DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)

Wednesday, August 14, 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: August 7, 2019, DAPR Committee meeting minutes.

III. OLD BUSINESS

1. 2412 Wade Street  Recommendation to ZBA
Nathan Kipnis, applicant, submits for Major Zoning Relief to construct a single-family residence and a 2-car detached garage in the R2 Single-Family Residential District. The applicant requests a front yard setback of 27.5’ from the north, Wade Street, property line where the minimum required setback is 50’ (the block average), and a 15’ street side yard setback from the east, Leland Avenue, property line for the detached garage where 31.4’ is required (detached accessory structures are not permitted to be located closer to the street side property line than the principal structure).

IV. NEW BUSINESS

1. 622 Davis Street  Sidewalk Cafe
Mikael Bengtsson, applicant, submits for a sidewalk cafe for Newport Coffee House, in the D2 Downtown Retail Core District.

2. 942 Pitner  Preliminary/Final Review
Kiril Mirintchev, applicant, submits for a building permit to construct a 2nd story addition onto an existing 1-story commercial building, in the MXE Mixed-Use Employment District

3. 3101 Central Street  Recommendation to ZBA
Lakeside Auto Rebuilders, Inc., applicant, submits for Major Variation to 1) Expand a nonconforming structure and nonconforming use and 2) To reduce required off-street parking spaces from 28 to 21, in order to construct a 1-story addition to the auto repair shop, Lakeside Auto Rebuilders, in the R4 General Residential District and Central Street Overlay District.
4. 1245 Hartrey Avenue

Becky Trisko and Meaghan Tower, applicant, submits for Special Use permit for a Daycare Center - Domestic Animal and Kennel, Unleashed in Evanston, in the I2 Industrial District.

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, August 21, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
August 7, 2019

Voting Members Present:      I. Eckersberg, J. Hyink, D. Cueva, M. Tristan, J. Leonard,
                             S. Mangum, L. Biggs, M. Griffith, J. Jones

Staff Present:               M. Rivera

Others Present:

Presiding Member:           J. Leonard

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

Approval of Minutes

July 31, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the July 31, 2019, DAPR Committee meeting minutes, seconded by J. Hyink.

The Committee voted 9-0 to approve the minutes.

New Business

1. 2412 Wade Street

   Recommendation to ZBA

   Nathan Kipnis, applicant, submits for Major Zoning Relief to construct a single-family residence and a 2-car detached garage in the R2 Single-Family Residential District. The applicant requests a front yard setback of 27.5’ from the north, Wade Street, property line where the minimum required setback is 50’ (the block average), and a 15’ street side yard setback from the east, Leland Avenue, property line for the detached garage where 31.4’ is required (detached accessory structures are not permitted to be located closer to the street side property line than the principal structure).

   APPLICATION PRESENTED BY:    Nathan Kipnis, applicant

   DISCUSSION:
   ● The applicant explained the requested variation for the front yard setback is due to the home adjacent to the park, to the west, located at the rear of the lot causing the block average to require a 50’ front yard setback. He stated the requested variation aligns the proposed home with the adjacent home to the west.
   ● The applicant stated the zoning code is not clear as to the required setback for the detached garage, pushing the garage to the west reduces the rear yard.
● S. Mangum stated the new home and garage can be aligned along the street side which is the intent of the zoning code.
● The applicant stated shifting the home to the east splits the yard into two.
● S. Mangum asked about extending the public sidewalk.
● L. Biggs stated the public sidewalk should be extended along Leland Avenue and Wade Street. This would be at the property owner’s expense.
● J. Leonard asked if a sidewalk would conflict with the storm drain at the southwest corner of Wade and Leland.
● L. Biggs stated any conflict can be worked through.
● The applicant stated the sidewalk will be an additional expense for the homeowner, a concern, questioned the need for a sidewalk along Wade.
● The City’s 50/50 sidewalk replacement program and payment options were discussed.
● A sidewalk along Wade and a crosswalk at the south side of the intersection of Wade and Leland were discussed.

S. Mangum made a motion to recommend approval of the requested variation to reduce the required front yard setback and to recommend denial of the requested variation to reduce the required street side yard setback related to the detached garage.

There was not a second.

● The Committee found the requested variation to reduce the required front yard setback reasonable.
● The Committee discussed the requested variation to reduce the required street side yard setback, noting the required setback can be met, noted options for complying with the required setback, noting a solid fence is proposed to enclose the street side and rear yards to provide privacy.
● The Committee requested additional information from the applicant to demonstrate the need for the street side yard setback variation.
● I. Eckersberg stated the downspouts should be directed to the east side of the home and/or distributed around the home.
● I. Eckersberg stated ground water table information will be required.
● L. Biggs stated it is not permitted to discharge the sump pump into the storm sewer.

S. Mangum made a motion to recommend approval of the requested variation to reduce the required front yard setback, seconded by M. Jones.

The Committee voted, 9-0, to recommend approval of the requested variation to reduce the required front yard setback.

L. Biggs made a motion to hold item in Committee in order to allow the applicant to consider a revised garage location or provide additional information demonstrating the need for the setback variation to the garage, seconded by J. Leonard.
The Committee voted, 9-0, to hold item in Committee.

Adjournment

L. Biggs made a motion to adjourn, seconded by J. Leonard The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:15 pm.

The next DAPR meeting is scheduled for Wednesday, August 14, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

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

2412 Wade Street

Recommendation to ZBA
Aerial Map - 2412 Wade Street

July 30, 2019

- User drawn points
- Tax Parcels

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
by
Michael J. Emmert Surveys, Inc.
of
Property located at: 2412 WADE STREET

Legally described as:
LOT 1 IN BENSON PERRY CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 5 IN ARTHUR T. Mc INTOSH'S CHURCH STREET ADDITION TO EVANSTON, IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1993 AS DOCUMENT 9305158, IN COOK COUNTY, ILLINOIS.

LINE TABLE

<table>
<thead>
<tr>
<th>Line</th>
<th>Bearing</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>N.86°51'53&quot; E.</td>
<td>60.00'</td>
</tr>
<tr>
<td>L2</td>
<td>S.00°03'14&quot; E.</td>
<td>133.02'</td>
</tr>
<tr>
<td>L3</td>
<td>S.86°54'39&quot; W.</td>
<td>60.00'</td>
</tr>
<tr>
<td>L4</td>
<td>N.00°01'19&quot; W.</td>
<td>133.02'</td>
</tr>
</tbody>
</table>

Line Measure

<table>
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<tr>
<th>Line</th>
<th>Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>60.05'</td>
</tr>
<tr>
<td>L2</td>
<td>133.02'</td>
</tr>
<tr>
<td>L3</td>
<td>60.12'</td>
</tr>
<tr>
<td>L4</td>
<td>132.98'</td>
</tr>
</tbody>
</table>

Survey ordered by: Law Office of DeFrenza and Mosconi

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: April 12, 2019

Michael J. Emmert
Professional Illinois Land Surveyor No. 2499

mike@emjsurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Single Family Home for
Ana Manzanares & Khandi Schuler
2412 Wade Street
Evanston, IL

Site Plan
Scale: 3/32" = 1'-0"
July 15, 2019

Proposed Two Story Frame Residence

1-STORY BRICK RESIDENCE
NO. 2418

NOTE:
Provide New Underground Electrical Service from East: Unity Pole - I.U.P. - with w/ComEd

kipnis
ARCHITECTURE • PLA
1640 Payne Street • Evanston
647 804 3050
Single Family Home for
Ana Manzanares & Khanda Schuler
2412 Wade Street
Evanston, IL

2nd Floor Plan-Proposed
Scale: 1/4" = 1'-0"
July 15, 2019
West Elevation

Single Family Home for
Ana Manzanares & Khanda Schuler
2412 Wade Street
Evanston, IL

West Elevation
Scale: 3/16" = 1'-0"
July 15, 2019
East Elevation

Single Family Home for
Ana Manzanares & Khanda Schuler
2412 Wade Street
Evanston, IL

East Elevation
Scale: 3/16" = 1'-0"
July 15, 2019
1. PROPERTY

Address: 2412 Wade Street
Permanent Identification Number(s):
PIN 1: 10-13-112-012-0000 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: Nathan Kipnis
Organization: Kipnis Architecture + Planning
Address: 1642 Payne Street
City, State, Zip: Evanston, IL 60201
Phone: Work: 847-864-9659 Home: __________ Cell/Other: __________
Fax: Work: __________ Home: __________
E-mail: __________

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:

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

Name(s) or Organization: Ana Manzanares & Khanda Schuler
Address: 1927 W. Albion #2
City, State, Zip: Chicago, IL 60626
Phone: Work: __________ Home: (773) 847-6074 Cell/Other: __________
Fax: Work: __________ Home: __________
E-mail: apcm15@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."

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

Date: JULY 12, 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."

__________________________
Applicant Signature -- REQUIRED

Date: 7-12-19
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 Document Submitted: ________________________
- [ ] Proof of Ownership
- [ ] 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.

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:
   A new two-story frame single family home with detached garage on vacant lot

B. Have you applied for a Building Permit for this project? □ NO  [X] YES
   (Date Applied: __________________ Building Permit Application #: 19BLDR-0012)

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. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td></td>
</tr>
<tr>
<td>6-4-1-9(A)-5(b)</td>
<td>Requires a minimum front yard setback of 50 feet, the average of the</td>
<td>A front yard setback of 27.5'</td>
</tr>
<tr>
<td></td>
<td>two existing principle buildings on the same side of the block</td>
<td></td>
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<tr>
<td></td>
<td>within 200 feet.</td>
<td></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?

6-4-1-9(A)-5(b): The lot is located with only two neighbors on the block. One of the neighboring buildings has an irregularly shaped lot and has a setback of 75 feet, which pushes the average setback to over 50 feet, well beyond the adjacent neighboring setback of 27 feet. As a result, the buildable area becomes severely impacted and would be out of character to the rest of the neighborhood.

6-4-6-3(A)-3: The depth of the corner lot does not allow for adequate space between the principle and accessory building.

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 requested variations will not adversely affect the use or enjoyment of the neighboring buildings. The proposed building location and shape will be in character with the existing structure in the neighborhood.

