DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, November 28, 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: November 14, 2018, DAPR Committee meeting.

III. OLD BUSINESS

1. 1724 Sherman Avenue
   Preliminary/Final Review
   Julio Rufo, architect, submits for permit for facade renovation, in the D2 Downtown Retail Core District.

2. 1227 Dodge Avenue
   Recommendation to ZBA
   Sherilynn Asuoha, potential lessee, submits for a special use permit for a Daycare Center - Child, Destiny Track Children's Engagement Center, in the C1 Commercial District.

IV. NEW BUSINESS

1. 1152 Dodge Avenue
   Preliminary/Final Review
   Phil Pecord, applicant, submits for permit for alteration of storefront window treatment, AutoZone, in the C1 Commercial District.

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, December 5, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Staff Present: J. Velan, C. Ruiz, E. Golden, K. Danczak Lyons, P. Zalmezak

Others Present: Ald. Rainey

Presiding Member: J. Leonard

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

Approval of Minutes

October 24, 2018, DAPR Committee meeting minutes.

G. Gerdes made a motion to approve the October 24, 2018, meeting minutes, seconded by S. Mangum.

The Committee voted, 8-0, to approve the October 24, 2018, meeting minutes. There was one abstention.

New Business

1. 1724 Sherman Avenue Preliminary/Final Review
Julio Rufo, architect, submits for permit for facade renovation, in the D2 Downtown Retail Core District.

APPLICATION PRESENTED BY: Julio Rufo, architect

DISCUSSION:
- J. Rufo stated the plan is to remove the existing steel frame canopy and replace it with a cornice with a smaller profile, exterior material to be dryvit. He stated the plan also includes repairing the exterior masonry and painting the whole facade.
- G. Gerdes noted the facade at the 1st floor is not consistent between the tenant spaces, suggesting the facade should be consistent.
- J. Rufo stated one business sign will be replaced and a new sign installed for Kilwins.
- J. Rufo stated the client is considering slightly different color palette, lighter shades.
- S. Mangum suggested exploring the natural color of the painted brick and considering an alternate the proposed EIFS.
J. Leonard stated the facade at the 1st floor should be consistent between tenant spaces, stated the project should come back to DAPR. She stated different replacement materials should be considered.

S. Mangum made a motion to hold item in Committee to allow the applicant to consider facade and material details, seconded by L. Biggs.

The Committee voted, 9-0, to hold item in Committee.

2. 3233-3249 Central Street

Preliminary/Final Review

William Schermerhorn, property owner, submits for permit to construct a 2-story 12-unit multiple-family residence with a 16-car detached garage, in the R4 General Residential District and oCSC Central Street Corridor Overlay District.

APPLICATION PRESENTED BY: William Schermerhorn, property owner
Eileen M. Schoeb, architect

DISCUSSION:

- E. Schoeb stated there have been no exterior changes to the plan since the last time they were before DAPR, she reviewed the public benefits incorporated into the plan, including paving the alley, installing bus stop, signaled crosswalk.
- E. Schoeb stated about 5 trees need to be removed. She noted the landscape plan has not changed.
- E. Schoeb stated the garage has been shifted 5’ to the west to allow 10’ separation between their garage and the garage on the adjacent property to the east.
- E. Schoeb stated the 1st floor dwellings are fully accessible.
- W. Schermerhorn stated de-construction work continues, materials to be sorted then removed from the site, then the foundations removed.
- L. Biggs stated the City is hoping to install the crosswalk signal soon and asked if the City could purchase the signal now and bill the applicant the amount per the public benefits.
- W. Schermerhorn stated that would be acceptable.
- K. Jensen asked if EV chargers are being installed and if solar panels have been considered.
- E. Schoeb stated empty conduit and banked meters are included in the construction drawings. She stated the solar panels would provide limited benefit due to building height and trees.

