As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, the DAPR Committee members and City staff will be participating in this meeting remotely. Due to public health concerns, residents will not be able to provide public comments in person at the meeting. Those wishing to make public comments may submit written comments in advance or provide public comments by phone or video during the meeting.

Join Zoom Meeting
https://zoom.us/j/93790573615?pwd=REpzS1RldnNEdAvNEJhNk5ySFpDdz09
Meeting ID: 937 9057 3615
Password: 169337
One tap mobile
+13126266799,,93790573615# US (Chicago)

AGENDA

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

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

III. MINUTES: June 3, 2020, meeting minutes.

IV. NEW BUSINESS

1. 2425 Oakton Street Preliminary/Final Review
   Maqbool Kahn, applicant, submits for a building permit to construct a car wash facility with 20 vacuum spaces and 4 parking spaces in the I1 Industrial/Office District and oRD Redevelopment Overlay District. The development was originally approved by ordinance 30-O-19.
2. **2425 Oakton Street**  
Sign Variation  
Robert Haddon, applicant, submits for sign variation to install a 11'-6" tall freestanding sign with a 5’ setback from the property line where the maximum permitted sign height is 5’, a freestanding sign height may not exceed the distance between the sign and the lot line.

3. **1639 Orrington Avenue**  
Sidewalk Cafe  
Jun Ahn, applicant, submits for a sidewalk cafe, Kokomo, in the D3 Downtown Core Development District.

4. **1709 Benson Avenue**  
Sidewalk Cafe  
Sylvia Jimenez, applicant, submits for a sidewalk cafe, Tereneo, in the D2 Downtown Retail Core District.

5. **1936 Maple Avenue**  
Sidewalk Cafe  
Zinnia Iglesias, applicant, submits for a sidewalk cafe, Ovo Frito Cafe, in the B1 Business District.

V. **ADJOURNMENT**

The next DAPR meeting is scheduled for **Wednesday, June 17, 2020**, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

Staff Present:  M. Rivera, E. Golden, D. Stoneback, I. Ogbo, C. Ruiz

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 M. Tristan.

The Committee voted, 9-0, to suspend the rules allowing members to participate electronically or by telephone.

Approval of Minutes

1.  May 27, 2020, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the meeting minutes, seconded by J. Hyink.

The Committee voted, 8-0, to approve the meeting minutes, one abstention.

New Business

1.  750 Chicago Avenue  Sidewalk Cafe

Firehouse Grill submits for a sidewalk cafe in the C1a Commercial District.

APPLICATION PRESENTED BY:  Pat Fowler, applicant

DISCUSSION:

- Applicant stated the proposal is to add tables along the outside of the perimeter of the existing patio. Tables on the patio and new proposed tables will be 6’ apart.
- D. Stoneback stated a fire hydrant, the bike rack and other obstructions need to be shown on the site plan.
- J. Leonard asked if there is enough space along Madison Street?
D. Stoneback stated the Madison Street side looks fine. The sidewalk slopes and may be within ADA requirements.

S. Mangum asked if the on-site ADA parking space on the west side of the fence will remain?

Applicant stated the parking space will remain, there will be 6’ between the fence and new table.

I. Ogbo stated the site plan needs to label streets and the planter box in relation to tables. He stated the required 6’ separation is measured between occupied seats.

J. Leonard asked if the table should be pushed away from the corner? She asked for the table and chair size.

Applicant stated the tables are 2-tops, 24” diameter, chairs are the same dimension.

J. Leonard stated she is fine with the two tables along Madison Street. Applicant will need to revise the plan, provide more details, and come back to DAPR to be approved for tables along Chicago Avenue.

L. Biggs made a motion to approve the sidewalk cafe for two tables on Madison Street, applicant to submit a revised plan for tables on Chicago Avenue, seconded by S. Mangum.

The Committee voted, 8-1, to approve the sidewalk cafe subject to conditions noted above.

J. Hyink voted nay saying there is not enough space on Madison Street to be 6’ apart.

2. 821 Chicago Avenue

Sketchbook Brewing submits for a sidewalk cafe in the C1a Commercial District.

J. Leonard pulled this item from the agenda, the applicant is requesting to use a public park for their cafe which requires further discussion and City Council approval.

3. 1514 Sherman Avenue

Kansuku submits for a sidewalk cafe in the D2 Downtown District.

APPLICATION PRESENTED BY: Applicant not present

DISCUSSION:

- L. Biggs stated tables extend over to Bar Louie, has Bar Louie approved?
- J. Leonard stated the property is under the same ownership, Bar Louie is closed currently.
- L. Biggs stated the proposed table next to the ADA space is a problem.
- D. Stoneback stated the distance between building wall to curb, table size, and distance to the restaurant door are needed.
- J. Hyink stated a pedestrian walking through the sidewalk cafe will be 3’ from tables.
- I. Ogbo stated removing tables along the street curb can address that issue. Table size and distance to the tree are needed.
- Committee discussed how the 6’ required distancing is measured. I. Ogbo stated the required separation is measured from occupied seats. He stated extended time is needed for virus transmission, walking through the area is not the concern. Eliminating tables along the street curb will address this concern.
Committee agreed that more details are needed before the sidewalk cafe can be approved.

Committee held item to allow the applicant additional time to provide more details.

4. **703 Church Street**
   Sidewalk Cafe
   Farmhouse submits for a sidewalk cafe in the D3 Downtown District.
   APPLICATION PRESENTED BY: Applicant not present
   DISCUSSION:
   - L. Biggs stated the site plan does not match the approved plan.
   - D. Stoneback stated the applicant proposes to use City benches for cafe seating.
   Committee held item to allow the applicant additional time to provide a revised plan.

5. **600 Davis Street**
   Sidewalk Cafe
   Patisserie Coralie submits for a sidewalk cafe in the D2 Downtown District.
   APPLICATION PRESENTED BY: Applicant not present
   DISCUSSION:
   - L. Biggs stated the site plan shows a table next to the planter which will require pedestrians to wind around. This table should be eliminated.
   - D. Stoneback stated the site plan is missing a pole south of the traffic signal control box.
   - E. Cano stated the north table is too close to the building edge, concerned with pedestrian visibility, and if there will be enough distance between this table and people congregating at the street crossing.

L. Biggs made a motion to approve the sidewalk cafe subject to: 1. Tables next to the building to be shifted south to provide 6’ clearance at the building corner, and 2. Eliminate the table next to the planter, seconded by M. Tristan.

The Committee voted, 9-0, to approve the sidewalk cafe subject to the conditions noted above.

6. **622 Davis Street**
   Sidewalk Cafe
   Newport Coffee House submits for a sidewalk cafe in the D2 Downtown District.
   APPLICATION PRESENTED BY: Applicant not present
   DISCUSSION:
   - D. Stoneback stated the west table blocks a door, dimension needed between parking meter pay box and table, table size.
   - S. Mangum stated it isn’t clear if the plan is for tables or benches.
   - I. Ogbo stated the distance between the restaurant door and tables are needed.
   Committee held item to allow the applicant additional time to provide additional details.

7. **2010 Central Street**
   Sidewalk Cafe
Tag’s Bakery submits for a sidewalk cafe in the B1a Business District and oCSC Overlay District.

APPLICATION PRESENTED BY: Applicant not present

DISCUSSION:
- D. Stoneback stated dimension is needed between table and tree, east table blocks a door.
- Committee noted there is not enough space to provide a sidewalk cafe and provide the required 6’ distance.

L. Biggs made a motion to deny the sidewalk cafe application due to a lack of adequate space to provide required 6’ distancing, seconded by M. Tristan.

The Committee voted, 9-0, to deny the application.

8. 2022 Central Street Sidewalk Cafe
Lush Wine and Spirits submits for a sidewalk cafe in the B1a Business District and oCSC Overlay District.

APPLICATION PRESENTED BY: Applicant not present

DISCUSSION:
- D. Stoneback questioned why the tables are shown at an angle on the site plan.
- L. Biggs stated the table and chair conflict with the door.
- D. Stoneback questioned the distance between tables, street curb, and tree. There may be room for one table.
- E. Cano questioned the distance between the west table and the door to the library.
- L. Biggs estimated the distance to be about 12’ between storefront doors.
- I. Ogbo stated that is not enough space.

L. Biggs made a motion to deny the sidewalk cafe application due to lack of adequate space to provide required 6’ distancing, seconded by E. Cano.

The Committee voted, 9-0, to deny the application.

