AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: June 13, 2018, DAPR Committee meeting

III. NEW BUSINESS

1. 818 Lake Street  
   Preliminary and Final Review  
   Charles Davidson, project manager, submits for post-permit revisions for interior and exterior remodeling for a co-working space in the C2 Commercial District.

2. 1101 Howard Street  
   Preliminary and Final Review  
   Dean Maggos, architect, submits for building permit for interior and exterior modifications to an existing office building in the C1 Commercial District.

3. 1919 Church Street  
   Preliminary and Final Review  
   ComEd, property owner, submits for a mural on the east side of the utility fire wall in the B2 Business District and the oWE West Evanston Overlay District.

4. 1033-1035 Davis Street  
   Sign Variation  
   George Radaios, One River School of Art + Design, owner, submits for a sign variation to install 4 5'x3'-8" non-illuminated window signs mounted on an existing storefront, covering 60% of each vertical window pane where 25% is the maximum amount permitted, in the D2 Downtown Retail Core District.

5. 1623 Simpson Street  
   Concept Review  
   Joe Kirsch, architect, submits for exterior modifications and facade improvements in the B1 Business District.

6. 1901-1903 Church Street & 1700-1708 Dodge Avenue  
   Concept Review  
   Joe Kirsch, architect, submits for exterior modifications and facade improvements in the B2 Business District and the oWE West Evanston Overlay District.
IV. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, June 27, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 13, 2018


Staff Present:  J. Velan, P. Martinez

Others Present:  

Presiding Member:  J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:31 pm.

Approval of Minutes
May 30, 2018, and June 6, 2018, DAPR committee meeting minutes.

Mr. Nelson make a motion to approve the minutes from May 30, 2018 and June 6, 2018, seconded by Ms. Hyink.

The Committee voted, 6-0, with one abstention, to approve the minutes of May 30, 2018.

The Committee voted, 7-0, to approve the minutes of June 6, 2018.

Mr. Griffith was not present for the vote.

New Business

1. 1459-1463 Elmwood Avenue  Preliminary and Final Review
Jeffrey Kaye, applicant, submits for construction of a 1-story addition to an existing commercial building to include new entrance area, one dwelling unit and a 2-car attached garage in the D1 Downtown Fringe District. Major variation granted in 2015 for a 0’ rear yard setback where 10’ is required.

APPLICATION PRESENTED BY:  Jeffrey Kaye, applicant

DISCUSSION:
  ● Intent is to keep current tenant, Meez Meals.
  ● Previous plan included 2nd floor, not included with the current plan being reviewed.
  ● Mr. Mangum stated concern with accessing garage spaces, and with trash enclosures in the front. He stated the preference is not to locate the trash enclosures in the front.
  ● Mr. Kaye stated the building has been reduced in size, trash enclosures are for both Meez Meals and the studio apartment.
  ● Ms. Leonard asked if all of the parking spaces are being used.
  ● Mr. Kaye stated Meez Meals uses all of the front parking spaces.
Mr. Gerdes asked if the garage spaces are angled for maneuverability. Suggested double loaded spaces. Noted there is not the radius to back straight out due to enclosure.

Mr. Kaye stated the garage door could be widened.

Mr. Mangum stated the residential parking requirement has been reduced within TOD areas.

Mr. Kaye stated the future plan is to construct a 2nd floor, the parking will be needed.

Mr. Gerdes asked to break up the brick wall on the north elevation with windows, openings.

Mr. Kaye stated the future plan is to construct a 2nd floor, the parking will be needed.

Mr. Gerdes asked to break up the brick wall on the north elevation with windows, openings.

Mr. Nelson asked if the water service will increase? Will need to verify, currently there are 3 services to remain, with a second floor may need to increase service.

Mr. Gerdes stated future water fixture count should be verified.

Ms. Leonard suggested reconfiguring the parking, moving the driveway north, reduce pavement to add green space, and look at tree health.

Mr. Mangum stated the required parking count will be verified.

Mr. Kaye stated adding green space is not an option due to environmental requirements, the site is required to be covered.

Item held in Committee in order for the applicant to return with revised plans to address staff comments.

Adjournment

Ms. Hyink moved to adjourn, seconded by Mr. Mangum. The Committee voted unanimously, 7-0, to adjourn. Meeting adjourned at 2:50 pm.

