AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. MINUTES: November 6, 2019, meeting minutes

III. NEW BUSINESS

1. 716 Church Street  
   Sidewalk Cafe  
   Amy Hoffman, applicant, submits for a year round sidewalk cafe, Colectivo Coffee, in the D3 Downtown Core Development District.

2. 1723 Simpson Street  
   Preliminary and Final Review  
   Nathan Kipnis, applicant, submits for building permit for exterior alteration to an existing 1-story commercial building, Meals on Wheels, in the B1 Business District.

3. 1224 Oak Avenue  
   Recommendation to ZBA  
   Donna Lee Floeter, architect, applies for major zoning relief to construct an attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3’ rear yard setback where 30’ is required (Zoning Code Section 6-8-4-7), a 3.2’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1’ south interior side yard setback for an accessory structure (deck) where 5’ is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The Zoning Board of Appeals is the determining body for this case.

4. 1713 Central Street  
   Recommendation to ZBA  
   John Mauck, attorney, submits for a special use for a Religious Institution, in the B1a Business District (Zoning Code Section 6-9-5-2) and oCSC Central Street Corridor Overlay District (Zoning Code Section 6-15-14-7). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

5. 2510 Green Bay Road  
   Recommendation to ZBA  
   Jaison Victor, applicant, submits for a special use for, Indoor Commercial Recreation, Born2Win, in the B1a Business District (Zoning Code Section 6-9-5-2)
and oCSC Central Street Corridor Overlay District (Zoning Code Section 6-15-13-7.5). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

6. **1031 Sherman Avenue**  
**Recommendation to ZBA**  
Katherine G. Bills, attorney, applies for major zoning relief to expand a legally non-conforming use to construct an accessory parking lot and outdoor storage area in the MUE Transitional Manufacturing Employment District, and R3 Two-Family Residential District where the expansion of a legally nonconforming use is not permitted (Zoning Code Section 6-6-3-5). The applicant requests to expand the legally non-conforming use for an office and trade contractor where said uses are not eligible permitted or special uses in the R3 Two-Family Residential District (Zoning Code Section 6-8-4). The applicant further requests to locate open off-street parking 166 feet from the rear yard’s east lot line where within 30’ is required (Zoning Code Section 6-4-6-3 (B) Table 4-A 18.), construction of an outdoor storage area abutting a residential use and District where abutting non-residential uses and Districts is required, and an outdoor storage area which exceeds 25% of the total area of the zoning lot where less than 25% is required (Zoning Code Section 6-13-1-8). The Zoning Board of Appeals is the determining body for this case.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for **Wednesday, November 20, 2019**, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
November 6, 2019


Staff Present: M. Rivera

Others Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:34 p.m.

Approval of Minutes

1. October 16, 2019, and October 30, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve both sets of meeting minutes, seconded by S. Mangum.

The Committee voted, 10-0, to approve both sets of meeting minutes.

New Business

1. 2008 Harrison Street Recommendation to ZBA
John Fell, property owner, applies for major zoning relief to permit use of a non-conforming dwelling unit in the R5 General Residential District and oCSC Central Street Corridor Overlay District. The owner requests providing four (4) off-street parking spaces where seven (7) are required (Zoning Code Section 6-16-2 Table 16B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

APPLICATION PRESENTED BY: John Fell, property owner

DISCUSSION:
• J. Fell stated the basement was remodeled to create an apartment for an adult son with special needs. When a vacation rental application was submitted, he was told there was not enough parking for the additional dwelling. He stated there are 5 spaces, only 4 are used. He lives in the building.
• S. Mangum asked if the basement unit is connected to another dwelling unit.
• J. Fell stated the unit is in the basement, has its own kitchen. He’s not interested in making this an affordable dwelling unit, wants to keep it for their special needs son, not interested in long-term rental.
• S. Mangum asked if there is a common staircase.
• J. Fell stated yes, located at the front and rear. He stated the units are not connected.

L. Biggs made a motion to recommend approval to ZBA, seconded by S. Mangum.
S. Mangum noted the property two doors down is in the TOD area where 5 parking spaces would be compliant.

The Committee voted, 10-0, to recommend approval to ZBA.

2. 999-1015 Howard Street  Planned Development
David Block, applicant, submits for a Special Use for a Planned Development to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. Addition includes 60 affordable dwelling units for seniors and 56 parking spaces, in the B2 Business District. The applicant seeks site development allowances for: 1) A building height of 47.5’ where 45’ is allowed, 2) To reduce the required interior side yard setback for parking to 0’ where 5’ is required from the east property line, 3) To reduce the required rear yard setback for parking to 0’ where 15’ is required from the north property line when adjacent to a residential district, and 4) To reduce the required number of off-street parking spaces from 69 to 56.

APPLICATION PRESENTED BY:  David Block, applicant
Robert Natke, architect

DISCUSSION:
• Applicant provides background on project, there is a need for affordable housing, older adults in need of care, have provided services in Rogers Park for 40 years.
• Proposed project redevelops an existing parking lot and the vacant Dairy Queen property into 60 affordable dwelling units for seniors. Parking provided on two parking levels. Project funding by IHDA, tax credits, and have requested additional funding from the City of Evanston.
• R. Natke stated the project includes 60 dwelling units, 2 levels of parking for 14 passenger vans and staff. Precast concrete construction, want to add scale and warm materials to precast facade, such as muted colors, wood, vegetation, textured concrete. Want an active streetscape level without access to services areas. Willing to continue to work with staff to revise plans.
• J. Leonard asked how the ownership is structured.
• Applicant stated CJE and Dairy Queen are under contract. Property will be under common tax credit partnership, property will be put back on the tax roll.
• M. Rivera asked how many parking spaces are for staff, for buses.
• Applicant stated 10 parking spaces for staff, 9 spaces for buses and 3 for vans. Staff parking will be on the first level with buses and vans on the second level.
• M. Rivera asked if there is parking for visitors.
• Applicant stated yes.
• J. Leonard asked the applicant to show on the site plan circulation and parking allocation.
• Applicant stated there will likely be access control to the parking decks.
• Applicant presented exterior building materials. Costs are regulated by IHDA, willing to add some additional higher end materials, provide new renderings.
• J. Leonard asked about the west entry.
• Applicant stated the lobby is enclosed, smaller due to the need for less space.
• I. Eckersberg asked if there will be lights in the parking garage.
• Applicant stated yes, headlights will be screened.
• I. Eckersberg asked about their stormwater management plan.
• Applicant stated underground vaults are proposed for compensatory storage.
S. Mangum stated concern with the length of the front facade. Would like the facade to pick up on contextual details, asked if face brick could be used noting nearby brick buildings.

Applicant stated face brick could be used sparingly; however, they are aiming for a contemporary aesthetic.

S. Mangum stated the plan improves the existing building, but asked if there was thought to restore the storefront.

Applicant stated no due to security concerns.

J. Leonard stated a mural may be appropriate as well as additional art.

S. Mangum stated the east facade is blank and not ideal. Streetscape amenities should be included in the plan.

J. Leonard would like to see drop-off details provided given the existing curb cuts. Where will drop-offs for visitors occur?

Applicant asked what measures have been used in the past.

J. Leonard and M. Rivera stated an on-street loading zone is an option.

J. Leonard stated the east end of the building is too opaque, asked if there is a way to soften it.

Applicant stated opportunities exist to soften the facade.

J. Leonard asked if there could be a treatment applied to the sidewalk indicating one is crossing two curb cuts.

Applicant stated visual cues can be provided.

S. Mangum stated concern with garage design.

Applicant stated proposed treatment is to minimize traffic noise and lights.

L. Biggs stated the streetscape should match the existing Howard Street streetscape treatments and amenities.

J. Leonard asked about refuse details.

Applicant stated the dumpsters are at the rear of the building and screened by a fence.

K. Jensen asked about the response to staff’s sustainability comments.

Applicant stated responses were provided but not included in the packet.

K. Jensen asked if the equipment will be mounted on the roof.

Applicant stated each dwelling will have its own HVAC unit; mechanicals for common areas will be on the roof.

K. Jensen asked if solar panels could be installed on the roof, noted the State’s incentive program. He stated the panels could be purchased and owned by a third party.

Applicant stated they would do it if they can obtain the Federal and State credits.

K. Jensen asked about solar development specifically aimed at affordable housing, noting IL Solar for All.

Applicant stated they are willing to look into it, as well as ComEd incentives.

K. Jensen stated code requires LEED silver.

Applicant stated that is not a problem.

K. Jensen stated recycling and composting services should be provided.

J. Leonard stated that could be a public benefit.

Applicant asked what public benefits are.

J. Leonard stated affordable housing is already a benefit, including the existing CJE use. She stated public benefits are listed in the Code. She noted property taxes are not a public benefit.

Applicant asked for confirmation on the maximum building height requirement, 45’ or 57’? The proposed height is at 51’ due to structural needs.
S. Mangum stated a site development allowance for the planned development can be requested to provide an additional 12’ of building height over the base regulation of 45’. Updated plans will be needed to properly notice the request.

J. Leonard stated this project should be brought back to the Committee to flush out public benefits, updated plans regarding building design, and to address sustainability issues, including solar panels.

L. Biggs made a motion to hold item in Committee, seconded by K. Jensen.

The Committee voted, 10-0, to hold item in Committee.

**Adjournment**

L. Biggs made a motion to adjourn, seconded by K. Jensen. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:55 p.m.

The next DAPR meeting is scheduled for Wednesday, November 13, 2019, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

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

716 Church 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.
To: Johanna Leonard, Design and Project Review (DAPR) Chair and Members of the Design and Project Review Committee

From: Gary Gerdes, Building & Inspection Services Division Manager

Subject: Colectivo Coffee – Sidewalk Cafe

Date: November 13, 2019

Recommended Action
Staff recommends DAPR approval of an application for a year-round sidewalk café permit with permanent fixtures for Colectivo Coffee, a Type 2 Restaurant located at 716 Church Street.

Livability Benefits
Built Environment – Enhance Public Spaces

Background
Colectivo Coffee was approved for a sidewalk café on May 29, 2019. The current application is for a year-round café with permanent fixtures. Umbrellas and barriers will be permanently attached to the public sidewalk. In January 2019, City Council approved changes to City Code section 7-2-6 allowing year-round cafes with permanent fixtures. Colectivo Coffee will be responsible for the construction, maintenance, snow removal and site restoration if café operations cease. The coffee shop opened in November, 2018. The café will consist of seven two-top tables, four four-top tables and bench seating for a seating capacity of 40 and will operate daily from 6:30 a.m. – 9:00 p.m. The permit will be valid through March 31, 2020. A renewal application for the café season beginning April 1, 2020 will be required.

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

Business Name Colectivo Coffee Roasters, Inc.
Address 716 Church Street, Evanston, IL 60201
Contact Name Amy Hoffman (Controller)
Address, if different than Business Location 2999 N Humboldt Blvd, Milwaukee, WI 53212
Café Hours of Operation 6:30 AM - 9:00 PM
Phone1 Cafe: 312.535.3001 Phone2 Amy: 414.292.3348
Email amy@colectivocoffee.com

FEES:
(DO NOT INCLUDE PAYMENT WITH APPLICATION – AN INVOICE WILL BE EMAILED)

<table>
<thead>
<tr>
<th>Sidewalk Café Permit Type</th>
<th>Annual Permit Fee (required)</th>
<th>Permit Fee per sq. ft. Seasonal (Apr 1-Nov 1)</th>
<th>Permit Fee per sq. ft. Year Round &amp; Year Round with permanent fixtures (Apr 1-Mar 31)</th>
<th>Outdoor Storage (optional)**</th>
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<tr>
<td>Bakery, Ice Cream</td>
<td>$250</td>
<td>$2</td>
<td>$4</td>
<td>$250</td>
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<tr>
<td>Enoteca or Class K liquor licensee</td>
<td>$250</td>
<td>$2</td>
<td>$4</td>
<td>$250</td>
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<tr>
<td>Type-1 Restaurant</td>
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<td>$6</td>
<td>$250</td>
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<td>Type-2 Restaurant</td>
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<td>$4</td>
<td>$250</td>
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</table>
Sidewalk Café Permit New & Renewal Application

* Cost per square foot for the area of the public way occupied by the sidewalk café as determined by the City’s Public Works Agency following assessment and approval of site plan.
** For storage of tables, benches or chairs approved sidewalk café area on the city sidewalk

TYPE OF SIDEWALK CAFÉ (Check One):

___ Seasonal – April 1 – November 1

___ Year-Round – April 1 – March 31

X Year Round with Permanent Fixtures – April 1 – March 31

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
• 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
• Copy of valid City of Evanston Business License and Liquor License (if applicable)

If Year-Round with Permanent Fixtures

• Proof of Public Notification (copy of notice in publication of local circulation and list of addresses within 250’ of café area that were delivered notification)
• Annual bond (amount to be determined by the Public Works Agency)

REQUIRED ADDITIONAL INFORMATION (Mark “Yes” or “No”)

Y Reusable dishware/flatware will be used for café customers.
N Disposable dishware/flatware will be used for café customers.
Y Public parking is available within 1 block.
N Valet parking is offered.
Y Storage of tables, benches or chairs will be on the city sidewalk.
Y Liquor service will be available at the café. (Include a copy of current Evanston liquor license.)

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

Rules And Regulations For All Sidewalk Cafes

a. A type 1 restaurant with an alcoholic liquor license outside the "core area", Enoteca/Class K liquor licensee desirous of selling alcoholic liquor on the sidewalk café premises must first obtain an alcohol license from the City Council.

