DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, April 22, 2020
2:30 p.m.

Via virtual meeting. Log-in details will be provided prior to the meeting.

AGENDA

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

II. SUSPENSION OF THE RULES: Member participation electronically or by telephone.

III. MINUTES: April 15, 2020, meeting minutes

IV. NEW BUSINESS

1. 2801 Central Street Preliminary/Final Review
   Daryl Hunzinger, applicant, submits for permit to alter the exterior and interior of an existing 1-story commercial building, Evanston Awning, in the B1a Business District and oCS Central Street Overlay District.

2. 1906 Main Street Recommendation to ZBA
   Gabrielle J. Aguilar, lessee, submits for a special use permit for a Type-2 Restaurant, 4 Suns Fresh Juice, in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

3. 1717 Simpson Street Recommendation to ZBA
   Stefan Cucu, applicant, submits for a special use permit for a Detached Single-Family Dwelling in the B1 Business District (Zoning Code Section 6-9-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

4. 820 & 824 Gaffield Place Recommendation to ZBA
   Karen Croteau, applicant, submits for a special use permit for a Child Residential Care Home, Boys Hope Girls Hope of Illinois, at both locations in the R4a Residential District (Zoning Code Section 6-8-6-2). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, April 29, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES  
April 15, 2020


Staff Present: M. Rivera, S. Flax

Others Present: Ald. Rainey

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:30 p.m.

Suspension of the Rules

1. Members participate electronically or by telephone.

S. Mangum made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by J. Hyink. The Committee voted, 10-0, to suspend the rules allowing members to participate electronically or by telephone.

Approval of Minutes

1. March 25, 2020, DAPR Committee meeting minutes.

J. Hyink made a motion to approve the meeting minutes, seconded by M. Tristan. The Committee voted, 10-0, to approve the meeting minutes.

New Business

999-1015 Howard Street

Preliminary/Final Review

David Block, applicant, submits for permit to construct a 4-story, 51’ tall, 73,017 square foot addition to the existing CJE Senior Life building. The addition includes 60 affordable dwelling units for seniors and 60 parking spaces, 999-1015 Howard Street Planned Development, approved by Ordinance No. 8-O-20, in the B2 Business District.

APPLICATION PRESENTED BY: David Block, applicant
Jenny Calero, applicant
Robert Lecko, architect
Dominick Hart, architect
Thom Lockwood, CJE Senior Life

DISCUSSION:

- Applicant stated there are no significant changes to the plan from what was approved. Have addressed prior DAPR comments. Building elevations have been refined. Confirmed the plan provides 58 parking space which is an increase from what was approved.
- Applicant stated snow will be stored at the southeast corner of the parking garage, trench drain will be provided for water run off.
E. Cano stated the drain should not be covered by snow which will block drainage.

Applicant stated site visibility increased at the garage entrances.

Applicant stated one on-site drop-off and one on-street drop-off space is proposed. The on-site drop-off space is intended for residents while the on-street drop-off space is intended for taxis.

L. Biggs asked if the on-street drop-off space will be striped or signed.

Applicant stated signage is proposed.

L. Biggs stated right-of-way improvements need to comply with the Howard Street Streetscape Plan. The City usually constructs the improvements and the developer reimburses the City.

Applicant stated their scope of work includes right-of-way improvements.

L. Biggs stated that is acceptable.

J. Hyink stated the on-street drop-off space appears to conflict with the site clearance at the garage entrance.

There was a discussion concerning the adjacent parkway tree shown on the plan and ADA requirements.

L. Biggs stated the tree will need to be trimmed at the pedestrian level,

L. Biggs stated the on-street drop-off space needs to be shifted to the east.

Applicant stated the trash room has been relocated to be closer to the dumpster enclosure. The dumpster enclosure will be screened, will have a rolling gate.

E. Cano stated the dumpster enclosure is fine.

Applicant stated the loading space should have a vertical clearance of 11.5’.

Applicant stated the typical size truck expected for loading/unloading is a little bigger than a passenger van.

Applicant stated all lighting will be directed down to the parking garage.

Applicant reviewed the building exterior elevations. Exterior materials include metal boxed windows, wood screens for HVAC vents, precast concrete panels with reveals, and trellis for vegetation. Transparency increased at the bridge portion of the building.

G. Gerdes stated a Construction Management Plan is needed, usually takes 4 weeks to review.

Public Comment:

L. Shade, Evanston Bird Friendly, noted bird strikes mostly occur up to the 3rd floor where glass reflects vegetation. Parkway trees should be native species and avoid Nicotinoids breed into them.

J. Leonard made a motion to approve the project, seconded by M. Tristan. The Committee voted, 10-0, to approve the project.

Adjournment

J. Hyink made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 10-0, to adjourn. The Committee adjourned at 3:07 p.m.

The next DAPR meeting is scheduled for Wednesday, April 29, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

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

2801 Central Street

Preliminary/Final Review
Design and Project Review (DAPR)

1906 Main Street

Recommendation to ZBA
1. All electric work must comply with applicable municipal codes and electrical codes in force prior to construction and shall notify Sara E.F. Gensburg, Ltd. of any discrepancies, omissions and/or conflicts.

2. All partitions are dimensioned from finish face or shown to align level with the face of another partition, unless noted otherwise.

3. General Contractor shall be responsible for the bracing and support of all door and window openings. All work shall be fire resistant as per municipal code.

4. Movement of existing wall shall exist as existing wall is to be relocated. Care should be taken to dryly remove existing corner bond lines and spackle/patch prior to coats application.

Plumbing Notes

1. All plumbing work must comply with Illinois State Plumbing Code and all other applicable plumbing codes.

2. See Sheet F-1 for plumbing diagrams.

3. Tenant to provide bottled water in lieu of drinking fountain.

4. All fan motors shall be labeled Waterfaller unless they are self-closing.

Mechanical Notes

1. All mechanical work must comply with applicable codes.

2. See Sheet A-3 for Ventilation Schedule.

3. Requirements as required to accommodate new partitions.

4. Mechanical drawings, if required, shall be provided by mechanical contractor.

5. Existing RTU serving this space to remain.

Fire Protection Notes

1. All emergency lighting and exit signs shall have 1-1/2 hr. fire rated construction to ensure continued illumination of not less than 1-1/2 hr. in the event of primary power loss.

2. Comply with National Electric Code. Locations of walls and emergency lighting are subject to final inspection.

3. This building is NOT sprinklered.

4. Fire extinguishers to be provided as directed by the Fire Department.

Fire Code Review

Work under this permit shall comply with all State, Municipal and Building Codes in effect at the time of issuance.

Project Name: JUICE BAR

Address: 4 SUNS JUICE BAR

EVANSTON, ILLINOIS

Type of Work: Commercial Interior Alteration


Use Group: B - Business

Type: 9-8 (Existing)

Math: 250.5 - ( Existing Areas)

Total Floor Area: 919 sq.ft.

Existing Parking: 17 people

Kitchen Area: 200 sq. ft.

Total Occupant Load: 25 people

Paint: No

Fire Alarm: No
### ROOM FINISH SCHEDULE

<table>
<thead>
<tr>
<th>Room Number</th>
<th>Room Name</th>
<th>Floor</th>
<th>Base</th>
<th>Wall</th>
<th>Ceiling</th>
<th>Remarks</th>
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<tbody>
<tr>
<td>101</td>
<td>Seating Area</td>
<td>VCT-1</td>
<td>B-1</td>
<td>P-1</td>
<td>Existing to Remain</td>
<td></td>
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<tr>
<td>102</td>
<td>Service Area</td>
<td>VCT-1</td>
<td>B-1</td>
<td>W-1*</td>
<td>Acoustical Tile</td>
<td></td>
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<tr>
<td>103</td>
<td>Existing Utility</td>
<td>VCT-1</td>
<td>B-1</td>
<td>P-1</td>
<td>Existing to Remain</td>
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<tr>
<td>104</td>
<td>Dry Storage</td>
<td>VCT-1</td>
<td>B-1</td>
<td>P-1</td>
<td>Existing to Remain</td>
<td></td>
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<tr>
<td>105</td>
<td>Wall</td>
<td>VCT-1</td>
<td>B-1</td>
<td>P-1</td>
<td>Existing to Remain</td>
<td></td>
</tr>
</tbody>
</table>

**Legend**

- **VCT-1**: Vinyl Composition Tile
- **B-1**: Base
- **W-1**: Wall
- **P-1**: Ceiling
- **ATC-VC**: 2" Vinyl Coated Acoustic Ceiling Tile
- **W-1***: FRP Panel or Tile as selected by Tenant
- **ATC-VC**: 2" Vinyl Coated Acoustic Ceiling Tile

**Notes**

1. All colors, styles and finishes to be approved by Tenant.
2. Sand the existing concrete floor to remove the sealer to provide a suitable floor surface to adhere the flooring.
3. All colors, styles and finishes to be approved by Tenant.
4. Provide and install new vinyl 4" baseboards throughout the space.