G. Gerdes made a motion to approve the project, seconded by S. Mangum.

The Committee voted, 9-0, to approve the project.
3. **100 Chicago Avenue**

   Preliminary/Final Review

   Amelia Tabeling, architect, submits for permit to construct a new 5-story mixed-use building with 4,999 square feet of indoor ground floor retail, 7,000 square feet of outdoor garden/open sales lot, 26 dwellings, and 30 parking spaces, 128-132 Chicago Avenue PD, approved by City Council on May 29, 2018, Ordinance 61-O-128, in the B3 Business District.

   **APPLICATION PRESENTED BY:** Michael Wilkinson, architect

   **DISCUSSION:**
   - M. Wilkinson presented the exterior building materials and colors, green and white aluminum panels, synthetic wood at balconies, metal railings at balconies, vinyl door and window frames.
   - M. Wilkinson stated the cafe will occupy the south end while the garden shop will occupy the north end of the ground floor retail space.
   - M. Wilkinson reviewed the landscape plan. He stated discussion are still on-going with Metra concerning landscaping their property along the railroad tracks. He stated they still want to landscape this area.
   - S. Mangum noted the fence will be black, asked if it should be green to coordinate with the green panels on building.
   - M. Wilkinson stated the black fence is intended to coordinate with the colors at the retail level rather than the green on the upper floors.
   - J. Leonard asked about bike parking.
   - M. Wilkinson stated there is an indoor bike parking room and bike racks along Chicago Avenue.
   - G. Gerdes stated a construction management plan is required prior to permit issuance.

   G. Gerdes made a motion to approve the project, seconded by S. Mangum.

   The Committee voted, 9-0, to approve the project.

4. **1227 Dodge Avenue**

   Recommendation to ZBA

   Sherilynn Asuoha, potential lessee, submits for a special use permit for a Daycare Center - Child, Destiny Track Children’s Engagement Center, in the C1 Commercial District.

   **APPLICATION PRESENTED BY:** Sherilynn Asuoha, potential lessee

   **DISCUSSION:**
   - S. Asuoha stated the daycare center provides services to families that have dealt with tragedies. She stated children will be picked up and dropped off at several off-site locations and brought to the daycare center via vans leased from Pace. She stated the property has 8 parking spaces, they plan to lease 2 Pace vans.
   - J. Leonard asked if the Pace vans can accommodate car seats.
S. Asuoha stated yes.
S. Mangum asked if parents will be required to use the Pace vans.
S. Asuoha stated she prefers child arrive and leave via the Pace vans rather than parents dropping off and picking up, but needs the flexibility for both options.
G. Gerdes stated this is a change in use, there are potential building, fire and health codes that kick in, suggested meeting with staff to review code issues to see if they are financially feasible.
S. Mangum asked about the status of their State license.
S. Asuoha stated that is still in process. She stated the State wants the local approval process to occur first before they issue a license. She stated she prefers a full-time center, but could operate part-time if that is the license the State issues. She stated the Pace vans will be used for transport regardless.
J. Leonard stated a concern with street traffic and bike lane and the possible need for a on-street loading zone, creating traffic conflicts. She stated any approval should be conditioned upon prohibiting an on-street loading zone.
Discussed were hours of Monday-Friday, 6:30am to 6:00pm, and the types of services provided, such as daycare and afterschool programs.
S. Mangum stated hours and drop-off details need to be pinned down.
J. Leonard stated better details need to be provided.
G. Gerdes stated the parking lot is tight, had to back out at a recent visit. He stated one ADA parking space is needed.

J. Leonard made a motion to hold item in Committee in order for the applicant to address the following concerns, motion seconded by L. Biggs:
1. Employee parking
2. Pace van parking
3. How vehicles will exit from the property onto Dodge Avenue
4. ADA parking space
5. Meet with staff to review building, fire and health code requirements
6. Operational details including hours and State licensing

The Committee voted, 9-0, to hold item in Committee in order for the applicant to address concerns.

5. 1714-1720 Chicago Avenue  Planned Development
Paul Janicki, architect, proposes to construct a 13-story office building with 112 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 and a special use for a Planned Development. 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) 112 parking spaces with 22 compact stalls where the minimum required number of parking spaces is 213, 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 31.75 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 3.18 feet (10%) is allowed. Recommendation to Plan Commission.

