DESIGN AND PROJECT REVIEW COMMITTEE  
(DAPR)  
Wednesday, July 11, 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: June 27, 2018, DAPR Committee meeting  

III. OLD BUSINESS  
1. 3318 Grant St.  
   Recommendation to ZBA  
   Phil and Marcia Vickman, property owners, submit for major zoning relief to  
   enlarge an existing attached 1-car garage into an attached 2-car garage with  
   32.1% building lot coverage where 30% is permitted, a 0.8’ interior side yard  
   setback where 5’ is required, and a 26.5’ rear yard setback where 30’ is required,  
   in the R1 Single-Family Residential District.  

IV. NEW BUSINESS  
1. 2118-2120 Ashland Ave.,  
   Recommendation to ZBA  
   1625 Payne St. and 2147-2149 Dewey Ave.  
   Kathy Lichtenstein, lessee, applies for special use permits for Daycare Center -  
   Domestic Animal, and a Kennel, Rex’s Place, in the MXE Mixed Use Employment District.  

2. 1925 Green Bay Rd.  
   Sign Variation  
   Evanston CITGO, applicant, submits for sign variation to install one 2’ high x 5’  
   wide internally illuminated, double-faced commercial variable message sign  
   (CVMS) where a CVMS displaying messages other than time and temperature  
   are not permitted.  

3. 1901-1903 Church St.  
   Preliminary and Final Review  
   and 1700-1708 Dodge Ave.  
   Thomas Ahleman, architect, submits for exterior modifications and facade  
   improvements to an existing commercial building in the B2 Business District and  
   the oWE West Evanston Overlay District.  

Continued onto next page…
4. **1623 Simpson St.**
   **Preliminary and Final Review**
   Thomas Ahleman, architect, submits for exterior modifications and facade improvements to an existing mixed-use building in the B1 Business District.

5. **1714 Chicago Avenue**
   **Recommendation to Plan Commission**
   **Planned Development**
   Paul Janicki, architect, proposes to construct a 13-story office building with 120 on-site parking spaces. The applicant requests a Map Amendment to rezone the property from the R6 General Residential to the D3 Downtown Core Development District. The applicant seeks site development allowances for: 1) An FAR of 5.0, where the maximum permitted FAR in the D3 district is 4.5; 2) A building height of 127 feet to roof (excluding eligible parking levels), where the maximum permitted height of a building in D3 is 85 feet to roof; 3) 120 parking spaces with 72 compact stalls where the minimum required number of parking spaces is 210, in addition to a purchase sale agreement to replace the 74 library parking spaces onsite, and where compact stalls are not allowed; 4) A front yard setback of 25-feet, where 32.83 feet is required; 5) A north side yard setback of 5-feet proposed, where 15-feet is required; 6) A south side yard setback of 5-feet proposed, where 15-feet is required.; and 7) A canopy yard obstruction of 9.67 feet into the required front yard, where a maximum obstruction of 3.28 feet (10%) is allowed.

V. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, July 18, 2018**, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 27, 2018


Staff Present:

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:32 pm.

Approval of Minutes

June 20th, 2018 DAPR committee meeting minutes.

Ms. Biggs makes a motion to approve the minutes from June 20th, 2018, seconded by Mr. Nelson.

The Committee voted, 9-0, to approve the minutes of June 20th, 2018, with two abstentions.

New Business

1. 3318 Grant Street

Phil and Marcia Vickman, property owners, submit for major zoning relief to enlarge an existing attached 1-car garage into an attached 2-car garage with 32.1% building lot coverage where 30% is permitted, a 0.8’ interior side yard setback where 5’ is required, and a 26.5’ rear yard setback where 30’ is required, in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY:

Phil & Marcia Vickman, applicants,
Bernie Citron, attorney

DISCUSSION:

- Would have to remove existing sliding glass door which would obstruct use backyard according to applicant.
- Mr. Mangum asked have they considered to build a detached garage.
- Mr. Mangum asked if they are keeping some of the walls of existing garage.
- Applicants are extending west wall of garage - applicant not sure if they are keeping or rebuilding whole garage.
- Mr. Gerdes asked how much square footage would be added with new garage.
- They will be removing roof overhang and covered walkway.
- Ms. Biggs has concerns with infiltrating water in the area and based on design not clear on how water will remain contained on their property.
- Ms. Eckersberg stated downspouts can’t be drained into alley due to condition of alley.
Ms. Biggs concerned about south side of garage due to hipped roof and how water would run-off.

Ms. Biggs recommends drainage plan before approval.

Ms. Biggs made a motion to hold item asking applicant to come forth with drainage plan, seconded by Mr. Gerdes.

The Committee voted, 11-0, to hold item in committee.

2. 710 Main Street

Recommendation to ZBA

Adam Paronto, applicant, submits for special use permit to establish a type-2 restaurant, Reprise Coffee Roasters, in the B2 Business District and oDM Dempster Main Overlay District.

APPLICATION PRESENTED BY: Adam Paronto, applicant

DISCUSSION:

- Intent is to put in a extra restroom and a coffee bar with sale of cafe items produced at another location, with seating and improved aesthetics.
- Ms. Leonard asked about recycling compartments.
- Mr. Jensen asked about composting. The applicant is exploring composting.
- Mr. Mangum asked about hours of operation and number of employees per shift. The applicant stated 5-6 a.m. opening and 5-6 p.m. closing times anticipated with 3 employees per shift.
- Mr. Jensen asked if there were any interior work that was needed.
- Mr. Mangum asked if they anticipated any outdoor seating.
- Mr. Gerdes noted that outdoor seating and signage require separate approvals.

Mr. Gerdes made a motion to recommend approval of the project to ZBA, seconded by Ms. Biggs.

The Committee voted, 11-0, to recommend approval of the project to ZBA.

3. 2525 Oakton Ave.

Sign Variation

Darren Rust, applicant, submits for a sign variation to install one 4’-10” high x 25’-10-11/16” wide non-illuminated wall sign on the south elevation at a height to top of sign of 66’-3” above grade where 15’-6” is the maximum height permitted, sign area of 125 sq. ft. where 85 sq. ft. is maximum permitted, Ozinga, in the I3 Industrial District.

APPLICATION PRESENTED BY: Darren Rust, applicant

DISCUSSION:

- Mr. Gerdes asked why they need the type of sign visibility.
- Applicant stated it hard for people to see his business sign.
- Mr. Mangum asked who accesses the site. Applicant indicated outside customers visit the site in addition to Ozingo employees.
- Mr. Gerdes cited it has aldermanic review and the sign has been resized based on review.

Mr. Gerdes made a motion to make a positive recommendation for permit, seconded by Mr. Nelson.
The Committee voted, 11-0, to make a positive recommendation for permit.

Adjournment

Ms. Biggs moved to adjourn, seconded by Mr. Nelson. The Committee voted unanimously, 11-0, to adjourn. Meeting adjourned at 3:03 pm.

The next DAPR meeting is scheduled for Wednesday, July 11th, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Torrence Gardner
Design and Project Review (DAPR)

3318 Grant St.

Recommendation to ZBA
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

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June 22, 2018

- User drawn points
- Zoning Boundaries & Labels
- Tax Parcels
EXIST. (2) STORY RESIDENCE

EXIST. GARAGE AREA = 334.90 SF
ROOFED OPEN PORCH, INCORPORATED INTO NEW GARAGE = 76.87 SF
NEW GARAGE SPACE = 83.14 SF
TOTAL AREA = 494.91 SF

EXIST. ROOFED OPEN PORCH TO BE REMOVED THIS AREA: (44.65 SF)
EXIST. SIDEWALK & STEPS TO REMAIN: 94.75 SF
EXIST. SIDEWALK & CONCRETE PAD TO BE REMOVED: 344.93 SF

PROPOSED (2) CAR GARAGE
EXIST GARAGE AREA = 334.90 SF
ROOFED OPEN PORCH, INCORPORATED INTO NEW GARAGE = 168.76 SF
NEW GARAGE SPACE = 83.14 SF
TOTAL AREA = 494.91 SF

NEW ROOFED OPEN PORCH - 30 SF

EXIST. CONCRETE APRON - 18.02 SF
EXIST. SIDEWALK & STEPS TO REMAIN: 94.75 SF
EXIST. SIDEWALK & CONCRETE PAD TO BE REMOVED: 344.93 SF

UNDERGROUND DRAINAGE TO POP UP IN FRONT YARD
CONNECTED TO DRYWELL IN REAR YARD

S2A
S2 ARCHITECTS
3056 HARTZELL ST
EVANSTON, ILLINOIS
P 847.864.2211
F 847.864.6005
### Zoning Analysis

**Summary**

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
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<tr>
<td>17ZONA-0303 – 3318 GRANT STREET</td>
<td>NON-COMPLIANT</td>
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</table>

**Proposal:**

ENLARGE EXISTING 1-CAR ATTACHED GARAGE TO A 2-CAR ATTACHED GARAGE

### Zoning Section: Comments:

- **6-8-2-7**
  - Non-compliant:
    - Maximum permitted amount of building lot coverage is 30%; existing is 30.7%, proposed is 32.1%.