### INTERIOR FINISHES

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>1</td>
<td>Carpet</td>
<td>2.0 watt/cm²</td>
<td>300</td>
<td>100</td>
<td>0.22 watts/cm²</td>
<td>100</td>
<td>0</td>
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<tr>
<td>2</td>
<td>Tile</td>
<td>6.0 watt/cm²</td>
<td>400</td>
<td>400</td>
<td>0.22 watts/cm²</td>
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<td>Acoustical Tile</td>
<td>-</td>
<td>20</td>
<td>0</td>
<td>0</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>FRP Board or Tile</td>
<td>-</td>
<td>10</td>
<td>0</td>
<td>0</td>
<td>10</td>
<td>0</td>
</tr>
</tbody>
</table>

**Notes**

- New 4'D X 2' Office to be fire-treated.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 3-comp sink w/ OSD.
- New 6'-0" H wall to remain.
- White Sneeze Guard above.
- New 34" H ADA Transaction Counter.
- New 42" H countertop.
- New 40 gal. elec. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 4'D X 2' Office to be fire-treated.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
- New 3-comp. sink w/ OSD.
- New 1-comp sink w/ OSD.
- New 42" H countertop provided supports as needed.
- New 40 gal. water heater to remain.
- New above-ground grease trap.
EXIST. 2x4 acoustical tile ceiling and grid, light fixtures and HVAC grilles to remain, unless noted otherwise.

New recessed can light w/ (1) 13W LED bulb.

Replace ceiling tiles in hatched area w/ new 2x4 vinyl coated acoustical ceiling tiles.

Coved base at tile flooring.

Straight base at carpet.

"U.S.G.” P-1 vinyl trim (or equiv.) at intersection of wall and ceiling.

Underpin new wall to underside of suspended acoustical ceiling tile.

3-5/8" steel studs at 16" O.C. with 5/8" type "X" gypsum board each side, unless noted otherwise.

Existing suspended acoustical ceiling.

Underlying new wall to underside of suspended acoustical ceiling tile.

1. Existing HVAC unit to remain serving this space. Rework ductwork as needed to accommodate new buildout.
### EQUIPMENT SCHEDULE

<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Qty.</th>
<th>Manufacturer</th>
<th>Model</th>
<th>Dimensions</th>
<th>Volt</th>
<th>Amp</th>
<th>HP</th>
<th>KW</th>
<th>CW</th>
<th>HW</th>
<th>San.</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Juicer</td>
<td>1</td>
<td>NutriFast (or equiv.)</td>
<td>SF200</td>
<td>12&quot;Ø x 19&quot;H</td>
<td>120</td>
<td>10.8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Provide grommets on work surface as needed.</td>
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<tr>
<td>2</td>
<td>Wheatgrass Juicer</td>
<td>1</td>
<td>Hamilton Beach (or equiv.)</td>
<td>HWG800</td>
<td>27.5&quot;L x 15.25&quot;W x 12&quot;H</td>
<td>120</td>
<td>3</td>
<td></td>
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<tr>
<td>3</td>
<td>Blending Station</td>
<td>1</td>
<td>Vitamix (or equiv.)</td>
<td>36021</td>
<td>19.4&quot;H x 9.3&quot;W x 10.5&quot;D</td>
<td>120</td>
<td>15</td>
<td></td>
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<tr>
<td>4</td>
<td>1-Door Cooler</td>
<td>1</td>
<td>Hoshizaki (or equiv.)</td>
<td>R1A-FG</td>
<td>27.5&quot;W x 34.5&quot;D x 79.5&quot;H</td>
<td>115</td>
<td>6</td>
<td></td>
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<tr>
<td>5</td>
<td>Pizza Prep Table</td>
<td>1</td>
<td>Hoshizaki (or equiv.)</td>
<td>PR67A</td>
<td>67&quot;W x 32.25&quot;D x 43.5&quot;H</td>
<td>115</td>
<td>6</td>
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<td>6</td>
<td>Worktop Freezer</td>
<td>1</td>
<td>Hoshizaki (or equiv.)</td>
<td>CFH48A</td>
<td>48&quot;W x 26&quot;D x 40&quot;H</td>
<td>115</td>
<td>5.5</td>
<td></td>
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<tr>
<td>7</td>
<td>Mop Sink</td>
<td>1</td>
<td>Advance Tabco (or equiv.)</td>
<td>FC-1-1620-18R</td>
<td>36-1/2&quot;L x 26&quot;W x 43&quot;H</td>
<td>1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>OSD</td>
<td>Drain to floor sink. See detail 2/P-1. Must run through grease trap. Provide NSF approved shelf over one-compartment sink.</td>
</tr>
<tr>
<td>8</td>
<td>Hand Sink w/ Splash Guards</td>
<td>1</td>
<td>Regency (or equiv.)</td>
<td>STD600-17</td>
<td>17&quot;L x 13-1/2&quot;H x 13&quot;D</td>
<td>1/2&quot;</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td>Provide paper towel &amp; soap dispensers at all hand sinks.</td>
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<tr>
<td>9</td>
<td>Mop Sink</td>
<td>1</td>
<td>Advance Tabco (or equiv.)</td>
<td>FC-3-1620-18R</td>
<td>84&quot;L x 26&quot;W x 43&quot;H</td>
<td>1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>OSD</td>
<td>Drain to floor sink. See detail 1 &amp; 2/P-1. Must run through grease trap. Provide NSF approved shelf over three-compartment sink.</td>
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<tr>
<td>10</td>
<td>3-Compartment Sink w/ OSD</td>
<td>1</td>
<td>Advance Tabco (or equiv.)</td>
<td>FC-3-1620-18R</td>
<td>84&quot;L x 26&quot;W x 43&quot;H</td>
<td>1/2&quot;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>OSD</td>
<td>Drain to floor sink. See detail 1 &amp; 2/P-1. Must run through grease trap. Provide NSF approved shelf over three-compartment sink.</td>
</tr>
<tr>
<td>11</td>
<td>Stainless Steel Table</td>
<td>2</td>
<td>Regency (or equiv.)</td>
<td>R63-36-24-18</td>
<td>18&quot;L x 108&quot;D x 36&quot;H</td>
<td>115</td>
<td>5.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>12</td>
<td>Above Ground Grease Trap</td>
<td>1</td>
<td>Watts (or equiv.)</td>
<td>WD-50</td>
<td>32&quot;L x 22&quot;W x 21-1/2&quot;H</td>
<td>50 GPM, 100 lbs liquid capacity, above ground. Vent per local code. See Detail 3/P-1.</td>
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<td>13</td>
<td>Point of Sale</td>
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<td>14</td>
<td>Convection Oven</td>
<td>1</td>
<td>Global Solutions (or equiv.)</td>
<td>GS1200</td>
<td>19&quot;W x 18&quot;D x 24&quot;H</td>
<td>120</td>
<td>10.4</td>
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<td>15</td>
<td>Rice Cooker</td>
<td>1</td>
<td>Hoshizaki (or equiv.)</td>
<td>R882-26 CLP</td>
<td>26&quot;W x 17-3/4&quot;H x 17-1/4&quot;H</td>
<td>120</td>
<td>15</td>
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<tr>
<td>16</td>
<td>Soup Warmer</td>
<td>1</td>
<td>Benchmark USA (or equiv.)</td>
<td>51072P</td>
<td>21&quot;H x 13&quot;D x 17&quot;W</td>
<td>120</td>
<td>10</td>
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<tr>
<td>17</td>
<td>Wire Shelving</td>
<td>5</td>
<td>Regency (or equiv.)</td>
<td>R63-36-24-18</td>
<td>18&quot;L x 108&quot;D x 36&quot;H</td>
<td>115</td>
<td>5.5</td>
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</table>

**Notes:**
1. Tenant to verify exact make and model of equipment being installed.
2. Contractor to verify exact installation requirements with equipment manufacturer specifications and provide all connections as required.
3. All equipment set in place by equipment contractor, leveled, flashed and made ready for final connection by plumber, electrician, and other trades.
4. Electrician to connect wiring to refrigerator condensing units, including control wiring.
5. See manufacturer's specifications for installation requirements.
PLUMBING FIXTURE SCHEDULE

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<tr>
<th>Item</th>
<th>Qty</th>
<th>Make</th>
<th>Color</th>
<th>W.S.F.</th>
<th>Total W.S.F.</th>
<th>Remarks</th>
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<tr>
<td>1-Compartment Sink</td>
<td>2</td>
<td>Stainless Steel</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>New</td>
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<tr>
<td>3-Compartment Sink</td>
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<td>Stainless Steel</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>New</td>
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<tr>
<td>Hand Sink</td>
<td>2</td>
<td>Stainless Steel</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>New</td>
</tr>
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<td>Total</td>
<td>13</td>
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</tbody>
</table>

Notes:
1. Tenant to approve all fixtures and appliances prior to ordering.
2. New water service to be a minimum 3/4" to meet Illinois Plumbing Code.