Adjournment

L. Biggs made a motion to adjourn, seconded by M. Tristan. The Committee voted, 9-0, to adjourn. The Committee adjourned at 3:22 p.m.

The next DAPR meeting is scheduled for Wednesday, June 10, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

Respectfully submitted,
Design and Project Review (DAPR)

2425 Oakton St.

Preliminary/Final Review
Oakton St
2425 Oakton St.
CONSTRUCTION LLC
ALL DESIGN & CONSTRUCTION LLC
2704 W. PETERSON AVENUE, CHICAGO, IL 60659
OFFICE 773-956-9186;    CELL: 773-297-1938

COnstruction llc
ALL DESIGN &
3'-0" TO -0'-6"
IN WASH TUNNEL
top OF FIN. FLOOR
+0'-0"
top OF FIN. FLOOR
+14'-0"
PLANK LEVEL
+19'-0"
TO PARAPET
+29'-6"

FREE VACUUMS
CARWASH

EVANSTON, IL 60202
2425 OAKTON STREET

SITE ADDRESS:

PROPOSED EAST & WEST ELEVATIONS

FREE VACUUMS
FLOK

THE OWNER, COLOR AND SIZE OF EXTERIOR SIGNAGE SHOULD BE PROVIDED BY OWNER.

NOTE:

DRAWN BY

REVISION

DATE

REVISION

ISSUED

JULY 2019

Pretzles
Potato Chips
Utz
Lays

Pretzles
Utz

THE FONT, COLOR AND SIZE OF EXTERIOR SIGNAGE SHOULD BE PROVIDED BY SIGN CONTRACTOR.

NOTE:

DRAWN BY

REVISION

DATE

REVISION

ISSUED

JULY 2019

Pretzles
Potato Chips
Utz
Lays

Pretzles
Utz

THE FONT, COLOR AND SIZE OF EXTERIOR SIGNAGE SHOULD BE PROVIDED BY SIGN CONTRACTOR.

NOTE:

DRAWN BY

REVISION

DATE

REVISION

ISSUED

JULY 2019

Pretzles
Potato Chips
Utz
Lays

Pretzles
Utz

THE FONT, COLOR AND SIZE OF EXTERIOR SIGNAGE SHOULD BE PROVIDED BY SIGN CONTRACTOR.

NOTE:
4" LIMESTONE CAP SLOPed OUTWARD
8" CMU BOND BEAM WITH 2-#4 BARS CONTINUOUS

8" CMU (SPLIT FACE)
FILL CELL IN EVERY OTHER BLOCK WITH 3000 PSI CONCRETE

#5 VERTICAL BAR AT 48" O.C.

PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C., TYP.

6" CONCRETE DUMPSTER PAD

6'-0" LIMESTONE CAP

8" CMU BLOCK COLOR MATCH WITH BUILDING

LIMESTONE COLOR MATCH WITH BUILDING

FRONT ELEVATION

8" CMU BOND BEAM

8" LIMESTONE CAP

8" CMU BLOCK COLOR MATCH WITH BUILDING

LIMESTONE COLOR MATCH WITH BUILDING

REAR ELEVATION

2 - #5 BARS CONTINUOUS

6" CONCRETE DUMPSTER PAD

WALL SECTION

SCALE 1/2" = 1'-0"

14'-0"

14'-0"

14'-0"

2425 OAKTON STREET
EVANSTON, IL 60202

TRASH ENCLOSURE DETAILS

TRASH ENCLOSURE PLAN

SCALE 1/2" = 1'-0"

6" BUMPER

RECYCLE

TRASH

TRASH

DRAWN BY
JULY 2019

OWNER: MR. ROBERT STAMBOUC
MANHATTAN DEVELOPMENT GROUP
1995 N. KEELER, SKOKIE, IL 60076

ARCHITECT: GEORGE SIMOULIS
7555 N. KEELER, SKOKIE, IL 60076

ALL DESIGN & CONSTRUCTION LLC
2274 W. PETERSON AVENUE, CHICAGO, IL 60659
OFFICE: 773 956-9186; CELL: 773 297 1938

SITE ADDRESS: 2425 OAKTON STREET
EVANSTON, IL 60202

SHEET DESCRIPTION
TRASH ENCLOSURE DETAILS
COMMERCIAL ACCESSIBILITY NOTES

- 1st Flr Commercial must fully comply with IAC Sec 400.3(0) (New Construction)
- Insulate all exposed piping under lavatory
- Bathroom must fully comply with IAC Sec 400.3(0)
- All doors must be 3'-0" wide, lever operated hardware
- Have 18" clearance on pull side & comply w/IAC Sec 400.3(0)
- Signage & other information system must be of Braille tactile & comply to IAC Sec 400.3(0)
- Seating tables and work surfaces must comply w/IAC Sec 400.3(0)

TOILET DETAILS

- 18" x 24" mirror, base & 48" above finished pl.
- High max to opening
- Bowl and pipes must be contained within this area
- Water supply & drain line shall be insulated if skirt not provided (Typ)

- Clear floor space 2'-6" x 4'-0"
- Bowl and pipes must be contained within this area
- Hot water supply & drain line shall be insulated if skirt not provided (Typ)

- LAV. DETAIL

- TOILET DETAILS

- TACTILE & COMPLY TO IAC SEC 400.310(U)

- OWNER: MR. ROBERT STAMBOLIC
  MANHATTAN DEVELOPMENT GROUP

- CONTRACTOR: ALL DESIGN & CONSTRUCTION LLC
  2704 W. PETERSON AVENUE, CHICAGO, IL 60659

- ARCHITECT: GEORGE SIMOULIS
  7555 N. KEELER, SKOKIE, IL 60076

- DRAWN BY: JULY 2019

- SCALE: 1/2" = 1'-0"
- SCALE: N.T.S
THE COMPRESSOR AND UPSTREAM OF THE COMPRESSOR SHUT-OFF VALVE. RELIEF DEVICE SHALL BE SET AT 400 PSI AND SHALL BE INSTALLED ON THE HIGH TEMPERATURE SIDE AT THE DISCHARGE OF THE COMPRESSOR. TURNED DOWN ELBOW.

REQUIRED REFRIGERATION SYSTEM. THE DISCHARGE PIPE OUTLET SHALL BE INSTALLED A MINIMUM OF 12'-0" ABOVE THE CEILING.

NOTES:

1. PROVIDE UNIT W/ REFRIGERANT PIPING TYPE "K" COPPER W/ BRAZED CONNECTION & PIPE TO ITS COOLING COIL.

2. PROVIDE SMOKE & CARBON MONOXIDE DETECTORS & LOCATE AS PER CODE.

3. PROVIDE VOLUME DAMPERS, AS REQUIRED, ON ALL BRANCH TAKE-OFFS.

4. PROVIDE FINAL THERMOSTAT LOCATION TO BE DETERMINED BY ARCHITECT AND APPROVED BY ENGINEER.

5. HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF ANY MINOR INTERFERENCE, INCLUDING CONDUIT, HANGERS, ETC., AT NO ADDITIONAL COST TO OWNER.

6. PROVIDE FACTORY-FABRICATED TURNING VANES IN ALL SQUARE ELBOWS. VANES SHALL BE BARBER-COLMAN "AIRTURNS" OR EQUAL.

7. ALL NEW FLEXIBLE DUCT CONNECTIONS SHALL BE MADE WITH WIREMOLD TYPE "WC" OR EQUAL. NO SINGLE CONNECTION TO EXCEED 8 FT.

8. DUCT BRANCHES ON PLANS MAY BE SMALLER THAN THE SIZE OF MAIN DUCTWORK. DUCTS TO BE OF APPROVED TYPE AND MATERIAL. PROVIDE SUBMISSIONS FOR REVIEW.

9. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

10. PROVIDE FINAL DIFFUSER BALANCING SHOULD BE ACCOMPLISHED WITH MANUAL DAMPERS AT THE SPIN COLLARS. DAMPERS AT THE ENTRANCE OF THE DIFFUSERS SHOULD BE USED FOR AIR DIRECTION CONTROL ONLY.

11. HVAC CONTRACTOR WILL BE HELD RESPONSIBLE FOR IDENTIFYING AND INCLUDING ANY AND ALL ITEMS NOT INDICATED ON THE DRAWINGS, BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED, SHALL BE PROVIDED, INCLUDING THESE DETAILS AT NO ADDITIONAL COST.

12. FOR ADDITIONAL DETAILS, THE ARCHITECTURAL AND ACCOMPANYING ENGINEERING DRAWINGS AND EQUIPMENT DRAWINGS WHERE APPLICABLE CAN BE REQUESTED AND THE WORK SHALL PROCEED.