- **6-8-2-8-A-3**
  - Non-compliant:
    - Minimum required interior side yard setback is 5'; existing is 0.82, proposed is 0.82.
    - For existing structure non-compliant as to bulk, any addition whether horizontal or vertical is required to comply with current standards, Section 6-6-5-2.

- **6-8-2-8-A-4**
  - Non-compliant:
    - Minimum required rear yard setback is 30'; existing is 28.7', proposed is 26.5'.

- **Section 6-4-1-9-B-1**
  - Building elevation drawing notes the existing roof overhang is 4.5" (0.38') with an existing 0.44' setback from the west interior property line. Where an existing roof overhang is non-compliant concerning a setback, the overhang on the addition may be constructed to match the existing roof overhang provided that such projection does not encroach upon an adjacent property line.

- **6-3-8-12**
  - As proposed, approval of a major variation is required due to the proposed setback from the west interior side yard property line, the deviation from the standard is greater than 35%.

  Major variations are heard by the Zoning Board of Appeals. Variations may or may not be approved.

**Updated 7/10/18 Mehre Klotz**
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: December 14, 2017
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 17ZONA-0303
Purpose: Zoning Analysis without Bld Permit App
Address: 3318 GRANT ST
District: R1
Applicant: Nancy Schlosberg
Overlay: None
Reviewer: Michael Griffith
Preservation: Not Within
District:

THIS APPLICATION PROPOSES (select all that apply):

New Principal Structure
Change of Use
Sidewalk Cafe
Sidewalk Other
New Accessory Structure
Retention of Use

X Addition to Structure
Plat of Resubdiv/Consol

Alteration to Structure
Business License

Retention of Structure
Home Occupation

ANALYSIS BASED ON:
Plans Dated: 12-14-17
Prepared By: S2 ARCHITECTS
Survey Dated: 01-04-18
Existing Improvements: SFR WITH ATTACHED GARAGE

Proposal Description:
ENLARGE EXISTING 1-CAR ATTACHED GARAGE TO A 2-CAR ATTACHED GARAGE

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS
The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

Front Porch Exception (Subtract 50%)
Pavers/PerVIOUS Paver Exception (Subtract 25%)
Open Parking Debit (Add 200sq/OPEN space)

Front Porch
Front Porch Regulatory Area

Total Eligible
Total Paver Area
Paver Regulatory Area

35
50.0

# Open Required Spaces
Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

USE:

Existing
Proposed
Determination

Dwelling - SF Detached
Dwelling - SF Detached
Compliant

USE:

Minimum Lot Width (LF)
35
50.0
50.0
Compliant

USE: Single Family Detached

Minimum Lot Area (SF)
7,200 sqft
6173
6173
Legal Non-Conforming

USE: Single Family Detached

Dwelling Units:
1
1
Compliant

Rooming Units:

Building Lot Coverage
(SF) (defined, including subtractions & additions):
1851.9
1894.6
1983.1
Non-Compliant

32.7%
32.1%

Comments:

Comments:

Comments:

Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
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<td>Impervious Surface Coverage (SF, %)</td>
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<td>2254.9</td>
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<td>36.5%</td>
<td>33.9%</td>
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Comments:

Accessory Structure Rear Yard Coverage:

Comments:

Gross Floor Area (SF)

Use:

Comments:

Height (FT) 35 OR 2.5 STORIES

ADDITION = 13.3 Compliant

Comments:

Front Yard(1) (FT) 24.0

Direction: N

Street:

Comments:

Front Yard(2) (FT)

Direction:

Street:

Comments:

Street Side Yard (FT)

Direction:

Street:

Comments:

Interior Side Yard(1) (FT) 5.0

Direction: W

Comments:

Interior Side Yard(2) (FT) 5.0

Direction: E

ADDITION = 5.0+ Compliant

Comments:

Rear Yard (FT) 30.0

Direction: S

ADDITION = 26.5 Non-Compliant

Comments:

PARKING REQUIREMENTS

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Comments:

Use(2):

Comments:
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**Handicap Parking Spaces:**

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**Vertical Clearance (LF):**

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**Surfacing:**

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**Location:**

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**Angle(1):**

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| Depth(D) (FT) |
| Comments: |

| Aisle(A) (FT) |
| Comments: |

| Module (FT) |
| Comments: |

**Angle(2):**

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| Depth(D) (FT) |
| Comments: |

| Aisle(A) (FT) |
| Comments: |

| Module (FT) |
| Comments: |

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

| Comments: |

**Analysis Comments**
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<th>Determination</th>
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</thead>
</table>

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

[Signature] [Date: 7/6/18]
MAJOR VARIATION
APPLICATION
CASE # 18ZMV-0054

1. PROPERTY

Address: 3318 Grant Street
Permanent Identification Number(s):
PIN 1: 10 11 31 49 00 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: Phil and Marcia Vickman
Organization: N/A
Address: 3318 Grant Street
City, State, Zip: Evanston, Illinois
Phone: Work: 847-082-8447 Home: ___________ Cell/Other: 847-682-8447
Fax: Work: ___________ Home: ___________
E-mail: mhvickman@att.net

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

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

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

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

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

Property Owner(s) Signature(s) -- REQUIRED
Date

4. SIGNATURE

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

Applicant Signature -- REQUIRED
Date

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: January 4, 2018
☑ Project Site Plan Date of Drawings: May 1, 2018
☑ Plan or Graphic Drawings of Proposal (If needed, see notes)
☑ Non-Compliant Zoning Analysis
☑ Proof of Ownership Document Submitted: Deed
☑ Application Fee (see zoning fees) Amount $385 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 Varance 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 Applicant seeks to enlarge an existing one-car garage to a two-car garage.

B. Have you applied for a Building Permit for this project?  ✔ NO  □ YES

(Date Applied: __________________ Building Permit Application #: __________________)

REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant.
(See the Zoning Analysis Summary Sheet for your project’s information)

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-8-3-4”)</td>
<td>(ex. “requires a minimum front yard setback of 27 feet”)</td>
<td>(ex. “a front yard setback of 25.25 feet”)</td>
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<tr>
<td>1</td>
<td></td>
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<tr>
<td>6-8-2-7</td>
<td>Maximum permitted amount of building lot coverage is 30%; existing is 30.7%; proposed is 32.1%</td>
<td>Permit lot coverage of 32.1%</td>
</tr>
</tbody>
</table>

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

| 2 | | |
| 6-8-2-8-A-3 | Minimum required rear yard setback is 30'; existing is 28.7'; proposed is 26.5' | Permit proposed reduction in rear yard from the required 30' to the proposed 26.5 feet |

| 3 | | |
| 6-3-8-12 | As proposed, approval of a major variation is required due to the proposed setback from the west interior side yard property line, the deviation from the standard is greater than 35% | Permit the proposed interior side yard setback of 0.82 feet (reduced from the required 5.0') |
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 property is an existing, owner-occupied home, with an existing garage. In order for the owners to use the property effectively, they would like to expand the existing garage. Expansion of the existing garage requires the proposed variances because of the particular peculiarity of the home and its orientation on the property.

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 variation will not have a substantial adverse impact on the use, enjoyment of property values of adjoining properties. The proposed enlarged garage will extend less than 7 feet east of the current location of the eastern wall, and will maintain substantial separation from the eastern neighbor. The proposed variation is to legalize an existing condition as to the western wall of the garage.