The next DAPR meeting is scheduled for Wednesday, June 20, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,

Michael Griffith
Design and Project Review (DAPR)

818 Lake St.

Preliminary and Final Review (Post-Permit Revision)
818 Lake St.

View from Lake St.

View from Sherman Ave.
EXISTING BUILDING
ALTERATION/ADDITION FOR A
NEW CO-WORK SPACE

ISSUED FOR PERMIT REVISION

PROPERTY LOCATION MAP

SITE PLAN

ARCHITECTURAL ABBREVIATIONS

NARRATIVE: SCOPE OF WORK/CODE COMPLIANCES

APPLICABLE BUILDING CODES/CODE ANALYSIS

SHEET INDEX

CERTIFICATION AND SEAL

818 LAKE ST, EVANSTON, IL 60201

EXISTING BUILDING
ALTERATION/ADDITION FOR A
NEW CO-WORK SPACE

I CERTIFY THAT I AM THE REGISTERED DESIGN PROFESSIONAL FOR THIS PROJECT. I ALSO
ATTACHED PLANS FOR 818 LAKE ST, EVANSTON, IL 60201

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE
2012 International Mechanical Code
2012 International Fuel Gas Code
2011 National Electric Code (NFPA 70)
2012 International Fire Code

The project goal is to convert existing carpet store and cleaner facility into a co-
work space.

The existing building is a one-story brick building with a separate entrance/exit. The
building is located on a 16.00' alley.

The pages include site plans, architectural symbols, and a narrative on the scope of work,
compliance with building codes, and the project goals.

Code Analysis:
- 1003.3.1.8. Dead end corridors
- 1003.3.11. Separated occupancies
- 1003.3.1.11. Dead end corridors

Toilets facilities:
- 890/ILLINOIS PLUMBING CODE
- 2015 IECC

Sprinkler systems:
- 2015 IECC

General:
- 400.310.J Doors
- 400.310.R Controls and operating mechanisms
- 400.310.S Alarms
- 400.310.U Signage

Access and egress:
- 1003.3.1.8. Dead end corridors
- 1003.3.11. Separated occupancies

400.220.1.1. Signage

Sprinkler systems:
- 809-2 Sprinklered dead end corridors

The project complies with the following International Building Code sections:
- 806.7.1.4. Equipment and systems

Construction types:
- Class A
- Class B
- Class C

Material types:
- Hollow metal
- Steel
- Solid core
- Wood

Exterior elements:
- 400.310.J. Doors
- 400.310.R. Controls and operating mechanisms
- 400.310.S. Alarms
- 400.310.U. Signage

The project includes alterations and additions for new co-work space, with a focus on
compliance with building codes and accessibility requirements.

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Issued for permit revision 02/22/2018

Date: 6/13/2018 3:19:37 PM
6.5' 7.8' 23.0' 14.6' 5.7' 84.5' 11.6' 15.6' 6.5' 7.9' 5.7' 84.5'

CODE CONFORMANCE

 existence travel distances

A-B = 37.3'
A-B-G-O = 137.4'
A-B-C-J = 47.5'
E-G = 18.1
E-G-B-C-J = 112.8'
H+J-C-J = 61.6'

AREA TYPE | AREA /SQ.F./ | SQ.F. PER OCCUPANT | OCCUPANTS | COMMENTS
--- | --- | --- | --- | ---
Office Gross Area - Ground | 4066 SF | 100 SF | 41 | 
Service Gross Area | 708 SF | 300 SF | 2 | 
Parking Space Gross Area | 197 SF | 200 SF | 1 | 

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Drawn By: Project No.: Checked By: Scale: Sheet No.

Professional Design Firm
Architect
Illinois License #184.006507
Expires 04/30/2019

As indicated 6/13/2018 3:19:39 PM
J:\PROJECTS\2016\16-117 - 818 Lake St, Evanston - Allegretti\BIM\RVT-Central_FILE\818 Lake Street, Evanston - Client Revisions 07.rvt

As Existing Plan Code Conformance Plan

1/4" = 1'-0"
1. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY WORK.

