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/95710617389?pwd=b2p5TlphQlc3VGxXMUVMU1pITTJHQT09

One tap mobile
+13126266799,,95710617389# US (Chicago)

AGENDA

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

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

III. MINUTES: July 15, 2020, meeting minutes.

IV. NEW BUSINESS

1. **1800 Central Street**
   John Roman, applicant, submits for a major variation to reduce the required rear yard setback from 15’ to 13’, to eliminate the required stepback between 1st and 2nd floors of 10% of lot depth from the required pedestrian area, and to eliminate the required 1 off-street parking space for a 2nd story addition for a 2-bedroom dwelling unit, in the B1a Business District and Central Street Overlay District.

2. **1608 Chicago Avenue**
   Jerry Travlos, applicant, submits for a sidewalk cafe, Golden Olympic Restaurant, in the D2 Downtown Retail District.
3. 1726 Sherman Avenue  
   Sidewalk cafe  
   Lourdes Perez, applicant, submits for a sidewalk cafe, Olive Mediterranean Grill, in the D2 Downtown Retail District.

4. 1307 Chicago Avenue  
   Preliminary/Final Review  
   Jake Samuels, applicant, submits for permit to alter an existing parking lot for an outdoor dining patio, SPACE, in the B1 Business District.

V. ADJOURNMENT

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


Staff Present: M. Rivera, M. Griffith

Others Present:

Presiding Member: J. Nyden

A quorum being present, J. Leonard called the meeting to order at 2:33 p.m.

Suspension of the Rules

1. Members participate electronically or by telephone.

D. Stonback made a motion to suspend the rules to allow members to participate electronically or by telephone, seconded by S. Mangum.

The Committee voted by roll call, 8-0, to suspend the rules allowing members to participate electronically or by telephone.


Nays:

Minutes

1. July 1, 2020, meeting minutes.

S. Mangum made a motion to approve the July 1, 2020, meeting minutes, seconded by G. Gerdes.

The Committee voted by roll call vote, 7-0, to approve the July 1, 2020, meeting minutes.


Nays:

Abstentions: D. Stoneback

New Business

1. 1701 Howard Street ZBA Recommendation
Adam Zats, applicant, submits for a special use for a Cannabis Transport, MJA Chicago LLC, 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: Adam Zats, applicant

DISCUSSION:
- A. Zats explained the State transporter license requirements and restrictions. Cannabis or cannabis infused products may not be held on-site. Family owned location for 40+ years.
- A. Zats stated the business will provide point to point transportation between cultivators and dispensaries. Space will be used to store vehicles and office. He plans to improve the facade. He wants to give back to the community, 5% of revenue.
- S. Mangum asked how many vehicles will be stored.
- A. Zats stated 6-9 vehicles will be stored.
- D. Stonback stated the drawing shows parking for only 6 vehicles.
- A. Zats stated 9 vehicles can fit inside the building. The drawing can be corrected to note 9 spaces.
- A. Zats stated two overhead doors will be removed and bricked in to create office space.
- A. Zats stated they will have security guards on staff, he explained other security measures including facial recognition cameras.
- J. Nyden stated it appears there will be less vehicles coming and going to this site than from the previous use.
- A. Zats stated yes. Vehicles will leave in the morning to make deliveries and return in the evening. He stated not all 9 vehicles will be used at first, will depend on demand.
- C. Sterling asked about other improvements besides enclosing the overhead doors.
- A. Zats they plan to re-do the front facade, remove signage, repair roof, interior work.
- S. Mangum stated removing the pole sign is a benefit. He stated the asphalt goes to the lot line with three curb cuts. He stated 1-2 curb cuts should be removed and landscaping provided to screen the parking lot.
- A. Zats stated that can be done.

S. Mangum made a motion to recommend approval to ZBA subject to: 1) Facade improvements, 2) Remove pole sign, 3) Eliminate 1-2 curb cuts, and 4) Provide a landscape strip at least 5’ wide around the parking lot to provide screening, seconded by G. Gerdes.

The Committee voted by roll call vote, 8-0, to recommend approval to ZBA subject to the conditions noted above.