13. FINAL THERMOSTAT LOCATION TO BE DETERMINED BY ARCHITECT AND APPROVED BY ENGINEER.

14. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

15. VOLTAGE FOR ALL EQUIPMENT IS TO BE VERIFIED BY MECHANICAL CONTRACTOR.

16. ALL MATERIALS SELECTION BASED ON CARRIER: MODEL NO: 24ABC661, OPERATION WEIGHT = 272 LBS

17. PROVIDE UNIT W/ REFRIGERANT PIPING TYPE "K" COPPER W/ BRAZED CONNECTION & PIPE TO ITS COOLING COIL.

18. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

19. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

20. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

21. DO ALL CUTTING AND PATCHING OF BUILDING MATERIAL AS REQUIRED FOR INSTALLATION OF THIS WORK.

22. ALL DESIGN & LAYOUT SUBMITTED FOR APPROVAL AND MY BE CHANGED AT ANY TIME BY THE ARCHITECT AND ENGINEER.

23. PROVIDE VOLUME DAMPERS, AS REQUIRED, ON ALL BRANCH TAKE-OFFS.

24. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

25. ALL FINAL DIFFUSER BALANCING SHOULD BE ACCOMPLISHED WITH MANUAL DAMPERS AT THE SPIN COLLARS. DAMPERS AT THE ENTRANCE OF THE DIFFUSERS SHOULD BE USED FOR AIR DIRECTION CONTROL ONLY.

26. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

27. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

28. DUCT DIMENSIONS SHOWN ON PLANS MAY BE SMALLER THAN THE SIZE OF MAIN DUCTWORK. DUCTS TO BE OF APPROVED TYPE AND MATERIAL. PROVIDE SUBMISSIONS FOR REVIEW.

29. NEW LOW PRESSURE SUPPLY DUCTS SHALL BE LINED WITH 1" THICK, 1.5# DENSITY FIBERGLASS DUCT LINER. DUCT LINER SHALL MEET THE REQUIREMENTS OF API 660 AND SHEET METAL AIR DUCT WORK SHALL BE BURNTUM CERAMIC "ALUCUR" OR APPROVED EQUIVALENT.

30. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

31. FINAL THERMOSTAT LOCATION TO BE DETERMINED BY ARCHITECT AND APPROVED BY ENGINEER.

32. MECHANICAL CONTRACTOR TO PROVIDE CONTROL WIRING FOR EQUIPMENT. WIRING SHALL BE IN CONDUIT PER CITY OF CHICAGO.

33. ALL NEW FLEXIBLE DUCT CONNECTIONS SHALL BE MADE WITH WIREMOLD TYPE "WC" OR EQUAL. NO SINGLE CONNECTION TO EXCEED 8 FT.

34. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

35. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

36. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

37. ANY CUTTING AND PATCHING THROUGH RATED WALLS SHOULD BE DONE WITH SLEEVES AND CAULK.

38. SUBMIT 1/4" SCALE SHOP DRAWINGS FOR ARCHITECT/ENGINEER APPROVAL ON PIPING, SHEET METAL LAYOUT, EQUIPMENT AND ACCESSORIES.

39. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

40. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

41. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

42. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

43. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

44. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

45. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.

46. PROVIDE ACTUAL CIRCULATING FANS, BLOWER, ETC. SHALL BE INSTALLED WITH TYPICAL SHEET METAL AIR DUCTWORK.
## General Plumbing Notes:

1. HOT WATER TEMP. NOT TO EXCEED 110 DEGREES SUPPLIED TO ALL PUBLIC LAVATORIES.
2. ALL NEW PLUMBING FIXTURES TO BE LABELLED "DO NOT REMOVE THE WASTE DISPOSAL LABEL PRIOR TO PASSING THE FINAL INSPECTION" AND HAVE FIXTURE CUT SHEETS ON SITE FOR FINAL INSPECTION.
3. HOT WATER TANK: A.O. SMITH ENERGY SAVER 40 GALLON.
4. ALL INTERIOR ABOVE GRADE WATER SUPPLY PIPING TO BE SCHEDULE "M" COPPER. ALL BELOW GRADE WATER SUPPLY PIPING TO BE SCHEDULE "K" COPPER.
5. ALL BELOW GRADE WATER SUPPLY PIPING TO BE SCHEDULE "K" COPPER.
6. ALL INTERIOR ABOVE GRADE WASTE DRAIN AND VENT PIPING TO BE SCHEDULE "K" COPPER OR CAST IRON.
7. ALL UNDERGROUND WASTE, DRAIN, AND VENT TO BE CAST IRON.
8. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE AND OPERATING SYSTEM OF PLUMBING FROM THE SOIL, WASTE, VENT, SEWER, DOMESTIC COLD WATER, AND NATURAL GAS SERVICES. THE CONTRACTOR SHALL ENTER INTO AGREEMENT WITH ALL NEW SUPPLIERS shown in the drawings and provide all connections, unions, traps, valves, and adjusting devices, required for final connection to all equipment. The plumbing work, or supplied by the owner or other trades, shall be licensed as required by the state of Illinois and obtain all required permits.
9. THE PLUMBING CONTRACTOR SHALL OBTAIN AND PAY ALL REEFS AND TAXES FOR THE REEFS AND TAXES SHALL BE INCLUDED IN THE BID PROPOSAL.
10. SITE CONDITIONS ARE A PART OF THIS CONTRACT. THE PLUMBING CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS AT THE SITE PRIOR TO PROCEEDING WITH HIS WORK.
11. THE PLUMBING CONTRACTOR SHALL FURNISH WRITTEN QUOTATION OF ALL WORK, MATERIALS, AND CODE REQUIREMENTS FOR ONE YEAR FROM DATE OF ENGINEER'S SUBSTANTIAL COMPLETION ACCEPTANCE.
12. CLEANING UP REQUIRED AS JOB PROGRESS. KEEP PREMISES AND PUBLIC WAYS BROOM CLEAN.
13. CLEAN, TEST, AND BALANCE ALL SYSTEMS TO CONFORM TO CAPACITIES SHOWN ON PLANS. MAKE ALL REQUIRED ADJUSTMENTS.
14. ALL SUBMERSIBLE AND DRY LOCATION-encoded PIPING MATERIALS SHALL BE SCHEDULE 'M' COPPER OR CAST IRON.
15. HOT WATER TANK: A.O. SMITH ENERGY SAVER 50 GALLON, GAS FIRED OR EQUAL.
16. DOMESTIC HOT AND COLD WATER PIPING TO BE TYPE "K" COPPER WITH BURST SOLDER FITTINGS AND TYPE "M" COPPER WATER SUPPLY AND DRAIN PIPING. PROVIDE DELECTRIC FITTINGS AND LOINS OR ADJUSTING DISPELLER INSTALLATION.
17. ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIVE. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFENCES.
18. PROVIDE AND INSTALL SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.
19. INSTALL HOT AND COLD WATER PIPING RUNNING ABOVE CEILING WITH 1/2" THICK RIBBONGLASS INSULATION WITH NON-COMBUSTIBLE UL RATED VAPOR BARRIER.
20. INSTALL CLEAN OUTS AS REQUIRED BY THE APPLICABLE CODES AND LANDLORDS REQUIREMENTS.
21. ALL CLEAN OUTS SHALL TERMINATE PLUGS TO THE FLOOR DRAIN OR WALL.
22. PROVIDE VACUUM BREAKER TO PLUMBING FIXTURES REQUIRED BY THE APPLICABLE CODES.
23. NATURAL GAS PIPING SHALL BE SCHEDULE AIR STANDARD WEIGHT BLACK STEEL PIPING WITH STANDARD WEIGHT BLACK THREADED ALLOWABLE MEALABLE RATING 1/2" OR SMALLER AND STANDARD WELDING FITTINGS 1/2" OR SMALLER.
24. PROVIDE AND INSTALL WATER HEATER AS SHOWN ON THE DRAWINGS.
25. PLUMBER IS TO STUB THE COLD WATER LINE FOR WC'S AT 8" ABOVE FLOOR.
26. PROVIDE AND INSTALL WATER METER AS SHOWN ON THE DRAWINGS.
27. PROVIDE 24" AIR CHAMBERS (TYP.) @ TOP OF EACH RISER.
28. PROVIDE VACUUM BREAKER TO PLUMBING FIXTURES REQUIRED BY THE APPLICABLE CODES.
29. ALL HOT WATER SUPPLY PIPES SHALL HAVE SHINING JOINT OR EXPANSION LOOP.
30. ALL LAVATORIES MUST BE PROVIDED WITH TEMP. CONTROL MIXING VALVE.
31. PROVIDE AND INSTALL DIELECTRIC FITTINGS WHEN JOINING OR ABUTTING DISSIMILAR METALS.
32. RESTROOM FIXTURES TO BE CONFORM TO SIAM WATER AND ENERGY CONSERVATION CODES.
PROPOSED PLUMBING PLAN

SCALE: 1/8" = 1'-0"

NORTH

---

1. PROPOSED PLUMBING PLAN
2. HOT & COLD WATER PIPING RISER DIAGRAM
3. CAR WASH SANITARY SEWER SYSTEM

---

HOT WATER
COLD WATER

NOTE: ALL BALL COCKS SHOULD MEET CITY OF EVANSTON REQUIREMENTS.

