ZONING BOARD OF APPEALS
Tuesday, May 19, 2020
7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Council Chambers

AGENDA

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, Zoning Board members and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at the meeting. Those wishing to make public comments at the Zoning Board meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by calling/texting 847-448-4311 or completing the Zoning Board online comment form available by clicking here or visiting the Zoning Board webpage: https://www.cityofevanston.org/government/agendas-minutes/zoning-board-of-appeals and clicking on Public Comment Form.

Community members may watch the Zoning Board meeting online through the Zoom platform:

Join Zoom Meeting
https://zoom.us/j/94207363091?pwd=QTZyZ3BQQ2gwWTdIMzJkUkJwNHNHdz09

Meeting ID: 942 0736 3091
Password: 841147

Dial by your location
+1 312 626 6799 US (Chicago)

1. CALL TO ORDER / DECLARATION OF QUORUM

2. SUSPENSION OF THE RULES: Members participating electronically or by telephone

3. APPROVAL OF MEETING MINUTES: February 18, 2020

Order & Agenda Items are subject to change. Information about the ZBA is available at:

Questions can be directed to Melissa Klotz at mklotz@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TTY).
4. OLD BUSINESS

A. 1327 Chicago Ave. / 528 Greenwood Street 19ZMJV-0074
Richard A. Shapiro, applicant, submits for a special use for an Office, for Richard Shapiro Attorney At Law, in the R5 General Residential District (Zoning Code Section 6-8-7-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case. **Case to be continued and re-noticed to a date uncertain.**

5. NEW BUSINESS

A. 1607 Chicago Avenue 20ZMJV-0006
Happy Le Inc., lessee, applies for a special use permit for a Type 2 Restaurant, in the D4 Downtown Transition District (Zoning Code Section 6-11-5-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

B. 2678 Green Bay Road 20ZMJV-0007
Dylan Johnson, lessee, applies for a special use permit for Indoor Commercial Recreation, Total Sona Fitness, in the C2 Commercial District and Central Street Corridor Overlay District (Zoning Code Section 6-15-14-5). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

C. 1717 Simpson Street 20ZMJV-0013
Stefan Cucu, applicant, applies 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.

D. 1906 Main Street 20ZMJV-0023
Gabrielle J. Aguilar, lessee, applies 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.

6. PUBLIC COMMENT

7. ADJOURNMENT

The next meeting of the Zoning Board is scheduled for **June 2, 2020** via a virtual meeting. That information will be provided on the meeting agenda.

Order & Agenda Items are subject to change. Information about the ZBA is available at: http://www.cityofevanston.org/government/agendas-minutes/agendas-minutes---zoning-board-of-appeals/index.php
Questions can be directed to Melissa Klotz at mklotz@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TYY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

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MEETING MINUTES
ZONING BOARD OF APPEALS
Tuesday, February 18, 2020
7:00 PM
Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Mary McAuley, Violetta Cullen, Myrna Arevalo, Kiril Mirintchev, Lisa Dziekan, Max Puchtel,

Members Absent: Jill Zordan

Staff Present: M. Klotz, Cade W. Sterling

Presiding Member: Violetta Cullen

Declaration of Quorum
With a quorum present, Chair Cullen called the meeting to order at 7:01 p.m.

Minutes
Ms. Arevalo motioned to approve the meeting minutes of January 21, 2020. Second by Mr. Mirintchev and approved 6-0.

1825 Lemar Avenue, Unit C 20ZMJV-0005
Oniel Johnson, applicant, submits for major zoning relief to construct an open front porch and fence in the R2 Single-Family Residential District. The applicant requests a 19’ front yard setback where 22.5’ is required (Zoning Code Section 6-4-1-9 (B) 1.) and a fence located in the front yard where the required front yard is not adjacent to a Type 1 Street (Zoning Code Section 6-4-6-7 (F) 2. (a)). The Zoning Board of Appeals is the determining body for this case.

Deliberation:

M. Klotz explained that the applicant was not present and the case was intended to be formally withdrawn in order to pursue compliant design alternatives.

L. Dziekan made a motion to continue the case without discussion to a date uncertain. Second by K. Mirintchev (Vote 6-0).

1224 Oak Ave. 19ZMJV-0084
Donna Lee Floeter, architect, applies for major zoning relief to construct an attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3’ rear yard setback where 30’ is required (Zoning Code Section 6-8-4-7), a 3.2’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1’ south interior side yard setback for an accessory structure (deck) where 5’ is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The Zoning Board of Appeals is the determining body for this case.
An open motion for conditional approval, with testimony closed, will be considered by members not present at the preceding (01.21.20) meeting.

Deliberation:

M. Klotz explained the previous motion made by Mr. Mirintchev at the preceding meeting:

- Recommend approval of the request, which was seconded by Ms. Arevalo with the following conditions:
  1. Removal of the second floor roofed screen porch above the proposed garage and replacement with an open rooftop deck and railing. A roofed elevator shaft shall be permitted.
  2. The applicant shall develop the subject property in substantial compliance with the testimony and representations of the Applicant to the Zoning Board of Appeals, and the plans and documents on file in this case.

M. Klotz explained that the motion failed to reach four concurrent votes (3-1) and will be considered, with testimony closed, at tonight’s meeting by members not present at the January 21 meeting.

L. Dziekan questioned if removal of the second floor roofed porch was the least deviation required for approval, and stated concern that the proposal with conditions is inappropriate.

- In response, K. Mirintchev clarified his position and motion made at the last meeting.
  - The relationship between the property to the north and the intensity of use on the second floor of the garage was his primary concern.
  - Less intense activity and less bulk in this location is appropriate.
  - The roofed portion being the most problematic, because it created a long expanse of solid building wall. Removal of this roofed structure, was a considerable improvement.
- M. Arevalo clarified that the elevator could remain roofed, but limited in size.

L. Dziekan stated her concern that the board was making considerable concessions for the property owner to accommodate additional vehicles.

- M. McAuley stated her position that the property is unique and the owners desire to age in place make the three car garage a preferable design as compared to a two car garage or open off-street parking

Vote:

Member Dziekan, McAuley, and Puchtel vote for approval with the conditions as stated in the January 21 meeting. Final vote for approval 6-1.
Richard A. Shapiro, applicant, submits for a special use for an Office, for Richard Shapiro Attorney At Law, in the R5 General Residential District (Zoning Code Section 6-8-7-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

M. Klotz read the case into the record.

Tom Quinn, attorney, requested that the case be continued due to Mr. Shapiro’s health condition not allowing him to attend.

M. Klotz explained that the meeting had been continued previously, once by the City and once more by the applicant. M. Klotz stated it was the City’s position that since the Board was a recommending body only, it would be beneficial if the case were introduced tonight and allowing Mr. Shapiro to come to the following meeting to provide additional testimony only if the Board felt it necessary.

Chair Cullen stated agreement that the case should be heard and a continuance would not be beneficial

T. Quinn provided background information on Mr. Shapiro and the law practice in question.

- The office had grown slowly over time and Mr. Shapiro has helped many Evanston residents throughout his practice
- The nature of the practice is remote and mobile, especially now, but even in the past when house calls and phone consultations predominated
- Mr. Shapiro has taken care to keep the structures in good condition. No resident would assume the buildings were anything but residential from the exterior.
- The intensity of the use is low and will continue to be low.
- The area around the homes in question, it multi-family and business in nature with a higher intensity than a single-family residential neighborhood
- The business has not, and will not have a negative impact on proximate residences. Mr. Shapiro is a good neighbor and lives in a nearby multi-family building himself.
- The neighbors do not object to the current use and regard Mr. Shapiro as a good neighbor and upstanding member of the condo association in which Richard lives.

T. Quinn provided information on parking and access to the offices.

- The offices rent spaces in numerous proximate locations as well as three off-street parking spaces for a total of 27 rented spaces.
- Many employees ride bikes and walk to work.
- Half of the employees utilize public transportation due to the proximity to the Dempster CTA station and Davis Metra station.
- If the parking spaces were not rented by Mr. Shapiro, they would likely not be rented at all by nearby residents due to the abundant on-street and off-street parking conditions in the neighborhood.
T. Quinn stated that Mr. Shapiro is asking for a Special Use Permit only for the remainder of time Mr. Shapiro owns and operates the business.

M. McAuley inquired if the property was reclassified with the Cook County Assessor
- T. Quinn stated that it has not been, but Mr. Shapiro intends to back date the property
- M. McAuley stated it is often not easy to reverse a reclassification for a property with the assessor. People come to rely on that income and people buying it as a home have a difficult battle to reclassify it back to residential.
- T. Quinn stated that Mr. Shapiro would cooperate in any way possible

L. Dziekan asked for clarification on what precipitated the Special Use application now?
- T. Quinn stated that the City of Evanston was the precipitating event
- M. Klotz clarified that an anonymous complaint was made which triggered further investigation
- L. Dziekan stated that the irony of a tax attorney illegally operating a business out of a residential structure should not be lost on the board.
- T. Quinn stated that the case was a simple result of a home business growing gradually. Mr. Shapiro recognizes that he should have gone through this process long ago. Time got away from him.
- L. Dziekan asked if anyone knew what the difference would have been between it being taxed as commercial vs residential for such a long period of time
- M. McAuley stated that it would be a lot and that the County would certainly seek restitution. Commercial properties are taxed at a much higher, more than double, tax rate and the amount of revenue lost is significant.
- M. McAuley stated there was no excuse for a tax attorney to do this and an explanation is in order because he cannot claim ignorance.
- T. Quinn stated that the board would have to ask Mr. Shapiro agreeing it should have been reclassified earlier and Mr. Shapiro is prepared to make amends.
- T. Quinn stated that despite the lost tax revenue, the business has contributed to the local economy in a positive way

T. Quinn explained the financial investment Mr. Shapiro is prepared to undertake if the Special Use is approved
- Significant investment in life safety within the interior of the buildings although the ADA improvements are likely not necessary since on-site meetings do not occur often.
- Exterior life safety improvements discussed by the City are not required. The point has been deliberated at length. If they are required, the Preservation Commission would get involved. Mr. Shapiro is prepared to undertake them if mandated to do so.
- In total, Mr. Shapiro is prepared to invest $300,000 in improvements in addition to all back taxes.