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

The property owner would endure a hardship with not being able to build a residence that is in character to the size and shape or other existing homes in the area.

3. Either...

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

The purpose of the variation is to seek relief from the hardship with not being able to build a residence that is in character to the size and shape or other existing homes in the area.

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

The hardship is a result of being a corner lot on a block with only two neighbors, one of which has an irregularly shaped lot with a principle building well beyond the typical front yard setback of existing homes in the area.
5. Have other alternatives been considered, and if so, why would they not work?

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Yes, other alternatives were explored and the 50 foot front setback would make the lot unusable
and the depth would not allow for adequate space between the principle and accessory
garage structures.

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City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS

(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:

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Does not apply. The proposed user is the property owner.

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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.)

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Does not apply. The proposed user is the property owner.

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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.

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Does not apply. The proposed user is the property owner.
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.

—Does not apply. The proposed user is the property owner.

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**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.

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**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.

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1. **Contract.** This Vacant Land Purchase and Sale Contract ("Contract") is made by and between ___________________________ ("Buyer") and ___________________________ ("Seller") (collectively, "Parties"), with respect to the purchase and sale of the real estate improvements, if any, located at: 2412 Wade St, Evanston, IL 60201 ("Property").

2. **Purchase Price.** The purchase price for the Property is $_________________________ ("Purchase Price"). The Purchase Price includes the following personal property: [N/A] ("Personal Property").

3. **Earnest Money.** Upon Buyer's execution of this Contract, Buyer shall deposit with Century 21 Universal [Escrowee], initial earnest money in the amount of $_________________________, in the form of [Personal check] ("Initial Earnest Money"). The Initial Earnest Money shall be returned and this Contract shall be of no force or effect if this Contract is not accepted by Seller on or before [presentation] ____________ 20__,. The Initial Earnest Money shall be increased to (strike one) 10% of the Purchase Price OR [N/A] [percent] of the Purchase Price ("Final Earnest Money") within [N/A] business days after the expiration of the Attorney Approval Period (as established in Paragraph 12 of this Contract) (the Initial and Final Earnest Money are together referred to as the "Earnest Money"). The Parties acknowledge and agree that (i) the Parties shall execute all necessary documents with respect to the Earnest Money in form and content mutually agreed upon between the parties and (ii) except as otherwise agreed, Buyer shall pay all expenses incurred in opening an escrow account for the Earnest Money.

4. **Mortgage Contingency.** This Contract is contingent upon Buyer securing by [March 22nd] ____________ 20__, ("First Commitment Date") a firm written mortgage commitment for a fixed rate or an adjustable rate mortgage permitted to be made by a U.S. or Illinois savings and loan association, bank, or other authorized financial institution, in the amount of (strike one) $_________________________, amortized over 30 years, payable monthly, with an interest rate of (strike one) ____________ percent (percent) of the Purchase Price, not to exceed ZERO %, plus appraisal and credit report fee, if any ("Required Commitment"). If the mortgage secured by the Required Commitment has a balloon payment, it shall be due no sooner than 30 years. Buyer shall pay for private mortgage insurance as required by the lending institution. If a FHA or VA mortgage is to be obtained, Rider 8, Rider 9, or the HUD Rider shall be attached to this Contract. (1) If Buyer is unable to obtain the Required Commitment by the First Commitment Date, Buyer shall notify Seller in writing or on or before that date. Thereafter, Seller may, within 30 business days after the First Commitment Date ("Second Commitment Date"), secure the Required Commitment for Buyer upon the same terms, and may extend the Closing Date by 30 business days. The Required Commitment may be given by Seller or a third party. Buyer shall furnish all requested credit information, sign customary documents relating to the application and securing of the Required Commitment, and pay one application fee as directed by Seller. Should Seller choose not to secure the Required Commitment for Buyer, this Contract shall be null and void as of the First Commitment Date, and the Earnest Money shall be returned to Buyer. (2) If Buyer notifies Seller on or before the First Commitment Date that Buyer has been unable to obtain the Required Commitment, and neither Buyer nor Seller secures the Required Commitment on or before the Second Commitment Date, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. (3) If Buyer does not provide any notice to Seller by the First Commitment Date, Buyer shall be deemed to have waived this contingency and this Contract shall remain in full force and effect.

5. **Possession.** Seller agrees to surrender possession of the Property on or before the Closing Date (as defined in Paragraph 5 below).

6. **Closing.** Buyer shall deliver the balance of the Purchase Price (less the amount of the Final Earnest money, plus or minus prorations and escrow fees, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Buyer at "Closing." Closing shall occur on or prior to [March 29th] ________ 20__, at a time and location mutually agreed upon by the Parties ("Closing Date"). Seller must provide Buyer with good and merchantable title prior to Closing.

7. **Deed.** At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed ("Deed") (or other appropriate deed if title is in trust or in an estate), and Articles of Agreement, if applicable, subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

8. **Real Estate Taxes.** Seller represents that the 20__ general real estate taxes were $1,818. General real estate taxes shall be prorated based on (i) [TBD] [percent] of the most recent ascertainable full year tax bill, or (ii) mutually agreed by the Parties in writing prior to the expiration of the Attorney Approval Period.

9. **"AS IS" Condition.** Seller represents that the Property is zoned [R2] ________ This Contract is for the sale and purchase of the Property (including any Personal Property) in its "as-is" condition as of the Acceptance Date. The Property (including any Personal Property) has been inspected by Buyer and Buyer acknowledges that no representations, warranties or guarantees with respect to the condition of the Property (including any Personal Property) have been made by Seller or Seller's agents, brokers or representatives other than those set forth herein.

10. **Issues Related to Property Development - Contingencies.** If Buyer contemplates developing property for a use other than the current use, there are a variety of issues which should be addressed to insure the development or new use is permitted. Municipal and zoning ordinances, recorded building and use restrictions, covenants, conditions of record and easements may prohibit certain improvements or uses and therefore should be reviewed. Building permits, zoning variances, special use permits, architectural control committee approvals, estimates for utility hook-up expenses, special assessment charges for installation of roads or utilities and environmental audits may be needed to determine the feasibility of a particular use of the Property. As a result, this Contract is subject to the following contingencies (check all that apply):

- (A) Development Contingency. This Contract is contingent upon (strike one) Buyer / Seller obtaining all requisite approvals from any governing body having jurisdiction for the construction/development of the Property as ___________________________. (strike one) Buyer / Seller is to have until ___________________________ 20__ to obtain approval in final, non-appealable form, upon conditions reasonably acceptable to the Parties. Buyer Initials: ___________________ Buyer Initials: ___________________

- (B) zonig Contingency. This Contract is contingent upon ___________________________. Buyer Initials: ___________________ Buyer Initials: ___________________
(B) Subdivision Contingency. This Contract is contingent upon (strike one) Buyer / Seller obtaining all requisite approvals from any governing body having jurisdiction for subdivision approval of the Property. (strike one) Buyer/Seller must make an application for subdivision approval by __________, 20__, and the Parties agree to use commercially reasonable efforts to diligently pursue the application. The final approval, upon conditions reasonably acceptable to the Parties, shall be obtained on or before __________, 20__.

(C) Utility Availability. This Contract is contingent upon (strike one) Buyer obtaining / Seller delivering evidence, on or before __________, 20__, that the following utilities serve the Property in a manner and in a location reasonably acceptable to Buyer (check all that apply): ☐ electricity; ☐ gas; ☐ municipal water; ☐ municipal sewer; ☐ telephone; ☐ other: __________.

(D) Vacant Land Disclosure. This Contract is contingent upon Seller delivering to Buyer or Buyer's designated agent a completed copy of the Chicago Association of Realtors' Vacant Land Disclosure Rider ("Disclosure") within ___ business days of the Acceptance Date. If Buyer does not receive the Disclosure within the specified time, Buyer shall within 2 business days of the due date for receipt of the Disclosure notify Seller in writing of Buyer's election to terminate the Contract or proceed with this Contract without regard to Buyer's receipt of the Disclosure. IN THE ABSENCE OF ANY WRITTEN NOTICE FROM BUYER TO SELLER WITHIN SUCH 2 BUSINESS DAY PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY BUYER AND THIS CONTRACT SHALL REMAIN IN FULL FORCE AND EFFECT.

IF BUYER DELIVERS WRITTEN NOTICE TO SELLER THAT BUYER ELECTS TO TERMINATE THIS CONTRACT ("TERMINATION NOTICE") PRIOR TO THE EXPIRATION OF ANY OF THE ABOVE-REFERENCED CONTINGENCY PERIODS, THEN THIS CONTRACT SHALL BE DECLARED NULL AND VOID AS OF THE DATE OF SELLER'S RECEIPT OF BUYER'S TERMINATION NOTICE AND THE EARNEST MONEY SHALL BE DISBURSED BY ESCROWEE TO BUYER UPON THE WRITTEN DIRECTION OF THE PARTIES.

11. Dual Agency. The Parties confirm that they have previously consented to __________ ("Licensee") to act as Dual Agent in providing brokerage services on behalf of the Parties and specifically consent to Licensee acting as Dual Agent on the transaction covered by this Contract.