NEW GREASE TRAP SIZE CALCULATION

<table>
<thead>
<tr>
<th>Item</th>
<th>Basin Size</th>
<th>Factor</th>
<th>GPM</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-Compartment Sink</td>
<td>36&quot; x 20&quot; x 14&quot;</td>
<td>50%</td>
<td>20.1</td>
</tr>
<tr>
<td>3-Compartment Sink</td>
<td>36&quot; x 20&quot; x 14&quot;</td>
<td>50%</td>
<td>19.4</td>
</tr>
<tr>
<td>Hand Sink</td>
<td>22&quot; x 20&quot; x 14&quot;</td>
<td>50%</td>
<td>18.9</td>
</tr>
</tbody>
</table>

Minimum GPM Capacity of Grease Trap

18.2

New grease trap to have minimum GPM capacity.
Operations Summary

4 SUNS LLC, DBA 4 SUNS FRESH JUICE
1906 Main St.
Evanston, IL 60201

March 11, 2020

4 Suns LLC
Gabrielle J. Aguilar
1915 Foster St.
Evanston, IL 60201
(773) 860-7611
4sunswellness@gmail.com

4 Suns LLC is owned & operated by Evanston native, Gabrielle Jean-Paul Aguilar. Gabrielle comes with over 20 years of restaurant management experience. She recently stepped down from managing the Chute Middle School Cafeteria for a number of years. Gabrielle has a BS in Business Management from National Louis University, a Certificate in Plant-Based Nutrition from eCornell University. Gabrielle has always shared a passion for disease prevention and researching optimal health by eating a whole-foods plant-based diet. In 2018 she began a mobile juicing pop-up business where she shares the benefits of juicing with people at privately booked events and festivals. Gabrielle is now opening her first brick & mortar business as a completely vegan, juice & smoothie bar.

The proposed Special Use of 1906 Main St. is a whole foods, plant-based juice & smoothie bar. The primary function of the business is to provide nutrient-filled fresh juice, smoothies, wraps, bowls, salads and sandwiches; in a Type-2 fast/casual Restaurant.

The menu (attached) will consist of all vegan items mostly focusing on freshly juiced fruit and vegetable concoctions, processed through a 50lb, commercial, stainless steel Nutri-Faster centrifuge juicer. The menu will also showcase smoothies, teas, soups, rice bowls, and salads.
Held in a cozy 700sq ft., establishment, 4 Suns Fresh Juice will have minimal seating, primarily consisting of 8-10 stools along a window-facing counter, and juice bar counter, and two 2-top tables.

**Hours of operation** (see below): with anticipated peak hours from 9am-1pm:

<table>
<thead>
<tr>
<th>Day</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunday</td>
<td>7am-7pm</td>
</tr>
<tr>
<td>Monday</td>
<td>closed</td>
</tr>
<tr>
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<tr>
<td>Thursday</td>
<td>7am-7pm</td>
</tr>
<tr>
<td>Friday</td>
<td>7am-7pm</td>
</tr>
<tr>
<td>Saturday</td>
<td>7am-7pm</td>
</tr>
</tbody>
</table>

**Staffing:** We will employ no more than 10 server/cashiers all working on a part-time basis.
1 owner/manager- full-time 50+ hrs./wk.
8-10 cashier/servers >25hrs./wk.

**Shift Schedule:**
1-Opener: 6am-5pm (owner)
1-Am cashier: 9:30am-3:00pm
1-Pm cashier: 2:00pm-7:30pm
1-Counter Server: 8:00am-1:00pm

4 Suns Fresh Juice hopes to serve, on average, 8 customers/hour, with an anticipated increase of 12-20 customers/hr. during peak hours. Orders will be taken at the POS system. When the customer’s order is ready, their name will be called for them to receive it from the server/cashier at the POS counter.

**Inventory Deliveries:**
At the inception of opening, inventory for food production will be sourced at Jetro, Restaurant Depot in Chicago. Restaurant Depot carries a wide selection of fresh and frozen fruits, vegetables, and plant-based ingredients needed for menu production. The staff of 4 Suns will shop and transport the inventory twice/week.

**Delivery Receiving:**
For receipt of other, non-inventory deliveries, there is private thorough-fair on site in front the UPS Store adjacent to our location, which will not impact the flow of traffic on Main or Dodge Avenues. There is also a parking lot with 65 full sized parking spots, 3 of which are ADA, on the property of the strip mall.

**Trash & Recycling:**
4 Suns will contract with Groot to have 1 weekly pick-up.
For the compost waste produced by the extraction of fiber during the juicing process, 4 Suns will donate it’s fiber to a local private gardening project.

**Parking:**
4 Suns Fresh Juice is 1 of 7 storefronts at the Main & Dodge Plaza located on the SW corner of Main & Dodge Ave. On the property is a parking lot with 65 full sized parking spots, 3 of which are ADA.
1. PROPERTY

Address: 1906 Main St
Permanent Identification Number(s):
PIN 1: 10-A7-30 4038-0000 PIN 2: [redacted]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Gabrielle Aguilar
Organization: 4Suns, LLC DBA 4Suns Fresh Juice
Address: 1915 Foster St.
City, State, Zip: Evanston, IL 60201
Phone: Work: [redacted] Home: [redacted] Cell/Other: [redacted]
Fax: [redacted]
E-mail: 4sunswellness@gmail.com

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

□ same □ architect □ contract purchaser □ potential lessee
□ builder/contractor □ attorney □ lessee □ real estate agent
□ officer of board of directors □ other [redacted]

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

Name(s) or Organization: Major Realty Group / Harry Major
Address: 813 Noyes St
City, State, Zip: Evanston, IL 60201
Phone: Work: [redacted] Home: [redacted] Cell/Other: [redacted]
Fax: [redacted]
E-mail: [redacted]

“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.”

(see original for signature)

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
SPECIAL USE APPLICATION- Addendum

March 11, 2020

4 Suns LLC
Gabrielle J. Aguilar
1915 Foster St.
Evanston, IL 60201
4sunswellness@gmail.com

6. Proposed Project

A. Briefly describe the proposed Special Use:
The proposed Special Use of 1906 Main St. is a whole foods, plant-based juice & smoothie bar. The primary function of our business is to provide nutrient-filled fresh juice, smoothies, wraps, bowls, salads and sandwiches; in a Type-2 fast/casual Restaurant.
Our menu will consist of all vegan items mostly focusing on freshly juiced fruit and vegetable concoctions processed through a 50lb, commercial, stainless steel Nutri-Faster centrifuge juicer.
Through the process of high frequency blending, we will create smoothies, again utilizing all plant-based ingredients for optimal nutritional benefit.
We will also offer a simple menu showcasing a weekly rotation of soups.
Guests will also be able to order wraps, bowls or sandwiches with plant-based protein options, vegetables and sauces.

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 uses as an allowed special use in the zoning district in which the subject property lies?
   a. Section 6-10-2-2 of the Zoning Ordinance for a Type 2 Restaurant

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?
   a. No, the requested special use will not interfere with or diminish the value of the property in the neighborhood. As studies have shown, diet and exercise greatly impact ones health and quality of life. Having easily accessible healthy food choices enhance communities by positively impacting the options they have to feed their families and loved ones.
The neighborhood already has food options that are not necessarily categorized as unhealthy, but do not support the healthful nutritional
needs cardiologists and oncologists suggest for disease prevention. Having 4 Suns Fresh Juice as an option in the neighborhood can counter the effects of junk food, adding to the value of the property in the neighborhood.

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

d) Will the requested special use cause undue traffic congestion?
   a. No, we do not foresee 4 Suns Fresh Juice causing undue traffic congestion. The business storefront is located within a strip mall, which has 65 parking spots, 3 of which are reserved for the handicapped.

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

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

g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances?
   a. Yes, the business will comply with all other applicable regulations of the district.
TRUSTEE’S DEED

THIS INDENTURE, dated 9-15-99 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated 7-11-86

known as Trust Number 067947-05

party of the first part, and

MAIN ASSOCIATES, L.L.C., 155 N. MICHIGAN AVE., STE. 500, CHGO IL 60601

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN ($10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 836-840 DODGE AVE., 1902-1914 MAIN ST., EVANSTON IL 60202

Property Index Number 10 24 304 038, -019, -020, -021

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally

By:

MARK DeGRAZIA, TRUST OFFICER

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK ) MARK DeGRAZIA an officer of American National Bank and Trust Company of Chicago
personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and seal, dated September 21, 1999.

CHARLES M. MARCHERT
Notary Public, State of Illinois
My Commission Expires April 23, 2002

MAIL TO: CHARLES B. FRIEDMAN
39 S. LA SALLE ST., STE. 808
CHICAGO, ILLINOIS 60603
Design and Project Review (DAPR)

1717 Simpson Street

Recommendation to ZBA
NOTE

1. NEW WINDOWS SYSTEMS TO BE MIN. 24" A.F.F.; TEMPERED GLASS.
2. WINDOWS TO BE ANDERSEN OR SIMILAR.
3. SAFETY GLAZING TO BE PROVIDED AT ALL STAIR-LANDING DOORS.
4. ALL DOOR FRAMES TO BE FIRE LISTED TO MATCH FIRE RATING OF DOORS.
5. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS DIMENSIONS, WITH DOOR AND WINDOW MANUFACTURERS PRIOR TO INSTALLATION.
6. ALL INTERIOR DOORS TO BE 6'-8" UNLESS NOTED OTHERWISE, VERIFY ALL SIZES IN FIELD.
7. SAFETY GLAZING REQUIRED WITHIN 5 FT OF TUB/SHOWERS ANY WHERE. GLAZED WINDOWS PRIOR TO ORDERING OF WINDOWS.