Violetta Cullen inquired how many lawyers/paralegals are employed by Mr. Shapiro across the two sites
- T. Quinn stated that there are 44 on-site and 4 that work remotely. Although they don’t all come in at one time. Many choose to work remotely at any given time,
which Mr. Shapiro is supportive of. The peak would be 22 individuals in each building, although this doesn’t occur often.

- Mr. Shapiro is willing to accept the proposed limit on number of employees discussed at DAPR

L. Dziekan asked what would happen if the Special Use were not granted

- T. Quinn stated that Mr. Shapiro would move his business, likely to Chicago.
- L. Dziekan asked why Mr. Shapiro would do this. If he is as committed to Evanston as he says he is, why not lease space in Evanston’s healthy office market. There is space available, why move out of the community?
- T. Quinn stated that there is no available space in Evanston which work as well as these two spaces do.
- L. Dziekan asked if he were to sell and move, would he be liable for the back taxes owed to the County?
- M. Klotz stated that this would ultimately be determined by the County but the City would certainly report Mr. Shapiro to the County Assessors and pursue restitution

L. Dziekan asked for clarification in the staff memo. Why does Planning and Zoning Staff recommend denial, but DAPR recommends approval? Aren’t there Planning and Zoning members on DAPR?

- M. Klotz clarified that the DAPR recommendation is based on individual specialties and perspectives. Although some Planning and Zoning Staff present voted in favor, they were representing unique aspects of the Division, such as Preservation. In total, the Planning and Zoning Division and Community Development Departments position is to recommend denial for a lack of accessibility and the potential precedent for allowing moderate office use in a residential area.

M. McAuley stated that a number of parking spaces are leased, but there is intense traffic on Chicago Avenue at 5pm and these 27 cars are certainly contributing to that and this is a negative impact on the neighborhood.

- T. Quinn clarified that only 11 spaces are immediately adjacent to the structure and they were unaware of any traffic study which supports M. McAuleys claim.
- M. McAuley stated that Chicago Avenue is a major thoroughfare
- T. Quinn stated that this point was well taken and a perfect rationale why the two buildings should be something other than residential

M. Puchtel asked for staff clarification on the threshold for a home occupation vs the special use they’re asking for

- M. Klotz stated that the primary difference is that Mr. Shapiro hasn’t lived in either building for many years. Additionally, there are limits on the number of employees which don’t live on-site. She believes this number is 1 or 2.
- M. Puchtel stated that the use has been out of compliance for some time then, which doesn’t support the claim that it grew organically
- T. Quinn stated that Mr. Shapiro had lived in one building until 2002 or so.
- V. Cullen asked if his mother helped run the business and if she lived on-site?
• T. Quinn stated that his mother helped out but did not manage or own the business in any way, nor did she live on-site.

L. Dziekan asked for clarification on the location of the parking spaces
• T. Quinn stated that the locations are distributed amongst City owned locations and spaces behind neighboring properties
• A couple of spaces are at small apartment buildings and a few spots on the other side of the alley.
• L. Dziekan stated that a recent letter of opposition suggests there is a waiting list for the spaces in City lots.
• M. Klotz stated that at some of the lots the waiting list is roughly two years
• T. Quinn clarified that no residents in the immediate area are on that waiting list. They canvased the neighborhood and no one was in need of a parking space
• T. Quinn stated that the staff memo suggests that any traffic congestion was not contributed to by the office use, at least to any high degree.

M. McAuley asked if there were significant changes to the exterior of the homes to undertake the life safety improvements, would the case need to be renoticed?
• M. Klotz stated that it would not need to be renoticed, but would require preservation review and would be reviewed by the commission before going to Council for action.

Public Comment:

J. Goodman provided testimony
• Family owns the eight unit building at 522 Greenwood. Mr. Shapiro has been a good neighbor. The best that they’ve had. There are very little comings and goings at the two office spaces. There is very little activity at all. Mr. Shapiro is asking for a very limited amount of time due to his age. He is dedicated to his employees and offers high quality jobs. This has resulted in many long-term employees.
• Provided clarification that most of the parking spaces are behind homes on Hinman Avenue. Street parking in the neighborhood is ok. Not great.
• M. McAuley asked about resident stickers. Where are they needed?
• J. Goodman stated that the block of Greenwood is two hour parking unless you have the resident sticker
• M. McAuley asked if R. Shapiro was using resident stickers?
• J. Goodman stated no

Tom Pelonis provided testimony
• Is the president of the condo association where R. Shapiro is a resident
• The property is in close proximity to the offices in question.
• Appreciate the efforts R. Shapiro is taking to bring his property back into compliance.
• Stated that the owners of the condo building were concerned at first about Mr. Shapiro’s request, specifically about how it could impact property values. However, they surveyed many realtors and they said there would be no reduction in property value as a result.
• Concern with ADA compliance but noted that Mr. Shapiro does provide accommodations to those who need it including house calls.
• Concern with the back taxes owed by Mr. Shapiro but it seems like he is willing to address this.
• Noted a note in the DAPR minutes where Mr. Shapiro was asked if he would landmark the two homes. He would be supportive of this effort because of concern the homes could be torn down at some point if they are ever re-zoned as business or commercial.
• Concerned with the precedent and eventual re-zoning of the properties.
• Has had no issues with Mr. Shapiro in over 20 years. Mr. Shapiro has promptly taken care of any issues that have come up with parking.
• Recommends, as a block of 20 owners to approve the special use permit as the uses are not intrusive. The owners are fully supportive if Richard brings the buildings into compliance and pays his owed taxes.
• L. Dziekan asked if modifications to the exterior of the building would change the views of the residents
• T. Pelonis stated that in general, no, but they would need to see what was proposed.

M. McAuley stated a desire to make a decision tonight and move the case forward since the board was only a recommending body.

K. Mirintchev stated that he personally wants to hear from Mr. Shapiro, especially to more fully understand the background on the historic of his use and how they evolved overtime.

M. McAuley agreed that it would benefit Mr. Shapiro to make a direct appeal. There has been a litany of inappropriateness with his actions, but it is difficult to recommend putting a 68 year old resident of Evanston out of business.

V. Cullen stated that the point the applicant made about doing business over the internet and in person is well taken, but this was likely a recent option.

T. Quinn stated that well before the internet, business was conducted by phone.

T. Quinn asked the Board for a continuance in order for them to hear directly from Mr. Shapiro

M. McAuley made a motion to continue the case to March 17. Second by L. Dziekan.
Vote (5-1) M. Puchtel dissenting.

Adjourned 8:14pm
1327 Chicago Avenue / 528 Greenwood Street
19ZMJV-0074

ZBA Recommending Body
Continued to a date uncertain
1607 Chicago Avenue
20ZMJV-0006

ZBA Recommending Body
Memorandum

To: Members of the Zoning Board of Appeals

From: Johanna Leonard, Community Development Director
Scott Mangum, Planning and Zoning Manager
Melissa Klotz, Zoning Administrator
Cade W. Sterling, Planner I

Subject: 1607 Chicago Ave. – ZBA 20ZMJV-0006
ZBA Recommending Body
City Council Determining Body

Date: March 10, 2020

Notice – Published in the February 20, 2020 Evanston Review:
Happy Le Inc., lessee, applies for a special use permit for a Type 2 Restaurant, in the
D4 Downtown Transition District (Zoning Code Section 6-11-5-3). The Zoning Board of
Appeals makes a recommendation to City Council, the determining body for this case.

Recommendation
City Staff and DAPR recommend approval for a special use permit for a Type 2
Restaurant, Happy Lemon, in the D4 Downtown Transition District. The applicant has
complied with all zoning requirements, and meets all of the standards of a special use
for this district.

Site Background
1607 Chicago Avenue is located on the east side of Chicago Avenue in the storefront
level of the Merion on the northeast corner of Chicago Avenue and Davis Street in the
D4 Downtown Transition District. It is immediately surrounded by the following zoning
districts:

North: D4 Downtown Transition District
South: D4 Downtown Transition District
East: D1 Downtown Fringe District
West: D2 Downtown Retail Core District
      D3 Downtown Core Development District

Proposal
The applicant proposes to operate Happy Lemon, a Type 2 restaurant, at 1607 Chicago
Avenue. The Zoning Ordinance defines a Type 2 restaurant as:

An establishment in which the principal use is the service of prepared food
and/or beverages for consumption on and/or off the premises and that is not a "restaurant, type 1" as defined herein. This definition shall not include establishments where incidental prepared food and beverage service is accessory to a bakery, food establishment, convenience store, food store establishment, meat market, or similar principal use nor shall it include cafeterias that are accessory to hospitals, colleges, universities, schools or other similar principal uses. (Ord. 9-0-10)

The proposed menu consists of a variety of tea and specialty drinks in addition to waffles prepared on-site. The applicant is proposing to operate seven days a week, with standard hours being 11am to 11pm on weekdays and 11am to midnight on Saturday and 11am to 11pm on Sunday. Peak hours are anticipated to be from 2pm to 5pm.

The proposed floor plan includes indoor seating and a service counter that will be visible through the exterior storefront windows fronting Chicago Avenue. There is a small preparation area located in the rear of the store and an ADA accessible restroom in the rear of the store for employees and customers. Employees will be encouraged to use public transit options available near the site, the majority of which live nearby. Deliveries are not expected to take place frequently and will be handled by the purveyor likely during early morning hours. Trash will be stored in a shared space at the rear of the property and composting will occur whenever possible.

Ordinances Identified for Requested Relief:
The following uses may be allowed in the D4 Downtown Transition District, subject to the provisions set forth in Section 6-11-5-3, “Special Uses,” of this Title:

Type 2 Restaurant (among other listed uses)

Comprehensive Plan:
The Evanston Comprehensive General Plan encourages the utilization of vacant storefronts along existing commercial corridors that can add sales tax revenue and encourage economic vitality. The Comprehensive Plan specifically includes:

Objective: Promote the growth and redevelopment of business, commercial, and industrial areas.

Objective: Retain and attract businesses in order to strengthen Evanston’s economic base.

Happy Lemon will use a currently vacant commercial space to open a locally owned and operated business that will draw additional foot traffic to the Downtown.