APPLICATION PRESENTED BY: Paul Janicki, architect  
Gary Stoltz, developer

DISCUSSION:

● P. Janicki stated they have addressed the alley issue from before. He stated the building depth has been reduced by 5' to provide more room at the alley. He stated the plan includes a pedestrian crosswalk across the alley to provide access to the library, the existing landscape island on the library property will need to be modified to provide adequate alley space and a portion of the alley vacated. He stated the Fire Department is satisfied concerning fire truck access.

● P. Janicki stated the number of parking spaces proposed is reduced due to the building depth change. He stated the plan includes 21 spaces for the library, with a total 112 spaces available to the public during evenings and weekends.

● P. Janicki stated there will be bike storage, showers can be provided by individual tenants.

● J. Leonard stated showers should be provided to encourage biking.

● S. Mangum stated reduced parking may encourage more biking.

● P. Janicki stated translucent glass will be used for the first 40’ of the building height, at the parking levels. He described architectural details.

● L. Biggs stated her concern with the alley being tight, concerned with semi-trailers getting to and maneuvering through the alley, noting the plan encourages pedestrian traffic in the alley. She noted there is a utility pole at the McManus building. She stated the alley becomes tighter with the proposed vacation. She stated the RFP did not include alley vacation.

● L. Biggs stated operational restrictions in the alley will be required if the project moves forward.

● Parking was discussed. K. Danczak Lyons, Library Director, provided parking data, how patrons arrive and if by vehicle where they park.

● J. Leonard stated the parking concern is more an issue of a type and location of parking preferred by women in particular vs. the availability of parking. She stated an individual’s parking preferences which may not be available even though there is parking available.

● J. Velan asked how spaces allocated to the library will operate. She stated the operation should be similar to the City’s parking facilities.

● G. Stoltz stated the office spaces would be accessed through a key fob, after 5pm and on weekends those spaces would be available to the public.

● K. Jensen asked if EV parking stations will be provided.

● P. Janicki stated empty conduit will be in place.
G. Stoltz stated increased construction costs due to tariffs and interests rates make providing EV parking stations cost prohibitive.
L. Biggs stated asked about snow removal from the alley. She stated once the City's parking lot is gone, the City will no longer plow the alley.
J. Leonard stated a snow management plan is needed.
Landscaping was discussed. P. Janicki stated trees will need to be removed; suggested trees could be planted on adjacent properties. He noted the plan includes rooftop trees. Planting additional parkway trees was discussed, either replacing trees in poor health or in locations that need a parkway tree.
K. Jensen asked if renewable energy is being considered.
G. Stoltz stated it is cost prohibitive, stated tax credits for renewable energy are expiring.
Public benefits were discussed. G. Stoltz stated construction training for ETHS students will be provided.
J. Leonard stated aside from the construction training program, most of the listed public benefits are inherent to building an office building, rather than providing benefits to the community in exchange for development allowances.
S. Mangum noted additional zoning related comments remain from review letter.

Public Comment:
Austin Sherer stated his opposition to the development. He stated the alley is tight, it will cause traffic problems, a tall office building at that location does not make sense.
Glen Madeja, Frances Willard House Museum, stated the museum will lose rental income from parking spaces and apartment during construction. Stated his concern with stormwater runoff, site security, health of trees on museum property due to shade from the building.
Sara Schastok, stated project lacks public benefits, concerned with a blank wall at pedestrian level.
Janet Steidl, stated application information is not accurate, plan details are inconsistent, the Fire Department comments not provided directly.
Joan Safford, stated her concern with the zoning change, office use at that location.
Vickie Burke, stated her concern with construction impacts on the Frances Willard House Museum buildings.
Bonnie Wilson, stated her concern with construction impacts on the Frances Willard House Museum buildings.

The Committee discussed that there are still concerns which have not been addressed.
G. Stoltz requested a recommendation from the Committee instead of a continuance.