(1) Licensed type 1 restaurants, possessing an alcoholic liquor license of any classification and located within the "core area" may sell alcoholic liquor on sidewalk cafe premises. Such sale of alcoholic liquor shall be for consumption on the premises during the period when their patrons are offered a complete meal.
Sidewalk Café Permit New & Renewal Application

(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 Section 7-2-6(D)(5)(a)(3), 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 Section 7-2-6(D)(5)(a)(3) which serve alcoholic liquor in the principal establishment shall clearly state on the menu for outdoor service that the sale and/or consumption of alcoholic liquor is prohibited.

(3) Type 2 restaurants are, generally, prohibited from serving alcohol and must clearly state on the menu for outdoor service that the sale and/or consumption of alcoholic liquor is prohibited. However, Type 2 restaurants which serve alcoholic liquor in the principal establishment, may serve alcohol on their sidewalk café only if the restaurant complies with the requirements of a Type 1 restaurant in Section 7-2-6(D) on the restaurant's sidewalk café. All alcoholic beverages must be served in reusable glassware.

(4) 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 Section 7-2-6(D)(6) and in compliance with all other applicable provisions of this Code.

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

(6) A Class K liquor licensee may sell beer, wine, or liquor within the boundaries of the sidewalk café premises.

(7) Alcohol is not permitted on the sidewalk cafe of a restaurant that does not possess a City of Evanston liquor license.

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 cafe 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.
Sidewalk Café Permit New & Renewal Application

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 cafe 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. Generally, sidewalk tables, benches, or chairs may not be attached by any means to the public sidewalk or any other public property. If a restaurant has a right of way space that is rectangular and is larger than six hundred (600) sq. ft., the restaurant can apply to install permanent infrastructure for its sidewalk café.

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 cafe 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.

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 café premises.

p. The sidewalk café 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.

q. If a boundary is installed enclosing the permitted area from the remainder of the public way, the boundary shall be no less than twenty-four (24) inches or more than thirty-six (36) in height and shall include cane detectable barriers located twenty-seven (27) inches or less above ground.

r. Non-permissible enclosure of City property within the boundaries of the sidewalk café shall include, but not limited to parking meters/boxes, fire hydrants, newspaper stands/boxes, trees, planters and bike racks. These types of items must be accessible to the public or to the City for emergency services.
Sidewalk Café Permit New & Renewal Application

s. No portion of the sidewalk café shall expand to include neighboring businesses, residences or empty lots. No portion of the sidewalk café shall be elevated. Sidewalk cafes cannot operate under scaffolding or construction canopies.

t. Permittees are required to be current with payment of all taxes and any fee payment due the City of Evanston. Permit shall be automatically revoked sixty (60) days after notice on non-payment and equipment shall be removed from café area.

u. Smoking of any type is prohibited on sidewalk cafes. Permittees are responsible for the conduct of patrons of their sidewalk café. Failure to enforce the City's prohibition against smoking can result in revocation of the sidewalk café permit or a fine.

6. Rules for year-round sidewalk café: In addition to rules & regulations for all sidewalk cafes, if a sidewalk café permittee chooses to offer café service year-round, the following additional regulations shall be complied with:

a. Fees: Permit Fee per square foot shall be $6 for Type 1 and 2 cafes with year round operations plus $300 annual permit fee and $250 (Type 1)/$300 (Type 2) outdoor storage fee (optional). Permit fee per square foot shall be $4 for all other businesses plus $250 annual permit fee and $250 outdoor storage (optional).

b. Operational: The approved café space must remain operational. The café area cannot be used for winter month storage of café structures (barriers, tables, chairs) or for the storage of snow.

c. Enclosure: No enclosure of the sidewalk café. While a canopy or awning can be used to provide overhead coverage, complete enclosure of a sidewalk café is prohibited. Any partial enclosure including overhead, must comply with City of Evanston Building and Fire Code regulations and permit requirements.

d. Heating Equipment: Any heating equipment shall be identified on the site plan; shall maintain a minimum clearance distance of three (3) feet from all combustibles; shall be listed for use by an approved agency and any use of electrical power supply for the heating equipment shall be properly grounded and not obstruct the means of egress. The unit and layouts shall be compliant with existing Fire Prevention and Building code regulations. Fire Department review required.

e. Snow: All permittees are responsible for snow shoveling and snow removal from café area and adjacent public right of way including snow accumulated on the sidewalk as a result of street plowing. Accumulated snow must be hauled from "core area." Café area cannot be used for snow storage. Snow must be removed within twenty-four (24) hours following the snowfall.

7. Rules for any café with year-round permanent fixtures: In addition to rules and regulations for all sidewalk cafes and year-round sidewalk cafes, if a sidewalk permittee chooses to offer café service year-round that includes the installation of permanently attached fixtures within the café limits, the following additional regulations shall be complied with:

a. Layout Approval: The layout of permanent sidewalk cafe will be reviewed by the Design and Project Review Committee and subject to final approval by the City Council. Layout must include all fixtures to be installed into or attached upon the public sidewalk as well as all other café items. Submittal documents shall include fixture specifications showing all season design. All structural elements of fixtures and attachment methods shall be reviewed and sealed by a structural engineer with current licensure with the State of Illinois.
Sidewalk Café Permit New & Renewal Application

b. Public Notice: All addresses within two hundred fifty (250) feet of café area shall be notified of intent to occupy sidewalk space for year round café operation which includes permanently attached fixtures. Notice shall be published in a publication of local circulation of applicant’s intent to occupy the sidewalk space for year round café operation which includes permanently attached fixtures. Expense for notification is the applicant’s responsibility. Notice shall be published in a publication of local circulation a minimum of 15 days prior to DAPR hearing date.

c. Construction: The permittee shall be responsible for the construction and cost of any improvement in the public right of way.

d. Maintenance: The permittee shall be responsible for all maintenance and repair of café area and permanently attached fixtures.

e. Site Restoration: The permittee shall be required to provide an annual bond for the removal of the permanent fixtures and restoration of the sidewalk after the permittee ceases café operation. Restoration of the sidewalk shall be the responsibility of the permittee. If a license is revoked or not renewed, the permittee shall coordinate with the Public Works Agency Director and restore the sidewalk to its original condition within sixty (60) days of revocation or expiration of the permit. The Public Works Agency Director may grant extensions for good cause. Bond amount to be determined by Public Works Agency and submitted annually with sidewalk café application.

f. Access: The City has the right to access the café area for the purpose of sidewalk and utility maintenance.

g. Changes to fixtures or layout: Proposed changes to the layout or fixtures shall be reviewed and approved by the Design and Project Review Committee prior to any changes being made.

h. Clearance: Sidewalk cafes with permanently attached fixtures are required to maintain a minimum of eight (8) unobstructed feet in width measured from any public improvement within the right of way, including but not limited to parking meters and boxes, signs, planters to any barrier delimiting the sidewalk café area as indicated on the approved site plan. Clearance should provide for a lineal path for pedestrian traffic. Café area shall be two (2) feet minimally from the inside of the street curb and shall not encroach the streetscape paver band.

i. Good Standing: Applicant is eligible for permanent fixture installation only if all taxes and payments/fees owed the City are current. Applicant must be in good standing with the City of Evanston for previous 12 months.

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 § 8-21 Clean 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. The clear distance requirement is increased to a minimum of eight (8) unobstructed feet in width if operating a year round café with permanent fixtures.
- As per § 7-2-6(C)(3)(f), a Certificate of Insurance showing coverage through November 1 (seasonal)
Sidewalk Café Permit New & Renewal Application

or March 31 (year-round) of the permit year must be submitted as part of the application. If coverage expires before November 1 or March 31, 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 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) Cuglis Ward Fowler  Title/Position President

Signature [Signature]  Date 9/23/19
SITE PLAN DRAWING GUIDELINES

(Site assessment and approval by the Planning & Zoning Division required for permit issuance)

A detailed drawing to scale of the proposed site indicating the following: the existing facade; the points of ingress and egress; and the proposed location of the tables, chairs, serving equipment, planters, awnings, lighting, delimiting ropes or chains and other facilities to be included in the cafe operation. The detailed scale drawing must indicate the location of the existing public improvements including the following: fire hydrants, parking meters, streetlights, traffic signals, street signs, bus shelters, trees, tree grates, planting boxes and/or planting areas, and any other public or private obstruction. A plat of survey may be required.

Provide 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 cafe area. Clearance should provide for a lineal path for pedestrian traffic. Café area shall be two (2) feet minimally from the inside of the street curb and shall not encroach the streetscape paver band. Please note: the six (6) feet requirement should consider occupied seating where the chair is pushed away from the table to accommodate the space of a patron. Sidewalk cafes with permanently attached fixtures are required to maintain a clear distance of eight (8) unobstructed feet in width.

There should be unobstructed passage for pedestrians, with consideration for those with disabilities, vehicle flow, or access to buildings.

Do not place sidewalk tables, benches, or chairs in a location that interferes with the operation of fire hydrants, pedestrian crosswalks, intersections, bus stops, or taxi stands, or in a location that is harmful to trees or other plantings.

Do not utilize any of the required or non-required parking space area for sidewalk tables, benches, chairs, or other furniture and materials associated with the sidewalk café.

The sidewalk café permit and ground plan shall be conspicuously displayed on the exterior wall or window near the main entrance of the establishment during all hours of operation.
STATEMENT OF RESTAURANT USE
(Sidewalk Café)

Name of Establishment Colectivo Coffee Roasters, Inc.
Address 716 Church Street, Evanston, IL 60201

(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.

___ 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, beer shop
Sidewalk Café Permit New & Renewal Application

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

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 Milwaukee, WI this 23 day of September, 2019.

City, State

Date

Month

Signature

Curtis Ward Fowler

Name (Please Print)

President

Title
Sidewalk Café Permit New & Renewal Application

2999 N Humboldt Blvd

Milwaukee, WI 53212

LIABILITY AND INSURANCE REQUIREMENTS
(Do Not Return This Instruction Sheet With Your Application)

Sidewalk Café Permit applicants shall, during the entire term hereof, keep in full force and effect, at its own expense, the following insurance requirements for the entire permit period (Seasonal April 1 – Nov 1 or Year-Round April 1-March 31). Please submit certificate on insurance with the following:

1. Commercial general liability insurance in the amount of $1,000,000 per occurrence for bodily injury and property damage. The City must be named as an additional insured on this policy and an endorsement must be issued as part of the policy evidencing compliance with this requirement. 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.”

2. Worker’s compensation and employer’s liability as required by the State of Illinois.

3. All policies must be issued by companies authorized to do business in the State of Illinois and rated B+: VE or better per Best’s Key Rating guide, latest edition.

4. The City shall receive at least thirty (30) days written notice prior to any cancellation, nonrenewal or material change in the coverage provided.

5. The permittee must provide and have approved by the City’s Risk Manager an original certificate of insurance as evidence that the above requirements have been met prior to the permit becoming effective. Failure to comply with these requirements shall cause a suspension or revocation of this permit.

6. If Year-Round with Permanent Fixtures: The permittee shall be required to provide an annual bond for the removal of the permanent fixtures and restoration of the sidewalk after the permittee ceases cafe operation. Restoration of the sidewalk shall be the responsibility of the permittee. Bond amount to be determined by Public Works Agency and submitted annually with sidewalk café application.
12 CUPS OF COFFEE TO GO
Freshly brewed coffee in a handy dispenser. Comes with cups, lids, sweeteners and half & half. $20.95

COCA-LETO
COFFEE SHOP

ALL-DAY BREAKFAST

- - - BURRITOS - - -

POTATO BACON
Eggs, bacon, roasted potatoes, cheddar

VEGGIE PESTO
Eggs, provolone, roasted potatoes, broccoli, pesto

SOUTH WESTERN
Eggs, vegetarian sausage, cheddar, red pepper, jalapeños, onions, tortilla strips

- - - BOWLS - - -

CHIA POWER
Coconut milk chia pudding, granola, dried cranberries, sliced almonds, fresh blueberries, maple syrup

BAJA BREAKFAST
GF DF
Eggs, chipotle rice, black beans, avocado, salsa

FRITTATAS & GREENS
GF
Two mini frittatas (choice of veggie or bacon), greens, vinaigrette

- - - CLASSICS - - -

BAKED OATMEAL
With seasonal fruit, served with milk

SALMON SANDWICH
With cucumber dill cream cheese, tomato, red onion, capers

SUNRISE SANDWICH
Two eggs, bacon, cheddar, tomato, herb drizzle, on a croissant bun

SANDWICHES

AVOCADO BLT
Bacon, lettuce, tomato, pesto mayo, avocado

TURKEY CLUB
Turkey, bacon, swiss, lettuce, tomato, pesto mayo

CHIPOTLE CHICKEN
DF
Roasted chicken, slaw, pickles, chipotle mayo

DOUBLE CHEESE
Swiss, cheddar, tomato, chipotle mayo

CAULIFLOWER BANH MI
Harissa roasted cauliflower, slaw, cucumber, pickled pepper, herb aioli, on a french roll

Pesto Mozz
Mozzarella, spinach, tomato, pesto, on a baguette

WRAPS/BOWL

CURRY CHICKEN WRAP
DF
With golden raisins, dried cranberries, greens

EDAMAME HUMMUS WRAP
With slaw, avocado, cucumber, greens

SESAME SWEET POTATO BOWL
GF
With quinoa, kale, Brussels sprouts, edamame, pumpkin seeds, golden raisins

CATERING
MADE FRESH • ANY EVENT, ANY SIZE
Coffee, food, bakery! We do catering for groups of all sizes, for delivery or pickup.
Orders, Question, Info:
(414) 273-3747 / catering@colectivo.com

Produced in a facility that also produces products containing eggs, wheat, dairy, soy, peanuts, tree nuts and fish.

Vegan Vegetarian GF Gluten-Free DF Dairy-Free

Produced in a facility that also produces products containing eggs, wheat, dairy, soy, peanuts, tree nuts and fish.