   Nays:

2. **707 and 711 Howard Street**  
   Sidewalk Cafe

Chris Collins and Lenice Levy, applicants, submit for a sidewalk café for North Shore Cider and Good to Go Jamaican, in the B3 Business District.

APPLICATION PRESENTED BY: Lenice Levy, applicant, Good to Go Jamaican
DISCUSSION:

- L. Levy stated they would like to use 4 street parking spaces for their shared sidewalk cafe. The space would be used for dining and pick-up. The cafe is set back from the bike lane, barriers will be placed.
- C. Sterling stated he was okay with the plan. He stated ADA accessible tables need to be provided, a ramp may be needed off the street curb. He asked how the shared space will work.
- L. Levy stated it will be first come first served.
- J. Nyden asked who would clean the space.
- L. Levy stated each restaurant will clean up after their customers. She said they both will make sure the area is clean.
- G. Gerdes ADA seating needs to be provided.
- C. Collins stated they can build a ramp at the curb to provide ADA seating.
- G. Gerdes asked if this space will be used instead of the sidewalk space.
- L. Levy both sidewalk and street spaces will be used. Tables/chairs will be 6’ apart.
- D. Stoneback stated if the City is to provide barriers there is a charge for set-up and pick-up.
- S. Mangum asked for the table size.
- L. Levy stated tables are picnic style, 5’ wide.

G. Gerdes made a motion to approve the sidewalk cafe subject to a City inspection, seconded by S. Mangum.

The Committee voted by roll call vote, 8-0, to approve the sidewalk cafe subject to a City inspection.


Nays:

3. 1635 Chicago Avenue Sidewalk Cafe
Robert Strom, applicant, submits for sidewalk cafe, Prairie Moon, in the D4 Downtown Transition District.

APPLICATION PRESENTED BY:

DISCUSSION:

- Seven tables are proposed spaced 6’-8’ apart.
- G. Gerdes stated some of the tables encroach in front of the adjacent vacant tenant space, former PNC Bank space. The property is under the same ownership.
- D. Stoneback stated there is landscaping in front of the former bank space, not sure the sidewalk width is 6’ wide.
- Applicant stated the sidewalk dimension on the site plan is from the landscaping, the sidewalk is 8’ wide.
- G. Gerdes stated the cafe should be inspected once set up.

G. Gerdes made a motion to approve the sidewalk cafe subject to a City inspection, seconded by S. Mangum.
The Committee voted by roll call vote, 8-0, to approve the sidewalk cafe subject to a City inspection.


Nays:

Adjournment

S. Mangum made a motion to adjourn, seconded by D. Stonback. The Committee voted by roll call, 8-0, to adjourn. The Committee adjourned at 3:10 p.m.


Nays:

The next DAPR meeting is scheduled for Wednesday, July 22, 2020, at 2:30 p.m. via a virtual meeting. Additional information will be provided on that meeting agenda.

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

1800 Central Street

Recommendation to ZBA
This map is not a plat of survey. This map is provided “as is” without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
VIEW TOWARDS WEST END OF CENTRAL ST.
VIEW TOWARDS PROJECT SITE
VIEW TOWARDS EAST END OF CENTRAL ST.
VIEW TOWARDS PROJECT REAR YARD
PLAT OF SURVEY
BY
JOHN M. HENRIKSEN
59 BROADWAY DES PLAINES, ILLINOIS 60016
847-705-8501

OF
THE EAST 24 FEET OF THE NORTH 75 FEET OF LOT 1 (EXCEPT THAT PART THEREOF, IF ANY, FALLING WITHIN THE SOUTH 73 FEET OF SAID LOT 1) IN BLOCK 6, IN NORTH EVANSTON IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CENTRAL STREET

POSSIBLE 7 FT. TAN OR USED FOR CENTRAL STREET
NO CIRCUMCISION ROAD

CONCRETE

24.0

CONCRETE

PARKING METER

CURB

RECL = 104.0

NORTH LINE OF LOT 1

JONI IN BUILDING 0.00 EAST
AND 7.32 SOUTH

BUILDING 0.75 NORTH AND ON LINE

BUILDING 0.75 NORTH AND ON LINE

NORTH LINE OF THE SOUTH

72.0 FEET OF LOT 1

SOUTH LINE OF THE NORTH

75.0 FEET OF LOT 1

CONCRETE 4.00 SOUTH

CONCRETE 3.00 SOUTH

BLACKTOP

PARKING

ALLEY

LOT 1

ORDER NUMBER: 060336

SCALE: 1 INCH = 10 FEET

ORDERED BY: BRUCE M. JANCOVIC, LTD.