18" AIR CHAMBERS FOR ALL LAVATORIES & SINKS.
ALL PIPE CONNECTIONS FOR WATER UNDERGROUND ARE BRAZED.

---

EXISTING 2" OR 6" COLD WATER CONNECTION FROM CITY MAIN

---

WATER HEATER *
48 GAL.
NATURAL GAS
WATER HEATER

---

NOTE: ALL BALL COCKS SHOULD MEET CITY OF EVANSTON REQUIREMENTS.

---

ALL DESIGN & CONSTRUCTION LLC
2704 W. PETERSON AVENUE, CHICAGO, IL 60659
OFFICE: 773-956-9186; CELL: 773-297-1938

---

DRAWN BY
JULY 2019
DATE
ISSUED
PERMIT SET
REVISION
REVISION

---

OWNERS:
MR. ROBERT STAMBOLIC

ARCHITECT:
GEORGE SIMOULIS
MANHATTAN DEVELOPMENT GROUP

SCALE AS SHOWN
DRAWN NO: P-2
INSTALLATION OF THE CLOTHES DRYER CLOSE TO THE WALL.
FINISHED GRADE IS TO BE SLOPED AWAY FROM THE BUILDING.
PATIOS AND VERANDAHS ARE TO HAVE A 2% SLOPE TO DRAIN WATER.
ALL EXTERIOR HARDSCAPED SURFACES INCLUDING SIDEWALKS, STEPS, STAIRS, PATIOS AND VERANDAHS ARE TO HAVE AN EAVES AND SIDES 6" DEEP, AND A 6"=9" BAND AT THE BASE OF WALLS TO DRAIN WATER.
NOTES IN ROOM FINISH SCHEDULE OR MATERIALS LIST.
PROVIDE 5/8" "GREEN BOARD" GWB AT ALL WET LOCATIONS INCLUDING BATHROOMS, KITCHENS, AND LAUNDRY ROOMS.
PROVIDE GALVANIZED FASTENERS WITH ALL PRESSURE TREATED WOOD.
ANY WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

WIDTH OF 9" + 3/4" NOSING (9 3/4" TOTAL). PROVIDE A MINIMUM OF 7'-0" CLEARANCE UNDER ALL EXISTING PIPES AND PLUMBING SHAFTS.

ALL INTERIOR AND EXTERIOR STAIRS TO HAVE EQUAL RISERS WITH A TOTAL DEPTH OF NOT GREATER THAN 200.

ALL INTERIOR AND EXTERIOR WALLS ARE DIMENSIONED NOMINALLY; 5" X 10" SHEET MATERIALS ARE TO BE USED IN ALL WALLS.

FOR EXISTING TO REMAIN.

THE INSURANCE SHALL BE WRITTEN FOR NOT LESS THAN THE FOLLOWING, OR COMBINED BODILY INJURY AND PROPERTY DAMAGE.

LIABILITY INSURANCE SHALL INCLUDE ALL MAJOR DIVISIONS OF COVERAGE INCLUDING SMOKE DETECTORS AND CLOSET LIGHTS, SHALL BE PROTECTED WITH ARC-FAULT CIRCUIT INTERRUPTERS.

THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM ACTIVATES THE ALARM IN THE OTHER."
ELECTRICAL LEGEND

28. ALL WORK TO BE IN COMPLIANCE WITH LATEST EVANSTON ELECTRICAL CODE.
ELECTRICAL SITE PLAN

SCALE 1/16" = 1'-0"

1

ARCHITECT

ENGINEER

SITE ADDRESS

SITE ADDRESS

MR. ROBERT STAMBOLO

ARCHITECT

GEORGE SIMOULIS

MANHATTAN DEVELOPMENT GROUP

2425 OAKTON STREET

EVANSTON, IL 60202

ELECTRICAL SITE PLAN

E-4

06/30/2014

1/16" = 1'-0"
AN ORDINANCE

Granting a Special Use Permit for a Planned Development at 2425 Oakton Street

WHEREAS, the City of Evanston is a home-rule municipality pursuant to Article VII of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the City has the authority to adopt ordinances and to promulgate rules and regulations that protect the public health, safety, and welfare of its residents; and

WHEREAS, Article VII, Section (6)a of the Illinois Constitution of 1970, which states that the "powers and functions of home rule units shall be construed liberally," was written "with the intention that home rule units be given the broadest powers possible" (Scadron v. City of Des Plaines, 153 Ill.2d 164); and

WHEREAS, it is a well-established proposition under all applicable case law that the power to regulate land use through zoning regulations is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, et seq.) grants each municipality the power to establish zoning regulations; and

WHEREAS, pursuant to its home rule authority and the Illinois Municipal Code, the City has adopted a set of zoning regulations, set forth in Title 6 of the Evanston City Code of 1979, as amended, ("the Zoning Ordinance"); and

WHEREAS, HPCW LLC (the "Applicant,"), developer of the property located at 2425 Oakton Street, Evanston, Illinois (the "Subject Property"), legally
described in Exhibit A, which is attached hereto and incorporated herein by reference, applied, pursuant to the provisions of the Zoning Ordinance, specifically Section 6-3-5, "Special Uses", Section 6-3-6, "Planned Developments", and Subsection 6-14-1-10, "Planned Developments" in Industrial Zoning Districts, to permit the construction and operation of a Planned Development at the Subject Property in the I1 Industrial Zoning District ("I1 District") and the oRD Redevelopment Overlay Zoning District ("oRD District"); and

WHEREAS, the Subject Property is located in the oRD District. Pursuant to Subsection 6-15-13-5, "Any person requesting a building permit [in the oRD District] involving construction of a new building or structure shall be required to submit an application for a planned development in accordance with the procedures set forth in Section 6-3-6." Additionally, at the time of application Subsection 6-15-13-7 designated "any use listed as permitted or special in the underlying base zoning district" as a permitted use in the oRD District; and

WHEREAS, the Applicant seeks approval to construct a car wash facility with 20 vacuum spaces, and 4 additional parking spaces on the Subject Property; and

WHEREAS, construction of the Planned Development, as proposed in the application, requires exception from the strict application of the Zoning Ordinance for an accessory structure that is three (3) feet from the principal structure where ten (10) feet is required, in the I1 Industrial District and oRD Redevelopment Overlay District; and

WHEREAS, pursuant to Subsection 6-3-6-5 of the Zoning Ordinance, the City Council may grant Site Development Allowances to the normal district regulations established in the Zoning Ordinance; and
WHEREAS, on February 13, 2019, and March 13, 2019, in compliance with the provisions of the Illinois Open Meetings Act (5 ILCS 120/1 et seq.) and the Zoning Ordinance, the Plan Commission held public hearings on the application for a Special Use Permit for a Planned Development, case no. 18PLND-0085, heard extensive testimony and public comment, received other evidence, and made written minutes, findings, and recommendations; and

WHEREAS, the Plan Commission’s written findings state that the application for the proposed Planned Development meets applicable standards set forth for Special Uses in Subsection 6-3-5-10 of the Zoning Ordinance and Planned Developments in the I1 District; and

WHEREAS, the Plan Commission recommended the City Council approve the application with conditions; and

WHEREAS, on April 8, 2019, the Planning and Development ("P&D") Committee of the City Council held a meeting, in compliance with the provisions of the Open Meetings Act and the Zoning Ordinance, received input from the public, carefully considered and adopted the findings and recommendations of the Plan Commission, and recommended approval thereof by the City Council; and

WHEREAS, at its meeting on April 8, 2019, held in compliance with the Open Meetings Act and the Zoning Ordinance, the City Council considered the recommendation of the P&D Committee, the Applicant application, received additional public comment, made certain findings, and adopted said recommendation; and

WHEREAS, it is well-settled law that the legislative judgment of the City Council must be considered presumptively valid (see Glenview State Bank v. Village of
Deerfield, 213 Ill.App.3d 747 (1991)) and is not subject to courtroom fact-finding (see National Paint & Coating Ass’n v. City of Chicago, 45 F.3d 1124 (7th Cir. 1995)),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are hereby found as facts and incorporated herein by reference.

