central Street Overlay Districts.

2. 750 Chicago Ave.  Recommendation to ZBA
Thomas Ahleman, architect, submits for major zoning relief for Firehouse Grill to eliminate two ADA parking spaces for a total of zero parking spaces where 28 parking spaces were originally required and 2 spaces currently exist, and for a 3’ tall wood fence (continuous planter box) that is 1’ behind the front building facade where fencing must be at least 3’ behind the front building facade, and an 8’ tall wood fence with a 0’ street side yard setback where the maximum allowed fence height is 6’ and a 2’ street side yard setback is required, in the C1a Commercial Mixed Use District.

Agenda continued on next page...

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 Michael Griffith, Development Planner, at (847) 448-4311. 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 quines 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).
3. **1822 Lyons St.**

   Recommendation to ZBA

   Cooper Kerins, property owner, submits for major zoning relief to establish a third dwelling unit in an existing two-family residence, with a 40’ lot width where 50’ is required for a multi-family residence, a total lot size of 2,358 square feet where a lot size of 2,500 square feet per dwelling is required, and the addition of zero parking spaces where 1 additional parking space is required, in the R4 General Residential District.

4. **1500 Sherman Ave.**

   Preliminary Review (fka 1454-1508 Sherman Ave.)

   Donna J. Pugh, attorney, submits for minor adjustments to the Planned Development approved on November 9, 2017 (Ordinance 103-O-17), Albion Planned Development. Adjustments include reduction in dwelling units from 273 to 268, change of exterior balcony placement on north and south elevations, and exterior brick color, in the D4 Downtown Transition District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, June 6, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
May 23, 2018


Staff Present: J. Velan, P. Zalmezak, P. Martinez

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Storlie called the meeting to order at 2:35 pm.

Approval of minutes

May 9, 2018, DAPR Committee meeting minutes.

Mr. Nelson made a motion to approve the minutes from May 9, 2018, seconded by Ms. Hyink.

The Committee voted, 9-0, to approve the minutes of May 9, 2018, with 1 abstention.

New Business

1. 2929 Central St. Preliminary/Final Approval
Charles Cook, architect, submits for interior and exterior remodeling for Normandy Remodeling in the B1a Business District and the oCSC Central Street Overlay District.

APPLICATION PRESENTED BY: Charles Cook, Architect

DISCUSSION:

- Intend to keep much of the existing façade with tuckpointing to occur.
- Entry to be moved several feet, with a new entry gable and canopy elements over the windows.
- Matte black anodized steel to be used
- Mr. Gerdes inquired about the location of the proposed entryway columns. The columns are on provide property but clearance needs to be ensured for pedestrians
- Signage is a different permit
- Ms. Hyink inquired about the ADA parking. Mr. Cook stated that there are cosmetic improvements proposed for the lot and that the 2 existing ADA spaces will remain.
- Mr. Jensen inquired about the ability to have electric vehicle charging stations. Mr. Cook stated he was unsure but that plans for the lot did not include that installation.
- Ms. Leonard emphasized concerns over the proposed canopy, stating the Central Street plan worked to prevent this encroachment into the pedestrian right-of-way. Brief discussion followed on possible options including pushing that design element against the building to be more of a canopy with a smaller projection (12”).
- If concrete sidewalk is redone there is a possibility of the additional projection.
Ms. Leonard made a motion to hold item in Committee in order to review updated plans, seconded by Mr. Gerdes.

The Committee voted, 10-0, to hold item in Committee.

2. 1111 Chicago Ave.  

Preliminary/Final Review  
Nick Croyle, general contractor, submits for interior and exterior remodeling for Binny’s Beverage Depot in the C1 and C2 Commercial Districts.

APPLICATION PRESENTED BY: Nick Croyle, General contractor  

DISCUSSION:  
- 30,000 sq. ft. space.  
- First floor sales and small stock room, Second floor used for storage.  
- Proposed changes are largely interior to some exterior changes - painting, awning replacement, window film replacement, new entry vestibule, etc.)  
- Monument signed proposed (separate permit)  
- Blackout film on windows currently exists just as a different color. Will not have any signage or messaging on it and will largely cover the lower half of windows with the exception of those on the south façade.  
- Ms. Leonard asked if it were possible to brick the south facing windows in since they are not functional. Ms. Klotz suggested adding a window display. Mr. Gerdes suggested adding drywall to the interior framing blocking the window.  
- 2 sconces to be added on the east façade along Chicago Ave.  
- Proposed signs will be on timers  
- Ms. Leonard requested that a “right turn only” sign be added to the north parking lot entrance as well as striping for a “right turn” arrow.  
- Ms. Hyink asked if the bike racks will remain and suggested that at least the existing bike parking remain.  
- Mr. Jensen inquired about what waste is generated and how it is disposed of. Mr. Croyle stated that a baler will be on the 1st level to compact the largely paper/box waste and that space exists for a compactor should that be added in the future.  
- Delivery hours: Monday-Friday roughly 8:00 a.m. to noon with majority to occur Monday and Tuesday.

Mr. Gerdes made a motion to approve preliminary and final review of the project with the conditions that the window film on the south façade is changed and that “right turn only” signage and pavement marking be added. Seconded by Mr. Nelson.

The Committee voted, 10-0, for preliminary and final approval of the project with the stated conditions.

3. 2700 Hurd Ave.  

Preliminary/Final Approval  
Carl Goetz, applicant, submits plans for a bus drop off lane at Willard School, District 65, in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY: Carl Goetz, Applicant
DISCUSSION:
- Proposed bus drop off will be between existing streetlight and sidewalk going onto school property.
- Would be separated from new sidewalk with new curb and gutter.
- Existing storm sewer to be used for drainage.
- Two trees would be removed and replaced, one tree is dead.
- Ms. Eckersberg stated that some refinement is needed on the plans and there are maintenance questions which need to be clarified.
- A community meeting has been held with the proposed changes being positively received.
- Drop off area will have space for two or three buses.
- Bus drop off area may be used for temporary drop offs outside of bus use times.
- Ms. Biggs stated that the school is expected to clear snow from the drop off lane and sidewalk. She also stated that an ADA ramp should be considered and adjustment to the angles of the lane transitions.

Mr. Gerdes made a motion to approve preliminary and final review the project with the condition that Civil Engineering improvements are made, including tree replacement, seconded by Ms. Biggs.

The Committee voted, 10-0, for preliminary and final approval.

4. Dr. Hill Arts Memorial Garden

APPLICATION PRESENTED BY: John Leineweber, Applicant

DISCUSSION:
- Garden commemorated with its generation sculpture in 2009. Garden used as gateway to Hill Arts District and buffer from car wash on Green Bay Rd.
- Bermed area exists behind proposed sign location.
- Corten steel, aluminum and stainless steel to be used on sign that will be installed on a riverstone base.
- Foundation for the base to be created with compacted gravel with a concrete pad
- Complete height will be 42 inches.
- Sign will be oriented towards Green Bay Rd.
- Property is owned by the city but has been cared for by the district for many years.
- Ms. Martinez stated that a Memorandum of Understanding (MOU) is being drafted for maintenance of the sign.