2. DISCONNECT AND REMOVE CONDUIT AND WIRING COMPLETELY. NO CONDUIT OR WIRING SHALL BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

3. ALL CONDUIT AND WIRE REMOVED SHALL BE REMOVED COMPLETELY BACK TO SOURCE, AND WHERE NEEDED, PROVIDE NEW CONDUIT AND WIRE (TO MATCH EXISTING), TO MAINTAIN CONTINUITY OF SERVICE FOR THE INSTALLATION OF PLUMBING OR ELECTRICAL SYSTEMS.

4. ALL SALVAGE SHALL REMAIN PROPERTY OF THE OWNER; HOWEVER, THE CONTRACTOR PROVIDE TEMPORARY LIGHTING DURING DEMOLITION THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

5. CHANGING THE USE OF THE BUILDING FROM OFFICE TO CO-WORK SPACE WILL REQUIRE COMPLETE REMOVAL OF THE CARPET CLEANER, CARPET STORE, AND EXISTING CARPET DRYER.

6. OPENING IN FLOORS, WALLS, CEILINGS, ROOFS, ETC. AS A RESULT OF REMOVED PIPING, FACILITIES, AND SITE IMPROVEMENTS TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.

7. OPENING IN FLOORS, WALLS, CEILINGS, ROOFS, ETC. AS A RESULT OF REMOVED PIPING, FACILITIES, AND SITE IMPROVEMENTS TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.

8. PERMIT REVISION 05/21/2018

9. OPENING IN FLOORS, WALLS, CEILINGS, ROOFS, ETC. AS A RESULT OF REMOVED PIPING, FACILITIES, AND SITE IMPROVEMENTS TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.

10. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF EXISTING CONDITIONS THAT ARE EXPOSED DURING DEMOLITION THAT ARE NOT ACCURATELY REPRESENTED ON THE DRAWINGS.

11. PROVIDE TEMPORARY LIGHTING/POWER, DURING AND AFTER DEMOLITION FOR ALL AREAS WITHIN LIMITS OF DEMOLITION. LIGHTING WHICH SHALL REMAIN BOTH INSIDE AND OUTSIDE THE AREA OF DEMOLITION.

12. DISCONNECT AND REMOVE CONDUIT AND WIRING COMPLETELY. NO CONDUIT OR WIRING SHALL BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.

13. IDENTIFY AND ACCURATELY LOCATE CAPPED UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL UTILITIES, LOCATED WITHIN THE LIMITS OF DEMOLITION, AND THEIR ASSOCIATED CONDUIT AND WIRING SHALL BE ELECTRICALLY DISCONNECTED AND REMOVED BY THIS CONTRACTOR UNLESS NOTED OTHERWISE.

14. PROVIDE TEMPORARY LIGHTING DURING DEMOLITION, AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS.

15. G.C. PROVIDES TEMPORARY LIGHTING DURING DEMOLITION.

16. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THIS OFFICE IN CASE OF DISCREPANCIES BEFORE PROCEEDING. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDING AREAS TO BE DEMOLISHED.

17. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

18. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON SITE.

19. DAMAGES: PROMPTLY REPAIR DAMAGES TO ADJACENT FACILITIES CAUSED BY DEMOLITION OPERATIONS.

20. SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A SITUATION WHERE SAFETY OR BUILDING CODE REQUIREMENTS COULD BE VIOLATED.

21. PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM DEMOLITION ACTIVITIES.

22. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP OFF UTILITY SERVICES SERVING EXISTING SYSTEMS TO REMAIN AT MAINS OR OTHER ACTIVE BRANCH LINES.

23. MAKE SURE TO BE FAMILIAR WITH EXISTING ELECTRICAL AND MECHANICAL SYSTEMS PRIOR TO STARTING WORK.

24. PROVIDE TEMPORARY LIGHTING DURING DEMOLITION FOR ALL AREAS WITHIN LIMITS OF DEMOLITION.

25. PROVIDE TEMPORARY LIGHTING DURING DEMOLITION FOR ALL AREAS WITHIN LIMITS OF DEMOLITION.

26. PROVIDE TEMPORARY LIGHTING DURING DEMOLITION FOR ALL AREAS WITHIN LIMITS OF DEMOLITION.

27. PROVIDE TEMPORARY LIGHTING DURING DEMOLITION FOR ALL AREAS WITHIN LIMITS OF DEMOLITION.

28. PROVIDE TEMPORARY LIGHTING DURING DEMOLITION FOR ALL AREAS WITHIN LIMITS OF DEMOLITION.

29. PROVIDE TEMPORARY LIGHTING DURING DEMOLITION FOR ALL AREAS WITHIN LIMITS OF DEMOLITION.

30. PROVIDE TEMPORARY LIGHTING DURING DEMOLITION FOR ALL AREAS WITHIN LIMITS OF DEMOLITION.
EXISTING BUILDING ALTERATION/ADDITION FOR NEW CO-WORK SPACE
818 LAKE ST, EVANSTON, IL 60201
ISSUED FOR PERMIT REVISION

