DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)  
Wednesday, February 22, 2017  
2:30 P.M.  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, MARK MUENZER, CHAIR

1. 630 Clinton Place (Northwestern University)  
   Celeste Robbins, architect, submits for major zoning relief for an 11.7’ rear yard setback where 30’ is required for an addition and a 13.3’ rear yard setback where 27’ is required for a chimney (yard obstruction) in the R1 Single Family Residential District.

2. 1571 Maple Avenue  
   Michael McLean, owner, submits for approval of adjustments to the parklet north of a surface parking lot and relocation of bike racks for the 12-story, 101 dwelling unit multi-family residential building as approved in Ordinance 19-O-15 in the D3 Downtown Core Development District.

3. 1926 Harrison  
   Olli Hertto, owner, submits to replace the existing overhead door on the north façade and install a new overhead door and entry door on the south façade of an existing building in the B1a Business District and oCSC Central Street Corridor Overlay District.

II. APPROVAL OF MINUTES: February 15, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 1, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: http://www.cityofevanston.org/government/boards-commissions/design-and-project-review-committee/index.php

Questions can be directed to Meagan Jones at 847.448.8170.

The City is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
Design and Project Review (DAPR)

630 Clinton Pl.

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.
5 FOOT SIDE YARD SETBACK LINE
PROPERTY LINE
30 FOOT REAR YARD SETBACK LINE
PROPERTY LINE
150.0'
CONCRETE WALK

LOT 1
133.34'

LOT 2

LOT 3

150.0'
PROPERTY LINE

630 CLINTON PLACE
EVANSTON, IL 60201

LOT AREA:
20,001 SF
EXISTING FIRST FLOOR AREA TO REMAIN:
2,451 SF
TOTAL PROPOSED FIRST FLOOR AREA:
3,812 SF
TOTAL PROPOSED LOT COVERAGE (\%):
18%
TOTAL PROPOSED FIRST FLOOR AREA:
3,812 SF
TOTAL PROPOSED PAVING, ETC. AREA:
3,915 SF
TOTAL PROPOSED IMPERVIOUS AREA:
7,527 SF
TOTAL PROP. IMPERVIOUS COVERAGE (\%):
37.6%

EAST LINE OF ORRINGTON AVE
AVG. FRONT YARD SETBACK = 36'-0"
EXISTING BASEMENT FLOOR PLAN

NOT FOR CONSTRUCTION

EXISTING BASEMENT FLOOR PLAN

SCALE: 1/4"=1'-0"

NOTES:

A1.00
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
1. **EXISTING EAST ELEVATION**

   - Scale: 1/4" = 1'-0"

2. **PROPOSED EAST ELEVATION WITHOUT GARDEN WALL**

   - Scale: 1/4" = 1'-0"

Notes:

- REMOVE EXISTING GREENHOUSE
- REMOVE EXISTING GARAGE

Robbins Architecture

630 Clinton Place
Evanston, IL 60201

NOT FOR CONSTRUCTION
EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION WITHOUT GARDEN WALL

EXISTING TOP OF PEAK
EL 18.37
EXISTING SECOND FLOOR
EL 32.10
NEW FIRST FLOOR
EL 20.43

GRADE AT SIDEWALK TO PEAK
+/-18'-6"

GRADE AT ADDITION TO PEAK
11'-7" 2" 3" 4"

GARDEN WALL NOT SHOWN FOR CLARITY. SEE SHEET A2.04.
MAJOR VARIATION
APPLICATION

CASE #: __________________________

1. PROPERTY

Address: 630 CLINTON PLACE, EVANSTON, IL 60201
Permanent Identification Number(s):
PIN 1: 0 8 3 5 4 1 0 2 0 0 0 0 PIN 2:
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: CELESTE ROBBINS
Organization: ROBBINS ARCHITECTURE
Address: 976 GREEN BAY ROAD
City, State, Zip: WINNETKA, IL 60093
Phone: Work: 847-446-8001 Home: Cell/Other: 847-971-8338
Fax: Work: 847-446-9005 Home:
E-mail: CELESTE@ROBBINS-ARCHITECTURE.COM

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

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

Please circle the primary means of contact.