Ms. Biggs made a motion to approve preliminary and final review the project with the condition that the MOU be completed prior to construction, seconded by Mr. Gerdes.

The Committee voted, 10-0, for preliminary and final approval with the stated conditions.
Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Nelson. The Committee voted unanimously, 10-0, to adjourn. Meeting adjourned at 3:38 pm.

The next DAPR meeting is scheduled for Wednesday, May 30, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones
Design and Project Review (DAPR)
2901 Central Street
Recommendation to ZBA
APPLICATION

CASE #: 18ZMIV-0037

1. PROPERTY

Address: 2901 Central St. Unit B
Permanent Identification Number(s):
N1: 05-33-42-90-15-0006
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

Ryan +

Name: Kathia Jones
Organization: Gata Bee Karma Inc. DBA-Gotta B Crepes
Address: 829 Hibbard Rd
City, State, Zip: Wilmette, IL 60091
Phone: Work: 847-525-8383 Home: 224-944-7716 Cell/Other: [Redacted]
Fax: [Redacted] Home: [Redacted]
E-mail: [Redacted]

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: [Redacted]

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

Name(s) or Organization: Peter O'Brien Arnel, Inc as agent for 2901 Central, LLC
Address: 2530 Crawford Ave Ste 108
City, State, Zip: Evanston, IL 60201.
Fax: Work: 847-328-3204 Home: [Redacted]
E-mail: arnel@blueyonder.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 may change the Applicant for this application at any time by contacting the Zoning Office in writing."

[Signature]
Manager

May 2, 2018
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."

[Signature]
Applicant Signature – REQUIRED

Date

4/29/18
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 $________   Transcript 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 or 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:

Kathia & I met making crepes in August 2005. We are looking forward to open our first restaurant space and offering brunch, sweet, savory, & seasonal crepes made to order. Open kitchen where we use ingredients sourced from 30+ farmers to make into crepes for dine-in, pickup/delivery, and onsite catering.

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)

We are applying to allow a Type 2 Restaurant in the B1a Business District and the oCSC Central Street Overlay District (Code Sections 6-9-5-3 and 6-15-14-7)

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?

Gotta b a positive impact on the neighborhood. Kathia & I are personally involved in daily business and are committed to making this a positive addition to the neighborhood and Evanston. Excited to see so many other local businesses in area with long histories, great reputations and loyal customers

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

Yes we will have all appropriate facilities and services in place.
d) Will the requested special use cause undue traffic congestion?

I do not believe so. Many people can walk, ride bikes, or take public transportation or Uber to reach us. Others who may be running errands at other shops can stop in and enjoy crepe.

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

as applicable we would be happy to

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

in any way that is applicable we would be happy to make sure it does

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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 are committed to complying with all ordinances and regulations.

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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:
   
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<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Fax</th>
<th>Email</th>
<th>Relationship</th>
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   Does not apply.

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

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<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
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   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.

   - Peter O'Brien Arnel Inc. Arnelpao@yahoo.com
   - 2530 Crawford Ave Ste 108 Evanston, IL
   - 847-328-3354

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.
   Ryan Jones 829 Hibbard Rd Wilmette, IL 60091 President
   Kathia Jones 829 Hibbard Rd Wilmette, IL 60091 Secretary

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.
   Ryan Jones 829 Hibbard Rd Wilmette, IL 60091 49%
   Kathia Jones 829 Hibbard Rd Wilmette, IL 60091 51%

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.

__________________________________________________

__________________________________________________
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<th>Fee Description</th>
<th>Fee Amount</th>
<th>Unit(s)</th>
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<th>Amt. Applied</th>
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<tbody>
<tr>
<td>SPECIAL USE</td>
<td>660.00</td>
<td>1.00</td>
<td>142850</td>
<td>660.00</td>
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</table>

Subtotal for Acct. 100.21.2105.53695 660.00

Payment Date: 5/2/18  
Cashier: MGRIFFITH  
Payment Method: Credit Card

Total Receipt Payment 660.00
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.
My Map

User drawn points

Tax Parcels

May 16, 2018

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.
correctly shows the size, location and type of all buildings, structures
remnants, and visible items on the Property and that all buildings and
re within the boundary lines and applicable setback lines of the

surrounding property entered through adjoining public streets and/or
across; that except as shown, there are no visible easements or right

shown, there are no visible (a) improvements, easements, right of way,

right of way, ingress and egress, streams or culverts, (b) party walls or encroachments

parties, streets, alleys, or right of way by any of such buildings

and encroachments on the Property by buildings,

improvements, easements and other restrictions on the Property,

property is located within an area having a Zone Designation

Central Street, also has a vehicular access from public area lying north and adjoining, public

of striped parking spaces located on the subject property to

extent possible, are graphically shown herein. SPACES.

side yard and rear yard lines and requirements shown or set

and examined a copy of Title Insurance

P.O. Box 8848
Chicago, Illinois 60680
Tel. (773) 778-1700
Fax (773) 778-1830
E-mail lpressaro@yahoo.com

Wheeler Financial Inc.
120 N. Lasalle Street, #2850, Chicago, IL 60602
Tel: 312-534-1318

SURVEY CERTIFICATE REQUIREMENTS:
A. The survey must be certified to: 2001 Central, LLC, an Illinois limited
responsibility company; JOSEPH W. MARCOZZI, ESQ., DAVID D. GRAY or ESQ., THE
O'BRIEN FAMILY LIMITED PARTNERSHIP and FIRST AMERICAN TITLE
Insurance Company.

B. The survey certificates must be provided as follows:

1. A copy of this map or plot and the survey certificate must be

2. The survey certificate must be in accordance with the 2017 "Minimum Standards for Title Survey Reports"

3. The survey certificate must be signed by an ALTA approved surveyor.

4. Items 1, 2, 3, 4, 6(a), 6(b), 7(b), 7(c), 8, 9, 10, 11, 12, 13, 17, 18, 19 and 20 of Table A shall be

5. MR. PASS has received and examined a copy of Title Insurance

Leon R. Pass, P.L.S. 
035-003003

OCTOBER 3, 2017

035-003003
To whom it may concern,

I am writing summary of our crepe business for 2901 Central St.

We take possession of space 5/1/18 and plan to open space for supporting our catering business and farmers markets beginning end of May. We plan to open made to order crepe restaurant 10/31/18. Our hours will be to start Wed-Sat 10-8 Sun 8-3. We will look to expand business hours into Mondays and Tuesdays and everyday breakfast as we develop/train more crepe makers and build business.

There will be 3-9 employees per shift. We have six parking spaces and other spaces would be non-metered street parking. We also expect some to take public transportation or bike.

Deliveries are Tues, Wed, Thurs, Friday. We receive deliveries thru back door and trucks are small-medium box trucks at largest. For exterior we will add awnings, bench seating in front of windows, and mural on east side of building.