BUILDING LINES, IF ANY, SHOWN HEREBY ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT.

DIMENSIONS ARE TO BE INTERPRETED IN CONFORMITY WITH LOCAL ORDINANCES.

STATE OF ILLINOIS
COUNTY OF COOK
I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREBY DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS

SEPTEMBER 22, 2006

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2950
EXISTING CONSTRUCTION TO REMAIN
EXISTING CONSTRUCTION TO BE REMOVED
REMOVE EXISTING CEILING CONSTRUCTION
TO ACCOMMODATE NEW STAIRWAY
REMOVE EXISTING STOREFRONT WINDOW
TO ACCOMMODATE NEW ENTRY

Legend:
EXISTING CONSTRUCTION
NEW CONSTRUCTION

FIRST FLOOR EXISTING/DEMOLITION PLAN
PROPOSED FIRST FLOOR PLAN

Matthew Kerouac, Architect, Ltd.

DATE
SCALE
JOB NO.

EXISTING FIRST FLOOR PLAN,
314 W. HAWTHORNE CT. LAKE BLUFF, IL                   60044
708.254.7903                            MJKEROUAC@YAHOO.COM

DATE
ISSUE

REVIEW

EVANSTON, IL
1800 CENTRAL ST.

10.02.19
1988

10.02.19
EXISTING EXTERIOR ELEVATION - SOUTH

PROPOSED EXTERIOR ELEVATION - SOUTH
| Case Number: | 19ZONA-0192 – 1800 Central Street  
| | B1a – Business District / oCSC – Central Street Corridor Overlay District |  
| Case Status/Determination: | Non-Compliant |  

**Proposal:**

First floor facade alterations; second floor addition

| Zoning Section: | Comments: |  
| 6-9-5-7. - YARD REQUIREMENTS. (H.) | Non-Compliant: A 13’ rear-yard setback is proposed where 15’ is required when abutting a non-residential district. |  
| 6-15-14-15. - BUILDING FACADE ARTICATION. (B.) | Undetermined/Subject to DAPR Approval: The proposed fenestration on the second floor lacks articulation. I recommend resubmitting plans which show the proposed fenestration in context with the two-story building to the west to verify continuity between existing and proposed second floor window placement. Additionally, I recommend introducing window lintels and sills which extend beyond the width of the proposed windows to increase articulation. The proposed materials will be subject to review by the Design and Project Review Committee. I recommend bringing samples of the proposed materials with you. The materials are not contextual and the proposed second-floor addition cheapens the architectural integrity of the existing one-part commercial building. My recommendation is to use more contextual materials capable of creating a semblance of cohesion between the first and second floors. |  
| 6-15-14-8. - BUILDING HEIGHT. Table 3. | Non-Compliant: A 0’ stepback between the first and second floors is proposed where 10% of the lot depth from the required pedestrian area is required (7’-3”). |  
| TABLE 16-B — SCHEDULE OF MINIMUM OFF STREET PARKING REQUIREMENTS | Non-Compliant: 0 parking spaces are proposed where 1 (rounded down from 1.1) are required for a two-bedroom dwelling unit in a TOD area. |  

**Additional Comments:**

- Please provide additional detail and information on the proposed storefront level alterations and material selection. Include information on the transparency of the new entry door.
This proposal necessitates major zoning relief with advisory review of variations by the Zoning Board of Appeals and Design and Project Review Committee. City Council is the determining body for this proposal.