A-301-CD
EXISTING ROOF SLOPE
EXISTING ROOF, PATCH/REPAIR. ADD:
- SINGLE PLY REINFORCED 60 ML TPO MEMBRANE, MECHANICALLY FASTENED TO DECK AND ADHERED OVER NEW TAPERED RIGID INSULATION R-30 MIN (5" MIN)

A-302-CD
EXISTING ROOF SLOPE
EXISTING ROOF, PATCH/REPAIR. ADD:
- SINGLE PLY REINFORCED 60 ML TPO MEMBRANE, MECHANICALLY FASTENED TO DECK AND ADHERED OVER NEW TAPERED RIGID INSULATION R-30 MIN (5" MIN)

A-301-CD
EXISTING ROOF SLOPE
EXISTING ROOF, PATCH/REPAIR. ADD:
- SINGLE PLY REINFORCED 60 ML TPO MEMBRANE, MECHANICALLY FASTENED TO DECK AND ADHERED OVER NEW TAPERED RIGID INSULATION R-30 MIN (5" MIN)

A-302-CD
EXISTING ROOF SLOPE
EXISTING ROOF, PATCH/REPAIR. ADD:
- NEW ALUMINUM GUTTERS AND DOWNSPOUTS TO REPLACE EXISTING IN SAME LOCATIONS /TYP./

A-302-CD
EXISTING BUILDING
ALTERATION/ADDITION FOR NEW CO-WORK SPACE
818 LAKE ST, EVANSTON, IL 60201
ISSUED FOR PERMIT REVISION

ROOF PLAN

Issued:
1. ISSUED FOR CLIENT'S REVIEW 04/27/2017
2. ISSUED FOR CONSULTANTS 06/06/2017
3. ISSUED FOR COORDINATION 06/11/2017
4. ISSUED FOR COORDINATION 06/20/2017
5. ISSUED FOR PERMIT 07/17/2017
7. CLIENT REVISION 02/22/2018
8. PERMIT REVISION 05/21/2018

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Drawn By: [Name]
Project No.: [Project Number]
Checked By: [Name]
Scale: 1/4" = 1'-0"
Sheet No.: A-102-CD

PROFESSIONAL DESIGN FIRM
ARCHITECT
ILLINOIS LICENSE #184.006507
EXPIRES 04/30/2019

6/13/2018 3:19:44 PM
J:\PROJECTS\2016\16-117 - 818 Lake St, Evanston - Allegretti\BIM\RVT-Central_File\818 Lake Street, Evanston - Client Revisions 07.rvt
B Cold Formed Metal Framing

Box Beam

- (2) 6" 16 gauge structural studs with top & bottom runners, screws 8" o.c. typ. attach to double 16 gauge studs at jamb locations. Box beam framing diagram above.

Runners

- 3 5/8" 16 gauge structural studs & diagonal bracing to structure above, 48" o.c. max.
  - Spans 10'-0" 4 braces req'd
  - Spans >10' 0" use bracing as described above

Doors and Windows

- Door and window vendors to coordinate alignment of horizontal trims at top of interior doors and windows /typ./

Windows

- Aluminum framed double-pane low-e windows

Roof Structure

- Inverted hangers 2x12@16" o.c. exist. framing
  - 2x12@16" o.c. framing
  - 2x6 top plate
  - 2x6@16" o.c. framing
  - 2x12 rim board
  - Notch studs 1 3/4"
  - 2x6 blocking

James Hardie Fiber Cement Panels

- See details below.

