DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)

Wednesday, July 10, 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: July 3, 2019, DAPR Committee meeting minutes.

III. NEW BUSINESS

1. 2200 Main Street Preliminary/Final Review
   DonnaLee Floeter, architect, submits for a 1-story addition to the Infant Welfare Society of Evanston, in the R2 Single-Family Residential District.

2. 821-823 Chicago Avenue Preliminary/Final Review
   Shawn Decker, business owner, submits for an interior remodel and an exterior facade renovation to Sketchbook Brewery, in the C1a Commercial Mixed Use District.

3. 140 Chicago Avenue Preliminary/Final Review
   Ketan Bhai, business owner, submits for construction of a new 1-story automobile service station and convenience store, new fuel pumps, canopy, and off-street parking, in the C1 Commercial District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, July 17, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 3, 2019

Voting Members Present: I. Eckersberg, D. Cueva, M. Tristan, M. Klotz, M. Griffith, M. Jones

Staff Present: M. Rivera

Others Present: Ald. Rainey

Presiding Member: M. Klotz

A quorum being present, M. Klotz called the meeting to order at 2:33 pm.

Approval of Minutes

1. June 12, 2019, DAPR Committee meeting minutes

D. Cueva made a motion to approve the June 12, 2019, DAPR Committee meeting minutes, seconded by M. Tristan.

The Committee voted, 5-0, to approve the June 12, 2019, meeting minutes, there was one abstention.

2. June 26, 2019, DAPR Committee meeting minutes

M. Tristan made a motion to approve the June 26, 2019, DAPR Committee meeting minutes, seconded by D. Cueva.

The Committee voted, 4-0, to approve the June 26, 2019, meeting minutes, there were two abstentions.

New Business

1. 2510 Green Bay Road

Bane Srdjevic, applicant, submits for a Special Use permit for a Commercial Indoor Recreation Facility, Lock Chicago (escape room), in the B1a Business District and oCSC Central Street Overlay District.

APPLICATION PRESENTED BY: Bane Srdjevic, applicant

DISCUSSION:
- Lock Chicago is currently at 820 Davis, they are planning to move to 2510 Green Bay Road.
The applicant stated the use will not be disruptive, customers have appointments, there will not be inventory.

M. Klotz asked if the whole building will be used, if not, if a dividing wall will be built.

The applicant stated they are occupying part of the building, constructing a dividing wall will be up to the building owner.

M. Tristan asked if the escape rooms will have ceilings, if so, fire sprinkler and alarm are required.

The applicant stated the escape rooms will not have ceilings; they will be open to the building ceiling; stated they will comply with fire codes.

M. Rivera asked if they will use the parking lot.

The applicant stated yes, they will have use of the parking lot. The applicant stated there are typically a maximum of 3 employees, one usually drives. The applicant stated they usually have groups of 16-24 people for an escape room, usually one escape room used at a time, customers tend to carpool.

The applicant stated ambient music is played in the escape rooms, nothing loud, there will not be food, escape sessions are an hour, and their hours are Monday through Friday 5:00pm to 11:00pm, Saturday and Sunday 10:00am to 10:00pm.

I. Eckersberg made a motion to recommend approval to the ZBA, seconded by M. Jones.

The Committee voted, 6-0, to recommend approval to the ZBA.

2. **1000 Florence Street**

   **Recommendation to ZBA**

   Patrick Coleman, contract purchaser, submits for Major Variation to construct one and two-story additions to a single-family residence with a 3.5’ street side yard setback where 15’ is required, a 1.4’ north interior side yard setback where 5’ is required, a first-floor garage addition with a 5.2’ street side yard setback where 15’ is required, and a roofed deck with a 10’ street side yard setback where 15’ is required, in the R3 Two-Family Residential District.

   **APPLICATION PRESENTED BY:**

   Kirsten Coleman, contract purchaser
   Patrick Coleman, contract purchaser

   **DISCUSSION:**

   - The applicant stated the house is small, setbacks are the issue, the house does not meet current setbacks, applying the required setbacks to the lot would prevent building on the lot. Applicant proposes to construct a full 2nd story to provide more living space. Applicant stated the current stairs are narrow and winding, additional head room is needed to rebuild the stairs.
   - M. Klotz asked if the addition will be closer to the street.
   - The applicant stated no, the addition will not be closer to the street. The applicant noted the proposed deck will be pushed towards the north side of the property.
   - M. Klotz asked about stormwater drainage.
   - I. Eckersberg stated downsprouts will be required to discharge into the rear yard, the sidewalk walk slope will need to be reviewed.
M. Klotz advised the applicant to double check if the proposed windows on the north side of the home comply with building code due to proximity to the property line.