2015 INTERNATIONAL ENERGY COMPLIANCE CODE

MIN ENERGY CODE REQUIREMENTS

EQUIVALENT U-FACTORS

<table>
<thead>
<tr>
<th>ZONE 5</th>
<th>FENESTRATION,U-FACTOR</th>
<th>WALL,U-FACTOR</th>
<th>INSULATION,U-FACTOR</th>
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</thead>
<tbody>
<tr>
<td>0.32</td>
<td>0.35</td>
<td>0.020</td>
<td>0.050</td>
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</table>

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

<table>
<thead>
<tr>
<th>ZONE 5</th>
<th>CONSTRUCTION LAYER</th>
<th>U-FACTOR</th>
<th>CLEARANCE</th>
<th>THICKNESS</th>
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</thead>
<tbody>
<tr>
<td>0.32</td>
<td>PANEL WALL,U-FACTOR</td>
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<td>4'-0&quot;</td>
</tr>
<tr>
<td>0.35</td>
<td>FLOOR,U-FACTOR</td>
<td>0.30</td>
<td>13.44</td>
<td>4'-0&quot;</td>
</tr>
</tbody>
</table>
1. Contractor shall visit and inspect the site to familiarize themselves with the job conditions prior to bidding and work commencement; failure to do so shall not relieve the contractor from performing work that is required for the project.

2. Contractor is to thoroughly plan all locations where new work is to be installed and where any existing construction is to be removed or modified.

3. Contractor shall verify all existing structure conditions/dimensions and report any discrepancies, obstructions, or conflicts to the architect immediately in writing before work commences.

4. Scope of demolition work is to include, but not be limited to, all demolition, removal, disconnections, rerouting and structural bracing, temporary shoring & supports as required.

5. Contractor shall provide all necessary materials and labor to fully comply with the scope of work, whether or not specified or shown in the permit documents.

6. Contractor shall notify all applicable engineering departments and utilities a minimum of 72 hours in advance of any demolition work. Contractor shall follow all necessary precautions to protect and maintain existing utilities.

7. Contractor shall coordinate with utility companies the shutting off of utilities prior to demolition. Contractor shall clearly identify all utilities that are shut off or capped.

8. Cap off all plumbing lines to fixtures being removed.

9. Contractor to strictly adhere to the city of Chicago building code, all other governing codes, and OSHA requirements. The contractor is responsible for the safe execution of all work.

10. Contractor shall infill openings created by the removal of pipes, conduits, ductwork, etc., with materials to match existing construction and to maintain required fire ratings.

11. Contractor shall remove all rubbish, debris, etc. caused by this work as soon as it accumulates. Contractor shall provide on-site:

12. Contractor shall verify and coordinate placement of dumpsters with owner and in accordance with requirements of the city of Chicago.

13. Contractor shall coordinate with the owner any items or equipment to be salvaged prior to demolition.

14. Contractor must comply with the insurance and hold harmless requirements prior to the start of any work.

15. No work shall begin until the architect is held harmless for all work shown and any problems that arise before, during, and/or after construction.

16. Refer to sheet G-1 for additional notes.
NEW 1 STORY FRAME ENCLOSURE OVER EXISTING FOUNDATION
(SAME SIZE, SAME LOCATION AS EXISTING ENCLOSED FRAME PORCH)
FOR EXISTING 1 STORY SINGLE FAMILY RESIDENCE
AT
1717 SIMPSON ST.

SCOPE OF WORK DESCRIPTION

REMOVE EXISTING FRAME PORCH ENCLOSURE AND REPLACE WITH NEW.
NO CHANGE TO THE EXISTING BUILDING FLOOR AREA.
NO CHANGE TO THE EXISTING IMPERVIOUS AREA.
NO NEW ELECTRICAL OUTLETS AND LIGHTS AS PER PLAN.
NO HVAC AND PLUMBING.

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

CERTIFICATION STATEMENT

CODE REQUIREMENTS

T-1

NEW 1 STORY FRAME ENCLOSURE OVER EXISTING FOUNDATION
(SAME SIZE, SAME LOCATION AS EXISTING ENCLOSED FRAME PORCH)
FOR EXISTING 1 STORY SINGLE FAMILY RESIDENCE
AT
1717 SIMPSON ST.
SPECIAL USE
APPLICATION

CASE #: ____________________________

1. PROPERTY

Address: 1717 Simpson St, Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: 1101241001400000
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: Stefan Lucu
Organization:
Address: 1717 Simpson St
City, State, Zip: Evanston, IL 60201
Phone: Work: ___________ Home: ___________ Cell/Other: 872-814-4895
Fax: Work: ___________ Home: ___________
E-mail: ________________________________

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

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

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

Name(s) or Organization: Estera Lucu
Address: 1717 Simpson St
City, State, Zip: Evanston, IL 60201
Phone: Work: ___________ Home: ___________ Cell/Other: 847-404-0259
Fax: Work: ___________ Home: ___________
E-mail: ________________________________

"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."

__________________________________________ Date 03/10/2020
Property Owner(s) Signature(s) – REQUIRED

4. SIGNATURE

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

__________________________________________ Date 03/10/2020
Applicant Signature – REQUIRED
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form
- Plat of Survey     Date of Survey: __________________________
- Project Site Plan  Date of Drawings: __________________________
- Plan or Graphic Drawings of Proposal (If needed, see notes)
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted: __________________________
- 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.
A. Briefly describe the proposed Special Use:
The purpose of special use is as a single-family residential and has been used as a residence. The existing enclosed porch we are simply matching the existing roof slope with the porch enclosed roof slope. New framing and enclosure same site, same location as existing enclosed porch.

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)

Dwelling, single-family detached is a listed special use, in the BP Zoning District Code, Section 6-9-2-3.

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

No, it will not interfere with or diminish the value of property in the neighborhood because it is already existing as a dwelling in a business district and will continue to do so.

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

Yes, the public facilities and services necessary to support development are adequately served.
d) Will the requested special use cause undue traffic congestion?

The use is existing and has not caused traffic congestion. The proposed expansion of use will not result in more inhabitants or vehicles. It is easy to find street parking and the home has a two-car parking in the back.

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

Not applicable.

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

Not applicable.

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?

We are not requesting any variations from the zoning ordinance beyond expansion of an existing nonconforming use.
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.

   Stefan Cucu - 872-814-4895
   1717 Simpson St
   Evanston, IL 60201

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.)

   Estera Cucu 847-404-0259
   1717 Simpson St
   Evanston, IL 60201

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 1 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.

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.
A. GENERAL INFORMATION

1. What projects are eligible for a Special Use Permit?

Projects are eligible per zoning District. Please check the Zoning District to see if your proposed project is listed as a permitted Special Use per zoning District. The Allowed Uses by Zoning District handout is also another way to access information to see if your project is eligible to apply.

2. Who can submit an application?

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. Standing (§6-3-8-4):

3. How do I submit an application?

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30 am until 5:00 pm.

Applications must be complete, including all required documentation and fee. Applications are not accepted by mail or e-mail. Application materials cannot be returned.

4. What forms of payment are accepted?

Cash, Credit Card, Check.

5. Can I withdraw my application?

Yes, an application may be withdrawn any time prior to a vote.

6. Who has access to my application materials?

The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT SPECIAL USES

What is a Special Use Permit?

For each zoning district, the Zoning Ordinance identifies permitted uses (also called “by right” uses) and special uses which may be allowed depending upon the circumstances. In order to legally operate a special use, a property owner must apply for a Special Use Permit from the Zoning Office. The application is reviewed at a public hearing by the Zoning Board of Appeals (ZBA), which makes a recommendation to the City Council. The ZBA can also recommend conditions on a granted special use. The City Council is the deciding body for all Special Uses in the City of Evanston.
The Special Use Application Process

- The City reviews the project through a Zoning Analysis (applied for separately) and determines it is eligible to apply for a special use.
- The Applicant files a Special Use Application.
- The City publishes a notice of the hearing in the Evanston Review, between 15 and 30 days prior to hearing.
- The City posts a sign describing the public hearing on the property no less than 10 working days before the hearing.
- The City must mail notification of the public hearing to all properties that are within 500 feet of any point on the subject property. (The applicant is responsible for the accuracy of the list used by the City for mailing this notice. The applicant can either rely on a list the City produces through its Geographic Information System or produce his or her own list of the names and addresses of property owners within 500 feet of the subject property. The Zoning Office will send to the applicant its generated mailing list. The applicant should inform the Zoning Office if any names and addresses are missing.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.
- The Zoning Division will schedule the applicant to meet with the Site Plan & Appearance Review Committee; (SPAARC) which provides a recommendation to the Zoning Board of Appeals.
- The ZBA recommends denial, approval, or approval with conditions of the application to City Council;
- The Planning and Development Committee of the City Council considers the ZBA recommendation and forwards it to the full City Council with or without a recommendation;
- City Council considers the ZBA recommendation and may introduce an ordinance granting the requested zoning relief;
- City Council may adopt an ordinance granting the requested zoning relief at the following or any subsequent City Council meeting.