Buyer Initials: ___________ Buyer Initials: ___________ Seller Initials: ___________ Seller Initials: ___________

12. Attorney Modification. Within ___ business days after the Acceptance Date ("Attorney Approval Period"), the Parties' respective attorneys may propose written modifications to this Contract ("Proposed Modifications") on matters other than the Purchase Price, broker's compensation and dates. Any Proposed Modifications that are set forth in writing and accepted by the other party shall become terms of this Contract as if originally set forth in this Contract. If, within the Attorney Approval Period, the Parties cannot reach agreement regarding the Proposed Modifications, then, at any time after the Attorney Approval Period, either Party may terminate this Contract by written notice to the other Party. In that event, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. IN THE ABSENCE OF DELIVERY OF PROPOSED MODIFICATIONS PRIOR TO THE EXPIRATION OF THE ATTORNEY APPROVAL PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

13. Inspection. Within ___ business days after the Acceptance Date ("Inspection Period"), Buyer may conduct, at Buyer's sole cost and expense (unless otherwise provided by law) inspections of the Property ("Inspections"), including but not limited to investigations of the services supplying the Property, environmental audits and soil sample testing, by one or more properly licensed or certified inspection personnel (each, an "Inspector"). Buyer shall provide Seller with reasonable notice prior to conducting any such investigations. Buyer shall indemnify Seller from and against any loss or damage to the Property or personal injury caused by the Inspections, Buyer, or Buyer's Inspector. Buyer agrees to promptly provide copies of all inspection reports to Seller and to the listing broker, if any. Buyer further agrees to restore the Property to its original condition and agrees to be responsible for any damage incurred while performing such Inspections. Buyer may terminate this Contract at any time prior to the expiration of the Inspection Period by providing written notice of such termination to Seller. In the event of such notice, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. Buyer's obligations under this Paragraph 13 shall survive the termination of this Contract. IN THE ABSENCE OF WRITTEN NOTICE PRIOR TO EXPIRATION OF THE INSPECTION PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

14. General Provisions, Riders and Addendums. THIS CONTRACT WILL BECOME A LEGALLY BINDING CONTRACT WHEN SIGNED BY ALL PARTIES AND DELIVERED. THIS CONTRACT INCLUDES THE GENERAL PROVISIONS ON THE LAST PAGE OF THIS CONTRACT AND RIDERS __________ (list Rider numbers here) AND ADDENDUM __________ (list Addendum numbers here) ATTACHED TO AND MADE A PART OF THIS CONTRACT.

[Signature Page Follows]
OFE DATE: 5/4/2013

BUYER'S INFORMATION:

Buyer's Name(s) (print): Ana Petrona Cruz Manzanarez
Address: Khandka Singh Schuler
City: 
State: 
Zip:

Office Phone: 
Home Phone: 
Fax: 
Cell Phone: 
Email Address:

The names and addresses set forth below are for informational purposes only and subject to change.

BUYER'S BROKER'S INFORMATION:

Designated Agent (print): Santiago Valdez
Agent MLS Identification Number: 149539
Brokerage Company Name: Compass

Office Address: 900 n Michigan 8th Floor
City: Chicago
State: IL
Zip: 60611
Office Phone: 
Cell Phone: 
Fax: 
Email:

BUYER'S ATTORNEY'S INFORMATION:

Attorney Name: 
Firm: 
Office Address: 
City: 
State: 
Zip: 
Office Phone: 
Cell Phone: 
Fax: 
Email:

BUYER'S LENDER'S INFORMATION:

Mortgage Broker's Name: 
Lender: 
Office Address: 
City: 
State: 
Zip: 
Office Phone: 
Cell Phone: 
Fax: 
Email:

ACCEPTANCE DATE: 3/5/2017

SELLER'S INFORMATION:

Designated Agent (print): Jacqueline Nevid
Agent MLS Identification Number: 878446
Brokerage Company Name: Century 21 Universal

Office Address: 
City: 
State: 
Zip: 
Office Phone: 
Cell Phone: 
Fax: 
Email:

SELLER'S ATTORNEY'S INFORMATION:

Attorney Name: Anthony Defrenza
Firm: Defrenza & Mosconi
Office Address: 707 Skokie Blvd Suite 410
City: Northbrook
State: IL
Zip: 60062
Office Phone: 847-513-6699
Cell Phone: 
Fax: 847-513-6609
Email:

The names and addresses set forth below are for informational purposes only and subject to change.
Dear ANA PETRONA CRUZ MANZANARES and KHANDA SINGH SCHULER,

Thank you for choosing Fifth Third Bank! Based on the information you provided and your recent credit report, I am pleased to inform you that you have been pre-qualified for the following mortgage loan:

- **Sales Price:** [Redacted]
- **Loan Amount:** [Redacted]
- **Credit Report Date:** JANUARY 22, 2019
- **Loan Type:** CONFORMING 30 YR FIXED

The pre-qualification process is the first step toward your new home. This letter is designed to show realtors, sellers and builders that you are a serious buyer and it may help strengthen your offer. This letter is not a commitment to lend but provides you with an estimate of how much you are likely to qualify for and also helps speed up the loan process once you find the home of your dreams.

Step 1 is now complete! Next Steps:

- **Step 2:** Work with a real estate agent or builder to find your new home.
- **Step 3:** Contact me when you find a home so we can finalize your mortgage application. With your pre-qualification, some of the work is already done!
- **Step 4:** Enjoy your new home!

If you have any questions, please feel free to contact me anytime. I can be reached by email at MICHAEL.DOBBS@53.COM or by phone at (630) 788-4048.

Thank you again for choosing Fifth Third Bank.

Sincerely,

MICHAEL DOBBS

Mortgage Loan Originator
NMLS # 425690

This Pre-Qualification Letter is valid for 90 days from the credit report date on this letter. Actual closing costs, interest rate, monthly payment, and APR are subject to change at any time without notice and may be higher or lower depending on factors such as down payment, market rates, property type, loan amount, and other program changes.

This letter is based on the preliminary information you provided and your credit report, and is subject to verification should you determine a specific property and decide to submit an application for a mortgage. This letter does not constitute a loan application or loan approval and is not a commitment to lend or lock a rate. If your information or financial situation changes, we may need to modify this letter.

Loans subject to credit review and approval. Fifth Third Bank, 38 Fountain Square Plaza, Cincinnati, OH 45203, NMLS # 403245. Member FDIC, an Equal Housing Lender. Fifth Third and Fifth Third Bank are registered service marks of Fifth Third Bancorp.
**Zoning Analysis**

**Summary**

**Case Number:** 19ZONA-0115  
**Case Status/Determination:** Non-Compliant

**Proposal:** 
NEW SFR-DET AND 2-CAR DET-GARAGE

**Site Information:**

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
<th>Overlay District</th>
<th>Preservation District</th>
</tr>
</thead>
<tbody>
<tr>
<td>2412 WADE ST</td>
<td>R3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Applicant:**  
**Phone Number:**

Signature: [Signature]  
Date: 7-10-19

**Zoning Section**  
**Comments**

**Recommendation(s):** Click on the link(s) below to access online application(s)
Zoning Analysis
Summary

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Case Status/Determination</th>
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<tbody>
<tr>
<td>19ZONA-0115 – 2412 WADE STREET</td>
<td>NON-COMPLIANT</td>
</tr>
</tbody>
</table>

Proposal:
NEW SFR-DET AND 2-CAR DET-GARAGE

Zoning Section: 6-4-1-9.5.b
Comments:
Non-compliant:
Minimum required front yard setback is 50'; 27.5' proposed.

For corner lots, the required front yard setback is the average setback of existing principal structures on the same side of the block within 200'. The existing setbacks are measured off the City's GIS.

(b) Where a lot is located between an improved lot and a vacant lot or a lot improved or vacant, and a street, the front yard required for the lot shall be determined by averaging the front yard setbacks of every lot within two hundred (200) feet on the same side of the street in the same block.

A 50' setback seems inappropriate for this lot, given the significantly differing and very deep front yard setback for one of the homes on the block, may apply for a minor variation requesting a 34.8' setback which seems more appropriate. Minor variations are an administrative decision by the Zoning Administrator. The process takes about a month once the application is received.

Alternative, may apply for a major variation requesting a 27.5' setback as proposed. Major variations are considered by the Zoning Board of Appeals in a public hearing. The next available public hearing date is likely to be in September if the application is submitted promptly.

I can provide more details on applying for either a minor or major variation.

Regardless of whether a minor or major variation is requested, variations may or may not be approved.

6-4-6-3 Non-compliant:
Minimum required street side yard setback for detached accessory buildings is 15'; 14.2' proposed.

6-4-6-3 Non-compliant:
Detached accessory structures are not permitted to be located closer to the street side property line than the principal structure; detached garage located closer to street side property line than principal structure.
Recommend shifting garage location to align with east façade of principal structure.

<table>
<thead>
<tr>
<th>6-4-6-7.E</th>
<th>Provide fence height details.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>On site plan, note minimum 2’ required setback for fence along Leland Street property line. On site plan, note minimum 3’ required setback back from the front facing façade of the home.</td>
</tr>
<tr>
<td></td>
<td>A 20'x20' site triangle is required where the alley and street intersect, measured edge of curb (street) and property line (alley). A fence located within the site triangle is limited to 2.5' in height.</td>
</tr>
<tr>
<td></td>
<td>Site plan appears to note two different west interior side yard setbacks to proposed single-family residence, on sheets A-0.0 A-1.1, please clarify, both sheets indicate a setback over 5' in compliance.</td>
</tr>
</tbody>
</table>
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: July 09, 2019

Z.A. Number: 19ZONA-0115
Address: 2412 WADE ST
Applicant: 
Phone: 

Purpose: Zoning Analysis with Bld Permit App
District: R3
Overlay: 
Preservation District:

Result of Analysis: Non-Compliant

This Application Proposes (select all that apply):
- [X] New Principal Structure
- [X] New Accessory Structure
- [ ] Addition to Structure
- [ ] Alteration to Structure
- [ ] Retention of Structure

Analysis Based On:
- Sidewalk Cale Other
- Plans Dated: 06-27-19
- Prepared By: KIPNIS ARCHITECTURE + PLANNING
- Survey Dated: 04-12-19
- Existing Improvements:
  - Vacant Lot

Proposal Description:
NEW SFR-DET AND 2-CAR DET-GARAGE

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

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

Front Porch Exception (Subtract 50%)

<table>
<thead>
<tr>
<th>Total Eligible</th>
<th>Pavers/Pervious Porch Exception (Subtract)</th>
<th>Open Parking Debit (Add 200sqft/open space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Paver Area</td>
<td>Paver Regulatory Area</td>
<td># Open Required Spaces Addtn. to Bldg Lot Cov.</td>
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</table>

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling - SF Detached</td>
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</table>

Comments:

Minimum Lot Width (LF)

<table>
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<tr>
<th>USE:</th>
<th>Minimum Lot Width (LF)</th>
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<tbody>
<tr>
<td>Single Family Detached</td>
<td>35</td>
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Comments:

Minimum Lot Area (SF)

<table>
<thead>
<tr>
<th>USE:</th>
<th>Minimum Lot Area (SF)</th>
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</thead>
<tbody>
<tr>
<td>Single Family Detached</td>
<td>5,000 sqft</td>
</tr>
</tbody>
</table>

Comments:

