



DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Tuesday, February 15, 2022
2:00 p.m.

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://us06web.zoom.us/j/84971190182?pwd=emx3TVM1WmkyZkYxSFkrallvbmJFdz09>

Meeting ID: 849 7119 0182

Passcode: 940664

One tap mobile: +13126266799,,84971190182# US (Chicago)

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

Meeting ID: 849 7119 0182

AGENDA

- I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA NYDEN, CHAIR
- II. SUSPENSION OF THE RULES: Member participation electronically or by telephone.
- III. MINUTES: **February 8, 2022, meeting minutes.**
- IV. OLD BUSINESS:

A. 1224 Washington Street

Recommendation to LUC

James Tullio, property owner, requests various zoning variations from the Evanston Zoning Ordinance to allow for the subdivision of one 9,226 square-foot, 100-foot wide, residential corner lot into two residential lots in the R3 Two-Family Residential District. The zoning relief requested is as follows: to allow both the proposed corner and interior lots to be 4,613 square feet where a minimum of 5,000 square feet is required for a single family residence (Section 6-8-4-4); to allow the proposed corner lot a building lot coverage of 2,090 square feet or 45.3% where a maximum of 2,076 square feet is permitted (Section 6-8-4-6); to allow the proposed corner lot an

impervious surface lot coverage of approximately 3,600 square-feet or 78.04% where the maximum permitted is 2,767.8 square-feet or 60% is permitted (Section 6-8-4-9), and a 2.8' interior side yard setback for an accessory structure (existing patio) where 5' is required [Section 6-8-4-7(C)(3)]. The subject property is currently improved with one two-story building, a driveway, and patio. The Land Use Commission makes a final determination on these requests per Section 6-3-8-10 of the Evanston Zoning Ordinance and Ordinance 92-O-21. The City Council shall consider the draft plat of subdivision per Section 4-11-1 of the Evanston Building Code, should the Land Use Commission approve the aforementioned variations from the Evanston Zoning Ordinance.

V. NEW BUSINESS:

A. 1801 Central Street

Preliminary and Final Review

James Hennessey, applicant/property owner, submits for preliminary and final review to construct a 2-story addition over an existing 1-story commercial building, including renovation of the ground floor for a fitness studio and accessory Type 2 Restaurant, 4 dwellings on the 2nd story, partial loft space on the 3rd story, and rooftop decks for residential use only, in the B1a Business District and Central Street Overlay District.

B. 618 Davis Street

Recommendation to Zoning Administrator

Amer Hussain, lessee, submits for an Administrative Review Use for a Medical Office, a COVID Test Facility, in the D2 Downtown Retail Core District.

VI: ADJOURNMENT

The next regularly scheduled DAPR meeting is **Tuesday, February 22, 2022 at 2:00 pm via virtual meeting**. Additional information will be provided on that meeting agenda.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: <http://www.cityofevanston.org/government/boards-commissions/design-and-project-review-committee/index.php> Questions can be directed to Michael Griffith, Planner at mgriffith@cityofevanston.org or at 847-448-8155.

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847-4866-8052 (TDD).

**DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
February 8, 2022**

Voting Members Present: J. Nyden, A. Schnur, L. Biggs, M. Callahan, R. Papa, M. Tristan, J. Hyink, C. Pratt, M. Jones, M. Griffith

Staff Present: M. Klotz, E. Okallau, C. Ruiz

Others Present:

Presiding Member: J. Nyden

A quorum being present, J. Nyden called the meeting to order at 2:03 p.m.

Suspension of the Rules

A. Members participate electronically or by telephone.

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

The Committee voted by roll call vote, 10-0, to suspend the rules allowing members to participate electronically or by telephone.

Ayes: J. Nyden, A. Schnur, L. Biggs, M. Callahan, R. Papa, M. Tristan, J. Hyink, C. Pratt, M. Jones, M. Griffith

Nays:

Minutes

A. January 25, 2022, meeting minutes.

B. February 1, 2022, meeting minutes.

L. Biggs made a motion to approve the January 25, 2022, and February 1, 2022, meeting minutes, seconded by M. Tristan.

The Committee voted by roll call vote of 10-0, to approve the January 25, 2022, and February 1, 2022, meeting minutes.

Ayes: J. Nyden, A. Schnur, L. Biggs, M. Callahan, R. Papa, M. Tristan, J. Hyink, C. Pratt, M. Jones, M. Griffith

Nays:

Abstained:

J. Nyden stated 1801 Central Street has been pulled from the agenda.

Old Business

A. 2356 Colfax Terrace

Recommendation to LUC

Sarah and Patrick Hillman, property owners, submit for major zoning relief from the Evanston Zoning Ordinance for additions to a single family residence in the R1 Single Family Residential District. The applicant requests zoning relief for 32.7% building lot coverage where a maximum 30% is allowed (Section 6-8-2-7), 54.5% impervious surface coverage where a maximum 45% is allowed (Section 6-8-2-10), a 1.5' north interior side yard setback where 5' is required (Section 6-8-2-8), a 3.3' north interior side yard setback where 4.5' is required for a yard obstruction (roof overhang) (Section 6-4-1-9), a 17.4' west rear yard setback where 30' is required (Section 6-8-2-8), a 10.5' west rear yard setback where 27' is required for a yard obstruction (roofed walk) (Section 6-4-1-9), detached accessory structures in the front yard where detached accessory structures are only permitted in side and rear yards (Section 6-4-6-2-D, 6-4-6-3-A), a 2' north yard setback where 3' is required to any property line for detached accessory structures (Section 6-4-6-2-E), a 1' north interior side yard setback where 2.5' is required for a yard obstruction on a detached accessory structure (roof overhang) (Section 6-4-1-9), 35' height for a detached accessory structure where a maximum 20' height is allowed for accessory structures that are not garages or ADUs (Section 6-4-6-2-G), a fence in the front yard where fencing is not permitted within the front yard or within 3' of the front facade of the house (Section 6-4-6-7-F), and 7.3' fence height where a maximum fence height of 6' is allowed (Section 6-4-6-7-F). The Land Use Commission (LUC) is the final determining body for this case. *Item was continued from the February 1, 2022, meeting.*

APPLICATION PRESENTED BY: Patrick Hillman, property owner
Joseph Lambke, architect

DISCUSSION:

- Applicant described the characteristics of the property stating it is an unusual lot with an alley along the north side, portion of the private Colfax Ter. on their property, and Poplar Ave to the west. They are trying to match the development pattern of neighboring properties and to protect trees and light. They are trying to block the alley view as much as possible.
- Applicant stated their front yard should be considered the southeast corner, the rear yard the northwest corner of the lot, and the other lot lines should be considered side lot lines.
- Applicant stated they are not asking for a variation for building lot and impervious surface coverage.
- J. Nyden asked how they calculated coverage.
- Applicant stated their software calculated coverage and could provide details to staff. Asked staff to clarify how coverage was calculated.
- L. Biggs stated staff interprets the code, not the applicant.
- M. Griffith stated the plan was difficult to follow, but it appears the applicant's building lot coverage calculation does not include areas that should be included such as a roof overhang over a walk next to the bike room and the porch in the courtyard. It isn't clear if the porch is roofed or not. Areas which count towards building lot coverage were provided to the applicant and a diagram showing how coverage was calculated was provided to the applicant.
- There was a discussion regarding lot coverage, areas to include, and how it was calculated.

- L. Biggs stated the plan lacks clarity. Staff's calculations are the numbers used. Lot coverage is a significant issue.
- J. Nyden stated staff's review shows coverage is an issue. Staff will continue to work with the applicant to clarify coverage.
- Applicant stated the zoning requests they are making, including:
 - Setback off the north property line, the plan breaks up the wall along the alley.
 - Setback at garage roof eave, this is an architectural detail.
 - Setback at garage, need to enlarge the garage.
 - Setback at the west canopy to the entrance, this is an architectural detail.
 - Bike room is attached via a wall and should not be considered a detached structure.
 - Setback at bike room eave, this is an architectural detail.
 - Chimney height can be lowered. The chimney is attached to the house by a wall and is not a detached structure.
 - Fence in the front yard is intended to screen the neighbors a/c unit. The a/c unit is in the neighbor's side yard yet impacts the applicant's front yard.
 - They are not asking for a fence height variations. The plan is for a wall to connect the bike room to the house and a wall to connect the chimney to the house, these are not fences and therefore fence height regulations do not apply. The wall height connecting the chimney is intended to provide privacy to the neighbor when the people are on the deck.

- L. Biggs asked the applicant to clarify how the bike room is attached.
- Applicant stated there are stairs and a wall which connect the bike room to the house.
- L. Biggs stated the stairs appear to be open to the air, questioned how this means the bike room is attached to the house.
- M. Klotz stated the zoning code defines how the yards are determined, stating the front yard is off Colfax Terrace, the side yards are off the north and south property lines, and the rear yard is off Poplar Ave.
- J. Nyden asked staff to point out possible revisions to the plan.
- M. Klotz stated the lot is unique and some variations are appropriate:
 - Variation for building lot coverage is not appropriate given the compliant lot size and the project is mostly new construction.
 - Variation for impervious surface coverage is appropriate given the cul-du-sac extending onto the property which counts towards their coverage.
 - Proposed north side yard setback is not appropriate.
 - Proposed setback at roof overhangs are not appropriate as shown.
 - Proposed setback at the roof overhang from the west property line is not appropriate.
 - As shown, the accessory structures are not substantially attached and the variation noted is not appropriate.
 - Proposed setback to the detached accessory structure, the bike room, is not appropriate.
 - Proposed setback at the roof overhang on the bike room is not appropriate.
 - Reducing the chimney height is an appropriate revision.
 - A fence within the front yard along the alley is appropriate, a fence in the front yard along the south property line is not appropriate.

- M. Klotz stated the applicant could appeal her code interpretations which would be considered by the Land Use Commission; an appeal has not been submitted.

- Applicant brought up how the yards are determined, noting how they view the yard designations vs. staff's designations.
- L. Biggs stated it appears the applicant is asking for a strict interpretation of the code for certain details and then asking staff to bend the code for other details.
- L. Biggs stated she cannot support the plan. Fencing over 6' all is not acceptable.
- A. Schnur stated that if more than 50% of the existing structure is demolished, the affordable housing tax is triggered and the new structure is required to be sprinkled.
- M. Jones stated she does not support the variations and that details need to be clarified for the Land Use Commission.

Public Comment:

- Robert Stevens, 2346 Colfax Terrace, stated he is the neighbor to the south and supports the plan. The property has been vacant for about 20 years.

J. Nyden made a motion to provide a neutral recommendation to the LUC, seconded by L. Biggs.

The Committee voted by roll call vote to provide a neutral recommendation to the LUC.

Ayes: J. Nyden, A. Schnur, L. Biggs, M. Callahan, R. Papa, M. Tristan, J. Hyink, C. Pratt, M. Jones, M. Griffith

Nays:

New Business

J. Nyden left the meeting.

A. 1801 Central Street Preliminary and Final Review

James Hennessey, applicant/property owner, submits for preliminary and final review to construct a 2-story addition over an existing 1-story commercial building, including renovation of the ground floor for a fitness studio and 4 dwellings on the 2nd story and partial loft space on the 3rd story, in the B1a Business District and Central Street Overlay District.

This item was pulled from the agenda.