One positive impact will be another community/family friendly business operated by owners. Making crepes is a passion of ours and excited to have a home to invite people in to eat & enjoy. Gotta B Crepes connects neighborhood to 30+ family farmer/producer sourced ingredients. Also, limited retail sale of local flour, eggs, milk, & butter provides convenient access to use same ingredients at home. We also are looking to hire and develop more crepe makers. Kathia creates all sauces and homemade recipes. Ryan makes the crepe batters and runs the cooking line.

Evanston is where we first set up business after starting on our front porch/garage in 2010 and excited to be on Central St. for our 3rd location since then. We look forward to work with you thru this process and continue to be Evanston's local crepe makers.

Sincerely,

Ryan & Kathia
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

sourcing ingredients from 30+ family farmers/producers
No large semi deliveries --smaller/medium box trucks at largest


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]

4/29/18

[Applicant Signature] Date
THIS INDENTURE, made this 23rd day of October, 2017 between WHEELER FINANCIAL, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and 2901 Central, LLC, an Illinois limited liability company whose address is 2530 Crawford Avenue, Suite 108, Evanston, Illinois 60201, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

THE WEST 15 FEET OF LOT 15 ALL OF LOT 16 AND THE EAST 10 FEET OF LOT 17 IN WESTERLAWN A SUBDIVISION OF LOTS 9 10 11 AND 12 IN THE COUNTY CLERK'S DIVISION OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1915 IN BOOK 140 OF PLATS PAGE 37, AS DOCUMENT NO. 5772065 IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, IT WILL WARRANT AND DEFEND, subject to—all unpaid general taxes and special assessments for the year 2016 and subsequent years and to covenants, conditions, easements and restrictions of record.

Permanent Real Estate Index Number(s): 05-33-429-O15-0000
Address of real estate: 2901 Central Street, Evanston, Illinois 60201

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 President, and attested by its Secretary, the day and year first above written.

WHEELER FINANCIAL, INC., an Illinois corporation,
By: Timothy E. Gray, President
Attest: David R. Gray, Jr., Secretary

This instrument prepared by: The Law Offices of David R. Gray, Jr., Ltd., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602
MAIL TO: Gould + Ratner
232 N. LaSalle Street
Chicago IL 60601 Ste 800

SEND SUBSEQUENT TAX BILLS TO:
2901 Central LLC
2530 Crawford Avenue
Evanston IL 60201

OR RECORDER'S OFFICE BOX NO.______

STATE OF ILLINOIS )
) SS:
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy E. Gray, personally known to me to be the President of WHEELER FINANCIAL, INC., an Illinois corporation, and David R. Gray, Jr., personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of October, 2017.

Theresa R Noel
Notary Public, State of Illinois
My Commission Expires January 31, 2018

CITY OF EVANSTON 032181
Real Estate Transfer Tax
City Clerk's Office

PAID SEP 15 2017 AMOUNT $3550.00
Agent L.B.

REAL ESTATE TRANSFER TAX
25-Oct-2017
COUNTY: 355.00
ILLINOIS: 710.00
TOTAL: 1,065.00
05-33-428-015-0000  20170801620538  0-701-623-360
Design and Project Review (DAPR)

750 Chicago Ave.

Recommendation to ZBA
750 Chicago Ave.
NEW PAINTED WOOD FENCE
NEW GATE
WOOD 36" TALL PLANTERS
SUSPENDED FABRIC SUNSHADES
EXTEND EXISTING PERMEABLE PAVING
PAINTED STEEL POSTS W/ HANGING PLANTERS AND STRING LIGHTS
36" TALL PLANTERS
EXISTING TRANSFORMER
EXISTING CURB CUT
NEW DOOR
NEW GATE
EXISTING TRANSFORMER
NEW PAINTED WOOD FENCE
PAINTED STEEL POSTS
TRASH
LOADING ZONE DROP-OFF
EXISTING BRIDGE
143.35'
54.85'

FIREHOUSE GRILL
Date: 05/15/18
Project # 1808
SD0.1
PATIO RENDERING CLOSE-UP

FIREHOUSE GRILL
Date: 05/15/18
Project # 1808

SD0.3
1. PROPERTY

Address 750 SOUTH CHICAGO AVENUE
Permanent Identification Number(s):
PIN 1: 11-19-40-00-00-04-00-00 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: THOMAS AHLEMAN
Organization: STUDIO TALO ARCHITECTURE, INC.
Address: 1234 SHERMAN AVENUE, SUITE 202
City, State, Zip: EVANSTON, IL 60202
Phone: Work 847.733.7300 Home: __ Cell/Other: __
Fax: Work: __ Home: __
E-mail: THOMAS@STUDIOTALO.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: __

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: STATION TWO LLC
Address: 750 South Chicago Avenue
City, State, Zip: Evanston, IL 60202
Phone: Work 847.733.1911 Home: __ Cell/Other: __
Fax: Work: __ Home: __
E-mail: GPMFOWLER@GMAIL.COM

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

[Signature]
05/17/2018
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]
05/17/2018
Applicant Signature – REQUIRED
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 (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.
# PROPOSED PROJECT

A. Briefly describe the proposed project:
Convert an existing asphalt parking area into a street-front open-air restaurant patio with planters, lighting, shading and a fence to screen the adjacent raised train tracks and dumpsters. Provide a loading/accessible drop-off space (using an existing curb cut) with a sign on Madison St. just east of the train tracks.

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>
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</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-8-3-4”)</td>
<td>(ex. “requires a minimum front yard setback of 27 feet”)</td>
<td></td>
</tr>
<tr>
<td>6-16-2 6-16-3-5 Title 168</td>
<td>Required to have (4) spaces per 1,000 sf of gross floor area</td>
<td>Removal of (2) existing on-site parking spaces with no spaces remaining on site.</td>
</tr>
</tbody>
</table>

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

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</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-4-6-7-F-2-5-1”)</td>
<td>2’ setback required for fences in the street side yard</td>
<td>0’ street side yard (Madison St.) setback for fence</td>
</tr>
</tbody>
</table>

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-4-6-7-F-3”)</td>
<td>Maximum 6’ fence height</td>
<td>8’ fence</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-4-6-7-F-2-e”)</td>
<td>Fencing must be set back 3’ from front facade</td>
<td>planter box (fence) 1’ from front facade</td>
</tr>
</tbody>
</table>
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? Station Two's lot is not large enough to accommodate the number of parking spaces that would be required by the city if it were to be built today. The city's requirements for restaurant parking do not seem to be uniformly applied throughout the city, and requiring Station Two to adhere to them would effectively be creating a unique disadvantage relative to other establishments.

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 proposed improvements (landscaping, outdoor seating, lighting, paving) are similar to the improvements at Fountain Square and will significantly improve the streetscape. Rather than an adverse impact on nearby properties, the proposed work provides a public amenity that will improve the neighborhood and traffic flow. Locating a striped loading/accessible drop-off space with a sign on Madison St. will mean that delivery trucks will not hinder traffic on Chicago at the Kinzie intersection. It also means that customers will have an accessible location for drop off from Madison St. Replacing asphalt paving with pervious pavers will reduce stormwater run off.