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 property owner would suffer a particular hardship or practical difficulty if the strict letter of the regulations were to be carried out. The property owner would have to demolish and reconstruct the garage 4.18 feet west of its current location. This is distinguished from a mere inconvenience.

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.

   The purpose of the variation is based on a desire to use the existing home/garage more effectively. Granting the variation will not result in any additional income to the Applicant as they intend to continue living on the subject property.

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

   The alleged difficulty or hardship has not been self-created as the home was existing when the applicants purchased the property. The location of the existing garage is a result of the original location of the principal structure. Relocating the garage to the rear of the lot and providing access there, would require additional paving to establish access, as the garage is set back significantly from the rear property line. This would be a detriment to drainage in the area and may impact the adjacent neighbors. Instead, using the current access from the alley avoids unnecessarily paving a larger proportion of the lot and allows the applicant to impact the neighborhood as minimally as possible by maintaining access on the shared alley to the west of the home.
5. Have other alternatives been considered, and if so, why would they not work?
Because the existing rear wall of the garage is set back 26.5 feet from the rear property line, accessing the garage from the rear would require paving a large proportion of the rear yard. This would cover permeable surface area of the lot and would be detrimental to the surrounding neighborhood. For this reason, access from the side is necessary. Furthermore, parking is not permitted within any yards, so the garage must be expanded to accommodate the additional desired parking space.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

(The 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.
   N/A

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.)
   N/A

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.
   Marcia and Phil Vickman, 3318 Grant Street, Evanston, Illinois 60201; 847-682-8447
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 3 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.

<table>
<thead>
<tr>
<th>a. Names and addresses of all officers and directors.</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

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.

N/A

<p>| |</p>
<table>
<thead>
<tr>
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<tbody>
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</table>

Page 6 of 6
Design and Project Review (DAPR)

2118-2120 Ashland Ave., 1625 Payne St, 2147-2149 Dewey Ave.

Recommendation to ZBA
Permit Application for 2120, 2118-1 Ashland, 1625 Payne, 2147-2149 Dewey (outdoor)

Contingency Plan for dog not picked up after daycare

All owners are required to complete our daycare application, which spells out our hours of information and closing time for picking up their dog. They are informed there is a late fee after 6:45 and required to provide us with an emergency contact we can call if we don’t hear from the owner. We cannot reach anyone by phone, dogs are taken to our annex (1625 Payne) and kept overnight. If owner still fails to show up, dogs are taken to the Evanston Animal Shelter. (FYI in 10 years, we have never had this happen)

Proposed Plan for dog not picked up after daycare

All will continue as above; however, with the kennel operating, dogs will be placed in a kennel until the next morning. If the dog is abandoned, they will be taken to the Evanston Animal Shelter.

Proposed Property

The proposed property is an empty shell of space. It is currently being fitted with central air conditioning and plumbing is being checked with compliance. There are several large drains within the floor so that all plumbing should be adequate for proposed usage.

A smoke alarm will be installed and the daycare has a fire evacuation plan in place. We will be making a doorway between this proposed space and the adjacent ball room so that we have a play area for the boarding dogs. It will also provide us with a front and back space.

We have four parking in the back alley and we are proposing to do a fenced run in those spaces to give the dogs a quick out. We will have staff on hand to take them to walks or the yard as well.

The floor will be poured epoxy and kennels will be supplied and installed by Mason Company, considered the leader in the industry. They are in the process of designing a couple of options for us based on the room size,
Dear Dog Owner,

Thank you for your recent inquiry about our dog enrichment center. At Rex's Place, we partner with owners who have a lifelong commitment to socialization, training, and relationship learning with their dog(s). Our mission is simple: to enrich the lives of dogs and the families they live with. We are focused on creating and maintaining relationships based on trust — between our dogs, their humans, and us.

At Rex's we do more than provide care during the day. We provide enrichment. We don't just have happy dogs; our dogs are content. Throughout the day, we use a number of obedience techniques to create an atmosphere where dogs co-exist, are stimulated, engaged, and do what they want to do most — be with other dogs. Along the way, they learn to adapt, thrive, and grow into confident, social, mindful, and content canine companions.

Our values are simple. We believe in:

- Responsible dog ownership
- Social responsibility
- Etiquette and wellbeing
- Dedication
- Safety

It's easy to enroll. Just complete this form to start the process. Then, call us to arrange for your dog to come in and take a temperament test while s/he plays for the day. At the end of that day, when you pick your dog up, you will receive a report detailing the day. Should you decide to enroll, you will be asked to bring your dog a minimum of one day per week for the first three months in order to ensure that your dog will settle in, rather than being a new dog each and every time they come. If you purchase a package within one week of your temperament test, you will be credited for your first day. Dogs who want to board overnight are required to attend day care a minimum of twice a month.

All dogs must be spayed/neutered (with the exception of puppies younger than 7 months). You must provide complete veterinary inoculation records, including rabies, distemper, bordetella, and a fecal exam for parasites and giardia. These records must be updated annually.

If you want us to feed your dog during the day, just provide us with his/her food in a plastic resealable bag or a container that can be returned to you.

If you have any questions, please call us at 847-920-8739.
I understand that before dogs can play at Rex's Place, the following requirements must be met:

- I understand that my dog must pass a temperament test to ensure that s/he is not aggressive toward people or other dogs.
- I hereby certify that my dog is in good health and has not had a communicable disease within the last thirty (30) days.
- I certify that my dog has never bitten or harmed a human or another domestic animal with malicious intent.
- I am aware that Rex’s Place is open from 6:00 AM to 6:30 PM Monday through Friday. If I am late picking up my dog, I understand that I will pay a late fee of minimum $15.
- I understand that all dogs are on probation/observation for a period of 12 weeks in order for Rex’s Place to better understand me and my dog’s needs. During that time, I commit to bringing my dog to Rex’s Place a minimum of one day per week so that s/he will become familiar with the rules of the facility.
- I understand that my dog must be on monthly heartworm and flea/tick preventive.
- I understand that no refunds are given for expired services or in cases where a dog is expelled due to behavior or to injury to another dog or staff.
- I understand that my dog must be spayed/neutered unless younger than seven months of age.
- I agree to allow Rex’s Place to photograph my dogs for use in promotional materials including but not limited to Facebook, Google+, Twitter, www.rexsplace.com, the Rex’s Place blog, or any other media appearances.

Signature: ___________________________ Date: ___________________________

OWNER INFORMATION

First Name: ___________________________ Last Name: ___________________________

Spouse/Partner First Name: ______________ Last Name: ___________________________

Address: ____________________________ Unit/Apt: ____________________________

City, State, ZIP: __________________________

Primary Email: ___________________________ Other email: ___________________________

Home Phone: ___________________________ Cell Phone: ___________________________ Work:________________________

Spouse/Partner Cell Phone: ______________ Spouse/Partner Work: ______________

Emergency Contact: ___________________________ phone: ___________________________

How did you find out about Rex’s Place? ___________________________

Your birthday: ___________________________ Spouse/Partner’s birthday: ___________________________
DOG INFORMATION
Please submit one application for each dog you would like to bring for off-leash play.

Dog’s Name: ___________________________ Breed: ___________________________

Description/Coloring: ______________________________________________________

Gender: ___________________ Spayed/Neutered? (Circle one) Y / N

Weight: ___________________

Date of Birth / Adoption: ___________________ Dog’s current age: ___________________

Authorized to pick up dog:

Name: ___________________________ Best Phone to Reach: ___________________________

Relationship to owner: ___________________________

Does your dog ever exhibit, or has your dog ever exhibited, any of these behaviors/conditions?