B. 1590 Sherman Avenue Recommendation to Zoning Administrator

Wei Tan, architect, submits for an Administrative Review Use for a Type 2 Restaurant, Moge Tee (milk tea), in the D3 Downtown Core Development District.

APPLICATION PRESENTED BY: Kevin Gao, applicant/operator

DISCUSSION:

- Applicant described their business, serving bubble tea. He stated garbage will be picked up from the rear. Deliveries are once a month typically but they will need to obtain fresh produce from local grocery stores.
- L. Biggs encouraged the applicant to obtain commercial composting services.
- Applicant stated they would consider it.

L. Biggs made a motion to recommend approval to the Zoning Administrator subject to the conditions noted in the memo, seconded by A. Schnur.

The Committee voted by roll call vote, 9-0, to recommend approval to the Zoning Administrator subject to the conditions noted in the memo.

Ayes: A. Schnur, L. Biggs, M. Callahan, R. Papa, M. Tristan, J. Hyink, C. Pratt,
M. Jones, M. Griffith

Nays:

J. Nyden returned to the meeting.

C. 2002 Central Street Recommendation to Zoning Administrator
April Doremus, operator, submits for an Administrative Review Use for a Type 2 Restaurant, Blended, in the B1a Business District and the oCSC Central Street Corridor Overlay District.

APPLICATION PRESENTED BY: April Doremus, applicant/operator

DISCUSSION:

- Applicant stated this would be their second location and described their business, products offered, and operations briefly.
- L. Biggs encouraged the applicant to obtain commercial composting services.
- Applicant stated they would consider it.
- C. Pratt asked if the eco to go containers were compostable or recyclable.
- Applicant stated they are recyclable.

L. Biggs made a motion to recommend approval to the Zoning Administrator subject to the conditions noted in the memo, seconded by M. Jones.

The Committee voted by roll call vote, 10-0, to recommend approval to the Zoning Administrator subject to the conditions noted in the memo.

Ayes: J. Nyden, A. Schnur, L. Biggs, M. Callahan, R. Papa, M. Tristan, J. Hyink,
C. Pratt, M. Jones, M. Griffith

Nays:

Adjournment

L. Biggs made a motion to adjourn, seconded by M. Jones. The Committee voted by voice vote, 10-0, to adjourn. The Committee adjourned at 3:26 p.m.

Ayes: J. Nyden, A. Schnur, L. Biggs, M. Callahan, R. Papa, M. Tristan, J. Hyink,
C. Pratt, M. Jones, M. Griffith

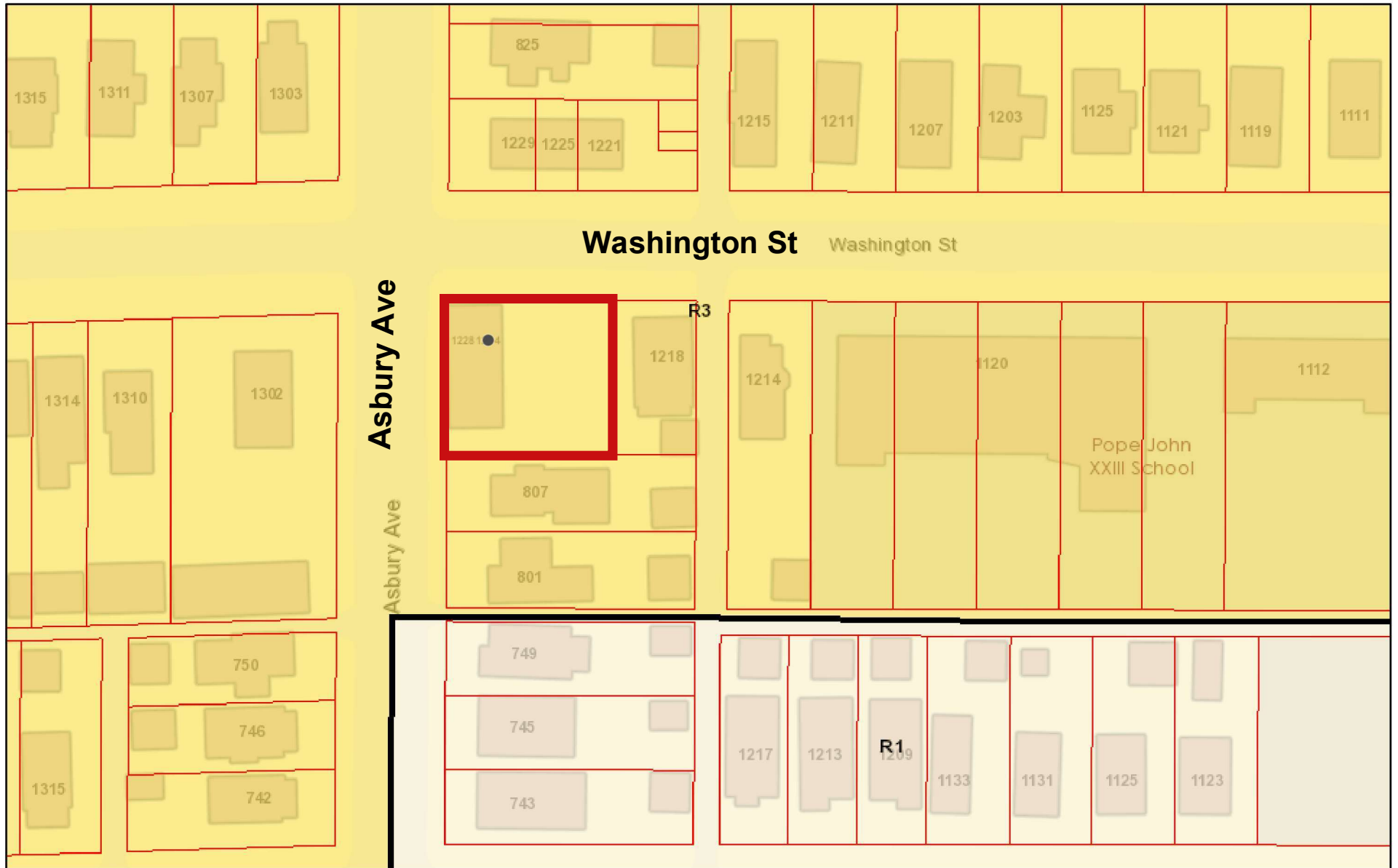
Nays:

Respectfully submitted,
Michael Griffith, Planner

Design & Project Review Committee
Recommending Body

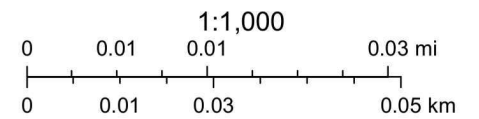
1224 Washington St.
Major Variation and Minor Variation
for Substandard Lot Size/2-Lot Split

1224 Washington St - Zoning



12/28/2021, 5:39:52 PM

- | | | | |
|----------------------------|-----------------|----------------------------|--------------------------------|
| Zoning Boundaries & Labels | B2 - Business | C1a - Commercial Mixed-Use | D2 - Downtown Retail Core |
| Zoning Districts | B3 - Business | C2 - Commercial | D3 - Downtown Core Development |
| B1 - Business | C1 - Commercial | D1 - Downtown Fringe | D4 - Downtown Transition |
| B1a - Business | | | |



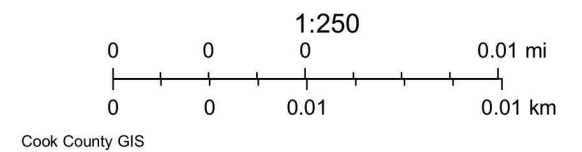
1224 Washington St - Aerial



12/28/2021, 5:36:48 PM

 City Boundary

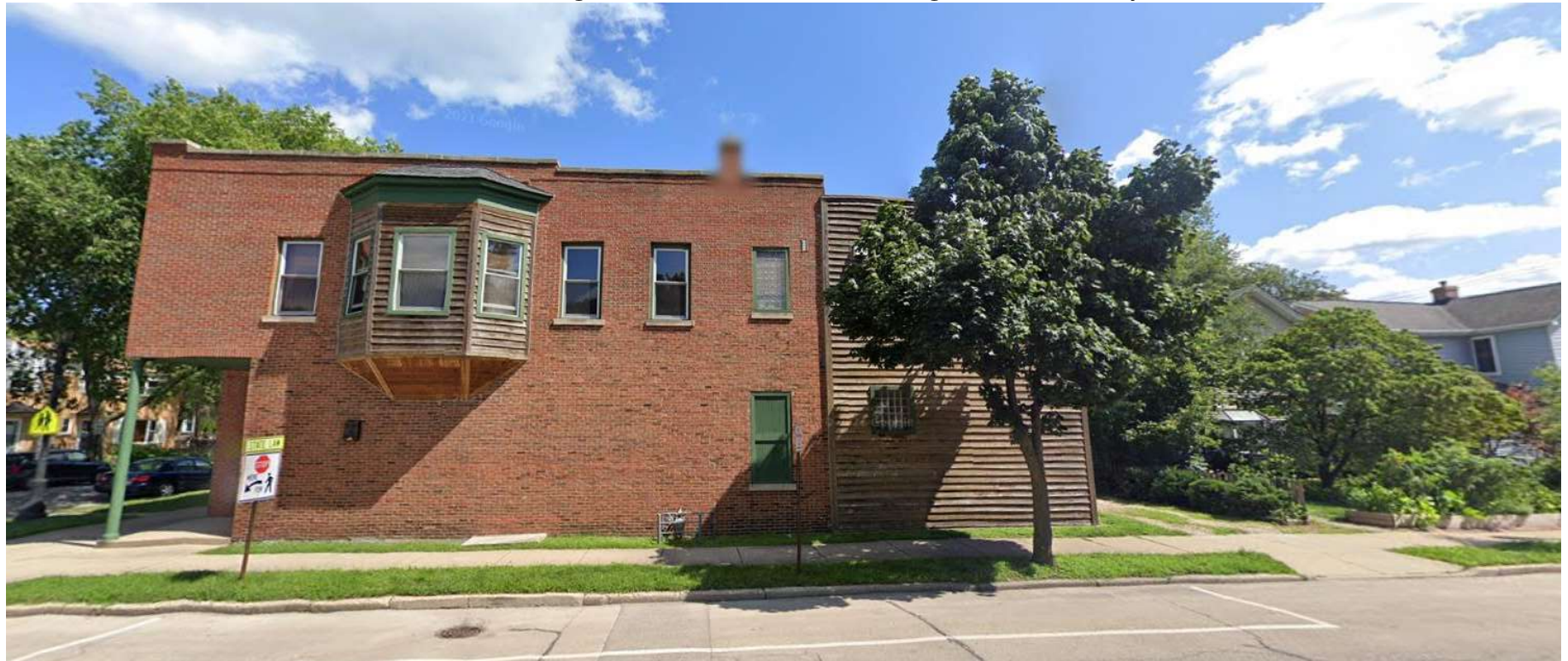
 Tax Parcels



1224 Washington Street – Street view looking south from Washington



1224 Washington Street – Street view looking east from Asbury





MAJOR VARIATION APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address 1224 Washington Street

Permanent Identification Number(s):

PIN 1: 11-19-304-001-0000 PIN 2: - - - - -

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: James Tullio

Organization: Butcher Boy School Of Music Production (NFP)

Address: 1224 Washington Street

City, State, Zip: Evanston IL 60202

Phone: Work: _____ Home: _____ Cell/Other: 847-648-1024

Fax: Work: _____ Home: _____

E-mail: toolsmuse@att.net

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: _____

Address: _____

City, State, Zip: _____

Phone: Work: _____ Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

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

Property Owner(s) Signature(s) -- **REQUIRED**

Date

4. SIGNATURE

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

Applicant Signature – **REQUIRED**

Date

2/2/2022

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>8/01/21</u> |
| <input type="checkbox"/> | Project Site Plan | Date of Drawings: <u>10/25/21</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: <u>Warranty Deed</u> |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees) | Amount \$ _____ plus Deposit Fee <u>\$150</u> |

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:

_____ to allow a corner lot to be 4,613 s.f. where 5,000 s.f. is required
 _____ to allow an interior lot to be 4,613 s.f. where 5,000 s.f. is required

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)

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
Sec 6 8 4 4	The minimum lot size required for residential uses in the R3 district is 5,000 s.f.	to allow a corner lot to be 4,613 s.f. where 5,000 s.f. is required

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

2		
Sec 6 8 4 4	The minimum lot size required for residential uses in the R3 district is 5,000 s.f.	to allow a interior lot to be 4,613 s.f. where 5,000 s.f. is required
3		
Sec 6 8 4 6	a maximum of 45% or 2,076 s.f. is allowed on the proposed corner lot	to allow a building lot coverage of 45.3% or 2,090 s.f.