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

Name(s) or Organization: NORTHWESTERN UNIVERSITY CONTACT: SUE PI
Address: 2020 RIDGE ROAD
City, State, Zip: EVANSTON, IL 60208
Phone: Work: 847-467-4383 Home: Cell/Other: 224-216-0902
Fax: Work: Home:
E-mail: SUE.PI@NORTHWESTERN.EDU

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

Property Owner(s) Signature(s) — REQUIRED

Date: 1-31-2017

4. SIGNATURE

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

Applicant Signature – REQUIRED

Date: 1-31-17

Page 1 of 6
### 5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [X] (This) Completed and Signed Application Form
- [X] Plat of Survey  
  Date of Survey: 11-22-16
- [X] Project Site Plan  
  Date of Drawings: 1-27-17
- [X] Plan or Graphic Drawings of Proposal (if needed, see notes)
- [X] Non-Compliant Zoning Analysis
- [X] Proof of Ownership  
  Document Submitted: 
- [X] Application Fee (see zoning fees)  
  Amount $ plus Deposit Fee $150

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

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**Plat of Survey**

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

**Site Plan**

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

**Plan or Graphic Drawings of Proposal**

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

**Proof of Ownership**

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

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

**Non-Compliant Zoning Analysis**

This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

**Application Fee**

* **IMPORTANT NOTE:** Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

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

A. Briefly describe the proposed project:
The proposed project is a complete restoration of the home. We are replacing the garage in the front and removing a greenhouse structure on the back of the home and replacing it with a family room addition. The interior will be renovated and updated.

B. Have you applied for a Building Permit for this project?  ☑ NO  ☐ YES
(Date Applied: ___________________  Building Permit Application #: ___________________)

REQUESTED VARIATIONS

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

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

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

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

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

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

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

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

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

3. Either...

(a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or

(b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

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

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

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

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

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

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

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

   Celeste Robbins
   Robbins Architecture
   976 Green Bay Road
   Winnetka, IL 60093

   P. 847-446-8001
   celeste@rcobbins-architecture.com

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

   Not Applicable

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.

   Not Applicable
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number _____ above, or indicated below.


If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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


Page 6 of 6
Zoning Analysis

Summary

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

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

Site Information:

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

Applicant: Celeste Robbins  
Phone Number:  
Signature Date

Zoning Section Comments

6-8-2-6-A-4  The minimum yard requirements for the R1 district are: Rear Yard 30 Feet
6-8-2-6-A-1  Reviewed revised plans to show no front yard parking; potential gate or different material between sidewalk and driveway
6-4-1-9-B-1  Yard obstructions attached to the principal structure shall include: chimneys (among others listed). A yard obstruction may extend into no more than 10" of the depth of a required yard (rear chimney extends more than 3' into setback)

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

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

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

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

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

Existing Improvements:

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

ZONING ANALYSIS

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

Comments:

Minimum Lot Width (LF)
US: Single Family Detached

Comments:

Minimum Lot Area (SF)
USE: Single Family Detached

Comments:

Dwelling Units:
Comments:

Roaming Units:
Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions):
- 6000.3
- 2451
- 12.2543672806335069%
- 18.0590970451477465%

Comments:

Impervious Surface Coverage (SF, %)
- 9000.45
- 6800
- 7800
- 38.99805097745124%

Comments:

Gross Floor Area (SF)
Use:
Comments:
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**ACCESSORY USE AND STRUCTURE**

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</table>

LF: Linear Feet    SF: Square Feet    FT: Feet
Front Yard (1B) (FT)
   Direction:
   Street:
   Comments:

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

Interior Side Yard (1A) (FT)
   Direction: E
   Comments:

Interior Side Yard (1B) (FT)
   Direction: W
   Comments:

Rear Yard (FT)
   Direction: S
   Comments:

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**COMMENTS AND/OR NOTES**

Analysis Comments

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**RESULTS OF ANALYSIS**

Results of Analysis: This Application is Non-Compliant
Site Plan & Appearance Review Committee approval is: Required
See attached comments and/or notes.

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SIGNATURE ___________________ DATE ___________________
Design and Project Review (DAPR)

1571 Maple Ave.

Adjustment to a Planned Development
GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPROPRIATE CITY, STATE, AND LOCAL STANDARDS AND CODES.

2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS. CONTRACTOR TO MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND CONDITIONS AT THE SITE.

3. PRIOR TO SPREADING TOPSOIL THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

4. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

5. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE OR OTHER BORDER IS SPECIFIED.

6. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING RTS.

7. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPROPRIATE CITY, STATE, AND LOCAL STANDARDS AND CODES.

8. THE PLANT LIST IS PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

9. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING RTS.

11. BEFORE PLANT MATERIAL INSTALLATION BEGINS STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.

12. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING RTS.

13. PRIOR TO GRAADING TSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

14. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE OR OTHER BORDER IS SPECIFIED.

15. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPROPRIATE CITY, STATE, AND LOCAL STANDARDS AND CODES.

16. CONTRACTOR SHALL GIVE ALL AREAS COSTUMED BY CONSTRUCTION NOT DESIGNATED TO BE GROUNDED.

17. CONTRACTOR SHALL GIVE ALL AREAS COSTUMED BY CONSTRUCTION NOT DESIGNATED TO BE GROUNDED.

18. REFER TO ELECTRICAL / ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES AND LAYOUT.

19. REFER TO ELECTRICAL / ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES AND LAYOUT.

20. REFER TO ELECTRICAL / ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES AND LAYOUT.

21. REFER TO ELECTRICAL / ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES AND LAYOUT.

22. REFER TO ELECTRICAL / ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES AND LAYOUT.

23. REFER TO ELECTRICAL / ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES AND LAYOUT.

24. REFER TO ELECTRICAL / ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES AND LAYOUT.
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE, AND LOCAL STANDARDS AND CODES.

2. CALL 'JULIE' UTILITY LOCATING SERVICE - 1 800 892 0123, 48 HOURS PRIOR TO THE START OF ANY DIGGING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN LAYOUT WORK.

4. ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN LAYOUT WORK.

6. BEFORE PLANT MATERIAL INSTALLATION BEGINS STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS.

7. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

8. SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

9. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

10. 11'-0" 3'-8"

11. 14'-0"

12. 20'-8"

13. 70'-0"

14. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE OR OTHER BORDER IS SPECIFIED.

15. ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 3" LAYER OF LANDSCAPE MULCH.

16. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE, AND LOCAL STANDARDS AND CODES.

17. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE, AND LOCAL STANDARDS AND CODES.

18. REFER TO ELECTRICAL / ARCHITECTURAL DRAWINGS FOR LIGHTING FIXTURES AND LAYOUT.
The Shrubtubs Tree Planters (p. 34B-37B & 44B-47B) offer a stable base structure for mounting Rough&Ready wall benches and form the basis for the green R&R benches: Hug a Tubs.

The Hug a Tub configurations remain mobile, making temporary layout variations possible. They are a highly attractive option for councils looking to equip empty squares or concrete decks with green recreational areas. The robust R&R beams all run in the same direction, which allows for beautiful corner assemblies. The R&R wall benches can be mounted one-sided, double-sided and corner-sided, as well as all around.

The Hug a Tub units are made mobile with forklift provisions, which makes layout variations easy to accomplish and adapt. The green recreational areas can be moved without difficulty to make room for the weekly market or musical events.
The Big Green Benches are made of CorTen or double powder coated steel with a FSC® hardwood sitting edge. This sitting edge has developed over the years as one of our classic details: the wooden beams are for the most part embedded in the steel structure by means of the integrated Streetlock fix and replace® system.

These benches can be furnished with shrubs, bamboo or climbers. The benches are extremely solid but remain movable. It is possible to supply these benches with an Open Bottom (OB version) so that shrubs or larger trees can take root in the open ground. Their linear form make them extremely suitable for bamboo or climbers for façade greenery.

Dimensions 250x90x45cm, seating depth D= 40cm
98"x35"x18"                16"

Dimensions 300x90x45cm, seating depth D= 50cm
118"x35"x18"               20"

The hardwood beams of the Rough&Ready Big Green Benches are integrated with the CorTen steel structure by means of the patented Streetlock fix and replace® system. As a result the R&R beams can be easily reversed or replaced in the event of damage.
Original Parklet Design
Approved by DAPR 3/23/16
Design and Project Review (DAPR)

1926 Harrison St.

Preliminary & Final Review
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
Plat of Survey

ARNOLD OLSEN
Land Surveyor
626 GROVE STREET, EVANSTON, ILLINOIS

Lot 18 and 19 in Block 16 in North Evanston in the W1/2 of P11 Section 12
T41N R13E of the 3rd P.M.
In the City of Evanston, Cook Co., Ill.