G. Gerdes made a motion to recommend denial, seconded by L. Biggs.

The Committee voted, 9-0, to recommend denial of the project to the Plan Commission.
Adjournment

K. Jensen made a motion to adjourn, seconded by L. Biggs. The Committee voted, 9-0, to adjourn. Meeting adjourned at 5:04pm.

The next DAPR meeting is scheduled for Wednesday, November 28, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design and Project Review (DAPR)

1724 Sherman Avenue

Preliminary and Final Approval
GENERAL NOTES

PROPOSED FACADE
Rendering for general design only—not for construction

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR HAVE CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS FOR THE PROJECT AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT AND THE ILLINOIS ACCESSIBILITY CODE. I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE BUILDING CODES OF THE CITY OF EVANSTON, ILLINOIS.

ARCHITECT'S CERTIFICATION

RE: GENERAL CONDITIONS

- GENERAL CONDITIONS OF CONSTRUCTION TO BE PER LATEST EDITION OF AIA DOCUMENT A201
- ANY DISCREPANCIES IN DRAWINGS, SPECIFICATIONS OR WITH FIELD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK
- ALL WORK TO BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE AND FEDERAL ORDINANCES, REGULATIONS, CODES AND AMENDMENTS
- DO NOT SCALE DRAWINGS

PROJECT DATA

SPRINKLERED BUILDING: NO
OCCUPANCY TYPE: B BUSINESS
SCOPE OF WORK: COMMERCIAL EXTERIOR ALTERATION

CODES REFERENCED

2012 INTERNATIONAL BUILDING CODE (IBC)
2011 NATIONAL ELECTRIC CODE
2012 NFPA LIFE SAFETY CODE
2012 INTERNATIONAL FIRE CODE

STATEMENT OF COMPLIANCE

STATEMENT OF COMPLIANCE

STATE OF ILLINOIS LICENSE #001-08900
ARCHITECT'S CERTIFICATION

STATE OF ILLINOIS LICENSE #001-08900

COMMERCIAL EXTERIOR ALTERATION

FRONT FACADE RENOVATION

FRONT FACADE RENOVATION

PROPOSED FACADE

Rendering for general design only—not for construction
EXISTING ELEVATION
SCALE: 3/16"=1'-0"

NEW WEST ELEVATION
SCALE: 3/16"=1'-0"

DEMOlITION ELEVATION
SCALE: 3/16"=1'-0"

NEW ENTRY SECTION
SCALE: 3/8"=1'-0"

NEW WALL SECTION
SCALE: 3/8"=1'-0"

EXISTING WALL SECTION
SCALE: 3/8"=1'-0"

DETAIL - EIFS STONE
SCALE: 3/16"=1'-0"

EXISTING ELEVATION
SCALE: 3/16"=1'-0"

DEMOLITION ELEVATION
SCALE: 3/16"=1'-0"

NEW WEST ELEVATION
SCALE: 3/16"=1'-0"

EXISTING ELEVATION
SCALE: 3/16"=1'-0"

NEW ENTRY SECTION
SCALE: 3/8"=1'-0"

NEW WALL SECTION
SCALE: 3/8"=1'-0"

EXISTING WALL SECTION
SCALE: 3/8"=1'-0"

DETAIL - EIFS STONE
SCALE: 3/16"=1'-0"
Design and Project Review (DAPR)

1227 Dodge Ave.

Recommendation to ZBA
1227 Dodge Ave:
Re: New Business Approval

Melissa Klotz <mklotz@cityofevanston.org>
Draft To: Sherilynn Asuoha <sherilynn85@gmail.com>

On Tue, Nov 6, 2018 at 3:35 AM Sherilynn Asuoha <sherilynn85@gmail.com> wrote:

Hi Melissa,
Thank you again for your assistance. See inline responses and advise...