- The fee for major variations is $385 per requested variation.
- Variations may or may not be granted. More information can be found in Zoning Code Section 6-3-8 or on the City webpage. [https://www.cityofevanston.org/government/departments/community-development/planning-zoning/zoning](https://www.cityofevanston.org/government/departments/community-development/planning-zoning/zoning)

I recommend reviewing in detail, the standards for Major Variation. This proposal will face significant difficulty proving that a hardship or practical difficulty exists, that the difficulty or hardship has not been self-created, and the proposal is not based exclusively upon the desire to extract income from the property.

- I recommend committing to making the proposed unit affordable. Contact the Housing and Grants Division to determine the specifics of this. Typically, it is a 10 year commitment with rent at 80% of the area median income (AMI).

Cade W. Sterling, Planner

12.20.19
1. PROPERTY

Address: 1800 CENTRAL AVE., EVANSTON, IL 60201
Permanent Identification Number(s):
PIN 1: 10122010020000 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: JOHN W. ROMAN
Organization: ROMAN HOLDINGS, INC.
Address: 1800 CENTRAL ST.
City, State, Zip: EVANSTON, IL 60201
Phone: Work: 847.869.0677 Home: Cell/Other: 847.894.8005
Fax: Work: Home: E-mail: JOHN@1LOVEINSURANCE.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: __________________________________________
Address: ________________________________________________________
City, State, Zip: __________________________________________________
Phone: Work: _________ Home: _________ Cell/Other: _________
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."

[Signature]
Property Owner(s) Signature(s) – REQUIRED Date: 06.24.2020

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."

[Signature]
Applicant Signature – REQUIRED Date: 06.24.2020
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [x] (This) Completed and Signed Application Form
- [x] Plat of Survey  Date of Survey: 09.22.2020
- [x] Project Site Plan  Date of Drawings: 08.30.2020
- [x] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [x] Non-Compliant Zoning Analysis
- [x] Proof of Ownership  Document Submitted: Mortgage Statement
- [ ] Application Fee (see zoning fees)  Amount $________ plus Deposit Fee $150

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

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

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

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

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

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

Non-Compliant Zoning Analysis
This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee
* IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

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

A. Briefly describe the proposed project:
The project consists of a second floor addition above an existing 1 story brick commercial building. The addition will contain a 2-bedroom dwelling unit.

B. Have you applied for a Building Permit for this project?  □ NO  □ YES
(Date Applied: ____________________  Building Permit Application #: ____________________)

REQUESTED VARIATIONS

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

<table>
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<th>(A) Section</th>
<th>(B) Requirement to be Varied</th>
<th>(C) Requested Variation</th>
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<td>(ex. &quot;6-8-3-4&quot;)</td>
<td>(ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</td>
<td>(ex. &quot;a front yard setback of 25.25 feet&quot;)</td>
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<td>1</td>
<td>6-9-5-7 requires a 15.0' rear-yard setback when abutting a non-residential district.</td>
<td>a rear-yard setback of 13.0'</td>
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* For multiple variations, see “IMPORTANT NOTE” under “Application Fee & Transcript Deposit” on Page 2.
B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

Parking requirement: There are no existing/available parking spots within 1,000 feet of the proposed project. The property owner has secured a parking spot located in City Lot 4, 2100 Central Street, which is located 1,400 feet from the property.
Rear-yard setback: The rear of the project abuts a parking lot. A majority of existing buildings encroach into the required setback.
Building height: All new and existing buildings along the street have a 0 foot stepback between the first and second floors.

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

The use, mass, and bulk of the proposed addition is appropriate and will have a minimal or positive impact on adjacent properties. The proposed 0’ stepback elevation of the second floor addition will maintain the integrity of the adjoining properties by creating a continuous streetscape. The proposed 13’ rear setback will minimally impeded on the adjoining buildings light and vent. The surrounding properties are a mix business and residential with similar bulk and mass.

The addition of a second floor apartment with no additional parking will not impact residential parking in the area since all such 24 hour 7 day a week parking requires a residential sticker and is not available to the general public (or the owner or tenant of the proposed apartment).