Design and Project Review (DAPR) Discussion and Recommendation:
On February 26, 2020, the Design and Project Review Committee found the proposal to be an appropriate use and voted unanimously to recommend approval to the Zoning Board of Appeals.
Special Use Standards:

For the ZBA to recommend that City Council grant a special use, the ZBA must find that the proposed special use:

a) **Is one of the listed special uses for the zoning district in which the property lies;** Standard met: Type 2 restaurants are allowed under the special use section for the D4 Downtown Transition District.

b) **Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance;** Standard met: The use is compliant with the Zoning ordinance and Comprehensive General Plan. The proposed use promotes the growth and redevelopment of a business and commercial area, and strengthens Evanston’s economic base.

c) **Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;** Standard met: Staff has not received any comments opposing the project. The proposed use is complementary to nearby commercial and residential uses.

d) **Does not interfere with or diminish the value of property in the neighborhood;** Standard met: The proposed use would occupy a currently vacant retail space, adding to the value of the property and the neighborhood as well as draw additional foot traffic to neighboring businesses along Davis Street and Chicago Avenue.

e) **Is adequately served by public facilities and services;** Standard met: The building is served by adequate sidewalks, a protected bike lane, streets, trash collection, and is in close proximity to parking garages as well as both CTA and Metra train stations and CTA and PACE bus stops.

f) **Does not cause undue traffic congestion:** Standard met: The business location is near CTA, Metra, and PACE transit stations/stops, is adjacent to a protected bike lane, and is proximate to several parking garages, making it reasonable to expect minimal impact to traffic in the area.

g) **Preserves significant historical and architectural resources;** Standard met: No exterior modifications are anticipated to the already significantly altered storefront level of an architecturally and historically significant building.

h) **Preserves significant natural and environmental resources;** N/A

i) **Complies with all other applicable regulations;** Standard met: The project complies with all other applicable regulations to move forward with the next steps in the special use process.
Attachments
Special Use Application
Operations Summary
Plat of Survey
Floor Plan
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Meeting Minutes Excerpt – February 26, 2020
1. PROPERTY

Address: 1607 Chicago Ave
Permanent Identification Number(s):
PIN 1: ___________ ___________ ___________ ___________ ___________ PIN 2: ___________ ___________ ___________ ___________ ___________ (Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: Trinh Le
Organization: Happy Le Inc
Address: 1605 N Marshfield Ave
City, State, Zip: Chicago, IL 60622
Phone Work: 408-582-9110 Home: 408-582-9138 Cell/Other: 408-582-810
Fax Work: 847-256-9051 Home: n/a
E-mail: HappyLeChicago@gmail.com

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

☐ same
☐ architect
☐ builder/contractor
☐ attorney
☐ contact purchaser
☐ lessee
☐ officer of board of directors
☐ other
☐ potential lessee

☐ 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: Horizon Group XXI LLC
Address: 1400 W Lawrence Ave
City, State, Zip: Chicago, IL 60622
Phone Work: 773-525-7200 Home: 773-525-7200 Cell/Other:
Fax Work: 773-525-7201 Home: 773-525-7201
E-mail: jmhk9200@hotmail.com

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

Property Owner(s) Signature(s) – REQUIRED

Date

4. SIGNATURE

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

Applicant Signature – REQUIRED

Date

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

✓ (This) Completed and Signed Application Form
✓ Plat of Survey Date of Survey: 10/12/2017
X Project Site Plan Date of Drawings: ______________________

Plan or Graphic Drawings of Proposal (If needed, see notes) n/a

Non-Compliant Zoning Analysis

Proof of Ownership Document Submitted: ______________________

✓ Application Fee Amount $600 Transcript Deposit Fee $500

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

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

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

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

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

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

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

A. Briefly describe the proposed Special Use:

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

APPLICANT QUESTIONS

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

Yes - Applying for Type 2 Restaurant which is a D4 Special Use
[Code section 411.5347]

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

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

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

Yes, properties is fenced by public alley. There are
public trash cans in the public and we will also
provide recyclable trash cans inside business.
Public transportation and trains located nearby.

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

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

---

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

yes - it's in an existing storefront with no
 exterior modification.

---

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

[ ] yes does not apply.

---

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

[ ] yes

---
City of Evanston
DISCLOSURE STATEMENT

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

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

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

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

   NO

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

   Horizon Group XXIII LLC
   Jeff Michael
   jtmichael@horizonrealtygroup.com

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

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

a. Names and addresses of all officers and directors.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
</tr>
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<tbody>
<tr>
<td>Trinh Le</td>
<td>1835 N. Marshfield Ave</td>
<td>Chicago</td>
<td>IL</td>
<td>60622</td>
</tr>
<tr>
<td>Whai Le</td>
<td>1835 N. Marshfield Ave</td>
<td>Chicago</td>
<td>IL</td>
<td>60622</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Percentage</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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</thead>
<tbody>
<tr>
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<td>(49%)</td>
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<td>Chicago</td>
<td>IL</td>
<td>60622</td>
</tr>
<tr>
<td>Whai Le</td>
<td>(51%)</td>
<td>1835 N. Marshfield Ave</td>
<td>Chicago</td>
<td>IL</td>
<td>60622</td>
</tr>
</tbody>
</table>

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

...
**Payment Receipt # 106788**

**Property Address:** 1607 CHICAGO AVE  
**Parcel Number:**  
**Parcel Owner:** HORIZON GROUP XXIII LLC  
**CAP ID:** 20ZMJV-0006  
**Group:** Zoning  
**Type:** Variance  
**Subtype:** Major

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<th>Unit(s)</th>
<th>Invoice No</th>
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<td>1.00</td>
<td>165454</td>
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**Subtotal for Acct. 100.21.2105.53695** 660.00

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**Total Receipt Payment** 660.00
TRUSTEE'S DEED

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

1946 W. Lawrence Avenue
Chicago, IL 60640

party of the second part.

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

Lot 4 (except the North 5 feet thereof) and all of Lots 5, 6, 7, 8 and 9 in Block 20 in Evanston in the Northwest ¼ of the Northeast ¼ of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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

together with the tenements and appurtenances thereunto belonging.

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

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

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

PAID AUG 31 2012 AMOUNT $44070.00
Agent

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

CHICAGO TITLE LAND TRUST COMPANY,

as successor trustee as Aforesaid

By: ____________________________

Nancy A. Carlin
Trust Officer

State of Illinois
County of Cook SS.

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

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

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

AFTER RECORDING, PLEASE MAIL TO:

NAME Jeff Michael
ADDRESS 946 W. Lawrence Ave OR BOX NO. ______
CITY, STATE Chicago, IL 60640
SEND TAX BILLS TO: Same

REAL ESTATE TRANSFER 09/05/2012

| COOK | $4,436.25 |
| ILLINOIS | $8,812.50 |
| TOTAL | $13,218.75 |

This instrument was prepared by:
Nancy A Carlin
CHICAGO TITLE LAND TRUST COMPANY
181 West Madison Street
Chicago, IL 60602

NOTARY PUBLIC
"OFFICIAL SEAL"
Sherrithea Pearson
Notary Public, State of Illinois
Happy Le Inc. Summary of Operations

Hours of Operations
Monday to Friday: 11am to 11pm
Saturday: 11am to 12 am
Sunday: 11am to 11pm

Number of Employees per shift
2

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

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

Trash Pick Up
Weekly trash pick up

Peak times will be from 2-5pm
Employee shift will range from 5-7 hours per day
Customers will be able to placed order at the cashier and retrieve it within 10 minutes
Since there are seats and tables provided, customers have the opportunity to stay for longer period if needed.
Sustainability Practices for Type 2 Restaurants

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

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

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

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

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

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

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

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

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

Other Environmentally-Friendly/Sustainable Practices

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

[Signature]

[Date]
ZONING MAP

February 11, 2020

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

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

Copyright 2018 City of Evanston
AERIAL MAP

February 11, 2020

- User drawn points
- Tax Parcels

City of Evanston IL, Imagery courtesy Cook County GIS

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.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES  
February 26, 2020


Staff Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:31 p.m.

Approval of Minutes

1. February 12, 2020, DAPR Committee meeting minutes.

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

The Committee voted, 7-0, to approve the meeting minutes, with 1 abstention (EC).

2. 1607 Chicago Avenue

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

APPLICATION PRESENTED BY: Trinh Le, lessee

DISCUSSION:

- T. Le provided a brief narrative of the proposed use
  - Tea shop with snacks which will use local vendors and premium ingredients. Customers will order at a counter and either stay on-site, or take-away.
  - Deliveries will occur at the front door of the building. No loading or unloading is needed. The goods to be delivered are small and light-weight, mostly tea, and will be handled by the owner.
  - Landlord does allow deliveries in the pull-out off Chicago Avenue if needed, but applicant reaffirmed that this is unlikely to ever be needed
- T. Le discussed the interior build-out of the space including a serving counter, seating, a restroom, and snack area and stated that the alterations would mostly be interior
- J. Hyink stated concern that deliveries could obstruct the bike lane
  - Applicant stated that the deliveries will be walked over by her and no parking would be needed. She will pick up the goods and deliver them.
- C. Sterling asked, if the alterations are mostly interior, what are the exterior alterations?
  - Applicant stated that the only exterior alterations would be signage
- J. Leonard stated that signage would be a separate permit
  - Applicant stated understanding
- M. Tristan asked what snacks would be sold on-site
  - Applicant stated that the snacks would primarily be waffles, made on-site at 2-3 waffle stations
S. Mangum made a motion for a positive recommendation to the ZBA.

Seconded by D. Cueva

The Committee voted, 8-0 to issue a positive recommendation to the ZBA.

The next DAPR meeting is scheduled for Wednesday, March 11, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Cade W. Sterling
2678 Green Bay Road
20ZMJV-0007

ZBA Recommending Body
Memorandum

To: Members of the Zoning Board of Appeals

From: Johanna Leonard, Community Development Director
      Scott Mangum, Planning and Zoning Manager
      Melissa Klotz, Zoning Administrator
      Cade W. Sterling, Planner I

Subject: 2678 Green Bay Rd. – ZBA 20ZMJV-0007
          ZBA Recommending Body
          City Council Determining Body

Date: March 10, 2020

Notice – Published in the February 20, 2020 Evanston Review:
Dylan Johnson, lessee, applies for a special use permit for Indoor Commercial Recreation, Total Sona Fitness, in the C2 Commercial District and Central Street Corridor Overlay District (Zoning Code Section 6-15-14-5). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Recommendation
City Staff and DAPR recommend approval of a special use permit for a Commercial Indoor Recreation facility, Total Sona Fitness, in the C2 Commercial District and oCSC Central Street Corridor Overlay District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

Site Background
2678 Green Bay Rd. is located in a two-tenant commercial building (adjacent to Pet People) located on the west side of Green Bay Rd. between Jenks St. to the north and Livingston St. to the south in the C2 Commercial District and the oCSC Central Street Corridor Overlay District. It is immediately surrounded by the following zoning districts:

North: C2 & oCSC Commercial District & Central Street Overlay District
South: C2 & oCSC Commercial District & Central Street Overlay District
East: R1 UP/Metra Tracks; Single Family Residential District
West: R4 General Residential District

The property is surrounded by commercial uses to the north and south, single-family and two-family residences to the west, and the Metra tracks and single family residences to the east.