Scale 1/20'

ST.
20' ALLEY

HARRISON

Cross is walk 5° NWly of cor.
Cross Foundation is 0.04 NEly and 0.01 NWly of cor.

Cross is walk 5° NWly of cor.
Cross Foundation is 0.08 NEly and 0.01 SEly of cor.

Fence is 0.06 NEly of cor.
Fence is 0.06 SEly of cor.

Concrete Foundation is 0.06 NEly of line.

Iron pipe at cor.
Fence is 0.15 SEly.

Iron pipe at cor.
Fence is 0.06 SEly of cor.

State of Illinois
County of Cook

I hereby certify that
I have located the Building on the above
described property and that the same
is correctly shown herein.


Signature of Surveyor

The Records of
WINE & SMITH

Dated this 2nd day of January A.D. 1948.

W. E. FOLKERS
Illinois Land Surveyor

State of Illinois
County of Cook

I hereby certify that I have surveyed and marked
the property described in the above caption and that the
plats hereon shown are correct representations of the same
with dimensions correct to the best of my ability.

Dated this 2nd day of January A.D. 1948.

Signature of Surveyor

2. Armor Door, Flush, Commercial Steel Door w/ welded frame & commercial grade cylinder, lockset (2) 4½" x 4½" heavy duty spring hinges & (1) 4½" x 4½" heavy duty concealed hinge.

- Remove existing doors & window on south elev. Enlarge opening & install new doors.

Finnpro Inc. (2) New Overhead Doors & (1) Entry Door.

1926 Harrison St, Evanston
Olli Hertto 224-619-7716

Received 9/7/2017
11/1/2017
EXISTING OFFICE

EXISTING WAREHOUSE

FLOOR PLAN

EXISTING ENTRY DOOR TO REMAIN

BEAM 1: W 8 X 15 H 9
BOLTED PLATE

BEAM 2:

LINE OF CENTER OF OVERHEAD DOOR

NEW OVERHEAD DOOR TO REPLACE EXISTING

NOTE

PLANS COMPLY W THE 2012 BUILDING CODE, 2001 NATIONAL ELECTRICAL CODE AND LOCAL AMENDMENTS ADOPTED BY CITY OF EVANSTON. BC 107.21

ELECTRICAL NOTE

OUTLETS FOR OVERHEAD DOORS TO HAVE GFCI PROTECTION (TP: NEL 310.8.B.6.B)

SITE PLAN

BASED ON PLAT OF SURVEY BY ARNOLD OLSEN ORDER # 7555

FINN PRO INC

1926 HARRISON ST. EVANSTON

OLLI HERTTO 224-619-7176

REVISED 2.7.2017

1 OF 2
Aspen™ Series

Design Choices, Style, Quality
When you are looking for that perfect, new door for your home, look no further than Raynor's Aspen™ Series. With all the design choices Aspen™ offers, you are sure to find the perfect combination that will enhance your home's curb appeal and value.

AP200
The Aspen™ model AP200 is a 2" thick, thermally efficient door, featuring Neufom™ polyurethane insulation that fills 100% of the section's interior. Combine this with all the decorative options available, and you have a best-in-class door that just can't be beat.

AP138
The Aspen™ model AP138 is a 1½" thick door and also features Neufom™ polyurethane insulation. The AP138 is ideal for moderate climate areas, and offers all of the options available to the AP200.
Panel Options

Aspen offers seven distinctly different panel options to help give your home a custom and unique look.

Sizes:
- Heights: 6'0", 6'3", 6'6", 6'9", 7'0", 7'3", 7'6", 7'9", 8'0", 8'3", 8'6", 8'9", 9'0", 9'3", 9'6", 9'9", 10'0"
- Width: Most, except mixed panel 4'0" - 20'0"; mixed panel 8'0" - 20'0"

Carriage House Panel Spacing Option

Carriage House Panel Sizes
Carriage House Options are available in:
- Width: 8'0" through 20'0"
- Height: 6'0", 6'3", 6'6", 6'9", 7'0", 7'3", 7'6", 7'9", 8'0", 8'3", 8'6", 8'9", 9'0", 9'3", 9'6", 9'9", 10'0"

Standard vs. Carriage House Panels
Capture the look of a carriage house door with specially spaced embossments that replicate the traditional carriage house look of the past and provides additional space between embossments for handles. Available for both raised and grooved recessed panels.