Aggression toward people or dogs
Biting
Coprophagia (eating poop)
Digging
Excessive Barking
Excessive Marking
Excessive Mounting
Food Aggression
Food Allergy
Jumping
Long nails
Needing naps
Problems with house training
Separation anxiety
Toy possessiveness
Problems with leashes or collars

YOUR VETERINARIAN

Hospital/Office Name: ___________________________ Vet’s Name: ___________________________

Office Address: ___________________________ Phone: ___________________________

Please attach a copy of your dog’s inoculation record, including rabies, distemper, and bordetella, to this application. Thank you!
Dog’s Name: __________________________

How long have you owned your dog? _______ years, _________ months

Where did you get your dog?
☐ Newspaper Ad ☐ Breeder ☐ Pet Store
☐ Animal Shelter ☐ Animal Rescue Group
☐ Found as a stray ☐ Friend ☐ Other

What knowledge do you have of your dog’s past history?

Has your dog had any problems in the past in an off-lease environment?
☐ No ☐ Yes (check all that apply)
☐ Altercation or fight at public dog park
☐ Altercation or fight with a neighbor’s or friend’s dog
☐ Fearful reaction in a group of dogs
☐ Dismissed from a prior dog daycare or social playgroup program
  (complete the item below)
☐ Other (please describe): ________________________________

If your dog was dismissed from a prior daycare, please tell us what reason you were given for the dismissal:

Please check each statement that applies to the situation resulting in your dog’s dismissal.

☐ My dog was injured, no medical treatment required
☐ My dog was injured and required medical treatment
☐ Another dog was injured, no medical treatment required
☐ Another dog was injured and required medical treatment
☐ A person was injured, no medical treatment required
☐ A person was injured and required medical treatment

Please provide us with any other information you want us to have about the situation.

Rex’s Place, 2120 Ashland, Evanston IL 60201 847.920.8739  www.RexsPlace.com
Dog's Name: ____________________________

Why are you considering our off-leash play program for your dog? (check all that apply)

☐ Play with other dogs

☐ So not home alone; check if
  ☐ exhibits symptoms of separation anxiety

☐ Exercise:
  ☐ Primary source or
  ☐ Additional source of exercise

☐ Recommended by other pet professional (trainer, vet, etc.);
  Reason: ____________________________

☐ Other: ____________________________

Which of the following best describes your dog's level socialization with other dogs:

☐ None – No knowledge of other dog interaction

☐ Minimal – On leash encounters only

☐ Moderate – Some off-leash playtime on occasion with visitor's/neighbor's/friend's dog(s)

☐ Extensive – Regular visits to dog social events, off-leash dog parks, dog daycare, etc.

HEALTH HISTORY

Please describe your dog's flea/tick control and prevention program:

Does your dog have any allergies? ☐ Yes ☐ No If yes, please explain:

Does your dog have any physical disabilities? ☐ Yes ☐ No
  Please explain disability & cause:

If yes, what restrictions need to be placed on your dog's activities or movements?
  ☐ No jumping  ☐ No running  ☐ No hard play  ☐ No contact with other dogs
  ☐ Other (Please explain)
Dog's Name: __________________________

Does your dog have any medical conditions?  □ Yes   □ No  If yes, please explain:

If medication is used to control the condition, please provide name and dosage.

Provide details of your dog's diet –
  a. type (kibble, canned, raw/natural):
  b. brand (Innova, Iams, Purina, etc.):
  c. primary protein source:
  d. feeding schedule:

On what type of surface does your dog generally go to the bathroom (e.g., grass, mulch, pee pads)?

Does your dog have any bathroom-related issues or concerns?

<table>
<thead>
<tr>
<th>How often do you brush or comb your dog's coat?</th>
<th>How does your dog react to having his/her nails clipped?</th>
</tr>
</thead>
</table>

Does your dog like to be brushed?  □ Yes   □ No  If no, what have you tried to make it more enjoyable?

Does your dog have any sensitive areas on his/her body?  □ Yes   □ No  If yes, where?

Where are your dog's favorite petting spots?

How frequently is your dog walked outside?

How long are your walks?
Dog's Name: ___________________________

Please check the box below that best represents your dog's overall level of exercise routine:

- [ ] Couch Potato: spends days sleeping, occasional walks and/or playtime with humans or other dogs.
- [ ] Mild Exerciser: short daily walks and/or regular playtime with humans or other dogs.
- [ ] Moderate Exerciser: long or multiple walks daily, and/or regular playtime with humans or dogs.
- [ ] Athlete: regular jogs/runs and/or regular participation in a dog sport activity such as agility, flyball, frisbee, etc.

**HOUSEHOLD INFORMATION**

Please complete this table with information on other pets in your household:

<table>
<thead>
<tr>
<th>Breed</th>
<th>Age</th>
<th>Sex</th>
<th>Spayed or Neutered</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td>[ ] Male</td>
<td>[ ] Female</td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td>[ ] Male</td>
<td>[ ] Female</td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td>[ ] Male</td>
<td>[ ] Female</td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td>[ ] Male</td>
<td>[ ] Female</td>
</tr>
</tbody>
</table>

Do you have cats? [ ] Yes [ ] No
If yes, how many cats do you have?

How does your dog get along with your cats?
How does he react to unfamiliar cats he sees on walks?

Does your dog like children? [ ] Yes [ ] No

How does your dog behave around children?
How does your dog get along with other household animals?

Do any visitors bring their dog(s) to your house? [ ] Yes [ ] No
If yes, how do they get along?

How does your dog react to a stranger coming into your home or yard?
Dog's Name: 

<table>
<thead>
<tr>
<th>Does your dog ever bark or growl at anyone passing outside your home or yard?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes □ No</td>
</tr>
<tr>
<td>If yes, please explain:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Are there any types and/or breeds of dogs your dog seems to automatically fear or dislike?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Yes □ No, If yes, please describe:</td>
</tr>
</tbody>
</table>

How does your dog react to puppies?

How does your dog react to another dog approaching him/her in a park, at the beach, or on a walk?

<table>
<thead>
<tr>
<th>a. On Leash:</th>
<th>b. Off Leash:</th>
</tr>
</thead>
</table>

Does your dog play with other dogs? ☐ Yes □ No

If yes, which type?

| ☐ Male and females |
| ☐ Only males |
| ☐ Only females |

Please describe size, breed, & temperament of the other dogs.

What kinds of games does your dog play with other dogs?

What kinds of games does your dog play with people?
Dog's Name: ____________________________

Has your dog ever shared his/her food or toys with other animals? ☐ Yes ☐ No
If yes, how does your dog react to another dog approaching his/her food or toys?

Which commands does your dog know? (Please check all that apply)
☐ Sit ☐ Stay ☐ Down ☐ Come ☐ Heel ☐ Roll over ☐ Kisses
☐ High Five ☐ Other: ________________________________

How did your dog get his/her obedience training? (Please check all that apply)
☐ Attended one group class
☐ Attended more than one level of group classes (beginner and intermediate, etc.)
☐ Dog was sent to a board and train program
☐ Private sessions in home
☐ Other, please explain:

Which of the following best describes the use of obedience cues with your dog at home?
☐ Key part of daily communication
☐ Used when we go on walks or have people over
☐ Used occasionally to better control behavior
☐ Rarely used
☐ Not applicable

What kind of a collar do you use to walk your dog?
☐ Buckle ☐ Nylon/Chain Choke Collar ☐ Harness – Leash Clips on Back
☐ Harness – Front Clip ☐ Head Collar ☐ Prong/Pinch Collar ☐ Other:

Is it effective at keeping him/her under control? ☐ Yes ☐ No
<table>
<thead>
<tr>
<th>Dog's Name: ____________________________</th>
</tr>
</thead>
</table>

Has your dog ever gotten away from someone when out for a walk?  □ Yes  □ No
If yes, please explain circumstances:

<table>
<thead>
<tr>
<th>Where does your dog sleep?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Inside the house</td>
</tr>
<tr>
<td>□ Outside the house</td>
</tr>
<tr>
<td>□ Inside/Outside—varies</td>
</tr>
</tbody>
</table>

In which room in the house does your dog sleep?

Where in the room does your dog sleep?

<table>
<thead>
<tr>
<th>Where in the room does your dog sleep?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Crate</td>
</tr>
<tr>
<td>□ Owner's bed</td>
</tr>
<tr>
<td>□ Dog Cushion/Bed on floor</td>
</tr>
<tr>
<td>□ Other (please describe)</td>
</tr>
</tbody>
</table>

Has your dog ever jumped up on someone?  □ Yes  □ No
If yes, what were the circumstances?