D. Cueva made a motion to recommend approval to ZBA, seconded by I. Eckersberg.

The Committee voted, 6-0, to recommend approval to ZBA.

3. **1321 Brummel Street**  
Farrukh Ali, property owner, submits for Major Variation to convert a 2-family residence into a multi-family, 4-unit residence with a lot width of 40’ where 50’ is required for multiple family residential uses, 4 dwelling units where a maximum of 2 dwelling units are permitted, zero additional parking spaces where 3 additional parking spaces are required, and a building height of 3 stories where 2.5 stories is permitted, in the R4 General Residential District.

**APPLICATION PRESENTED BY:**  
Farrukh Ali, property owner  
Doug Clark, architect

**DISCUSSION:**
- The applicant stated an addition with two dwelling units is proposed. The applicant stated they are committed to providing one of the two units as an affordable dwelling unit.
- M. Klotz stated she was initially concerned with the additional dwelling units, but after visiting the site, stated the addition is appropriate given the bulk and density in the neighborhood.
- M. Klotz stated a concern with the proposed building height, the roofed area at the 3rd floor.
- The applicant stated the plan includes stairs to the roof to access air conditioning units; the roof is intended to provide protection to the stairs.
- M. Rivera asked if a rooftop patio is proposed on the addition, he asked about parking.
- The applicant stated the rooftop will not have a patio, stated parking is on-street.
- M. Klotz read comments from G. Gerdes, Building and Inspection Services Division Manager, that the two new dwellings should be affordable dwelling units due to the variation request.
- M. Klotz recommended removing the roof over the stairs at the 3rd floor.
- Ald. Rainey asked how many dwellings in total are proposed and the size of the existing and proposed units.
- The applicant stated a total of 4 dwellings are proposed, the size of existing dwellings will not change, new dwellings will be 2-bedroom units at 660sf.

M. Griffith made a motion to recommend approval to ZBA, subject to removing the roofed area at the 3rd floor and making the two new units affordable, seconded by M. Jones.

The Committee voted, 6-0, to recommend approval to ZBA subject to the conditions noted above.
4. **100-130 Chicago Avenue**  
**Major Adjustment to a Planned Development**

David Brown, applicant, submits for Major Adjustment to an approved Planned Development originally approved by Ordinance 61-O-18. The adjustment includes removing 2nd floor office space and adding 2 dwelling units (one 1-bedroom and one 2-bedroom), which results in a reduction in the number of required off-street parking spaces from 37 to 32 (site development allowance approved for 30 spaces and 30 spaces are still proposed), in the B3 Business District.

**APPLICATION PRESENTED BY:** David Brown, applicant

**DISCUSSION:**

- D. Grown stated the approved planned development included office space on the 2nd floor for the retail tenant, for office and classes. He stated the proposed change removes the office and includes two dwelling units.
- M. Griffith stated the proposed change reduces their parking requirement but does not impact the amount of parking approved for the planned development.
- Ald. Rainey stated her support for the change.

M. Griffith made a motion to recommend approval of the major adjustment to the planned development, seconded by M. Jones.

The Committee voted, 6-0, to recommend approval.

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**Adjournment**

D. Cueva made a motion to adjourn, seconded by M. Tristan. The Committee voted, 6-0, to adjourn. The Committee adjourned at 3:05 pm.