- $660 application fee - Can I pay this online although I submitted the application in person? If so, how?
- Interior layout of space - this can be hand drawn, needs to show each room and label what they will be used for. See attached for interior and exterior.
- Exterior layout - this can be drawn right onto the plat of survey - show where the outdoor play area will be and what size, will there be a fence around it? We need to make sure the play area won't remove required parking spaces (if they are extra parking spaces beyond what the City requires then that is fine) We have decided not build an onsite play area, rather we will establish with DCFS to use Grandmother's Park, 3 blocks away- 4 minute walk. I describe more below. Worst case scenario, DCFS will require us to operate as a half day service. If this is the case, we will provide after school programming from 3-5pm and evening day care services- Day care would be provided from 5-8p.
- Short description of operations - some of this is provided within the application questions you answered, but please put together a short description of the overall business model, number of employees, number of children, age range of children, hours of operation, anything else pertinent. See below.

Also, I know you plan to do as little interior work as necessary - have you done a walk-thru inspection with the Health Dept? They will let you know the general work that needs to be done, if any - for instance, an ADA compliant entrance (ramp), ADA bathroom. These things might be okay as is, but I don't want any last minute surprises for you. Not yet, I have a pending application with them and the fire marshal, hoping to get it done prior.

Please confirm you are able to attend the ZBA hearing on Tuesday, November 20th at 7pm (it's the Tuesday before Thanksgiving). The meeting should be done before 8pm. We plan to be present and ready to present.

Let me know if you have questions as you pull together the above information. I need those documents asap. Once received, I will schedule you for our Design & Project Review (DAPR) Committee, which is a staff committee that will make a recommendation on your case to the ZBA. DAPR must happen before ZBA and meets every Wednesday, so please submit the outstanding documents within the next week so I can schedule you for DAPR to stay on track for the November 20th ZBA. If I can pay online, and you approve the attached, can we move forward with scheduling. Thank you for your patience and I worked with the property owner to resolve some issues.

Physical Space:

Food Prep Space: We are renting about 1700 sq ft. of space on the main floor including 200 square feet of space on the lower level of the 5500 sq ft. office building. The 200 square feet we will utilize on the lower level is specifically for food preparation. There will be no cooking on the premises. All food will be catered in. The Food prep area has a 3 compartment sink (plumbing is already present and approved), a commercial use freezer/ refrigerator and a commercial microwave oven. There is also a locked cabinet to contain NFP approved serving/ eating /drinking utensils and storage containers. Counter space for food prep is present. Children will eat in a designated area located inside of their classrooms at tables.

Rooms: On the main level, in the front half of the office building, before the fire door are 5 offices, a foyer, a hallway leading from the main entrance to the fire door, and one existing staircase that leads to the lower level. The two front offices, which sit directly across from one another will be classrooms. Each of these classrooms have large windows facing Dodge street. The classroom to the right of the main entrance has two entry ways, one hand washing sink and a storage space. It is 247 sq. ft. not including the storage space. It will hold 6 children who are 2 years old, 1 teacher and when available, one approved volunteer. The classroom to the left is 259 square feet. It has two windows. It will hold 7 children who are 3 years old. The next office on the right will be used as a classroom for 4-5 year olds. We plan to serve 8 children in this classroom. It has 3 entry ways and can be divided in half. Directly across from this room is an office space for staff and meetings as needed. It has one window. The stairwell is to the left of the staff office. To the right of the staff office is a break and study room where special attention can be provided to 2-3 children under 5 years old at a time or children over 5 can use it as an independent study space after school. This space can house a handicap accessible entry way to each of the two bathrooms (if required) in addition to the rooms main entry way.

