DESIGN AND PROJECT REVIEW COMMITTEE
(DAPR)

Wednesday, February 26, 2020
2:30 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

Note: Beginning March 25, 2020, the Design and Project Review Committee will begin meeting at 10:00 a.m., in the same room

AGENDA

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

II. MINUTES: February 12, 2020, meeting minutes

III. NEW BUSINESS

1. 619 Howard Street Preliminary/Final Review
   Thomas Ahleman, applicant, applies for a building permit for interior and exterior alteration of an existing 1-story commercial building in the B3 General Business District, Palmhouse Event Space.

2. 1607 Chicago Avenue Recommendation to ZBA
   Happy Le Inc., lessee, applies for a special Use permit for a Type 2 Restaurant, in the D4 Downtown Transition District (Zoning Code Section 6-11-5-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

3. 2672 Green Bay Road Recommendation to ZBA
   Dylan Johnson, lessee, applies for a special use permit for an Indoor Commercial Recreation establishment, Total Sona Fitness, in the C2 Commercial District and Central Street Corridor Overlay District (Zoning Code Section 6-15-14-5). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 4, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.
DRAFT-NOT APPROVED

DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
February 12, 2020


Staff Present: M. Rivera, C. Ruiz

Presiding Member: J. Leonard

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

Approval of Minutes

1. January 29, 2020, DAPR Committee meeting minutes.

S. Mangum made a motion to approve the meeting minutes, seconded by J. Hyink.

The Committee voted, 8-0, to approve the meeting minutes, with 2 abstentions and 1 member absent during the vote.

Old Business

1. 1555 Ridge Avenue

Recommendation to Plan Commission

Thomas Meador, applicant, submits for Special Use for a Planned Development to construct a 5-story, 68 dwelling unit multi-family residence with 57 off-street parking spaces in the R6 General Residential District. The applicant seeks site development allowances for: 1) A 3' setback along the north property line where 15' is required for dwelling units, 2) No landscaping where a 10' transition landscaped strip is required along the north property line, and 3) A 10' X 25' loading space with 1.5' rear yard setback where a 10' X 35' loading space with a 3' rear yard setback is required.

APPLICATION PRESENTED BY: Jay Keller, architect

DISCUSSION:

- J. Keller, briefly described changes made to the plan since the preceding meeting.
  - Bump-out added on grove
  - One bedroom first floor residence on the west elevation with ground floor patio was added
  - ADA parking spaces located closer to lobby
  - Loading berth was relocated and reduced in size (requests a 25' loading berth as an allowance)
  - Bike racks on Grove were moved in front of landscape screening
  - Combined two units at the fifth floor to maintain the developments bedroom composition and parking requirement
  - Parking spaces reduced to 57 spaces
  - Included a waste management plan
  - Plans to utilize solar for on-site water heating
  - Change in brick color at the first floor

- J. Keller discussed the projects public benefits
C. Sterling noted that the plant selection for the mayors monarch pledge doesn’t actually provide any benefit to butterflies. C. Sterling noted that the majority of the plant material is pachysandra, a non-native ground cover which actually inhibits native plant growth.

J. Keller stated that an arborist had selected the plants and ensured they were adequate.

C. Sterling stated that the plants were not appropriate and would need to be reviewed during permitting.

K. Jensen stated that an arborist was not the right person to select the plant material and suggested the applicant look at the monarch pledge website which has a list of appropriate plant material.

C. Sterling stated that he appreciated the attempt to alter the first floor brick color, but it had the opposite effect, actually making the building appear more bulky, the entryways are less apparent, and the first floor, which is the more problematic, stands out more.

J. Leonard stated agreement.

J. Keller stated they would change the color of the brick on the first floor back to match the red brick on subsequent upper floors.

C. Ruiz stated agreement that the design of the structure is problematic and offered the following suggestions to make the design more appropriate for Evanston and appear less mass produced:
  - Change the first floor brick color back to the original proposal (red)
  - Reduce the height of the bulkheads to allow for the brick to continue closer to grade
  - Introduce a more subtle lintel and include stone sills
  - Ensure full window transparency, particularly on the south elevation on Grove
  - Include a more substantial cornice
  - Consider design elements which are sympathetic to the surrounding architecture. This is important considering the locations proximity to the Ridge Historic District.

C. Ruiz stated that the south and east facades are also problematic. Particularly the south facade along Grove which is inactive and deadens the street frontage.
  - The view of the east facade from Grove, particularly in context with the adjacent single-family residential, is not appropriate. C. Ruiz suggest alterations to increase fenestration and proposed continuing the brick to this elevation.

J. Leonard agreed that parking on the first floor along Grove is not ideal and stated the committee had asked this to be addressed during previous meetings.

J. Keller stated that 20% of the spaces would be either EV ready or charging.

L. Biggs stated that 6 spaces were EV ready according to the plans, which was closer to 10%.

L. Biggs asked if there was a significant cost associated with more EV ready spaces, simply adding conduit.

J. Keller stated that the cost could increase dramatically if the service changes and felt 20% was appropriate for this development.