Proposal
Commercial Indoor Recreation is a permitted use in the C2 Commercial District, but requires a special use at 2678 Green Bay Rd. due to the Central Street Corridor Zoning Overlay. The Zoning Ordinance defines Commercial Indoor Recreation as:

Public or private recreation facilities, tennis ball, racquet or other courts, swimming pools, bowling alleys, skating rinks, or similar uses that are enclosed in buildings and primarily for the use of persons who do not reside on the same lot as that on which the recreational use is located. "Commercial indoor recreation" shall include, but not be limited to, health and fitness establishments or any accessory use, such as snack bars that sell prepackaged food items, pro shops, and locker rooms that are designed and intended primarily for the use of patrons of the principal recreational use. "Commercial indoor recreation" shall not include cultural facilities, community centers and recreation centers, or any use that is otherwise listed specifically in a zoning district as a permitted or a special use. For purposes of this definition, the term "commercial purpose," as defined in this Section, shall not apply.

The business will provide a program of small (6-8 participants) group fitness classes and personal training sessions by appointment. Given the size of the proposed space, only one class will occur at a single time with a goal of providing 36 small group classes per week. Business will be conducted primarily Monday through Friday between 6:00am and 6:30pm. Two yoga classes will be offered Sunday mornings at 8am and 8:30am. Two Cardio/Core classes will be offered Saturday 9am and 9:30 am and two strength classes at 10am and 10:30am. Classes on Monday and Wednesday evenings will be offered at 6:30pm and 7:00pm. Appointments for one-on-one sessions with a personal trainer will vary. The business plans to operate with up to 6 trainers (2 owner/operators and 4 part time trainers). The business plans to serve a local clientele, most of whom are expected to walk or bike to the facility. As membership grows, the business will utilize some of the property’s 6 dedicated parking spaces, including one ADA space. Additional parking is available during peak hours of 6:30am and 8:30am when Pet People is not open and has offered to allow parking. This offers additional parking if needed. The owners/operators currently live within 1,000 feet of the property, and only one employee is expected to drive and utilize one of the six dedicated parking spaces. The applicant has stated that on-site bike parking will also be added. The business will not utilize loud music or microphones, and focuses on a more intimate setting where cues and communication can occur easily. Deliveries are not expected, but if necessary, will be arranged during off-peak hours to avoid traffic congestion. There are no changes to the exterior façade. City staff has not received any written opposition or support for the proposal.

Ordinances Identified for Requested Relief:
6-15-14-5 Special Uses: The following uses are listed as additional special uses in subarea 7 of the Central Street Overlay:
   Commercial Indoor Recreation (among other listed uses)
Comprehensive Plan:
The Evanston Comprehensive General Plan encourages the utilization of vacant storefronts along existing commercial corridors to provide needed services to the community and encourage economic vitality. The Comprehensive Plan specifically includes:

Objective: Promote the growth and redevelopment of business, commercial, and industrial areas.

Objective: Retain and attract businesses in order to strengthen Evanston’s economic base.

A special use for Commercial Indoor Recreation at 2678 Green Bay Rd. will allow a new business in Evanston to fully utilize an otherwise vacant commercial space. Staff believes the proposed use, as presented, will be complimentary to proximate businesses on Central Street.

Design and Project Review (DAPR) Discussion and Recommendation:
On February 26, 2020, the Design and Project Review Committee found the proposal to be an appropriate use and voted unanimously to recommend approval to the Zoning Board of Appeals.

Special Use Standards:
For the ZBA to recommend that City Council grant a special use, the ZBA must find that the proposed special use:

a) **Is one of the listed special uses for the zoning district in which the property lies;** Standard met: Commercial Indoor Recreation is a listed permitted use in the C2 Commercial District and is listed as an additional special use under the additional use section for subarea #7 of the oCSC Central Street Corridor Overlay District.

b) **Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance;** Standard met: The use is compliant with the Zoning ordinance and the Comprehensive General Plan. The project promotes growth and adaptive-use of a currently vacant commercial space.

c) **Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;** Standard met: The proposed Commercial Indoor Recreation facility is complementary to nearby commercial uses and peak hours are not anticipated to overlap or directly compete with nearby Special Uses.

d) **Does not interfere with or diminish the value of property in the neighborhood;** Standard met: The proposed business will occupy an
otherwise vacant portion of an existing commercial space. The proposed use will not generate an abundance of noise and proximate single-family residences to the west are separated by an adjacent alley while residences to the east are separated by Green Bay Road and the Metra Tracks.

e) **Is adequately served by public facilities and services;** Standard met: *The building is served by adequate sidewalks, streets, and relative proximity to public transportation.*

f) **Does not cause undue traffic congestion:** Standard met: *The proposed use will not generate parking and traffic issues due to non-overlapping peak hours of operation, proximity to public transportation, anticipated catchment area, and small class size.*

g) **Preserves significant historical and architectural resources;** N/A

h) **Preserves significant natural and environmental resources;** N/A

i) **Complies with all other applicable regulations;** Standard met: *The project complies with all other applicable regulations to move forward with the next steps in the special use process.*

Attachments
Special Use Application
Operations Summary
Plat of Survey
Floor Plan
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Meeting Minutes Excerpt – February 26, 2020
SPECIAL USE
APPLICATION

1. PROPERTY

Address: 2678 Green Bay Rd, Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: 06-34-41-12-024-0620
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: Dylon Johnson
Organization: Sonza Fitness LLC
Address: 2516 Waukegan Rd Unit 196
City, State, Zip: Glenview, IL 60025
Fax: Work: Home:
E-mail: DJohnson@totalsonza.com

What is the relationship of the applicant to the property owner?
☐ same ☐ builder/contractor ☐ potential purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ lessee ☐ real estate agent
☐ officer of board of directors ☐ other:

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

Name(s) or Organization: GREEN BAY PARTNERS
Address: 325 E 8th St
City, State, Zip: HINSDALE IL 60521
Phone: Work: 630-342-7000 Home: Cell/Other:
Fax: Work: Home:
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.*

Property Owner(s) Signature(s) – REQUIRED

Date: 3/13/2020

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: 2/12/2020

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☑️  (This) Completed and Signed Application Form
☑️  Plat of Survey  Date of Survey: 1/10/2023
☑️  Project Site Plan  Date of Drawings: 2/15/2023 & 2/10/2023
☑️  Plan or Graphic Drawings of Proposal (If needed, see notes) - Sketches, plans included
☐  Non-Compliant Zoning Analysis
☑️  Proof of Ownership  Document Submitted: Deed
☐  Application Fee  Amount $

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

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

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

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

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

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

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

A. Briefly describe the proposed Special Use:

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

Further Commercial Recreational Subdivision

APPLICANT QUESTIONS

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

Indoor Commercial Recreation is a listed special use in Subarea #7 of the Central St. Corridor Overlay District (Code 6-15-14-9).

It’s a permitted use zone for CA.

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

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

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

Yes - adequately served by sidewalks that are well lit and very close to metro stop as well as CT1 transportation.
d) Will the requested special use cause undue traffic congestion?

No. Given that our studio will be conveniently located off of Green Bay Rd which is capable of accommodating over 20,000 vehicles per day, coupled with the fact that we offer only 1 small group fitness class per hour. Thus there will never be a traffic concern.

---

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

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

---

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?

Yes. Variation
City of Evanston
DISCLOSURE STATEMENT

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

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

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

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

   Green Bay Partners 325 E 5th St Hinsdale IL 60521

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number 2 above, or indicated below.

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

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

a. Names and addresses of all officers and directors.
   - Dylan Johnson 1516 Waskegan Rd Unit 196, Glenview IL 60025
   - Kevin Johnson 1516 Waskegan Rd Unit 196, Glenview IL 60025

b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.
   - Dylan Johnson (same address as above) - 50%
   - Kevin Johnson (same address as above) - 50%

If Applicant or Proposed Land User is not a Corporation

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


Page 6 of 6
STATE OF ILLINOIS, COUNTY OF COOK ss.

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

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

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

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

Name and Address of Taxpayer:
Green Bay Partners, LLC,
c/o 1001 Midwest Club Parkway
Oak Brook, IL 60523
THE GRANTOR, 2702 Green Bay Road Limited Partnership, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Green Bay Partners, LLC, an Illinois limited liability company, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

THIS IS NOT HOMESTEAD PROPERTY TO GRANTOR(S).

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

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

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

2702 Green Bay Road Limited Partnership, an Illinois limited partnership

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

[Signature]

By: Marijo Gordon, President/Secretary

Attest:

[Signature]

By: Christine Panos, Treasurer

CITY OF EVANSTON
Real Estate Transfer Tax
Clerk’s Office
013941

PAID
APR. 1 2020
AMOUNT $6,625.00
Agent

FASTDocs 11/2002
SPECIAL USE
APPLICATION

1. PROPERTY

Address: 2678 Green Bay Rd, Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: [Redacted] 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: Dylan Johnson
Organization: Sonja Fitness LLC
Address: 2516 Waukegan Rd, Unit 196
City, State, Zip: Glenview, IL 60025
Fax: [Redacted]
E-mail: D.Johnson@totalsonja.com

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

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

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

Name(s) or Organization: GREEN BAY PARTNERS
Address: 325 E 8th St
City, State, Zip: HINSDALE, IL 60521
Phone: Work: 630-842-7000 Home: [Redacted] Cell/Other:
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.*

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.*

Applicant Signature – REQUIRED

Page 1 of 6
Sona Fitness Operations Summary

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

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

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

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

- All of our small group classes are **50 minutes in length**. Given the size of our space, at any given time, there will only be 1 class occurring in our studio. Our curriculum of classes includes HIIT (high intensity interval training), Strength, Cardio/Strength, Cardio/Core, and Yoga classes. Additionally, we have a dedicated curriculum to members who are over 55 years old.