https://mail.google.com/mail/u/1?ik=4762073d7a&view=pt&search=inbox&permmsgid=msg-a%3A-843997346469047597&dsqti=1&simp=%23msg-f...
**Bathrooms:** There are 2 individual bathrooms located on the main floor. We will not be receiving federal funding and should not be required to meet ADA standards, however, our bathrooms can be ADA compliant if needed, per property owner. In the “Study/Break room next door, two wheelchair accessible entry ways can be made. Each bathroom has an entry way access from the potential wheelchair accessible entry way. It locks from the inside, but staff can unlock it without a key from the outside is necessary. The non wheelchair accessible doorway leads to another egress that leads to the parking lot. Across from this egress door is a fire door that leads to the other half of the building. We will use one bathroom for staff and one bathroom for children. Staff and children will always enter the bathrooms from the wheelchair accessible way if its decided we must build. Each bathroom has a working sink w/ hot and cold water knobs to turn on/off water and control temperature. Sinks have appropriate water pressure. Each bathroom has a working, flushing toilet with appropriate water pressure, however, property owner plans to replace one of the toilets. Each bathroom has a mirror, appropriate lighting, ability to lock from the inside for privacy, however, staff can unlock from the outside in case of emergency. We plan to assign one bathroom to staff and one for youth.

Advise if additional info is needed related to each room’s use.

**Life Safety Code criteria:** We have smoke detectors and carbon monoxide detectors within 40 feet of every room. We also have a fire door in the area we will be leasing as per the requirement of the state fire marshal. There are additional fire doors throughout the building and a fire escape balcony upstairs. All three classrooms can easily access the main exits and have windows which allow for emergency egress as well. We will not care for children on the upstairs or lower levels of the building. Napping that takes place in each of the 3 classrooms will occur on cots that do not block exit or entryways. Adequate lighting in all rooms and hallways. Closets do not lock from the inside.

**Outdoors:** We have access to a steel gated 8 parking space lot on the property. We have a front lawn. We will not have an outdoor play area as we have decided its not the safest to have the play area so near parking spaces. There is a clause we will take advantage of allowing us to utilize a nearby park. We can also have an indoor play area. The property owner is willing to add a wheelchair accessible ramp if required/ needed.

**Program Description: DestinyTrack Children’s Engagement Center**

Change is hard for everyone. Life changes, especially sudden changes to a child’s family structure, dynamic or environment can be traumatic for a child. Such trauma can impact their social, emotional and intellectual development. DestinyTrack Children’s Engagement Center is a nonprofit organization providing care, stability and mobility to children whose families are experiencing or recovering from a phase of unplanned or undesirable transition.

**ORGANIZATIONAL STRUCTURE**

BOARD CHAIR: SOLA BABALOLA, MBA (VOLUNTEER BOARD WILL CONSIST OF NO LESS THAN 3 MEMBERS. NO MORE THAN 12 ACTIVE MEMBERS)

EXECUTIVE DIRECTOR: SHERILYNN ASUOHA, MA, LPC
CO-EXECUTIVE DIRECTOR: ISAIAH ASUOHA
CHIEF OPERATIONS OFFICER: OLIVIA ADESANYA, MBA, CPA
CHIEF PERFORMANCE OFFICER: ROTIMI ADEJOLA

PROGRAM DIRECTOR: TBD (OVERSEES DAY CARE STAFF, DAYCARE OPERATIONS, FAMILY COMMUNICATION, DESTINYMOBILE)
2-3 Y.O CLASSROOM TEACHER- TBD
3-4 Y.O CLASSROOM TEACHER- TBD
4-5 Y.O CLASSROOM TEACHER- TBD

OPERATIONS Director: TBD (OVERSEES DESTINY DEVELOPMENT AND DESTINY SANCTUARY PROGRAMS, RECRUITS, TRAINS AND SUPERVISES VOLUNTEERS, INTERNS)

*As we are starting, the executive team will not take a salary for at least the one year and up to 3 years as necessary, though we will budget for executive salaries. The primary paid roles are three teachers and two program directors. Any of the executive team will qualify to step into those roles as needed. If they do, they will be paid according to the positions pay grade until the position is filled.*