How does your dog act when you get home at the end of the day?

How does your dog show s/he is happy?

How does your dog show s/he is upset?

Is your dog allowed on the furniture at home?  □ Yes  □ No

Does your dog have any problems in any of the following areas? If yes, please explain.

<table>
<thead>
<tr>
<th>Does your dog have any problems in any of the following areas?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Mouthing ________________________________________________</td>
</tr>
<tr>
<td>□ Housetraining: ____________________________________________</td>
</tr>
<tr>
<td>□ Barking: __________________________________________________</td>
</tr>
<tr>
<td>□ Digging: _________________________________________________</td>
</tr>
<tr>
<td>□ Ignoring commands: _______________________________________</td>
</tr>
</tbody>
</table>
**Dog’s Name:**

**Does your dog know any tricks?**

- [ ] Yes  
- [ ] No

If yes, please describe.

---

**DOG BEHAVIOR INFORMATION**

**Are there any particular types of people your dog seems to automatically fear or dislike?**

---

**Has your dog ever growled at someone?**

- [ ] Yes  
- [ ] No

If yes, what were the circumstances and how did you respond?

---

**Has your dog ever bitten a person?**

- [ ] Yes  
- [ ] No

If yes, what were the circumstances and how did you respond? Please describe injuries (if any).

---

**Has your dog ever bitten another animal?**

- [ ] Yes  
- [ ] No

If yes, what were the circumstances and how did you respond? Please describe any injuries if there were any.

---

**To the best of your knowledge, what does your dog do when you’re not at home?**

---

**Has your dog ever climbed/jumped a fence?**

- [ ] Yes  
- [ ] No

If yes, what were the circumstances?

---

**How high was the fence?**

---

**Has your dog ever escaped from your house or yard?**

- [ ] Yes  
- [ ] No

If yes, please explain the circumstances:

---

**How would you describe your dog’s energy level?**

- [ ] Low  
- [ ] Medium  
- [ ] High
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>If yes, what were the circumstances?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Has your dog ever chased or tried to chase a small animal?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has your dog ever chased someone (or wanted to) on a skateboard or bicycle?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is your dog frightened by thunderstorms?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is your dog frightened or nervous around anything else?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does your dog play with any toys?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has your dog ever growled or snapped at a person who has taken food or toys away from him/her?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has your dog ever growled or snapped at another dog who has taken food or toys away from him/her?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Have you ever noticed your dog stopping and staring at another animal?</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Is there anything else about your dog that you feel might be helpful for us to know?
DOG DAYCARE MEDICAL RELEASE FORM

This is a required form for all Rex's Place participants receiving services. The safety and well being of your pet(s) is of the highest importance. We consider your pet's safety and well being to be our first responsibility. As such, we take it very seriously. We do our best to have our pet parents screen for pre-existing health conditions but some factors may be beyond our control. In the event that a medical emergency arises while a pet is at our facility or participating in a service that we provide, it is imperative that we are immediately able to get them medical treatment at the closest available facility. We will call ahead to the veterinary offices in closest proximity geographically to us to insure they can handle the present emergency. Your pet will be rushed to the closest available facility for treatment. We notify the owner after we have secured medical treatment for the animal. Our goal is to get your pet medical attention as quickly as humanly possible, and any distractions may interfere with this process.

For that reason, Pet Parents are required to sign this form. In the event of a medical emergency that Rex's Place deems to need the immediate attention of a licensed veterinarian, I authorize Rex's Place to seek medical attention at the closest available veterinary facility. I further agree that I am financially responsible for any medical treatment my pet(s) receives as a result of a medical emergency while attending services provided by Rex's Place.

Signature of Owner __________________________ Date ________________

Printed Name ____________________________
DOG DAYCARE PET CARE AGREEMENT

Your Name: ________________________________ City ___________ Zip ______
Home Phone (__) _______ Work Phone (__) _______
Dog Name: ___________________________ Age: ______ Breed: ________________

Client Agreement and Release of Liability

I hereby release Rex's Place, its agents, officers, sub-contractors, and employees from any and all liabilities, financial, and otherwise, for injuries to myself, my dog, or any other property of mine, which arise in any way from services and/or products provided by or as a consequence of my association with Rex's Place.

I agree to assume all liabilities and responsibilities, financial and otherwise, for the behavior and health of my dog. In consideration of the services rendered by Rex's Place, I waive any and all claims, actions, or demands of any nature, foreseen or unforeseen, that I may have against Rex's Place relating to the care, control, health, and/or safety of my dog arising during pick-up, transport, drop-off, and stay at the facilities.

I authorize Rex's Place to do whatever it deems necessary for the safety, health, and well-being of my dog while under the care of Rex's Place, including seeking professional veterinary treatment for my dog.

Due to the many outstanding benefits of dog socialization and Rex's Place's commitment to the safety and well-being of my dog, I agree that the benefits of dog socialization outweigh the risks. Furthermore, I request a socialized environment for my dog while under the care of Rex's Place. I understand by allowing my dog to participate in services offered by Rex's Place, I hereby agree to allow Rex's Place to take photographs or use images of my pet in print form or otherwise for publication and/or promotions.

I understand that Rex's Place has the right to refuse service to me and/or my dog at any time for any reason. I understand that if my dog has a history of or repeatedly demonstrate aggression or biting of humans or animals, Rex's Place reserves the right to refuse service. I understand that all bites will be reported to the local authorities as required by law.

I hereby declare to Rex's Place that I am the legal owner of my dog; that my dog has not been exposed to distemper, rabies, or parvovirus within the past thirty (30) days; and that my dog has been inoculated as indicated by records presented.

Signature of Owner: ___________________________ Date: _________________

Printed name: ____________________________________________________________________________
DOG DAYCARE PET CARE AGREEMENT

Payment Requirements

I understand that the hours of operation at Rex’s Place are 6:30 a.m. to 6:30 p.m. Monday-Friday. A minimum late fee of $15, applies after 7 p.m.

If I purchase a half-day service and fail to pick up my dog after six (6) hours, I will be charged the full-day fee.

I authorize Rex’s Place to charge my credit card for any outstanding balance on my account. I understand that I will be charged a $25 handling fee for returned checks.

By signing below, I acknowledge that I have read this Daycare Agreement in its entirety and agree to the terms. This agreement shall be binding for a period of ten (10) years from the date of signature below.

Signature of Owner: ___________________________ Date: ______________

Printed name: _______________________________
Dog’s Name: ______________________

PAYMENT INFORMATION

Owner Name: ________________________ Dog Name: __________

E-mail address for mailing of receipt: ______________________________

Our packages are designed to facilitate your visits to Rex’s Place and provide you with daycare at a reduced price and two options available: cash/check or charge. If you would like us to keep your payment information on file to facilitate the quick processing of charges, please complete the information below. A receipt for all charges will be emailed to you at the time of purchase. Please note that if you choose the cash option, or choose not to purchase a package, payment for all services are due at time of pick-up.

Please indicate if you would like us to use this information to automatically charge/renew your services: Yes No

☐ Discover  ☐ Master Card  ☐ VISA

Card Number: ________________________ Expires: (mm/yyyy) __________
Modular 2-Story Double Deck™ Kennels

BUILDING REQUIREMENTS
- Height: 14’ or higher (standard), 12’ - 14’ (low headroom)
- Width: 12’ Minimum for single row system
- 20’ Minimum for standard back-to-back system

STANDARD FEATURES
- First-Floor Run
- Sani-Kennel System
  Mason transfer door on common back panels
- Upper-Level Run
- UltraBase™ with built-in floor drain

AVAILABLE SIZES
- First-Floor Run
  Length: 6'10'
  Width: 3', 4', 5', 6', 7', and 8'
- Upper-Level Run
  Length: 4'-8' (depending on lower level)
  Width: 3' or 4'
- Upper Aisle
  Width: 4'
- Typical Stairway Unit(s)
  Width: 4' (to be provided by another manufacturer)

OPTIONS
- Swing-up rest bench
Range Pet Lodge

Providing Flexible Doggie Day Care & Quality Boarding with Mason Company Housing Solutions

MASON COMPANY  SINCE 1892
Trusted Animal Housing Solutions
Solution

The Range Pet Lodge partnered with Mason Company to provide solutions for a variety of boarding as well as doggie day care. With a total of 132 kennels, there is room for approximately 165 dogs for boarding, including the option for multiple dogs in a family to share suites. Customers can choose the housing solution that best fits their four-legged family members.