- Since our trainers are constantly providing cues and tips to our members, music is only played at a moderate volume so that we can easily communicate.

- As stated in our mission, safety is our first priority so all of our classes will be small so that the trainer can give individualized attention to each member. On the high end, we hope to average between **6 and 8 participants per class**.

- Our goal is to host 36 small group classes per week. Though this number is much lower than many of our competitors in the area, we want to allow time for a more leisurely entrance and exit experience for our members.
*Each colored block represents a 50 minute class of the respective class type*

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GENERAL NOTES & SPECIFICATIONS

1. GENERAL REQUIREMENTS

2. SITE CONSTRUCTION – N/A

3. CONCRETE

4. MASONRY – N/A

5. METALS – N/A

6. WOODS AND PLASTICS

7. THERMAL AND MOISTURE PROTECTION

8. DOORS AND WINDOWS – N/A

9. FINISHES

10. SPECIALTIES

11. APPLIANCES AND ACCESSORIES

12. FURNISHINGS – N/A

13. SPECIAL CONSTRUCTION – N/A

14. CONVEYING SYSTEMS - N/A

15. MECHANICAL
EXISTING/DEMO FIRST FLOOR

SCOPE OF WORK
- EXISTING 7'-5" DRYWALL CEILING TO REMAIN
- REMOVE EXISTING TILE FLOOR.
- REMOVE EXISTING PLUMBING FIXTURES.

SCOPE OF WORK
- EXISTING 7'-5" DRYWALL CEILING TO REMAIN
- REMOVE EXISTING TILE FLOOR.
- REMOVE EXISTING PLUMBING FIXTURES.
- DEMO WALLS AS SHOWN FOR EXPANDED BATHROOM.

EXISTING EXIT SIGN

UNFINISHED FLOOR
EXISTING UNFINISHED CEILING TO REMAIN.
EXISTING UNFINISHED FLOOR TO BE PREPARED FOR NEW FLOOR FINISH.
DEMO WALLS AS SHOWN FOR EXPANDED BATHROOM.

MEP LEGEND
SPRINKLER HEAD

GENERAL DEMO NOTES
EXISTING CONDITIONS TO REMAIN AS SHOWN. PROVIDE PROTECTION FOR FINISHED SURFACES DURING INTERIOR DEMO/DEMOLITION.

WALL KEY
EXISTING WALL
DEMO WALL

SCALE: 1/4" = 1'-0"
PROPOSED FIRST FLOOR PLAN
Figure 604.3.1
Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

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

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

608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 36 inches (915 mm) minimum and 48 inches (1200 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

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

308.3.3 Widths. Knee clearance shall be 30 inches (760 mm) wide minimum.
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.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
February 26, 2020


Staff Present:

Presiding Member: J. Leonard

A quorum being present, J. Leonard called the meeting to order at 2:31 p.m.

Approval of Minutes

1. February 12, 2020, DAPR Committee meeting minutes.

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

The Committee voted, 7-0, to approve the meeting minutes, with 1 abstention (EC).

3. 2678 Green Bay Road

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

APPLICATION PRESENTED BY: Dylan Johnson, lessee

DISCUSSION:

- D. Johnson provided a brief narrative of the proposed use
  - Focus is on all skill levels, small class size (6-8) and active adults.
  - Five training programs will be offered
- J. Leonard asked about the amount of anticipated noise
  - Applicant stated that noise is kept at a minimum. Due to the small class size and intimate training experience, music is either off, or low volume
  - No use of microphones
  - Smaller weights are used which don’t make much noise
- S. Mangum stated that the application described encouraging participants to bike and use public transportation. Would a bike rack be included?
  - Applicant stated that a bike rack was planned to be placed in an existing area at the west end of the parking lot. There would be space for 4-5 racks
  - J. Hyink stated she would share a link with the applicant which provides a list of appropriate bike racks.
- M. Tristan stated that the address is 2678 not 2672 Green Bay
- M. Tristan stated that the interior build-out would necessitate alterations to the existing fire suppression system
  - Applicant stated understanding and a desire to discuss this further during permitting
S. Mangum asked if the parking lot had been re-stripped since the plat of survey issue date
  ○ Applicant said he was unsure but there is one existing ADA space now
J. Leonard asked the applicant to explain the parking situation
  ○ Applicant stated that there are 6 dedicated spaces for the gym and that they have an agreement with Pet People to use their spaces when they’re not in use or when the business isn’t open. This works well since the peak hours for the gym are during times when Pet People is closed.

S. Mangum made a motion for a positive recommendation to the ZBA.
Seconded by D. Cueva
The Committee voted, 8-0 to issue a positive recommendation to the ZBA.

Adjournment
S. Mangum made a motion to adjourn, seconded by J. Hyink. The Committee voted, 8-0, to adjourn. The Committee adjourned at 2:57 p.m.

The next DAPR meeting is scheduled for Wednesday, March 11, 2020, at 2:30 p.m. in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Cade W. Sterling
1717 Simpson Street
20ZMJV-0013

ZBA Recommending Body
Memorandum

To: Members of the Zoning Board of Appeals

From: Johanna Leonard, Community Development Director
Scott Mangum, Planning and Zoning Manager
Melissa Klotz, Zoning Administrator
Cade W. Sterling, Planner I

Subject: 1717 Simpson Street – ZBA 20ZMJV-0013
ZBA Recommending Body
City Council Determining Body

Date: May 13, 2020

Notice – Published in the April 23, 2020 Evanston Review:
Stefan Cucu, applicant, applies 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.

Recommendation
City Staff and DAPR recommend approval for a special use permit for a Single-Family Dwelling, 1717 Simpson Street, in the B1 Business District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

Site Background
1717 Simpson Street is located in a B1 Business District on the north side of Simpson Street between Dewey Avenue to the east and Darrow Avenue to the west. It is immediately surrounded by the following zoning districts:

North: R4 General Residential District
South: R4 General Residential District
East: B1 Business District
West: B1 Business District

Proposal
The applicant proposes to continue inhabiting the existing, and recently expanded, non-conforming use, single-family dwelling, in the B1 Business District. The Zoning Ordinance defines a single-family dwelling as:

A residential building containing not more than one (1) dwelling unit entirely surrounded by open space on the same lot.
The applicant recently undertook renovations to the property without permit, enclosing a non-habitable front enclosure into habitable space in the same footprint, effectively expanding the existing non-conforming use. Per code section 6-6-3-5, a nonconforming use in a complying structure, shall not be expanded, extended, enlarged or increased in intensity except pursuant to major variation. In lieu of pursuing major variations for the structure already built, the applicant was directed by City staff to apply for a Special Use Permit so that it shall thereafter conform to the use regulations of the district.

Ordinances Identified for Requested Relief:
The following uses may be allowed in the B1 Business District, subject to the provisions set forth in Section 6-10-2-3, “Special Uses,” of this Title:
- Single-family dwelling (among other listed uses)

Comprehensive Plan:
Objectives from the Evanston Comprehensive General Plan that apply to this application include:

  Policy: Support efforts aimed at improving Evanston’s housing stock.

  Objective: Maintain and enhance property values and positive perceptions of housing in Evanston.

Design and Project Review (DAPR) Discussion and Recommendation:
On April 22, 2020, the Design and Project Review Committee found the proposal to be an appropriate use and voted unanimously to recommend approval to the Zoning Board of Appeals. The committee members noted that the use in question is existing and that the business district along Simpson Street includes a mix of residential and business uses. Denying the special use would force relocation of an Evanston resident and likely create vacancy as a lack of demand exists for most permitted uses in this particular B1 Business District.

Special Use Standards:

For the ZBA to recommend that City Council grant a special use, the ZBA must find that the proposed special use:

a) Is one of the listed special uses for the zoning district in which the property lies; Standard met: Single-family dwellings are allowed under the special use section for the B1 Business District.

b) Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance; Standard met: The use is compliant with the Zoning Ordinance and Comprehensive General Plan. The proposed use improves Evanston’s housing stock and the improvements to the structure have added value to the property.
c) **Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use;** Standard met: *Staff has not received any comments opposing the project. The proposed use is existing and complementary to nearby business uses.*

d) **Does not interfere with or diminish the value of property in the neighborhood;** Standard met: *The improvements increased the value of the property and aesthetic of the business district.*

e) **Is adequately served by public facilities and services;** Standard met: *The dwelling is served by adequate sidewalks, streets, trash collection, and is in close proximity to CTA bus stops.*

f) **Does not cause undue traffic congestion:** Standard met: *The dwelling is existing and has not caused undue traffic congestion to date. No increase in traffic will occur.*

g) **Preserves significant historical and architectural resources;** N/A

h) **Preserves significant natural and environmental resources;** N/A

i) **Complies with all other applicable regulations;** Standard met: *The project complies with all other applicable regulations to move forward with the next steps in the special use process.*

**Attachments**
Special Use Application
Plat of Survey
Plans
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Meeting Minutes Excerpt – April 22, 2020
1. PROPERTY

Address: 1717 Simpson St, Evanston, IL 60201
Permanent Identification Number(s):
PIN 1: 10-12-416-014-0000
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: 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
☐ architect
☐ officer of board of directors
☐ builder/contractor
☐ attorney
☐ potential purchaser
☐ lessee
☐ potential lessee
☐ real estate agent
☐ other: Spouse

Please circle the primary means of contact.

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)  (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 will be 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 – 847-404-0259
   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 _____ 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 _____ above, or indicated below.

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

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

a. Names and addresses of all officers and directors.

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.

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
**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  

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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  
11/25/2019  
Date  
WQ Development Inc  
By:  
11/25/19  
Date

Maria Serwy  
11/25/19  
Date
PLAT OF SURVEY

OR

THE EAST 37.5 FEET OF LOTS 9 AND 10 (EXCEPT THE NORTH 9 FEET FOR ALLEY) IN BLOCK 8 OF PAYNE'S ADDITION TO
EVANSTON, A SUBDIVISION OF THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 42, TOWNSHIP 43
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

NORTH LINE OF LOT 10

LOT 10

SIMPSON STREET

(60' R.W.)

LOT 9

CONCRETE WALK M. = 37.53'

CONCRETE DRIVEWAY M. = 37.53'

TWO STORY FRAME RESIDENCE #1717

AREA SURVEYED = 3,750 SQ. FT.