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

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)

(A) Section (ex. "6-8-3-4")	(B) Requirement to be varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
_____	_____	_____
_____	_____	_____
_____	_____	_____

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

4		
Sec 6 8 4 9	the maximum permitted is 2,767.8 s.f. or 60% on the proposed corner lot	to allow an impervious surface lot coverage of approximately 3,600 s.f. or 78.04%
5		
Sec 6 8 4 7 (C)(3)	5' is the required interior side yard setback for an accessory structure	to allow a 2.8' interior side yard setback for an accessory structure (existing patio)

- 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?

My lot is 9,296 sq ft and is not an official 10,000 sq ft double lot. In order to try and sell the second lot i need a variance.

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.

This won't affect either neighbor around me. I have one neighbor behind me and one to the east as it is a corner lot.

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.

I would most likely go into foreclosure and lose the property. Please see the attached document for further explanation.

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.

(b) The money derived from the sale of the lot will only go towards the mortgage to save the building.

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

Because of covid 19 and a rising interest rate our income has suffered drastically. If this had not happened we wouldn't have to try and sell the lot.

5. Have other alternatives been considered, and if so, why would they not work?

Raising the required amount is not feasible in the timeframe i
have to save the building, so the only alternative is to try and sell
the adjacent lot.



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.

James Tullio
Butcher Boy School Of Music Production (NFP)
1224 Washington St
Evanston, IL 60202

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

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

Bamboula Lender LLC c/o Len Loventhal
3522 N. Janssen Ave
Chicago, IL 60657

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 X 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.

Butcher Boy School Of Music Production (NFP)

James Tullio Director 1224 Washington St Evanston 60202

Patrick Hughes Officer 1317 Livingston Evanston 60201

Neil Gambow Officer 927 Michigan Ave #2 Evanston 60202

- b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

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

2068245 (7)
MERCURY TITLE COMPANY, L.L.C.

1072 Hwy
WARRANTY DEED

MAIL DEED TO:

Fritschell & Paulowski
6554 W. Northwest Hwy
Chicago IL 60631

SEND TAX BILLS TO:

James Tullio
1224-28 Washington St.
Evanston IL 60202

M.G.R. TITLE

Doc#: 0818841030 Fee: \$28.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2008 10:57 AM Pg: 1 of 2

THE GRANTORS, G. ERIC SPROULL and HEIDI J. SPROULL, Husband and Wife, both of City of Evanston, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND 00/100 in hand paid, CONVEY and WARRANT to JAMES^ETULLIO, of 1477 Scott, Winnetka, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 25 RODS OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any; so long as they do not interfere with the current use and enjoyment of the Real Estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number: 11-19-304-001-0000

Address of Real Estate: 1224-28 WASHINGTON STREET, EVANSTON, ILLINOIS

DATED this 7 day of May, 2006

G. S. Sproull
G. ERIC SPROULL

Heidi J. Sproull
HEIDI J. SPROULL

STATE OF ILLINOIS, COUNTY OF COOK ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that G. ERIC SPROULL and HEIDI J. SPROULL, Husband and Wife, are known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 7 day of May, 2006.



Taylor S. Ritz
Notary Public

This instrument prepared by: Mary M. York, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613

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

PAID JUN 09 2006 AMOUNT \$ 2450.00
Agent MM

STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JUN 14 06

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JUN 14 06

REAL ESTATE TRANSFER TAX
000002815
0028500
FP 103042

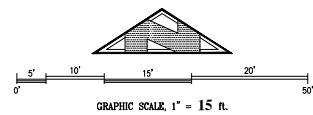
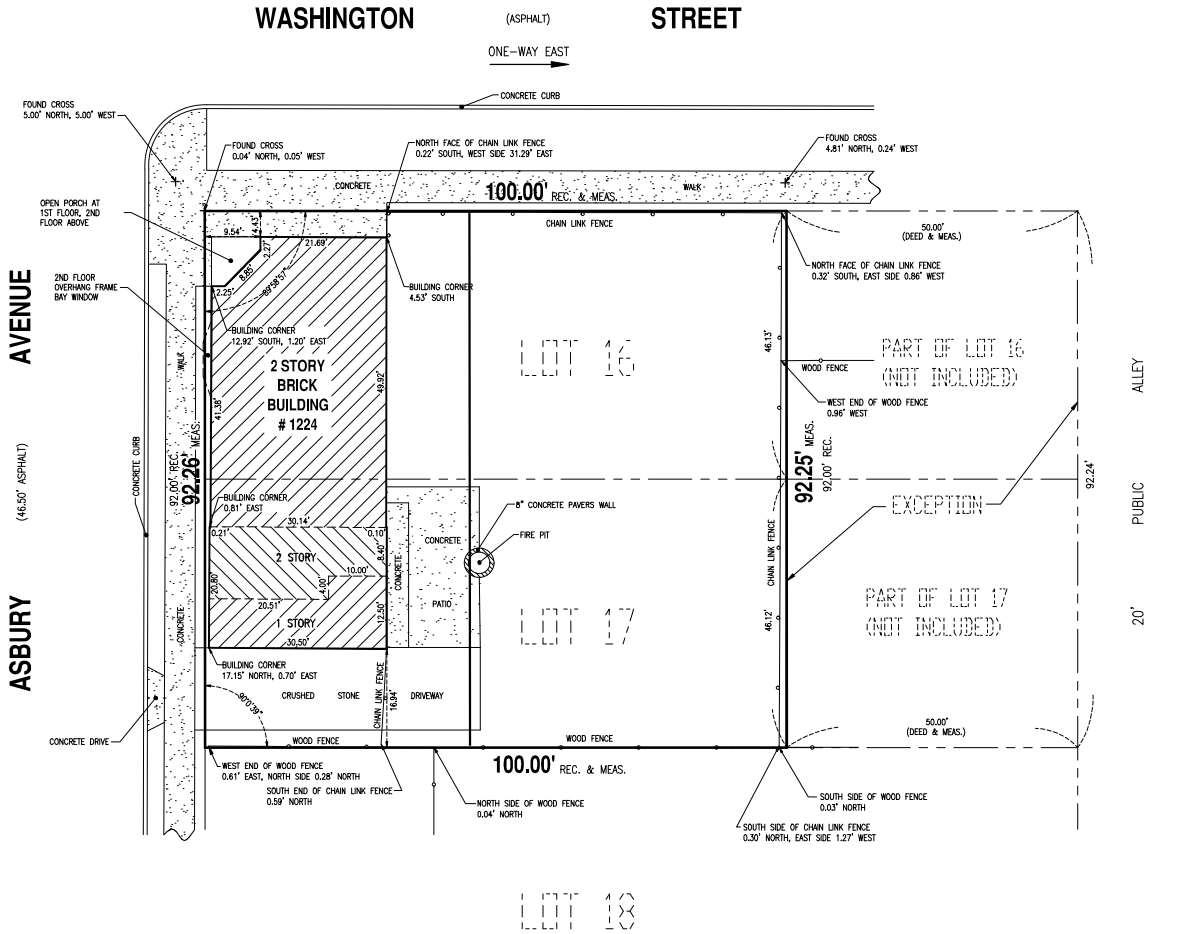
000005603
REAL ESTATE TRANSFER TAX
FP 328689
0053000

PLAT of SURVEY

LEGAL DESCRIPTION:

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 25 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1224 WASHINGTON STREET, EVANSTON, ILLINOIS.



SITE NOTES:

Area of surveyed property = 9,225 sq. ft.

GENERAL NOTES:

All information provided to the surveyor is shown or noted herein.

The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title. This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

Prior to excavation call J.U.L.I.E. at 811 or 800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM	Professional Design Firm License No. 184.008027-0008
LOCATION 1224 WASHINGTON STREET	SURVEY DATE AUGUST 6, 20 21
ORDER No. 21-146	ORDERED BY JIM TULLIO
AA/FC © 2021 B. H. Suhr & Company, Inc. All rights reserved.	

FIELD MEASUREMENTS COMPLETED AUGUST 6, 20 21

STATE OF ILLINOIS
COUNTY OF COOK) ss.

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By *Raymond R. Hansen* Dated AUGUST 18, 20 21

Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22

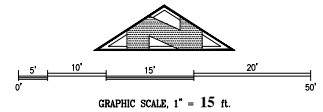
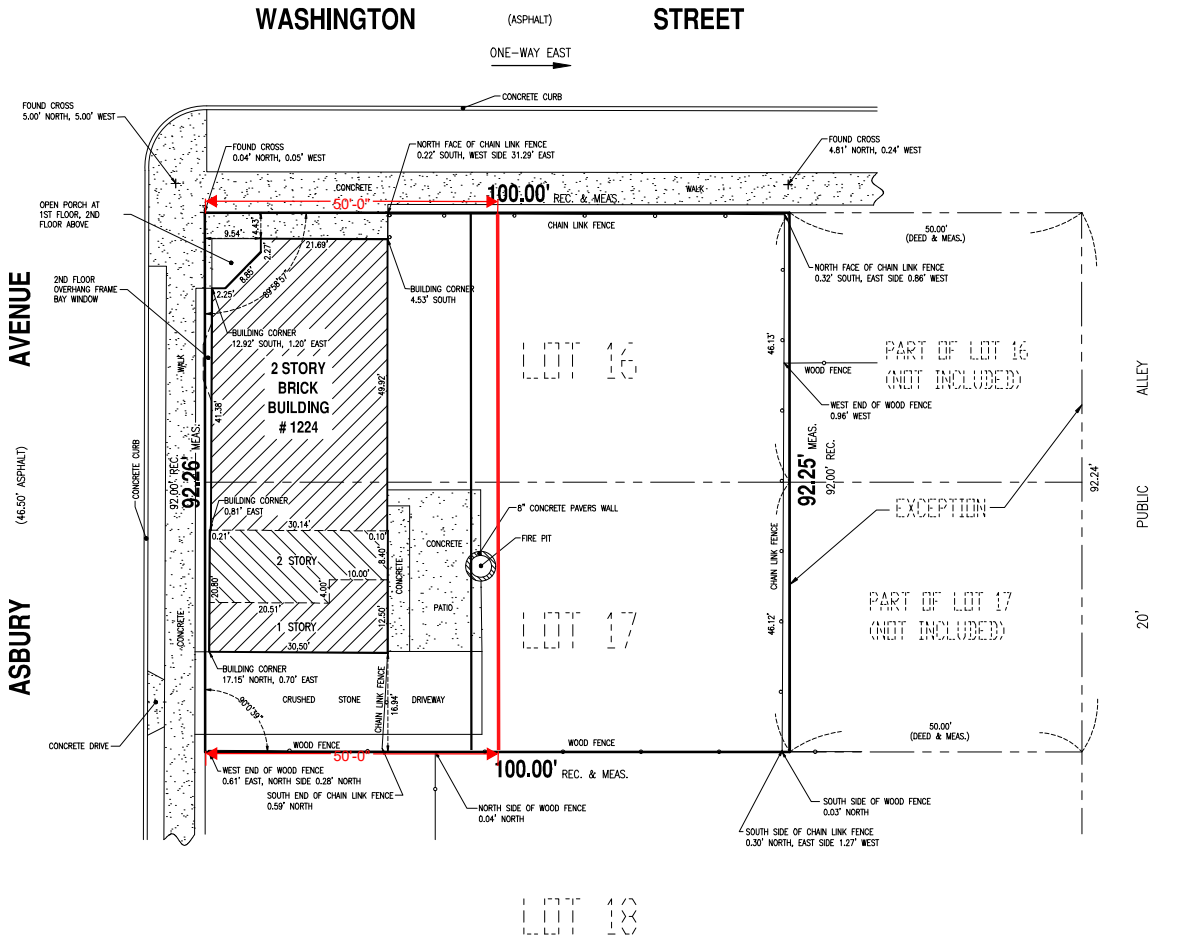


PLAT of SURVEY

LEGAL DESCRIPTION:

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 25 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1224 WASHINGTON STREET, EVANSTON, ILLINOIS.



SITE NOTES:
Area of surveyed property = 9,225 sq. ft.

GENERAL NOTES:
All information provided to the surveyor is shown or noted herein.

The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title. This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

Prior to excavation call J.U.L.I.E. at 811 or 800-892-0123

All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.

Compare all points before building by same and report any discrepancy at once.


Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911	
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062	
TEL. (847) 864-8315 / FAX (847) 864-9344	
E-MAIL: SURVEYOR@BHSUHR.COM	
Professional Design Firm License No. 184.008027-0008	
LOCATION 1224 WASHINGTON STREET	SURVEY DATE AUGUST 6, 20 21
ORDER No. 21-146	ORDERED BY: JIM TULLIO
AA/FC © 2021 B. H. Suhr & Company, Inc. All rights reserved.	

FIELD MEASUREMENTS COMPLETED AUGUST 6, 20 21

STATE OF ILLINOIS }
COUNTY OF COOK }

This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

By  Dated AUGUST 18, 20 21

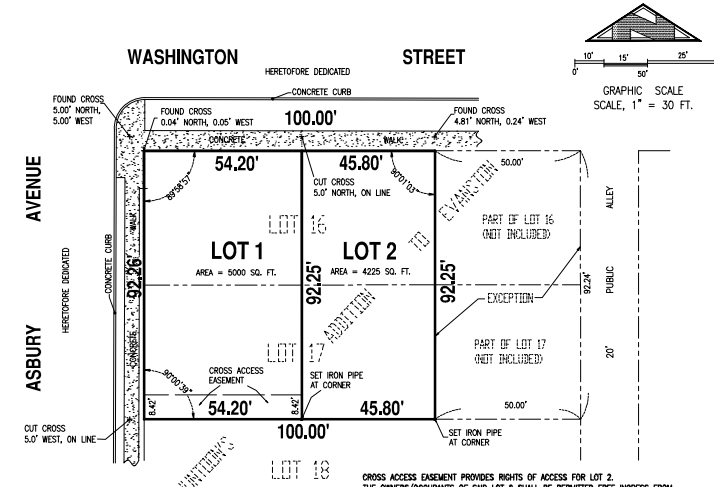
Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22



TULLIO RESUBDIVISION OF

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PRELIMINARY 10-25-21



OWNER'S CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, Jim Tullio, do hereby certify that I am the legal owner of the property described hereon and that I have caused the same to be surveyed for the purpose of resubdividing it into two (2) lots as shown hereon.

Dated this _____ day of _____, A.D., 20 ____.

Signed: _____ Printed: _____

NOTARY'S CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Jim Tullio, personally known to me the same person whose name is subscribed to the foregoing instrument as the Title Owner of record of said property, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this _____ day of _____, A.D., 20 ____.

Signed: _____ Notary Public

MORTGAGEE CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

_____, as Mortgagee under the provisions of a certain mortgage

recorded in the Recorder's Office of Cook County, Illinois, as Document No. _____, does hereby consent to the Plat of Resubdivision hereon drawn.

Dated this _____ day of _____, A.D., 20 ____.

Signed: _____ Attest _____

NOTARY CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____ and _____ of _____, personally known to me to be the same persons whose names are

subscribed to the foregoing instrument as such _____ and _____ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, not individually, but solely as Mortgagee, as aforesaid, for the uses and purposes therein set forth, and the _____ did also then and there acknowledge that they, as Custodian of the Corporate Seal of said Corporation, did affix the Corporate Seal to the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, as Mortgagee, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this _____ day of _____, A.D., 20 ____.

Signed: _____ Notary Public

COUNTY CLERK CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, _____, County Clerk of Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the described property and shown on the plat hereon drawn.

Dated this _____ day of _____, A.D., 20 ____.

Signed: _____
Cook County Clerk

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

Approved this _____ day of _____, A.D., 20 ____.

Signed: _____
Director of Community Development

DIRECTOR OF PUBLIC WORKS CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

Approved this _____ day of _____, A.D., 20 ____.

Signed: _____
Director of Public Works

CHIEF FINANCIAL OFFICER CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I, _____, Chief Financial Officer for the City of Evanston, Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the plat hereon drawn.

Dated this _____ day of _____, A.D., 20 ____.

Signed: _____
Chief Financial Officer

CORPORATION COUNSEL CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

Approved this _____ day of _____, A.D., 20 ____.

Signed: _____
Corporation Counsel

CITY CLERK CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

Approved by the Council of the City of Evanston, Illinois, at a meeting held on this _____ day of _____, A.D., 20 ____ in witness whereof, I set my hand and affix the

Corporate Seal of said City, this _____ day of _____, A.D., 20 ____.

Signed: _____
City Clerk of Evanston, Illinois

LAND SURVEYOR'S CERTIFICATE:
STATE OF ILLINOIS } SS.
COUNTY OF COOK }

B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of resubdividing it into two (2) lots as shown hereon.

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 25 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.

It further certifies that the property shown hereon is not situated in a special flood hazard area as identified by the Federal Emergency Management Agency, as per Flood Insurance Rate Map 17031C0265J of Community Number 170090, Panel No. 0265 J, effective date August 19, 2008, Zone "X" (unshaded) Area of Minimal Flood Hazard.

Dated at Northbrook, Illinois, this _____ day of _____, A.D., 20 ____.

Signed: **PRELIMINARY 10-25-21**
RAYMOND R. HANSEN
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22

B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911 Professional Design Firm
450 SKOKIE BLVD, SUITE 105, NORTHBROOK, ILLINOIS, 60062 License No. 184.000027-0008
TEL. (847) 864-6315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM

LOCATION 1224 WASHINGTON STREET SURVEY DATE, OCTOBER... 20 21
ORDER No. 21-146-S ORDERED BY: JIM TULLIO

FC © 2021 B. H. Suhr & Company, Inc. All rights reserved.

EXISTING P.I.N.
11-19-304-001-0000

SEND TAX BILL TO:
JIM TULLIO
1224 WASHINGTON STREET
EVANSTON, IL 60202

SUBMITTED BY AND RETURN PLAT TO:

CITY OF EVANSTON
DEPARTMENT OF PUBLIC WORKS
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60204

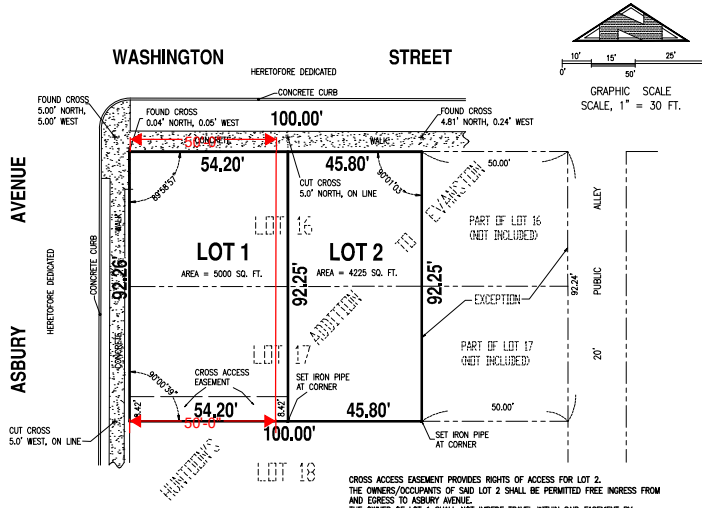
PRELIMINARY 10-25-21

TULLIO RESUBDIVISION

OF

PRELIMINARY 10-25-21

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COUNTY CLERK CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, County Clerk of Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the described property and shown on the plat hereon drawn.

Dated this ____ day of _____, A.D., 20 ____.

Signed: _____
Cook County Clerk

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.

Signed: _____
Director of Community Development

DIRECTOR OF PUBLIC WORKS CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.

Signed: _____
Director of Public Works

CHIEF FINANCIAL OFFICER CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, Chief Financial Officer for the City of Evanston, Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the plat hereon drawn.

Dated this ____ day of _____, A.D., 20 ____.

Signed: _____
Chief Financial Officer

CORPORATION COUNSEL CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.

Signed: _____
Corporation Counsel

CITY CLERK CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved by the Council of the City of Evanston, Illinois, at a meeting held on this ____ day of _____, A.D., 20 ____, in witness whereof, I set my hand and affix the Corporate Seal of said City, this ____ day of _____, A.D., 20 ____.

Signed: _____
City Clerk of Evanston, Illinois

LAND SURVEYOR'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of resubdividing it into two (2) lots as shown hereon.

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 25 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.

It further certifies that the property shown hereon is not situated in a special flood hazard area as identified by the Federal Emergency Management Agency, as per Flood Insurance Rate Map 17031C0265J of Community Number 170090, Panel No. 0265 J, effective date August 19, 2008, Zone "X" (unshaded) Area of Minimal Flood Hazard.

Dated at Northbrook, Illinois, this ____ day of _____, A.D., 20 ____.

Signed: **PRELIMINARY 10-25-21**
RAYMOND E. HANSEN
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22

OWNER'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, Jim Tullio, do hereby certify that I am the legal owner of the property described hereon and that I have caused the same to be surveyed for the purpose of resubdividing it into two (2) lots as shown hereon.

Dated this ____ day of _____, A.D., 20 ____.