Dwelling Units

| Comments: | 1 | Compliant |

Rooming Units

| Comments: | |

Building Lot Coverage (SF) (defined, including subtractions & additions):

| Comments: | 351.5 | 1750 | 21.9% | Compliant |

Page 1
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Impervious Surface</td>
<td>4389.7</td>
<td></td>
<td>2040</td>
<td></td>
</tr>
<tr>
<td>Coverage (SF, %)</td>
<td></td>
<td></td>
<td>25.6%</td>
<td>Compliant</td>
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</table>

**Comments:**

Accessory Structure: 40% of rear yard

Gross Floor Area (SF)

Use:

Height (FT) 35 OR 2.5 STORIES

Front Yard(1) (FT) 50.0
  Direction: N 27.5
  Street:
  Comments: STANDARD IS AVERAGE OF EXISTING SETBACKS ON SAME SIDE OF STREET ON THE BLOCK

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

Street Side Yard (FT) 15.0
  Direction: E 31.3
  Street:
  Comments:

Interior Side Yard(1) (FT) 5.0
  Direction: W 5.4
  Comments: CONFIRM SETBACK, SHEETS A-0.0 AND A-1.1 SHOW DIFFERENT DIMENSIONS

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

Rear Yard (FT) 30.0
  Direction: S 47.1
  Comments:

**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Garage (Det) Coachhouse or Garage (Det) Coachhouse or Coachhouse</td>
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<td>Comments:</td>
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</tbody>
</table>

Permitted Required Yard:

Additional Standards:

Height (FT) 20 WITH SLOPED ROOF 17.6 WITH SLOED ROOF

Comments:
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>10.00'</td>
<td></td>
<td>10.0+</td>
<td>Compliant</td>
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</table>

**Front Yard(1A) (FT)**
- **Direction:** N
- **Comments:**

**Street:**
- **Comments:**

**Front Yard(1B) (FT)**
- **Comments:**

**Street Side Yard (FT)**
- **Direction:** E
- **Comments:** NOT PERMITTED TO BE CLOSER TO STREET SIDE PROPERTY LINE THAN PRINCIPAL STRUCTURE
- **Existing:** 15.0 AND NOT CLOSER THAN SFR
- **Proposed:** 14.2
- **Determination:** Non-Compliant

**Interior Side Yard(1A) (FT)**
- **Direction:** W
- **Existing:** 3.0
- **Proposed:** 3.0+
- **Determination:** Compliant

**Interior Side Yard(1B) (FT)**
- **Comments:**

**Rear Yard (FT)**
- **Direction:** S
- **Existing:** 3.0
- **Proposed:** 3.0
- **Determination:** Compliant

**ACCESSORY USE AND STRUCTURE 2**

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<td>Deck or Patio (raised)</td>
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**Permitted Required Yard:**
- **Existing:** Rear Yard
- **Determination:** Compliant

**Comments:**

**Additional Standards:**
- **Comments:**

**Height (FT)**
- **Comments:**

**Distance from Principal Building:**
- **Comments:**

**Front Yard(2A) (FT)**
- **Direction:** N
- **Comments:**

**Street:**
- **Comments:**
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**PARKING REQUIREMENTS**

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</table>

Garage Setback from Alley Access (FT)

Comments:

**COMMENTS AND/OR NOTES**

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

 Signature: ____________________________ Date: 7-10-19
Design and Project Review (DAPR)

622 Davis Street

Sidewalk Cafe
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.
Aerial Map - 622 Davis Street

User drawn points

Tax Parcels

August 6, 2019

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.
Memorandum

To: Johanna Leonard, Design and Project Review Chair and Members of the Design and Project Review Committee
From: Gary Gerdes, Building & Inspection Services Division Manager
Subject: Newport Coffee House – Sidewalk Cafe
Date: August 14, 2019

Recommended Action
Staff recommends City Council approval of first-time application for a sidewalk café permit for Newport Coffee House, a Type 2 Restaurant located at 622 Davis Street.

Livability Benefits
Built Environment – Enhance Public Spaces

Background
Newport Coffee House is a local artisan roaster that was established in 1992. Their roastery is in Bannockburn and the Evanston location is their first flagship store with the objective to deliver a very special coffee experience in a minimalistic and Scandinavian setting. The coffee house will open August 14th. Seating will consist of a single 8’ bench for a seating capacity of 5. The café will operate Monday – Friday 7:00 a.m. – 5:00 p.m.; Saturday 7:00 a.m. – 4:00 p.m. and Sunday 8:00 a.m. – 4:00 p.m.

Summary
The Community Development Department and Public Works Agency have reviewed the application and site layout and recommend approval of the sidewalk café permit.

Attachments
Sidewalk Café Application and Site Plan
Sidewalk Café Permit New & Renewal Application

SIDEWALK CAFÉ: A dining area located partially or wholly on a public sidewalk or parkway. (7-2-6(D)1.)

Submit to:
Community Development
Building and Inspection Services
2100 Ridge Avenue
Evanston, Illinois 60201-2798
T 847.448.4311
E: PermitDesk@cityofevanston.org

Date 8/1/2019

Food Establishment Newport Coffee House
Address 632 Davis Street
Contact Name Mikael Bengelfson

Address, if different than Food Establishment

Café Hours of Operation M-F: 7am-5pm, Sat: 7am-4pm, Sun: 8am-4pm
Phone1 312.730.6840 Phone2
Email info@newport-coffee.com

FEES (DO NOT INCLUDE PAYMENT WITH APPLICATION - YOU WILL BE EMAILED AN INVOICE)

<table>
<thead>
<tr>
<th>Sidewalk Café Permit Type</th>
<th>Annual Permit Fee (required)</th>
<th>Permit Fee Per Square Foot*</th>
<th>Outdoor Storage (optional)**</th>
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<tbody>
<tr>
<td>Bakery, Ice Cream</td>
<td>$250</td>
<td>$2</td>
<td>$250</td>
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<tr>
<td>Enoteca or Class K liquor licensee</td>
<td>$250</td>
<td>$2</td>
<td>$250</td>
</tr>
<tr>
<td>Type-1 Restaurant</td>
<td>$300</td>
<td>$3</td>
<td>$250</td>
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<tr>
<td>Type-2 Restaurant</td>
<td>$300</td>
<td>$3</td>
<td>$300</td>
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<tr>
<td>Other Food Establishments</td>
<td>$250</td>
<td>$2</td>
<td>$250</td>
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* Cost per square foot for the area of the public way occupied by the sidewalk café as determined by the City’s Engineering Department following assessment and approval of site plan.
** For storage of tables, benches or chairs approved sidewalk café area on the city sidewalk
Sidewalk Café Permit New & Renewal Application

THE FOLLOWING MUST BE INCLUDED WITH THIS APPLICATION

- Site plan – A new drawing is required if changes from the previous year are requested or a new sidewalk café application is being submitted
- Menu of proposed service
- Statement of Restaurant Use
- A certificate of insurance as described here and must include this statement: "The City of Evanston is named an additional insured pursuant to the City Code sections regulating sidewalk cafes, and all City staff regulations regarding sidewalk cafes."
- The signed Release, Indemnification & Hold Harmless Agreement
- City of Evanston Liquor License (if applicable)

REQUIRED ADDITIONAL INFORMATION (Mark "Yes" or "No")

- Reusable dishware/flatware will be used for café customers.
- Disposable dishware/flatware will be used for café customers.
- Public parking is available within 1 block.
- Valet parking is offered.
- Storage of tables, benches or chairs will be on the city sidewalk.
- Liquor service will be available at the café. NOTE: NO SERVICE OR CONSUMPTION AT TYPE 2 RESTAURANTS. (Include a copy of your current Evanston liquor license.)

PLEASE READ - CITY CODE 7-2-6 RULES AND REGULATIONS FOR ALL SIDEWALK CAFES:

5.a. (1) Licensed type 1 restaurants, possessing an alcoholic liquor license of any classification and located within the "core area" as defined in section 3-4-1 of this code, may sell alcoholic liquor on sidewalk cafe premises. Such sale of alcoholic liquor shall be for consumption on the premises only with the consumption of a meal. This provision must be clearly stated on sidewalk cafe menus.

(2) Licensed restaurants, possessing an alcoholic liquor license of any classification, but located outside the "core area" as defined in section 3-4-1 of this code, unless otherwise permitted in subsection (D)5a(3) of this section, and all type 2 restaurants, are prohibited from serving alcoholic liquor on the sidewalk cafe premises or allowing any patron to consume or have in his or her possession, any alcoholic liquor on said cafe premises. Licensed restaurants outside the core area which serve alcoholic liquor in the principal establishment, unless otherwise permitted in subsection (D)5a(3) of this section, and type 2 restaurants which serve alcoholic liquor in the principal establishment must clearly state on the menu for outdoor service that the sale and/or consumption of alcoholic liquor is prohibited.

(3) Licensed type 1 restaurants, possessing an alcoholic beverage license of any classification, but located outside the "core area", may request a sidewalk cafe permit which allows the sale of alcoholic liquor on sidewalk cafe premises subject to the standards and procedures of subsection (D)6 of this section and in compliance with all other applicable provisions of this code.

(4) An enoteca possessing a Class K liquor license sell wine within the boundaries of the sidewalk cafe premises.