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

If the strict letter of the regulations were to be carried out the project would not be allowed since there are no existing/available parking spots within 1,000 feet. Additionally, the required rear-yard 15’ setback and the 7’ front elevation setback would not provide enough available square footage for a typical 2-bedroom dwelling unit.

3. Either...

(a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or
(b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

The proposed project is located within a 1/4 block of the Metro Station and bus line, and above an existing business space. The addition of the 2-bedroom dwelling unit will add a future live/work space to the Central Street business district, contributing to the desired "Missing Middle Housing" goals of Evanston.

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

The property was platted at its current size and location prior to the current ownership. Zoning guidelines for required parking, required rear-yard setback, and 10% stepback where created by the city. The project is designed to accommodate the typical requirements of similar 2-bedroom dwelling units in the area.
5. Have other alternatives been considered, and if so, why would they not work?

There are no alternatives that meet the parking requirements. The required 15' setback and 10% street front stepback would not provide enough allowable square footage for a viable 2-bedroom dwelling unit in the local marketplace.

City of Evanston
DISCLOSURE STATEMENT FOR ZONING HEARINGS
(This form is required for all Major Variances and Special Use Applications)

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

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

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.)

Roman Holdings, Inc. owns the building and land @ 1800 Central St.

John and Susan Roman own 100% of Romans Holding, Inc.
6N730 Waterbury Drive, Wheaton, IL 60187 847.894.8005

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 2 above, or indicated below.

If Applicant or Proposed Land User is a Corporation

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

a. Names and addresses of all officers and directors.
   John and Susan Roman own 100% of Romans Holding, Inc.
   0N730 Waterbury Drive, Wheaton, IL 60187 847.894.8005
   Roman Holdings, Inc.
   John Roman - 51% - 0N730 Waterbury Drive, Wheaton, IL 60187
   Susan Roman - 49% - 0N730 Waterbury Drive, Wheaton, IL 60187

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.

   Same as above

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 FARM BANK  
CUSTOMER SERVICE 1-877-734-2265  
PO BOX 3298  
MILWAUKEE WI 53201-3298

00302072  

FIBS8525062520004755 000001 00000000 0

ROMAN HOLDINGS INC  
1800 CENTRAL STREET  
EVANSTON IL 60201-1510

Account/Note Number: 09520070202-00200  
Statement Date: 06/24/20  
Officer: TYLER ROSS  
Branch Number: 700  
Current Balance: $278,005.07  
Payment Due Date: 07/10/20  
Amount Due: $2,027.52

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</table>

Please return the bottom portion of the statement with your loan payment.

008520952007020200200000020275200002128902

ROMAN HOLDINGS INC  
1800 CENTRAL STREET  
EVANSTON IL 60201-1510

A late fee of $101.38 will be imposed if payment is not received by 07/27/20.

Please remit and make check payable to:

STATE FARM BANK  
PO BOX 3298  
MILWAUKEE WI 53201-3298

☐ Check here for change of address or phone number and indicate changes.
Design and Project Review (DAPR)

1608 Chicago 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.
Aerial Map - 1608 Chicago Avenue

User drawn points
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.

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Sidewalk Cafe & Other Outdoor Dining Application [#42]

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

<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>GOLDEN OLYMPIC RESTAURANT INC</td>
</tr>
<tr>
<td>Evanston Street Address *</td>
<td>1608 CHICAGO AVE</td>
</tr>
<tr>
<td>Contact Name *</td>
<td>JERRY TRAVLOS</td>
</tr>
<tr>
<td>Address, if different than food establishment address</td>
<td>5840 WARREN ST MORTON GROVE, Illinois 60053 United States</td>
</tr>
<tr>
<td>Contact Email *</td>
<td><a href="mailto:jerry_travlos@hotmail.com">jerry_travlos@hotmail.com</a></td>
</tr>
<tr>
<td>Phone Number 1 *</td>
<td>(847) 910-8722</td>
</tr>
<tr>
<td>Phone Number 2</td>
<td>(847) 967-8722</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.