Signed: _____ Printed: _____

NOTARY'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Jim Tullio, personally known to me the same person whose name is subscribed to the foregoing instrument as the Title Owner of record of said property, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this ____ day of _____, A.D., 20 ____.

Signed: _____ Notary Public

MORTGAGEE CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

_____, as Mortgagee under the provisions of a certain mortgage

recorded in the Recorder's Office of Cook County, Illinois, as Document No. _____, does hereby consent to the Plat of Resubdivision hereon drawn.

Dated this ____ day of _____, A.D., 20 ____.

Signed: _____ Attest _____

NOTARY CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____ and _____ of _____, personally known to me to be the same persons whose names are

subscribed to the foregoing instrument as such _____ and _____, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, not individually, but solely as Mortgagee, as aforesaid, for the uses and purposes therein set forth, and the _____ did also then and there acknowledge that they, as Custodian of the Corporate Seal of said Corporation, did affix the Corporate Seal to the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, as Mortgagee, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this ____ day of _____, A.D., 20 ____.

Signed: _____ Notary Public

B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911 Professional Design Firm
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 License No. 184.008027-0008
TEL. (847) 864-8315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM

LOCATION 1224 WASHINGTON STREET SURVEY DATE, OCTOBER... 20 21

ORDER No. 21-146-S ORDERED BY: JIM TULLIO

FC © 2002 B. H. Suhr & Company, Inc. All rights reserved.

EXISTING P.I.N.
11-19-304-001-0000

SEND TAX BILL TO:

JIM TULLIO
1224 WASHINGTON STREET
EVANSTON, IL. 60202

SUBMITTED BY AND RETURN PLAT TO:

CITY OF EVANSTON
DEPARTMENT OF PUBLIC WORKS
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60204

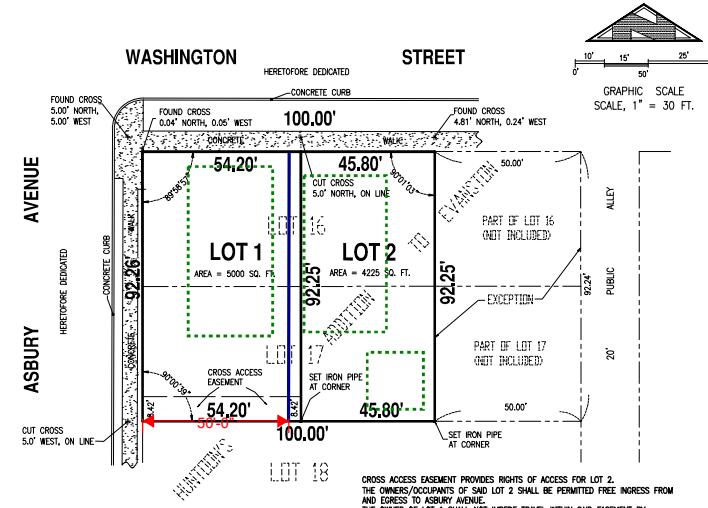
PRELIMINARY 10-25-21

TULLIO RESUBDIVISION

OF

PRELIMINARY 10-25-21

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COUNTY CLERK CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, County Clerk of Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the described property and shown on the plat hereon drawn.

Dated this ____ day of _____, A.D., 20 ____.
Signed: _____
Cook County Clerk

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.
Signed: _____
Director of Community Development

DIRECTOR OF PUBLIC WORKS CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.
Signed: _____
Director of Public Works

CHIEF FINANCIAL OFFICER CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, Chief Financial Officer for the City of Evanston, Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the plat hereon drawn.

Dated this ____ day of _____, A.D., 20 ____.
Signed: _____
Chief Financial Officer

CORPORATION COUNSEL CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.
Signed: _____
Corporation Counsel

CITY CLERK CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved by the Council of the City of Evanston, Illinois, at a meeting held on this ____ day of _____, A.D., 20 ____, in witness whereof, I set my hand and affix the Corporate Seal of said City, this ____ day of _____, A.D., 20 ____.
Signed: _____
City Clerk of Evanston, Illinois

LAND SURVEYOR'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of resubdividing it into two (2) lots as shown hereon.

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 25 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.

It further certifies that the property shown hereon is not situated in a special flood hazard area as identified by the Federal Emergency Management Agency, as per Flood Insurance Rate Map 17031C0265J of Community Number 170090, Panel No. 0265 J, effective date August 19, 2008, Zone "X" (unshaded) Area of Minimal Flood Hazard.

Dated at Northbrook, Illinois, this ____ day of _____, A.D., 20 ____.

Signed: **PRELIMINARY 10-25-21**
RAYMOND E. HANSEN
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22

OWNER'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, Jim Tullio, do hereby certify that I am the legal owner of the property described hereon and that I have caused the same to be surveyed for the purpose of resubdividing it into two (2) lots as shown hereon.

Dated this ____ day of _____, A.D., 20 ____.
Signed: _____ Printed: _____

NOTARY'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Jim Tullio, personally known to me the same person whose name is subscribed to the foregoing instrument as the Title Owner of record of said property, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this ____ day of _____, A.D., 20 ____.
Signed: _____ Notary Public

MORTGAGEE CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

_____, as Mortgagee under the provisions of a certain mortgage

recorded in the Recorder's Office of Cook County, Illinois, as Document No. _____, does hereby consent to the Plat of Resubdivision hereon drawn.

Dated this _____, day of _____, A.D., 20 ____.
Signed: _____ Attest _____

NOTARY CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____ and _____ of _____, personally known to me to be the same persons whose names are

subscribed to the foregoing instrument as such _____ and _____, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, not individually, but solely as Mortgagee, as aforesaid, for the uses and purposes therein set forth, and the _____ did also then and there acknowledge that they, as Custodian of the Corporate Seal of said Corporation, did affix the Corporate Seal to the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, as Mortgagee, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this ____ day of _____, A.D., 20 ____.
Signed: _____ Notary Public

B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911 Professional Design Firm
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 License No. 184.008027-0008
TEL. (847) 864-8315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM

LOCATION 1224 WASHINGTON STREET SURVEY DATE, OCTOBER... 20 21
ORDER No. 21-146-S ORDERED BY: JIM TULLIO

FC © 2002 B. H. Suhr & Company, Inc. All rights reserved.

EXISTING P.I.N.
11-19-304-001-0000

SEND TAX BILL TO:
JIM TULLIO
1224 WASHINGTON STREET
EVANSTON, IL. 60202

SUBMITTED BY AND RETURN PLAT TO:

CITY OF EVANSTON
DEPARTMENT OF PUBLIC WORKS
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60204

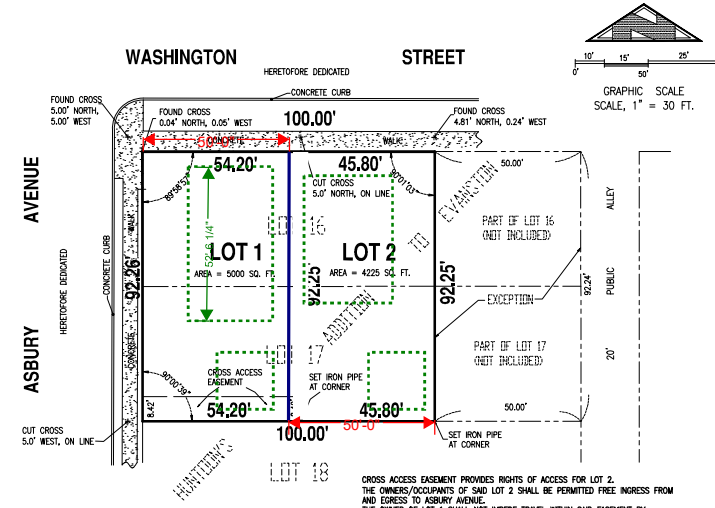
PRELIMINARY 10-25-21

TULLIO RESUBDIVISION

OF

PRELIMINARY 10-25-21

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COUNTY CLERK CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, County Clerk of Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the described property and shown on the plat hereon drawn.

Dated this ____ day of _____, A.D., 20 ____.

Signed: _____
Cook County Clerk

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.

Signed: _____
Director of Community Development

DIRECTOR OF PUBLIC WORKS CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.

Signed: _____
Director of Public Works

CHIEF FINANCIAL OFFICER CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, Chief Financial Officer for the City of Evanston, Cook County, Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments due against the land included in the plat hereon drawn.

Dated this ____ day of _____, A.D., 20 ____.

Signed: _____
Chief Financial Officer

CORPORATION COUNSEL CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved this ____ day of _____, A.D., 20 ____.

Signed: _____
Corporation Counsel

CITY CLERK CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Approved by the Council of the City of Evanston, Illinois, at a meeting held on this ____ day of _____, A.D., 20 ____, in witness whereof, I set my hand and affix the Corporate Seal of said City, this ____ day of _____, A.D., 20 ____.

Signed: _____
City Clerk of Evanston, Illinois

LAND SURVEYOR'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

B. H. SUHR & COMPANY, INC., does hereby certify that it has surveyed the following described property for the purpose of resubdividing it into two (2) lots as shown hereon.

LOTS 16 AND 17 (EXCEPT THE EAST 50 FEET) IN BLOCK 2 IN HUNTOON'S ADDITION TO EVANSTON, A SUBDIVISION OF THAT PART OF THE SOUTH 25 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Dimensions are shown in feet and decimal parts thereof and are correct at 62 degrees Fahrenheit.

It further certifies that the property shown hereon is not situated in a special flood hazard area as identified by the Federal Emergency Management Agency, as per Flood Insurance Rate Map 17031C0265J of Community Number 170090, Panel No. 0265 J, effective date August 19, 2008, Zone "X" (unshaded) Area of Minimal Flood Hazard.

Dated at Northbrook, Illinois, this ____ day of _____, A.D., 20 ____.

Signed: **PRELIMINARY 10-25-21**
RAYMOND E. HANSEN
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/22

OWNER'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, Jim Tullio, do hereby certify that I am the legal owner of the property described hereon and that I have caused the same to be surveyed for the purpose of resubdividing it into two (2) lots as shown hereon.

Dated this ____ day of _____, A.D., 20 ____.

Signed: _____ Printed: _____

NOTARY'S CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Jim Tullio, personally known to me the same person whose name is subscribed to the foregoing instrument as the Title Owner of record of said property, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this ____ day of _____, A.D., 20 ____.

Signed: _____ Notary Public

MORTGAGEE CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

_____, as Mortgagee under the provisions of a certain mortgage

recorded in the Recorder's Office of Cook County, Illinois, as Document No. _____, does hereby consent to the Plat of Resubdivision hereon drawn.

Dated this _____, day of _____, A.D., 20 ____.

Signed: _____ Attest _____

NOTARY CERTIFICATE:
STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that _____ and _____ of _____, personally known to me to be the same persons whose names are

subscribed to the foregoing instrument as such _____ and _____, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, not individually, but solely as Mortgagee, as aforesaid, for the uses and purposes therein set forth, and the _____ did also then and there acknowledge that they, as Custodian of the Corporate Seal of said Corporation, did affix the Corporate Seal to the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, as Mortgagee, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial seal, this ____ day of _____, A.D., 20 ____.

Signed: _____ Notary Public

B.H. SUHR & COMPANY, INC.