SECTION 2: Pursuant to the terms and conditions of this ordinance, the City Council hereby grants the Special Use Permit applied for in case no. 18PLND-0085, to allow construction and operation of the Planned Development described herein.

SECTION 3: The City Council hereby grants the following Site Development Allowance:

(A) Accessory Structure: A Site Development Allowance is hereby granted for an accessory structure that is three (3) feet from the principal structure where ten (10) feet is required, in the I1 Industrial District and oRD Redevelopment Overlay District.

SECTION 4: Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council imposes the following conditions on the Special Use Permit granted hereby, which may be amended by future ordinance(s), and violation of any of which shall constitute grounds for penalties or revocation of said Special Use Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

(A) Compliance with Applicable Requirements: The Applicant shall develop and operate the Planned Development authorized by the terms of this ordinance in substantial compliance with: the terms of this ordinance; the Site and Landscape Plans in Exhibits B and C, attached hereto and incorporated herein by reference; all applicable legislation; the Applicant’s testimony and representations to the Design and Project Review Committee, the Plan Commission, the P&D Committee, and the City Council; and the approved documents on file in this case.
(B) **Construction Management Plan:** The Applicant shall sign and agree to a Construction Management Plan (CMP) with the City of Evanston prior to issuance of the Building Permit. The CMP shall include but is not limited to the following: construction phasing/staging plans; construction hours; site access including traffic and pedestrian safety plans; contractor parking; damage control and vibration monitoring; construction exhibits; project communication and signage.

(C) **Traffic Light:** The Applicant is responsible for all intersection improvements due to the project, including relocating existing traffic signals and coordinating the signal timing. The Applicant’s responsibilities will include all intersection improvement costs including, but not limited to, design, any required construction, installations, materials, testing of the relocated traffic signals, and all labor costs. The Applicant will coordinate with the City on all improvements prior to making any changes to the intersection.

(D) **Bus Stop Improvement:** The Applicant shall provide a one-time contribution of five thousand dollars ($5,000) to be used for improvements to a CTA bus stop in the vicinity of the proposed development.

(E) **Continued Traffic Study:** The Applicant agrees to contract with a traffic consultant to study circulation patterns and make necessary revisions to the site plan and/or access points if the City identifies traffic issues with the development at any time in the future.

(F) **Changes in Building Use:** Any material changes in the use of the building on the Subject Property must be approved as an amendment to this Planned Development in accordance with Subsection 6-3-6-12 of the Zoning Ordinance.

(G) **Recodification:** Pursuant to Subsection 6-3-6-10 of the Zoning Ordinance, the Applicant shall, at its cost, record a certified copy of this ordinance, including all exhibits attached hereto, with the Cook County Recorder of Deeds, and provide proof of such recodification to the City, before the City may issue any permits pursuant to the Planned Development authorized by the terms of this ordinance.

**SECTION 5:** When necessary to effectuate the terms, conditions, and purposes of this ordinance, “Applicant” shall be read as “Applicant’s tenants, agents, assigns, and successors in interest.”

**SECTION 6:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.
SECTION 7: Except as otherwise provided for in this ordinance, all applicable regulations of the Zoning Ordinance and the entire City Code shall apply to the Subject Property and remain in full force and effect with respect to the use and development of the same. To the extent that the terms and provisions of any of said documents conflict with the terms herein, this ordinance shall govern and control.

SECTION 8: All ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

SECTION 10: The findings and recitals herein are hereby declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: April 6th, 2019
Adopted: April 22nd, 2019

Attest: Devon Reid, City Clerk

Approved:

Stephen H. Hagerty, Mayor

Approved as to form:

Michelle L. Masoncup, Corporation Counsel
EXHIBIT A

Legal Description

THAT PART OF LOT 'A' IN OAKTON CONSOLIDATION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTH WESTERLY CORNER OF SAID LOT BEING 81 FEET EAST OF THE WEST LINE AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 (AS MEASURED PARALLEL TO SAID SECTIONAL LINES), THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 179 FEET TO A CORNER OF SAID LOT; THENCE NORTHERLY ALONG AN EASTERLY BOUNDARY LINE OF SAID LOT, AND ITS EXTENSION NORTHERLY 233 FEET; THENCE WEST PARALLEL TO THE SAID SOUTH LINE OF SAID LOT, 111 FEET; THENCE NORTHERLY PARALLEL TO THE MOST WESTERLY LINE OF SAID LOT, 172 FEET TO A POINT IN THE NORTH WESTERLY LINE OF SAID LOT, BEING ALSO THE SOUTH EASTERLY LINE OF THE CHICAGO, AND NORTH WESTERN RAILROAD; THENCE SOUTH WESTERLY ALONG SAID LINE 181.85 FEET TO THE SAID MOST WESTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG SAID LINE 239.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 10-24-310-046-0000

COMMONLY KNOWN AS: 2425 Oakton Street, Evanston, IL
EXHIBIT B

Development Plans
Garbage Truck feet

- Width: 8.00
- Track: 7.00
- Lock to Lock Time: 6.0
- Steering Angle: 40.0

Refuse Plan:

Trash Dumpster - Service Schedule - once a week (Monday - Friday)
Recycling Dumpster - Service Schedule - once a week (Monday - Friday)

Dampers are stored and serviced by:
- Great Industries (Phone # 773-840-9777)

2 cy container with wheels for both trash and recycling bins
(2 bins for trash, 1 bin for recycling)
NOTE:
THE FONT, COLOR AND SIZE OF EXTERIOR SIGNAGE SHOULD BE PROVIDED BY SIGN CONTRACTOR
AND LATER WE WILL INCORPORATE ON THIS PROPOSED ELEVATION DRAWING.
NOTE:
THE FONT, COLOR AND SIZE OF EXTERIOR SIGNAGE SHOULD BE PROVIDED BY SIGN CONTRACTOR AND LATER WE WILL INCORPORATE ON THIS PROPOSED ELEVATION DRAWING.
EXHIBIT C

Landscape Plans
Design and Project Review (DAPR)

2425 Oakton Street

Sign Variation
Zoning Map - 2425 Oakton St.

Zoning Overlay Districts:
- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay

Tax Parcels

June 2, 2020

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
To: Chair and Members of the Design and Project Review Committee
From: Gary Gerdes, Building & Inspection Services Division Manager
Subject: Sign Variance – Classic Car Wash
        2425 Oakton Street
Date: June 5, 2020

Request
The applicant is requesting a variance for the installation of an 11’6” freestanding sign with a 5’ setback from the property line where 11’6” is required as the height of the sign may not exceed the distance between the sign and the lot line.

General Information
<table>
<thead>
<tr>
<th>Applicant</th>
<th>Robert Haddon</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>H.M. Witt &amp; Co. Signs</td>
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<tr>
<td></td>
<td>3313 W. Newport Avenue</td>
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<tr>
<td></td>
<td>Chicago, IL</td>
</tr>
<tr>
<td>Owner:</td>
<td>HPCW, LLC</td>
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<tr>
<td></td>
<td>Classic Car Wash</td>
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<td>2425 Oakton Street</td>
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<td>Evanston, IL 60202</td>
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Analysis
Project Description
Per sign regulation 4-10-10(B)4, the height of any freestanding sign three feet or more from any lot line may not exceed the distance between the sign and any lot line hence a 1:1 ratio, height of sign to distance from the property line is required. The applicant is proposing an 11’6” illuminated freestanding sign with a 5’ setback from the property line where 11’6” is required. The applicant states sign regulations would force the sign to a location that would not be visible and will not operate efficiently to identify the sole entrance into the car wash. The applicant also states a sign with a compliant height of 5’ would not sufficiently identify the property and the purpose of identification of the entry drive and that the adjacent building and loading dock’s proximity to Oakton Street would render the sign not visible. The freestanding sign at a height of 11’6” avoids inference with the 2405 Oakton Street operator and benefits users of Oakton Street wishing to visit the subject or other properties along Oakton Street. In the attached packet, the freestanding sign is labeled A1.