Attach a File – Statement of Restaurant Use
<table>
<thead>
<tr>
<th>Attach a File – Release, Indemnification &amp; Hold Harmless Agreement</th>
<th><img src="release_indemnification_hold_harmless_agreement.pdf" alt="release_indemnification_hold_harmless_agreement.pdf" /> 539.37 KB · PDF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach a File – Certificate of Insurance</td>
<td><img src="certificate_of_liability_insurance.pdf" alt="certificate_of_liability_insurance.pdf" /> 763.57 KB · PDF</td>
</tr>
<tr>
<td>Please check appropriate box below *</td>
<td>• I have attached a site plan that provides 6’ distancing between tables, backs of occupied chairs and pedestrian travel.</td>
</tr>
<tr>
<td>Reusable dishware/flatware will be used for cafe customers *</td>
<td>Yes</td>
</tr>
<tr>
<td>Disposable dishware/flatware will be used for cafe customers *</td>
<td>No</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>No</td>
</tr>
<tr>
<td>Attach current Evanston liquor license, if applicable</td>
<td><img src="evanston_business_license.pdf" alt="evanston_business_license.pdf" /> 268.43 KB · PDF</td>
</tr>
<tr>
<td>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. *</td>
<td>• Yes, I agree to the above statement.</td>
</tr>
<tr>
<td>Attach a File</td>
<td><img src="sidewalk_cafe_permit_new_application.pdf" alt="sidewalk_cafe_permit_new_application.pdf" /> 5.11 MB · PDF</td>
</tr>
<tr>
<td>Select a Choice</td>
<td>First Choice</td>
</tr>
</tbody>
</table>

Christine Rennord <crennord@cityofevanston.org>  
Fri, Jul 10, 2020 at 8:49 AM  
To: jerry_travlos@hotmail.com  
Cc: Gary Gerdes <ggerdes@cityofevanston.org>  

Hi Jerry - Thank you for submitting your sidewalk cafe application. It has been received and is being processed.

Sincerely,

Christine A. Rennord  
Customer Service Coordinator
Community Development Department
Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8033
crennord@cityofevanston.org | cityofevanston.org

Evanston is counting on you!
Complete the 2020 U.S. Census at my2020census.gov.

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

[Quoted text hidden]
Design and Project Review (DAPR)

1726 Sherman 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.
Aerial Map - 1726 Chicago Avenue

July 17, 2020

- User drawn points
- Tax Parcels

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Copyright 2018 City of Evanston
Sidewalk Cafe & Other Outdoor Dining Application [#46]

1 message

<table>
<thead>
<tr>
<th>City of Evanston</th>
<th>Tue, Jul 14, 2020 at 3:26 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:no-reply@wufoo.com">no-reply@wufoo.com</a></td>
<td>Reply-To: <a href="mailto:lolajupiter@gmail.com">lolajupiter@gmail.com</a></td>
</tr>
<tr>
<td>To: <a href="mailto:crennord@cityofevanston.org">crennord@cityofevanston.org</a></td>
<td></td>
</tr>
</tbody>
</table>

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

- New

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>Olive Mediterranean Grill</td>
</tr>
<tr>
<td>Evanston Street Address *</td>
<td>1726 Sherman Avenue</td>
</tr>
<tr>
<td>Contact Name *</td>
<td>Lourdes Perez</td>
</tr>
<tr>
<td>Contact Email *</td>
<td><a href="mailto:lolajupiter@gmail.com">lolajupiter@gmail.com</a></td>
</tr>
<tr>
<td>Phone Number 1 *</td>
<td>(917) 821-7471</td>
</tr>
<tr>
<td>Phone Number 2</td>
<td>(347) 791-5514</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.

- PDF | 23.35 KB |
  | omg_sherman_evanson.pdf |

Attach a File – Statement of Restaurant Use

- PDF | 2.05 MB |
  | scan_14_jul_2020_1.pdf |

Attach a File – Release, Indemnification & Hold Harmless Agreement

- PDF | 2.09 MB |
  | scan_14_jul_2020.pdf |
Please check appropriate box below *

<table>
<thead>
<tr>
<th>Option</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reusable dishware/flatware will be used for cafe customers *</td>
<td></td>
<td></td>
</tr>
<tr>
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<td></td>
</tr>
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<td></td>
</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.