The Range Pet Lodge selected Mason Company’s Sani-Kennels with tempered glass gates and configured them in a variety of sizes and side panels. With the exclusive patented Slivis Seal cross contamination barrier, the Sani-Kennels reduce the chance of a sick dog spreading disease from one kennel to another. The fully customizable system is configured in both 4’ x 5’ and 4’ x 6’ with brown wood grain side panels as well as larger 4’ x 8’ kennels with cream side panels. An additional 30 3’ x 5’ kennels were also added about a year and a half after the facility opened to provide more boarding options for customers with smaller dogs.

Additionally, the Range utilizes concrete walls with Mason Company’s tempered glass gates to provide more boarding. Dimension available with this configuration include 4’ x 6’, 6’ x 6’, 6’ x 7’, and 6’ x 9’.

The Range Pet Lodge also provides doggie daycare services daily from 7 a.m. until 7 p.m. The large room has capacity for approximately 55 dogs. Durable Dog Daycare Room Dividers from Mason Company enable the dogs to be separated based on their energy level so that higher energy dogs can play together without interacting with calmer or older dogs. A gate in the divider system enables staff to easily move from one side to the other. The system also has the flexibility to be folded away, turning the space into one big room to create a multi-purpose space used at night for larger training classes. The system’s stall fronts and gates create separate entrances for large and small dogs, enabling staff to provide dogs with time to acclimate before they enter the daycare play area.

Results

All of the housing solutions from Mason Company are working great for the Range Pet Lodge. The facility opened before the holiday rush in December 2014 followed by the daycare in March 2015. In 2016 when the 3’ x 5’ kennels were added, the Range Pet Lodge selected Mason Company’s trusted partner, Kennel Installations, to provide professional installation from factory-trained technicians.

“Mason Company has consistently been a great partner and the installation crew with Kennel Installations was awesome and worked around the best time for the facility and dogs,” said Amanda Wolfla, assistant manager at the Range Pet Lodge. All of the kennels are set up to feel like a home away from home for the dogs.

“The boarding presents so like a suite and the dogs are not a traditional look and feel the dogs and the dogs feels comfortable. The kennels are versatile raised or lowered to enable expanded space or be secured. Mason Company’s solution as there are no spaces for sealed. People feel comfort environment with no stank we are boarding 150 dogs even smell like dogs.”
Sani-Kennels™

Mason's Sani-Kennel™ system is a fully customizable modular kennel design. Materials available include stainless steel, galvanized steel, FRP and Wilsonart. Panels can be made to any height and dimension. Isolation materials available include tempered glass, bonegrid, FRP and Wilsonart. Colorful murals are even available. Available with Mason Company's full line of kennel gates (see specifications). Drawings are for illustrative purposes only.
PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

527 DEMPSTER ST., EVANSTON, ILLINOIS 60201

CHICAGO TELEPHONE 273-5315

ORDERED BY ROBINSON RENTAL

LOT 7 AND 10 IN BLOCK 6 IN PAYNE'S ADDITION TO EVANSTON, BEING A
SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 12
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL Meridian, IN COOK COUNTY,
ILLINOIS

COMMUNITY KNOWN AS 1625 PAYNE STREET EVANSTON, ILLINOIS

PAYNE 22 66 AVENUE AVENUE ST.

SCALE, 1" = 25 ft.

TOPO OF PLAT IS NORTH

STATE OF ILLINOIS, I
COUNTY OF COOK

We hereby certify that the buildings on lot shown are within prop-
erty lines and that the adjoining improvements do not encroach on
said premises.

SURVEYOR

STATE OF ILLINOIS, I
COUNTY OF COOK

This is to certify that we have surveyed the above described prop-
erty and the above plat complies with said survey.

B. H. SUHR & COMPANY
SURVEYORS

Evanston June 25 1954

Evanston June 28 1954

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.
parkinglot

Unit D
1200 sq ft

Unit A
1800 sq ft

Unit B
1500 sq ft

Unit C
2400 sq ft

Unit E
3500 sq ft

Unit F
4000 sq ft

overhead door

1625 Payne Ave
16' ceiling height
14,400 sq ft total
Proposed Use:
Describe the activities that will take place, the hours of the day and days of the week that those activities will be undertaken, the products and/or services provided, the materials used, the tools and/or machinery that will be used, the customers or clients served (number, duration and frequency of visits, types of structures needed, impacts on the immediate neighborhood and on the environment, number of full-time and part-time employees, storage or warehousing needs, security requirements, and other descriptive information that is essential to understanding the nature of the proposed use.

Rex’s Place is a canine care center. Our mission is to be recognized as a leader in the market of canine care. Our clients can be assured that our “guests” will be treated as if they were our own. Offered services will include daycare and training. Training courses will consist of animal CPR, first aid, and obedience training. There will be limited retail services provided as we are promoting other area business in Evanston already in the retail pet business.

Customers/Clients

Our client base lives within a 5-10 mile radius of the center, in Evanston, Skokie or Wilmette. Rex’s Place will be a destination business, with drop offs which will require limited parking for dogs to be dropped off and picked up. When training classes occur, participants will be limited to 7-10, and street parking, as well as a parking lot to the north of the property, will be more than adequate for the short duration of the class.

At commencement of the business, we expect to have no more than 3 employees. During the first year, it is anticipated that the number of day care members will be 30, with potential to grow to full capacity of 45. When at full capacity, it is expected we will have six employees, 2 full time and 4 part-time, to cover all shifts.

Daily Operations

Because day-cares cater to working families our hours will be 7:00 – 6:30, Monday through Friday. There will be limited activity on Saturday, when occasional training classes or open play could take place; however, it is anticipated the day care will be closed throughout the weekend and the hours listed above will be the fundamental business hours.

It is anticipated that dogs will participate in indoor and outdoor play throughout the day. When dogs are dropped off they will be put into the Nap Room. Dogs will be escorted to a crate or bed labeled with a name card. This will be their home for the day. Their area can have toys they bring from home and/or other items the owner has requested they have with them.
Play time will begin at 10:00 when all dogs for the day have arrived. At that time, staff will assemble their morning play group. Play groups will be created based on temperament, size and play style. Play groups will play from 10:00 to 11:30.

11:30 to 2:00 is nap time and dogs will be escorted back to their identified spot for nap time. Classical music will play and lights will be dimmed to encourage restful sleep and relaxation.

At 2:00 the afternoon play groups will start. Play time will last until 3:30 when pick-up time begins so that dogs can go home.

**Structures**

Existing structures at 1614 and 1625 Payne will be used to provide indoor play areas for the dogs. Additionally, 5000 sq ft of outdoor area will be used to provide outdoor play for the animals, weather permitting. The outdoor area will be securely fenced and covered with sand gravel and mulch to facilitate easy cleanup of animal waste and odor control. Pet waste stations will be placed in the outdoor area with biodegradable bags which will be picked up weekly or bi-weekly as needed. Outdoor play will not be disruptive to adjacent users.

Epoxy resin will be used to coat existing inside floors. This compound is ideal for commercial, institutional and industrial applications in areas requiring durability, easy maintenance, a high degree of sanitation, attractive appearance, and high resistance to chemicals, corrosives, or heat. Epoxy floor coating has many benefits, including its resistance to chemicals and ease of cleaning.

Fiberglass wall board (FRP) will be applied to protect the walls and dogs, as well as provide a level of sound absorption. This material provides a sanitary and durable finish that meets USDA/FSIS requirements and is mold and mildew free, moisture resistant, tough, easy to clean, and easy to install. The installed panels will rise approximately 4 ft from the ground.

After the first year of operation, it is anticipated that there will be limited overnight boarding of dogs at the facility located at 1625 Payne. Prior to offering this service, there will be some build out of kennels inside the existing structure to ensure the safety and security of guests. Overnight boarding will be restricted to 4 or 6 dogs. Prior to overnight boarding beginning, a security camera will be installed so that overnight boarders can be observed at all times and, if a problem arises, can be dealt with immediately. Overnight boarding will not change the hours of operation with the exception of scheduled pick-up of boarders.