S.H. CAMPBELL

LAND SURVEYING

8432 SOUTH 84TH AVENUE TEL: (708) 594-5370
HICKORY HILLS, IL 60457 FAX: (708) 594-5369

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ABLE, FIELD
RECONSTRUCTION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO
COMMISSIONMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LAWS, ZONING
REGULATIONS, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

State of Illinois
County of Cook

L. Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that "this
professional service conforms to the current Illinois minimum standards for a boundary
survey," and that the plat herein shown is a correct representation of said survey.

Data fieldwork performed 11-09-2019

Date of Survey: 11-22-19
Signature: L. Scott H. Campbell

Illinois Professional Land Surveyor No. 3532
License expires: November 30, 2020
1. New windows systems to be min. 24" A.F.F.; tempered notes:

   7. Safety glazing required with 5 ft of tub/showers any

5. Window manufacturer shall verify window schedule with

   4. All door frames to be fire rated to match fire rating of doors.

3. Safety glazing to be provided at all stair-landing
glass standard sizes U.N.O.

2. Final door design, color and hardware to be selected by owner.

1. All doors are new unless noted otherwise.

NOTES:

- New windows systems to be min. 24" A.F.F., tempered glass.
- Windows to be Andersen or similar.
- Safety glazing to be installed at all stair landings windows within 60" of stairs when the bottom edge of the window is less than 60" above the walking surface.
- Each bedroom to have 1 egress window. The window is to verify all masonry and rough openings in field for all the IRC.
- New exterior wall framing wall over existing foundation. New siding and stucco to be chosen by owner.
- New exterior wall framing wall over existing foundation. New siding and stucco to be chosen by owner.

**WINDOW SCHEDULE**

- **DOOR SCHEDULE**
  - **NOTE:** Main entry door w/ weather strip & locks, insulated, 3/8" solid core.

**WALL LEGEND**

- **NOTE:** Existing window frame wall. Vinyl board siding on water resistive barrier over new exterior 2" OSB on 2x4 wood studs, @ 16" O.C. w/R-20 insulation w/2" (24") face fiber, (IA, USG).

**2015 INTERNATIONAL ENERGY COMPLIANCE CODE**

**MIN ENERGY CODE REQUIREMENTS**

**EQUIVALENT U-FACTORs**

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**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT**

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**NOTICE**

Is the responsibility of the general contractor and all sub-

- The architect has no right to stop any procedures and has
- The responsibility of the general contractor and all sub-

**ARCHITECT**

DAVID J. COLALILLO
630.338.3430

**ADDRESS**

1717 SIMPSON ST
EVANSTON, IL 60201

**ARCHITECTURAL SCHEDULES & NOTES**
1. Contractor shall visit and inspect the site to familiarize himself 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 examine 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, omissions, or conflicts to the architect immediately in writing before work commences.

4. Score of demolition work is to include, but not be limited to, all demolition, removal, disconnections, re-routing 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 open 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 remove any contractible debris 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.

ABBREVIATIONS

DRAWING LIST

- SIMPSON STREET
- CONCRETE WALK
- LOT 10
- CURB
- MEAS = 37.53'

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

SCOPE OF WORK DESCRIPTION

- REMOVE EXISTING FRAME PORCH ENCLOSURE AND REPLACE WITH NEW.

ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC)
- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FUEL GAS CODE
- 2012 NATIONAL ELECTRIC CODE (NEPA 70)
- 2012 NFPA LIFE SAFETY CODE 101
- 2012 INTERNATIONAL SYMPOSIUM CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE

CERTIFICATION STATEMENT

- NO HC
- NO HDWR
- NO EXST.
- NO V.V.
- NO S.C.
- NO B.G.
- NO T.W.
- NO S.P.
- NO F."
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](http://www.cityofevanston.org/mapdisclaimers.html) for more information.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 22, 2020


Staff Present: M. Parker

Others Present:

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.

L. Biggs made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by J. Hyink.

The Committee voted, 12-0, to suspend the rules allowing members to participate electronically or by telephone.

3. 1717 Simpson Street

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.

Applicant was able to join the zoom meeting.

APPLICATION PRESENTED BY: Estara Cucu, applicant

DISCUSSION:
- Applicant stated they are renovating the home and reconstructing the front area of the home where there was a green house, the area will be enclosed.
- S. Mangum stated this is an existing use in a B1 zoning district where there is a mix of uses. The addition to the residence is not an issue. They are not establishing a new residence in the B1 district.
- G. Gerdes asked if they are matching existing materials.
- Applicant stated yes.

G. Gerdes made a motion to recommend approval to ZBA, seconded by L. Biggs.

The Committee voted, 12-0, to recommend approval to ZBA.
Adjournment

L. Biggs made a motion to adjourn, seconded by K. Jensen. The Committee voted, 12-0, to adjourn. The Committee adjourned at 3:22 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
1906 Main Street
20ZMJV-0023

ZBA Recommending Body
To: Members of the Zoning Board of Appeals

From: Johanna Leonard, Community Development Director
      Scott Mangum, Planning and Zoning Manager
      Melissa Klotz, Zoning Administrator
      Cade W. Sterling, Planner I

Subject: 1906 Main Street – ZBA 20ZMJV-0023
          ZBA Recommending Body
          City Council Determining Body

Date: May 12, 2020

Notice – Published in the April 23, 2020 Evanston Review:
Gabrielle J. Aguilar, lessee, applies 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.

Recommendation
City Staff and DAPR recommend approval for a special use permit for a Type 2 Restaurant, 4 Suns Fresh Juice, in the C1 Commercial District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

Site Background
1906 Main Street is located in a large multi-tenant strip commercial building on the southwest corner of Main Street and Dodge Avenue in the C1 Commercial District. It is immediately surrounded by the following zoning districts:

North: C1 Commercial District
South: C1 Commercial District
East: C1 Commercial District
West: R2 Single-Family Residential (Small Lot)

Proposal
The applicant proposes to operate 4 Suns Fresh Juice, a Type 2 restaurant, at 1906 Main Street. The Zoning Ordinance defines a Type 2 restaurant as:

   An establishment in which the principal use is the service of prepared food and/or beverages for consumption on and/or off the premises and that is
not a "restaurant, type 1" as defined herein. This definition shall not include establishments where incidental prepared food and beverage service is accessory to a bakery, food establishment, convenience store, food store establishment, meat market, or similar principal use nor shall it include cafeterias that are accessory to hospitals, colleges, universities, schools or other similar principal uses. (Ord. 9-0-10)

The proposed menu consists of a variety of all vegan, whole food, plant-based juices and smoothies in addition to teas, wraps, bowls, salads and sandwiches prepared on-site. The applicant is proposing to operate five days a week, with standard hours being 7am to 7pm on Wednesday through Sunday with peak hours between 9am and 1pm. The restaurant will be closed Monday and Tuesday.

The business anticipates employing no more than ten servers/cashiers working on a part-time basis and plans to serve on average 8 customers per hour with plans to increase this number to between 12 and 20 per hour during peak hours and once the business is established. It is anticipated that most customers will not eat on-site.

The space is roughly 700 square feet and the proposed floor plan includes indoor seating for 12-14 customers (two two-top tables and bar seating in window) and a service counter that will be visible through the exterior storefront windows fronting Main Street. There is a preparation area, and large dry-storage area located in the south and east volumes of the store. A shared ADA accessible restroom is located in the rear of the building and will be used by both employees and customers. Employees and customers will park in the rear parking lot of the building accessible from Dodge Avenue and walk around the building to the main entrance off Main Street. The parking lot has 65 full-size spaces and 3 accessible spaces shared between the building's seven tenants. Deliveries are expected to occur twice per week and will be handled by staff and take place on a small scale in the rear parking lot. (See attached operations summary).

Ordinances Identified for Requested Relief:
The following uses may be allowed in the C1 Commercial District, subject to the provisions set forth in Section 6-10-2-3, “Special Uses,” of this Title:
   - Type 2 Restaurant (among other listed uses)

Comprehensive Plan:
The Evanston Comprehensive General Plan encourages the utilization of vacant storefronts along existing commercial corridors that can add sales tax revenue and encourage economic vitality. The Comprehensive Plan specifically includes:

   Objective: Promote the growth and redevelopment of business, commercial, and industrial areas.

   Objective: Retain and attract businesses in order to strengthen Evanston’s economic base.
4 Suns Fresh Juice will use a currently vacant commercial space to open a locally owned and operated business.

Design and Project Review (DAPR) Discussion and Recommendation:
On April 22, 2020, the Design and Project Review Committee found the proposal to be an appropriate use and voted unanimously to recommend approval to the Zoning Board of Appeals.

Special Use Standards:

For the ZBA to recommend that City Council grant a special use, the ZBA must find that the proposed special use:

a) Is one of the listed special uses for the zoning district in which the property lies; Standard met: Type 2 restaurants are allowed under the special use section for the C1 Commercial District.

b) Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance; Standard met: The use is compliant with the Zoning ordinance and Comprehensive General Plan. The proposed use promotes the growth and redevelopment of a business and commercial area, and strengthens Evanston’s economic base.

c) Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use; Standard met: Staff has not received any comments opposing the project. The proposed use is complementary to nearby commercial and residential uses as well as the new Robert Crown Center located across the street.

d) Does not interfere with or diminish the value of property in the neighborhood; Standard met: The proposed use would occupy a currently vacant retail space, adding to the value and vibrancy of the property and the neighborhood as well as increase healthy food options.

e) Is adequately served by public facilities and services; Standard met: The building is served by adequate sidewalks, streets, trash collection, and is in close proximity to CTA bus stops.

f) Does not cause undue traffic congestion: Standard met: The business location is near CTA bus stops and has an existing, large surface parking lot, making it reasonable to expect minimal impact to traffic in the area.

g) Preserves significant historical and architectural resources; N/A

h) Preserves significant natural and environmental resources; N/A

i) Complies with all other applicable regulations; Standard met: The project
complies with all other applicable regulations to move forward with the next steps in the special use process.

Attachments
Special Use Application
Special Use Addendum
Operations Summary
Plat of Survey
Floor Plan
Image of Property
Aerial View of Property
Zoning Map of Property
DAPR Meeting Minutes Excerpt – April 22, 2020
1. PROPERTY

Address: 1900 Main St.