SURVEYORS ESTABLISHED 1911 Professional Design Firm
450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 License No. 184.008027-0008
TEL. (847) 864-8315 / FAX (847) 864-9341
E-MAIL: SURVEYOR@BHSUHR.COM

LOCATION 1224 WASHINGTON STREET SURVEY DATE, OCTOBER... 20 21
ORDER No. 21-146-S ORDERED BY: JIM TULLIO

FC © 2002 B. H. Suhr & Company, Inc. All rights reserved.

EXISTING P.I.N.
11-19-304-001-0000

SEND TAX BILL TO:
JIM TULLIO
1224 WASHINGTON STREET
EVANSTON, IL. 60202

SUBMITTED BY AND RETURN PLAT TO:

CITY OF EVANSTON
DEPARTMENT OF PUBLIC WORKS
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60204

PRELIMINARY 10-25-21

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review January 28, 2022

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 21ZONA-0089

Purpose: Zoning Analysis without Bld Permit App

Address: 1224 WASHINGTON ST

District: R3

Overlay: None

Preservation: Not Within

Applicant: James Tullio

Reviewer: Katie Ashbaugh

District:

Phone: 8476481024

THIS APPLICATION PROPOSES (select all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> New Principal Structure | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Sidewalk Cafe |
| <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Retention of Use | <input type="checkbox"/> Other |
| <input type="checkbox"/> Addition to Structure | <input checked="" type="checkbox"/> Plat of Resubdiv./Consol. | |
| <input type="checkbox"/> Alteration to Structure | <input type="checkbox"/> Business License | |
| <input type="checkbox"/> Retention of Structure | <input type="checkbox"/> Home Occupation | |

ANALYSIS BASED ON:

Plans Dated:

Prepared By:

Survey Dated: 8/18/2021

Existing

2-story brick bldg, concrete patio,

Improvements:

gravel driveway

Proposal Description:

2-Lot Split of one 9,226 s.f., 100-foot wide lot into two 4,613 s.f., 50 ft. wide lots

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

Front Porch Exception (Subtract 50%)

Total Eligible
Front
Front Porch
Regulatory Area

Pavers/Pervious Paver Exception (Subtract

Total Paver Area
Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space

Open Required Spaces
Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:	R3	Dwelling - SF Detached	Dwelling - SF Detached	Compliant
Comments: No change; Corner lot only				
Minimum Lot Width (LF)	35	100	50	Compliant
USE: Single Family Detached				
Comments: Corner lot only				
Minimum Lot Area (SF)	5,000 sqft	9226	4613	Compliant
USE: Single Family Detached				
Comments: Corner lot only				
Dwelling Units:	1	1	1	Compliant
Comments:				
Building Lot Coverage (SF) (defined, including subtractions& additions):	2075.85	2090 22.653370908302623%	2090 45.306741816605246%	Non-Compliant
Comments: Corner lot only				
Impervious Surface Coverage (SF, %)	2767.8	3470 37.6%	3600 78.04032083243008%	Non-Compliant
Comments: Corner lot only				

	Standard	Existing	Proposed	Determination
Height (FT) Comments:				No Change
Front Yard(1) (FT) Direction: N Street: Washington Comments: No change; Corner lot only	27	4.43'		Legal Non-Conforming
Street Side Yard (FT) Direction: W Street: Asbury Comments: No change; Corner lot only	15	0.7'		Legal Non-Conforming
Interior Side Yard(1) (FT) Direction: E Comments:	5	68.8'	16.17'	Compliant
Rear Yard (FT) Direction: S Comments: No change; Corner lot only	30	16.94'		Legal Non-Conforming

MISCELLANEOUS REQUIREMENTS


	Standard	Existing	Proposed	Determination
Requirement (1): Sec 6-8-4-4, Min. Lot Size Comments: Interior lot only	5000 s.f.	9226 s.f.	4613 sf	Non-Compliant
Requirement (2): Comments:				
Requirement (3): Comments:				

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

Results of Analysis: This Application is **Non-Compliant**
 Site Plan & Appearance Review Committee approval is: **Required**
 See attached comments and/or notes.



 SIGNATURE

1/28/2022

 DATE

Design and Project Review
(DAPR)



1801 Central Street

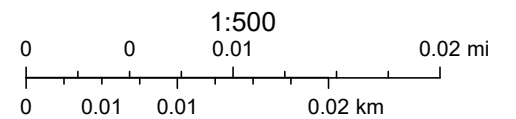
Preliminary and Final Review

1801 Central Street - Aerial Map



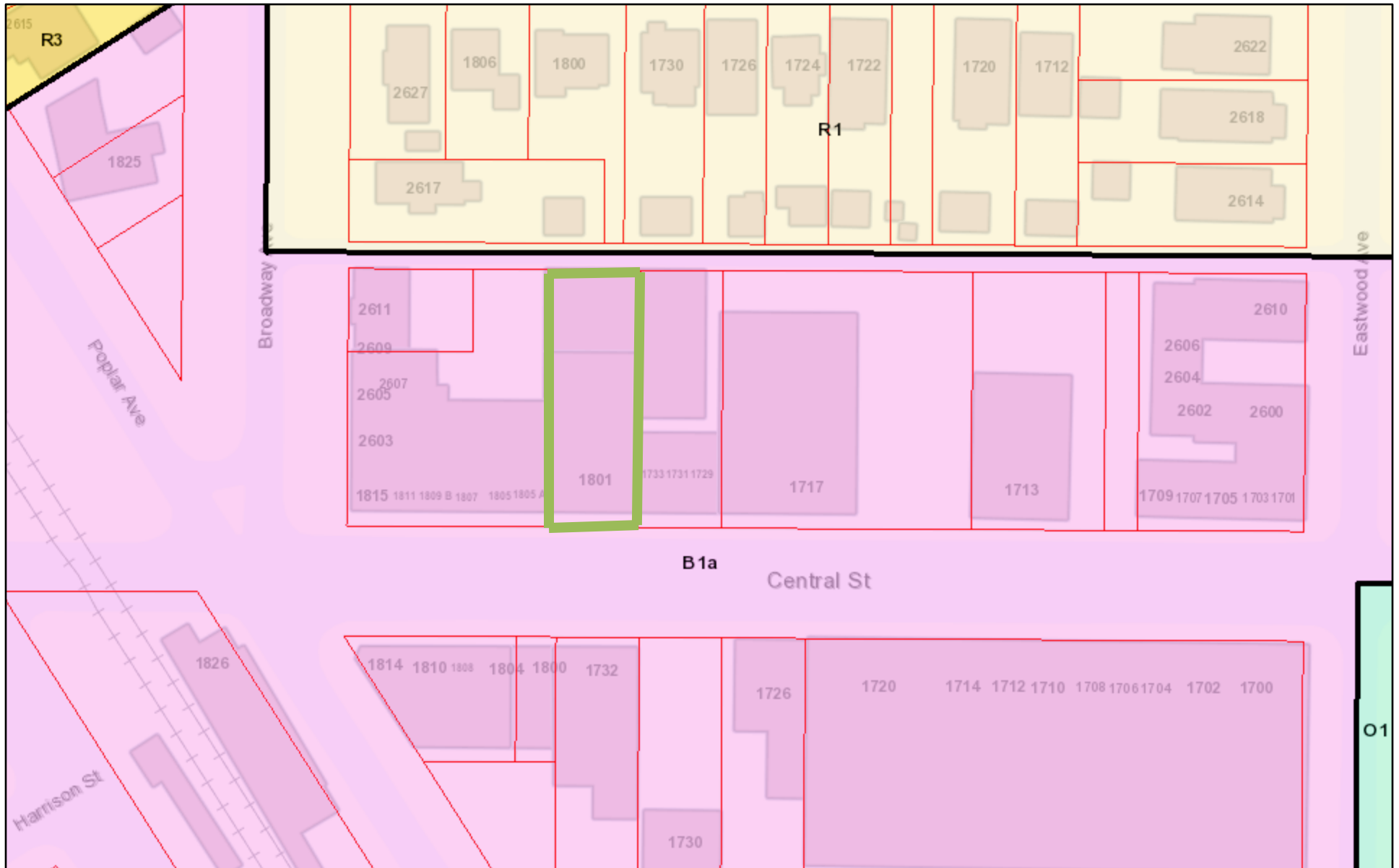
1/31/2022, 1:58:31 PM

-  City Boundary
-  Tax Parcels



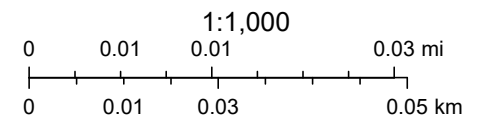
City of Evanston IL, Imagery courtesy Cook County GIS

1801 Central Street - Zoning Map



1/31/2022, 1:56:49 PM

- | | | | |
|----------------------------|-----------------|----------------------------|--------------------------------|
| Zoning Boundaries & Labels | B2 - Business | C1a - Commercial Mixed-Use | D2 - Downtown Retail Core |
| Zoning Districts | B3 - Business | C2 - Commercial | D3 - Downtown Core Development |
| B1 - Business | C1 - Commercial | D1 - Downtown Fringe | D4 - Downtown Transition |
| B1a - Business | | | |





©2019 Google

©2019 Google

©2019 Google

The Printed Word
Cleveland's
Complete Printing Service
Since 1988

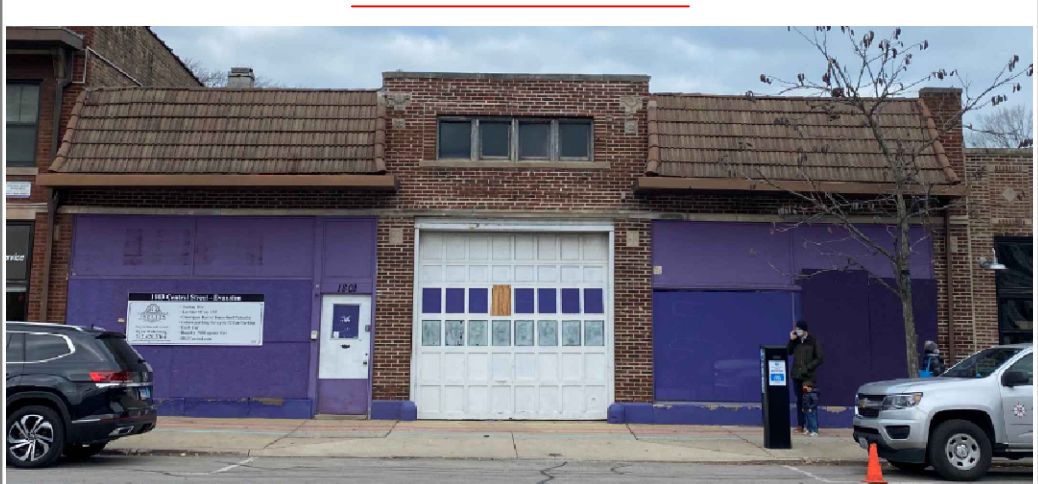
SCHEDULE B-II ITEMS

- 23 - AGREEMENT RECORDED SEPTEMBER 12, 1940 AS DOCUMENT 12544794 FOR A PARTY WALL BETWEEN LOTS 19 AND 20 AND RELATING TO THE MAINTENANCE THEREOF. DOCUMENT NOT PROVIDED. ITEM IS NOT PLATTED.