Attachments
Sign variance application and sign packet
A. POSTS: 2" x 2" aluminum posts, 1/8" wall
B. PAN FACES: 1" deep aluminum pan faces (1 per side)
C. CHANNEL LETTERS: 7.5" (h) x 3" (deep) face lit channel letters. White LEDs. Translucent blue acrylic faces, blue trim cap, blue returns. (1 set per side)
D. 6'-0" (h) x 10'-0" (w) double sided lightbox with translucent white Lexan faces.
E. Perforated aluminum by McNichols, 1/2" square holes set 11/16" O.C., alloy 3003-H14
F. HDU brick base by www.panelbrick.com (finish TBD)

59.6" (h) x 69.6" (w) = 28.8 square feet
REVISED SIGN ORDINANCE VARIATION NARRATIVE
2425 Oakton Street - (PIN 10-24-310-046-0000)
Evanston, Cook County, Illinois

CONTENTS
Summary of Applicant’s Requests
Proposed Signage for the Subject Property
Freestanding Signs
Wall Signs
Canopy Signs
Variations Standards
Explanation of Photos
Conclusion
Sign Compliance Table

Exhibit A

SUMMARY OF APPLICANT’S REQUESTS

HPCW, LLC (“Applicant”), as the owner of 2425 Oakton Street, Evanston, Cook County, Illinois (Permanent Index No. 10-24-310-006-0000) (“Subject Property”) seeks the following variations from the Evanston Sign Regulations (Title 4, Chapter 10) pertaining to a freestanding sign, specifically, a variation from Section 4-10-10(B)(4) to permit a freestanding sign (A1) with a height of 11’6” at a location five (5) feet from the south lot line.

Applicant seeks the above variation in order that the otherwise compliant sign package bearing a last revision date of November 15, 2019 (provided with the Sign Ordinance Application and this narrative) can proceed through permitting. Please note that Exhibit A to this narrative contains a spreadsheet generally reflecting compliance with the Sign Ordinance. The undersigned and Robert Haddon, of H.M. Witt & Co. Signs, will present the application for variations.

On April 22, 2019 (Ordinance No. 30-O-19), Applicant obtained planned development approval of a car care center with a car wash, vacuum stations and a small accessory vending area. The sign package follows the development of permit drawings that are substantially in accord with those plans approved by the City Council.

Applicant’s depictions of signs (and its discussion of sign data) remain subject to change during the process, but they will not change to an extent that the package will be materially affected. Applicant requests that the Design and Project Review Committee conduct a public hearing and approve the above-itemized variations pursuant to Section 4-10-16(B). Thank you in advance for your attention to this matter.
PROPOSED SIGNAGE FOR THE SUBJECT PROPERTY

Applicant has scaled back its sign package from that which was contemplated during the 2018-19 zoning proceedings. First, Alderman Cicely Fleming requested that there be only one monument sign that bears scale to the other freestanding signs in the area. Second, following initial discussion with staff, the sign contractor eliminated a collection of signs in order to reduce sign area. Third, following application and staff input, Applicant eliminated the southerly east wall sign. (A84) The sign package, including elevations and the site plan, is provided with the application. A revised table summarizing signage for the Subject Property is attached as Exhibit A.

Based on a lot area of 48,597 SF and total eligible façade area of 1,614 square feet, the Subject Property can host signs with 242 SF total sign area. Eligible façade area was calculated using the maximum ordained height and the distance of the buildings fronting two (2) public thoroughfares: Oakton Street (south) and the common public drive in the Home Depot commercial center (northeast). Of the total eligible façade area, 45 feet on the northerly east façade was used as fronting on the thoroughfare in the Home Depot commercial. Lastly, the definition of “façade” allows for consideration of 173 linear feet for the complex shape of the car wash building which has a depth four times greater than its width. Despite this, Applicant used only 78 linear feet and none of the façade area was “double counted.”

Total sign area amounts to 174 SF. Due to the absence of a commercial message, when calculating total sign area, Applicant excluded the entrance sign (A7, 7 SF) and exit sign (A3, 2.5 SF) over the car wash as well as the two pay station signs (A51, A52, 18.64 SF each). When determining total sign area, Applicant included the two wall signs (A2, A83), the vacuum signs (A41-A44) and both sides of the freestanding sign (A1).

Freestanding Sign (A1)

Normally, two monument signs are permitted for lots with two frontages. However, Applicant proposes a single metal-framed freestanding sign (A1) with two sides situated on a brick and masonry base amid plantings near the entrance into the Subject Property. The proposed sign structure has a height of 11’6” and an overall width of 11’6”. The sign area per face is 37.8 SF (9 SF upper) and 28.8 SF (on a 60 SF panel, lower). Accounting for lot area, the maximum freestanding sign area available is 120 SF. (Section 4-10-10(B)(2)). The distance of the freestanding sign from an exit drive is lawful (separation is required for driveways to the street and the closest drives are one-way drives taking traffic away from the street). The sign is five (5) feet from the south lot line, posing a severe height restriction or a necessary variation.
Wall Signs (A2, A83)

The largest building on site will be the carwash itself, which is 140 feet long and 33 feet wide. The south façade will host the largest wall sign (A2), at 29.97 SF. There will be no wall signs on the west elevation. Non-commercial signs (A3, A7) will exist above the car wash entry and exit.

Applicant proposes a wall sign (A83) on the east façade that will be visible from Oakton Street and from the interior public thoroughfare that serves Home Depot and other uses to the north and east. The northerly east wall sign (A83) will comply with the maximum height regulation. A proposed southerly east wall sign (A84) has been eliminated. The area of the east wall sign is compliant.

Canopy Signs (A41-A44)

Applicant proposes canopy signs on the vacuum and pay station canopies that identify use areas on the Subject Property. The three canopies are exterior roof structures that extend over the car wash entry lanes and portions of the interior southbound drive aisle. The term “public thoroughfare” is not defined on the Evanston City Code, but usage in the Code is broader than solely as a reference to dedicated streets and ways. A thoroughfare is a route between two points. The entry lanes and drive aisle qualify as thoroughfares open to the public. Once a customer pulls into the site from Oakton Street, canopy signs will identify vacuum areas and the pay station which are accessible from three incoming traffic lanes. The westerly bypass lane will draw traffic into the north vacuum area which is identified with canopy signs on the north side of each vacuum canopy (A41, A42). Two lanes will bring traffic into the pay/access stations and car wash stacking area which will be identified by a pay station sign (A52). An additional pay station canopy sign (A51) will face to the north so that drivers will know the location of the pay station as they exit the shopping center. Vehicles exiting the car wash may enter the vacuum area from the south and a vacuum station sign will be placed on the south end of each vacuum canopy (A43,A44). All canopy signs will fall within the elevation of the minimum required clearance and the top of the edge or face (as relevant) of the canopy to which it is attached. The pay station signs are non-commercial. The vacuum signs comprise 40.4 SF. Due to the use of the term “free”, these signs have been included in the total sign area.

VARIATION STANDARDS

Physical constraints support approval under all of the variation standards. First, the Subject Property is much deeper than the width of its Oakton Street frontage and it has an irregular shape that is not common to most other parcels in the City. Second, one of the principal buildings at 2405 Oakton Street (directly adjacent to and east of the Subject Property) is approximately 10 feet north of the right-of-way line. Third, the loading dock available at
2405 Oakton Street remains active and a vehicle backed into the southerly loading platform could extend in front of the southernmost principal building by several feet. Fourth, the location of the freestanding sign (A1) approved by the City Council has a strong tie to the main entrance for purposes related to site and entrance identification. Fifth, the Subject Property is on the north side of a controlled intersection and the façade definition in the Sign Regulations is not beneficial for parcels at the head-end of a T-intersection.

Unique Hardship - The proposed variation will not merely serve as a convenience to the Applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the City.

Strictly enforced, the sign regulations require the location of the proposed freestanding sign (A1) at a point 11'6" north of the lot line in order to install the proposed freestanding sign—technically placing the freestanding sign (A1) north of the south elevation of the building at 2405 Oakton Street. The proposed freestanding sign (A1) is of comparable height to those that exist along Oakton Street. However, the City’s regulations force this sign to a location that will not be visible and will not operate efficiently to identify the sole entrance into the Subject Property. If installed under the strict application of the sign regulations, the freestanding sign would also create a wide obstruction to views between the adjacent interior circulation aisle and the Oakton Street entrance.