Robinson Rentals manages the property in this area, and owns all of the property that is adjacent to the proposed site of the facility.

**Equipment**

*Health Technology Professional Products* has a complete line of cleaning, disinfecting, deodorizing and drain maintaining products that will be used to create a healthy environment for staff and animals alike. Materials used will be OSHA compliant.
and do the best job possible in keeping the facility clean and odor free while reducing the possible spread of infectious disease.

An automatic scrubber will be used to supply solution, scrub, strip, clean, wet vacuum and squeegee the floor, and eliminate the need for hand mopping by staff. This machine has proven to provide a higher level of consistent cleaning to indoor facilities.

Impact

The proposed facility would not alter the essential character of the neighborhood or district where the property is located. Furthermore, the proposed facility would not substantially, or permanently, impair the appropriate use of adjacent property, nor would it be detrimental to the public welfare.
City of Evanston, Illinois

CERTIFICATE OF
ZONING COMPLIANCE

ANALYSIS OF:
Existing Improvements/Use

CERTIFICATE NUMBER: EZON-0198
DATE ISSUED: October 26, 2011

In accordance with Section 6-3-2 of the Zoning Ordinance, the building, structure, and/or use described below complies with the provisions of the Zoning Ordinance governing the proposed use:

PROPERTY ADDRESS: 2120 Ashland

ZONING DISTRICT: MXE

OVERLAY DISTRICT: 

USE or PROJECT: Accessory overnight care to an existing Dog Day Care Facility

CONDITIONS OR COMMENTS:
Accessory limited Overnight Stay deemed compliant. Overnight stay will be limited to Thanksgiving, December Holiday Season, Evanston School District Spring/Easter Breaks, Month of July. This provision is compliant as accessory under the following conditions: defined day to day operating conditions of 10ZONA-0375, plus all dogs being supervised 24 hours a day, only dogs that are regular clients of the facility may be housed overnight (defined as use of the facility no less than 4 times a month), Animals will not have group lay time outside after regular hours, Overnight Stay for only time periods of Thanksgiving, December Holiday Season, Spring Break March 20-April 15, Month of July. Application initiated before new ordinance defining Dog Day Care approved.

CERTIFICATE BASED ON: Plans Prepared As:
Dated:
Prepared By:
Plat of Survey Dated:
Analysis Originating As: Zoning Analysis
Application Number: 11ZONA-0198
Miscellaneous:

ISSUED BY: Zoning Planner
1. PROPERTY

Address: 2120 Ashland Avenue, Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: [redacted] 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: Katrina Lichtenstein
Organization: Pete's Place
Address: 2120 Ashland Avenue
City, State, Zip: Evanston, IL 60201
Fax: Work: [redacted] Home: [redacted]
E-mail: [redacted]

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: [redacted]

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

Name(s) or Organization: Robinson Rental
Address: [redacted]
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

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
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: N/A

- Plan or Graphic Drawings of Proposal (If needed, see notes) N/A

- Non-Compliant Zoning Analysis

- Proof of Ownership Document Submitted: N/A

- Application Fee Amount $ 

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

**Plat of Survey**

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

**Site Plan**

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

**Plan or Graphic Drawings of Proposal**

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

**Proof of Ownership**

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- Tax bill will not be accepted as Proof of Ownership.

**Non-Compliant Zoning Analysis**

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

**Application Fee**

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

Page 2 of 6
A. Briefly describe the proposed Special Use:

We (Ben's Play) currently serve the North Shore thru play care and day care. We are running away business from 5-15 people a week for non day care dogs (depend on season) this would allow us to serve them in Evanston rather than send them elsewhere.

APPLICANT QUESTIONS:

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

Yes, working with animals is special use.

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?

We have existed within the neighborhood since we opened our doors on March 1, 2016. Many of our neighbors are clients. It should not have a negative effect on the neighborhood.

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

Yes, no additional services will be required.
d) Will the requested special use cause undue traffic congestion?

No. It should have little impact. We are a drop-off business which operates within specific time frames.

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

Yes

---

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

Yes

---

g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

Yes

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City of Evanston
DISCLOSURE STATEMENT

(The 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.
   
   Henny Lichtenstein, 111 Monroe St, Evanston, IL 60201

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.)
   
   N/A

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.
   
   Robinson Rental, 1134 Man Ave, Evanston, IL 60201

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number ______ above, or indicated below.
   
   Henny Lichtenstein, 111 Monroe St, Evanston, IL 60201
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.

Bobby Lichtenstein, 111 Monroe St, Aurora, IL 60201
Dear Ms. Klotz:

I am writing in support of the application being considered by the Zoning Board on July 17 by Rex's Boarding House. Unfortunately, I cannot attend the meeting, but as a long standing resident, wanted to voice my strong support for this application.

For the record, I have resided at 2607 Park Place (6th Ward) since 2001, and have previously served as chair of the Evanston Preservation Commission and am quite familiar with Evanston's zoning policies and challenges. Our family has utilized Rex's Place daycare services for 7 years and have found this facility to be exceptional in every way. The owner, Kathy Lichtenstein, comes from a business background prior to starting Rex's Place and is a conscientious owner. She runs a well-staffed, clean, safe environment for the many dogs entrusted to her care. Her business has brought some very much needed vitality to the 5th Ward where her business is located. Indeed this female-owned establishment serves a vital need for our community and is a shining example of local entrepreneurship.

The present application to establish a boarding facility will fill a local need, as I am unaware of any other such business in the city. Presently, dog owners have to bring their dogs to facilities outside of Evanston for this service. Also, assuming Ms. Lichtenstein operates her new facility in the same manner as her existing one, the neighborhood will benefit from visitors from all over the city, and a well-run operation that will not interfere with the other business and residences in the area. I am unaware of any negative impact such a business would have to the neighborhood and surrounding areas.

I hope the Board will give strong consideration to Rex's Boarding House's application and bring this much-needed type of business to our city.

Thank you for your consideration.

Jordan M. Cramer
2607 Park Place
Evanston, IL 60201
847.373.9388
Design and Project Review (DAPR)

1925 Green Bay Road

Sign Variation
Memorandum

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

From: Ana Asilis, Commercial Plan Reviewer

Subject: Sign Variance – 18SGNA-0054
1925 Green Bay Rd–
Commercial Variable Message on Freestanding Sign

Date: July 2, 2018

Request
The applicant is requesting one (1) variance(s) for the following:
- (1) 2’-0” high by 5’-0” wide internally illuminated, double-faced COMMERCIAL VARIABLE MESSAGE sign mounted on an existing freestanding sign for the CITGO gas station where CVMS displaying messages other than time and temperature are prohibited by sign regulations.

General Information
Applicant: Evanston CITGO
Ahern Signs
3257 S. Harding Avenue,
Chicago, IL 60623

Owner: Syed Saqib
9213 N. Maryland Street,
Niles, IL 60714

Analysis
Project Description
The applicant proposes the installation of (1) 2’-0” high by 5’-0” wide internally illuminated, double-faced COMMERCIAL VARIABLE MESSAGE sign mounted on an existing freestanding sign for the CITGO gas station. The CVM sign would be new and the existing freestanding sign and CITGO gas station would be renovated. The proposed CVM sign is 10 sf. in area. The freestanding sign is a 15’-0” high x 6’-0” wide and 48 sf. in area. The freestanding sign height and area are compliant; however, CVMS displaying messages other than time and temperature are prohibited.
The freestanding sign is internally illuminated, double-faced featuring a red corporate logo, with blue letters on a white background. The freestanding sign is supported by (2) steel posts on a concrete base to remain. The proposed LED message board is black with red letters. The sign will change advertising copy 3-4 times in a 12 hour period. The proposed CVMS signage is consistent with the new brand image of CITGO.

The variance is being requested as a visibility hardship. The applicant indicated that there are space limitations between the canopy and the storefront where any signage placed on the storefront would not be visible from the street. The proposed CVMS signage solves a unique hardship for a business that is undertaking significant investment to completely remodel the inside of the convenience store. A permit has been applied for the interior renovation.