The approximate time from when the Zoning Office receives a complete application to a decision is three to four months.

To recommend approval for a special use, the ZBA must find that the proposed special use meets all of the following criteria:

a) is one of the listed special uses for the zoning district in which the property lies;
b) complies with the purposes and policies of the Comprehensive General Plan and the Zoning Ordinance;
c) does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;
d) does not interfere with or diminish the value of property in the neighborhood;
e) is adequately served by public facilities and services;
f) does not cause undue traffic congestion;
g) preserves significant historical and architectural resources;
h) preserves significant natural and environmental resources; and
i) complies with all other applicable regulations.

Expiration

Within one year of obtaining a special use permit, the recipient must either obtain a building permit and commence construction, or obtain a certificate of occupancy and commence the use. City Council may extend this one-year limitation upon request.

CONTACT INFORMATION

Community Development Department – Planning and Zoning Division
2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201
P. 847-448-4311 F. 847-448-8126 E. zoning@cityofevanston.org
www.cityofevanston.org/zoning
### Settlement Information

**File No./Escrow No.:** 19106336  
**Print Date & Time:** 11/25/19 10:47 AM  
**Officer/Escrow Officer:** Maria Serwy  
**Settlement Location:**  
- ORT - Des Plaines  
- 2500 East Devon Ave, Ste. 100  
- Des Plaines, IL 60018

**Property Address:**  
- 1717 Simpson St  
- Evanston, IL 60201

**Borrower:**  
- Estera Margareta Cucu  
- 1824 Grey Ave  
- Evanston, IL 60201

**Seller:**  
- WQ Development Inc  
- 1805 Pickwick Ave  
- Glenview, IL 60026

**Lender:**  
- Fairway Independent Mortgage Corporation, 4201 Marsh Lane, Carrollton, TX,  
- 75007-1720  
- Loan Number: 4140500079  
- Settlement Date: 11/25/2019  
- Disbursement Date: 11/25/2019

### Financial Details

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Copyright 2015 American Land Title Association. All rights reserved.
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Acknowledgement
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Old Republic National Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

Estera Margareta Cucu
Date: 11/25/2019

WQ Development Inc
Wael Qandler, by Dany Banyas
as attorney in fact
Date: 11/25/19

Maria Sorwy
Date: 11/25/19
Design and Project Review (DAPR)

820 & 824 Gaffield Place

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.
1. PROPERTY

Address: 820 GAFFIELD PLACE, EVANSTON, IL 6020
Permanent Identification Number(s):
PIN 1: 11-07-121-01-0000 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: KAREN CROTEAU, PRESIDENT
Organization: BOYS HOPE GIRLS HOPE OF ILLINOIS
Address: 1100 LARAMIE, WILMETTE IL (60091)
City, State, Zip: WILMETTE, IL (60091)
Phone: Work: 847-278-2783 Home: __________________________ Cell/Other: 773 610 8417
Fax: Work: __________________________ Home: __________________________
E-mail: kcroteau@bhgh.org

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: BARBARA HARRIS
Address: 820 GAFFIELD
City, State, Zip: EVANSTON, IL 60201
Phone: Work: __________________________ Home: __________________________ Cell/Other: (847) 722 8645
Fax: Work: __________________________ Home: __________________________
E-mail: Barbharriscallen@gmail.com

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

[Signature] 2/26/2020

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."

[Signature] 2/26/2020

Applicant Signature — REQUIRED

Date
February 24, 2020

City of Evanston
Zoning Department
2100 Ridge Avenue, Suite #3700
Evanston, Illinois 60201

Re: Support of the Special Use Application for 820 & 824 Gaffield, Evanston, Illinois, PINS 11-07-121-011-0000 and 11-07-121-010-0000 (the "Properties")

To Whom it May Concern,

My Name is Barbara Harris and I am the record owner of the above referenced Properties.

I am aware of and am cooperating with the potential purchasers of the Properties in the effort to obtain a Special Use Permit to allow the Properties to be used as a Child Residential Care Home.

Note that the Properties are not yet under contract to be sold, but I am offering my full cooperation with Boys Hope Girls Hope as well as the City of Evanston to proceed with the process through the Zoning Department.

If you have any questions or concerns, you can reach me at barbharrisallen@gmail.com.

Very truly yours,

Barbara Harris
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Plat of Survey  Date of Survey:  ________________
☐ Project Site Plan  Date of Drawings:  2/10/20
☐ Plan or Graphic Drawings of Proposal (if needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership  Document Submitted:  ________________
☐ Application Fee  Amount $ 385.00

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:

See attached


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)

See attached


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?

See attached


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

See attached


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

See attached

---

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

See attached

---

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

See attached

---

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?

See attached

---
City of Evanston
Special Use Application for 820 Gaffield Place

6. PROPOSED PROJECT
   A. Briefly describe the proposed Special Use:

   With this application, BoysHopeGirlsHope of Illinois "BHGH" seeks a Special Use Permit to open a fourth Child Residential Care Home in Evanston at 820 Gaffield and expand the number of girls our program serves. This proposed use is an allowed special use specifically listed in Zoning Ordinance Section 6-8-6-3 governing the R4a district.

   BHGH is a 501(c)(3), privately-funded, DCFS-licensed, college persistence program providing family-like group homes, excellent private education, and mentorship to academically-talented students from challenged socio-economic backgrounds. We are associated with BHGH International, which provides similar educational opportunities through affiliates in 15 domestic and 3 international locations.

   We have a long track record of success in Evanston. Our girls' home houses 8 scholars and 3 staff and has operated without incident at 1127 Hinman in Evanston's R1 Lakeshore Historic District for more than 20 years. Our two boys' homes at 823 & 827 Gaffield in the R4a zone, housing 8 scholars and 3 staff each and have been a healthy part of this neighborhood for 40 years. Each of our three homes currently operates under a Special Use Permit for a Child Residential Care Home exactly like the one we seek for 820 Gaffield.

   Our program has a competitive application process and selected students come highly recommended by their elementary school principals and counselors. The students invited into our program, hereafter our "Scholars," attend Regina Dominican High School, Loyola Academy and St. Athanasius School on scholarships provided by BHGH and the respective schools. They live with their fellow Scholars as a family under the 24/7 supervision of 2 full time and 2 part time adults hired as Residential Counselors but usually called "House Parents." BHGH provides a warm environment including family meals, first-rate education, medical care, tutoring, chores,
extracurricular activities and organized volunteer opportunities for each of our Scholars. Each child also has a volunteer life mentor and college mentor from the community. We support our Scholars through high school graduation and provide a college scholarship and career mentoring beyond graduation.

While BHGH is high-impact for our scholars, we are low-impact on our neighbors. Our Scholars attend middle or high school full-time so there is no added noise, parking congestion, foot traffic or other disruption to the neighborhood. Our Scholars go home to their parents at least one weekend per month and most of their time at BHGH is structured. We are good neighbors, providing now shoveling, babysitting and other friendly interactions that would be expected of any family on the block. We maintain just two vehicles per house for use by the adult Residential Counselors. Scholars do not have cars.

Our scholars are inspiring. They are not wards of the state, are not in any kind of legal trouble, and are selected from a competitive applicant pool based upon their academic potential. They show grit and determination as they move away from impoverished homes in the Chicago area to take advantage of BHGH’s transformational educational opportunity. Indeed, 100% of our graduates go on to college and we support them through college with mentorship and additional scholarship funding. Of these, more than 75% graduate from a 4-year university, breaking the cycle of poverty and forever changing their life trajectories.

\[a\] Is the requested special use one of the special uses specifically listed in the Zoning Ordinance?
Yes. Per Section 6-8-6-3 of the Evanston Zoning Ordinance, a CHILD RESIDENTIAL CARE HOME is specifically listed as a use that may be allowed in the R4a district. Per Section 6-4-4-3 (and as noted in the City’s Zoning Analysis) there is no separation requirement between Child Residential Care Homes applicable in the R4a district. Our program, as described above, is exactly mirrored by the definition of a CHILD RESIDENTIAL CARE HOME provided in the City Code: Child Residential Care Home "shared by 4-8 unrelated persons, exclusive of staff, under the age of 21, who require assistance and/or supervision while pursuing a primary or secondary education
curriculum, and who reside together in a family-type environment as a single housekeeping unit."

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

No. BHGH's proposed special use would not diminish property values on Gaffield or the surrounding area. For nearly 40 years, BHGH has maintained the two properties directly across the street, 823 & 827 Gaffield. The home we are seeking the purchase and permit is on the market for $975,000, a price comparable to or above similar homes in similar condition on nearby streets that do not have Child Residential Care Homes across the street. Our current homes on this block are quiet and fit in with character and upkeep of the surrounding properties. We are good neighbors, shoveling snow and otherwise keeping the yard maintained. On Hinman, our girls babysit for their neighbors and are a welcome part of the community. Prices in this neighborhood are buoyed by proximity to Northwestern University and the train and are not depressed or negatively affected by our presence.

