DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, June 12, 2019
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 5, 2019, DAPR Committee meeting.

III. NEW BUSINESS

1. 1922 Dempster Preliminary and Final Review
   Frank Schwab, applicant, submits for building permit for a raised roof addition, Kids Empire, in the C1 Commercial District.

2. 747 Howard Street Recommendation to ZBA
   Gircel Cunningham, lessee, applies for a special use permit for a Religious Institution in the B3 Business District (Zoning Code Section 6-9-4-3). The applicant proposes bible study and worship for 10-15 individuals on Sunday between 10am and noon and Wednesday between 7 and 8pm. Code allows for approximately 25 occupants. Proposed parking, if necessary, would be on-street either on Howard or Elmwood. No exterior or interior alterations to the building are proposed and it would retain its storefront appearance from Howard Street. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, June 19, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
June 5, 2019


Staff Present: M. Rivera, P. Zalmezak

Others Present:

Presiding Member: J. Leonard

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

Approval of Minutes

May 29, 2019, DAPR meeting minutes.

M. Tristan made a motion to approve the May 29, 2019, meeting minutes, seconded by S. Mangum.

The Committee voted, 9-0, to approve the May 29, 2019, meeting minutes.

New Business

1. 716 Church Street
   Sidewalk cafe
   Amy Hoffmen, applicant, submits for a sidewalk cafe for Colectivo Coffee, in the D3 Downtown Core District.

   APPLICATION PRESENTED BY: Amy Hoffmen, applicant

   DISCUSSION:
   - S. Nager needs 6’ clearance for pedestrians, tables along building should be moved west so tables are all in the same area. Bike racks will be installed after fencing is installed.
   - P. Zalmezak asked about sidewalk slope.
   - S. Nager stated ADA standards call for less than 2% slope and because the area further from the building face has a greater slope it can’t be used in calculating the required 6’ clearance.
   - S. Mangum asked where the bike racks be located.
   - S. Nager stated the bike rack location needs to be determined.
   - J. Leonard asked how waste will be handled.
   - A Hoffmen stated it is not shown on the plan, a trash receptacle will be at the southwest corner of the cafe.
DAPR meeting minutes, June 5, 2019...page 2

- S. Mangum noted the plan does not call for fencing along the east side of the cafe.
- There is to be no signage.

S. Mangum made a motion to approve the sidewalk cafe, subject to removing tables next to the building with their location to be determined in the field, seconded by J. Hyink.

The Committee voted, 9-0, to approve the sidewalk cafe subject to the condition noted above.

2. 2209 Howard Street  
Sign Variation
Kimley Horn, applicant, submits for sign variation to install an illuminated wall sign at a height of 27’-6” where 15’-6” is allowed by sign regulation, Target, in the C1 Commercial District.

APPLICATION PRESENTED BY: Michaela Walker, applicant

DISCUSSION:
- S. Mangum asked the difference between the existing and proposed sign.
- M. Walker stated the new sign is slightly smaller, re-facing pylon signs.

S. Mangum made a motion to approve the sign variation, seconded by M. Tristan.

The Committee voted, 9-0, to approve the sign variation.

3. 1136B Sherman Avenue  
Recommendation to ZBA
Matt Rodgers, zoning consultant, submits for major zoning relief to construct 1st and 2nd floor additions to a single-family residence by increasing the habitable area of a legally nonconforming residential use and structure (due to two detached single-family residences on one property) with a 0’ north interior side yard setback where 5’ is required and a 3’ rear yard setback where 30’ is required in the R3 Two-Family Residential District.

APPLICATION PRESENTED BY: Matt Rodgeres, zoning consultant

DISCUSSION:
- Create atrium room off of master bedroom by enclosing a rooftop deck.
- Extend the rear of the house back 8’ to make the garage long enough with a mudroom added in, the existing garage is barely deep enough, and be in line with other garages along the alley.
- Mudroom is necessary because there is no storage within the building, and there is no room for storage in the garage since it is minimally sized.
- Load bearing steel wall at interior wall of garage that makes it impossible to move the garage away from that side property line at all and reconfigure the first floor. All structural and mechanical would have to be redone.
DRAFT- NOT APPROVED

- House built around 1928 as a traditional garage and coal storage and 2 apartments above. In 2005, the house was renovated and later a 2-unit condominium was created with the house in front.
- Also propose an egress window at the 0 lot line for the master bedroom, will need to be reviewed for building code compliance.
- Drainage from the addition will go to the alley that is paved, acceptable to I. Eckersberg.

M. Klotz made a motion to recommend approval to ZBA, seconded by D. Cueva.

The Committee voted, 9-0, to recommend approval to ZBA.

4. 2024 Ewing Avenue

Recommendation to ZBA

Kevin Davitt and Jacquelyn McGuire, property owners, submit for major zoning relief to construct a 2nd story addition that aligns with the 1st floor with a 5’ street side yard setback where 15’ is required, and a 4.1’ street side yard setback for roof eaves (yard obstruction) where 13.5’ is required in the R1 Single-Family Residential District.

APPLICATION PRESENTED BY:

DISCUSSION:

- 2nd floor addition that aligns with the existing first floor
- Unique lot shape with no option to build an addition in a compliant location.
- Addition area will have drainage into the open space on the property, not to the north per Ingrid.
- Some bedroom windows will be removed, will need to be reviewed for building code compliance.

M. Klotz made a motion to recommend approval to ZBA, seconded by J. Hyink.

The Committee voted, 9-0, to recommend approval to ZBA.