A sign with a height of five (5) feet will not sufficiently identify the Subject Property and the purpose of the identification of the entry drive will be wholly frustrated by a sign that is not visible around or above most vehicles using Oakton Street. (See Ordinance No. 30-O-19 and Section 4-10-2.) Ordained freestanding sign regulation necessarily contemplates a plan under which buildings comply with ordained setbacks such as the 15-foot setback at 2405 Oakton Street under Section 6-14-2-7(A). In this instance, the 2405 Oakton Street building is closer to Oakton Street than permitted as of right. The loading platform for this building extends to a point where a truck backed into the site might substantially extend in front of this building. As a result, allowing the taller sign at a distance of five feet from the lot line solves a unique off-site circumstance.

The benefits of the relief extend to many persons other than Applicant. The proper location of the freestanding sign (A1) at a height of 11'6" avoids interference with the 2405 Oakton Street operator. The location and height of the sign benefit all users of Oakton Street, be it for the purpose of visiting the Subject Property or any other property along Oakton Street.

Reasonable Return - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.
As noted above, site identification is critical. The freestanding sign (A1) can be situated only in its currently proposed location. Moving it north leads to waste inasmuch as the sign will be obstructed by the building and usage of the loading platform at 2405 Oakton Street. Moving it west forfeits the desired (and best) identification of the main entrance. Impediments to access ultimately affect operations and reduced returns. The reduction of the returns is not reasonable if the City rejects a slight adjustment to allow a sign consistent with all other regulations and in scale with the freestanding signs at 2494 Oakton Street and at 2424 Oakton Street.

During the public zoning hearing process leading to Ordinance No. 30-O-19, the City Council generally agreed that the Subject Property was not capable of development for many other uses, that the 2405 Oakton Street use was longstanding and successful, and that the alignment of the Subject Property with the controlled intersection and 2405 Oakton Street presented challenges. These challenges significantly affect the return. A car wash is a use that depends on convenient identification for several purposes, all of which relate to its return. The reduction of the return due to inflexibility and strict enforcement when other alternatives are available and meet the purpose and intent of the Sign Regulations would be unreasonable in this context. In the event of strict enforcement of the freestanding sign (A1) height and setback requirement, the Applicant will suffer a loss of its reasonable return as recognized in years of prior planning and under the express terms of the Sign Regulations.

_Not Self Created - The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises._

The relief sought would attend nearly every use of the Subject Property inasmuch as the five hardship circumstances noted above will prevail regardless of use. The circumstance that hardship arises from the irregular shape of the Subject Property and from conditions beyond the lot lines is strongly supportive of the variation for the freestanding sign (A1). Access to the Subject Property is available for traffic entering and then crossing Oakton Street and the freestanding sign (A1) is needed to identify the use for drivers looking to the north and northwest from south of the adjacent intersection.

_Not harm Public Welfare - The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property._

The location of the proposed freestanding sign (A1) is intended to identify the entrance into the Subject Property. Compliance with the sign regulations would create a view obstruction between interior vehicular movements and entering vehicular movements. The freestanding sign at the regulatory height based on its setback would create risk of Oakton
Street drivers suddenly braking upon seeing the sign once a line of sight opens to the much shorter or more distant sign. The freestanding sign will be shorter than others in the area and it will have appropriate visual separation from the building at 2405 Oakton Street which has a ten-foot setback (rather than the required 15-foot setback) while also having a loading platform situated where a truck may extend south of the building. The proposed five-foot setback for the proposed freestanding sign is reasonable and still permits the intended landscaping area.

**Graphic Effectiveness Demonstrated - The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations.**

Graphic effectiveness is not relevant to the proposed freestanding sign (A1) because the issue with location and height of the freestanding sign ties to visual obstructions rather than ability to interpret what is visible.

**Consistent With Intent - The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations.**

Section 4-10-2 provides the purpose of the sign regulations and it opens as follows: “It is hereby determined that the primary purpose of signage is to help people find what they need without difficulty or confusion.” Placement of the freestanding sign (A1) is solely intended to accomplish this overriding purpose. Confusion will arise if the sign is remarkably small in comparison to others or if the sign is situated further north to meet the regulation. Difficulty will arise if drivers can see the sign at the regulatory location, doing so only after passing a larger part of the building at 2405 Oakton Street, and immediately face a hazard because drivers in merging on-site traffic cannot see each other.

**EXPLANATION OF PHOTOGRAPHS**

The following table itemizes the 12 photos submitted with the application for variations and in support of Applicant’s sign calculations. The 11’6” tall freestanding sign (A1) is in keeping with sign elevations along Oakton Street opposite the Subject Property and on the north side of Oakton Street east of the Subject Property. (See Photos 2, 3, 6, 7, 9.) The reliance on interior public thoroughfares has support in the prior permitting of signs in the area that are based on the same interior thoroughfare system relied on for signage on the northerly east wall (A83) of the car wash building. (See Photos 8, 10, 11.) Photo 12 depicts the southwesterly view across the Home Depot Center interior drive to the Subject Property. Views to the Subject Property from the southeast corner of the adjacent controlled intersection indicate the proximity of the Subject Property’s lot line in relation to the south building at 2405 Oakton Street and depict the loading area for 2405 Oakton Street (the south loading platform referred to above is behind the passing truck). (See Photo 4.) Applicant provides (for contextual
purposes only) a photo west of the entrance west of the Subject Property depicting the Ozinga and other signs. (Photo 1.)

<table>
<thead>
<tr>
<th>PHOTO ID</th>
<th>LOCATION/DIRECTION</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SW Corner of Subject</td>
<td>Fence (lot line) to 2405 Oakton St. building</td>
</tr>
<tr>
<td>2</td>
<td>Distant west to Subject</td>
<td>Nonconforming sign to Shell to Gordon Foods</td>
</tr>
<tr>
<td>3</td>
<td>SW crnr intersection west</td>
<td>Shell freestanding and canopy</td>
</tr>
<tr>
<td>4</td>
<td>SE crnr intersection north</td>
<td>Loading docks 2405 Oakton St.</td>
</tr>
<tr>
<td>5</td>
<td>NE crnr intersection west</td>
<td>Subject Property frontage comp to 2405 setback</td>
</tr>
<tr>
<td>6</td>
<td>East of intersection west</td>
<td>Gordon, Shell, 2405, Subject Property</td>
</tr>
<tr>
<td>7</td>
<td>Steak ‘n secondary east</td>
<td>Steak ‘n Shake freestanding</td>
</tr>
<tr>
<td>8</td>
<td>Steak ‘n secondary east</td>
<td>Steak ‘n Shake wall to secondary thoroughfare</td>
</tr>
<tr>
<td>9</td>
<td>Oakton St. north</td>
<td>Home Depot Center Freestanding</td>
</tr>
<tr>
<td>10</td>
<td>Oakton St. north</td>
<td>Aldi dual frontage wall signs</td>
</tr>
<tr>
<td>11</td>
<td>HD Center int drive NW</td>
<td>PetSmart dual frontage wall signs</td>
</tr>
<tr>
<td>12</td>
<td>HD int drive SW</td>
<td>View over drive to Subject Property</td>
</tr>
</tbody>
</table>

CONCLUSION

Applicant believes it has met the requirements of the Sign Regulations in all material respects with the exception of the request for the freestanding sign (A1) that is taller than permitted five feet north of the right-of-way. The entirety of the sign package, with the limited variation requested, merits approval. Thank you for your consideration of this application.

Dated: November 20, 2019 (revised November 27, 2019 and January 15, 2020)

Respectfully submitted,
HPCW, LLC

By: [Signature]
Attorney for Petitioner

Mark W. Daniel, Esq.
DANIEL LAW OFFICE, P.C.
17W733 Butterfield Road, Suite F
Oakbrook Terrace, Illinois 60181
(630) 833-3311
Fax: (630) 833-3511
mark@thedaniellawoffice.com
Design and Project Review (DAPR)

1639 Orrington Avenue

Sidewalk Cafe
Zoning Map - 1639 Orrington Avenue

June 5, 2020

- User drawn points
- Zoning Boundaries & Labels

Zoning Overlay Districts:
- oCSC - Central Street Corridor
- oDM - Dempster-Main Overlay
- oH - Hospital Overlay
- oRD - Redevelopment Overlay
- oWE - West Evanston Overlay

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 - 1639 Orrington Avenue

User drawn points
Tax Parcels

June 5, 2020

City of Evanston IL, Imagery courtesy Cook County GIS

Copyright 2018 City of Evanston

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.
Sidewalk Cafe & Other Outdoor Dining Application [#19]
1 message

Christine Rennord <crennord@cityofevanston.org>  Thu, Jun 4, 2020 at 2:40 PM

**City of Evanston** <no-reply@wufoo.com>
Reply-To: KOKOMOCUISINE@gmail.com
To: crennord@cityofevanston.org

Seasonal Sidewalk Cafe runs from April 1 - November 1.
Year-round Sidewalk Cafe runs April 1 - March 31.
Other Outdoor Dining runs May 29 - October 15

Please select application type

Please Note: New and renewal applications require approval by the Design & Project Review Committee, with exception of applications to the City Council for a type 1 restaurant, a enoteca or a Class K liquor licensee with an alcoholic liquor license outside the “core area” as defined in 3-4-1 Liquor Control Regulations of the City Code and desirous of selling alcohol on the sidewalk cafe premises.