- I have attached a site plan that provides 6' distancing between tables, backs of occupied chairs and pedestrian travel.

Attach a File – Certificate of Insurance

**116703.pdf**

85.42 KB · PDF
THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY OR SUBDIVISION OR POLITICAL SUBDIVISION – PERMITS OR AUTHORIZATIONS RELATING TO PREMISES

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM

SCHEDULE

State Or Governmental Agency Or Subdivision Or Political Subdivision:
City of Evanston, 2100 Ridge Avenue, Evanston, IL 60201

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Liability is amended as follows:

A. The following is added to Paragraph C. Who Is An Insured:

3. Any state or governmental agency or subdivision or political subdivision shown in the Schedule is also an additional insured, subject to the following additional provision:

This insurance applies only with respect to the following hazards for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization in connection with premises you own, rent or control and to which this insurance applies:

a. The existence, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoistaway openings, sidewalk vaults, street banners or decoration and similar exposures;

b. The construction, erection or removal of elevators; or

c. The ownership, maintenance or use of any elevators covered by this insurance.

However:

a. The insurance afforded to such additional insured only applies to the extent permitted by law; and

b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Paragraph D. Liability And Medical Expenses Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits Of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits Of Insurance shown in the Declarations.
Design and Project Review (DAPR)

1307 Chicago Avenue

Preliminary/Final Review
General:
- Space Summer Stage will host events, Fri-Sun, limited to 50 guests beginning July 31 and running through Sept 30
- Working in lockstep with City of Evanston, the patio may seek to eventually expand capacity and frequency only if safe and appropriate to do so
- We’d hope to be able to offer live music from 4-9pm with music done at 9pm on Fri and Sat and 8pm on Sun. Acoustic family friendly music may be offered as early as noon on Sat and Sun.
- Guests will be seated at 10 small cabaret tables (up to 4 per table of same household) spaced 6 feet apart under a 40'x40' tent (with no walls) in the privately owned parking lot behind 1307 Chicago Ave. (see map), with some additional seating at picnic tables, not to exceed total of 50 guests for each event
- Events may be free and first-come, first-served seating; or pre-sold paid/ticketed and assigned seating
- A small stage and lightly amplified live music would be presented, respecting noise ordinances and the neighbors
- Portable restrooms will be stationed near entry/exit point and will be cleaned following IDPH guidelines. One accessible restroom unit will be available.
- Hand washing stations will be available adjacent to portable restrooms and bar; Hand sanitizer stations available at guest entry/exit point, tent entry/exit, in common areas (picnic tables)
- Guest entry/exit points will have contactless check-in with Space staff
- Face coverings required for staff (at all times) and guests (when not seated)
- A picket fence will surround the site.

Staff:
- Staff will have limited interactions will guests and will have work spaces that allow for social distancing from other team members
• Regular hand washing and hand sanitization will be required for staff
• Regular COVID-19 testing will be encouraged for staff
• Temperature checks and symptom screening will be required of staff at beginning of shift
• Staff will be encouraged to stay at home if not feeling well
• Staff will be presented with latest health policy/info, shared at pre-service meetings
• Lead health officer is Davis Inman

Guests:
• Face coverings will be required of all guests (when not seated)
• Guests will be reminded that social distancing must be maintained at all times
• Mask requirement and social distancing signage displayed at points of entry and other guest flow areas
• Space will provide area for guests who exhibits COVID-19 symptoms
• House manager to monitor social distancing of guests and other safety policies

Bar Service:
• Space to offer sale of packaged beer and wine delivered by a server who takes orders from guests while seated; contactless payment options available
• To-go food will be available from Union Squared, following guidelines for food service safety

Cleaning:
• Space staff clean and disinfect all tables, chairs at beginning and end of service; and high-touch surfaces every 2 hours
• Bar and box office workspace and equipment cleaned and disinfected throughout event
• Weekly deep cleaning of entire site will be followed using CDC protocols