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 parking requirements for restaurants set forth in the zoning ordinance do not seem to be uniformly applied. Requiring our client to meet them imposes a unique burden. Holding Station Two to a higher standard when it wishes to improve the streetscape imposes a particular hardship.

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.

Additional outdoor seating will provide some additional income to Station Two. However there are significant benefits to the surrounding neighborhood and city as a whole such as those outlined in the standards of 6-3-6-3, especially:

A) The development of open space provides a public benefit and enhances the liveliness of the streetscape. Pavers, suspended lighting and seating will be very similar to those amenities installed by the city at Fountain Square. As the city council approves residential projects that increase density in Evanston, it is increasingly important to improve open spaces for social interaction.

C) The projects improves an historic structure (the Station Two firehouse) that contributes to the character of the city.

D) The very purpose of the project is to use design, landscape and architectural features to create a pleasing environment.

G) The additional income produced by the outdoor seating area will have the effect of strengthening the tax base.

I) The incorporation of pervious pavers to replace asphalt is a sustainable design practice that will reduce the amount of stormwater run off from the site.

4. The alleged difficulty or hardship has not been self-created, if so, please explain. The difficulty has not been self-created: the building lot size and asphalt paving were existing when purchased by Station Two.
5. Have other alternatives been considered, and if so, why would they not work?
The alternative, leaving the largely un-used asphalt parking spaces as-is, was considered. Doing so would mean that the significant benefits to the surrounding neighborhood and city would not be realized.

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.

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.)
   
   Owner is also the user of the land.

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.
   
   See Above
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.

See Above.

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.

   George Fowler

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)

1822 Lyons St.

Recommendation to ZBA
THE EAST 40 FEET (EXCEPT THE SOUTH 9 FEET THEREOF) OF THE WEST 104.6 FEET OF LOT 23 IN BLOCK 3 IN MERRILL LADD'S 2ND ADDITION TO EVANSTON BEING A
SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 13, TOWNSHIP 41 NORT, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, EXCEPT THAT PORTION OF
SAID PREMISES, IF ANY FALLING WITHIN
THE EAST 65 FEET OF SAID LOT 23
IN
COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE
COMPLIES WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF
NOVEMBER, 2017 AT 5:36 P.M. JACOB STREET IN MORGAN, ILLINOIS

KENNETH A. KENNEDY
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LIC 5743

GRAPHIC SCALE (in Feet)
1 inch = 20' ft.

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE
MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS
SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER
ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT
BY EXACTA ILLINOIS SURVEYORS. THE DOCUMENT MAY ONLY BE USED
BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR
COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE
BOTTOM RIGHT CORNER.

CLIENT NUMBER: 40035351G
BUYER: COOPER KERINS
SELLER: PEREZ HAI
CERTIFIED TO: COOPER KERINS, CHICAGO TITLE INSURANCE
COMPANY

POINTS OF INTEREST
NONE VISIBLE

EXACTA ILLINOIS SURVEYORS, INC.
316 East Jackson Street, Morris, IL 60440
(815) 945-5647 (630) 363-2410 (F) 773-293-5431

Please Remit Payment To 2132 East 2nd St. Suite 310, Cleveland, OH 44115

This is page 1 of 2 and is not valid without all pages.
1822 Lyons St Affordable Unit Description

The basement of 1822 Lyons is to be converted into a 2 bedroom legal dwelling, garden apartment, with the stipulation of making it within Evanston’s goal of affordable housing. After meeting and working with Sarah Flax and Savannah Clement, of the Evanston Housing Department, the price of rent would remain at 80% or below the area median income level for the next 10 years with a signed contract with the City of Evanston. The starting price of the rent, directly following the renovations, would be $1200 per month, or well below the 80% area median income level. Water, sewer, and trash utilities would be paid for by the property owner, while utility allowances will be given based off of The Housing Authority of The County of Cook allowances for Tenant Furnished Utilities and other services. The potential tenants would be vetted and provided through Community Partners for Affordable Housing, while all management obligations would be taken care of by the property owner.
MAJOR VARIATION
APPLICATION

CASE #: 18 2MV-0047

1. PROPERTY

Address: 1832 Lyman St, Evanston, IL 60201

Permanent Identification Number(s):

PIN 1: 110132262002000000 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: Cooper Kenin

Organization: N/A

Address: 1832 Lyman St

City, State, Zip: Evanston, IL 60201


Fax: Work: [Redacted] Home: [Redacted]

E-mail: cooper.kenin88@gmail.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: Cooper Kenin

Address: 1832 Lyman St

City, State, Zip: Evanston, IL 60201

Phone: Work: [Redacted] Home: [Redacted] Cell/Other: [Redacted]

Fax: Work: [Redacted] Home: [Redacted]

E-mail: [Redacted]

"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: 05/17/18

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: 05/17/18

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: 11-2-2017
☐ Project Site Plan - basement Date of Drawings: 5-2-18
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: 
☐ Application Fee (see zoning fees) Amount $10,000 plus Deposit Fee $150
☐ Affordable Housing Details + mailing fee

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 project will entail the conversion of the existing basement into a separate dwelling unit along with creating a separate utilities room for building wide access.

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)

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<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>6-8-5-4</td>
<td>Lot size of 2,500 sq. ft. per dwelling unit required.</td>
<td>Increase from 2 dwelling units to 3.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>2</th>
</tr>
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<tbody>
<tr>
<td>6-8-5-5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-16-35</td>
</tr>
</tbody>
</table>
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?

The previous owner made the restaurant an illegal dwelling and it has been sitting as-is until I purchased the property in Nov of 2017.

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.

I am not proposing any exterior changes. The property is located in a multi-family district and is surrounded by other multi-family buildings. The use will fit right in with the neighborhood.

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.

Since it is an existing finished space, the space would remain un-used and not occupied towards its potential.

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.

(b) I am providing a public benefit that works towards the City's goal of sustainable affordable housing that would remain at 80% area median income levels for the next 10 years all the while charging below fair for the rent.

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

The previous owner created the illegal unit; at the time of purchase I was aware it was not legal, however it was a waste of space.
5. Have other alternatives been considered, and if so, why would they not work?

I considered demolishing the (untitled), but it would provide housing for myself, but no benefit to the City of Evanston's goal for affordable housing.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

(This form is required for all Major Variances and Special Use Applications)

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1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made. Does not apply.

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

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.

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)

1500 Sherman Ave.

Minor Adjustment to a Planned Development
May 23, 2018

- **drawGraphics.poly**
  - User drawn polygons
  - User drawn points

- **Tax Parcels**

1:1,000 scale

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](http://www.cityofevanston.org/mapdisclaimers.html) for more information.