Vegan Vegetarian GF Gluten-Free DF Dairy-Free
**COLECTIVO**

**COFFEE**

- **MUG**
- **COFFEE TO GO**
- **SESSION™ COLD BREW**
- **ICED COFFEE**
- **NITRO COLD BREW**

**- CAFE CLASSICS -**

**ESPRESSO**

**MACCHIATO**

**CORTADO**

**CAPPUCCINO**

**LATTE** *(Hot or iced)*

**MOCHA** *(Hot or iced)*

**AMERICANO** *(Hot or iced)*

**HOT CHOCOLATE**

---

**LETTERBOX TEA**

**ANTHOLOGY** Org. Blended Black Tea

**PICCADILLY** Org. Earl Grey Tea

**MYSTIC** Org. Green Tea

**ANGELIC** Org. White Tea

**FLORA** Org. Jasmine Green Tea

**RITUAL** Org. Black Chai Tea

**REVV** Org. Ginger Citrus Infusion - caffeine free

**GALA** Org. Red Hibiscus Infusion - caffeine free

**PURE** Org. Peppermint Infusion - caffeine free

**FABLE** Org. Rosehips Infusion - caffeine free

**BLOOM** Org. Chamomile Infusion - caffeine free

**MATCHTEA** Naturally energizing tea beverage

**ICED TEA**

Fresh brewed - ask for selections

**MATCHA LATE**

Org. stone-ground Japanese green tea & steamed milk

---

**- BLENDED DRINKS -**

**TURMERIC GINGER CHAI FRAPPE**
Chai blended with ice and white chocolate

**ESPRESSO FRAPPE**
Espresso blended with ice, choice of dark or white chocolate

**ESPRESSO SHAKE**
Espresso blended with vanilla ice cream

**MOCHA SHAKE**
Espresso blended with dark chocolate syrup & vanilla ice cream

**- SMOOTHIES -**

**GREEN HORNET**
Made with real fruit

Dairy-free! Apple, kale, pineapple, cucumber, celery, lime & apple juices

**BERRY BOOSTER**
Strawberry, blueberry, banana, cran-grape juice & yogurt

**MANGO PEACH GINGER**
Mango, peach, ginger, pineapple juice & yogurt

**CUSTOMIZE YOUR SMOOTHIE**

**SPIRUTEIN**
**YOGURT**

---

**FEATURED DRINKS**

**SPARKLING CHERRY COLD BREW**
Session cold brew with bubbly water & cherry syrup

**DULCE DE LECHE LATTE**
Espresso caramel latte with a hint of cinnamon

**BLOOM LATTE**
Espresso latte with housemade chamomile syrup

**COLD BREW HONEY ALMOND AU LAIT**
Session cold brew with honey & almond milk

**SUMMER GALA**
Hibiscus tea with lemonade

**BLOOM POMEGRANATE LEMONADE**
Pomegranate & housemade chamomile syrups with lemonade

**ANTHOLOGY PALMER**
Black tea with lemonade

**COCONUT ANTHOLOGY ICED TEA**
Sweet black tea concentrate with coconut milk

**SPORTEA LIFTER**
Sportea with choice of juice (orange, pineapple, cran-grape, lemonade)

**MATCHA LEMONADE**
Matcha tea with lemonade

**MATCHA LEMON FRAPPE**
White frappe with matcha & lemonade
CASCARA FARMHOUSE  
Brewed with a Pilsner malt, Belgian yeast, and cáscara (coffee cherry skins). A hot-weather ale that is sure to please.  

5.8% ABV

CORTADO IMPERIAL STOUT  
A full-bodied stout made with milk, sugar, and coffee. An intense yet balanced coffee beer experience.  

8.0% ABV

THE CURTIS SCOTTISH ALE  
Authentic Scottish session ale. Easy to drink with a touch of rye, malty but not sweet with a creamy, long-lasting head.  

5.7% ABV

LEMONGRASS PILS  
A crisp and citrusy summer pilsner. Made with lemongrass from Las Capucas coffee cooperative in Honduras.  

4.3% ABV

ONE TUN PALE ALE  
Generous amounts of American Hops give this beer a near-IPA profile. For fans of the bitter and bright!  

5.7% ABV

Beer offerings vary seasonally. 
Beer served only at select cafes.
CITY OF EVANSTON
ALCOHOLIC LIQUOR LICENSE

Colectivo Coffee Roasters, Inc.
dba Colectivo Coffee
716 Church St
EVANSTON, IL 60201

License Class/Description  License Number
Class H  18LIQA-0014
Authority to sell in restaurants alcoholic liquor for consumption on the premises where sold only when patrons are offered a complete meal.

License Period
12/19/2018 - 12/19/2019

Permitted Service Hours
Mon - Sat: 11 AM - 10 PM;
Sun: 10 AM - 10 PM

A license to sell liquor in the City of Evanston is a privilege, not a right. This license authorizes the named person/entity to sell liquor under the classification described above. Failure to abide by the terms of the specific license class, as well as all pertinent requirements of the City of Evanston Liquor Control Regulations, renders this license subject to immediate forfeiture. Violators may be subject to prosecution.

Honorable Mayor Stephen H. Hagerty
Liquor Control Commissioner
**Liquor License**

<table>
<thead>
<tr>
<th>License No.:</th>
<th>1A-1140431</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expiration Date:</td>
<td>11/30/19</td>
</tr>
<tr>
<td>License Type:</td>
<td>RETAILER</td>
</tr>
<tr>
<td>Account ID:</td>
<td>38146886</td>
</tr>
</tbody>
</table>

COLECTIVO COFFEE ROASTERS, INC
COLECTIVO COFFEE
2999 N HUMBOLDT BLVD
MILWAUKEE WI  53212-2631

The State of Illinois Liquor License must be FRAMED and displayed on the licensed premises in plain view of the general public.

**STATE OF ILLINOIS**
LIQUOR CONTROL COMMISSION
Governor Bruce Rauner

<table>
<thead>
<tr>
<th>License Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A-1140431</td>
</tr>
</tbody>
</table>

**IN ACCORDANCE WITH THE LIQUOR CONTROL ACT OF 1934, THIS CERTIFIES THAT:**

COLECTIVO COFFEE ROASTERS, INC
COLECTIVO COFFEE
716 CHURCH ST
EVANSTON IL  60201-3825

Cook

HAS PAID ALL FEES AND IS ISSUED A LICENSE IN THE FOLLOWING CLASS:

RETAILER
ON-PREMISES

<table>
<thead>
<tr>
<th>Issue Date:</th>
<th>12/20/18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective:</td>
<td>12/20/18</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>This license expires on:</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/30/19</td>
</tr>
</tbody>
</table>

THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES.

Sales Tax Acct #  38146886

Warehouse: N/A

THIS LICENSE NOT TRANSFERABLE AS TO PRINCIPAL
Colectivo - Evanston Cafe Sidewalk Seating

716 Church Street
Evanston, IL 60201

GENERAL NOTES:
- Background Site Drawing Info Referenced From Sherman Ave. Redesign Drawings Provided by City of Evanston
- Existing underground electric conduit run to seating area. Electrician to extend conduit to provide power @ top of each umbrella & for lighting along fence.

Plan N

Revised: 10-25-19

Scale: 3/32" = 1'-0"

The Kubala Washatko Architects, Inc.
W61 N617 Mequon Avenue
Cedarburg, WI  53012
262-377-6039

716 Church Street
Evanston, IL 60201

DATE.08.16.2019
paint - Alkyd DTM
custom formula supplied by owner
Reduced to 4" (original plans said 5"")

Add'l Fence Anchor Note:
Ea. Base-plate to be anchored to Sidewalk with:
(2x) Hilti Kwik HUS-EZ screw anchor w/ 2.5" embedment, 3/8 (2 1/2), Galvanized, Install Per ESR-3027
TYPICAL FACE SECTION

- Closed end of tubes
- 3x2 rect tube horizontals 11 gauge
- 3x3 sq tube post 11 gauge
- Face
cup
- 3x2 rect tube
- 4x10 base plate 1/4" thick with mounting holes

- Faces and cups supplied by others, welded to fence by fence fabricator
- 51"
- 36" from base plate
- 16"
- 3x2
- 12" from base plate
TYPICAL FENCE SLAT SECTION

- 3x2 rect tube horizontals 11 gauge
- 3x3 sq tube post 11 gauge
- 1/4 x 1-1/4 x 1-1/4 angle iron
- 3x2 rect tube
- 4x10 base plate 1/4" thick with mounting holes

Dimensions:
- 36" from base plate
- 51"
- 10 1/4"
- 16"
- 12" from base plate
DETAIL OF SLAT SECTION

3x2 rect tube

3x2 rect tube horizontals
11 gauge

3x3 sq tube post
11 gauge

1/4 x 1-1/4 x 1-1/4 angle iron

front of fence

1 1/2"

1 3/8"

3x2 rect tube
TYPICAL EXTRA POST

36" from base plate

4x10 base plate 1/4" thick with mounting holes

closed end of tube

TYPICAL SPACER

3x3 sq tube 11 ga

closed end, but doesn’t need full welding

7"
lamp by electrician

lamp, spacer and fence sections
typical welded attachment.

2"
TYPICAL LAMP HOLDER

- Sheet metal cap - hammered into shallow bowl. approx 16 - 14 ga. welded to top of tray.
- 'Tray' 1/2" tall inside
- Sheet metal bottom - approx 16 - 14 ga
- 5/16 x 1-1/4 flat bar
- Approx 11"
135 degree bend

1/8 x 3 flat filler to span fence sections

this plate will tie tops of posts together, plus provide protection for electrical conduit.

DETAIL OF 135 DEGREE CORNER
FEATURES & SPECIFICATIONS

INTENDED USE
Provides years of maintenance-free illumination for indoor or outdoor use in residential & commercial applications.

CONSTRUCTION
Cast-aluminum housing with corrosion-resistant paint in an industrial grey finish.
Sealed gasket protects against moisture and dust.

OPTICS
4000K CCT LEDs.
Frosted glass diffuser provides even light distribution.

LUMEN MAINTENANCE
LEDs will deliver 70% of their initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL
MVOLT driver operates on any line voltage from 120-277V
Operating temperature -30°C to 40°C.
4kV surge protection standard.

INSTALLATION
Mounts to ceiling or wall with surface mount junction box (included).

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY
Note: Specifications are subject to change without notice.
Actual performance may differ as a result of end-user environment and application.

OLVTCM & OLVTMW

LED VAPORTIGHT

Specifications
All dimensions are inches (centimeters)

ORDERING INFORMATION
For shortest lead times, configure products using bolded options.

Example: OLVTCM

<table>
<thead>
<tr>
<th>Series</th>
<th>Color temperature</th>
<th>Voltage</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>OLVTCM</td>
<td>(blank) 4000K</td>
<td>(blank) MVOLT (120V-277V)</td>
<td>(blank) Grey</td>
</tr>
<tr>
<td>OLVTMW</td>
<td>Wall MT</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
STRUCTURAL CALCULATIONS

For

UMBRELLA SUPPORT
716 Church Street
Evanston, IL

For
Colectivo

By

SPIRE ENGINEERING, INC.
305 N Plankinton Ave. Suite 101
Milwaukee, WI 53203
(414) 278-9200

August 30, 2019
Sonotube Foundations
2012 International Building Code - Section 1807.3

Project: Collectivo - 716 Church Street
Project #: 18036
Description: Umbrella

Input

<table>
<thead>
<tr>
<th>b</th>
<th>1 ft</th>
<th>Foundation diameter</th>
</tr>
</thead>
<tbody>
<tr>
<td>S</td>
<td>100 psf</td>
<td>Allowable lateral soil bearing pressure (See note #3)</td>
</tr>
<tr>
<td>q0</td>
<td>1500 psf</td>
<td>Allowable vertical soil bearing pressure (See note #3)</td>
</tr>
<tr>
<td>Double S?</td>
<td>Y</td>
<td>Double the lateral pressure per IBC 1806.3.4? (See below)</td>
</tr>
</tbody>
</table>

Service Loads

<table>
<thead>
<tr>
<th>P</th>
<th>0.2 kip</th>
<th>Downward axial force</th>
</tr>
</thead>
<tbody>
<tr>
<td>V</td>
<td>0.9 kip</td>
<td>Shear</td>
</tr>
<tr>
<td>M</td>
<td>8.1 kip-ft</td>
<td>Moment</td>
</tr>
</tbody>
</table>

h  9.00 ft  Height of load

Bearing Check

| q  | 255 psf | Bearing pressure |

Required depth

Nonconstrained (Equation 18-1)

\[ d_{req} = 8.25 \text{ ft} \]

Constrained (Equation 18-2)

\[ d_{req} = 5.50 \text{ ft} \]

Notes/Assumptions:
1) A round concrete foundation is assumed
2) Required foundation depth is an approximate calculation, rounded to the nearest 3 inches.
3) If the values from a geotechnical report are not available, use Table 1806.2 below

IBC Section 1806.3.4:
Isolated poles for uses such as flagpoles or signs and poles used to support buildings that are not adversely affected by a 1/2-inch motion at the ground surface due to short-term lateral loads shall be permitted to be designed using lateral bearing pressures equal to two times the tabular values.

TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES

<table>
<thead>
<tr>
<th>CLASS OF MATERIALS</th>
<th>VERTICAL FOUNDATION PRESSURE (psf)</th>
<th>LATERAL BEARING PRESSURE (psf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Crystalline bedrock</td>
<td>12,000</td>
<td>1,200</td>
</tr>
<tr>
<td>2. Sedimentary and foliated rock</td>
<td>4,000</td>
<td>400</td>
</tr>
<tr>
<td>3. Sandy gravel and/or gravel (GW and GP)</td>
<td>3,000</td>
<td>200</td>
</tr>
<tr>
<td>4. Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)</td>
<td>2,000</td>
<td>150</td>
</tr>
<tr>
<td>5. Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)</td>
<td>1,500</td>
<td>100</td>
</tr>
</tbody>
</table>
CONCRETE SIDEWALK

LEAN CONCRETE SLURRY FILL

EMBED TUBE IN CONCRETE PER UMBRELLA DRAWINGS

5 x 12"

6'-0" MIN

12" Ø SONOTUBE
w/ 4- #5 VERT. BARS AN #3 TIES
@ 12" O.C. (2@3" TOP)
1'-0"

4 - #5 VERTICAL BARS

#3 REBAR TIES # 12" OC TYP (2 @ 2" OC AT TOP)

7"x5" STEEL TUBE

SECTION A-A
# Certificate of Liability Insurance

This certificate is issued as a matter of information only and confers 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
Robertson Ryan - Waukesha
20975 Swenson Drive, Suite 175
Waukesha, WI 53186

### Insured
Colectivo Coffee Roasters Inc. dba Colectivo Coffee
716 Church Street
Evanston, IL 60201

### Coverages

<table>
<thead>
<tr>
<th>Type of Insurance</th>
<th>Certificate Number</th>
<th>Policy Number</th>
<th>Policy Eff Date</th>
<th>Policy Exp Date</th>
<th>Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>X COMMERCIAL GENERAL LIABILITY</td>
<td>BP16038854</td>
<td>02/10/2019</td>
<td>02/10/2020</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
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<tr>
<td>X Liquor Liability</td>
<td>CA16038855</td>
<td>02/10/2019</td>
<td>02/10/2020</td>
<td>$1,000,000</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>X AUTOBOME LIABILITY</td>
<td>UM16038857</td>
<td>02/10/2019</td>
<td>02/10/2020</td>
<td>$10,000,000</td>
<td>$10,000,000</td>
</tr>
<tr>
<td>X UMBRELLA LIABILITY</td>
<td>WC16038856</td>
<td>02/10/2019</td>
<td>02/10/2020</td>
<td>$100,000</td>
<td>$100,000</td>
</tr>
</tbody>
</table>

### Description of Operations / Locations / Vehicles

The City of Evanston is named as an additional insured pursuant to the City Code sections regulating sidewalk cafes, and all City staff regulations regarding sidewalk cafes.

### Certificate Holder

The City of Evanston
2100 Ridge Avenue, Suite 4400
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.

---

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Design and Project Review  
(DAPR)

1723 Simpson Street

Preliminary and Final Approval
Exterior Renovation of
Meals on Wheels
1723 Simpson
Evanston, IL

Site Plan
Scale: 3/16" = 1'0"
Nov. 7, 2019

Evanston, IL
847 864 9650 | 1642 payne street
Exterior Renovation of Meals on Wheels
1723 Simpson
Evanston, IL

South Elevation - Proposed
Scale: 3/16" = 1'0"
Nov. 7, 2019
Exterior Renovation of Meals on Wheels
1723 Simpson
Evanston, IL

Floor Plan - Exist
Scale: 3/16" = 1'0"
Nov. 7, 2019
Exterior Renovation of Meals on Wheels
1723 Simpson
Evanston, IL

South Elevation - Exist.
Scale: 3/16" = 1'0"
Nov. 7, 2019
Exterior Renovation of
Meals on Wheels
1723 Simpson
Evanston, IL

Exist. Site Photos
Scale: 3/16" = 1'0"
Nov. 7, 2019
Design and Project Review (DAPR)

1224 Oak Street

Recommendation to ZBA
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
1904.4044
BOUNDARY SURVEY
COOK COUNTY

THAT PART OF LOT 5 IN THE RESUBDIVISION OF PART OF BLOCK 2 IN CRAIN'S
SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 18, T63N R11E I 33 4TH SECTION 4.1 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF
SAID LOT THENCE SOUTHEASTERLY ALONG THE WEST LINE OF OAK AVENUE 40 FEET
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT TO THE WEST LINE OF SAID
LOT THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 40 FEET TO THE
NORTHWEST CORNER OF SAID LOT THENCE EAST ALONG THE NORTHERLY LINE OF
SAID LOT TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS
COUNTY OF DUPage

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF
APRIL, 2019 AT 312 S. MAIN STREET IN WHEATON, IL 60187.

WARREN D. JOHNSON
PROFESSIONAL LAND SURVEYOR
WHEATON, IL

STATE OF ILLINOIS

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE
MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS
SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER
ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT
BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY
THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR
COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE
BOTTOM RIGHT CORNER.

THE CARA PROGRAM
transforming lives...
www.thecaraprogram.org

Exacta Proudly Supports
Section C. Application for Advisory Review of Zoning Variations...

A. Is necessary or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts.

Our proposed addition and alterations are appropriate for our building and fit into the character of the local historic district. We are happy to have purchased a lovely brick building in a great old neighborhood in central Evanston and seek to minimize the impact of our changes.

Zoning Variances:

These variances have been removed:

- ACs have been moved to compliant locations.
- Impervious surface has been reduced and is compliant.
- Building height is now compliant. The previously proposed side dormers did not meet the definition of a dormer and needed more windows to be called dormers. With the addition of 3 windows on north and south sides, building height is now compliant.
- Minimum Lot Area for a 2-flat was removed (per staff comment) as it is legally non-conforming. It was and will remain a 2-flat.

Three of the zoning variations we are requesting result from adding a 3-car attached garage, which is required by the city zoning ordinance.

- Building lot coverage (45%-51%). The size of the garage is dictated by the zoning requirement of 3 parking spaces.
- North side interior yard (3’2” instead of 5’): The principal structure is currently at 3’2” and the new addition would line up with the non-conforming existing structure. This is necessary in order to provide enough space for the required 3-car garage.
- Rear yard setback (requirement is 30’; we currently have about a 24’ rear yard. 3’ is requested). The existing non-conforming rear yard will be replaced with the required 3 car garage.

The remaining Zoning variance is the Interior Side Yard variance (The proposed deck is 1’ from the lot line where 5’ is required). The Code regarding side yards and accessory structures are to ensure privacy and peacefulness to protect neighboring residences from noise from neighbors in side yards. The small, low deck in the south side yard is adjacent to the basketball court in the city park, not a residence or a street. It is set way back (70 feet) from the front walk, 25’ from the alley and only 18” high, hidden in front by the chimney and in the rear by the garage, and should not be visible from front or rear. The City Zoning Code does not mention city parks in reference to side yards or accessory structures. The deck is adjacent to the park and the heavily used full-court basketball court, which is only about 15’ from the lot line and 26’ from the bedroom windows. The deck is at least 100’ from neighboring residences.
For your consideration, here are changes in appearance that ARE code-compliant, but that might be of importance to the Preservation Commission:

- The new roof height of 35'. It is code-compliant and lower than neighboring roofs. The relatively small change in height (+3’2") will likely not even be noticeable to the average observer. The neighbor's property to the north is 38'. The neighboring home to the west at 1225 Ridge is 45' plus there’s a 10' rise in elevation, which would make their roof 20' higher than the proposed height of subject. There are other homes on Ridge behind us that are over 35’. There are many multi-unit buildings nearby which are 3+ stories high, including one on our block. Single family homes across the street are 2+ stories high and some are over 35' high.
- Dormers: There are many roof and dormer styles in the neighborhood on various style buildings. The neighbor on the north has many. There currently are side shed dormers on our building that we plan to make larger. In an effort to minimize change, the proposed side dormers are smaller than allowed by code and set further back than required from the front of the home. The new gable roof on the rear is necessary in order to be able to access the attic; it makes the attic accessible from the rear interior stairs. The rear gable of the main structure also matches and integrates the screen porch gable roof. The gable is like many roofs in the neighborhood and will be an attractive addition to the rear. The dormers and gable roof allow some attic space to be utilized, thereby increasing the use and enjoyment of the property.
- The screen porch is in keeping with many screen porches in the area and indeed simulates the sleeping porch which was originally on the rear of the building but which was enclosed at least 70 years ago.
- The proposed 2nd floor deck on top of the garage will have horizontal rails similar to the ones that are currently on the existing 2nd floor deck. (In fact, we hope to re-use the actual materials.)
- Proportions of facades and openings, rhythms, relationships of materials and texture, roof shape, walls, scale, directional expression—all stay the same for most of the building and are appropriately sized otherwise and sensitive to surroundings.

What is NOT changing?

- Use: We are happy to maintain this building as a two-flat in keeping with the zoning ordinance, the need for housing near trains and shopping areas and with our desire to live in and age-in-place in the same building with our children and grandchildren.
- The architectural details on the front of the building will NOT change- 6 decorative corbels, columns, and Italianate capitals- will all be restored. The graceful, open front porch will be repaired and maintained. The concrete front steps repaired. The leaded windows will be restored. There is a distinctive brick pattern of the building and masonry dentils over the windows and doors that demonstrate good craftsmanship. The masonry will be repaired where necessary, using matching mortar and pointing. We will maintain the existing exposed rafter tails which have decorative profiles.

What else is improving?

- Green algae growing on the sides of building will be gently removed.
• The existing fence is encroaching approximately 2’ into the alley. It will be removed, and the proposed garage is set back 3-6’ from the lot line, thereby “giving back” more than 150sf to public right of way.

Do our changes adversely affect the character of the local historic district? To give you context, here is other information pertaining to building lot coverage, rear yards, side yards, and accessory structures for neighboring structures:

The lots on our (west) side of Oak and on Dempster on the other end of the block are shallow and many have non-conforming parking and little or no rear yards; our lot does not have enough room for the required rear yard and the required number of parking spaces or garage. Currently there is only one gravel parking space for our lot. Three are required for this size building. In order to come into compliance with regard to providing parking, we propose an attached 3-car garage, but that means there will be no rear yard and no outdoor living area for either unit. We would like each unit to have an outside living space, so, we are planning a rooftop deck and screen porch on the garage for the 2nd floor unit and a small deck on the south side for 1st floor use. Having an interior side deck seems to work since the lot to the south has no residence; only city park with basketball court adjacent to our building.

Other lots on the alley behind us and on this block:

Many of the lots on the west side of Oak and on Dempster are substantially over the building lot coverage and out of compliance on parking and on rear yard setbacks. Though we haven’t done a complete analysis of building lot coverage for every building, it is easy to see that many are way over the limit.

1228 Oak: Has 4+ units (non-compliant), is 3 stories (non-compliant), has gravel parking across the rear of the building, from the building to the alley, with no rear yard (non-compliant).

1234 and 1236 Oak are single family homes which are not as long as our building, so they have small (non-compliant) rear yards and detached garages. 1234 has a 20’ tall garage.

1238 Oak is a large apt building. The building has no rear yard, little parking and little/no setback on the alley.

1030 Dempster has 2 units and has a detached garage on the alley with no rear yard and over the impervious surface limit.

1028 Dempster has 2 units and a garage with a partial rear yard.

1024 Dempster is single family with a deck and parking spaces that cover much of the rear yard.

1020 Dempster has 2 units with 2 open parking spaces and a deck that covers the rear yard.

1016 Dempster is single family with open parking spaces, over impervious surface, and no rear yard.

1100 Dempster has an attached garage, asphalt parking area, is over impervious surface and has no rear yard.
1104 Dempster is over lot coverage, has little/no rear yard setbacks, is over impervious surface and is landlocked with no parking.

1106 Dempster is single family and has non-conforming spot in the front off the alley and a 1 car detached garage and almost no rear yard and over impervious surface limit.

All the houses on Ridge have large lots; many with curb cuts and driveways.

The home at 1241 Ridge is quite set back from the street and has an attached garage on the alley and asphalt parking/driveway, and no rear yard.

1235 Ridge has a 2 story coach house directly on the alley with little/no alley setback.

1229 Ridge has a long asphalt driveway from alley to a basement garage. 1229 also has an interior side yard deck on the 2nd story. It is very close to the neighboring residence.

1225 Ridge, directly behind us, has a large back yard and garage on this long, wide lot. Their rear stone fence has little/no alley setback and so makes navigating even our parking space difficult. The house is 45’ high (non-compliant).

1217 Ridge is developing the lot at 1211 which currently has a 2 story coach house on the alley. Plans are in permit process.

1205 Ridge has a large yard and detached garage.

1201 Ridge is at the corner with Crain and has a detached garage with non-conforming rear yard.

**Conclusion to the question of whether our changes “adversely affect the character of our local historic district?” regarding zoning requests:**

So, as you can see from the above list, our variances are few and relatively minor. We will comply with Use, Building Height, Impervious Surface, and Required parking. Many homes on the block are out of compliance with the rear yard setback and/or don’t meet parking requirements. The 6% overage we are requesting on Building Lot Coverage is small compared to many on the block. Many homes on the block have no rear yards. The 1.8’ side yard setback variance on north is minimal, lines up with the building and is less than others on the block. And the deck on the south is small, low, almost non-visible from the public way and is not adjacent to a residence or street as indicated in code.

**B.** Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation. The proposed addition and alterations provide the owners with reasonable and appropriate use and enjoyment of their real property. Denial would thereby be a taking of their reasonable and appropriate use and their enjoyment of real property.