Permanent Identification Number(s):
PIN 1: 10-24-304-058-00-00 PIN 2: [Blank]
(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 J. Aguilar
Organization: 4SUNS, LLC DBA 4SUNS Fresh Juice
Address: 1915 Foster St.
City, State, Zip: Evanston, IL 60201
Fax: [Blank] Home: [Blank]
E-mail: 4sunswellness@gmail.com

What is the relationship of the applicant to the property owner?
- [ ] same
- [ ] builder/contractor
- [x] lessee
- [ ] contract purchaser
- [ ] potential lessee
- [ ] architect
- [ ] attorney
- [ ] real estate agent
- [ ] officer of board of directors
- [ ] other: [Blank]

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

Name(s) or Organization: Main Associates, LLC
Address: 813 Noyes Street
City, State, Zip: Evanston IL 60201
Phone: Work: [Blank] Home: [Blank] Cell/Other: [Blank]
Fax: [Blank] Home: [Blank]
E-mail: harry@majorrealtygroup.net

"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: [Signature]
Date: 3/5/2020

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: [Signature]
Date: 2/24/2020
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: 5/04/2004
- ✔ Project Site Plan Date of Drawings: 2/25/2020
- □ Plan or Graphic Drawings of Proposal (If needed, see notes)
- □ Non-Compliant Zoning Analysis
- ✔ Proof of Ownership Document Submitted: __________
- ✔ Application Fee Amount $ ______ Transcript Deposit Fee: $450

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

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

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

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

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

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

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

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

A. Briefly describe the proposed Special Use:

A plant-based juice and smoothie bar serving freshly made-to-order, non-alcoholic, fruit, vegetable, protein juiced and blended drinks, concoctions. 4Sun's LLC DBA 4Suns Fresh Juice will also have an expanded healthy foods menu consisting of power bowls, wraps, soups and salads.

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)

Section 6-10-2-3 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?

No, it will not cause any negative effect on the neighborhood, it will enhance it.

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

Yes
d) Will the requested special use cause undue traffic congestion?

No, it will not

---

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

Yes, it will

---

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

Yes, it will

---

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

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

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

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

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

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

Gabrielle J. Aguilar
1915 Foster st. 773-860-7611
Evanston 60201 Gabijaguilar@gmail.com
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.

Gabrielle J. Aguilor (applicant)
1915 Foster st. 100%
Evanston
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 836-848 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.

"OFFICIAL SEAL"
Anne M. Marchert
Notary Public, State of Illinois
My Commission Expires April 23, 2002
Prepared By: American National Bank and
Trust Company of Chicago

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.

MAIL TO: CHARLES S. FAIYAN
39 S. L.A.SALLE ST., STE. 808
CHICAGO, ILLINOIS 60606

MAIL TO
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>
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<tr>
<td>Sunday</td>
<td>7am-7pm</td>
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<tr>
<td>Saturday</td>
<td>7am-7pm</td>
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</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 its 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.
PLAT OF SURVEY

LOTS 1 TO 8, BOTH INCLUDED, TOGETHER WITH WIDENED 40 FT. ALLEY LYING SOUTH OF AND ADJACENT SAID LOTS 1 AND 2 IN HARRISON'S SUBDIVISION OF LOTS 1 TO 8, BOTH INCLUDED, IN BLOCK 1, IN HARRISON'S ADDITION TO SOUTH DAKOTA, A SUBDIVISION OF THE EAST THIRD OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS MAIN AND DOUGLAS STREETS, EVANSTON, ILLINOIS.

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, the Surveyor, have surveyed the lot shown on the plat hereunto annexed, and certify that the same is correctly plotted and that the same is in accordance with the laws of the State of Illinois.

STATE OF ILLINOIS
COUNTY OF COOK

May 18, 19--

F.J. E. [Signature]
Surveyor

Scale -- 20 ft.

B.H. SUHR & COMPANY, INC.

M. B. SUHR
M. B. SUHR & COMPANY, INC.
Estate Planning, Drafting, Real Estate

2500 Capitol Drive, Evanston, Illinois

Telephone: (847) 864-0307

May 9, 19--
1. **All electric work must comply with applicable municipal electrical codes and the following prior to construction and be approved by a licensed electrician.**

2. All work mounted telephone and electrical outlets shall be recessed to height to match existing, unless noted otherwise.

3. **All electrical and audiovisual systems on opposite sides of the ceiling shall be staggered. Code for sound attenuation.**

4. Mount all switches at building standard height.

5. **Electronic equipment panel shall be located on fire-proof plywood as required by code.**

6. **Existing (1) electrical panel to remain.**

**Plumbing Notes**

1. **All plumbing work must comply with Illinois State Plumbing Code and at least one applicable plumbing codes.**

2. See Sheet F-1 for plumbing diagrams.

3. **Treat to provide bottled water in lieu of drinking fountain.**

4. **All new faucets shall be labeled WaterSense unless they are self-closing.**

**Mechanical Notes**

1. **Mechanical work must comply with applicable mechanical codes.**

2. **See Sheet A-3 for Ventilation Schedule.**

3. **Machanical work as required to accommodate new hardware.**

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

5. **All existing RTO serving this space to remain.**

**Fire Protection Notes**

1. **All emergency lighting and exit signs shall have 1 1/2 hr. battery backup to ensure continuance of illumination of not less than 1 1/2 hr. in the event of primary power loss.**

2. **Comply with National Electric Code, locations of wall and emergency lighting units is subject to field inspection.**

3. **This building is NEC compliant.**

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

**Code Review**

- **Contractor shall list all necessary codes and conditions shown above prior to construction and shall send any plans to the City of Evanston.**

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

- **General Contractor shall be responsible for the bracing and building management of the building and the planning of construction and demolition material.**

- **All work shall comply to State, Municipal, and all local codes.**

- **All materials and equipment are to be new, unless noted otherwise, and construction, including workmanship, shall be of good quality and free from faults and defects.**

- **Existing works to be redacted as required for smooth, new finish. In addition, patch work as required at areas of deficiencies to match adjacent finish and materials.**

- **All doors and panels shall be readily operable from the side from which the doors or panels exist in the use of a key or a special knowledge or effort.**

- **DO NOT SCALE DRAWINGS.**

- **Repair or patch all penetrations through assemblies.**

- **All new doors to be 8-ft. 2" wide with lever hardware, unless noted otherwise.**

- **Provide white mounted tactical exit signs mounted on the inside of the exterior doors, if not already exist.**

- **Install address numbers visible from the street and on a contrasting background on the front and rear doors, if not currently exist.**

- **Exterior walls opened during construction requiring coating shall be filled with insulating.**

**Reflected Ceiling Notes**

1. **The contractor shall exercise care to make and responsible for any damage to existing conditions which are to remain.**

2. **All new ceilings are to be constructed as indicated and be in accordance with established building standards.**

3. **Following construction of acoustical ceiling, installation, all joints shall be straight, true to line, with exposed surfaces flush and level.**

4. **All new installed linings of the ceiling shall be cleaned or replaced, and left free of all dirt.**
**Partial Floor Plan**

**Scale:**

1/4" = 1'-0"

**Legend:**

- **VCT-1:** Vinyl Composition Tile
  - To be selected by tenant

- **B-1:** 4" Cove Vinyl Base
  - To be selected by tenant

- **W-1:** FRP Panel or Tile
  - To be selected by tenant

- **ATC-VC:** 2.75 Vinyl Coated Acoustical 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. Sand the existing concrete floor to remove the sealer to provide a suitable floor surface to adhere the flooring.
4. New above-ground grease trap.
5. New 42" ADA transaction counter.
7. New mop sink w/ OSD.
8. New 3-comp. sink w/ OSD.
9. New 1-comp sink w/ OSD.
10. New 40 gal. elec. water heater to remain.
11. New 3-comp. sink w/ OSD.
12. New 1-comp sink w/ OSD.
13. New 450 gal. water heater to remain.
14. New 1-comp sink w/ OSD.
15. New 3-comp. sink w/ OSD.
16. New 1-comp sink w/ OSD.
17. New 42" ADA transaction counter.
18. New 24" AOA transaction counter.

**Interior Finishes**

**Class 2**

<table>
<thead>
<tr>
<th>Material</th>
<th>Max. Critical Radiant Flux</th>
<th>Flame Spread</th>
<th>Smoke Developed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpet</td>
<td>3.22 watts/cm²</td>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>

**Removal Notes:**

- Remove all walls, doors and frames as shown.
- Insulate and remove electric, and telephone nodes in walls being demolished.
- All demolition work to be completed.

**Equipment/ Power:**

- A-3 Revere Drive - Suite G
  - Northbrook, IL  60062
  - Phone: (847) 715-9591
  - Fax: (847) 715-9581
### VENTILATION SCHEDULE

<table>
<thead>
<tr>
<th>Room Number</th>
<th>Room Name</th>
<th>Occcupancy Classification</th>
<th>Floor Area Sq. Ft</th>
<th>Fixture Count</th>
<th>CFM Supply</th>
<th>CFM Return</th>
<th>CFM Exhaust</th>
<th>Actual Mech. Ventilation</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>Seating Area</td>
<td>Dining Room</td>
<td>175</td>
<td>122</td>
<td>149</td>
<td>0</td>
<td>0</td>
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<tr>
<td>102</td>
<td>Service Area</td>
<td>Cafeteria / Fast Food</td>
<td>22</td>
<td>16</td>
<td>149</td>
<td>0</td>
<td>0</td>
<td><em>Steel or similar materials</em></td>
</tr>
<tr>
<td>103</td>
<td>Exist. Utility</td>
<td>Storage Room</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td><em>Steel or similar materials</em></td>
</tr>
<tr>
<td>104</td>
<td>Hall</td>
<td>Corridor</td>
<td>77</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td><em>Steel or similar materials</em></td>
</tr>
</tbody>
</table>

**Notes:**
1. Existing HVAC unit to remain serving this space. Rework ductwork as needed to accommodate new buildout.

**Ventilation Schedule Notes:**
- Replace ceiling tiles in interior area of new 2x4 vinyl coated acoustical ceiling tiles.
- New recessed can light w/ 13W LED bulb.

---

**Ventilation Schedules:**

**Partial Reflected Ceiling Plan**

- 2x4 continuous wood nailer.
- 2x4 insulated tile ceiling and grid. Ignitions and HVAC grilles to remain, unless noted otherwise.

---

**Existing HVAC Unit to Remain:**

- Serve this space. Rework ductwork as needed to accommodate new buildout.