The subject property at 820 Gaffield is currently occupied by the owner and her multiple tenants in three apartments. The property adjacent to the west, 824 Gaffield, is also a three-unit residence housing 8 or 9 tenants, all college students. The balance of Gaffield Street is inhabited primarily by college students in multi-unit subdivided homes and apartment buildings. There are a few single family homes amidst these multi-unit dwellings. To the north, between Noyes and Gaffield, the residences are high density commercial apartment buildings. The elevated rail tracks bisect Gaffield to the west of the subject property.

Our special use would not cause any negative cumulative effect on the neighborhood. The property in question is already occupied by multiple tenants and nearby properties are used by college students in a manner similar to our proposed special use. Notably, the young college students living on the block are not supervised, whereas our Scholars have constant adult supervision (as required by DCFS), attend local middle and high schools every weekday, and do not have cars.

It is worthwhile to note that if BHGH operated an adult residential care home Category II, for 9-15 persons, exclusive of staff, as defined in Chapter 18, it would be
permitted as of right in this R4a district. Given the structured nature of our scholarship program, and DCFS rules about staff/student ratio, our Scholars and staff would have less impact on the surrounding neighborhood than 15 disabled adults and their required staff who would be welcomed without question per the Zoning Ordinance.

c) Will the requested special use be adequately served by public facilities and services?
Yes. Our proposed use will not burden public facilities or services. Our scholars do not attend Evanston public schools or use any city services other than fire and life safety, water and sewer, for which we would make a payment in lieu of taxes as we have done for 40 years on our other Gaffield properties. Our long track record demonstrates that we have not burdened life safety services other than DCFS-required fire inspections (and maybe a burnt batch of cookies) and would not expect to use these services any more than the tenants currently renting the units within the property.

d) Will the requested use cause undue traffic congestion?
No. There will be no added traffic of any kind. We have two cars minivans for program use. These would be parked off of the street in the four car garage. Our Scholars do not have cars. There is adequate garage parking for the occasional tutor, mentor or other visitor. When we host a graduation or college send-off picnic for our Scholars, one or two days per year, train line usage and street parking will be the same as if we’d hosted it across the street, as we have been doing for 40 years.

e) Will the requested use preserve significant historical or architectural resources?
Yes. 820 Gaffield is a landmarked property and we intend to preserve and maintain the exterior character as required. The Victorian architecture and room layouts within are compatible with our use and we do not expect to make significant changes except to update the functionality of bathrooms and kitchen, none of which are original or historically significant.

f) Will the requested special use preserve significant natural and environmental features?
Yes. The current owner has invested considerable time and care into creating lovely gardens, water features, and an apiary on her large lot. We intend to maintain these natural and environmental features for the enjoyment of our Scholars and enrichment of the natural environment on the street.

**g) Will the requested use comply with all other applicable regulations of the district in which it is located and other applicable ordinances?**

Yes. The City Zoning Analysis did not surface any other rules or zoning regulations requiring variance for compliance. We know of no other rules or regulations governing the R4a district or of any other applicable city ordinances that should limit or prohibit our requested special use. We would of course apply for and comply with the City Department of Health and Human Services Food Establishment License as we do in our other homes.
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.

   Karen Croteau, President  Boys\Hope\Girls\Hope of Illinois
   1100 Laramie, Wilmette IL 60091
   cell 773-610-8417
   office 847-920-2783
   kercoteau@bhgh.org

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

   N/A

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number _____ above, or indicated below.

   Barbara Harris  owner  1426 Chicago Ave #5N, Evanston IL 60201
   barbharrisallen@gmail.com
   847-722-5845

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

   N/A
If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.
   
   see attached list
   
   
   
   
   
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.
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<td>Christopher T. Tarzon</td>
<td>Chair</td>
<td>2126 Greenwood Ave</td>
<td>Wilmette</td>
<td>IL</td>
<td>60091</td>
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<td>Jennifer Downs O'Shaughnessy</td>
<td>Vicc Chair</td>
<td>321 Davis Street</td>
<td>Evanston</td>
<td>IL</td>
<td>60201</td>
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<tr>
<td>Michael J. Halikitis</td>
<td>Treasurer</td>
<td>6116 N Knox Ave</td>
<td>Chicago</td>
<td>IL</td>
<td>60646</td>
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<td>Board Member</td>
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</table>
GARFIELD AVENUE

LOT 81

173.5' 110.5'

65.9'

5.5 FT. CONC WALL

0.00 FT. PUBLIC (UNPAVED)

If it contains the original signature and embossed seal of the surveyor, the measurements are based on the public records and description provided and not on field measurements. The survey must be compared with Deed and/or Title Policy. The dimensions to improvements are approximate only and no reliance should be placed thereon for six (6) months from date shown and should not be relied on thereafter.
SECOND FLOOR PLAN

1/16" = 1'-0"

820 GAFFIELD PL
Zoning Analysis
Summary

Case Number: 20ZONA-0002 - 820 GAFFIELD PLACE
Case Status/Determination: SPECIAL USE APPROVAL REQUIRED

Proposal:
CONVERT EXISTING DUPLEX INTO A CHILD RESIDENTIAL CARE HOME

Zoning Section: Comments: 2-6-20

Zoning analysis application indicates 8 scholars and 3 mentors/supervisors will reside in the home. The application indicates the structure contains 2-dwelling units, however, the County Assessor indicates the structure contains 3 dwelling units. Please clarify the existing and proposed number of dwelling units.

A dwelling unit is a room or group of contiguous rooms that include facilities used for living, sleeping, cooking and eating, arranged, designed or intended for use exclusively as living quarters.

6-18-3 CHILD RESIDENTIAL CARE HOME:
A dwelling unit shared by 4 to 8 unrelated persons, under the age of 21 years, exclusive of staff, who require assistance and/or supervision while pursuing a primary or secondary education curriculum, and who reside together in a family-type environment as a single housekeeping unit. "Child residential care home" shall not include a home for persons who are currently addicted to alcohol or narcotic drugs or who are criminal or juvenile offenders serving on work release, probationary or court-ordered supervisory programs for offenders; nor a dormitory, fraternity/sorority dwelling, boarding house, rooming house or nursing home.

If the mentors/supervisors will be residing in one dwelling while the scholars are residing in a separate dwelling, keep the following in mine, Evanston Zoning Code defines a FAMILY as:

A. Type A Family: One or more persons related by blood, marriage, or adoption living together as a single housekeeping unit in a dwelling unit.

B. Type B Family: Two unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

C. Type C Family: A group of not more than 3 unrelated persons living together as a single housekeeping unit in a dwelling unit.

D. Type D Family: A group of 2 or more persons containing within it one or more families, as defined in Subsections (A) and (B) of this definition, including a husband and wife married to one another and their children, as well as adults, living together in a dwelling unit as a single housekeeping unit and management, in premises in which the adult occupants are affiliated with a bona fide not for
profit corporation organized for religious purposes chartered by the state of Illinois, that owns or rents the property and has been in existence for at least 5 years prior to seeking certification by the director of planning and zoning as provided herein; provided, that in no case shall the total occupancy of the dwelling unit exceed 2 persons per bedroom, nor shall the premises be utilized for religious public assembly. This type (D) family may occupy a dwelling unit only in accordance with the procedures in Section 6-4-1-14 of this Title.

"Family" shall not be construed to mean a club, a lodge or a fraternity/sorority house.

6-8-6-3 In the R4a zoning district, a Child Residential Care Home requires special use approval by the City Council.

6-16-1-2 Concerning off-street parking requirement, change in use does not trigger additional parking requirement.

6-4-4-3 A separation requirement between a child residential care home, residential care home, transitional treatment facility, or an existing childcare institution does not apply in the R4a zoning district.

Special Use Process:

- Submit completed application, application fee, and required documents. Please provide complete answers to application questions. Financial disclosure questions are simply trying to flush out whether applicants have conflicts of interest with decision makers.
- Design and Project Review Committee (DAPR): Staff committee, reviews the special use application; provides a recommendation to the Zoning Board of Appeals (ZBA).
- ZBA: Holds public hearing, reviews the special use application, provides a recommendation to the City Council.
- Planning & Development Committee: City Council Committee, reviews the ZBA’s recommendation, provides a recommendation to the full City Council.
- City Council: Final action. City Council approves, approves with conditions, or denies the special use application.
- The process takes about 2-3 months.
- Once the completed application is submitted, staff will schedule the case for all required meetings. DAPR meets weekly, ZBA meets once a month.

Items to submit:

- Application.
- Application fee: $385.00. We use a local print shop to mail public notices, they bill applicants directly. Notices are mailed to all those who own property within 500'.
- Proof of ownership. Acceptable items include: deed, mortgage statement, contract to purchase, closing documents (financial details can be blacked out).
- Plat of survey that shows current improvements on the property.
- Site plan, if any proposed changes to improvements on the property.
- Floor plan, existing and proposed, with rooms labeled.
- Operational details, briefly describe the proposed use, how many dwelling units, # of persons under 21 residing in each dwelling unit, # of on-site staff in each dwelling, # of parking spaces needed (staff, visitors, etc.) and # of spaces provided.
QUIT CLAIM DEED

THE GRANTORS: Scott A. Harris, divorced and not since remarried, and Barbara W. Harris, divorced and not since remarried, both of the City of Evanston, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid.