**C.** Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district. The addition and alterations will NOT be detrimental to the public health, safety and welfare or injurious to property in the district or vicinity. They will enhance the appearance of the neighborhood and increase the value of property in the district.
COA app Section C Conclusion: Given the need and the city requirement to provide 3 parking spaces in this historic R3 neighborhood, we have designed an addition that provides the parking in a sensitive manner. The addition and other alterations retain the original structure, do not destroy significant historic material and are compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment. We have proposed a solution that complies with impervious surface requirements, provides the required parking (relieving some parking stress for the neighborhood), retains the unique architectural elements on the front of the home and the beautiful masonry work of the building, replaces energy-inefficient or unsightly windows, gives outdoor living space to both units, complies with height limits, and is fitting and appropriate for this historic area and R3 neighborhood. We have taken care to minimize changes and to make proposed changes in keeping with the architecture of the building and lending value to the character of this historic neighborhood.
MAJOR VARIATION
APPLICATION

1. PROPERTY

Address: 1224 OAK AVENUE

Permanent Identification Number(s): 
PIN 1: [11119101010000] 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: DONNA LEE FLOETER

Organization: 

Address: 3306 HAYES ST.

City, State, Zip: EVANSTON, IL 60201

Phone: Work: 847-322-7481 Home: Cell/Other: 

Fax: Work: Home: 

E-mail: DONNA LEE FLOETER@GMAIL.COM

Please circle the primary means of contact.

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

☐ same ☐ architect ☐ potential purchaser ☐ potential lessee 

☐ builder/contractor ☐ 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: NOREEN EDWARDS and MARK METZ

Address: 2125 SHERMAN AVE.

City, State, Zip: EVANSTON, IL 60201

Phone: Work: Home: Cell/Other: 

Fax: Work: Home: 

E-mail: DESIGN4EN.LANDSCAPES@GMAIL.COM

Please circle the primary means of contact.

"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

Page 1 of 6
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: 4-30-2019
☑ Project Site Plan Date of Drawings: July 29, 2019. Revised Sep 5, 2019
☑ Plan or Graphic Drawings of Proposal (If needed, see notes)
☑ Non-Compliant Zoning Analysis
☑ Proof of Ownership Document Submitted: 
☑ 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: Build new attached garage on rear of building with rooftop deck and screen porch on roof. Add small (273 sf), low deck to south side yard. Raise attic height to 35’ and add dormers to sides and rear to add bedrooms and bath to attic.

B. Have you applied for a Building Permit for this project? NO

What specific variations are you requesting?

<table>
<thead>
<tr>
<th>A. Section</th>
<th>B. Requirement to be Varied</th>
<th>C. Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum Lot Width</td>
<td>Unchanged</td>
</tr>
<tr>
<td></td>
<td>Minimum Lot Area</td>
<td>Unchanged</td>
</tr>
<tr>
<td>6-8-4-6</td>
<td>R3 Building lot coverage</td>
<td>Bldg lot coverage of 51%</td>
</tr>
<tr>
<td></td>
<td>maximum is 45%</td>
<td></td>
</tr>
<tr>
<td>6-8-4-7</td>
<td>5’ side yard</td>
<td>North side of home is currently 3.2’ from lot line. The garage would continue along same line.</td>
</tr>
<tr>
<td>6-8-4-7</td>
<td>Rear yard requirement is 30’</td>
<td>Current setback is approx. 24’. 3’ setback requested</td>
</tr>
<tr>
<td></td>
<td>Accessory structure not to be located in a side yard abutting a street or interior side yard</td>
<td>AC in 1st drawing. Removed.</td>
</tr>
<tr>
<td>6-4-6-3</td>
<td>“Accessory structure” not to be located in a side yard abutting a street or interior side yard</td>
<td>Locate small deck in south side yard.</td>
</tr>
</tbody>
</table>
Zoning Application, page 4

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 lot dimensions prevent adherence to the zoning code regarding parking and rear yard setback. The existing lot does not comply with the city parking requirement which is 1.5 spaces per unit in R3. We can not provide the required parking without eliminating the rear yard. Providing the required parking also eliminates outdoor living space for the 1st floor unit so that will be provided with the side yard deck.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties: The current building is non-compliant in regard to parking. In addition, the gravel parking space, existing rear fence and rear yard encroach upon the public alley. The use, mass and bulk of the proposed addition is appropriate and will have a minimal or positive impact on adjacent properties. The proposed addition will provide off-street parking, which benefits the neighbors, and restore approximately 100 square feet of property to the public alley; this will enhance the use, enjoyment and property values of adjoining properties. The small deck in the side yard is only a couple steps off the ground; it is not “interior” in that it is not adjacent to another residence, nor is it adjacent to a street. It is adjacent to the city park with the 11’ chain link fence and the full-court basketball court about 15’ from the property line.

2. Property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience: Currently in their 60s, owners hope to “age-in-place” in this property. They are “downsizing” from a larger home in Evanston. Often there is no parking on this block, and therefore it would be both a hardship and difficulty for an “age-in-place” owner to park on neighboring blocks.

3. Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived: No additional income will be derived from these variations as the building will be occupied by the owners and other family members. Public benefit to the whole is derived from adding off-street parking and restoring alleyway to the public space.

4. The alleged difficulty or hardship has not been self-created: The property was platted at its current size and location prior to the current ownership. Zoning guidelines for required parking and rear yard setback were created by the city.

5. Have other alternatives been considered, and if so, why would they not work? There is no alternative that meets both the parking requirement and the rear yard setback. Providing for the parking requirement also means increasing building lot coverage. The proposed garage eliminates outdoor space for the first floor so the side deck gives back outdoor space to the first floor unit. The size of proposed garage and increase in building lot coverage is determined by the city parking requirement.

Other Zoning Variation Standards:

2. The proposed variation is in keeping with the interest of the zoning ordinance: The proposed addition promotes the objectives of the comprehensive general plan as well as enhances the taxable value of the property. The proposed garage provides required parking and the deck in the side yard provides some outdoor living space for the first floor unit. The deck in the side yard does not abut a residence or a street; it abuts a city park basketball court. The side yard requirements or accessory structure requirements are to ensure privacy and peacefulness to neighboring residences. There is no neighboring residence on the south side, only basketball players. Embracing the purpose of the R3 Zoning District, this two unit building will continue to “Provide for...two-family residences in moderate density neighborhoods and to preserve the character of such neighborhoods.”
5. Have other alternatives been considered, and if so, why would they not work?

See prior inserted sheet.

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.

   NAREEN EDWARDS + MARK METZ
   2125 SHERMAN AVE.
   EVANSTON IL 60201
   312-782-0580
   DesignGreenLandscapes @ gmail.com

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number 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.)

   NA

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 1 above, or indicated below.

   NA
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.

NA

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.
THE GRANTOR(S), Jerey Bloomfield and Christine Bloomfield, husband and wife, of Lemont in Cook County, Illinois, being the true and lawful owners in fee simple of the real estate described herein, do hereby sell, grant, convey, transfer, assign, and deliver all that part of Lot 6 in the Resubdivision of Part of Block 3 & in Grains Subdivision of Township 14 North, Range 14, East of the Third Principal Meridian, described as follows:

That part of Lot 6 in the Resubdivision of Part of Block 3 & in Grains Subdivision of Township 14 North, Range 14, East of the Third Principal Meridian, described as follows:

Commencing at the NE corner of said Lot 6, thence SOTHEASTERLY along the West line of Oak Avenue 40 feet, thence WEST, parallel to the North line of said Lot 6, thence NORTHEASTERLY along the West line of said Lot 6, thence EAST along the North line of said Lot 6.

SUBJECT TO:
Covenants, restrictions and conditions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate terms set out and payable at the time of closing.

Permanent Real Estate Index Numbers: 11-19-101-016-3000
Address(s) of Real Estate: 1224 Oak Avenue, Evanston, IL 60202

Dated this __ day of __, 20__,

Jerey Bloomfield

Christine Bloomfield
STATE OF ILLINOIS, COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY
THAT Jeremy and Christine Bloomfield, personally known to me to be the same person(s) whose
name(s) subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act
for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9th day of May

[Seal]

(Notary Public)

Prepared By: Michael F Beauguro
      Attorney at Law
      708 Church St, Suite 235
      Evanston, IL 60201

Mail To:
      Katherine Hart
      9349 Forestview Road
      Evanston, Illinois 60202

Name & Address of Taxpayer:
      Noreen Edwards and Mark Metz
      1224 Oak Avenue
      Evanston, IL 60202

CITY OF EVANSTON

032325

P A S T E R T A N S T R A N S F E R T A X

AMOUNT $3,275.00

Agent
<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19ZONA-0133 – 1224 OAK AVENUE RIDGE HISTORIC DISTRICT</td>
<td>Non-Compliant</td>
</tr>
</tbody>
</table>

**Proposal:**
Raise roof and add dormers to existing 2-flat; construct 3-car garage, screen porch and open deck at second floor; side porch and deck; interior remodel

**Zoning Section:**

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-4-6. - BUILDING LOT COVERAGE.</td>
<td>The proposed building lot coverage is 51.5% where 45% is the maximum permitted.</td>
</tr>
<tr>
<td>6-8-4-7. - YARD REQUIREMENTS. (A) Residential Structures 3. Side Yard</td>
<td>The proposed north interior side yard for the principle structure is 3.2’ where 5’ is required. Although the nonconforming condition is not increased, the addition needs to meet the required setback.</td>
</tr>
<tr>
<td>6-8-4-7. - YARD REQUIREMENTS. (A) Residential Structures 4. Rear Yard</td>
<td>The proposed rear yard is 3’ where 30’ is required.</td>
</tr>
<tr>
<td>6-8-4-7. - YARD REQUIREMENTS. (C) Residential Structures 3. Side Yard</td>
<td>The proposed deck is 1’ from the south interior side yard where 5’ is required.</td>
</tr>
</tbody>
</table>

**Additional Comments:**

1. Major work Certificate of Appropriateness application and review by the Preservation Commission is required.
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: August 05, 2019
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 19ZONA-0133
Purpose: Zoning Analysis without Bld Permit App
District: R3
Overlay: None
Preservation
Review: Cade Sterling

This Application Proposes (select all that apply):

- New Principal Structure: Change of Use
- New Accessory Structure: Sidewalk Cafe
- Addition to Structure: Plat of Resubdiv./Consul.
- Alteration to Structure: Business License
- Retention of Structure: Home Occupation

Analysis Based On:

- Plans Dated: July 19, 2019
- Prepared By: DonnaLee M. Floeter
- Survey Dated: April 30, 2019
- Existing Improvements: 2-STORY BRICK 2-FLAT

Proposal Description:
RAISE ROOF AND ADD DORMER S TO EXISTING 2-FLAT, CONSTRUCT 3-CAR GARAGE, SCREEN PORCH AND OPEN DECK AT 2ND FLOOR, SIDE PORCH AND DECK, INTERIOR REMODEL.

ZONING ANALYSIS

Residential District Calculations

Front Porch Exception (Subtract 60%)
Total Eligible
Front Porch
Regulatory Area

Pavers/Pervious Paver Exception (Subtract)
Total Paver Area
Paver Regualtory Area

Open Parking Ratio (Add 200sqf/open space)
# Open Required Spaces
Addtn. to Bldg Lot Cov.

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>USE: R3 Two-Family Residential</td>
<td>Dwelling - 2F</td>
<td>Dwelling - 2F</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

Minimum Lot Width (LF)

- Minimum Lot Width (LF): 35
- Minimum Lot Width (LF): 40.00
- Minimum Lot Width (LF): 40.00
- Minimum Lot Width (LF): No Change

Comments:

Minimum Lot Area (SF)

- Minimum Lot Area (SF): 7,000 sq. ft. (3500/DU)
- Minimum Lot Area (SF): 4972
- Minimum Lot Area (SF): 4972
- Minimum Lot Area (SF): No Change

Comments:

- Comments: 6-6-4.4 - ENLARGEMENT OF STRUCTURE

<table>
<thead>
<tr>
<th>Dwelling Units</th>
<th>SFR, 2F</th>
<th>2</th>
<th>2</th>
<th>No Change</th>
</tr>
</thead>
</table>

Comments: 6-6-4.4 - ENLARGEMENT OF STRUCTURE

Building Lot Coverage

- Building Lot Coverage: 2237.4
- Building Lot Coverage: 1787
- Building Lot Coverage: 2559
- Building Lot Coverage: Non-Compliant

Impervious Surface Coverage (SF, %)

- Impervious Surface Coverage (SF, %): 2983.2
- Impervious Surface Coverage (SF, %): 2903.25
- Impervious Surface Coverage (SF, %): 2985
- Impervious Surface Coverage (SF, %): Compliant

Comments:
<table>
<thead>
<tr>
<th>Accessory Structure</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard Coverage</td>
<td>40% of rear yard</td>
<td>54%</td>
<td>0%</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>&lt; OF 35' OR 2.5 STORIES</th>
<th>31.83 / 2 stories</th>
<th>35 / 3 stories</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>DOES NOT MEET DEFINITION OF DORMER</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Yard(1) (FT) Direction: E</th>
<th>Street: Oak Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>27' or block average</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT) Direction: N</th>
<th>5'</th>
<th>3.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>Non-Compliant</td>
<td></td>
</tr>
<tr>
<td>Addition in vertical or horizontal direction req. adherence to setback</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT) Direction: S</th>
<th>5'</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear Yard (FT) Direction: W</th>
<th>30'</th>
<th>24.5</th>
<th>3'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>Non-Compliant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>RSD</td>
<td></td>
<td>Air-conditioning Unit</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted Required Yard:</th>
<th>RY or ISY</th>
<th>Interior Side Yard</th>
<th>Interior Side Yard</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Standards:</th>
<th>6' or 6' w/screening setback</th>
<th>NA</th>
<th>2'</th>
<th>Non-Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**ACCESSORY USE AND STRUCTURE 2**

<table>
<thead>
<tr>
<th>Use(2):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>RSD</td>
<td></td>
<td>Deck or Patio (raised)</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Permitted Required Yard: | |
|--------------------------| |
| Comments: | | |

| Additional Standards: | |
|-----------------------| |
| Comments:             | | |

<table>
<thead>
<tr>
<th>Interior Side Yard(2A) (FT) Direction: S</th>
<th>5'</th>
<th>NA</th>
<th>1'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>Non-Compliant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>LF: Linear Feet</td>
<td>SF: Square Feet</td>
<td>FT: Feet</td>
<td></td>
</tr>
</tbody>
</table>

Page 2
<table>
<thead>
<tr>
<th>Use(1): Two-family</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 per dwelling unit.</td>
<td>0</td>
<td>3</td>
<td>Compliant</td>
<td></td>
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**Comments:**

<table>
<thead>
<tr>
<th>TOTAL REQUIRED:</th>
<th>3</th>
<th>0</th>
<th>3</th>
<th>Compliant</th>
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**Comments:**

<table>
<thead>
<tr>
<th>Vertical Clearance (LF)</th>
<th>7'</th>
<th>NA</th>
<th>8.5'</th>
<th>Compliant</th>
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</thead>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Surfacing:</th>
<th>Sec. 8-18-2-8 (E)</th>
<th>NA</th>
<th>Concrete Apron</th>
<th>Compliant</th>
</tr>
</thead>
</table>

**Comments:**

<table>
<thead>
<tr>
<th>Location:</th>
<th>Sec. 6-4-6-2</th>
<th>NA</th>
<th>Attached Garage</th>
<th>Compliant</th>
</tr>
</thead>
</table>

**Angle(1): Garage (Attach) Comments:**

**Angle(2):**

**MISCELLANEOUS REQUIREMENTS**

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>YARD OBSTRUCTIONS</td>
<td>10% of match existing</td>
<td>2W</td>
<td>2W</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

**COMMENTS AND/OR NOTES**

**Analysis Comments**

**RESULTS OF ANALYSIS**

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

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

See attached comments and/or notes.