The next DAPR meeting is scheduled for Wednesday, July 10, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

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

2200 Main St.

Preliminary and Final Review
Lot 1 and 2 in Block 2 (except the West 50 feet of said Lots) in Traver's Subdivision of the North 1/2 of the Middle 1/2 of the North 1/2 of the Southwest 1/4 of Section 24, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as:
2200 MAIN STREET, EVANSTON, ILLINOIS
INFANT WELFARE SOCIETY OF EVANSTON
ADDITION FOR NEW GROSS MOTOR PLAY AREA

2200 MAIN STREET, EVANSTON, IL 60202
GALV. MASONRY

ARCHITECT

- N / A
- N / A

- 6

- 200A MCB
- 40 CIRCUIT
- 2" EMT W/ 3-3.0 + 1#4

- ELECTRICAL SURVEY OF THE WHOLE BUILDING (N.I.C. OF THIS PROJECT)
- CONTRACTOR SHALL OBTAIN AVAILABLE FAULT CURRENT AND PROVIDE PROPER PROTECTION FOR ALL PANELBOARDS AND EQUIPMENT. CONTRACTOR SHALL ALSO CONDUCT AN ARC FLASH STUDY AND PROVIDE ALL REQUIRED LABELS FOR PANELBOARDS AND EQUIPMENT.

- TOUCH ANGLE ON PANELS IS REQUIRED OF ALL FIXTURES AND APPLIANCES, MOTORS, FANS, AND CONTROLS.

- INSERT ALL GROUNDING CONNECTORS AND WIRE CONNECTIONS AT PANEL AND TERMINAL STRIP ENCLOSURES. ALL WIRING TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES.

- LEVEL 30% OF ELECTRICAL WIRING TO A MINIMUM OF 30% OF THE TOTAL WIRING TO BE IN COMPLIANCE WITH ALL APPLICABLE CODES.

- VERIFY AND LOCATE ALL RECEPTACES PRIOR TO INSTALLATION OF DRYWALL.

- SEPARATE EQUIPMENT FROM EARTH GROUND OR EARTH GROUNDING TERMINAL, INCLUDE IN THE INSTALLATION OF AERIAL CABLES AND VARIOUS OPERATIONAL WIRING FOR THE INSTALLATION OF DRYWALL.

- PRIOR TO CALLING FOR ROUGH INSPECTION, THE GENERAL CONTRACTOR SHALL SUBMIT AN UPDATED "CIRCUIT BOARD"

- THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE SUBMITTED BEFORE ROUGH HOOKUP IS REQUIRED OF ALL FIXTURES AND APPLIANCES, MOTORS, FANS, AND CONTROLS.

- All electrical equipment, breakers, and time clock controls shall be properly labeled. Update labels in existing panel(s).

- All electrical work to be in compliance with all applicable codes. Any modifications and/or additions to these plans required for proper compliance to any applicable codes, shall be the responsibility of the contractor and shall be included in his original quotation.

- Verify and locate all receptacles prior to installation of drywall.

- Prior to calling for rough inspection, the general contractor shall submit an updated "circuit board".

- The manufacturer's installation instructions shall be submitted before rough hookup is required of all fixtures and appliances, motors, fans, and controls.
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: June 21, 2018
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 18ZONA-0103
Address: 2200 MAIN ST
Applicant: Donnalee Floeter

Purpose: Preservation
District: R2
Overlay: Preservation
Reviewer: Torrence Gardner

THIS APPLICATION PROPOSES (select all that apply):
- New Principal Structure
- Add. Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure
- Change of Use
- Retention of Use
- Plat of Resubdiv./Consol.
- Business License
- Home Occupation

Proposal Description:
Addition is triggering a special use

ANALYSIS BASED ON:
- Plans Dated: December 18, 2018
- Prepared By: 
- Survey Dated: 

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

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 50%)</th>
<th>Pavers/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debit (Add 200sqft/open space)</th>
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<td># Open Required Spaces</td>
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<td>Paver Regulatory Area</td>
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<td>Regulatory Area</td>
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PRINCIPAL USE AND STRUCTURE

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Minimum Lot Width (LF)
USE: Other

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<th>Minimum Lot Area (SF)</th>
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<td>5,000 sqft</td>
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Minimum Lot Area (SF)
USE: Nonresidential

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<th>Building Lot Coverage (SF)</th>
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Building Lot Coverage (SF) (defined, including subtractions & additions):

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Comments:

LF: Linear Feet SF: Square Feet FT: Feet

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**Comments:**

**Accessory Structure**
Rear Yard Coverage: 40% of rear yard

**Gross Floor Area (SF)**
Use: 

**Height (FT)**

**Front Yard(1) (FT)**
Direction: 
Street: 
Comments: 

**Front Yard(2) (FT)**
Direction: 
Street: 
Comments: 

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

**Interior Side Yard(1) (FT)**
Direction: 
Comments: 

**Interior Side Yard(2) (FT)**
Direction: 
Comments: 

**Additional Standards:**

**Height (FT)**
Flat or mansard roof 14.5', ot
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**ACCESSORY USE AND STRUCTURE 2**

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## Analysis Comments

See attached comments and/or notes.