Copyright 2018 City of Evanston
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
May 22, 2018

Scott Mangum  
City of Evanston  
Planning and Zoning Administrator  
Community & Economic Development  
2100 Ridge Avenue  
Evanston, IL 60102

Re: Albion Planned Development at 1450 Sherman Avenue

Zoning Administrator Mangum:

On behalf of Albion, we are seeking approval for three Minor Administrative Adjustments to the Planned Development finalized on November 9, 2017. In accordance with the Zoning Code, section 6-3-6-12 (B), the Minor Adjustments are consistent with the intent and purpose of the Ordinance and the development plans, as approved. The proposed Minor Adjustments include the follow:

1. Reduction of units from 273 to 268 units;
2. Change of exterior balcony placement on North and South elevations; and
3. Final design choices including color of brick.

The proposed adjustments can be seen in the enclosed renderings, elevations, and floor plans. The plans will be presented to the Design and Project Review Committee on May 30th, 2018. Please advise of any questions you may have.

Sincerely,

[Signature]

Donna J. Pugh

DJP: MO'C  
Cc: Andrew Yule (w/o encl.)
Project North

Area for City Approval Stamp

Contractor is responsible for design and installation of properly sized and loaded systems. Submit shop drawings to architect for approval on conformity to Architectural design intent.

Contractor shall be responsible for reviewing all Plans and Specifications, verifying all existing conditions prior to proceeding with Construction, complying with all applicable building codes, and notifying Architect immediately of any discrepancies or conflicts. Contractor shall construct the work in conformance with all applicable building codes.

Hartshorne Plunkard, LTD. shall retain all copyrights, statutory and common law right with regard to these plans and building design. Reproduction, changes or assignment to any third party shall not occur without obtaining expressed written permission and consent of Hartshorne Plunkard, LTD.

A written Architectural Specification was issued for this project and along with these printed documents constitute the Contract Documents for this project. Work scope pertinent to all disciplines occurs throughout the Contract Documents. By submitting a bid for this work the Contractor and all subcontractors attest that they have reviewed the entire contract document set and site conditions and have included all applicable work. Additional Architectural Specification copies are available anytime upon request.

HARTSHORNE PLUNKARD ARCHITECTURE
232 NORTH CARPENTER STREET
CHICAGO, IL  60607
312.224.4488
HPARCHITECTURE.COM

- INFORMATION INCLUDED FOR REFERENCE ONLY
Hartshorne Plunkard, LTD. shall retain all applicable work. Additional Architectural disciplines occurs throughout the Contract this project. Work scope pertinent to all Contractor shall be responsible for reviewing all submit shop drawings to architect for approval on work the party shall not occur without obtaining expressed documents. By submitting a bid for this work the A written Architectural Specification was issued for contract the work in conformance with all notifying Architect immediately of any projecting all existing contractor is responsible for design and construction and verifying all existing plans and specifications validating all existing contractor shall be responsible for reviewing all notifying Architect immediately of any original parts of the project. Existing parts of the project.
103-0-17

AN ORDINANCE

Granting a Special Use Permit for a Planned Development
Located at 1450-1508 Sherman Avenue in the D4 Downtown
Transition District
(“Albion”)

WHEREAS, the City of Evanston is a home-rule municipality pursuant to
Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority
to adopt ordinances and to promulgate rules and regulations that protect the public
health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970,
which states that the “powers and functions of home rule units shall be construed
liberally,” was written “with the intention that home rule units be given the broadest
powers possible” (Scadron v. City of Des Plaines, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case
law that the power to regulate land use through zoning regulations is a legitimate means
of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1,
et seq.) grants each municipality the power to establish zoning regulations; and
WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 1979, as amended, ("the Zoning Ordinance"); and

WHEREAS, Albion at Evanston LLC (the "Applicant," substituted for Albion Residential LLC, the Original Applicant), purchaser of the property located at 1450-1508 Sherman Avenue, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically Section 6-3-5, "Special Uses", Section 6-3-6, "Planned Developments", and Subsection 6-11-1-10, "Planned Developments" in Downtown Zoning Districts, to permit the construction and operation of a Planned Development with accessory parking located at the Subject Property in the D4 Downtown Transition Zoning District ("D4 District"); and

WHEREAS, the Applicant sought approval to construct a new sixteen (16) story one hundred seventy eight (178) foot tall mixed use commercial and residential building consisting of two hundred eighty six (286) dwelling units, approximately 9,321 gross square feet of ground floor commercial space, with one hundred eighty-six (186) parking spaces; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance with regards to number of dwelling units per lot size, floor area ratio (FAR), building height, number of parking spaces, ziggurat setbacks, and drive aisle width; and

~2~
WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances to the normal district regulations established in the Zoning Ordinance; and

WHEREAS, on August 9, 2017 and September 13, 2017, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and the Zoning Ordinance, the Plan Commission held a public hearing on the application for a Special Use Permit for a Planned Development, case no. 17PLND-0052, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission's written findings state that the application for the proposed Planned Development meets applicable standards set forth for Special Uses in Subsection 6-3-5-10 of the Zoning Ordinance and Planned Developments in the D4 Zoning District per Subsection 6-11-1-10 of the Zoning Ordinance; and

WHEREAS, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on October 9, 2017, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, on October 19, 2017, the Applicant submitted revised plans seeking approval for the following: approval to construct a new fifteen (15) story one
hundred sixty six (166) foot and four (4) inch tall mixed use commercial and residential building consisting of two hundred seventy three (273) dwelling units, with a floor area ratio of approximately 5.99, approximately 6,800 gross square feet of ground floor commercial space, with two hundred (200) parking spaces; and

WHEREAS, construction of the Planned Development, as presented in the submitted revised plans dated October 19, 2017, requires exception from the strict application of the Zoning Ordinance with regards to number of dwelling units per lot size, floor area ratio (FAR), building height, and ziggurat setbacks; and

WHEREAS, at its meetings of October 9, 2017, October 23, 2017, November 13, 2017, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, the Applicant’s amended application dated October 19, 2017, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see Glenview State Bank v. Village of Deerfield, 213 Ill.App.3d 747 (1991)) and is not subject to courtroom fact-finding (see National Paint & Coating Ass’n v. City of Chicago, 45 F.3d 1124 (7th Cir. 1995)),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 17PLND-
0052, to allow construction and operation of the Planned Development described herein.

**SECTION 3:** The City Council hereby grants the following Site Development Allowances:

(A) **Number of Dwelling Units Per Lot Size:** A Site Development Allowance is hereby granted for two hundred seventy-three (273) dwelling units, whereas subsection 6-11-5-4-(B) of the Zoning Ordinance allows a maximum of ninety-three (93) dwelling units for a lot sized at 37,279 sq. ft. in the D4 District.

(B) **Floor Area Ratio (FAR):** A Site Development Allowance is hereby granted for a 5.99 floor to area ratio, whereas subsection 6-11-5-6 of the Zoning Ordinance requires a maximum floor area ratio of 5.4 in the D4 District, with Subsection 6-11-1-10(C)(2) allowing for an additional development allowance of 0.6 FAR.