**PROGRAMS & SERVICES**

https://mail.google.com/mail/u/1?ik=4762073d7a&view=pt&search= inbox &permmsgid=msg-a%3A-843997346469047597&dsq=1&simpl=%23msg-f… 2/4
**Destiny Day Care.** With supervision, training and mentorship from a qualified Early Childhood Program Director, 3 state approved teachers will provide care and active engagement programming to a classroom of no more than 10 children. Qualified, selected High School students, College Interns and volunteers will be trained to work collaboratively with teachers and administration to gain real life experience and achieve their personal goals as they help the organization fulfill the programs’ mission. Each classroom is uniquely designed to meet the sensory and developmental needs of the children assigned to their classroom. Classrooms are generally organized by age (2 yo, 3yo, 4-5yo) with one teacher and one volunteer/intern in each classroom. Our Early Childhood Program Director can serve as a substitute teacher or "guest speaker" in a classroom as needed. We plan to keep a steady number of 20-21 kids enrolled at a time. Hours of Operation: 6:30am-6:30pm Monday- Friday or 5pm-8pm Monday - Friday (If we must operate as a part time Day Care).

- DCFS Licensed Childcare
- Children's Active Engagement Programming
- Healthy lunch/dinner and snacks
- Career and communication and resources
- Life and social skills groups and instruction
- Early learning
- The Day Care Center is closed during nationally observed holidays or the Monday after the observed holiday. The Day Care program will be closed one full week each season, generally aligned with when School District 65 is on extended vacation.

**Destiny Mobile.** We offer families, schools and community organizations affiliated with DestinyTrack Children’s Engagement Center the opportunity to participate in a Community RideShare program. With DestinyMobile, every child has the opportunity to get where they need to go, safely. We work with Pace (C) and approved drivers to help children get to where they need to go- from school- to extra curricular activities, and home! Services offered every day except Sunday from 6am- 8:30pm. Pace Van holds 11 passengers and one driver.

- Qualifying, interested parents and teachers take part in rotating schedule after they've gone through training.
- All kids receive a “Check- In and a “Check Out” from the driver or transport aide giving them the opportunity to be heard and feel cared for as they share how their day or night was as they transition from one place to another; Aides or drivers provide parents who subscribe with a daily or weekly “Transport Report”
- Safety seats provided.
- Serves Evanston, Skokie, Rogers Park, Lincolnwood areas (Northern Suburbs and Chicagoland area). Must live within 15 minutes of the Center.
- All routes are planned ahead of time and remain the same unless alternate route is recommended by transporters and approved by leadership team

**Destiny Development Programs.** We offer children ages 3-12 yr old's age & interest appropriate programs to keep them engaged in thinking about what they love to do and want to learn more of. Programs are offered evenings and weekends and whenever district 65 is out of school for holidays and vacations except on major holidays. Each program happens at a unique time/ varied generally weekdays between 6p-8p and Saturdays and holiday breaks any time between 9-6p. Some programs overlap. No program has more than 10 participants. There are never more than 22 kids in the building at one time.

- Kids Destiny Coach (career, education and talent coach will check in with assigned youth weekly to set goals, listen and encourage follow-through)
- Peer mentorship
- Hands On Leadership Academy (children's volunteer opportunities)
- Kids Clubs: (STEM Experiment Club- 5 y.o. ; Monthly Book Club-8yo +; Weekly Drama Club-6y.o+; Music Lessons -5 y.o +; Kids Choir (seasonal) all ages; Dance (seasonal/variety)- 3 yo +
- Kid's writer's guild
- This program takes place after school, during school breaks and weekends.

**DestinyTrack Sanctuary.** Safe space for children and/or families to work towards goal achievement and skill/talent development. Outside Day Care hours, kids 9-12 children she can rent space for music lessons, study time, writing, etc. The more they show up, the more free sanctuary time they receive! All they have to do is tell us what they're working towards and their goals for each session at the beginning of the month to earn points towards free/discounted studio or space time. Space can also be used for families ( DCFS sibling, child and family visits, family and child counseling, christian counseling and child milestone celebrations. Hours of operation are the same as Destiny Development Programs, No more than 3 families at a time. Rooms can be leased up to 2 hours. Special circumstances can allow a 3 hour block of time to be reserved.
• Sanctuary options include a computer/writing lab, recording studio, music lesson space and greenroom/performance space (These options will become available 6 months after opening.
• Space is available for use outside Day Care hours
• Staff are always on site and will check in on your child or family every 15 minutes, except when visitations are happening or when family or youth is in counseling with trained therapists.