Signature: [Signature]

Date: 9/25/19
Design and Project Review (DAPR)

1713 Central Street

Recommendation to ZBA
Fwd: Zoning Special Use

Melissa Klotz <mklotz@cityofevanston.org>
To: Cade Sterling <csterling@cityofevanston.org>

Melissa Klotz
Zoning Administrator
Planning & Zoning Division
Community Development Department
Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-4311
mklotz@cityofevanston.org | cityofevanston.org

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

---------- Forwarded message ----------
From: <noreply@formstack.com>
Date: Mon, Oct 21, 2019 at 1:39 PM
Subject: Zoning Special Use
To: <zoning@cityofevanston.org>

Formstack Submission For: Zoning Special Use
Submitted at 10/21/19 1:39 PM

| Address: | 1713 Central Street
          | Evanston, IL 60201 |
|----------|------------------|
| Permanent Identification Number (PIN) 1: | 05-34-427-026-0000 |
| Permanent Identification Number (PIN) 2: | |
Name: John Mauck (Attorney for Church)

Organization: Second Church of Christ, Scientist

Address: 1 North LaSalle Street
        Suite 600
        Chicago, IL 60661

Home or Office Phone Number: (312) 853-8709

Cell Phone Number:

Email: jmauck@mauckbaker.com

Please choose primary means of contact: Email

Is applicant also the property owner?: No

Name: Kim Meyers, M.D.

Organization: Todd Newberger, MD; Harry Jaffe, MD; Kim Meyers, MD

Address: 1713 Central Street
        Evanston, IL 60201

Home or Office Phone Number: (847) 533-3459

Cell Phone Number:

Email: isn1713@comcast.net

What is the relationship of the applicant to the property owner?: Other: Purchaser of Property

Briefly describe the proposed Special Use:

A religious assembly will meet twice per week toward the back of the building. For the purpose of religious literacy, a reading room designated for reading and selling Christian books will be located toward the front of the building.

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?: The proposed use as a religious assembly falls under "Religious Institution" under Zoning Code Section 6-15-14-7. The reading room also falls under "Religious Institution" as an accessory under the definition of Religious Institution under in Section 6-10-3.

Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a

No, the use will cause no diminishment in value of property or negative cumulative effect on the neighborhood.
negative cumulative effect on the neighborhood?:

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

Yes, the requested special use will be adequately served by public facilities and services.

Will the requested special use cause undue traffic congestion?:

No, the requested special use will not cause undue traffic congestion. The traffic generated will probably be less than the current use as an office—five days per week. The reading room will generate only four or five cars at one time and the worship times—Sunday and Wednesday—are less frequent than the office.

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

No significant historical or architectural resources will whatsoever be affected.

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

Yes, requested special use will preserve significant natural and environmental features, because other than facade and signage, the only change to the property will be internal construction.

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.

Is applicant acting as an agent or designee for the proposed user of the land for which this application for zoning relief is made?:

Yes

List the name, address, phone, fax, and any other contact information of the proposed user of the land.:

Elizabeth Drake (church representative), 2715 Hurd Avenue, Evanston, IL 60201

Does the proposed land user own or control the land for which this application for zoning relief is made?:

No

List the name, address, phone, fax, and any other contact information of the person or entity that has constructive control of the proposed land user.:

Todd Newberger, MD, 1713 Central Street, Evanston, IL 60201, 847-533-3454, isn1713@comcast.net; Harry Jaffe, MD; Kim Meyers, MD

Does the proposed land user hold the title to the subject property?:

No

Is the person or entity that holds the title the same as the one listed in the previous question?:

Yes
List the name, address, phone, fax, and other contact information of the person or entity holding the title to the subject property:  

Is the Applicant or Proposed Land User a Corporation?: Yes  

Janet Clements, 225 Lake Street, Evanston, IL 60201  
Elizabeth Drake, 621 Park Avenue, Wilmette, IL 60091  
Ann Rajaciczyk, 2305 Grant Street, Evanston, IL 60201  
Robert Shiverd, 2811 Girard Avenue, Evanston, IL 60201  

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.:  

Applicant is a church which has no shareholders.  

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 zoning relief.:  

Plat of Survey - One copy of plat of survey, drawn to scale, that accurately reflects current conditions.: View File  

Date of Survey: Apr 23, 1984  

Site Plan/Graphic Drawings - One copy of site plan or floor plans, drawn to scale, showing all dimensions or graphic representations for any elevated proposal--garages, home additions, roofed porches, etc.: View File  

Date of Drawings: Dec 18, 2018  

Proof of Ownership - Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents, etc.: View File  

Document Submitted: Contract to Purchase  

Quantity: 1  

Price: 660
Credit Card:

Card number: **********9326 Expiration: 10/23

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:

John M. Mauck

Direct Link to Image
Operations Summary for 1713 Central Street, Evanston

Second Church of Christ, Scientist

October 28, 2019

Schedule of Programs and Attendance:

Worship service on Sunday morning and Wednesday evening. Attendance will generally not surpass 40 people.

Prayer groups, scripture study, small group meetings, counseling and other religious activities on most days. Attendance will generally not surpass 15 people.

The reading room will be open during normal business hours and weekends. Attendance will generally not surpass 5 people.

Parking:

The building's current number of parking spaces is adequate for each program and combination of programs.

Building Access:

Attendees will access building through the back entrance facing the parking lot and the front entrance facing Central Street.

Full Time Employees:

The church has no full-time employees. Church leaders will be present at the Sunday and Wednesday meetings.
BY

W. L. SAMBO...SKI

REGISTERED ILLINOIS LAND SURVEYOR

OF

LOT 14 (EXCEPT THE EAST 20.0 FEET THEREOF) AND LOT 15 IN BLOCK 37 IN
C. L. JENKS SUBDIVISION OF BLOCKS 27, 28, 32, 33 AND 37 IN NORTH
EVANSTON IN WILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1713 CENTRAL ST.
Community & Economic Development Dept. – Zoning Office
City of Evanston
2100 Ridge Ave, Rm. 3202
Evanston, Illinois 60201

Re: SPECIAL USE APPLICATION FOR 1713 CENTRAL STREET, EVANSTON, IL 60201

To Whom It May Concern:

Our firm represents the Second Church of Christ, Scientist ("Church") regarding its application for a special use permit for 1713 Central Street, Evanston. Mauck & Baker, LLC has a concentration in representing churches and religious institutions and has extensive experience in zoning issues under the First Amendment and Religious Land Use and Institutionalized Person Act ("RLUIPA"). This letter is intended to raise awareness of the heightened protections for religious institutions under Federal and Illinois law as the Evanston zoning authorities consider the Church's special use application.

The Presumption of Compatibility for Special Uses

The 1713 Central Street property is located in a "B1a District." Under Section 6-15-14-7 of the Evanston Municipal Code ("Code"), "Religious Institutions" are explicitly allowed as special uses in the B1a District. Under state law, a special use is presumed...
compatible absent circumstances that show that the particular use proposed would have adverse effects above and beyond those inherently associated with the use.

According to the Evanston Municipal Code § 6-3-5-13, titled “No Presumption of Approval”:

The listing of a special use within each zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each proposed special use shall be evaluated on an individual basis, in relation to its compliance with the standards and conditions set forth in this Section 6-3-5 and with the standards for the district in which it is located, in order to determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed.

Evanston is a home rule community. As such this code provision may override the Illinois Supreme Court. However, according to Illinois Supreme Court precedent, where there is a designated special use, there is a presumption of compatibility with the surrounding district. “[T]he inclusion of a special use within a zoning ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood.” City of Chicago Heights v. Living Word Outreach Full Gospel Church & Ministries, Inc., 196 Ill. 2d 1, 17 (2001).

The special use designation may create heightened protections from denial by a zoning board and cannot be rejected based issues that normally arise with the type of use. According to the Illinois Supreme Court, the appropriate standard for a municipality in considering a special use application “is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone.” Id. at 22 (emphasis in original).

In City of Chicago Heights v. Living Word Outreach Full Gospel Church & Ministries, Inc., the city council denied a small church’s special use application because it believed
that all noncommercial uses were incompatible uses along a city highway. However, under the city’s zoning code, religious institutions were specifically designated as special uses. Thus, the Court found the church’s use was presumed compatible with the zoning scheme. Finding in favor of the church, the Court found nothing of record that indicated the church’s use of the property “would have any adverse effects on surrounding properties above and beyond those that would inherently be associated with any church...” Id.

RLUIPA’s Equal Terms Provision

The Church’s special use application also receives protection under RLUIPA’s “Equal Terms” provision. The Evanston Code allows a “Government Institution” to be permitted as of right in the B1a District, while requiring “Religious Institutions” to obtain a special use permit. Evanston, Illinois, Municipal Code § 6-15-14-7. This places religious institutions on unequal terms as compared to government institutions.


RLUIPA’s “Equal Terms” provision, 42 U.S.C. 2000(b)(1), states:

(1) EQUAL TERMS- No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution.

According to the United States Court of Appeals for the Seventh Circuit, “The equal-terms section is violated whenever religious land uses are treated worse than comparable nonreligious ones, whether or not the discrimination imposes a substantial burden on religious uses.” Digrugilliers v. Consol. City of Indianapolis, 506 F.3d 616, 616 (7th Cir. 2007). For purposes of an “Equal Terms” analysis, RLUIPA’s legislative history
specifically identifies “gyms, places of amusement, recreation centers, lodges, libraries, museums, municipal buildings, meeting halls, and theaters” as the exact uses with which religious assemblies are to be treated on equal terms. H. REP. 106-219 at 19 (July 1, 1999) (emphasis added). By failing to treat religious assembly uses on equal terms with nonreligious assembly uses the Code facially violates RLUIPA’s requirements.

Not only does RLUIPA’s legislative history specifically identify “municipal buildings” as a quintessential equivalent for purposes of an Equal Terms analysis, subsequent case law does as well. In United States v. Bensalem Twp., Pennsylvania, a municipality required religious institutions, a mosque in this case, to apply for zoning variances to locate in all but one zoning district. 220 F. Supp. 3d 615, 617 (E.D. Pa. 2016). The religious institution was denied a variance by the municipality, prompting the United States Department of Justice to intervene and file suit. Id. at 618. In evaluating the Equal Terms claim, the court noted that other nonreligious assembly uses such as “private educational institutions, sanitariums, day care centers, municipal buildings, and colleges and universities” were permitted in the relevant zoning districts, even though those uses would have had “greater land impacts than the . . . proposed mosque.” Id. at 621. (emphasis added); see also Lighthouse Inst. for Evangelism, Inc. v. City of Long Branch, 510 F.3d 253, 272 (3d Cir. 2007).

In the situation at hand, the City of Evanston created B1a Districts with the stated purpose to “[a]ccommodate continued use of neighborhood-oriented business districts and pedestrian-oriented shopping areas. . . . The district can also accommodate specialty retail, professional, office and financial service facilities that attract a larger market area.” B1-B3 Purpose Statements, City of Evanston, https://www.cityofevanston.org/home/showdocument?id=14928. Despite its stated purpose, the Evanston Municipal Code (“Code”) permits a “Government Institution” as
of right in the B1a District which is broadly defined to include a “building or structure owned and operated by a municipal, state, federal, or other taxing body institution in which governmental services are provided or conducted.” (emphasis added). Evanston, Illinois, Municipal Code § 6-15-14-7; 6-18-3. This definition would no doubt encompass town halls, municipal centers, and the like, where residents assemble to engage in civic and political discourse. Nonreligious assembly uses like municipal facilities, therefore, are permitted in the B1a District even though they have no relation to “shopping areas” and “business districts,” and certainly not to “specialty retail, professional, office and financial service[s].”

Religious Institutions, on the other hand, are not permitted as of right in the B1a District, but require a special uses permit. Evanston, Illinois, Municipal Code § 6-15-14-7. Thus, Religious Institutions and Government Institutions are not treated on equal terms as required by RLUIPA. Both religious assemblies and government institutions (such as a town hall) exist to provide individuals with a place to assemble and discuss important matters. Furthermore, both uses are generally tax exempted. Under the Code, however, Church members cannot regularly assemble to discuss religious matters in the B1a District as of right. But the Code does permit, as of right, individuals to assemble in government buildings, like a town hall, to discuss political and civic matters.