CONVEY AND QUIT CLAIM TO:

BARBARA W. HARRIS, 820 Gaffield Place, Evanston, Illinois.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 31 in Gaffield's Subdivision of part of the South half of the South East quarter of the South West Quarter of Section 7, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 11-07-121-011-0000

Address of Real Estate: 820 Gaffield Place, Evanston, Illinois 60201

DATED this 11th day of December, 1992.

SCOTT A. HARRIS

BARBARA W. HARRIS

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT A. HARRIS, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Commission expires 8/31/1995

Notary Public

MARY E. HARRIS

State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BARBARA W. HARRIS, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Commission expires 8/31/1995

Notary Public

MARY E. HARRIS

This instrument was prepared by Karen S. Ounadite, Esq., 825 Green Bay Road, Suite 270, Wilmette, IL 60091

Mail to:
Karen S. Ounadite, Esq.
825 Green Bay Road, Suite 270
Wilmette, Illinois 60091

Send subsequent tax bills to:
Barbara W. Harris
820 Gaffield Place
Evanston, IL 60201
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/16, 1992 Signature: [Signature]

Grantor or Agent, Scott A. Harris

Subscribed and sworn to before me by the said this 11th day of December, 1992.

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/16, 1992 Signature: [Signature]

Grantee or Agent, Barbara W. Harris

Subscribed and sworn to before me by the said this 11th day of December, 1992.

Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)
1. PROPERTY

Address: 824 Gaffield Place, Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: 11-07-121-010-0000  PIN 2: 11-07-121-028-0000
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: KAREN CROTEAU, PRESIDENT
Organization: Boys Hope Girls Hope of Illinois
Address: 1100 Laramie
City, State, Zip: Wilmette, IL 60091
Phone: Work: 847-920-2711  Home:  Cell/Other: 773-610-8417
Please circle the primary means of contact.
Fax: Work:  Home: E-mail: kcroteau@bhgh.org

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: Barbara Harris
Address: 820 Gaffield Place
City, State, Zip: Evanston, IL 60201
Phone: Work:  Home:  Cell/Other: (847) 722-8845
Please circle the primary means of contact.
Fax: Work:  Home: E-mail: barbharrisallen@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: 2/26/2020

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: 09/26/2020

PAGE 1 OF 6
February 24, 2020

City of Evanston
Zoning Department
2100 Ridge Avenue, Suite #3700
Evanston, Illinois 60201

Re: Support of the Special Use Application for 820 & 824 Gaffield, Evanston, Illinois,
PINS 11-07-121-011-0000 and 11-07-121-010-0000 (the “Properties”)

To Whom it May Concern,

My Name is Barbara Harris and I am the record owner of the above referenced Properties.

I am aware of and am cooperating with the potential purchasers of the Properties in the effort to
obtain a Special Use Permit to allow the Properties to be used as a Child Residential Care Home.

Note that the Properties are not yet under contract to be sold, but I am offering my full
cooperation with Boys Hope Girls Hope as well as the City of Evanston to proceed with the
process through the Zoning Department.

If you have any questions or concerns, you can reach me at barbharrisallen@gmail.com.

Very truly yours,

[Signature]

Barbara Harris
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: unknown
☐ Project Site Plan               Date of Drawings: 2/10/20
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership              Document Submitted: Quit Claim Deed
☐ Application Fee                 Amount $385.00

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; the 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:
   see attached


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)
   see attached


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?
   see attached


c) Will the requested special use be adequately served by public facilities and services?
   see attached
d) Will the requested special use cause undue traffic congestion?  

   see attached


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

   see attached


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

   see attached


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?  

   see attached
City of Evanston
Special Use Application for 824 Gaffield Place

6. PROPOSED PROJECT
   A. Briefly describe the proposed Special Use:

   With this application, BoysHopeGirlsHope of Illinois "BHGH" seeks a Special Use Permit to open another Child Residential Care Home in Evanston at 824 Gaffield Place and expand the number of girls our program serves. This proposed use is an allowed special use specifically listed in Zoning Ordinance Section 6-8-6-3 governing the R4a district. If this Special Use Permit is granted along with the requested permit for 820 Gaffield we intend to sell our property at 1127 Hinman and move our current girls' home to 824 Gaffield.

   BHGH is a 501(c)(3), privately-funded, DCFS-licensed, college persistence program providing family-like group homes, excellent private education, and mentorship to academically-talented students from challenged socio-economic backgrounds. We are associated with BHGH International, which provides similar educational opportunities through affiliates in 15 domestic and 3 international locations.

   We have a long track record of success in Evanston. Our girls' home houses 8 scholars and 3 staff and has operated without incident at 1127 Hinman in Evanston's R1 Lakeshore Historic District for more than 20 years. Our two boys' homes at 823 & 827 Gaffield in the R4a zone, housing 8 scholars and 3 staff each and have been a healthy part of this neighborhood for 40 years. Each of our three homes currently operates under a Special Use Permit for a Child Residential Care Home exactly like the one we seek for 824 Gaffield.

   Our program has a competitive application process and selected students come highly recommended by their elementary school principals and counselors. The students invited into our program, hereafter our "Scholars," attend Regina Dominican High School, Loyola Academy and St. Athanasius School on scholarships provided by BHGH and the respective schools. They live with their fellow Scholars as a family under the 24/7 supervision of 2 full time and 2 part time adults hired as Residential
Counselors but usually called “House Parents.” BHGH provides a warm environment including family meals, first-rate education, medical care, tutoring, chores, extracurricular activities and organized volunteer opportunities for each of our Scholars. Each child also has a volunteer life mentor and college mentor from the community. We support our Scholars through high school graduation and provide a college scholarship and career mentoring beyond graduation.

While BHGH is high-impact for our scholars, we are low-impact on our neighbors. Our Scholars attend middle or high school full-time so there is no added noise, parking congestion, foot traffic or other disruption to the neighborhood. Our Scholars go home to their parents at least one weekend per month and most of their time at BHGH is structured. We are good neighbors, providing now shoveling, babysitting and other friendly interactions that would be expected of any family on the block. We maintain just two vehicles per house for use by the adult Residential Counselors. Scholars do not have cars. All vehicles will have garaged space on the property.

Our scholars are inspiring. They are not wards of the state, are not in any kind of legal trouble, and are selected from a competitive applicant pool based upon their academic potential. They show grit and determination as they move away from impoverished homes in the Chicago area to take advantage of BHGH’s transformational educational opportunity. Indeed, 100% of our graduates go on to college and we support them through college with mentorship and additional scholarship funding. Of these, more than 75% graduate from a 4-year university, breaking the cycle of poverty and forever changing their life trajectories.

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance?
Yes. Per Section 6-8-6-3 of the Evanston Zoning Ordinance, a CHILD RESIDENTIAL CARE HOME is specifically listed as a use that may be allowed in the R4a district. Per Section 6-4-4-3 (and as noted in the City’s Zoning Analysis) there is no separation requirement between Child Residential Care Homes applicable in the R4a district. Our program, as described above, is exactly mirrored by the definition of a CHILD
RESIDENTIAL CARE HOME provided in the City Code: Child Residential Care Home "shared by 4-8 unrelated persons, exclusive of staff, under the age of 21, who require assistance and/or supervision while pursuing a primary or secondary education curriculum, and who reside together in a family-type environment as a single housekeeping unit."

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

No. BHGH's proposed special use would not diminish property values on Gaffield Place or the surrounding area. For nearly 40 years, BHGH has maintained the two properties directly across the street, 823 & 827 Gaffield Place. Our current homes on this block are quiet and fit in with character and upkeep of the surrounding properties. We are good neighbors, shoveling snow and otherwise keeping the yard maintained. On Hinman, our girls babysit for their neighbors and all of our Scholars are a welcome part of the community. Prices in this neighborhood are buoyed by proximity to Northwestern University and the train and are not depressed or negatively affected by our presence.

The subject property at 824 Gaffield is currently occupied by 8-9 college students in three apartments. The property adjacent to the east, 820 Gaffield, is also a three-unit residence housing the owner of both properties and her multiple tenants. The balance of Gaffield Place is inhabited primarily by college students in multi-unit subdivided homes and apartment buildings. There are a few single family homes amidst these multi-unit dwellings. To the north, between Noyes and Gaffield, the residences are high density commercial apartment buildings. The elevated rail tracks bisect Gaffield to the west of the subject property.