Site Plan & Appearance Review Committee approval is: **Not Required**

Results of Analysis: This Application is **Non-Compliant**

Results of Analysis:

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<th>Standard</th>
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**Terrence Gardner**  
**Signature**  
7/18/2018  
**Date**
104-O-18

AN ORDINANCE

Granting a Special Use Permit for a Daycare Center – Child and a
Major Variation Related to 2200 Main Street in the R2 Single Family
Residential District
(“Infant Welfare Society of Evanston”)

WHEREAS, the Zoning Board of Appeals (“ZBA”) met on August 28, 2018, pursuant to proper notice, to consider case no. 18ZMJV-0067, an application filed by DonnaLee Floeter (the “Applicant”), architect of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 2200 Main Street (the “Subject Property”) and located in the R2 Single Family Residential District, for a Special Use Permit to establish, pursuant to Subsection 6-8-3-3 of the Evanston City Code, 2012, as amended (“the Zoning Ordinance”), a Daycare Center – Child, “Infant Welfare Society of Evanston,” and approval of a Major Variation to zoning requirements imposed by Subsection 6-8-3-7(B)(3) on the Subject Property; and

WHEREAS, the Applicant requested the following Major Variations from the Zoning Board of Appeals:

(A) The Applicant requests a west interior side yard setback of six and one tenth of a foot (6.1’) where an west interior side yard setback of fifteen feet (15’) is required on the Subject Property;

WHEREAS, the ZBA, after hearing testimony and receiving other evidence, made a written record and written findings that the application for a Special Use Permit for a Daycare Center – Child and a west interior side yard setback of six and one tenth (6.1’) feet (6.1’) met the standards for Special Uses in Section 6-3-5 and Major Variations in 6-3-8-12(E) of the Zoning Ordinance and recommended City Council approval thereof; and
WHEREAS, at its meeting of September 17, 2018, the Planning and Development Committee of the City Council ("P&D Committee") considered the ZBA’s record and findings and recommended the City Council accept the ZBA’s recommendation and approve the application in case no. 18ZMJV-0067; and

WHEREAS, at its meeting of September 17, 2018, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and P&D Committee, as amended,

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

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

SECTION 2: The City Council hereby approves the Special Use Permit for a Daycare Center – Child and a west interior side yard setback of six and one tenth of a foot (6.1’) on the Subject Property as applied for in case no. 18ZMJV-0067.

SECTION 3: Pursuant to Subsection 6-9-5-3 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant’s Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-5 of the Zoning Ordinance:

A. **Compliance with Applicable Requirements**: The Applicant shall develop and use the Subject Property in substantial compliance with: all applicable legislation; the Applicant’s testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case.

B. **Hours of Operation**: The Applicant may only open to the general public the Daycare Center – Child for drop-off and pick-up between the hours of 6:00 a.m. and 8:00 p.m. on any given day.
C. Parking: The Applicant shall continue to explore alternative staff parking options that can alleviate the parking demand on Hartrey Avenue.

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

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

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

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

SECTION 7: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 8: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: _________________, 2018

Adopted: _________________, 2018

Approved: ___________________, 2018

_______________________________
Stephen H. Hagerty, Mayor
EXHIBIT A

LEGAL DESCRIPTION

LOT 1 AND 2 IN BLOCK 2 (EXCEPT THE WEST 5.0 FEET OF SAID LOTS) IN TRAVER'S SUBDIVISION OF THE NORTH 1/2 OF THE MIDDLE 1/3 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 10-24-301-0190000
       10-24-301-020-0000

COMMONLY KNOWN AS: 2200 Main Street, Evanston, Illinois.
Design and Project Review (DAPR)

821-823 Chicago Avenue

Preliminary and Final Review
X1.0

DRAWING COPYRIGHT
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PREPARED BY:

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EXISTING STOREFRONT WINDOW TO BE REMOVED FOR A REQUIRED MEANS OF EGRESS

PROPOSED ELEVATION

EXISTING SECOND STORY WINDOWS
EXISTING CUT STONE FACADE
EXISTING SIGN LIGHT FIXTURES
EXISTING SIGN
NEW FIBER CEMENT PANELS TO REPLACE SPANDREL PANELS
EXISTING FABRIC CANOPY
EXISTING STOREFRONT GLASS SYSTEM
EXISTING STOREFRONT GLASS DOOR
NEW GLASS OVERHEAD DOOR TO REPLACE GLASS STOREFRONT

EXISTING ELEVATION

EXISTING SECOND STORY WINDOWS
EXISTING CUT STONE FACADE
EXISTING SIGN LIGHT FIXTURES
EXISTING SIGN
EXISTING FABRIC CANOPY
EXISTING STOREFRONT GLASS SYSTEM
EXISTING STOREFRONT GLASS DOOR
NEW GLASS OVERHEAD DOOR TO REPLACE GLASS STOREFRONT

LEGEND

new existing

PROJECT PLANS DO NOT CONSTITUTE CONSTRUCTION DETAILS AND ARE FOR PRELIMINARY PURPOSES ONLY. THEY ARE SUBJECT TO CHANGE AND MUST BE REVIEWED AND APPRIZED BY A LICEME. IF INTERESTED, SHADING MANUAL AND DRAWING ARE REQUIRED TO BE COMPLETED. IT IS RECOMMENDED TO USE THE ACCELERATED TIMELINE AND THE PLAN IS SUBJECT TO THE APPLICABLE BUILDING CODES. THESE DRAWINGS ARE PROTECTED UNDER SECTION 102 OF THE COPYRIGHT ACT. 17 U.S.C. DRAWING COPYRIGHT © DESIGNHAUS, INC.

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Design and Project Review (DAPR)

140 Chicago Avenue

Preliminary and Final Review
Zoning Map - 140 Chicago Ave

Zoning Overlay Districts
- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay

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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.
RL-6156-S1-R1 NEW MOBIL MART
140 CHICAGO AVE., EVANSTON, IL
PRELIMINARY LAYOUT - 7/2/19
PREPARED BY RED LEONARD ASSOCIATES

NOTE:
- AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON CONCRETE BASES.
- TOP OF CONCRETE BASES AT GRADE.
- FOOTCANDLE LEVELS CALCULATED AT GRADE (UNLESS NOTED OTHERWISE) USING INITIAL LUMEN VALUES.

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<th>ARRANGEMENT</th>
<th>LUMENS</th>
<th>COMBINING LUMEN MULTIPLER</th>
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FOOTCANDLE LEVELS CALCULATED AT GRADE (UNLESS NOTED OTHERWISE) USING INITIAL LUMEN VALUES:

- HILLSIDE_SLOPED 0 TO 12 FT ABOVE GRADE:
  - AVG: 0.43
  - MAX: 2.6
  - AVG/MIN: N.A.
  - MAX/MIN: N.A.

- RAILROAD PLATFORM_AT 12 FT ABOVE GRADE:
  - AVG: 0.0
  - MAX: 0.0
  - AVG/MIN: N.A.
  - MAX/MIN: N.A.

- SITE PAVED AREA:
  - AVG: 5.88
  - MAX: 3.9
  - AVG/MIN: 30.17
  - MAX/MIN: N.A.

- UNDER CANOPY:
  - AVG: 16.96
  - MAX: 31
  - AVG/MIN: 5
  - MAX/MIN: 6.20

- FOOTCANDLE LEVELS CALCULATED AT GRADE (UNLESS NOTED OTHERWISE) USING INITIAL LUMEN VALUES:

- HILLSIDE_SLOPED 0 TO 12 FT ABOVE GRADE:
  - AVG: 0.43
  - MAX: 2.6
  - AVG/MIN: N.A.
  - MAX/MIN: N.A.

- RAILROAD PLATFORM_AT 12 FT ABOVE GRADE:
  - AVG: 0.0
  - MAX: 0.0
  - AVG/MIN: N.A.
  - MAX/MIN: N.A.

- SITE PAVED AREA:
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  - MAX/MIN: N.A.

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