Details

- 3' - 0 1/2" A-401-CD
- 5/8" exterior grade gb
- 2x6 blocking
- 2x6@16" o.c. framing
- 2x12 rim board
- Notch studs 1 3/4"
- 2x6 blocking

EPDM Membrane

- Bring EPDM membrane up the parapet wall
- Sloped metal coping system w/ Kynar coating

Wood Nailer

- Secured to top track

3/4" Plywood

- Single-ply 60 ML reinforced tpo membrane extended over the top of the parapet
  - Wood nailers secured to deck
  - Heat welded lap
  - Single-ply reinforced 60 ML tpo membrane, mechanically fastened to deck and adhered

Polyiso Tapered Roof Insulation

- 3" min.
- 3/4" T&G exterior grade plywood decking
- Roof structure
  - New 2x12 @16" o.c.
  - R-30 batt insulation (continuous over exist. wall)
  - 5/8" exterior grade gypsum board

EDM Membrane

- Roof structure.
EXISTING BUILDING ALTERATION/ADDITION FOR NEW CO-WORK SPACE
818 LAKE ST, EVANSTON, IL 60201

PERSPECTIVES

1. FRONT PERSPECTIVE VIEW
2. NE ISOMETRICS
3. SE ISOMETRICS
4. TOP VIEW ISOMETRICS
5. EXISTING EXPERIENCE VIEW
6. 3D Render View
Design and Project Review (DAPR)

1101 Howard St.

Preliminary and Final Review
Design and Project Review (DAPR)

1919 Church St. (ComEd)

Preliminary/Final Review
My Map

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.
Mural Design

This is a rough design based on the discussions and drawings held with a focus group on May 9th.

The purpose of the design is to empower and heal our community.

The students proposed to paint a female figure with nature incorporated somehow to give the idea that we are Nature and that everything that is in the universe is within us.

The painting is representing the female energy as creators of life, as Mother Nature. Her chest will have flowers coming out. Handmade tiles in circle shapes made by the community will come out in a spiral shape guiding them to her hand where a hummingbird with a heart shape will be speaking to her.

The whole mural will be divided in four to represent the four elements.

Mirrors will be incorporated to outline the painting and make it pop out, but most importantly, so the community reflect themselves and do an introspection when we see themselves as part of the mural.

ComEd and Y.O.U. logos will be added on the bottom right with all the credits and the participants of the mural.

A detailed sketch will be provided after signing a contract with the artist.
96-O-16

AN ORDINANCE

Granting a Special Use Permit and Major Variations to Replace Electrical Equipment Located at 1919 Church Street in the B2 Business District and the oWE West Evanston Overlay District

WHEREAS, the Zoning Board of Appeals ("ZBA") met on July 5, 2016, pursuant to proper notice, to consider case no. 15ZMJV-0114, an application filed by Robert Edelman, contractor for the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 1919 Church Street (the "Subject Property") and located in the B2 Business District and the oWE West Evanston Overlay District, for a Special Use Permit and a Major Variation to replace, pursuant to Subsections 6-9-3-3 of the Evanston City Code, 2012, as amended ("the Zoning Ordinance"), electrical equipment on the Subject Property; and

WHEREAS, the Applicant requests the following Major Variation:

(A) The Applicant requests to replace existing utility equipment with a distribution center in a box ("DC in a Box") utility equipment screened from the right-of-way by landscaping where screening by both landscaping and a solid fence is required;

(B) The Applicant requests to landscape to screen open parking form the right-of-way along Brown Avenue where landscaping and a three (3) to four (4) foot steel or polyvinyl chloride ("PVC") picket fence is required to screen open parking form the right-of-way along Brown Avenue;
(C) The Applicant requests a continuous hedge with plantings forty-eight (48) inches on center where a continuous hedge with plantings spaced thirty-six (36) inches on center is required; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit and a Major Variation met the standards for Special Uses in Section 6-3-5-10 and 6-3-8-12 of the Zoning Ordinance and recommended City Council approval thereof; and

WHEREAS, at its meeting of July 25, 2016, the Planning and Development Committee of the City Council ("P&D Committee") considered the ZBA's record and findings and recommended the City Council accept the submitted site plans and approve the application in case no. 15ZMJV-0114; and

WHEREAS, at its meeting of July 25, 2016, the City Council considered the submitted application and adopted the respective records, findings, and recommendations of the ZBA and P&D Committee, as amended,