L. Biggs stated concerns with the loading berth:
  - Problematic backing a truck off the alley and stated the current location blocks some parking spaces.
  - The truck turning diagram shows it clipping two of the parking spaces.
  - Concern with the request for a smaller loading berth and stated a 30’ truck is appropriate to design too.

J. Leonard expressed frustration with the project as it had been back to this committee many times and the same issues remain unresolved. The design must be better.
● J. Leonard stated she did not want to keep this item in committee but noted that staff continues to have significant concerns that cannot be addressed without a willingness from the applicant to explore significant changes to the design and layout
● L. Biggs stated agreement. There have been significant design concerns from the start which continuously fail to be addressed.
● J. Leonard addressed members of the public and provided a brief summary of what DAPR is.
● Multiple members of the public spoke in opposition to the developers failure to hire local union labor and stated concern with the developers safety record.
● J. Leonard stated that this committee was not the proper entity to express these concerns to and suggested they take their concerns to Council when and if the project gets to that point
● S. Mangum asked how many times a year to move-outs occur
● Applicant stated roughly 5 per month
● L. Biggs stated concern that the majority of these would use Grove street because of the ineffective loading berth

L. Biggs made a motion to move the project forward to Plan Commission without providing a recommendation for approval or denial.
Seconded by K. Jensen
The Committee voted, 11-0, to move the project to Plan Commission without a staff recommendation.

New Business
1. 1825 Lemar Avenue

Oniel Johnson, applicant, submits for Major Variation to construct an open front porch and fence in the R2 Single-Family Residential District. The applicant requests a 19’ front yard setback where 22.5’ is required (Zoning Code Section 6-4-1-9 (B) 1.) and a fence located in the front yard where the required front yard is not adjacent to a Type 1 Street (Zoning Code Section 6-4-6-7 (F) 2. (a)).

APPLICATION PRESENTED BY: Oniel Johnson
DISCUSSION:
● Applicant provided a brief description of the proposal including the need to provide a safe location for his children to play.
● G. Gerdes asked if the proposed front-yard fence would diminish access of other units
● Applicant stated that it would not
● G. Gerdes stated that the drawing should be updated to reflect this
● Applicant agreed
● S. Mangum asked if the building had a homeowners association
● Applicant stated that it did not
● S. Mangum asked about the design of the proposed fence
● Applicant stated the fence would be a 4’ high solid picket fence
● S. Mangum stated that there aren’t many front yard fences in this neighborhood and most that do exist are very transparent
● Applicant stated that actually many fences in front yards exist in this area
L. Biggs stated concern with a fence in the front-yard and the potential to conflict with norm maintenance operations as well as a diminishment of the pedestrian experience. Applicant stated that 4’ is not high enough to reduce visibility and reiterated the want for a safe place for their son to play. If the fence were more transparent, it would not be safe for their child.

J. Leonard suggested that the fence further from the front lot-line as well as plant shrubs or perennials which could soften the transition between the fence and the sidewalk.

S. Mangum agreed this could be a solution noting that two other developments nearby have shrubs in the front-yard.

C. Sterling asked the applicant to explain the need for the “porch” in the front-yard.

Applicant stated that there was no need for the porch and it was simply something they thought would be nice to have to better utilize the space.

C. Sterling asked if the “porch” was related to safety.

Applicant stated it was not.

C. Sterling stated concern with the “porch” noting one of the standards for variation was proving a hardship and need.

C. Sterling further noted that the “porch” is more of a deck.

- No front entry
- Not covered
- Does not engage with the street in the same way a porch does

Members debated the differences between porch, deck, and terrace.

C. Sterling asked the applicant if they would be willing to propose a front-yard at-grade terrace rather than the “porch” noting that it would be compliant and not necessitate a variance.

Applicant stated that they would entertain this idea.

J. Leonard suggested the applicant set up a meeting with C. Sterling to discuss options with potential to return to this committee if needed.

C. Sterling noted the applicant would miss their February Zoning Board meeting if the case was continued at DAPR and asked if this was okay.

Applicant stated they were not in a hurry to start construction.

Item held in Committee pending a meeting with staff to discuss alternatives.

2. 2536 Ewing Avenue Preliminary/Final Review

Sam Mack, applicant, submits for building permit for an exterior alteration of a commercial space, Mack’s Bike & Goods, in the B1a Business District and Central Street Overlay District.

APPLICATION PRESENTED BY: Sam and Kelly Mack

DISCUSSION:

- Applicant briefly discussed the proposal including the need for the door to efficiently move customers and bikes in and out of the building
- C. Ruiz asked if a more sensitive solution could be found such as sliding glass doors which more closely resemble storefront windows
- Applicant stated that these were looked at, but were too costly and would eliminate valuable product space on the interior
- G. Gerdes stated he was supportive of the project and discussed other requirements
  - Need for an ADA parking space
  - Signage as a separate permit
- J. Hyink stated that the ADA spot should be the closest to the main entry
L. Biggs stated that the business should have its own bike racks and they should be located on private property rather than the parkway.