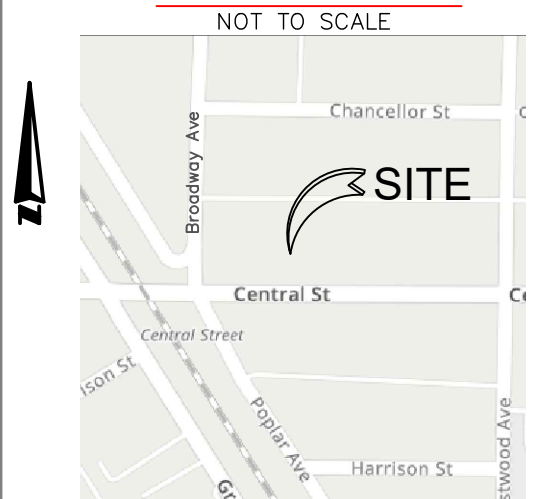
RECORD DESCRIPTION

LOT 20 AND THE EAST 5.00 FEET OF LOT 21 IN JENKS' RESUBDIVISION OF BLOCK 37 IN NORTH EVANSTON, BEING A SUBDIVISION OF LOTS 11 TO 16 AND THE WEST 4-3/10 ACRES OF LOT 17 IN GEORGE SMITH'S SUBDIVISION OF SOUTH PART OF QUILMETTE RESERVE AND ALSO OF LOTS 1, 3 AND THAT PART OF LOT 2, LYING BETWEEN THE CHICAGO AND MILWAUKEE RAILROAD AND WEST LINE OF LOT 3 PRODUCED TO THE NORTH LINE OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SITE PICTURE



VICINITY MAP



LAND AREA

8,544.36 SQUARE FEET±
0.20 ACRES±

PARKING SPACES

REGULAR= 0 HANDICAP= 0
TOTAL= 0

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT		
PERMITTED USE		
MINIMUM LOT AREA (SQ.FT.)		
MAX BUILDING COVERAGE		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		
FRONT		
SIDE		
REAR		
NOTES: AT THE TIME OF THIS SURVEY, THE TRANSACTION PARTIES HAVE NOT PROVIDED THE ZONING INFORMATION.		

FLOOD NOTE

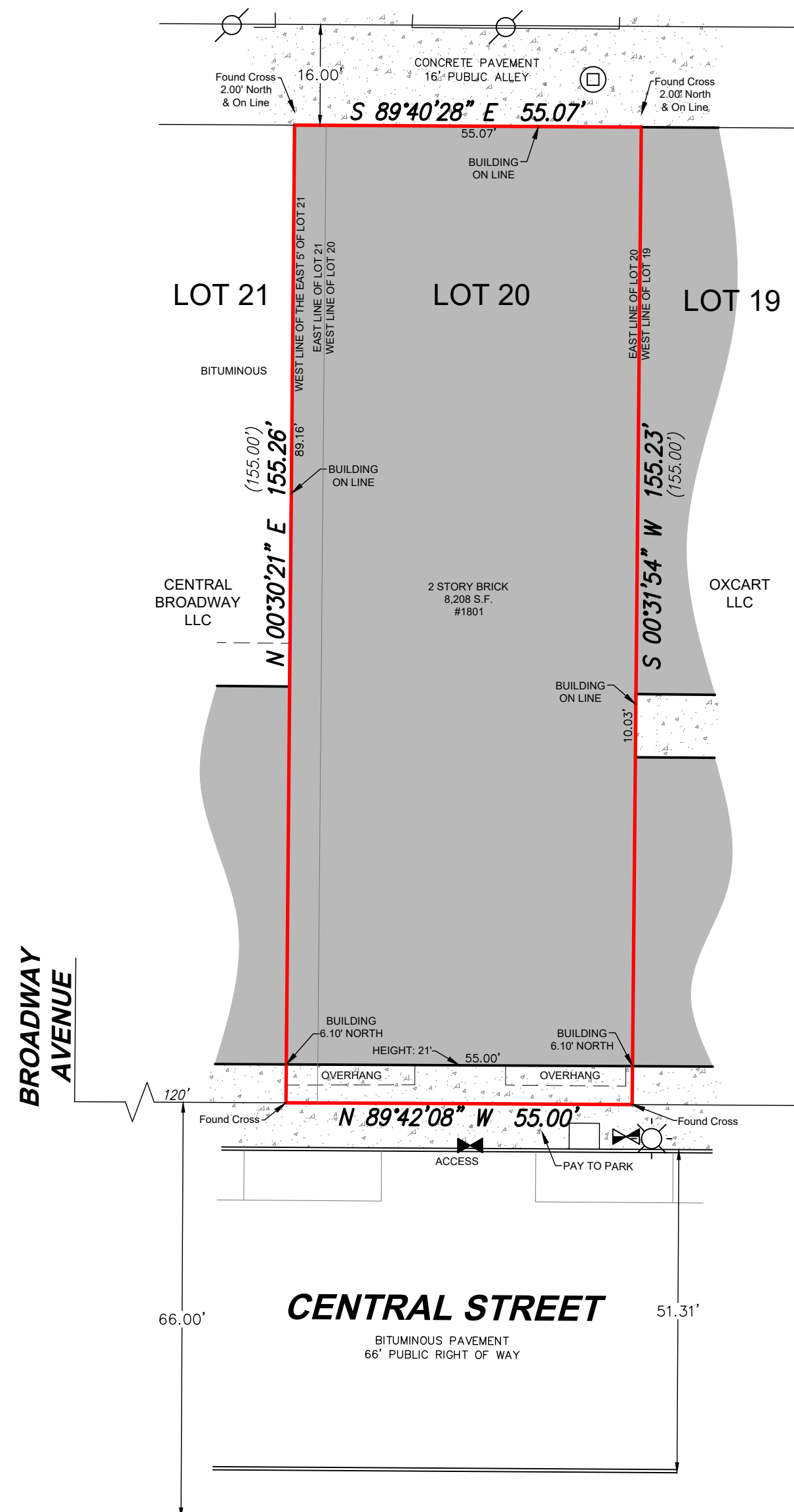
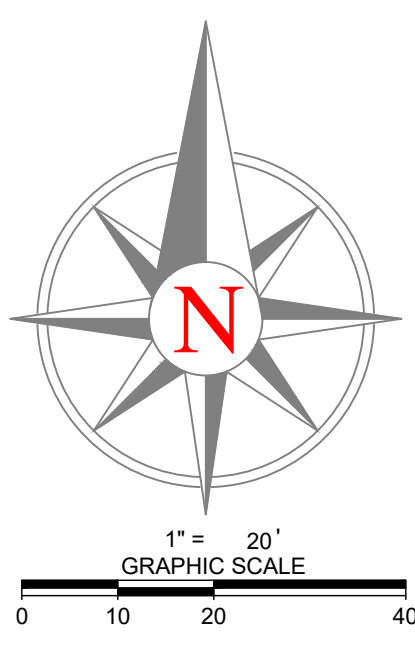
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 17031C0255L, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

LEGEND

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	INCHES/SECONDS
SIGNAL BOX	VALVE VAULT	S.F. SQUARE FEET
GAS VALVE	FLARED END SECTION	(R) RECORD BEARING/DISTANCE
WATER VALVE	WATER LINE	TF TOP OF FOUNDATION
ELECTRIC METER	TELEPHONE/CATV LINE	FF FINISHED FLOOR
GAS METER	GAS LINE	TP TOP OF PIPE
FIRE HYDRANT	ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
AUTO SPRINKLER	OHW-OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
MONITORING WELL	STM-STORM SEWER	D.E. DRAINAGE EASEMENT
GROUND LIGHT	SAN-SANITARY SEWER	L ARC LENGTH
BOLLARD	CH-CHAIN LINK FENCE	R RADIUS LENGTH
R/BOX	STOCKADE FENCE	C CHORD LENGTH
SIGN	GUARD RAIL	CH CHORD BEARING
FLAG POLE	CONCRETE SURFACE	CMP CORRUGATED METAL PIPE



TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.:185T04676LP, WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2020.

GENERAL SURVEY NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEYING REQUIREMENTS.
- ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESITES.
- THE ASSUMED BEARING, THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE TO BE NORTH 89 DEGREES 42 MINUTES 08 SECONDS WEST.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
- THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS OR OVERLAPS.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM CENTRAL AVENUE WHICH IS GOVERNED BY THE CITY OF EVANSTON.
- AT THE TIME OF THE FIELD WORK, THERE IS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- IN REGARDS TO TABLE "A" ITEM 7(B1), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.
- IN REGARDS TO TABLE "A" ITEM 14, THE NEAREST INTERSECTION OF STREET IS THAT OF BROADWAY AVENUE.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, THERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY, NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED TO REFERENCES ON THIS SURVEY.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- THE RECORDED PLAT OF JENKS' RESUBDIVISION OF BLOCK 37 WAS NOT PROVIDED. THIS BOUNDARY IS BASED ON TAX MAPS AND FIELD MONUMENTATION.

ALTA/NSPS LAND TITLE SURVEY

EVANSTON LAW OFFICE
1801 CENTRAL STREET
COOK COUNTY EVANSTON, IL, 60201

SURVEYOR'S CERTIFICATE

TO: 1803 CENTRAL STREET, LLC, AN ILLINOIS LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY AND GRS GROUP.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 5, 2020.
DATE OF PLAT OR MAP: DECEMBER 17, 2020.

LICENSED SURVEYOR: JAMES L. HARPOLE
PROFESSIONAL LAND SURVEYOR NO.: 3190
STATE OF ILLINOIS, EXPIRES 11-30-2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.007120
DATE: 12/17/20

SURVEYED BY:
JLH LAND SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815-729-4000
info@jlsurveying.com

DATED 2020 - USE OF THIS DOCUMENTS FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