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

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

SECTION 2: The City Council hereby adopts the P&D Committee’s records, findings, and recommendations, and hereby approves, pursuant to Subsection 6-3-8-10(D) of the Zoning Ordinance, the Special Use Permit for a Public Utility and the Major Variations on the Subject Property applied for in case no. 15ZMJV-0114 and described hereinabove.
SECTION 3: The Major Variation approved hereby is as follows:

(A) Approval to replace existing utility equipment with DC in a Box utility equipment screened from the right-of-way by landscaping. Subsection 6-15-15(XXI)(C)(1) requires screening by landscaping and a solid fence for the installation of utility equipment on the Subject Property.

(B) Approval to permit only landscaping to screen open parking from the right-of-way along Brown Avenue. Subsection 6-15-15(XVIII)(B)(5) requires landscaping and a three (3) to four (4) foot steel or PVC picket fence to screen open parking from the right-of-way along Brown Avenue on the Subject Property.

(C) Approval to permit a continuous hedge with plantings spaces forty-eight (48) inches on center. Subsection 6-15-15(XXI)(C)(2) requires a continuous hedge with plantings spaces thirty-six (36) inches on center on the Subject Property.

SECTION 3: Pursuant to Subsection 6-3-5-12 and 6-3-8-14 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant’s Special Use Permit and Major Variation, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

A. **Compliance with Applicable Requirements:** The Applicant must develop and use the Subject Property in substantial compliance with: all applicable legislation; the Applicant’s testimony and representations to the ZBA, the P&D Committee, and the City Council; the General Site Plan in Exhibit B, attached hereto and incorporated herein by reference; and the approved plans and documents on file in this case.

B. **Recordation:** Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant must record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

SECTION 4: When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s agents, assigns, and successors in interest.”

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

~3~
SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: 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 8: The findings and recitals contained herein are 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: July 25, 2016
Adopted: July 25, 2016
Approved: August 2, 2016

Attest: Rodney Greene, City Clerk

Approved as to form:

W. Grant Farrar, Corporation Counsel
EXHIBIT A

LEGAL DESCRIPTION

Lots 51 & 52, in Block 1, in J.S. Hovland's Evanston Subdivision of the Southeast ¼ of the Northwest ¼ of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, Situated in the City of Evanston, in the County of Cook, in the State of Illinois.

PIN: 10-13-119-069-0000

Commonly Known As: 1919 Church Street, Evanston, Illinois.
EXHIBIT B

GENERAL SITE PLAN
Design and Project Review (DAPR)

1033-1035 Davis St.

Sign Variation
Memorandum

To: Chair and Members of the Design and Project Review Committee
From: Ana Asilis, Commercial Plan Reviewer
Subject: Sign Variance – 18SGNA-0045
1033-1035 Davis St–Window Sign
Date: June 12, 2018

Request
The applicant is requesting one (1) variance(s) for the following:

- (4) 5’-0” high by 3’-8” wide non-illuminated, WINDOW signs mounted on an existing storefront taking up 60% of each vertical window pane where the sign surface area of permanent window signs shall not exceed 25% of that window area.

General Information
Applicant: One River School of Art + Design
Fast Signs of Skokie
3437 Dempster Street,
Skokie, IL 60076

Owner: George Radaios
4036 Miller Street

Analysis
Project Description
The applicant proposes the installation of (4) 5'-0" high by 3'-8" wide non-illuminated, WINDOW signs mounted on an existing storefront. The applicant proposes window roller shades on the interior of the windows. Each window shade is 18 sf and each vertical window pane is 30 sf. The window sign location and installation are compliant. However, each window shade takes up 60% of each vertical window pane where the sign surface area of permanent window signs shall not exceed 25% of that window area.
The variance is being requested for décor and security to protect the applicant’s assets. The applicant is housing a large amount of expensive equipment in one room of the space. The tenant space is served by (20) total windows and there is no other room in the space that would provide less exposure to the public. The applicant is requesting a variance to cover the bottom portion of only (4) windows on the Oak Street side.

The applicant indicated the window shades are not intended to be drawn 100% of the time. The graphics and lettering are to be permanently applied on the roller shade and have minimal messaging and tenant identification. The graphics are intended to highlight the mission, goods and services provided by the tenant to the community. The proposed sign graphic design is consistent with the branding message for One River School of Art + Design.