Applicant agreed to supplying a bike rack and would determine the best location.

K. Jensen discussed the need for a waste management plan.

K. Jenses asked if the applicant would consider the sustainable initiative program.

Applicant stated they would.

K. Jensen stated a need for a security plan since bike shops are often targets of theft.

Applicant stated they have one in place.

I. Eckersberg stated she supported the project noting there used to be a bike shop across the street and it was successful in that location for many years.

G. Gerdes made a motion for preliminary and final approval.

Seconded by S. Mangum.

The Committee voted, 11-0, to grant preliminary and final approval for alterations as presented at 2536 Ewing Avenue.

Adjournment

J. Hyink made a motion to adjourn, seconded by L. Biggs. The Committee voted, 11-0, to adjourn. The Committee adjourned at 4:09 p.m.

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Respectfully submitted,

Cade W. Sterling
Design and Project Review (DAPR)

619 Howard Street

Preliminary/Final Review
EXISTING ASPHALT PARKING TO REMAIN (20 SPACES)

DELIVERY

ALLEY

CALLAN AVE.

DELIVERY

DUMPSTERS ON NEW 5" REINFORCED CONCRETE PAD W/ SWING GATES W/ EXTERIOR GRADE HARDWARE AND LATCH. ENCLOSURE AND GATES CONSTRUCTED FROM PRESSURE TREATED LUMBER AND POSTS. VERIFY DUMPSTER SIZES PRIOR TO CONSTRUCTING AND POURING PAD.

SHUTTLE DROP OFF

NO DELIVERY OR GUEST DROP OFF ON STREET

NEW 6'-0" TALL WOOD FENCE W/ SLIDING GATE TO REPLACE EXISTING BY OWNER.

NEW 6'-0" TALL WOOD FENCE BY OWNER.

G.C. TO PROVIDE AND INSTALL NEW ACCESSIBLE PARKING SIGN PER ILLINOIS ACCESSIBILITY CODE. SEE DETAIL 2/A0.1.

G.C. TO PROVIDE AND INSTALL GLOBAL INDUSTRIAL ULTRATECH 1522 ULTRA WALL PROTECTOR OR APPROVED EQUAL AT EXTERIOR OF BRICK WALL. COORDINATE INSTALL HEIGHT WITH DUMPSTER SIZE.

G.C. TO PROVIDE AND INSTALL NEW ULINE H-7686 CONCRETE FILLED STEEL BOLLARDS PAINTED YELLOW AT EACH CORNER OF TRASH ENCLOSURE. EMBED IN 10" OF CONCRETE PER MANUFACTURER SPECIFICATIONS.

NOTE: THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT FROM THE ONE ORIGINALLY NOTED. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALED INFORMATION. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS.
ELEVATION KEY NOTES

1. EXISTING LIMESTONE RELIEF PAINTED GOLD.
2. PATCH, REPAIR, CLEAN AND PAINT EXISTING STONE AND BRICK, TYP.
3. EXISTING TRASH RECEPTACLES DELETE.
4. HANGING SIGNATURES TO MATCH.
5. EXISTING SIGN KEY HOLE REPLACE.
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ELEVATION KEY NOTES

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2. PATCH, REPAIR, CLEAN AND PAINT EXISTING STONE AND BRICK, TYP.
3. SPLIT FACE END PANEL OVER EXISTING CONCRETE.
4. NEW RECLAIMED STONE PANELS IN ALUMINUM FRAME, TYP.
5. NEW PAINTED BRICK PANEL OVER EXISTING CONCRETE.
6. REPAIR AND REPLACE CONCRETE PANELS OVER EXISTING CONCRETE.
7. G.C. TO INSTALL BLOCKING AND BRACE METAL COLUMN WRAP TO MATCH STOREFRONT FRAMES, TYP.
8. G.C. TO INSTALL BLOCKING AND BRACE METAL WRAP TO SIMULATE COLUMN WRAPS. SPACE EQUIDISTANT FROM CENTER COLUMN.
9. G.C. TO INSTALL BLOCKING AND BRACE METAL COLUMN WRAP TO MATCH STOREFRONT FRAMES, TYP.
10. NEW EXTERIOR LIGHT. SEE ELECTRICAL PLANS FOR SPECIFICATIONS, TYP.
11. NEW CONCRETE FILLED YELLOW BOLLARDS. SEE SITE PLAN FOR DETAILS.
12. ACCESSIBLE PARKING SIGN. SEE SITE PLAN FOR DETAILS.
13. NEW SKYLIGHTS AND SLOPED CURB OVER EXISTING OPENING. G.C. TO WRAP ROOFING UP CURB, FLASH AND COUNTERFLASH PER MANUFACTURER SPECIFICATIONS. SEE ROOF PLAN AND WINDOW SCHEDULE.
14. NEW INSULATED STOREFRONT WINDOW WITH ALUMINUM FRAME INCLUDING NEW LINTEL AND NEW OPENING. SEE STRUCTURAL FOR SIZING.
15. NEW CONCRETE FILLED YELLOW BOLLARDS. SEE SITE PLAN FOR DETAILS.
Design and Project Review (DAPR)