<table>
<thead>
<tr>
<th>Permit Type *</th>
<th>Seasonal, April 1-November 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Licensed Food Establishment *</td>
<td>KOKOMO</td>
</tr>
<tr>
<td>Evanston Street Address *</td>
<td>1639 ORRINGTON AVE</td>
</tr>
<tr>
<td>Contact Name *</td>
<td>JUN AHN</td>
</tr>
<tr>
<td>Contact Email *</td>
<td><a href="mailto:KOKOMOCUISINE@GMAIL.COM">KOKOMOCUISINE@GMAIL.COM</a></td>
</tr>
<tr>
<td>Phone Number 1 *</td>
<td>(224) 735-1188</td>
</tr>
<tr>
<td>Phone Number 2</td>
<td>(773) 655-0000</td>
</tr>
</tbody>
</table>

Attach a File – Site plans are required for renewals, revisions or new Sidewalk Cafe and Other Outdoor Dining applications. Note: New AND revised site plans must be approved by City Council.

** kokomo_patio_layout.jpg**  54.67 KB · JPG

Attach a File – Statement of Restaurant Use

** kokomo_statement_of_restaurant.pdf**  105.02 KB · PDF

Attach a File – Release, Indemnification & Hold Harmless Agreement

** kokomo_indemnification_agreement.pdf**  215.65 KB · PDF
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<th>Attach a File – Certificate of Insurance</th>
<th>coi_evanston.pdf</th>
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<thead>
<tr>
<th>Please check appropriate box below *</th>
<th>• I have attached a site plan that provides 6’ distancing between tables, backs of occupied chairs and pedestrian travel.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reusable dishware/flatware will be used for cafe customers *</td>
<td>No</td>
</tr>
<tr>
<td>Disposable dishware/flatware will be used for cafe customers *</td>
<td>Yes</td>
</tr>
<tr>
<td>Public parking is available within 1 block *</td>
<td>Yes</td>
</tr>
<tr>
<td>Valet parking is offered *</td>
<td>No</td>
</tr>
<tr>
<td>Storage of tables, benches or chairs will be on the city sidewalk (Fee is listed on the City website) *</td>
<td>Yes</td>
</tr>
<tr>
<td>Liquor service will be available at cafe NOTE: No Service or consumption at Type 2 Restaurants *</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Attach current Evanston liquor license, if applicable</th>
<th>liquor_license_kokomo.pdf</th>
</tr>
</thead>
<tbody>
<tr>
<td>303.83 KB · PDF</td>
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</tr>
</tbody>
</table>

| Submittal of this application indicates that the information submitted is accurate and you, the applicant, understands and accepts responsibility to operate the sidewalk cafe in compliance with all the relevant City rules and regulations. * | • Yes, I agree to the above statement. |

<table>
<thead>
<tr>
<th>Select a Choice</th>
<th>First Choice</th>
</tr>
</thead>
</table>
Design and Project Review (DAPR)

1709 Benson Street

Sidewalk Cafe
A tent will be set up to protect patrons from elements.

String lighting and concrete blocks for road protection and planters.

Street parking
**Sidewalk Cafe & Other Outdoor Dining Application [#13]**

1 message

**City of Evanston** <no-reply@wufoo.com>  
Reply-To: sylvia bkproductions@gmail.com  
To: crennord@cityofevanston.org

Seasonal Sidewalk Cafe runs from April 1 - November 1.  
Year-round Sidewalk Cafe runs April 1 - March 31.  
Other Outdoor Dining runs May 29 - October 15

Please select application type

Please Note: New and renewal applications require approval by the Design & Project Review Committee, with exception of applications to the City Council for a type 1 restaurant, a enoteca or a Class K liquor licensee with an alcoholic liquor license outside the “core area” as defined in 3-4-1 Liquor Control Regulations of the City Code and desirous of selling alcohol on the sidewalk cafe premises.

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<thead>
<tr>
<th>Permit Type *</th>
<th>Seasonal, April 1-November 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Licensed Food Establishment *</td>
<td>Tereneo 3634 LLC DBA Bat 17</td>
</tr>
<tr>
<td>Evanston Street Address *</td>
<td>1709 BENSON AVE</td>
</tr>
<tr>
<td>Contact Name *</td>
<td>sylvia jimenez</td>
</tr>
<tr>
<td>Address, if different than food establishment address</td>
<td>1709 BENSON AVE EVANSTON, IL 60201 United States</td>
</tr>
<tr>
<td>Contact Email *</td>
<td>sylvia <a href="mailto:bkproductions@gmail.com">bkproductions@gmail.com</a></td>
</tr>
<tr>
<td>Phone Number 1 *</td>
<td>(630) 360-7339</td>
</tr>
</tbody>
</table>

Attach a File – Site plans are required for renewals, revisions or new Sidewalk Cafe and Other Outdoor Dining applications. Note: New AND revised site plans must be approved by City Council.

- out_door_floor_plan.pdf 393.83 KB · PDF

Attach a File – Statement of Restaurant Use release_form.pdf 1.39 MB · PDF

Attach a File – Release, Indemnification & Hold Harmless Agreement release_form.pdf
**Attach a File – Certificate of Insurance**

- insurance.pdf
  - 143.50 KB · PDF

Please check appropriate box below *

<table>
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<th>Option</th>
<th>Selection</th>
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<tbody>
<tr>
<td>Reusable dishware/flatware will be used for cafe customers *</td>
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**Attach current Evanston liquor license, if applicable**

- liquor_license.pdf
  - 766.26 KB · PDF

Submittal of this application indicates that the information submitted is accurate and you, the applicant, understands and accepts responsibility to operate the sidewalk cafe in compliance with all the relevant City rules and regulations. *

- Yes, I agree to the above statement.

Select a Choice

First Choice
Design and Project Review (DAPR)

1936 Maple Avenue

Sidewalk Cafe
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
Sidewalk Cafe & Other Outdoor Dining Application [16]

1 message

City of Evanston  <no-reply@wufoo.com>
Reply-To: ovofritocafe@gamil.com
To: crennord@cityofevanston.org

Wed, Jun 3, 2020 at 11:26 AM

Seasonal Sidewalk Cafe runs from April 1 - November 1.
Year-round Sidewalk Cafe runs April 1 - March 31.
Other Outdoor Dining runs May 29 - October 15.

Please select application type

Please Note: New and renewal applications require approval by the Design & Project Review Committee, with exception of applications to the City Council for a type 1 restaurant, a enoteca or a Class K liquor licensee with an alcoholic liquor license outside the “core area” as defined in 3-4-1 Liquor Control Regulations of the City Code and desirous of selling alcohol on the sidewalk cafe premises.

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<tbody>
<tr>
<td>Name of Licensed Food Establishment *</td>
<td>Ovo frito café</td>
</tr>
<tr>
<td>Evanston Street Address *</td>
<td>1936 Maple, Evanston Illinois 60201</td>
</tr>
<tr>
<td>Contact Name *</td>
<td>Zinnia Iglesias</td>
</tr>
<tr>
<td>Address, if different than food establishment address</td>
<td>5053 W Winnemac, Chicago, ILLINOIS 60630 United States</td>
</tr>
<tr>
<td>Contact Email *</td>
<td><a href="mailto:ovofritocafe@gamil.com">ovofritocafe@gamil.com</a></td>
</tr>
<tr>
<td>Phone Number 1 *</td>
<td>(312) 918-1336</td>
</tr>
<tr>
<td>Phone Number 2</td>
<td>(847) 859-6966</td>
</tr>
</tbody>
</table>

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Attach a File – Statement of Restaurant Use

https://mail.google.com/mail/u/0?ik=0dc705ec2f&view=pt&search=all&permthid=thread-f%3A1668495815882868695&simple=msg-f%3A1668495815882868695&si=nwqseqf...
<table>
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