(C) **Building Height:** A Site Development Allowance is hereby granted for an approximately one hundred forty-five (145) foot maximum building height, excluding the height of parking levels two and three per subsection 6-11-5-6, whereas subsection 6-11-5-8 of the Zoning Ordinance requires a maximum allowed building height of one hundred five (105) feet in the D4 District, with Subsection 6-11-1-10(C)(1) allowing for an additional forty (40) feet of height in the D4 District.

(D) **Ziggurat Setback:** A Site Development Allowance is hereby granted permitting a ziggurat setback of five (5) feet from the Subject Property line at a building height of forty-two (42) feet, whereas subsection 6-11-1-4 of the Zoning Ordinance requires a minimum of a forty (40) foot ziggurat setback from the Subject Property line above the building height of forty-two (42) feet for this particular mixed use building along the Sherman Avenue street front in the D4 District.

**SECTION 4:** Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

(A) **Compliance with Applicable Requirements:** The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with: the terms of this ordinance; the Site and Landscape...
Plans in Exhibits B and C, attached hereto and incorporated herein by reference; all applicable legislation; the Applicant's testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.

(B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control and vibration monitoring; construction exhibits; project communication and signage.

(C) **Capital Improvement Contribution:** The Applicant shall pay a one-time contribution of fifty thousand dollars ($50,000.00) to the City for capital improvements for park revitalization within one half (1/2) mile of the site. The contribution will be made prior to issuance of the Final Certificate of Occupancy (FCO).

(D) **Harper Park Maintenance Program:** The Applicant shall implement a maintenance program for Harper Park. The Applicant shall be responsible for ongoing and regular maintenance of this park which will include, but is not limited to cutting grass, removal of weeds, removal of pests, removal and clean-up of litter, emptying of garbage and recycling receptacles, planting and watering of annuals, and trimming hedges or other shrubbery.

(E) **On-Site Public Park:** Applicant agrees to create a publicly accessible pocket park on the South end of the Subject Property, as depicted in Exhibit B. This park shall be maintained by Applicant as a "four-seasons" public space. No less than seventy-five percent (75%) of the pocket park's square footage shall be utilized for public use.

(F) **Public Art and Light Program Contribution:** The Applicant shall pay a one-time contribution of fifty thousand dollars ($50,000.00) to the City's Public Art Fund for installation of a piece of public art and a light program to benefit the immediate neighborhood. The contribution will be made prior to issuance of the FCO.

(G) **Metra Viaduct Restoration:** Applicant must restore the Union Pacific/Metra viaduct located over Lake Street for one lifecycles of the life of the restored paint in the form of painting and lighting upgrades, unless the City Manager or his/her designee requests an in lieu one-time payment of no more than fifty thousand dollars ($50,000.00) to be applied to a viaduct restoration fund. Restoration includes the removal of paint and rust and the painting of the viaduct.

(H) **Urban Vegetable Garden Contribution:** The Applicant shall pay a one-time contribution in the amount of sixty thousand dollars ($60,000.00) for the purchase
of a shipping container for self-contained vegetable growth near the Subject Property. The contribution will be made prior to the issuance of the FCO.

(I) **Car Sharing and Car Club Service:** The Applicant agrees to provide and place a minimum of two (2) car share vehicles on the first level of the enclosed parking structure prior to obtaining the Final Certificate of Occupancy. Access for the public use of these car sharing must be maintained at all times.

(J) **Divvy or Similar Car Share Memberships:** The Applicant shall provide one (1) free Divvy or similar car share membership for each unit who is not on record as having paid the Evanston wheel tax for any vehicles registered out of state. Selected membership will be based on each unit lessee’s preference of either Divvy or similar car share for the duration of their residence in the building.

(K) **Evanston Township High School Entrepreneurship/Apprentice Program:** The Applicant shall pay a one-time contribution in the amount of fifty thousand dollars ($50,000.00) to the Evanston Township High School Entrepreneurship/Apprentice Program for the on-site teaching of students. The Applicant shall create an eighteen (18) month training workshop in construction for Evanston Township High School students on-site and in class.

(L) **Sherman Avenue Resurfacing:** The Applicant shall resurface Sherman Avenue full street width, curb to curb, from Lake Street to Grove Street post construction and restore the alley west adjacent to the Subject Property.

(M) **Streetscaping on Lake Street and Sherman Avenue:** Applicant must install and maintain the streetscaping improvements including lighting, a new sidewalk, and landscaping along Lake Street and Sherman Avenue, as depicted in Exhibit C.

(N) **Harm Mitigation for Migratory Birds:** The Applicant will be in full compliance with LEED 55 for Zone I of the building which consists of the first thirty six (36) feet above grade as well as twelve (12) feet above any green roof. For Zone II of the building which includes the balance of the façade, the Applicant will implement the following strategies to improve and monitor the effect on bird flight patterns:

a. Maintain average glass area of sixty percent (60%);
b. Use of fritted glass at Level 16;
c. Solid building corners;
d. Varied wall surface to eliminate extended expanses of uninterrupted glass and continuous glass planes;
e. Low reflectivity glass in all Zone II areas;
f. Control of lighting in Zone II including extinguishing of all non-safety related exterior light between midnight and 6:00 AM and during migration season and holding interior lighting off the façade; and
g. Implementation of a three (3) year post-construction monitoring plan to adjust for site specific conditions.

(O) **Signage:** The Applicant shall install wayfinding signage pointing to transit services at the Davis Street Metra, the Chicago Transit Authority, Pace, and Divvy stations. Signage shall also be installed directing safe pedestrian routes to the Dempster Street Chicago Transit Authority station.

(P) **CTA Transit Tracker:** The Applicant agrees to install a CTA Transit Tracker Display Board or like system as information/technology changes within the building's lobby area in perpetuity.

(Q) **Move-In Fees:** The Applicant agrees to waive any tenant leasing application, move-in, or similar rental fees to be paid in advance of leasing space for employees employed by any of Evanston’s ten (10) largest employers. This list is generated annually and is documented in the annual City of Evanston audit. A list of the ten (10) largest employers is Exhibit D.

(R) **LEED Silver Certification:** The Applicant agrees to comply with the City of Evanston Green Building Ordinance and will obtain a LEED Silver Certification Rating, but will actively seek to obtain a LEED Gold Certification Rating or higher for the Planned Development on the Subject Property.

(S) **Pedestrian Countdown Timers:** The Applicant agrees to contribute fifteen thousand dollars ($15,000.00) to the City of Evanston to be utilized when the City conducts its traffic light update.

(T) **Property Utility Lines:** The Applicant shall bury property utility lines, including poles currently on Applicant property, in conjunction with the required underground placement of utility lines required for the development project.

(U) **On-Street Parking Permit Restriction:** Building residents shall not be eligible for residential on-street parking permits in the area.