As the Seventh Circuit stated in River of Life Kingdom Ministries v. Vill. of Hazel Crest, 611 F.3d 367, 374 (7th Cir. 2010):

But should a municipality create what purports to be a pure commercial district and then allow other uses, a church would have an easy victory if the municipality kept it out.

The same reasoning would apply here. Because the City permits government institutions in the B1a District as of right, religious assemblies in seeking their special use application are to be treated equal terms. Therefore, in considering the Church’s application, the same criteria should be used as would be used in considering whether to allow a government institution in the B1a District.
First Amendment, Free Exercise of Religion Clause

Heightened protection for religious land use extends beyond RLUIPA. Illinois case law holds that the First Amendment’s Free Exercise of Religion clause gives heightened protections to religious institutions against zoning restrictions. In Columbus Park Congregation of Jehovah Witnesses v. City of Chicago, a small congregation of eighty-two Jehovah Witnesses was denied a special use permit in a solid business district in Chicago. 25 Ill. 2d 65, 68 (1962). In rejecting the church’s application, the city gave two reasons: an increase in congestion of traffic, and a depreciation value of the surrounding business properties.

The Illinois Supreme Court held the zoning authorities violated the church’s rights, finding “the right of freedom of religion, and other first amendment freedoms, rise above mere property rights.” Id. at 71. While the location of churches may be regulated with proper cause, a religious institution’s rights “rise far above public inconvenience, annoyance, or unrest.” Id. Thus, a zoning ordinance that prevents citizens from practicing their religion in a particular location “limit[s] the free exercise of religion.” Id.

As to Chicago’s concerns over parking and the detriment to the surrounding business community, the Court rejected these justifications as being “arbitrary and capricious” and bearing “no substantial relation to the public health, safety and welfare.” Id. at 73. For parking, the Court noted the fears of traffic congestion were “speculative.” Id. at 72. For the detrimental effect on surrounding business, the Court used logic similar to RLUIPA’s “Equal Terms” provision. Because other non-business uses such as dance halls and trade schools were permitted in the business district, the Court found the church’s effect would not be any more damaging than by the other uses permitted in the district. Id. at 72-73.

Like the church in Columbus Park, the Church here is a small religious minority congregation and seeks a special use application in a business district (though as
mentioned previously is not exclusive to businesses). As such, the Church’s First Amendment rights are at issue and obstacles to their special use application would be held to the heightened standards under *Columbus Park*.

In summary, there are three relevant legal principles in considering the Church’s special use application: 1. based on Illinois Supreme Court precedent, there may be a presumption of compatibility for special uses within a zoning scheme; 2. under RLUIPA, religious institutions are to be held on equal terms as municipal buildings; and 3. the First Amendment gives heightened protections for religious land uses. Finally, it should be noted if civil rights (e.g. the right to use a particular building for worship) are improperly denied, U.S. Code § 1988 requires that the citizens’ attorney’s fees be compensated by the government entity.

We request that this special use application be approved as the beneficial uses of religious institutions, like the Church, are strongly favored under both property law and civil rights law. If there are any questions regarding these matters, I can be contacted at 312-853-8709 or jmauck@mauckbaker.com.

Very truly yours,

MAUCK & BAKER, LLC

John W. Mauck

JWM:asw

*F:\Clients\3773\Special Use Application\20191014_RLUIPA Brief-Letter.docx*
Design and Project Review (DAPR)

2510 Green Bay Road

Recommendation to ZBA
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
SPECIAL USE APPLICATION

CASE # 19.Z.MJY-0100

1. PROPERTY

Address: 2510 GREEN BUS. WAY, EVANSTON

Permanent Identification Number(s):

PIN 1: [10-12]-200-016-0000 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: Jaison Victor

Organization: Born & Win  (SUUS COOP)

Address: 7011 N. CHICAGO

City, State, Zip: LINCOLNWOOD, IL 60712

Phone: Work: — Home: — Cell/Other: 312-401-5131

Fax: Work: — Home: —

E-mail: Jaison Michael Victor@gmail.com

Please circle the primary means of contact.

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

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

☐ other: TENANT

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

Name(s) or Organization: CHASE C. HAGG

Address: 657 ASH STREET

City, State, Zip: WINNETKA, IL 60093


Fax: —

E-mail: CCHapp39@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: October 25, 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: October 25, 2019

PAGE 1 OF 6
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: June 2014
- ✔ Project Site Plan  Date of Drawings: October 2019
- ✔ Plan or Graphic Drawings of Proposal (If needed, see notes)
- ✔ Non-Compliant Zoning Analysis
- ✔ Proof of Ownership  Document Submitted:
- ✔ Application Fee  Amount $150  Transcript Deposit Fee $150

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

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

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

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

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

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

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

A. Briefly describe the proposed Special Use:

- Physical Fitness
- Boxing
- Personal Training
- Martial Art
- Self Defense

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)

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?

- REQUESTED SPECIAL USE WILL ENHANCE THE
- VALUE OF PROPERTY IN THE NEIGHBORHOOD
- ONE LEFT VACANT BUILDING ALONG X STREET WILL HAVE A POSITIVE EFFECT ON THE NEIGHBORHOOD

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

- THERE ARE AMPLE PUBLIC FACILITIES: PUBLIC
  - Transportation: Ample Parking
  - Other: Ample Parking

Page 3 of 6
d) Will the requested special use cause undue traffic congestion?

Generally, larger crowds from 9am to 9pm
Local clientele access walking and by bike
There is no undue traffic congestion

---

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

There are no specific historical or
architectural resources to my
knowledge.

---

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

There are no significant natural
or environmental features to
my knowledge among this stretch
of Green Bay Road.

---

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, this special use will comply
with the applicable regulations
of the district.
City of Evanston
DISCLOSURE STATEMENT

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

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

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

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

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.

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

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

a. Names and addresses of all officers and directors.
   
   N/A

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

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.

N/A
Special Use Permit Application:

Born2Win

2510 Green Bay Road

Evanston, IL 60201

Born2Win is a locally based, all inclusive, physical fitness and training center emphasizing strength training, weight training, boxing, cardio training, martial arts, and self-defense. Instruction is currently being offered by five professionally trained and experienced instructors. Born2Win currently offers one on one training from 5am to 5pm, or by appointment with a personal trainer, seven days per week.

Born2Win has met with considerable success in the brief time that it has been in operation. They are currently looking to grow the company and expand the programming offering classes and some smaller group training sessions. They have found a high demand for this type of additional training beyond the one on one programming already existing. Internet marketing has already indicated that they can successfully expand into this group instruction. For this expansion of programming, Born2Win is applying here for the required Special Use Permit.

Born2Win currently serves a very local clientele, most of whom walk or bike to the facility. The area is also very well served by Metra, CTA and local bus service. As the membership grows, Born2Win will rely upon some of the ten parking spaces provided to the building on Green Bay Road. In addition, there is ample parking to the north on Harrison Street as well as to the south on Lincoln Avenue. Evening and weekend clients utilize wide open Metra lots on Green Bay Road. For further consideration, I personally own the building located at 2014-2016 Central Street where employees are parking, but only in case we need to relieve any congestion. We have not needed that yet, and we do not anticipate needing it, but it is available to us.

In addition to Born2Win which takes nearly 2,000sqft of the 16,000 building footprint, I have several other signed leases at 2510 Green Bay Road. These leases include Lock Chicago, to whom you issued a Special Use Permit earlier this year. Lock Chicago currently has three employee operators, and maintains hours of operation between 5pm and 10pm. They are well aware of parking constraints, but their hours of operation after 5pm allow them to use the building parking lot, and if needed, much of the freed up Metra parking that is ample and available.

Other building tenants include Opticent, a Northwestern University based startup company, with three employees, all local area students who walk or bike. They do not own cars, and their hours are irregular, mainly after school hours.

Single user tenants in the building include Jonathan Booth who is a local North Evanston resident and a pharma related consultant and Tim Lavengood, local North Evanston resident, and Executive Director of the Technology Innovation Center, our Evanston based small business incubator. Mr Booth walks from home, Mr. Lavengood bikes daily. They are both 8am to 5pm regular office hour users.

Finally, we expect Larry Suffredin Jan Schakowsky and Laura Fine to sign leases effective January 1, 2020. They are currently our local County, State and Federal legislators. Every one of these tenants listed above here is moving with me to 2510 Green Bay Road from 820 Davis Street where they have all been tenants of mine for many years. The office hours of the legislators are very irregular, but they have two
staff assistants who live very locally and are familiar with neighborhood parking, if they drive. It is yet to be determined what their transportation method will be.

2510 Green Bay Road was one of EIGHT vacant buildings within a half mile radius when I purchased it two months ago. Each of the current and prospective tenants at 2510 Green Bay Road rely heavily upon neighboring retail merchants, local restaurants for breakfast, lunch and dinner, local coffee shops, and local services. These valuable tenants promote a vibrant level of added economic activity in the Green Bay Road/Central Street business district. Their impact is already being felt.

The building is serviced by an ample parking lot on Green Bay Road, a shared conference room, kitchen, and four handicap accessible bathrooms. I also have allowed designated space and state of the art audio-visual equipment to be used for seminars, presentations, training classes, and special events.

I am currently entertaining several other Letters of intent to lease office spaces at 2510 Green Bay Road. Because of ongoing negotiations within Evanston, I am not comfortable disclosing them at this time. However, they are local residents, they will add greatly to the business climate in the building and in the neighborhood, but they will not be any additional burden to the parking situation.

Thank you for your consideration of this Special Use Permit application. We look forward to seeing you on Wednesday, November 13th, at 2:30Pm in Room 2404 to answer any further questions you may have.

Sincerely,

Charles C. Happ
Design and Project Review (DAPR)

1031 Sherman Avenue

Recommendation to ZBA
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
MAJOR VARIATION
APPLICATION

CASE #: 19ZMIV-0096

1. PROPERTY

Address: 1031 SHERMAN AVENUE, EVANSTON, ILLINOIS 60202
Permanent Identification Number(s):
PIN 1: 111191170080000
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: KATHERINE G. BILLS, ESQ.
Organization: HARDT, STERN & KAYNE, P.C.
Address: 2610 LAKE COOK ROAD, SUITE 200
City, State, Zip: RIVERWOODS, ILLINOIS 60015
Phone: Work: 847-597-2150 Home: N/A Cell/Other: N/A
Fax: Work: 866-238-503 Home:
E-mail: KBILLS@HSKLAW.COM Please circle the primary means of contact.

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: 1031 SHERMAN AVENUE LLC
Address: 1001 SHERMAN AVENUE
City, State, Zip: EVANSTON, ILLINOIS 60202
Phone: Work: 847-864-7700 Home: 
Fax: Work: 
E-mail: BOBF@EVANSTONLUMBER.COM Please circle the primary means of contact.

"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."

______________________________ 10/10/19
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."

______________________________ 10/10/19
Applicant Signature - REQUIRED Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [x] (This) Completed and Signed Application Form
- [ ] Plat of Survey  Date of Survey:  March 19, 2019
- [x] Project Site Plan  Date of Drawings:  October 1, 2019
- [ ] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [x] Non-Compliant Zoning Analysis
- [x] Proof of Ownership  Document Submitted:  10/10/19
- [x] Application Fee (see zoning fees)  Amount $ 1,980.00 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:

*Improve currently vacant lot by expanding non-conforming use of 1027 Sherman Avenue with a proposed accessory parking lot and accessory outdoor storage area to improve site, condition, functionality, and look of property.*

B. Have you applied for a Building Permit for this project? ☑ NO ☐ YES

(Date Applied: __________________ Building Permit Application #: __________________)

---

### REQUESTED VARIATIONS

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

(See the Zoning Analysis Summary Sheet for your project's information)

<table>
<thead>
<tr>
<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
</tr>
</thead>
<tbody>
<tr>
<td>(ex. “6-8-3-4”)</td>
<td>(ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td>(ex. &quot;a front yard setback of 25.25 feet&quot;)</td>
</tr>
</tbody>
</table>

1

- **6-6-3-5**
  - A nonconforming use of land shall not be expanded, extended, enlarged, or increased in intensity.
  - Nonconforming use at 1027 Sherman expanded and increased in intensity with a proposed accessory parking lot and accessory outdoor storage.

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

2

- **6-4-6-3(B) and Table 4-A 18**
  - Open off-street parking shall be within 30 feet of the rear lot line or alley.
  - Proposed parking area is approx. 166 feet from the east rear-yard lot line.

3

- **6-16-2-7**
  - Outdoor storage permitted in transitional manufacturing districts abutting nonresidential uses. Such storage areas shall be enclosed by a fence, and shall not exceed 25% of the total area of the zoning lot in the MUE district.
  - Proposed storage is partially in the R3 district, abuts residential uses to the north, and exceeds 25% of the total area of the zoning lot in the MUE district.
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? 

SEE EXHIBIT A.

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. 

SEE EXHIBIT A.

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. 

SEE EXHIBIT A.

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. 

SEE EXHIBIT A.

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

SEE EXHIBIT A.
5. Have other alternatives been considered, and if so, why would they not work?

SEE EXHIBIT A.

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.
   **Evanston Builders Lumber Co. (Proposed Future Tenant)**
   **ATTN: Robert Fisher, President**
   1001 Sherman Avenue
   Evanston, Illinois 60202
   bobf@evastonlumber.com, (847) 867-7700

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.)
   **Robert Fisher as President, and as Trustee of the Robert Fisher Revocable Trust Dated December 2004, as Amended and Restated from Time to Time (Sole Shareholder of Evanston Builders Lumber Co.)**
   1001 Sherman Avenue, Evanston, Illinois 60202
   bobf@evastonlumber.com, (847) 867-7700

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.
   **1031 Sherman Avenue LLC**
   **ATTN: Robert Fisher, Sole Manager**
   1001 Sherman Avenue
   Evanston, Illinois 60202
   bobf@evastonlumber.com, (847) 867-7700
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.