---

**Wall Sections:**

1. **Wall Section 1**
   - Wall Section 1
   - Underpin new wall to underside of suspended acoustical tile ceiling.
   - 3-5/8" steel stud at 16" O.C. with type "X" gypsum board and metal furring channels.

2. **Wall Section 2**
   - Wall Section 2
   - Underpin new wall to underside of suspended acoustical tile ceiling.
   - Existing wall to remain.
   - 2-1/2 steel stud at 16" O.C. with type "X" gypsum board and metal furring channels.

3. **Wall Section 3**
   - Wall Section 3
   - Underpin new wall to underside of suspended acoustical tile ceiling.
   - Existing wall to remain.
   - 3-5/8" metal stud at 16" O.C. with 1/2" Fibreboard Gypsum Board (or equivalent) each side, unless noted otherwise.

4. **Wall Section 4**
   - Wall Section 4
   - Underpin new wall to underside of suspended acoustical tile ceiling.
   - Existing wall to remain.

---

**Scale:**

1. **1-1/2" = 1'-0"**
2. **3" = 1'-0"**
3. **1/4" = 1'-0"**

---

**Notes:**

- S.E.F.G.: Sara E.F. Gensburg, Ltd.
- Architecture/Design: 105 Revere Drive - Suite G
- Phone: (847) 715-9591
- Fax: (847) 715-9581
- Northbrook, IL 60062

---

**VENTILATION SCHEDULE (Based on 2012 International Mechanical Code Table 403.3):**

- *Meet or exceed requirements*
- N.R = No Requirements

**Room Number**

<table>
<thead>
<tr>
<th>Room Number</th>
<th>Room Name</th>
<th>Occupancy Classification</th>
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<th>Fixture Count</th>
<th>CFM Supply</th>
<th>CFM Return</th>
<th>CFM Exhaust</th>
<th>Actual Mech. Ventilation</th>
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<td>149</td>
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<td>22</td>
<td>16</td>
<td>149</td>
<td>0</td>
<td>0</td>
<td><em>Steel or similar materials</em></td>
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<tr>
<td>103</td>
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<td>Storage Room</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td><em>Steel or similar materials</em></td>
</tr>
</tbody>
</table>

**Requirements:**

- *Meet or exceed requirements*
EQUIPMENT SCHEDULE

No.  | Item                        | Qty  | Manufacturer   | Model          | Dimensions        | Voltage | Amp  | HP  | KW  | CW  | HW  | San. | Notes                      |
-----|-----------------------------|------|----------------|----------------|-------------------|---------|------|-----|-----|-----|-----|-----|----------------------------|
1    | Juicer                      | 1    | Nutrifaster    | N450           | 12"Ø x 19"H      | 110     | 10.8 |     |     |     |     |     | Tenant to verify exact make and model of equipment being installed. |
2    | Wheatgrass Juicer           | 1    | Hamilton Beach | HWG800         | 19.25"L x 7"W x 12"H | 120     | 3    |     |     |     |     |     | Contractor to verify exact installation requirements with equipment manufacturer specifications and provide all connections as required. |
3    | Blending Station            | 1    | Vitamix        | 36021          | 19.4"H x 9.3"W x 10.5"D | 120     | 15   |     |     |     |     |     | All equipment set in place by equipment contractor, leveled, flashed and made ready for final connection by plumber, electrician, and other trades. |
4    | 1-Door Cooler               | 1    | Hoshizaki      | R1A-FG         | 27.5"W x 34.5"D x 79.5"H | 115     | 5   | 1/4 |     |     |     |     | Electrician to connect wiring to refrigerator condensing units, including control wiring. |
5    | Prep Prep Table             | 1    | Hoshizaki      | PR67A          | 67"W x 32.25"D x 43.5"H | 115     | 6   | 1/3 |     |     |     |     | Best GPM/PSI, 100 lbs liquid capacity. Provide NSF approved shelf over one-compartment sink. |
6    | Worktop Freezer             | 1    | Hoshizaki      | WF48A          | 48"W x 30"D x 40"H  | 115     | 5.9 | 1/3 |     |     |     |     | Best GPM/PSI, 100 lbs liquid capacity. Provide NSF approved shelf over three-compartment sink. |
7    | 1-Compartment Sink on GSD  | 1    | Advance Tabco  | FC-1-1620-18R  | 36.5"L x 19"W x 13-1/2"H  | 10"  | 10"  |     |     | 1-1/2" |     |     | Contractors to verify exact make and model of equipment being installed. |
8    | Hand Sink for Spout Station| 1    | Advance Tabco  | FC-3-1620-18RL | 35"L x 26"W x 21-1/2"H | 10"  | 10"  |     |     | 1-1/2" |     |     | Contractors to verify exact make and model of equipment being installed. |
9    | Sink                        | 1    | Advance Tabco  | FC-3-1620-18RL | 35"L x 26"W x 21-1/2"H | 10"  | 10"  |     |     | 1-1/2" |     |     | Contractors to verify exact make and model of equipment being installed. |
10   | Stainless Steel Table       | 2    | Advance Tabco  | FC-3-1620-18RL | 35"L x 26"W x 21-1/2"H | 10"  | 10"  |     |     | 1-1/2" |     |     | Contractors to verify exact make and model of equipment being installed. |
11   | 3-Compartment Sink on GSD  | 1    | Advance Tabco  | FC-3-1620-18RL | 35"L x 26"W x 21-1/2"H | 10"  | 10"  |     |     | 1-1/2" |     |     | Contractors to verify exact make and model of equipment being installed. |
12   | Hand Sink for Spout Station| 1    | Advance Tabco  | FC-3-1620-18RL | 35"L x 26"W x 21-1/2"H | 10"  | 10"  |     |     | 1-1/2" |     |     | Contractors to verify exact make and model of equipment being installed. |
13   | Worktop Freezer             | 1    | Advance Tabco  | FC-3-1620-18RL | 35"L x 26"W x 21-1/2"H | 10"  | 10"  |     |     | 1-1/2" |     |     | Contractors to verify exact make and model of equipment being installed. |
14   | Above Ground Grease Trap    | 1    | Watts          | WD-50          | 32"L x 22"W x 21-1/2"H | 50 GPM | 100 lbs liquid capacity. Provide NSF approved shelf over one-compartment sink. |
15   | Convection Oven             | 1    | Global Solutions | GS1200    | 19"W x 18"D x 14.25"H | 120    | 10.9 |     |     |     |     |     | Contractors to verify exact make and model of equipment being installed. |
16   | Rice Cooker                 | 1    | Town Food Service | 58822-25 CUP | 12072544 | 120    |     |     |     |     |     |     | Contractors to verify exact make and model of equipment being installed. |
17   | Soup Warmer                 | 1    | Benchmark USA  | 51072P         | 21"H x 13"D x 17"H | 120    | 10  |     |     |     |     |     | Contractors to verify exact make and model of equipment being installed. |
18   | Wire Shelving               | 5    | Regency        | Various        | Various          | Various |     |     |     |     |     |     | Contractors to verify exact make and model of equipment being installed. |

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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<thead>
<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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<tbody>
<tr>
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<td>3-Compartment Sink</td>
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<td>Stainless Steel</td>
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<td>4</td>
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<td>4</td>
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<td>(1) New</td>
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<tr>
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<td>Stainless steel</td>
<td>Stainless Steel</td>
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<td></td>
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</table>

Notes:
1. Tenant to approve all fixtures and appliances prior to ordering.
2. Submit water service to a minimum 3/4" to meet Illinois Plumbing Code.
3. New grease trap to be minimum 50 GPM capacity.
4. New 4" drain and trap.
5. New 1/2" water service if none exists.
6. Section 1:
   - Supply lines to be type K, except supply lines above grade to be type L copper.
   - Provide "P" traps for all fixtures. Max. 24" from fixture to trap.
   - Exterior drain/waste lines SDR 26 or better is permitted.
   - Exterior diameter lines 2" or larger is permitted.
   - Provide "P" traps for all fixtures. Max. 24" from fixture to trap.
   - Drain, waste and vent piping above grade may be Schedule 40 PVC. Install in accordance with manufacturer's instructions by a certified installer.
   - Provide air chambers & shutoff at each fixture.
   - Connect to existing waste lines.
   - Order of materials shall be submitted to the village plumbing inspector for approval prior to final inspections.
   - New or replacement fixtures are to be WaterSense or be water efficient.
   - Plumbing diagrams to be submitted to the village plumbing inspector prior to final inspections.
   - New 3/4" water service if none exists.

NEW GREASE TRAP SIZE CALCULATION

<table>
<thead>
<tr>
<th>Item</th>
<th>Basin Size</th>
<th>Volume (GPM)</th>
<th>Factor</th>
<th>GPM</th>
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<tr>
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<td>13440</td>
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<td>4356</td>
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<td>24.9</td>
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</tbody>
</table>

Minimum GPM capacity of Grease Trap: 34.2

New grease trap to have minimum GPM capacity.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
April 22, 2020


Staff Present: M. Parker

Others Present:

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.

L. Biggs made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by J. Hyink.

The Committee voted, 12-0, to suspend the rules allowing members to participate electronically or by telephone.

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.

APPLICATION PRESENTED BY: Gabrielle Aguilar, applicant

DISCUSSION:

- Applicant states the restaurant will provide fresh juices and smoothies. The aim is to promote health and wellness. There will be a limited number of seats, and a handicapped accessible table will be provided. This will be more of a grab and go establishment than sit down. If the adjacent tenant space becomes available, will consider expanding into that space.
- G. Gerdes stated that given the number of seats a restroom is not required, noted the building plan shows a restroom accessible by an interior hallway and asked if that bathroom was available to customers.
- Applicant confirmed there is a restroom in the building available for customers.
- G. Gerdes stated signage requires a separate permit.
- K. Jensen asked about composting during the winter. He suggested partnering with a local composting organization for year round composting.
- K. Jensen asked if take out containers will be recycled.
• Applicant stated take out containers, straws, bowls are green ware made of recycled material.
• K. Jensen stated using containers that can be composted is preferred since containers with food cannot be recycled.
• L. Biggs asked if access to the space is from Main Street and if parking is available.
• Applicant stated parking is available on the property; customers will need to walk around the building to Main Street.
• D. Cueva stated that a backflow prevention device may be required given the devices uses.

S. Mangum made a motion to recommend approval to the ZBA, seconded by L. Biggs.

The Committee voted, 12-0, to recommend approval to the ZBA.