1607 Chicago 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.
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Happy Le Inc. Summary of Operations

Hours of Operations

Monday to Friday: 11am to 11pm
Saturday: 11am to 12 am
Sunday: 11am to 11pm

Number of Employees per shift

2

Employees Parking

All employees will be students that live near the business location and will either be walking or utilizing public transportation.

Deliveries

Once a week - Schedule TBD but we will be using local ingredients and will not require large trucks for delivery.

Trash Pick Up

Weekly trash pick up

Peak times will be from 2-5pm

Employee shift will range from 5-7 hours per day

Customers will be able to place order at the counter and retrieve it within 10 minutes.

Since there are seats and tables provided, customers have the opportunity to stay for longer periods if needed.
Sustainability Practices for Type 2 Restaurants

The City of Evanston prides itself on its commitment to environmental excellence through outstanding and innovative sustainability practices that promote a positive example throughout the community.

Environmental sustainability may be promoted in a variety of ways. In an effort to ensure Type 2 Restaurants do not negatively impact the environment, the following sustainable practices are suggested:

- **Litter Collection Plan:**
  The applicant shall implement and adhere to a Litter Collection Plan requiring the policing of an area located within a two hundred fifty-foot (250') radius of the space in which the use is located. This area shall be patrolled once every three (3) hours during the hours the use is in operation, and shall be kept free of all litter of any type emanating from any source. For the purpose of this requirement, “litter” shall include, but is not limited to: putrescible animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food; other putrescible waste, including animal waste, dead animals, yard clippings and leaves; nonputrescible solid waste, including rubbish, ashes, abandoned automobiles, solid waste, paper, polystyrene, wrappings, cigarettes, cardboard, tin cans, glass, bedding, and similar materials; and all other waste material which, if thrown or deposited as herein prohibited, may create a danger to public health, safety, or welfare.

- **Litter Pick-Up Plan:**
  The applicant shall provide and maintain exterior litter receptacles such as dumpsters, in sufficient number and type to adequately contain all litter collected pursuant to the Litter Collection Plan. Collections shall be a minimum of three (3) times a week, including collections on Sundays to the extent necessary to comply with this condition. All litter receptacles shall be maintained in clean condition with tight-fitting lids, and shall be placed on Code-compliant surfaces at the rear of the property or in an otherwise City-approved location. Within seven (7) days of written notice from the City, the number of litter receptacles and/or the number of collections from each shall be modified or increased as necessary.

- **Customer Recycling:**
  The applicant shall provide recycling receptacles within the space in which the use is located and shall be available for customer use. The recycling receptacles shall be maintained and emptied as necessary to ensure adequate recycling receptacles are available for use during the hours the use is in operation. Recycling containers shall be co-located with garbage containers and labeled for recycling.
☐ **Business Recycling:**
The applicant shall provide recycling receptacles within the kitchen area and shall recycle restaurant waste including, but not limited to, cardboard and paper products.

☐ **Tap Water:**
The applicant shall make tap water available to all customers and provide appropriate signage indicating the availability of tap water.

☐ **Reusable Flatware and Dishware:**
The applicant shall provide reusable flatware and dishware to customers who opt to eat on premises.

☐ **100% Recyclable Carry-Out Packaging:**
The applicant shall utilize 100% recyclable packaging for all carry-out/delivery orders. Note: Evanston’s solid waste hauler Groot Industries recycles rigid plastic numbers 1-5 and 7. Plastic number 6 (rigid or foam) is not recyclable in Evanston’s program even though it has the recycling symbol. See attached recycling flyer for details.

☐ **Delivery Method:**
When possible, the applicant shall utilize environmentally friendly modes of transportation, such as bicycle delivery, when transporting delivery orders to customers.

☐ **Other Environmentally-Friendly/Sustainable Practices**

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

I certify that I have checked the appropriate boxes that best describe the sustainability practices that will be adhered to at the Type 2 Restaurant in question.