Sherilynn Asuoha, MA, LPC
Chief Editor
7th Seal Advantage
312.244.0201
SPECIAL USE
APPLICATION

CASE # 18ZMV-0093

1. PROPERTY

Address: 1227 Dodge Ave., Evanston IL 60202
Permanent Identification Number(s):
PIN 1: ____________ 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: Sheryl Ann Ascha
Organization: Destiny Track Children’s Engagement Center
Address: 1227 Dodge Ave., Evanston IL 60202
City, State, Zip: Evanston, IL 60202
Phone: Work: 312-244-2801 Home: 312-244-0703 Cell/Other: 
Fax: Work: ____________ Home: ____________
E-mail: sherylann35@gmail.com

What is the relationship of the applicant to the property owner?
☐ same ☐ builder/contractor ☐ contract purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ lessee ☐ real estate agent
☐ officer of board of directors ☐ other: 

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

Name(s) or Organization: Marion Bowen / Taylor Bowen
Address: 1227 Dodge Ave.
City, State, Zip: Evanston, IL 60202
Phone: Work: 847-922-8612 Home: Same Cell/Other:
Fax: Work: ____________ Home: ____________
E-mail: Marion Bowen / SmartRealty MB.com

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

Marion Bowen / Taylor Bowen ☐ Oct. 24, 2018

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 10/25/18
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Plat of Survey Date of Survey: _______________________
☐ Project Site Plan Date of Drawings: _______________________
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: _______________________
☐ Application Fee Amount $_______ Transcript Deposit Fee $150

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

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

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

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

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

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

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

A. Briefly describe the proposed Special Use:

This space will be used to house a non-profit children's center, specifically providing Day Care, After School, Program, and other skill building programs for children whose families are either currently experiencing or recovering from a transient or transitional experience.

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, C-1 zoning district commercial district city of Evanston as permitted with special use approval - Zoning ordinance 6-10-2, 6-10-5, 6-10-4, updated January 27th, 2014.

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?

No. The requested special use will benefit Evanston as a whole as well as the district as we will provide transport to children of families experiencing or recovering from transitional or transient experiences. We will reduce traffic through use of a Pace Ride Share/Transpo program. We will be leasing space which supports a local, tax-paying business owner.

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

Yes, general public services are included in our rental fee paid by the property owner.
d) Will the requested special use cause undue traffic congestion?

No. We are a non-profit, one of the services we provide is pick-up and drop off of three children we serve. In addition, we have a parking lot to house the vehicles owned/leased by the requestors. We are also very small, we have 5 staff in all who will have rotating schedules. Our ride share program is committed to by the parent reduce traffic.

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

Yes, unless requested by the city we do not plan to alter the leased space at this time.

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

The only addition will be fencing at an added play area in the rear of the property. At present the area external and that will be fenced is concrete owned by the lessor. Otherwise, there will be no significant change in natural and environmental features will be preserved.

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

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

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

   [Signature]
   
   We are a start-up entity; property is owned by Marion Rawens.
   
   [Signature]
   
   Her number is 847-922-8012.

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.

   [Signature]
   
   Marion Rawens owns the property.

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.

   [Signature]

   Same as above.
If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.
   - Shealynn Awahea - 8724 N. Wiser, Niles, IL 60714
   - Isaiah Awahea - 8724 N. Wiser, Niles, IL 60714
   - Olivia Awahea - 9432 W. Talby Ave, Chicago, IL 60645
   - Ruth Awahea - 9432 W. Talby Ave, Chicago, IL 60645

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.
   N/A. This is a non-profit corporation (501c3). The officers/units above are the only shareholders at present.

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.

Mason Bowen is the property owner, she is interested in leasing the space to us for use as a daycare/children's engagement center.
Design and Project Review (DAPR)

1152 Dodge Avenue

Preliminary and Final Approval