(5) A Class K liquor licensee may sell beer, wine, or liquor within the boundaries of the sidewalk café premises.
Sidewalk Café Permit New & Renewal Application

b. At all times, including while being stored, prepared, displayed, served or transported to the table, food shall be protected from potential contamination by being covered and/or refrigerated if necessary.

c. Reusable, nondisposable flatware, dishware and beverage containers, are required for use in association with all sidewalk cafes. No food or beverage, including water, shall be served in, on, or with single use paper, plastic, or polystyrene plastic dishes or utensils, nor shall any food or beverage be served to the customer wrapped or packaged in foil, paper, plastic, or polystyrene plastic. The prohibition on the use of single use dishes, utensils, beverage containers or foil, paper, plastic, or plastic wrapping or packaging may be waived by the Design & Project Review Committee or City Council upon a showing of good cause. Such good cause includes, but is not limited to, provisions of table bus service, a litter control and disposal plan, or equivalents, sufficient to obviate any adverse off site effects of the grant of the waiver.

d. When associated with type 1 restaurants, food or beverages consumed at sidewalk tables, benches, or chairs must be served by a waiter or waitress of the restaurant at said tables, benches, or chairs. When associated with type 2 restaurants, bakeries, ice cream stores or any other licensed food service establishment or other licensed retail food store, a sidewalk café shall provide bus service during all hours of operation. When associated with enotecas or Class K liquor licensees, food or beverages consumed at sidewalk tables, benches, or chairs must be served by a waiter or waitress of the enoteca or Class K liquor licensees at said tables, benches, or chairs.

e. The operator of any licensed food service establishment or licensed retail food store or enoteca or Class K liquor licensees must maintain the exterior of the premises, including the sidewalk café area, in accordance with applicable regulations of the Evanston Health Department and Public Works Department. This duty to maintain extends to the removal of all litter, regardless of its source.

f. Sidewalk tables, benches, or chairs may not be attached by any means to the public sidewalk or any other public property.

g. Sidewalk tables, benches, or chairs may be stored on the City sidewalk, in an area approved by the City, upon the payment of a three hundred dollar ($300.00) fee for type 2 restaurants or a two-hundred and fifty ($250.00) for all other types of businesses.

h. A sidewalk café shall not be open for business when the interior aspect of the business is not open for business.

i. The outdoor seating area shall be accessible to the disabled, and the licensee shall at all times comply with all applicable federal, state, and City laws, ordinances, and regulations concerning accessibility and nondiscrimination in the providing of services.

j. No animals, except those assisting the disabled, shall be allowed in the outdoor restaurant seating area.

k. Except for an enoteca business or Class K liquor license establishment, alcohol will only be served at sidewalk cafes in conjunction with a full meal. The sidewalk cafe shall not function as a "bar," as that term is defined in Section 3-4-1, the City's liquor control regulations, of this Code.

l. Alcohol will not be served at sidewalk cafes after 9:30 p.m. on weekdays and after 10:30 p.m. on weekends.
Sidewalk Café Permit New & Renewal Application

m. Any violation of the City's liquor control regulations at the sidewalk cafe premises may result in the revocation of the liquor license for the entire licensed premises in accordance with the provisions of Title 3, Chapter 5 of this Code.

n. Revocation or suspension of a sidewalk cafe permit by the City Manager or his/her designee pursuant to Section 7-2-6(D)(7) prohibits service of alcoholic liquor on the sidewalk cafe premises for the duration of the revocation or suspension.

o. No amplified music, whether live or recorded, is allowed on sidewalk cafe premises.

p. The sidewalk cafe permit and approved plan shall be conspicuously displayed on the exterior wall or window of the main entrance of the licensed retail food establishment during all hours of operation. The boundaries of the Sidewalk Café, including the physical boundary separating the permitted outdoor seating from the remainder of the public way, shall reflect the approved plan and shall not be modified or altered unless approved by the Design & Project Review Committee or City Council.

ADDITIONAL RULES AND REGULATIONS FOR ALL SIDEWALK CAFES:

- Smoking will be prohibited at both the sidewalk café and interior of the restaurant in accordance with § 8-21Clean Air Act – Smoking of the Evanston City Code and that wait staff and management will actively enforce this.
- A clear distance of a minimum of six (6) unobstructed feet in width, measured from the sidewalk curb and from any public improvements within the right of way, including, but not limited to, parking meters, signs, and planters to the ropes or chains delimiting the sidewalk café area as indicated on the approved site drawing will be maintained.
- As per § 7-2-6(C)(3)(f), a Certificate of Insurance showing coverage through November 1 of the permit year must be submitted as part of the application. If coverage expires before November 1, a Certificate of Insurance must be submitted 30 days before the expiration date.
- No BYOB liquor service or consumption is allowed at the sidewalk café; the food establishment must have a valid liquor license.
- Outdoor amplified music is not allowed at the sidewalk café.

Please check appropriate box:

☐ I intend to set up the café area exactly as designated in the site plan approved for the previous year.

☐ I am submitting a revised site plan with this application for review.

☒ I am submitting a new site plan and new application for review.

My signature on this application indicates that the information submitted is accurate and that I understand and accept the responsibility to operate the sidewalk café in compliance with all the relevant City rules and regulations.

Name (please print) Michael Bergfors

Title/Position Owner

Signature L.D. [Signature] Date 8/1/2019
NEWPORT COFFEE HOUSE
622 Davis St

Distances to tree and parking meter are measured allowing space for people sitting on bench.

Drawing to scale
Drinks

- Espresso
- Macchiato
- Cortado
- Cappuccino
- Latte
- Mocha
- Americano
- Drip
- Café Au Lait
- Pour Over
- Cold Brew
- Tea
- Chai Latte
- Matcha Latte
- Hot Chocolate

Baked goods

- Cookies
- Croissant (Plain, Chocolate, Almond, Spinach & Feta, Ham & Swiss)
- Muffin (Blueberry, Cranberry, Chocolate, Banana & Nut)
- Scone (Blueberry, Cinnamon, Chocolate)
- Vegan Scone

Sandwiches

- Tomato & Mozzarella
- Smoked Salmon
- Avocado
STATEMENT OF RESTAURANT USE
(Sidewalk Café)

Name of Establishment: Newport Coffee House
Address: 682 Davis Street

(Check the definition that best describes your operation.)

____ RESTAURANT, TYPE 1: An establishment in which the principal use is the service of prepared food and beverages for consumption on the premises. All service of prepared food and beverages for consumption on the premises shall require customers to order at a table, booth or dining counter with service by a waiter or waitress at said table, booth or dining counter and also shall require the use of reusable (non-disposable) flatware and dishware. Drive-through facilities are prohibited. (7-2-6(D)1)

X RESTAURANT, TYPE 2: An establishment in which the principal use is the service of prepared food and/or beverages for consumption on and/or off the premises and that is not a "restaurant type 1" as defined in this section. This definition shall not include establishments wherein incidental prepared food and beverage service is accessory to a bakery, food establishment, convenience store, food store establishment, meat market, or similar principal use nor shall it include cafeterias that are accessory to hospitals, colleges, universities, schools or other similar principal uses. (7-2-6(D)1) Type 2 Restaurants are required to post the enclosed LITTER COLLECTION PLAN on site. NOTE: NO LIQUOR SERVICE OR CONSUMPTION ALLOWED AT THE SIDEWALK CAFÉ.

____ ICE CREAM STORE: An establishment selling primarily ice cream, soda water, frozen yogurt and soft drinks.

____ BAKERY: An establishment for any process of mixing, compounding and baking any bread, biscuits, crackers, rolls, cakes, pies, or any food products of which flour or meal is the principal ingredient, for sale at retail or at wholesale.

____ OTHER FOOD SERVICE ESTABLISHMENT or RETAIL FOOD STORE

____ ENOTECA or CLASS K LIQUOR LICENSEE: a special type of local or regional wine shop

If you have questions or need assistance completing this document, contact the Planning & Zoning Division, zoning@cityofevanston.org or call 847-448-4311.
# CERTIFICATE OF LIABILITY INSURANCE

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFRMS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**
Rosenthal Bros., Inc.
PO Box 700
Deerfield, IL 60015-0700

<table>
<thead>
<tr>
<th>NAME</th>
<th>PHONE (A.C. No. Ext.)</th>
<th>FAX (A.C. No.)</th>
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<td></td>
<td>(630) 940-4300</td>
<td>(630) 940-4315</td>
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**INSURED**
Lotta's Coffee LLC DBA Newport Coffee House
535 Longwood Ave
Glencoe, IL 60022

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<tr>
<th>NAME</th>
<th>ADDRESS</th>
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**COVERAGES**

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**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required).**

City of Evanston is added as additional insured via form CG2013 for permit for sign.

**CERTIFICATE HOLDER**
City of Evanston
2100 Ridge Ave
Evanston, IL 60201

**CANCELLATION**

**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**

**AUTHORIZED REPRESENTATIVE**

[Signature]

**DATE (MM/DD/YYYY)**
7/11/2019
Sidewalk Café Permit New & Renewal Application

RELEASE, INDEMNIFICATION & HOLD HARMLESS AGREEMENT
(Sidewalk Café)

WHEREAS, the undersigned desires to maintain a sidewalk café (e.g. an outdoor dining seating area) on a portion of the public sidewalk in the City of Evanston; and

WHEREAS, the City of Evanston may permit the undersigned to maintain such an area, provided that the City shall not thereby incur the risk of any liabilities to the undersigned, or to any third party or employee of the undersigned, by virtue of the presence or actions of the undersigned;

NOW, THEREFORE, the undersigned agrees to release, indemnify, defend and hold harmless the City of Evanston, its officers, employees and agents against any and all loss, liability, damage, claims, costs, attorney's fees, and expenses which it may hereafter incur as a result of the undersigned's operation of the sidewalk café/outdoor dining seating area. The undersigned shall at his or her own expense, appear, defend, and pay all attorney's fees, and all costs and other expenses arising therefrom or incurred in connection with the undersigned's operation of the sidewalk café/outdoor dining seating area. If any judgments shall be rendered against the City in any such action, the undersigned shall satisfy and discharge the same excluding only such claims, demands or losses, which result from the sole negligence of the City of Evanston or its officers, agents or employees.

I HAVE CAREFULLY READ THIS RELEASE AND FULLY UNDERSTAND ITS CONTENTS. I AM AWARE THAT THIS IS A RELEASE AND HOLD HARMLESS AGREEMENT, AND A CONTRACT BETWEEN THE CITY OF EVANSTON AND ME, AND I SIGN IT OF MY FREE WILL.

Signed at Evanston, IL this 1 day of August, 2019
City, State

Date

Signature

Michael Benson
Name (Please Print)

Owner

Title

622 Davis Street
Address

Evanston, IL 60201
City, State, Zip
Design and Project Review (DAPR)

942 Pitner Avenue
Zoning Map - 942 Pitner Avenue

August 9, 2019

- User drawn points
- Zoning Boundaries & Labels
- Tax Parcels

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.