[Signature]  [Date]

Applicant Signature  Date
SPECIAL USE
APPLICATION

1. PROPERTY

Address: 1407 Chicago Ave
Permanent Identification Number(s):
PIN 1: [___] PIN 2: [___]
(Note: An accurate plot of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Trinh Le
Organization: Happy Le Inc
Address: 1407 N Marshall Ave
City, State, Zip: Chicago, IL 60612
Phone: Work 408-582-4770 Home 408-271-7356 Cell/Other 408-582-2810
Fax: Work 847-253-9051 Home n/a
E-mail: HappyLeChicago@gmail.com

What is the relationship of the applicant to the property owner?
- [ ] same 
- [ ] architect
- [ ] builder/contractor
- [x] contract purchaser
- [ ] lessee
- [ ] 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: Horizon Group Xxi
Address: 440 W Lawrence Ave
City, State, Zip: Chicago, IL 60620
Phone: Work 773-529-7200 Home 408-690-0909
Fax: Work 773-529-7201 Home 408-690-0909
E-mail: Michael@HorizonGroup.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 contact the Applicant for this application at any time by contacting the Zoning Office in writing.

Property Owner(s) Signature(s) – REQUIRED

[Signature] 1/5/20
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.

[Signature] 11/20/19
Date

Applicant Signature – REQUIRED

Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- ✓ (This) Completed and Signed Application Form
- ✓ Plat of Survey  Date of Survey: 10/12/2017
- ✓ Project Site Plan  Date of Drawings: ______________________
- ☐ Plan or Graphic Drawings of Proposal (If needed, see notes) ☐
- ☐ Non-Compliant Zoning Analysis
- ☑ Proof of Ownership  Document Submitted: ______________________
- ✓ Application Fee  Amount $600  Transcript Deposit Fee $350

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

**Plat of Survey**

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

**Site Plan**

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

**Plan or Graphic Drawings of Proposal**

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

**Proof of Ownership**

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- Tax bill will not be accepted as Proof of Ownership.

**Non-Compliant Zoning Analysis**

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

**Application Fee & Transcript Deposit**

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

A. Briefly describe the proposed Special Use:

Milk tea and beverage shop mainly consisting of carry-outs
where customer would order at a counter & pick up
their drink.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance?
What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning
district in which the subject property lies? (See Zoning Analysis Review Sheet)

Yes - Applying for type 2 restaurant which is a D4 special use
[Code section 4.01.534]

b) Will the requested special use interfere with or diminish the value of property in the neighborhood?
Will it cause a negative cumulative effect on the neighborhood?

No - there aren't similar business nearby. It is also
an existing business with other retail frontage nearby.

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

Yes, properties is front on public ally. There are
public trash cans in the public and we will also
provide recyclable trash cans inside business.
Public transportation and train located nearby.
d) Will the requested special use cause undue traffic congestion?

- No - close to public transportation option so the majority of clients will rely on foot traffic.

- Yes - This is an existing storefront with no exterior modification.

- Yes does not apply.

- Yes

- Yes

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

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

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

   NO

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.

   Horizon Group xxii llc
   Jeff Michael
   Jmichael@horizonrealtygroup.com

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

Trinh Le - 1835 N. Marshfield Ave Chicago IL 60622

Khai Le - 1835 N. Marshfield Ave Chicago IL 60622

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.

Trinh Le (49%) - 1835 N. Marshfield Ave Chicago IL 60622

Khai Le (51%) - 1835 N. Marshfield Ave Chicago IL 60622

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
TRUSTEE'S DEED

This indenture made this 29th day of August, 2012, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 29th day of February, 1981, and known as Trust Number R-1685, party of the first part, and HORIZON GROUP XXII, LLC, an Illinois limited liability company whose address is: 1946 W. Lawrence Avenue Chicago, IL 60640 party of the second part.

WITNESSETH. That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 4 (except the North 5 feet thereof) and all of Lots 5,6,7,8 and 9 in Block 20 in Evanston in the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 11-18-403-019-0000

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

CITY OF EVANSTON 025973
Real Estate Transfer Tax
City Clerk's Office

PAID AUG 31 2012 AMOUNT $44 070.00

Agent

Box 400-CTCC
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereeto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: ____________________________
    Nancy A. Carlin
    Trust Officer

State of Illinois
County of Cook     SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day of August 2012.

PROPERTY ADDRESS:
1605-31 Chicago Avenue and 521-33 Davis Street
Evanston, IL 60201

AFTER RECORDING, PLEASE MAIL TO:
NAME ____________________________
ADDRESS ________________________ OR BOX NO. ______
CITY, STATE Chicago, IL 60640
SEND TAX BILLS TO: SAME

REAL ESTATE TRANSFER  09/05/2012

| COOK     | $4,436.25 |
| ILLINOIS | $8,812.50 |
| TOTAL:   | $13,248.75 |

11-18-403-019-0000 | 20120801603342 | 09FBA
Design and Project Review (DAPR)

2672 Green Bay Road

Preliminary/Final Review
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
PROPOSED INTERIOR REMODEL
TOTAL SONA FITNESS
2672 GREEN BAY ROAD, EVANSTON, IL  60201

SHEET INDEX

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APPLICABLE BUILDING CODES FOR THE CITY OF EVANSTON
2012 International Building Code (IBC)
2012 International Residential Code for One and Two Family Dwellings (IRC)
2012 International Mechanical Code
2012 International Fuel Gas Code
2011 National Electric Code (NFPA 70)
2012 NFPA Life Safety Code 101
2012 International Fire Code
2015 International Energy Conservation Code
Illinois Plumbing Code
Illinois Accessibility Code
Illinois Energy Conservation Code
(2015 IECC and ASHRAE Standard 90.1 with CDB amendments)

ALLOWABLE CONSTRUCTION HOURS
Monday - Friday: 7am - 6pm (until 9pm if low noise level activity)
Saturday: 8am - 5pm
Sunday: Work not allowed

CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MYSELF AND UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF EVANSTON BUILDING CODE.