ROBERT FISHER AS SOLE MANAGER

1001 SHERMAN AVENUE
Evanston, Illinois 60202
bobf@evanstonlumber.com, (847) 867-7700

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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

Tracy Fisher, as Trustee of the Tracy Fisher Revocable Trust dated December, 2004, as amended and restated from time to time, 1001 Sherman Avenue, Evanston, Illinois 60202 - 95% Membership Interest (Sole Beneficiary of Trust: Tracy Fisher)

Robert Fisher, as Trustee of the Robert Fisher Revocable Trust dated December, 2004, as amended and restated from time to time, 1001 Sherman Avenue, Evanston, Illinois 60202 - 5% Membership Interest (Sole Beneficiary of Trust: Robert Fisher)
EXHIBIT A

REQUESTED VARIATIONS

B. A variation’s purpose is to provide relief from specific 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 Zoning Ordinance requirements?

For several years, the property has remained vacant and unutilized. All improvements on the property were demolished several years ago. This property is unique in that it is split into two different zoning districts: the Western portion of the lot is zoned R-3 (Two-Family Residential District), and the Eastern portion of the lot is zoned MUE (Transitional Manufacturing-Employment District). Because the lot is essentially “cut” in half with two different and distinct zoning districts, to fully utilize more than half of the lot would require a major variation approval from the City of Evanston. Otherwise, any property owner of this lot would be required to build two entirely separate (smaller) structures, with differing uses, on the same lot. This would underutilize the lot space, waste resources, eliminate any efficiencies gained from the lot size, and create further congestion in the neighborhood.

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

The property is currently in poor condition. It remains a vacant lot. Despite the current property owner’s best efforts, because it is a vacant lot, individuals have been found to loiter and litter on the property. The requested variation would substantially improve the use, enjoyment, and property values and adjoining properties. The intended use is for the improved property to be leased to Evanston Builders Lumber Co. (“Evanston Lumber”), a local Evanston business (headquartered down the block from the subject property and also renting offices at the adjacent property, 1027 Sherman Avenue, Evanston, Illinois 60202 (“1027 Sherman”)), for a small parking area in the Western portion of the lot, and outdoor storage in the Eastern portion of the lot. Both the parking and outdoor storage would be screened by fences and landscaping. The new intended use would increase the enjoyment and use of surrounding properties. Since traffic and congestion on Sherman Avenue would decrease (vehicles would use the small parking area instead of street parking), and the landscaping of the property would vastly improve the aesthetic of the area. The requested variations would allow the property owner to improve the property, increasing the value of the property and surrounding properties. In fact, the requested variations would provide adjoining properties with greater use, enjoyment, and property values, while creating the least amount of disruption or increased traffic that the property’s current zoning designations (two) could create. By using the property as an accessory use to 1027 Sherman’s current use, local street traffic is reduced, and no increased traffic is directed to the property. Any other development of the property would create increased traffic to 1031 Sherman Avenue, increase street parking in the area, and further congest the neighborhood with further buildings.
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 was purchased with the plan and intent to improve the condition and look of the property, and improve the property with a small parking area and outdoor storage area, to compliment and serve as accessory uses to Evanston Lumber’s use of 1027 Sherman. If the major variations are not granted, the owner would be unable to use the property and the property would remain vacant. The lot’s current vacant status has already caused problems and nuisance in the neighborhood, with individuals illegally breaking into the fenced-in area, children playing in the vacant lot, and the property being used to litter and dump waste, despite the owner’s installation of fence. Because of the property’s split zoning, it is simply infeasible to develop the property without obtaining a major variation from the City of Evanston because improving half of the property with any single permitted use by one zoning district requires the other portion of the property unused and unimproved. The property has remained a vacant lot for several years precisely because of this reason.

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 the 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.

While granting the variations would result in additional income to the property owner, the surrounding neighborhood and the City as a whole would derive public benefits from the approval of the variations. The variations would provide the following public benefits: (1) the current owner would improve the property, using design, landscape, and architecture to create a more pleasing environment to its neighbors and the City (currently, the property is a vacant lot with no landscaping); (2) business development (through use as an accessory to 1027 Sherman’s use as general office space and non-retail showroom / display area) would enhance the local economy and strengthen the tax base; (3) the variated use of the property would develop the property, as opposed to a vacant lot with no use or landscaping, as it is now; and (4) the variated use of the property would be a benefit to neighboring property owners than the previous use of the property, as the improvements to the property would result in less loitering and littering and beautify the streetscape.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.
The property owner purchased the property as a vacant lot, with the express intent of developing it as an accessory use to 1027 Sherman’s nonconforming use.

5. Have other alternatives been considered, and if so, why would they not work?

Given the split zoning of the property as an R-3 (Two-Family Residential) and MUE (Transitional Manufacturing-Employment District), the client considered creating two separate developments – one on the R-3 (Two-Family Residential) and one of the MUE (Transitional Manufacturing-Employment District). However, given the size of the lot, creating two separate developments in order to comply with the current split zoning of the property is impossible. Extensive construction (more than required by any major variation requested herein) would be required, any buildings built would not be long-term economically feasible given the small zoning areas in which to construct in, the property would be underutilized, congested, and not aesthetically pleasing to the neighborhood, and any construction of two separate developments is not financially practical.
**Zoning Analysis Summary**

**Case Number:** 19ZONA-0137 – 1031 SHERMAN AVENUE  
**Case Status/Determination:** Non-Compliant

**Proposal:**
Expansion of a non-conforming use (1027 Sherman Avenue) with a proposed accessory parking lot and accessory outdoor storage area on the adjacent vacant parcel at 1031 Sherman Avenue.

**Zoning Section:**

<table>
<thead>
<tr>
<th>Section</th>
</tr>
</thead>
</table>
| 6-6-3-5 | Except when permitted pursuant to a major variation, a nonconforming use of land that does not involve a structure, a complying structure that is accessory to a nonconforming use of land, or a nonconforming use in a complying structure, shall not be expanded, extended, enlarged or increased in intensity.  
The non-conforming use at 1027 Sherman is proposed to be expanded and increased in intensity with the proposed accessory parking lot and outdoor storage area at 1031 Sherman |
| 6-4-6-3 (B) Table 4-A 18 | Open off-street parking shall be within 30 feet of the rear lot line or alley  
The proposed parking area is roughly 166' from the east rear-yard lot line. |
| 6-16-2-7 | The proposed access drive/center aisle is proposed at 12' where 16.25' is required. This effects the proposed double-loaded module, which is proposed at 49' where 51.25' is required. |
| 6-13-1-8 | Outdoor storage shall be permitted in the transitional manufacturing districts in interior side and rear yards of I-O's abutting a nonresidential use. Such storage areas shall be enclosed on all sides by an eight (8) foot solid fence and shall be subject to site plan review. Outdoor storage areas shall, in no case, exceed fifteen percent (15%) of the total area of the zoning lot in the MU district and twenty-five percent (25%) of the total area of the zoning lot in the MUE and MXE districts.  
The proposed storage area is partially in the R3 Residential District and abuts residential uses to the north and is not enclosed by a fence. Additionally, the storage area exceeds 25% of the total area of the zoning lot in the MUE district. |

**Additional Comments:**

1. The proposed ADA parking stall is not accessible from the proposed drive aisle. I suggest revising so that the proposed space and access aisle are flipped.
2. This Design and Project Review Committee, and Zoning Board of Appeals, would make a recommendation to City Council, the determining body for this case.
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: August 12, 2019

RESULTS OF ANALYSIS: Non-Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>19ZONA-0137</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose:</td>
<td>Zoning Analysis without Bld Permit App</td>
</tr>
<tr>
<td>District:</td>
<td>R3</td>
</tr>
<tr>
<td>Overlay:</td>
<td>Preservation</td>
</tr>
<tr>
<td>Reviewer:</td>
<td>Cade Sterling</td>
</tr>
</tbody>
</table>

**THIS APPLICATION PROPOSES (select all that apply):**

- [ ] New Principal Structure
- [ ] New Accessory Structure
- [x] Addition to Structure
- [ ] Alteration to Structure
- [ ] Retention of Structure

**ANALYSIS BASED ON:**

- [ ] Sidewalk Cale
- [x] Changes of Use

**Planned Cale**

- [x] Other

**Plans Dated:**

- [ ] August 8, 2019

**Prepared By:**

- [ ] Evanston Lumber LLC

**Survey Dated:**

- [ ] March 1, 2019

**Existing Improvements:**

- [ ] N/A, Vacant Parcel

**Proposal Description:**

Expansion of a non-conforming use (1037 Sherman Avenue) with a proposed accessory parking lot on the adjacent vacant parcel (1031 Sherman Avenue)

**ZONING ANALYSIS**

### FRONT YARDS

Section 6-4-1-8(A)(1) - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet?

Section 6-4-1-8(A)(2a) - Does an abutting lot have less than the required front yard setback of the zoning district?

### RESIDENTIAL DISTRICT CALCULATIONS

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

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 50%)</th>
<th>Pavers/Pervious Paver Exception (Subtract)</th>
<th>Open Parking Debit (Add 200 sq ft)) / Open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Lot Area</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front Porch</td>
<td>Paver Regulatory Area</td>
<td>Addn. to Bldg Lot Cov.</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>R3MUE</td>
<td>None</td>
<td>Other</td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

Open Off-street parking and storage

**Minimum Lot Width (LF):**

- [ ] 35
- [ ] 84.89
- [ ] 84.89

**USE:**

- Other

**Minimum Lot Area (SF):**

- [ ] 7,200 sq ft
- [ ] 1,0756
- [ ] 3,0974 sq ft

**USE:**

- Nonsidential

**Building Lot Coverage**

<table>
<thead>
<tr>
<th>BF</th>
<th>13962.52 sq ft</th>
<th>2756.75 sq ft</th>
<th>0 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>%</td>
<td>25.5%</td>
<td>32.4%</td>
<td>0%</td>
</tr>
</tbody>
</table>

**Comments:**

Building Lot Coverage (BF) (defined, including subtractions & additions)

Page 1
### Impervious Surface Coverage (SF, %)

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>18536.7</td>
<td>3956.75</td>
<td>8801.75</td>
<td>Compliant</td>
</tr>
<tr>
<td></td>
<td>36.75%</td>
<td>36.75%</td>
<td>28.5%</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

- Front Yard(1) (FT) Direction: W
  - Street: Sherman
  - Comments:

  - Interior Side Yard(1) (FT)
    - Direction: N
    - Comments:

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

  - Rear Yard (FT)
    - Direction: E
    - Comments:

### ACCESSORY USE AND STRUCTURE

**Use (1)**

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>R3</td>
<td>None</td>
<td>Open Off-street Parking</td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

- Permitted Required Yard:
  - Rear most 30' of rear-yard
  - Comments: Within buildable area of lot.

**Additional Standards:**

**Comments:**

- Front Yard(1A) (FT) Direction: W
  - Street: Sherman
  - Comments:

- Front Yard(1B) (FT)
  - Direction: Does Not Adjoin Street
  - Comments:

- Street Side Yard (FT)
  - Direction: Does Not Adjoin Street
  - Comments:

- Interior Side Yard(1A) (FT)
  - Direction: N
  - Comments:

- Interior Side Yard(1B) (FT)
  - Direction: S
  - Comments: Drive aisle on south lot line
<table>
<thead>
<tr>
<th>Accessory Use and Structure</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use(2):</td>
<td>Standard</td>
<td>Existing</td>
<td>Proposed</td>
<td>Determination</td>
</tr>
<tr>
<td>MUE</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>Non-Compliant</td>
</tr>
<tr>
<td>Comment: Storage Area as Accessory Use see notes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Parking Requirements**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Handicap Parking Spaces</td>
<td>Sec. 6-16-2-6</td>
<td>NA</td>
<td>1</td>
</tr>
<tr>
<td>Comment:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sec. 6-16-2-2</td>
<td>NA</td>
<td>Asphalt</td>
<td></td>
</tr>
<tr>
<td>Comment: Determination by Public Works</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angle[1]: 60 Degree</td>
<td>Comments:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Width(W) (FT)</td>
<td>9.5</td>
<td>NA</td>
<td>9</td>
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<tr>
<td>Comment:</td>
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<td></td>
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<tr>
<td>Depth(D) (FT)</td>
<td>10.0</td>
<td>NA</td>
<td>20</td>
</tr>
<tr>
<td>Comment:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Radius(A) (FT)</td>
<td>18.25</td>
<td>NA</td>
<td>12</td>
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<tr>
<td>Comment:</td>
<td></td>
<td></td>
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<tr>
<td>Module (FT)</td>
<td>SL 32.25, DL 51.25</td>
<td>NA</td>
<td>49</td>
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<tr>
<td>Comment:</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**Miscellaneous Requirements**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirement [1]:</td>
<td>Access to on-site parking may not cross front lot line</td>
<td>NA</td>
<td>Crosses front lot line</td>
</tr>
<tr>
<td>Comment: Ex. Curb cut does not access existing parking</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Requirement [2]: | Expansion of NC Use | NA | Expansion Req. Variation | Non-Compliant |
| Comment: | | | | |

| Requirement [3]: | Fencing not in front yard and 3' from front facing facade | NA | ~28' from front lot line, 3' from front facing facade | Compliant |
| Comment: Facade at 1027 Sherman |

**Analysis Comments**
RESULTS OF ANALYSIS

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

[Signature] 9.5.19

SIGNATURE   DATE