Copyright 2018 City of Evanston
LOT 8 AND THE NORTH 100 FEET OF LOT 9 IN BLOCK 5 IN THOMAS P. GREY'S MAIN STREET ADDITION TO
EVANSTON, A SUBDIVISION OF THE WEST ONE-THIRD OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
APRIL 21, 1927 AS DOCUMENT NUMBER 9623678, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS # 942 Fitch Avenue, Evanston, Illinois.

NORTH SHORE SURVEY, LTD. DATED: NOVEMBER 2, 2018

PREPARED FOR: CENTRAL LAW GROUP
PURPOSE: SUBDIVISION / SALE
FIELD DATE: 11-2-18
DELIVERY DATE: 11-2-18
FORMAT: PDF & PDF

Information herein is not sufficient nor guaranteed for new construction,useum property corners noted.
Distances and angles may not be assumed by scaling.
Distances were recorded in feet and decimals.
Building Lines & Easements per file, if provided.
Compare all points on ground prior to construction.

State of Illinois
County of Cook

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed
as described in the above caption in accordance with official records on
surveys and that the plat hereon drawn is a copy of a reproduction of the

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE NO. 35-2233 EXPIRED 11-30-2018
REMODELING/CONVERSION/2ND FLOOR ADDITION

942 PITNER, EVANSTON, IL 60202
1. ZONING DISTRICT - MXE
2. LOT AREA 6288.00 SQ.F.
3. F.A.R. MAX. PER ORDINANCE = 1.50
4. ALLOWABLE AREA = 1.5 x 6288.00 = 9432.00 SQ.F.
   4.1. 1ST FLOOR EXISTING = 4689 SQ. F. (W/O GARAGE 324 SQ. F.)
   4.2. NEW 2ND FLOOR = 2407 SQ.F. (W/O NEW STAIRS)
   4.3. TOTAL PROPOSED = 7096 SQ.F. < 9432.00 SQ.F.
5. NUMBER OF DWELLING UNITS WITH 1 BEDROOM = 4
6. OFFICE AREA (STUDIO) TOTAL = 1320 SQ.F.
7. PARKING NEEDED FOR (4) 1-BEDROOM DWELLING UNITS = 5 SPACES
8. PARKING EXEMPTION FOR LEAST GENERATING USE (ARTIST STUDIO - 1320 SQ.F.) - 2000 SQ.F. = 0 PARKING SPACES
9. PARKING SPACES - EXISTING = (6+1 TANDEM/GARAGE)
10. NEW MAX. HEIGHT OF BUILDING = 24' - LESS THAN 41' MAX. ALLOWED/
11. NUMBER OF STORIES: 2 < 3 MAX. ALLOWED

SITE PLAN
1. = 10'-0"
FIBER-CEMENT EXTERIOR PANELING
EXISTING BRICK MASONRY. NEW TUCKPOINTING.
METAL AWNINGS

1/8" = 1'-0"

EAST ELEVATION

FIBER-CEMENT EXTERIOR PANELING
EXISTING BRICK MASONRY. NEW TUCKPOINTING.

SOUTH ELEVATION

1/8" = 1'-0"
EXISTING BRICK MASONRY. NEW TUCKPOINTING.

FIBER-CEMENT EXTERIOR PANELING

METAL AWNINGS

EXISTING BRICK MASONRY. NEW TUCKPOINTING.

FIBER-CEMENT EXTERIOR PANELING

METAL AWNINGS

EXISTING BRICK MASONRY. NEW TUCKPOINTING.

FIBER-CEMENT EXTERIOR PANELING

EXTERIOR LOUVERS

METAL AWNINGS
Design and Project Review (DAPR)

3101 Central Street

Recommendation to ZBA
PROPOSED SQ. FT. OF AREAS:

EXISTING LOT: 16,000.00 sq. ft. (unchanged)
EXISTING BUILDING: 4,364.90 sq. ft. (unchanged)
PROPOSED BUILDING ADDITION: 560.50 sq. ft.
EXISTING OPEN ROOFED AREA: 199.22 sq. ft. (unchanged)
PROPOSED PAVING: 7,984.20 sq. ft.
PERVERSUS SURFACE UNPAVED AREA: 2,871.16 sq. ft. (unchanged)
CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091
(847) 853-7042 - FAX

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
canningchris@comcast.net

July 17, 2019

VIA HAND DELIVERY
Violetta Cullen, Chair
Zoning Board of Appeals
c/o Melissa Klotz
Zoning Administrator
Community Development Department
City of Evanston
2100 Ridge Avenue
Evanston, IL 60201

Re: Application for Major Variance at 3101 Central Street.

Dear Chairperson Cullen and Members of the Zoning Board of Appeals:

I am writing on behalf of Lakeside Auto Rebuilders, Inc. (hereinafter “Lakeside”) regarding its application for a variation to make an addition to the existing structure at 3101 Central Street. For the reasons set forth below, Lakeside respectfully requests that the City of Evanston grant the requested variations.

I. The Subject Property.

The Subject Property is located within the R-4 Residential Zoning District. The Subject Property is located on north side of Central Street and the west side of Lawndale Avenue. A public alley runs along the north lot line of the property. Immediately to the west of the Subject Property are residential properties. According to the Plat of Survey dated April 21, 2019, the Subject Property has approximately 128’ of frontage on Central Street and has a depth of 125’ along Lawndale Avenue. It is improved with a one-story brick commercial building. (The Plat is attached to the Application as Exhibit A).
II. **The Existing Building.**

From 1921 to 1940, the Subject Property was zoned for commercial use. The original improvement to the Subject Property occurred with the issuance of a permit on November 30, 1928 for the construction of a “brick fuel oil selling station.” On July 31, 1928, a building permit was issued for the installation of a grease pit. On July 1, 1944, a permit was issued for “repair work to garage”. In 1954, the two-car garage, which is now attached to the west side of the principal building was moved from the front of the property to its present location. On April 27, 1984, Ordinance 27-O-87 was granted to permit the use to continue at the Subject Property past the elimination date of December 2, 1985.

III. **Chronology of Events leading to request for variance.**

After meeting with staff about the proposed addition, Lakeside filed its Zoning Analysis Application. The proposed addition is a one-story addition that will be approximately 580.5 sq. ft. to be used for indoor estimating during inclement weather. (The proposed site plan and elevation drawing are attached as Exhibits B and C to the Application). After review by staff, they determined that Lakeside need to file a Major Variation Application seeking three variations: (i) to enlarge a Nonconforming structure; (ii) to expand a Nonconforming use and (iii) a seven-space parking variation to meet the required number of spaces. (The Non-Compliant Zoning Analysis is attached as Exhibit D to the Application).

IV. **Standards of Review.**

Pursuant to the City of Evanston Zoning Ordinance, any application for a variation must meet the requirements of Section 6 of the Zoning Ordinance. As set forth more fully below, Lakeside’s Application meets each element of the Standards of Review.

**Section 6-3-8-1**

a. *The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.*

Response: The proposed addition will have no impact on the use, enjoyment of property values of adjoining properties. Lakeside has operated at this location since 1975 and the addition will not change the nature of the business, hours of operation or the number of employees. Lakeside will also screen the addition so that it will have little or no visual impact on the neighborhood.
b. The requested variation is in keeping with the intent of the zoning ordinance.

Response: One of the goals of the Zoning Ordinance is to conserve and enhance “the taxable value of land and buildings throughout the City.” In granting the application, the Board will enhance the value of the property. While the building is nonconforming and the use is nonconforming, nevertheless, this is the smallest possible expansion of the nonconformity to permit the Applicant to operate the business more efficiently.

c. The alleged hardship or practical difficulty is peculiar to the property.

Response: The hardship faced by Lakeside is unique. Unlike the vast amount of properties in the district, Lakeside operates a non-conforming use in a non-conforming structure Lakeside cannot continue to operate with approval from the City. Here, Lakeside has no practical way to increase parking on the Subject Property to meet the parking requirement since it is surrounded on three sides by public ways and the fourth side by a residential use. The only way to attempt to meet the parking requirement would be to demolish a portion of the existing structure which would have a detrimental impact on the Applicant’s business.

d. 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.

Response: If the variation is not granted, Lakeside will suffer a hardship that would prevent it from making a reasonable use of the property. If the variation is not granted, Lakeside would have to consider undertaking extensive and costly work to reduce the size of the existing building to lower the number of required parking spots likely resulting in an aesthetically displeasing presentation to the neighborhood. This “solution” would prevent Lakeside from making a reasonable use of the Subject Property. (A copy of the Proof of Ownership is attached as Exhibit E to the Application).

e. The purpose of the variation is not based exclusively upon a desire to extract additional income from the property.

Response: The purpose of the requested variations is not based exclusively upon a desire to earn additional income from the Subject Property. The purpose of the requested variations is to allow the business to operate more efficiently by improving the movement of autos and equipment within the repair shop and to permit indoor estimating during inclement weather.
f. The alleged difficulty of hardship has not been created by any person having an interest in the property.

Response: The hard is the result of prior development in the District, the size and situation of the existing building and the parking restriction imposed on the Subject property if it were to be improved.

g. The requested variation is limited to the minimum change necessary to alleviate hardship or practical difficulty which affects the property.

Response: The variation is limited to the minimum change necessary. As a practical matter, Lakeside has operated at this location since 1975 and the addition will not change the nature of the business, hours of operation or the number of employees. Lakeside will also screen the addition so that it will have little or no visual impact on the neighborhood. The Subject Property has for years and will continue to operate at a parking space deficit. Nevertheless, the Applicant has always believed it had ample parking available on the Subject Property and did not need to park vehicles off-site.

Since Lakeside’s request meets the variance standards of review under the Zoning Ordinance and the granting of the variance will allow Lakeside to make an appropriate addition to the existing building while maintaining the character of the neighborhood, Lakeside asks that the Zoning Board of Appeals to recommend approval of its application. We look forward to the opportunity to appear at the Public Hearing on the application and answer any questions the Zoning Board may have.

Thank you for your consideration of this request.

Very truly yours,

Christopher S. Canning
1. PROPERTY

Address: 3101 Central Street
Permanent Identification Number(s):
PIN 1: 05-33-425-032-0000  PIN 2: [Redacted]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Lakeside Auto Rebuilders, Inc.
Organization:
Address: 3101 Central Street
City, State, Zip: Evanston, IL 60201,
Phone: Work: 847-475-5900  Cell/Other: 773-414-4371
E-mail: lakesideauto3101@gmail.com

Email will be used as the primary form of contact unless otherwise specified.