(V) **Traffic Study:** Within one year of the issuance of the Final Certificate of Occupancy for the building, the Applicant must submit a traffic study analyzing the turning movements and parking utilization within the garage accessed off of the alley immediately west of the site including analysis of any traffic incidents adjacent to the site. Based on the analysis of the traffic study, the City reserves the right to require additional traffic calming measures.

(W) **Remedial Action Plan Approval:** Prior to issuance of the Final Certificate of Occupancy, the Applicant must provide evidence that a Remedial Action Plan has been approved by the Illinois Environmental Protection Agency and completed by the Applicant.
(X) **Deliveries:** Deliveries performed in the alley are prohibited during the hours of 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM on any given Monday through Friday. Deliveries on private property may occur at any time.

(Y) **Landscape Design:** The Applicant shall install and maintain landscaping as depicted in Exhibit C.

(Z) **Employees:** The Applicant will have, as a primary goal, the employment of ten (10) Evanston residents, with a required minimum amount of five (5) Evanston resident employees during construction. Said residents, without regard to sex, race or ethnicity, can be sub-contractors or vendors to the development. The Applicant will hire as many competent minority and/or women Evanston subcontractors, workers, and residents as possible for the construction project.

(AA) **Affordable Housing Units:** The Applicant shall provide fifteen (15) units of on-site affordable housing for the following twenty-five (25) years. Required unit sizes and affordability restrictions are as follows:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>50% Area Median Income</th>
<th>60% Area Median Income</th>
<th>80% Area Median Income</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>1</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>3</strong></td>
<td><strong>6</strong></td>
<td><strong>6</strong></td>
</tr>
</tbody>
</table>

All other restrictions contained in the Evanston Inclusionary Housing Ordinance (City Code Sections 5-7-2, et seq.) apply.

(BB) **Recordation:** Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recordation to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

**SECTION 5:** When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s tenants, agents, assigns, and successors in interest.”

**SECTION 6:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**SECTION 7:** Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to
the Subject Property and remain in full force and effect with respect to the use and
development of the same. To the extent that the terms and provisions of any of said
documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with
the terms of this ordinance are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to
any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity
shall not affect other provisions or applications of this ordinance that can be given effect
without the invalid application or provision, and each invalid provision or invalid
application of this ordinance is severable.

SECTION 10: The findings and recitals herein are hereby declared to be
prima facie evidence of the law of the City and shall be received in evidence as
provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: October 23 , 2017
Adopted: November 13 , 2017

Approved:

November 22 , 2017

Stephen H. Hagerty, Mayor

Attest:

Devon Reid, City Clerk

Approved as to form:

W. Grant Farrar, Corporation Counsel

~10~
EXHIBIT A

Legal Description

PARCEL 1: LOT 3 IN O. HUSE’S AND OTHERS RESUBDIVISION OF BLOCK 52 IN ORIGINAL VILLAGE (NOW CITY) OF EVANSTON IN TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 4 IN O. HUSE AND OTHER SUBDIVISION OF BLOCK 52 IN EVANSTON EXCEPT FROM SAID LOT THAT PART THEREOF CONVEYED TO THE CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY BY WARRANTY DEED DATED NOVEMBER 12, 1908 AND RECORDED NOVEMBER 16, 1908 AS DOCUMENT 4239805 IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOTS 5 AND 6 IN O. HUSE AND OTHERS SUBDIVISION OF BLOCK 52 IN ORIGINAL VILLAGE OF EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH LIES EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 5, 18 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID LOT 6, 37 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND NORTH OF A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID LOT 6, 0.18 OF A FOOT SOUTH OF THE NORTH EAST CORNER THEREOF TO A POINT ON THE WEST LINE OF SAID LOT 6, 0.58 OF A FOOT SOUTH OF THE NORTHWEST CORNER THEREOF.

PARCEL 4: THAT PART OF THE NORTH 40 FEET OF THE SOUTH 178 FEET OF BLOCK 52 IN EVANSTON LYING EASTERLY OF THE EASTERLY LINE OF PREMISES CONVEYED TO THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILWAY COMPANY (NOW CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY COMPANY) BY DEED RECORDED APRIL 27, 1886 AS DOCUMENT 711139 IN BOOK 1753 PAGE 383, IN THE SOUTH WEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 31 RODS) IN COOK COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF LOT 6 IN O. HUSE AND OTHERS’ SUBDIVISION OF BLOCK 52 IN THE ORIGINAL VILLAGE OF EVANSTON, WHICH LIES EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 5 ADJOINING TO THE NORTH, AND 18 FEET EAST OF THE NORTH WEST CORNER OF SAID LOT 5, TO A POINT IN THE SOUTH LINE OF LOT 6, 37 FEET EAST OF THE SOUTH WEST CORNER (EXCEPT THAT PART OF LOT 6 LYING NORTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 6, 18 FEET SOUTH OF THE NORTH EAST CORNER THEREOF TO A POINT ON THE WEST LINE OF SAID LOT 6, .58 FEET SOUTH OF THE NORTH WEST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.
PARCEL 6: LOT 1 IN THE PLAT OF CONSOLIDATION RECORDED SEPTEMBER 19, 1988 AS DOCUMENT 88426763 OF LOTS 8, 9, 10 (EXCEPT THE WESTERLY 40.0 FEET THEREOF) IN BLOCK 52 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

**PINs:** 11-18-317-010-0000
  11-18-317-011-0000
  11-18-317-012-0000
  11-18-317-013-0000
  11-18-317-014-0000
  11-18-317-021-0000
  11-18-317-022-0000
  11-18-317-023-0000

**COMMONLY KNOWN AS:** 1450 Sherman Avenue, Evanston, IL (approx. 37,279 sq. ft.)
EXHIBIT B

Development Plans
# ZONING DATA

All zoning should be reviewed by Owner's Counsel.