The applicant claims that this investment would only pay off if foot traffic count increases within the store. Otherwise, reasonable return would not be achieved. The proposed CVMS signage meets CITGO quality standards to maximize reading effectiveness of letters and graphics and is consistent with the newly renovated space inside. In the end, the City of Evanston will have a newly renovated business with a new look both inside and outside.

The owner has consented to the installation of the proposed signage.

**Recommendation**

Staff recommends denial of the proposed CVMS sign. Regulations allow for only time and temperature information and prohibit advertising messaging in a changing electronic format.

**Attachments**

Sign variance application and packet
CITY OF EVANSTON
SIGN PERMIT APPLICATION
2100 Ridge Ave., Evanston, IL
Ph: 847-866-2932 Fax: 847-448-8020
Please type or print in ink. ALL APPLICABLE LINES MUST BE COMPLETED.

Address of Property: 1925 Greenway Rd

Use of Bldg:
☐ Multi-Family
☐ Restaurant
☐ Office
☐ Retail
☐ GAS STATION
☐ Health Care
☐ Educational:

Scope of Work (Be as detailed as possible): RE-IMAGE & RE-INSTALLATION OF OUTDOOR GAS PRICE DISPLAY SIGNAGE

Work Valuation (required for permit issuance) $5,000

Applicant/Contact: Name: SYED SAQIB
Business Name: EVANSTON CITGO
Phone Number(s): 847-864-0900 Email Address: EVANSTONCITGO1925@GMAIL.COM
Owner of Property: SYED SAQIB Phone #: (312) 533-0222
Address (if different): 9213 N MARYLAND ST, NILES, IL 60714
Email Address: SSAQIBMBA@GMAIL.COM
Sign Company: AHERN SIGNS Phone #: (773) 254-0717
Address: 357 S HARDING AVE, CHICAGO, IL
Email Address: CSHEEHAN@AHERNSIGNS.COM

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I have completed the application honestly and to the best of my knowledge:

Applicant Signature: [Signature]
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.

   *There are severe space limitations between the canopy and the storefront such that any signage placed on the front of the store would not be visible to the general public on the main street. Typically, canopies are at some reasonable distance away from the convenience store front, such that any signage installed on store-front is readily visible from the street. This is not the case with this space constrained gas station.*

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.

   *In today's highly competitive market place in the convenience store industry, proper display of products for sale, which are readily and conveniently visible to general public, is a must have to run a successful business. If passersby public cannot see what's available for sale inside, the business cannot yield reasonable return to survive, let alone thrive.*

   *Due to these reasons, Citgo's new brand image incorporates these readerboards along with the gas pricing signage. (Please see attached graphics and brand image brochures from Citgo).*

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.

   *Please see actual pictures of the front of the building, where a person on the street facing the gas station cannot even see the front face of the building. Due to the fact that canopy extends all the way to the front of the building, even if signage is installed on the front face of the convenience store, it will not be visible to a person on the front street at all unless someone is actually standing few feet away from the store front. This completely defeats the purpose of such signage, which is supposed to draw in customers in the first place.*

Page 3 of 4
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 reader-board will not display any flashing or constantly changing messages. A message will be displayed for fixed durations and would change few times a day. Management will ensure that a given message would change on non-busy hours of traffic.*

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.

*A CITGO approved sign contractor has been hired who will create signage that will meet certain quality standards consistent with the new brand image requirements of CITGO. The quality of the signage will be such as to maximize the reading effectiveness of the letters/graphics.*

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

*The proposed variation is indeed in harmony with the intent, purpose and objectives of the sign regulations. It solves a unique hardship for a business that is undertaking significant investment to completely remodel the inside of the convenience store. This investment would only pay off if traffic count (foot traffic) increases within the store, otherwise reasonable return won't be had. The new proposed outside signage will complement the new brand image of CITGO, and would be consistent with the newly renovated space inside (permit is applied for inside renovation). The new signage will be of superior quality & easy to read and would not create any public harm. In the end, City of Evanston will have a newly renovated business with a new look both inside and outside to serve the Evanston community, which it can be proud of.*

Page 4 of 4
CITGO

CURRENT SIGN

15' TALL

6' WIDE

REGULAR UNLEADED

308°

DIESEL

DIESEL

CLOTHES & SHOES
CITGO, 1925 Green Bay Rd, Evanston — Canopy extends too close to the building. Thus any signage on facade is not clearly visible from the street.
Canopy extending too close to the building
LOCATION WITH READER BOARD (CHICAGO).
The CITGO Brand Image
A clean, contemporary design that is reasonably priced and easy to install.
A Modern Look with Traditional Value

With roots stretching back more than 100 years, CITGO has always been on the cutting edge of street-level design.

Our brand image is one of the industry's most attractive designs. Not only is it a primary reason that Marketers and Retailers choose to fly the CITGO flag, but it also serves as a beacon of great service to consumers that stands the test of time.
Product is:
- Available in single color Red or Amber LED or full color.
- Communication Options are Wireless, RF Modem, Ethernet & Data Cable direct connection

Please contact your Account Manager to discuss Electronic Message Centers (EMC).
Design and Project Review (DAPR)

1901-1908 Church Street & 1700-1708 Dodge Street

Preliminary and Final Review
June 13, 2018

- User drawn points
- Tax Parcels

City of Evanston IL, Imagery courtesy Cook County GIS

June 13, 2018

- User drawn points
- Tax Parcels

City of Evanston IL, Imagery courtesy Cook County GIS

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

G.C. TO PROPERLY PREPARE ALL MATERIALS AND EQUIPMENT
G.C. TO PROVIDE TEMPORARY TOILET, DUMPSTERS AND SIDEWALK PROTECTION AS REQUIRED BY THE CITY AND PULL NECESSARY PERMITS. COORDINATE LOCATION ON SITE WITH OWNER.
G.C. TO POWERWASH BRICK TO REMOVE PAINT FROM EXISTING BRICK BELOW WINDOW SILL. G.C. TO TUCKPOINT, PREP AND STAIN TO MATCH EXISTING ADJACENT BRICK. BRICK STAINING BY CONTRACTOR.
G.C. TO TEMPORARILY UNFASTEN EXISTING LIGHT SWITCHES FROM EXISTING WALL, THEN REPLACE AND INSTALL TEMPORARY LIGHT SWITCHES FOR USE DURING DEMO.
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EXISTING BRICK WALL TO REMAIN.

4" X 4" X 1/4" STEEL TUBE TACK WELDED EXISTING BEAMS AND ROOF FRAMING EA. SIDE TO 4" X 4" X 1/4" STEEL ANGLE.

FLASHING AT MASONRY TO ROOF TRANSITION. ALIGN FLASHING W/ WATER OVER EXISTING ROOF 3 1/2" MIN. SET IN HILTI HIT-HY70 3 ADHESIVE.

ICE AND WATER UP EXISTING FRAME A3.0 WALL BEHIND EXISTING WEATHER 4" X 4" X 1/4" STEEL TUBE TACK WELDED NEW 4X4X1/2 STEEL HOLLOW TUBE EACH END AND ON BEARING PLATE AT 5/8" GYP. BD. TO WRAP STEEL TUBE. SEE DETAIL 2/A3.0.

STOREFRONT AND DRYWALL INSTALLATION. INSTALL 2X AT INTERIOR G.C. TO TOOTH IN NEW CMU MASONRY STRONG DRIVE SCREWS. ATTACH TO NEW DRYWALL CEILING AND TO V.I.F. RAFTER TO BEAM CONNECTION. ALIGN W/ FACE OF EXISTING BRICK WALL.

NEW PRE-FINISHED ALUMINUM CAP TO PRE-WRAP PRE-FINISHED ALUMINUM FLASHING 3 1/2" MIN. SET IN HILTI HIT-HY70 ALUMINUM STOREFRONT W/ INSULATED 4" X 4" X 5/16" STEEL ANGLE BEYOND GLAZING. G.C. TO PROVIDE AND INSTALL SEALANT AT PERIMETER OF STOREFRONT FRAME. INSTALL STOREFRONT PER MATCH ADJACENT WALL.
Design and Project Review (DAPR)

1623 Simpson Street

Preliminary and Final Review
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