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: Sarkis and Ani Tokat
Address: 3049 Central Street,
City, State, Zip: Evanston, IL 60201,
Phone: Work: ____________________________  Cell/Other: 847-849-9698
E-mail: sarkistokat@msn.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."

__________________________  __________________________
Property Owner(s) Signature(s) – REQUIRED  Date

4. SIGNATURE

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

__________________________  __________________________
Applicant Signature – REQUIRED  Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
   Complete application with full sentences and as much detail as possible.

☐ Plat of Survey
   Survey does not have to be from current year, but must accurately show everything on the property
   including buildings, walkways, patios, and decks.

☐ Proposed Site Plan
   Preliminary plans are acceptable (architectural plans not required) but must be drawn to scale and
   dimensioned.

☐ Elevation Drawings
   Label elevation drawings with proposed building materials and whether materials will match existing
   structures on the property.

☐ Non-Compliant Zoning Analysis
   A Zoning Analysis must be deemed non-compliant by City staff prior to variation submittal.

☐ Proof of Ownership

Application Fee (see zoning fees)  Amount $150

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

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

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

Plan or Graphic Drawings of Proposal
A Major 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 the additional of a one-story garage which will be attached to an existing one-story auto body repair shop. The size of the addition will be 580.5 square feet. There will be no changes to the hours of the business or the number of employees as a result of the addition.

B. Have you applied for a Building Permit for this project?  X 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 (ex. “6-8-3-4”)</th>
<th>(B) Requirement to be Varied (ex. “requires a minimum front yard setback of 27 feet”)</th>
<th>(C) Requested Variation (ex. “a front yard setback of 25.25 feet”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-6-4-4</td>
<td>A noncomplying structure devoted to a nonconforming use is not to be enlarged.</td>
<td>A variation to allow the enlargement of a nonconforming structure in accordance with the plans submitted.</td>
</tr>
</tbody>
</table>

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

2

6-6-4-5  A nonconforming use in a noncomplying structure cannot be expanded unless off-street parking requirements are met in accordance with Chapter 16.

A variation to allow the expansion of a nonconforming use in a noncomplying structure in accordance with the plans submitted.
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

The property is surrounded on two sides by public streets, on one side by a public alley and one side by multifamily residential. Therefore, the Applicant could not expand to meet the parking requirement unless it demolished part of the existing building which would have a detrimental impact on the Applicant’s business.

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 business has operated at this location since 1975. The proposed addition will not have an adverse impact on the use, enjoyment or property values of adjoining properties. The proposed addition will allow the business to operate more efficiently by improving the movement of autos and equipment within the repair shop and to permit indoor estimating during inclement weather.

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.

If the strict letter of the regulations were to be carried out, the non-conforming use in the non-conforming structure would need to be replaced with a conforming residential use. Therefore, Applicant would have to go out of business.

3. Either...

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

The purpose of the requested variations is not based exclusively upon a desire to earn additional income from the property. The purpose of the requested variations is to allow the business to operate more efficiently by improving the movement of autos and equipment within the repair shop and to permit the indoor estimating during inclement weather.

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

The hardship is the result of prior development in the District, the size and situation of the existing building and the size and parking restrictions imposed on the property if it were to be improved.
5. Have other alternatives been considered, and if so, why would they not work?
The only alternative to reduce the number of necessary parking spots would be to demolish
a portion of the existing building which would have a detrimental impact on the Applicant's
business.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS
(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:
   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 3 above

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 3 above.
4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 3 above.

**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.
   President: Sarkis Tokat 3049 Central Street Evanston, IL 60201.
   Secretary: Armen Tokat, 232 Sunset Dr. Wilmette, IL 60091

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.
   Sarkis Tokat is the sole shareholder of applicant Lakeside Auto Rebuilders, Inc.

**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.
Not applicable.

Page 6 of 6
Case Number: 19ZONA-0097 - 3101 CENTRAL STREET  
Case Status/Determination: NON-COMPLIANT

Proposal:
ONE- STORY SERVICE BAY ADDITION TO EXISTING LEGALLY NON-CONFORMING AUTO-BODY REPAIR SHOP IN THE R4 GENERAL RESIDENTIAL DISTRICT.

Zoning Section: 6-6-4-4. - ENLARGEMENT OF A NONCONFORMING STRUCTURE.

| Comments: | Except when permitted pursuant to a major variation, a noncomplying structure devoted in whole or in part to a noncomforming use shall not be enlarged or added to in any manner, including the interior addition of floor area, unless the entire structure and the use thereof shall thereafter conform to all the regulations of the district in which it is located. |

6-6-4-5. - EXPANSION OF NONCONFORMING USE.

| Comments: | (B) Permitted Expansions: 1. A nonconforming use in a noncomplying structure may be extended within any part of such structure lawfully existing on the effective date of this Ordinance or any amendment thereto that causes such use to become nonconforming; provided, however, that such expansion shall not be allowed unless off-street parking and loading spaces required for such expansion can be, and are, provided in accordance with Chapter 16, "Off-Street Parking and Loading." |

TABLE 16-B — SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS. Automobile service stations, automobile body repair, and automobile repair service establishments

| Comments: | 1 space shall be provided per service bay, plus 1 space per 200 square feet of gross floor area of building. The required number of spaces is 28 when only 21 are provided. |

Cade W. Sterling  
6.24.19
# City of Evanston
## ZONING ANALYSIS REVIEW SHEET

<table>
<thead>
<tr>
<th>APPLICATION STATUS:</th>
<th>June 06, 2019</th>
<th>RESULTS OF ANALYSIS: Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Z.A. Number:</td>
<td>19ZONA-0097</td>
<td>Purpose: Zoning Analysis without Bid Permit App</td>
</tr>
<tr>
<td>Address:</td>
<td>3101 CENTRAL ST</td>
<td>District: R4 Overlay: oCSC Preservation</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Lakeside Auto Rebuilders, Inc.</td>
<td>Reviewer: Cade Stirling</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**This Application Proposes (select all that apply):**
- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure

**Analysis Based On:**
- Plans Dated: June 5, 2019
- Prepared By:  |
- Survey Dated: April 21, 2019

**Proposal Description:**
One-story service bay addition to existing legally non-conforming auto-body repair shop in the R4 General Residential District.

## ZONING ANALYSIS

### Residential District Calculations

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

<table>
<thead>
<tr>
<th>Front Porch &amp; Exterior (Address)</th>
<th>Pavers/Pavers New Porch Exterior (Rear Porch)</th>
<th>Open Parking Delet (Addt. 200sqft/open space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front Porch</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cov.</td>
</tr>
<tr>
<td>Regulatory Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Principal Use and Structure

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>R4 General Residential</td>
<td>Auto Body Repair</td>
<td>Auto Body Repair</td>
<td>Non-Compliant</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>50</td>
<td>128</td>
<td>128</td>
<td>No Change</td>
</tr>
<tr>
<td>Minimum Lot Width (LF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>USE:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>10,000 sqft</td>
<td>16,000 sqft</td>
<td>16,000 sqft</td>
<td>No Change</td>
</tr>
<tr>
<td>Minimum Lot Area (SF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>USE:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nonresidential</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Building Lot Coverage

<table>
<thead>
<tr>
<th>Building Lot Coverage (SF) (defined, including subtractions &amp; additions)</th>
<th>8800</th>
<th>4584</th>
<th>5184.5</th>
<th>Compliant</th>
</tr>
</thead>
</table>

**Comments:** Enlargement of structure req. Major Variation

### Impervious Surface Coverage (SF, %)

<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>8800</th>
<th>13129</th>
<th>13129</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>82.0%</td>
<td>82.0%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:** Enlargement of structure req. Major Variation

### Gross Floor Area (SF)

<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>4584</th>
<th>5184.5</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use: Non-Residential</td>
<td>0.2865</td>
<td>0.3227/25</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**
<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>35' or 2.5 stories</td>
<td>19.5</td>
<td>19.5</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments: Addition is 13.33'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Front Yard(1) (FT) | 27 | 37.5 | 37.5 | No Change |
| Direction: S |
| Street: Central |
| Comments: |

| Street Side Yard (FT) | 15' | 5.25 | 5.25 | No Change |
| Direction: E |
| Street: Lawndale Ave |
| Comments: |

| Interior Side Yard(1) (FT) | 10' | 49.4 | 45.7 | Compliant |
| Direction: W |
| Comments: |

| Rear Yard (FT) | 25 | 10.5 | 10.5 | No Change |
| Direction: N |
| Comments: |

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Automobile Body Repair</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 per service bay, and 1 per 200 sqft gross floor area of building.</td>
<td>22</td>
<td>21</td>
<td>Non-Compliant</td>
<td></td>
</tr>
<tr>
<td>Comments: 28 REQ. Enlargement of structure req. Major Variation</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Use(2): |
| Comments: |

| Use(3): |
| Comments: |

**TOTAL REQUIRED:**

| Use(1): Automobile Body Repair | 20 | 22 | 21 |
| Comments: |

| Handicap Parking Spaces | Sec. 816-2-6 | 2 | 1 | Compliant |
| Comments: |

| Location: | Sec. 6-4-6-2 | NO CHANGE | NO CHANGE | No Change |
| Comments: |

**COMMENTS AND/OR NOTES**

**Analysis Comments**
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is: Required

See attached comments and/or notes.

[Signature] [Date: 6.24.19]
Design and Project Review (DAPR)

1245 Hartrey Avenue

Recommendation to ZBA
Operations Summary - Dogma LLC (DBA “Unleashed Academy”)

Unleashed Academy at 1245 Hartrey Ave. will be open for dog daycare Mon-Fri 7am-7pm. Training classes will be held on evenings and weekends and occasionally during weekdays, no later than 9pm. We will also offer overnight boarding, so if there are dogs spending the night, we will have a staff member on duty throughout the night.

The space will primarily be used to exercise and train dogs and to give them a comfortable place to sleep overnight. We will also have a retail section in our reception area to sell dog treats, toys & other supplies. In addition to the ~9000 sq ft indoor facility, we will have an adjacent ~1000 sq ft. of outdoor fenced space for exercise and elimination breaks. The outdoor yard is located to the west of our unit and behind Sugar & Spice on Hartrey Ave.