Adjournment

D. Cueva made a motion to adjourn, seconded by J. Hyink. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:45 pm.

The next DAPR meeting is scheduled for Wednesday, June 12, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

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

1926 Dempster Street

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.
### Evanston Plaza

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<tr>
<th>UNIT</th>
<th>OCCUPANT</th>
<th>SQ FT</th>
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<td>1908C</td>
<td>Play It Again Sports</td>
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<td>1908E</td>
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**SCHWAB REALTY AND DEVELOPMENT**

Frank Schwab
fswb@schwabdevelopment.com

Tracy Schwab
tracy.schwab@schwabdevelopment.com

641 North Wilke Road
Arlington Heights, IL 60005
Phone: 847.725.4077
Fax: 847.725.4087
schwabdevelopment.com
Design and Project Review (DAPR)

747 Howard Street

Recommendation to ZBA
747 Howard Street – Operations Summary:

The space will be open to the public to come together as a neighborhood and delegate bible study and provide a space for worship. 10-15 people are anticipated twice per week. Hours would be on Sundays between 10am and noon and Wednesdays between 7pm and 8pm. The majority of participants would walk because this would be a community space. If we do get travelers from outside the community who choose to drive, there is adequate street parking on Howard and on Elmwood.

There will be no exterior alterations to the building and it will retain its storefront appearance.
SUEHR & BERG
SURVEYORS AND CIVIL ENGINEERS
SURVEYS OF LOTS AND LANDS IN CITY AND COUNTY
PLANS, SPECIFICATIONS AND ESTIMATES
FOR MUNICIPAL IMPROVEMENTS

SUEH R. BERG
BOOK 255 PAGE 70
ORDER NO. 528 1918
CHICAGO MAY 20 1925

ORDERED BY Mr. Liedberg
FOR Michael L. Shurgis, OWNER
Lots 19, 20, 21 and 22 in Block 8 in Shimmel & Caze Houard Terminal Addition in the
N.W. 1/4 of Section 30 41-14-5 E of the 3rd P.M.

EXPLANATIONS

ALL DIMENSIONS SHOWN OR MEASURED BY SCALES SHOWN ON BACK OF PLAT

Dimensions are marked on back 1" and smaller 2". Scale 1" equals 30 ft. and 2" equals 30

This is a copy of the original survey as shown on the original drawing and the above plans are the same as said original.

Surveyor.

Confronted on plats should be identical to as accuracy and accuracy as the property line, measurements, etc. as would be of Berge.

EASTERN ORTHOGONAL

REMARKS ON THE PLAT.

By:

Surveyor.

Date:

May 20 1925
747 HOWARD STREET - SPECIAL USE APPLICATION

*SITE PLAN - SCALE: 1/8" = 1'-0"

6.6.2019
- 10-15 people
- Sundays: 10 am - 12 pm  Wednesday 7 pm - 8 pm
- Majority will be neighborhood people who can walk. Shoppers can park street.

Space: 800 sq
THIS INSTRUMENT WAS
PREPARED BY AND UPON
RECORDATION RETURN TO:

Wolin & Rosen, Ltd.
55 W. Monroe Street, Suite 3600
Chicago, IL 60603
Attention: Charles J. Mack

(Tiny Group L.P., as Borrower)

TO

Cathay Bank, as Lender

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING

COLLATERAL IS OR INCLUDES FIXTURES

Dated: As of February 19, 2016

Property Address: 741-751 Howard Street
Evanston, Illinois 60202

Tax Parcel: 01-30-114-016-0000

County: Cook

Legal Note: 2000-99489-100

T.M.C
1. PROPERTY

Address: 747 Howard Street 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: GIRCEL CUNNINGHAM
Organization: 910 Dobson ST
Address: 910 Dobson ST Evanston IL 60202
City, State, Zip: EVANSTON IL 60202
Phone: Work: ____________ Home: 847-284-4103 Cell/Other: 847-284-4103
Fax: ____________ Home: 847-284-4103
E-mail: gircelmadstone@comcast.net

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

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

Name(s) or Organization: TMQ GROUP LLC
Address: 741 W. Howard St #10
City, State, Zip: EVANSTON, IL 60202
Phone: Work: ____________ Home: ____________ Cell/Other: (847) 204-1615
Fax: ____________ Home: ____________
E-mail: TMQ LLC@GMAIL.COM

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

[Signature]
4/30/2019

Property Owner(s) Signature(s) – REQUIRED __________________________ Date 4/30/2019

4. SIGNATURE

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

[Signature]
04-30-2019

Applicant Signature – REQUIRED __________________________ Date 04-30-2019
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 $1000 + mailing fee

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.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

The purpose of the use will be to come together as a neighborhood to dedicate bible study twice a week. The hours would be from 10am-12pm on Sundays. About 10-15 people would meet every Sunday, Wednesdays 7pm-8pm.

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 under section 6-18-3

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, not at all. This space would be a positive setting for the community because it will be a safe haven for people that need a outlet and some where to come and worship.

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

It will be open to the public to come together as a neighborhood. Majority of the participants would walk, because this is a community space but if we do get travels outside the community there is street parking on Howard and Elmwood.
d) Will the requested special use cause undue traffic congestion?

NO. This is in the neighborhood, everyone can walk to. If people are not from the community that decide to participate there is street parking on Howard and Elmwood.


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

Yes, Nothing will be changed at the location. There will be no exterior alterations to the building.


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

Yes. If we decide to serve a beverage or snack we will use eco friendly material.


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. No changes will be made to the location. Everything will fit the guidelines and regulation.
City of Evanston  
DISCLOSURE STATEMENT  

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

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

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:  

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.

N/A  

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.

N/A
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