<table>
<thead>
<tr>
<th>Project</th>
<th>1454 Sherman</th>
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<tr>
<td>Issued Date</td>
<td>10.13.17</td>
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<tr>
<td>Description</td>
<td>New Construction - Rental Mixed Use</td>
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<table>
<thead>
<tr>
<th>Site Building Data</th>
<th>Existing</th>
<th>Proposed</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Existing Zone</td>
<td>D4</td>
<td>D4</td>
<td>Downtown Transition District</td>
</tr>
<tr>
<td>Use</td>
<td>Retail</td>
<td>Residential/Retail</td>
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<tr>
<td>Site Area</td>
<td>37,279</td>
<td>37,279</td>
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<tr>
<td>MLA per Dwelling Unit</td>
<td>400</td>
<td>137</td>
<td>5000 sf minimum lot size</td>
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<tr>
<td>Dwelling Units (per MLA)</td>
<td>93</td>
<td>273</td>
<td>400 alluli vs. 130 provided (67.5% red.)</td>
</tr>
<tr>
<td>Maximum F.A.R.</td>
<td>6.00</td>
<td>5.99</td>
<td>5.4 + .6 developer allowance (11.5%)</td>
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<tr>
<td>Area (F.A.R.)</td>
<td>233,674</td>
<td>223,428</td>
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<tr>
<td>Area (Gross)</td>
<td>NA</td>
<td>333,284</td>
<td></td>
</tr>
<tr>
<td>Building Height</td>
<td>145'</td>
<td>145'-0&quot;</td>
<td>105' x 40' developers allowance. Parking floors (&gt;75% parking) not included in height calc. - actual building height = 178' (7.5%)</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>0</td>
<td>1'-40'</td>
<td>42' setback above 42' at Sherman (regualr setback)</td>
</tr>
<tr>
<td>Side Yard</td>
<td>0</td>
<td>25'-4&quot;</td>
<td>25'-4&quot; at tower: 39'-10&quot; at base</td>
</tr>
<tr>
<td>Rear Yard</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Total Parking Spaces</td>
<td>200</td>
<td></td>
<td>379 req. per current code, 175 req. per proposed TOD ordinance plus 25 restaurant/bar/staff spaces (185 / 200 total respectively)</td>
</tr>
<tr>
<td>Handicapped Spaces</td>
<td>6</td>
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<tr>
<td>Loading Spaces</td>
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<td>Special Districts</td>
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*Note:
Proposed area calculations are approximate and subject to change upon design finalization.

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<th>MLA Calculator:</th>
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<tbody>
<tr>
<td>MLA Base</td>
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<td>% allowed efficiency</td>
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<tr>
<td>MLA efficiency</td>
<td></td>
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<tr>
<td>Project MLA</td>
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**DEVELOPMENT DATA**

A story should be reviewed by Owner’s Counsel

**HARTSHORNE PLUNKARD ARCHITECTURE**
232 NORTH CARPENTER STREET | CHICAGO, IL 60607 | T 312.226.4488 | F 312 226 4499 | HPARCHITECTURE.COM

<table>
<thead>
<tr>
<th>Area Totals (sq ft)</th>
<th>area (sqft)</th>
<th>area (ha.)</th>
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</thead>
<tbody>
<tr>
<td>Parking</td>
<td>71,921</td>
<td>0</td>
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<tr>
<td>Lobby</td>
<td>2,500</td>
<td>0.006</td>
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<tr>
<td>Retail</td>
<td>6,800</td>
<td>0.060</td>
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<tr>
<td>BOH</td>
<td>12,193</td>
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<td>Vertical Circulation</td>
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<td>Covered Public Outdoor Amenity</td>
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<td>Common Area</td>
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<td><strong>Building Total:</strong></td>
<td><strong>333,284</strong></td>
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<table>
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<tr>
<th>Parking Count</th>
<th>spaces per floor</th>
<th>total spaces</th>
<th>total BLD spaces</th>
<th>designated use</th>
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<tr>
<td>Exterior Loading Spaces</td>
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<td>3</td>
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<td>33</td>
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<tr>
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<table>
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<tr>
<th>Residential Unit Count</th>
<th>Stories</th>
<th>1-Bed / 2-Bed / 3-Bed / 3-Bed</th>
<th>unit count per floor</th>
<th>total/unit count</th>
<th>total salesable area</th>
<th>average unit size (sq ft)</th>
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<tbody>
<tr>
<td>Fourth Floor</td>
<td>1</td>
<td>1, 2, 0</td>
<td>17</td>
<td>17</td>
<td>17,783</td>
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<td>Total Floors - 4th Floor Total</td>
<td>5</td>
<td>4, 6, 3, 4, 2</td>
<td>25</td>
<td>25</td>
<td>17,573</td>
<td>701</td>
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<tr>
<td>Penthouse Floor</td>
<td>0</td>
<td>0, 2, 1, 1, 0</td>
<td>6</td>
<td>6</td>
<td>5,402</td>
<td>900</td>
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<td>Total Residential Units</td>
<td>51</td>
<td>40, 59, 34, 47, 22, 22, 0</td>
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<td>272</td>
<td>184,925</td>
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**Unit Mix by type:** 19% 15% 21% 12% 17% 8% 8% 0%
## DEVELOPMENT DATA

All zoning should be reviewed by Owner's Counsel

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<tr>
<th>project</th>
<th>1454 Sherman</th>
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<tr>
<td>issued date</td>
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<tr>
<td>description</td>
<td>New Construction - Rental Mixed Use</td>
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### area calculations

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<tr>
<th>floor</th>
<th>use</th>
<th>area (gross)</th>
<th>area (f.a.r.)</th>
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</thead>
<tbody>
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<td><strong>First Floor</strong></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Lobby</td>
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<td>2,500</td>
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<tr>
<td></td>
<td>Retail</td>
<td>4,800</td>
<td>4,800</td>
</tr>
<tr>
<td></td>
<td>Retail</td>
<td>2,000</td>
<td>2,000</td>
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<tr>
<td></td>
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<tr>
<td></td>
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<td><strong>Second - Third Floors</strong></td>
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<tr>
<td></td>
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<tr>
<td></td>
<td>BOH</td>
<td>702</td>
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<tr>
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<td><strong>18,092</strong></td>
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<tr>
<td></td>
<td>BOH</td>
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<td><strong>Floor Total:</strong></td>
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</tbody>
</table>

**TOTAL (ALL FLOORS)**: 333,284 223,416
EXHIBIT C

Landscape Plans
1454 Sherman Ave.
Evanston, IL

ENLARGED PARK PLAN

SPECIAL PAVING
BUILDING OVERHANG
LANDSCAPE PLANTING AREA
STRING LIGHT, TYP
DIVY STATION
4'-1 HT EVERGREEN SHRUB
EVERGREEN HEDGE
4'H FENCE
(3) CBF
48" H PLANTER WALL
CENTRAL ART PIECE
32"H PLANTER WALL
1'-0" H PLANTER WALL, TYP.
WOOD BENCH TOP, TYP.
DECOMPOSED GRANITE
ARTIFICIAL TURF
FREESTANDING PLANTER, TYP.
EVANSTON DOWNTOWN DISTRICT GATEWAY SIGN
SHADE TREE IN PARKWAY PLANTER, TYP.
(2) QB
EXISTING TREE TO REMOVE
RELOCATED PARKING METER
EXISTING STREET LIGHT
EXHIBIT D

Evanston's Ten Largest Employers
<table>
<thead>
<tr>
<th>Employer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwestern University</td>
</tr>
<tr>
<td>Northshore University Healthcare</td>
</tr>
<tr>
<td>Evanston School District 65</td>
</tr>
<tr>
<td>St. Francis Hospital</td>
</tr>
<tr>
<td>City of Evanston</td>
</tr>
<tr>
<td>Presbyterian Homes/McGaw Care</td>
</tr>
<tr>
<td>School District 202</td>
</tr>
<tr>
<td>Rotary International</td>
</tr>
<tr>
<td>Whole Foods</td>
</tr>
<tr>
<td>C.E. Neihoff &amp; Co.</td>
</tr>
</tbody>
</table>