LICENSED ARCHITECT
ELIZABETH DEBAKER
ILLINOIS LICENSE #001.021168 - EXPires 11/30/2020

PROFESSIONAL DESIGN FIRM
DEBAKER DESIGN GROUP LTD.
ILLINOIS LICENSE #184.006003 - EXPires 04/30/2021
1. GENERAL REQUIREMENTS

DO NOT TO SCALE DRAWINGS. THESE DRAWINGS MAY HAVE BEEN REPRODUCED OR TRANSMITTED IN A MEDIUM OR SCALE OTHER THAN THAT INTENDED OR DESIGNED, UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR IS TO PROVIDE REQUIRED BLOCKING. PROVIDE COMPLETE WIRING CONNECTIONS FOR ALL EQUIPMENT AND APPLIANCES. PROVIDE GAS LINES FOR APPLIANCES WITH SHUT-OFF VALVES FOR HOT AND COLD WATER AT EACH FIXTURE.

2. SITE CONSTRUCTION – N/A

3. CONCRETE

ALL CONCRETE AND CONCRETE BLOCKS TO BE PLACED IN ACCORDANCE WITH THE LOCAL BUILDING CODES, CONTRACTOR TO PROVIDE REQUIRED SILT FENCE AND/OR CONSTRUCTION FENCE.

4. Masonry – N/A

5. Metals – N/A

6. WOODS AND PLASTICS

ALL VERTICAL AND HORIZONTAL STAIRS TO BE CLAD IN MDF, WOOD, OR HARDWOOD. PROVIDE COMPLETE WIRING CONNECTIONS FOR ALL EQUIPMENT AND APPLIANCES.

7. THERMAL AND MOISTURE PROTECTION

PROVIDE LEAD FLASHING FOR ALL EXTERIOR牆S, BASEMENT WALLS, AND INTERIOR WALLS.

8. DOORS AND WINDOWS – N/A

9. FINISHES

ALL INTERIOR WALLS TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF PAINT.

10. SPECIALTIES

ALL HEAT VENTS TO HAVE APPROVED INSULATION.

11. APPLIANCES AND ACCESSORIES

CONTRACTOR TO INSTALL UNDERGROUND ACCESSORIES AND PROVIDE REQUIRED BLOCKING.

12. FURNISHINGS – N/A

13. SPECIAL CONSTRUCTION – N/A

14. CONVEYING SYSTEMS - N/A

15. MECHANICAL

GENERAL CONTRACTOR IS TO PROVIDE REQUIRED INSULATION AND PRE-VACUUMED COVERS. CONTRACTOR TO PROVIDE INSULATION AT ALL WALLS, ALL CEILINGS, AND ALL LOUVERS.

GENERAL NOTES & SPECIFICATIONS
**EXISTING/DEMO FIRST FLOOR**

**UNFINISHED FLOOR**

- Existing unfinished floor to remain.
- Existing unfinished floor to be prepared for new floor finish.
- Demo walls as shown for expanded bathroom.

**WALL KEY**

- **Existing Wall**
- **Demo Wall**

**ELECTRICAL LEGEND**

- **F.D.**
- **SP**
- **S.D.**
- **T**
- **R**
- **GFI**
- **AFCI**
- **220V**

**MEP LEGEND**

- **Sprinkler Head**

**GENERAL DEMO NOTES**

- Existing conditions to remain as shown. Provide protections for finished surfaces during interior demolition.

**SCOPE OF WORK**

- Existing 7'-5" drywall ceiling to remain.
- Remove existing tile floor.
- Remove existing plumbing fixtures.
- Demo walls and door as shown for expanded bathroom.