Our special use would not cause any negative cumulative effect on the neighborhood. The property in question is already occupied by multiple tenants and nearby properties are used by college students in a manner similar to our proposed special use. Notably, the young college students living on the block are not supervised, whereas our Scholars have constant adult supervision (as required by DCFS), attend local middle and high schools every weekday, and do not have cars.
It is worthwhile to consider that if BHGH operated an adult residential care home Category II, for 9-15 persons, exclusive of staff, as defined in Chapter 18, such a use would be permitted as of right in this R4a district. Given the structured nature of our scholarship program, our Scholars and staff would have less impact on the surrounding neighborhood than 15 disabled adults and their required staff who would be welcomed without question per the Zoning Ordinance.

c) Will the requested special use be adequately served by public facilities and services?
Yes. Our proposed use will not burden public facilities or services. Our scholars do not attend Evanston public schools or use any city services other than fire and life safety, water and sewer, for which we would make a payment in lieu of taxes as we have done for 40 years on our other Gaffield properties. Our long track record demonstrates that we have not burdened life safety services other than DCFS-required fire inspections (and maybe a burnt batch of cookies) and would not expect to use these services any more than the tenants currently renting the units within the property.

d) Will the requested use cause undue traffic congestion?
No. There will be no added traffic of any kind. We have two minivans for program use. These would be parked off of the street in the four-car garage. Our Scholars do not have cars. There is adequate garage parking for the occasional tutor, mentor or other visitor. When we host a graduation or college send-off picnic for our Scholars, one or two days per year, train line usage and street parking will be the same as if we'd hosted it across the street, as we have been doing for 40 years.

e) Will the requested use preserve significant historical or architectural resources?
Not Applicable. 824 Gaffield is not a landmarked property and we intend to maintain and upgrade the stucco exterior as needed to maintain the value and functionality of the property. The interior has been subdivided into apartments and we intend to bring it back to its former family-centered floorplan.
f) Will the requested special use preserve significant natural and environmental features?
Not Applicable. The current owner has a lovely hen house. It remains to be seen whether we have the urban farming skills to maintain it.

g) Will the requested use comply with all other applicable regulations of the district in which it is located and other applicable ordinances?
Yes. The City Zoning Analysis did not surface any other rules or zoning regulations requiring variance for compliance. We know of no other rules or regulations governing the R4a district or of any other applicable city ordinances that should limit or prohibit our requested special use. We would of course apply for and comply with the City Department of Health and Human Services Food Establishment License as we do in our other homes.
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.
   
   Boys, Hope Girls, Hope of Illinois
   Karen Crofate, President
   1100 Laramie, Wilmette, IL 60091
   Office 847 926 2783
   Cell 773 610 8417
   kcroteau@bhgh.org

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

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number ____ above, or indicated below.
   
   Barbara Harris
   1426 Chicago Ave. #3N, Evanston, IL 60201
   Cell 847 722 8845
   barbharris.allen@gmail.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.
   
   N/A
If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.

   SEE ATTACHED

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.

   NONE

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
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<tr>
<th>Name</th>
<th>Role</th>
<th>Street</th>
<th>City</th>
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<td>Jennifer Downs O'Shaughnessy</td>
<td>Vice Chair</td>
<td>321 Davis Street</td>
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<td>Michael J. Halkitis</td>
<td>Treasurer</td>
<td>6116 N Knox Ave</td>
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<td>George P. Sullivan, Jr.</td>
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<td>Daniel A. Byrne</td>
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<td>Lucien K. Carter</td>
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<td>Kathleen Cullen Harwood</td>
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<td>Catherino R. Giella</td>
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<td>Peter C. Lee</td>
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<td>Kerri Lin</td>
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<td>Kelly Lomas</td>
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<td>Tammy Lundal</td>
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<td>John Perkaus</td>
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<td>Timothy C. Reynolds</td>
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<td>Rudolph Trefels</td>
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<td>James W. Wilson</td>
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<td>150 Woodley Road</td>
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### Zoning Analysis

**Summary**

<table>
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<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
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<tr>
<td>20ZONA-0003 – 824 GAFFIELD PLACE</td>
<td>SPECIAL USE APPROVAL REQUIRED</td>
</tr>
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**Proposal:**

**CONVERT EXISTING DUPLEX INTO A CHILD RESIDENTIAL CARE HOME**

<table>
<thead>
<tr>
<th>Zoning Section:</th>
<th>Comments:</th>
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<tbody>
<tr>
<td>6-18-3 CHILD RESIDENTIAL CARE HOME:</td>
<td>Zoning analysis application indicates 8 scholars and 3 mentors/supervisors will reside in the home. The application indicates the structure contains 2-dwelling units, however, the County Assessor indicates the structure contains 3 dwelling units. Please clarify the existing and proposed number of dwelling units. A dwelling unit is a room or group of contiguous rooms that include facilities used for living, sleeping, cooking and eating, arranged, designed or intended for use exclusively as living quarters. If the mentors/supervisors will be residing in one dwelling while the scholars are residing in a separate dwelling, keep the following in mind, Evanston Zoning Code defines a FAMILY as: A. Type A Family: One or more persons related by blood, marriage, or adoption living together as a single housekeeping unit in a dwelling unit. B. Type B Family: Two unrelated persons and their children living together as a single housekeeping unit in a dwelling unit. C. Type C Family: A group of not more than 3 unrelated persons living together as a single housekeeping unit in a dwelling unit. D. Type D Family: A group of 2 or more persons containing within it one or more families, as defined in Subsections (A) and (B) of this definition, including a husband and wife married to one another and their children, as well as adults, living together in a dwelling unit as a single housekeeping unit and management, in premises in which the adult occupants are affiliated with a bona fide not for</td>
</tr>
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</table>
profit corporation organized for religious purposes chartered by the state of Illinois, that owns or rents the property and has been in existence for at least 5 years prior to seeking certification by the director of planning and zoning as provided herein; provided, that in no case shall the total occupancy of the dwelling unit exceed 2 persons per bedroom, nor shall the premises be utilized for religious public assembly. This type (D) family may occupy a dwelling unit only in accordance with the procedures in Section 6-4-1-14 of this Title.

"Family" shall not be construed to mean a club, a lodge or a fraternity/sorority house.

<table>
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<th>Code</th>
<th>Description</th>
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<tr>
<td>6-8-6-3</td>
<td>In the R4a zoning district, a Child Residential Care Home requires special use approval by the City Council.</td>
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<tr>
<td>6-16-1-2</td>
<td>Concerning off-street parking requirement, change in use does not trigger additional parking requirement.</td>
</tr>
<tr>
<td>6-4-4-3</td>
<td>A separation requirement between a child residential care home, residential care home, transitional treatment facility, or an existing childcare institution does not apply in the R4a zoning district.</td>
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**Special Use Process:**
- Submit completed application, application fee, and required documents. Please provide complete answers to application questions. Financial disclosure questions are simply trying to flush out whether applicants have conflicts of interest with decision makers.
- Design and Project Review Committee (DAPR): Staff committee, reviews the special use application; provides a recommendation to the Zoning Board of Appeals (ZBA).
- ZBA: Holds public hearing, reviews the special use application, provides a recommendation to the City Council.
- Planning & Development Committee: City Council Committee, reviews the ZBA’s recommendation, provides a recommendation to the full City Council.
- City Council: Final action. City Council approves, approves with conditions, or denies the special use application.
- The process takes about 2-3 months.
- Once the completed application is submitted, staff will schedule the case for all required meetings. DAPR meets weekly, ZBA meets once a month.

**Items to submit:**
- Application.
- Application fee: $385.00. We use a local print shop to mail public notices, they bill applicants directly. Notices are mailed to all those who own property within 500’.
- Proof of ownership. Acceptable items include: deed, mortgage statement, contract to purchase, closing documents (financial details can be blacked out).
- Plat of survey that shows current improvements on the property.
- Site plan, if any proposed changes to improvements on the property.
- Floor plan, existing and proposed, with rooms labeled.
- Operational details, briefly describe the proposed use, how many dwelling units, # of persons under 21 residing in each dwelling unit, # of on-site staff in each dwelling, # of parking spaces needed (staff, visitors, etc.) and # of spaces provided.

Zoning Analysis – Summary...824 Galfield Place
Page 2
QUIT CLAIM DEED

The Grantors, MARK W. ALLEN, divorced and not re-married AND BARBARA W. HARRIS, divorced and not re-married, for and in consideration of Ten and no/100 ($10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to BARBARA W. HARRIS, an unmarried woman, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

Permanent Real Estate Index Number: 11-07-121-010-0000

Address of Real Estate: 824 Gaskell Place, Evanston, Illinois 60201

Dated this 15th day of April, 2017

By: Mark W. Allen

By: Barbara W. Harris
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _______APRIL____ 15, 2017

Signature: ____________________________
Grantor or Agent

Subscribed and sworn to before me
By the said ____________________________
This _______APRIL____ 15 day of _______2017____
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date _______APRIL____ 15, 2017

Signature: ____________________________
Grantee or Agent

Subscribed and sworn to before me
By the said ____________________________
This _______APRIL____ 15 day of _______2017____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C-misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)
State of Illinois

SS.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Mark W. Allen and Barbara W. Harris are personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of April, 2017.

Notary Public

This instrument was prepared by Stephanie D. Uhler, 4709 West Golf Road, Suite 475, Skokie, Illinois 60076

Mail to:

Stephanie D. Uhler
4709 West Golf Road, Suite 475
Skokie, Illinois 60076

Send Subsequent Tax Bills To:

Barbara Harris