The applicant claims that the ability to conceal the equipment will add extra security measures for the tenant’s assets. If the equipment is not concealed, the tenant would experience excessive loss if the property is burglarized. The owner has consented to the installation of the proposed signage.

**Recommendation**

Staff recommends approval of the variance request. The aesthetic principles of the sign ordinance are not affected. It would not be detrimental to the public welfare or adjacent properties or improvements.

**Attachments**

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

PLEASE PRINT

Building Address: 1033-1035 Davis Street, Evanston, IL 60201
Building Owner’s Name: George Radaios
Building Owner’s Address: 4036 Miller ST

Type of Business:

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

Illumination of Sign: ☑ Non-Illuminated □ Illuminated

Sign Contractor’s Name: FASTSIGNS of Skokie
Sign Contractor’s Phone: 847-423-3456
Sign Contractor’s Address: 3437 Dempster Street, Skokie, IL 60076

Variation(s) Requested (See Sign Ordinance):

Signature: Applicant/Agent/Date

Signature: Owner of Property/Date

Kim Hackl /CRAIG HACKE
Printed Name: Applicant/Agent

George Radaios
Printed Name: Owner of Property

847-423-4236
Applicant/Agent Phone

773-991-8894
Owner of Property Phone

6/16/2017
**VARIATION STANDARDS**

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

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

   The tenant is housing a large amount of expensive equipment in one room of the space. They do not want the equipment to be visible to the public for security reasons. The tenant is requesting that they receive a variance to cover only the bottom portion of only (4) windows located on the Oak Side.

2. **Reasonable Return** - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.

   Should the property be burglarized because the equipment cannot be concealed, the tenant will experience excessive loss would impede on the businesses profitability. The ability to conceal the equipment will add extra security measures for the tenant’s assets.

3. **Not Self Created** - The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises.

   The windows of the property, and these 4 windows specifically, are consistent in size and shape with the rest of the windows in the building. The tenant’s overall space has 20 of the same windows style windows. There is not another room in the space that would not provide less exposure to the public.

6/16/2017
4. **Not harm Public Welfare** - The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property.

The proposed graphic design is clean, simple and consistent with the branding message for OneRiver School of Art + Design. It is not confusing or distracting and does not pose any dangerous conditions to the public as either window roller shades or perforated vinyl, whichever the boards approves, will be on the interior of the windows.

5. **Graphic Effectiveness Demonstrated** - The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations.

The proposed window graphics have minimal messaging and do not have additional excessive tenant identification. The graphics are only intended to clearly and efficiently highlight the mission, goods, and services that the tenant is providing to the community.

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

The purpose of this variance. The design is to help people find what they need without difficulty or confusion, while protecting the assets of the tenant and adding security.
OneRiver has a total of 20 windows of which they are asking to install four window shades.

Each shade takes up 60% of each vertical window pane.

Each vertical window pane is 30 sq/ft; each window shade is 18 sq/ft.

Shades are not intended to be drawn 100% of the time.

Shades are for decor and security.
PROPOSED LOCATION OF WINDOW SHADES.
Design and Project Review (DAPR)

1623 Simpson St.

Concept Review
1623 Simpson St.

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.
SCHEMATIC DESIGN
DAPR MEETING

SIMPSON FACADE
1623 SIMPSON STREET
EVANSTON, IL 60201

06/13/18
EXISTING PERSPECTIVE SOUTH ELEVATION

SIMPSON FACADE
Date: 06/13/18
Project # 1814

SD0.2
NEW DARK COLORED ANODIZED ALUMINUM STOREFRONT DOOR W/ TEMPERED GLAZING

NEW DARK COLORED ANODIZED ALUMINUM STOREFRONT WINDOWS W/ TEMPERED GLAZING

NEW 44" TALL BY 36" DEEP DARK COLORED FABRIC AWNING AND SIGNAGE BY SIGNAGE COMPANY UNDER SEPARATE PERMIT

NOTE: G.C. TO PROVIDE ALTERNATE PRICING TO REPLACE EXISTING STEEL LINTELS ABOVE EXISTING WINDOWS AND DOORS TO RECEIVE NEW STOREFRONT

NEW LED WALL SCONCE

© 2018

Date: 06/13/18
Project # 1814
Design and Project Review (DAPR)

1901-1903 Church St.
&
1700-1708 Dodge Ave.