**EXISTING WALL**

- Provide protections for finished surfaces during interior demolition.
PROPOSED ELECTRICAL PLAN

**ELECTRICAL LEGEND**
- **GFI** - Ground Fault Interrupter
- **AFCI** - Arc Fault Circuit Interrupter
- **220V** - 220 Volt Outlet
- **F.D.** - Fan
- **S.D.** - Single Pole Switch
- **T** - Tripod Light Fixture
- **R** - Recessed Can Light
- **3** - Dimmer Switch
- **J** - Jamb Switch
- **GFI** - Ground Fault Interrupter
- **F.D.** - Fan
- **6'-9"** - 6 feet 9 inches
- **5'-0"** - 5 feet 0 inches
- **6'-6"** - 6 feet 6 inches
- **4'-0"** - 4 feet 0 inches

**MEP LEGEND**
- **SPRINKLER HEAD**
- **FL** - Fire Sprinkler
- **Disp** - Door Closer
- **Fan** - Exhaust Fan
- **BATH** - Bathroom
- **SCOPE OF WORK**
- **- REPLACE EXISTING FIXTURES AND EXHAUST FAN**
- **- NEW FIXTURE AT SINK**
- **- NEW GFI**

**ELECTRICAL NOTES**
- **NEW OUTLETS IN BATHROOMS TO BE GFCI RATED. ALL OTHER OUTLETS TO BE AFCI RATED AND TAMPER-RESISTANT.**

**SCOPE OF WORK**
- **FLOOR**
  - **- REPLACE EXISTING FIXTURES WITH NEW OWNER-PROVIDED LIGHT FIXTURES.**
  - **- PROVIDE NEW REINFORCED JB AS SHOWN.**
  - **- ALL JB TO BE ON SINGLE CIRCUIT WITH DIMMER.**

**SCALE:** 1/4" = 1'-0"
604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (450 mm) from the control wall.

608.5 Controls. Controls, faucets, and shower spray units shall comply with 309.4.

608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 36 inches (915 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

308.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

308.3.5 Widths. Knee clearance shall be 30 inches (760 mm) wide minimum.
1. Palette inspiration
2. Painted vanity
3. Palette inspiration
4. Patterned floor
5. Matte white fixtures
6. Oak vanity
7. Palette inspiration
8. Matte white fixtures
9. Oak vanity
10. Palette inspiration
Sona Fitness Operations Summary

**General Points:**
- Sona, which is Gaelic for happiness and prosperity, is the root inspiration for our business.
- **Our mission is to provide a safe and exceptional exercise experience in a friendly and supportive environment that aims to brighten your day...and make you healthier along the way.**

**Hours of Operation:**
- See class schedule on Page 4
- Aside from our small group class schedule, our personal training sessions are scheduled by appointment only.
- Our busiest hours will be in the mornings between 6:30-8:30 AM and in the evenings between 5-7PM

**Employees:**
- Currently, we have a team of 4 people (2 owner/operators and 2 part-time trainers). We expect to expand to 5-6 part-time trainers. At any given time, we will only have 2-3 team members onsite.

**Parking:**
- For our current team, our owner/operators live 1,000 ft away from the space and will walk to work. One of our trainers comes from Chicago via cta or metra (both easily accessible from our location) and the other trainer will drive and park in one of our 6 dedicated parking spaces.
- In addition to our dedicated parking spaces, we also have access to the other tenants’ parking spaces when they are not open (a total of 7 extra spaces). Since they do not open until 9 AM, this is important as it will alleviate any parking issues for our 6 AM and 7 AM classes.
- One of our core business tenets is sustainability. In fact, we have already reached out to Sustain Evanston and are eager to enroll in the new version of this program. One of our eco-friendly initiatives is to encourage members to walk to class (especially since the studio is located in such a walkable neighborhood). We are incentivising members to walk or bike (we will have a bike rack available for use) to class by implementing a point system on our online app. If a member walks/bikes to class, then they receive a point and after accruing a certain amount of points, they will receive a free class. Likewise, our employees will collect credits for raffles for using alternative means of transportation.
- Additionally, we are going to focus marketing efforts towards commuters. Given our proximity to the Central Metra stop, we see ourselves as a convenient stop on the way home and thus expect to have many members that will walk to class directly from the train station.
Small Group Class Details:

- All of our small group classes are **50 minutes in length**. Given the size of our space, at any given time, there will only be 1 class occurring in our studio. Our curriculum of classes includes HIIT (high intensity interval training), Strength, Cardio/Strength, Cardio/Core, and Yoga classes. Additionally, we have a dedicated curriculum to members who are over 55 years old.
- Since our trainers are constantly providing cues and tips to our members, music is only played at a moderate volume so that we can easily communicate.
- As stated in our mission, safety is our first priority so all of our classes will be small so that the trainer can give individualized attention to each member. On the high end, we hope to average between **6 and 8 participants per class**.
- Our goal is to host 36 small group classes per week. Though this number is much lower than many of our competitors in the area, we want to allow time for a more leisurely entrance and exit experience for our members.
*Each colored block represents a 50 minute class of the respective class type*

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SPECIAL USE
APPLICATION

1. PROPERTY

Address: 3678 Green Bay Rd, Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: 06-34-917-0213-2023
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Dylan Johnson
Organization: Sona Fitness LLC
Address: 2516 Waukegan Rd Unit 196
City, State, Zip: Glenview, IL 60025
Phone: Work: 773-840-8153 Home:
Fax: Work: Home:
E-mail: D Johnson@totalsona.com