During weekday operations (Mon-Fri 7am-7pm) there will be 3-4 employees on location, and 1-3 employees during nighttime training and/or boarding activities. In total, we expect to have 8-10 part time and full-time employees and 4-5 part time trainers (who are independent contractors). We expect to have a maximum of 45 daycare clients each day, who will be quickly in and out of the facility for drop-off & pick-up, and approximately 10-20 people each day bringing their dogs to training classes. The number of dogs boarding overnight will vary according to holidays and peak boarding days, and will not exceed 75 dogs at one time. Owners will only be in the facility to drop-off & pick-up their dogs at the beginning and end of their stay.

Clients will access our space from the parking lot of 2000 Dempster St. Plaza (near Temperance Beer Co.), not from the front entrance at 1245 Hartrey Ave. We will have 6 designated and other shared parking spaces in the 2000 Dempster St. parking lot, and will have additional parking available in the parking lots at 2200 Dempster. We will require all owners to have their dogs on leash as they bring their dog in and out of the facility. At our current location, the busiest times for clients going in and out are weekday mornings between 7:30-9am, weekday evenings between 4:30-6pm, and on Saturdays during the day for training classes.
Project Site Plan - entire building

"SPACE-A" 9103 S.F.
"SPACE-B" 20,420 S.F.
(21,555 S.F. INCLUDING "ETHS")
"C" 3355 S.F.
"D" 2046 S.F.
"ETHS" 1135 S.F.
Project Site Plan ➔ Unit A 1245 Hartrey

1245 Hartrey, Unit "A" ~9100 SF
Graphic Representation
of building elevation.
SPECIAL USE
APPLICATION
CASE #: 19ZMV-0070

1. PROPERTY
Address: 1245 Hartrey 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: Becky Trisko & Meaghan Tower
Organization: Training at Unleashed LLC, Dogma LLC (DBA Unleashed In Evanston)
Address: 1908 Greenwood St.
City, State, Zip: Evanston, IL 60201
Phone: Work: 847-864-3647 Home: ___________________________
Fax: Work: ___________________________ Home: ___________________________
E-mail: becky@unleashedinevanston.com & meg@unleashedinevanston.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: ___________________________

3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)
Name(s) or Organization: DEMPSKE STREET LLC
Address: 2000 DEMPSKE ST. SUITE B
City, State, Zip: EVANSTON, IL 60202
Phone: Work: (847) 570-3351 Home: ___________________________
Fax: Work: ___________________________ Home: ___________________________
E-mail: RBEIDLER@LARKMANAGEMENT.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]
Date: JULY 15, 2019

Property Owner(s) Signature(s) – REQUIRED

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]
Date: 7-15-19

Applicant Signature – REQUIRED
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: 7-2-19
☑️ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☑️ Proof of Ownership Document Submitted: ______________________
☑️ Application Fee Amount $600

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:

Dog daycare, boarding & training facility. We will offer daytime and overnight care for dogs, and group and private dog training services.

With our carefully structured play groups, calm boarding atmosphere, and compassionate and realistic approach to training, we strive to improve quality of life for dogs and their people.

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. Section 6-14-2-3: Daycare (domestic animal) & Kennel.

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. Our current location (Unleashed in Evanston), located at 1906 Greenwood St. is also in an I-2 zone, and has not interfered with/diminished the value of the property nor has it had a negative cumulative effect on the neighborhood. We expect our proposed business at 1245 Hartney Ave. to have a similar zero-effect on the property and neighborhood. Both properties and fully surrounded by other industrial buildings and are not in close proximity to residential areas.

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

Yes. The property offers sufficient facilities and services.
d) Will the requested special use cause undue traffic congestion?

No. Due to the rear entrance and allocated parking spaces for our clients and staff, we will not contribute to traffic congestion.

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

Yes. Our proposed build out will preserve significant historical and architectural resources.

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

Yes. Our proposed business will not change any natural or environmental features.

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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. Please see section b).
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 1 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

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.

   Reed Beldner, Demoster Street, LLC 2000 Demoster St. Ste. B, Evanston IL 60202
   Cell: 847-846-3551, email: rbeldner@larkmanangement.com

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 3 above, or indicated below.
If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.
   Becky Trisko, 3301 Noyes St. Evanston, IL 60201
   Meaghan Tower, 8043 Gross Point Rd. Morton Grove, IL 60053

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.
   Dogma LLC: 65% Becky Trisko, 35% Training at Unleashed LLC
   Training at Unleashed LLC: 100% Meaghan Tower

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.
Owner / Lessee Verification Affidavit

10-24-102-001-0000
Property Index Number(s) (054)
10-24-102-002-0000
Property Index Number(s) (See Addendum for additional pins)
2100 DEMPSTER PLAZA
Property Street Address
EVANSTON IL Zip
City State Zip
EVANSTON Township

DEMPSTER STREET LLC
Owner / Taxpayer
1235 HARTREY AVE
Owner's Mailing Address
EVANSTON IL 60202-1056
City State Zip
(312) 726-9161
Daytime Phone Number
MECrane@CraneandNorcross.com
Email Address

1. REED L. BEIDLER
   Name of Affiant

   1. That I am (please check one): □ An Owner of the property described above
      □ A Lessee of the property described above
      □ A Tax Buyer of the property described above (years purchased)
      □ A duly authorized Officer/Agent of the Dempster Street LLC corporation/partnership which owns the property described above

2. I have sufficient knowledge of the operations of the above property to execute this affidavit

3. I have personal knowledge that the above property
   □ has been purchased within the last 3 years
   □ has been refinanced within the last 3 years

   If sold or refinanced: ___________________________ ___________________________
   Purchase Price Date of Purchase

   Type of Rate: □ Fixed □ Variable Interest Rate: ___ %

Page 1 of 2
Owner / Lessee
Verification Affidavit

4. That for the assessment year 2018, I have authorized CRANE AND NORCROSS, CHICAGO, IL
whose name appears on the appeal form to represent me before the Assessor relative to the
assessment of the property listed;

5. That any income and expense information provided by me, either directly or through my
representative, accurately reflects the result of the operations,

6. That I am familiar with the day-to-day operations and the financial records and statements concerning
the subject property, and

7. That any and all documentation and supporting data to be tendered to the Cook County Assessor’s
Office by my attorney or representative are true and accurate, and further that any documents which
purport to have been filed with any government agency, including the Internal Revenue Service,
were, in fact, so filed.

Further affiant sayeth not.

Signature of Owner/Lessee

Date

Subscribed and sworn before me this ______ day of

Signature of Notary Public

As appointed attorney or representative for the owner/lessee of the property described above, I affirm
that I have read the Cook County Assessor’s Rules for Filing Appeals.

Signature of Attorney/Representative

Michael E. Crane
Print Name

Date
475
Atty / Rep Code

Crane and Norcross

Firm Name

2 N LaSalle, Suite 900
Street Address

Chicago       IL       60602
City       State       Zip

(312) 726-9161
Daytime Phone Number
COOK COUNTY BOARD OF REVIEW
2018 ATTORNEY AUTHORIZATION FORM

2018 Complaint No __________________________ Township: Evanston (054)

PIN(s): 10-24-102-001-0000, 10-24-102-002-0000, 10-24-102-003-0000
10-24-102-004-0000, 10-24-102-005-0000, 10-24-102-025-0000
10-24-102-026-0000, 10-24-102-027-0000, 10-24-102-028-0000 (See Addendum)

Address: 2100 Dempster Plaza
City: Evanston
State: IL
ZIP Code: ________

ATTORNEY AUTHORIZATION

1. I am a/an (check applicable)
   - owner, Exec, trust beneficiary of this property, or
   - lessee (tenant) liable for the real estate taxes of the property for this tax year, or
   - former owner liable for the real estate taxes of the property for this tax year, or
   - duly authorized officer of the [Name of Corporation, Partnership, LLC, or other entity which owns the property described above]

2. I have personal knowledge that the property described above
   - has not been purchased since January 1, 2015, or
   - has been purchased on or after January 1, 2015 (complete below)

   Purchase Price: $______________ Date of Purchase: ____________

3. For assessment year 2018, I explicitly authorize the following attorney/law firm:
   Crane and Norcross

   ____________________________ ____________________________
   Signature of Affiant /Owner/Appellant Print Name of Affiant /Owner/Appellant Date

I certify that I have entered into the attorney/client relationship with the affiant and that I have read the accompanying assessed valuation complaint and supporting documents. Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

______________________________
Signature of Attorney Date: ____________

475
BOR Atty Code

BOR #A-1
LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL HERIDIAN LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (EXCEPT THE NORTH 33 FEET THEREOF AND EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR ST) LOTS 1, 2, 3 AND THE NORTH 1/2 OF LOT 4; LOT 23 (EXCEPT THE SOUTH 7 FEET THEREOF) AND ALL OF LOT 24, TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID LOTS 1, 2, 3 AND LOTS 22, 23 AND 24 ALSO VACATED CRAIN ST LYING NORTH OF AND ADJOINING SAID LOTS 1 AND 24 AND ALL OF VACATED GREY AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1, 2, 3 AND THE NORTH 1/2 OF LOT 4 AND LYING WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, ALL IN BLOCK 2 OF GROVER AND PITNER'S ADDITION TO EVANSTON, A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL HERIDIAN IN THE CITY OF EVANSTON, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 44, 45, 46, 47 AND 48 IN RUTT'S RE-SUBDIVISION OF BLOCK 1 IN PITNER'S AND SONS THIRD ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL HERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 1, 2, 3, 4, 5, 6, AND 7 IN RUTT'S RE-SUBDIVISION OF BLOCK 1 IN PITNER AND SONS THIRD ADDITION TO EVANSTON BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL HERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOTS A, B, C AND D IN OWEN'S RE-SUBDIVISION OF LOTS 8, 9, 10, 11, AND 12 IN RUTT'S RE-SUBDIVISION OF BLOCK 1 IN PITNER AND SONS 3RD ADDITION TO EVANSTON BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 24 TOWNSHIP 41 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL HERIDIAN, IN COOK COUNTY, ILLINOIS