Concept Review
1901-1903 Church St. & 1700-1708 Dodge Ave.
SCHEMATIC DESIGN
DAPR MEETING

CHURCH AND DODGE
FAÇADE RENOVATION
1901-1903 CHURCH STREET
1700-1708 DODGE AVENUE
EVANSTON, IL 60201
06/13/18
1" = 40'-0" LOCATION MAP

CHURCH AND DODGE FACADE RENOVATION

Date: 06/13/18
Project #1813
EXISTING PERSPECTIVE SOUTH FACADE

CHURCH AND DODGE FACADE RENOVATION

Date: 06/13/18
Project #1813

SD0.3
PROPOSED PERSPECTIVE SOUTH FACADE

CHURCH AND DODGE FACADE RENOVATION

Date: 06/13/18
Project #1813

SD1.1
NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING
NEW 44" TALL BY 36" DEEP DARK COLORED FABRIC AWNING AND SIGNAGE BY SIGNAGE COMPANY UNDER SEPARATE PERMIT
OPERABLE AWNING WINDOW W/ INTERIOR SCREEN
NEW LED WALL SCONCE
NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING

NEW 44" TALL BY 36" DEEP DARK COLORED FABRIC AWNING AND SIGNAGE BY SIGNAGE COMPANY UNDER SEPARATE PERMIT

NEW LED WALL SCONCE

EXISTING LED WALL SCONCE TO REMAIN

NEW LED WALL SCONCE

NEW 44" TALL BY 36" DEEP DARK COLORED FABRIC AWNING AND SIGNAGE BY SIGNAGE COMPANY UNDER SEPARATE PERMIT

OPERABLE AWNING WINDOW W/ INTERIOR SCREEN

NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING

G.C. TO REPAIR AND REPLACE DAMAGED BRICK AND TUCKPOINT. VERIFY CONDITION OF EXISTING COLUMN PRIOR TO NEW WORK.
NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING

NEW LED WALL SCONCE

G.C. TO REPAIR AND REPLACE DAMAGED BRICK AND TUCKPOINT. VERIFY CONDITION OF EXISTING COLUMN PRIOR TO NEW WORK.

NEW 44" TALL BY 36" DEEP DARK COLORED FABRIC AWNING AND SIGNAGE BY SIGNAGE COMPANY UNDER SEPARATE PERMIT

NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING

EAST ELEVATION
1700 DODGE
1/4" = 1'-0"

CHURCH AND DODGE FACADE RENOVATION
Date: 06/13/18
Project #1813
NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING

NEW HEADER AT EXISTING ROOF.
NEW PREFINISHED ALUMINUM FACIA.
G.C. TO EXTEND EXISTING FIRE RATED MASONRY DEMIZING WALL TO BOTTOM OF ROOF AND TO FACE OF BUILDING FACADE AND CAP W/ ALUMINUM AT EXTERIOR.

NEW 44" TALL BY 36" DEEP DARK COLORED FABRIC AWNING AND SIGNAGE BY SIGNATURE COMPANY UNDER SEPARATE PERMIT.

NEW LED WALL SCONCE.

NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING.

NEW BARBER POLE LIGHT.

1702 DODGE

EAST ELEVATION

1/4" = 1'-0"

CHURCH AND DODGE FACADE RENOVATION

Date: 06/13/18

Project #1813

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NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING

NEW 44" TALL BY 36" DEEP DARK COLORED FABRIC AWNING AND SIGNAGE BY SIGNAGE COMPANY UNDER SEPARATE PERMIT

NEW LED WALL SCONCE
NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING

NEW 44" TALL BY 36" DEEP DARK COLORED FABRIC AWNING AND SIGNAGE BY SIGNAGE COMPANY UNDER SEPARATE PERMIT

NEW LED WALL SCONCE

NEW CLEAR ANODIZED ALUMINUM STOREFRONT AND DOOR W/ TEMPERED GLAZING

EAST ELEVATION
1706-1708 DODGE
1/4" = 1'-0"

CHURCH AND DODGE FACADE RENOVATION
Date: 06/13/18
Project #1813

SD1.9