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

□ same  □ builder/contractor  □ potential purchaser  □ potential lessee
□ architect  □ attorney  □ lessee  □ real estate agent
□ officer of board of directors  □ other:  

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

Name(s) or Organization: GREEN BAY PARTNERS
Address: 325 E 8th St
City, State, Zip: HINSDALE IL 60521
Phone: Work: 630-842-7000 Home:
Fax: Work: Home:
E-mail: WAC@wac.com

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

Property Owner(s) Signature(s) – REQUIRED

Date

4. SIGNATURE

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

Applicant Signature – REQUIRED

Date

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- ✔ Completed and Signed Application Form
- ✔ Plat of Survey  
  Date of Survey: 12/10/2020
- ✔ Project Site Plan  
  Date of Drawings: 2/5/2020 & 2/10/2020
- ✔ Plan or Graphic Drawings of Proposal (If needed, see notes) - Includes building plans
- ☐ Non-Compliant Zoning Analysis
- ✔ Proof of Ownership  
  Document Submitted: Deed
- ☐ Application Fee  
  Amount: $[ ]

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

**Plat of Survey**

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

**Site Plan**

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

**Plan or Graphic Drawings of Proposal**

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

**Proof of Ownership**

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

**Non-Compliant Zoning Analysis**

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

**Application Fee**

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

We are looking to offer small group fitness classes to our members.

**Additional Commercial Recreation Special Uses and Uses:**

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)

**Indoor Commercial Recreation is a listed special use in Subarea #7 of the Central St. Corridor Overlay District (Code 6-15-14-9) It's a permitted use zone for CA.**

b) Will the requested special use interfere with or diminish the value of property in the neighborhood? Will it cause a negative cumulative effect on the neighborhood?

No. Our group fitness classes will be contained to inside our studio. On the contrary, having a new health-centric business in a location that has been vacant for over four years should only help the property value in the neighborhood.

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

Yes - adequately served by sidewalks that are well lit and very close to metro stop as well as CT Transporation.
d) Will the requested special use cause undue traffic congestion?

No. Given that our studio will be conveniently located off of Green Bay Rd, which is capable of accommodating over 20,000 vehicles per day, coupled with the fact that we offer only small group fitness classes per session. Thus, there will never be a traffic concern.

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

Not applicable as we are only renovating the interior of our space.

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

Not applicable.

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g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

Yes.
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.)

   Green Bay Partners 325 E 5th St Hinsdale, IL 60521

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 2 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 2 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.
   - Dylan Johnson 1516 Waukegan Rd, Unit 196, Glenview IL 60025
   - Keven Johnson 2516 Waukegan Rd, Unit 196, Glenview IL 60025

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.
   - Dylan Johnson (same address as above) - 50%
   - Keven Johnson (same address as above) - 50%

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.
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Marijo Gordon, personally known to me to be the President/Secretary of the 2702 Green Bay Road Limited Partnership and Christine Panozzo, personally known to me to be the Treasurer of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of March, 2004.

(Notary Public)

Prepared by:
Christopher M. Novy, Esquire
Rock, Fusco and Garvey, Ltd.
350 N. LaSalle Street, Suite 900
Chicago, IL 60610

Mail To:
Gary L. Plotnick, Esquire
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601

Name and Address of Taxpayer:
Green Bay Partners, LLC,
c/o 1001 Midwest Club Parkway
Oak Brook, IL 60523

Warranty Deed - Corporation
First American Title Insurance Company

WARRANTY DEED

ILLINOIS STATUTORY

Corporation to Corporation

THE GRANTOR, 2702 Green Bay Road Limited Partnership, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Green Bay Partners, LLC, an Illinois limited liability company, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Lot 1 in Plat of Consolidation recorded May 10, 1989, as Document 89210858 of Lots 8 and 9 in Block 24 in Stewart’s Resubdivision of Blocks 22, 23, 24 and 26 in North Evanston, being a Subdivision of Lots 11 to 16, both inclusive, and the West 4.30 acres of Lot 17 of George Smith’s Subdivision (except the North 240 acres) of the South Section of Ouilmette Reservation in Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

THIS IS NOT HOMESTEAD PROPERTY TO GRANTOR(S).

SUBJECT TO: General taxes not yet due and payable and the permitted exceptions.

Permanent Real Estate Index Number(s): 05-34-417-029-0000
Address(es) of Real Estate: 2672-2678 Green Bay Road, Evanston, Illinois 60201

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents this 14 day of March, 2004.

2702 Green Bay Road Limited Partnership, an Illinois limited partnership

By: O’Lany, Inc., an Illinois corporation,
Its General Partner

By: Marijo Gordon, President/Secretary

By: Christine Panozzo, Treasurer

CITY OF EVANSTON
Real Estate Transfer Tax
Clerk’s Office

PAID
AMOUNT $6,625.00
Agent

Warranty Deed - Corporation

FASTDocs 11/2002