REVISION HISTORY	DATE

GRS GROUP
SURVEY COORDINATED BY: JLH

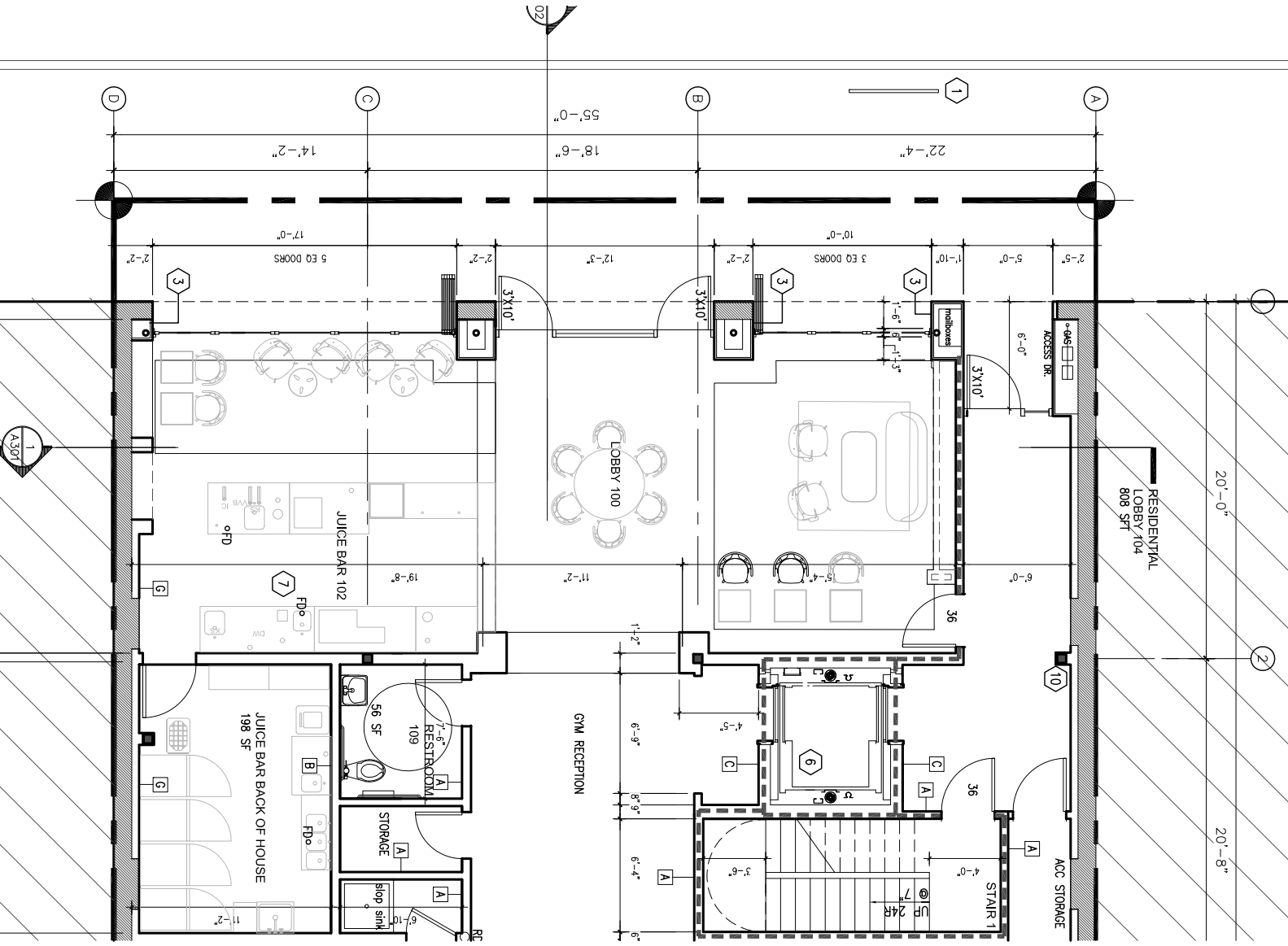
GRS PROJECT NO. / JOB NO. 20-481731 / 20-280-129
SCALE: 1" = 20'
DRAWN BY: JG
APPROVED BY: JLH

300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELDSURVEY@GRS-GLOBAL.COM | PHONE: 330-779-1167



LAB 73

JOE & THE JUICE

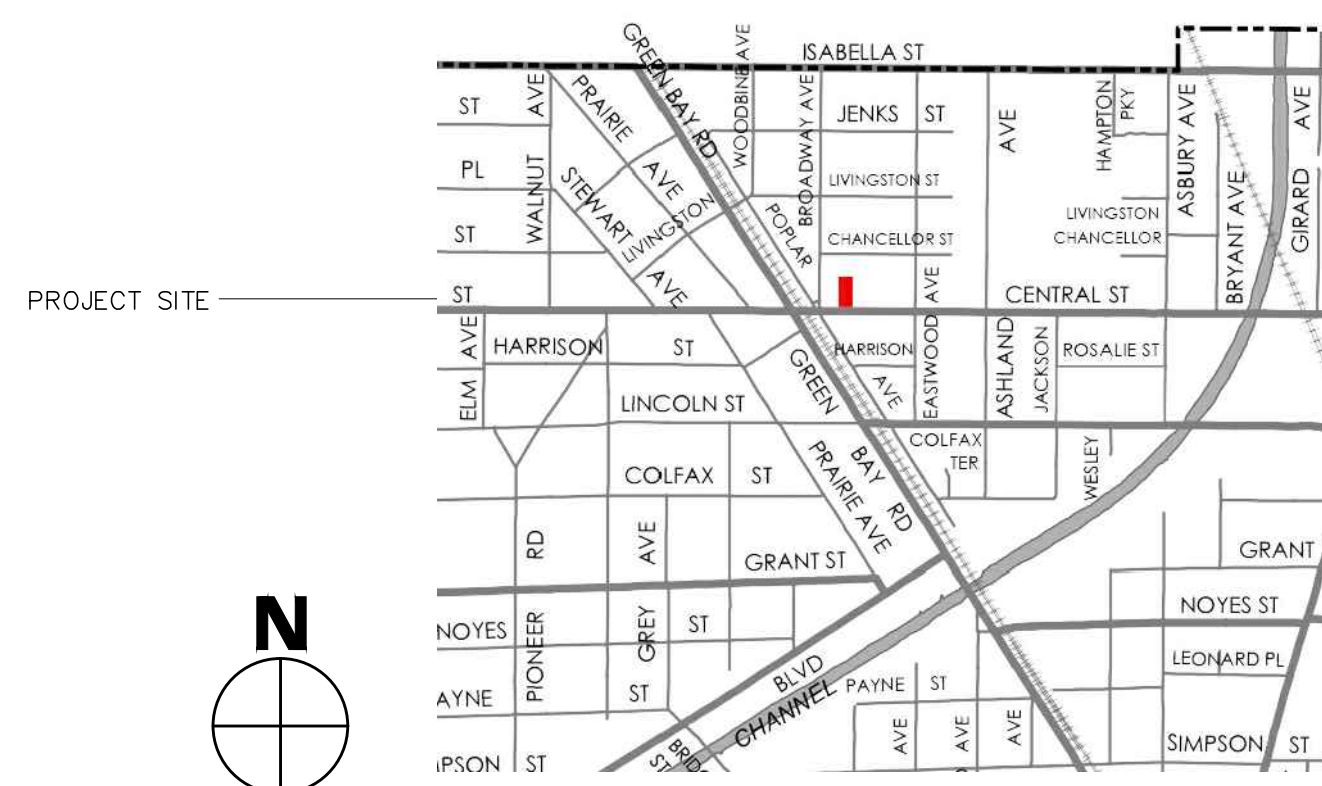


1801-1803 CENTRAL STREET REMODEL/ADDITION: MIXED USE BUILDING

GENERAL NOTES:

- THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES, FEDERAL, STATE, AND LOCAL, HAVING JURISDICTION.
- CONTRACTOR SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL FIELD CONDITIONS PRIOR TO SUBMITTING BID. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, FOR RESOLUTION, BEFORE PROCEEDING.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD. ON DRAWINGS, ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN, AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR SHALL MAINTAIN COMPLETE AND UP TO DATE DRAWINGS AT THE JOB SITE. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN AND PROTECT ALL EXISTING AND NEW WORK WITHIN OR ADJACENT TO THE OWNER'S PROPERTY AND IN THE EVENT OF DAMAGE, REPAIR OR REPLACE SAME.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHER CONTRACTORS INCLUDING THOSE PROVIDED AND DIRECTED BY THE OWNER IN ORDER TO PRECLUDE ANY INTERFERENCE BETWEEN PIPING, WIRING, LIGHTING FIXTURES, AIR CONDITIONING DUCTING, PLUMBING, MECHANICAL EQUIPMENT, OR CONSTRUCTION ASSEMBLIES.
- EACH CONTRACTOR SHALL PROVIDE LABOR, SUPERVISION, MATERIALS, EQUIPMENT AND ACCESSORIES AND COORDINATE, PROCURE, FABRICATE, DELIVER, ERECT, INSTALL OR INTERFACE WITH ANY NEW OR EXISTING WORK, START, TEST ALL WORK AS PER CODE AND CONSTRUCTION DOCUMENTS IN ORDER TO PROVIDE THE OWNER WITH A COMPLETE ASSEMBLY OR SYSTEM.
- THE CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY AND WORKERS COMPENSATION INSURANCE AND SHALL BE RESPONSIBLE FOR JOB SITE SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING AND BRACING ETC AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE PROJECT. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL LOCAL REGULATIONS AND SAFETY REQUIREMENTS.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR VARIATIONS FROM THE PLANS UNLESS APPROVED IN ADVANCE IN WRITING AND PRIOR TO CONSTRUCTION OF ANY CHANGE OR VARIATION.
- MAINTAIN MIN 6"-8" CLEARANCE AT ALL POINTS ON ALL FLIGHTS OF STAIRS, MEASURED VERTICALLY FROM NOSINGS. GUARDS SHALL BE 3"-6" MIN WITH RAILINGS SPACED TO PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE THROUGH THEM. SPACES BENEATH STAIRS SHALL BE PROTECTED WITH ONE LAYER TYPE X DRYWALL TAPED AND FINISHED.
- PLANS AND SPECIFICATIONS ARE COOPERATIVE AND COMPLIMENTARY. ALL LABOR AND MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED.
- IF THE LOCAL JURISDICTION'S REQUIREMENTS FOR CONSTRUCTION ARE MORE STRINGENT THAN THOSE REQUIRED BY BUILDING CODE, THE WORK OF A MORE STRINGENT NATURE REQUESTED SHALL BE PROVIDED IN ALL CASES.
- CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER & THE ARCHITECT, AND THEIR AGENTS FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF PERFORMANCE OF THE WORK WHEN ANY SUCH CLAIMS ARE ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DEATH, INJURY OR DESTRUCTION TO PROPERTY OR WHEN SUCH CLAIMS ARE CAUSED IN PART OR IN FULL BY ANY NEGLIGENCE OR OMISSION BY THE CONTRACTOR OR HIS AGENTS. THIS NEGLIGENCE INCLUDES FAILURE TO OBSERVE CONTRACT DOCUMENTS PROVIDED BY THE ARCHITECT.
- PRE-CONSTRUCTION MEETING WILL BE SCHEDULED WITH OWNER, ARCHITECT, GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO ESTABLISH SITE ACCESS AND WORK SCHEDULE.
- CONTRACTOR SHALL ADEQUATELY PROTECT PRECEDING AND EXISTING WORK FROM DAMAGE CAUSED BY HIS OPERATIONS. BREAKAGE OR DAMAGE CAUSED BY CONTRACTOR, INCLUDING STRUCTURES AND ADJACENT PROPERTIES, SHALL BE REPAIRED / REPLACED AT NO COST TO OWNER OR CREDITED FROM CONTRACT AMOUNT.
- GENERAL CONTRACTOR TO PROVIDE TEMPORARY WEATHER PROTECTION DURING CONSTRUCTION TO PROTECT NEW & EXISTING WORK FROM WATER & EXPOSURE DAMAGE.
- DEMOLITION: GENERAL CONTRACTOR TO INCLUDE ALL DEMOLITION & REMOVAL OF EXISTING STRUCTURES & PORTIONS OF EXISTING STRUCTURES PER DEMOLITION PLANS, AND AS REQUIRED FOR NEW WORK, INCLUDES CUTTING, PATCHING AND FINISH RESTORATION REQUIRED FOR EACH TRADE, TO MAKE A COMPLETE AND FINISHED JOB IN EVERY RESPECT. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING / BRACING REQUIRED TO PROCEED WITH NEW WORK.
- GENERAL CONTRACTOR TO PROVIDE TEMPORARY INTERIOR PROTECTIONS AS REQUIRED TO MINIMIZE DUST & DEBRIS FROM SPREADING OUTSIDE THE AREAS OF WORK. PROVIDE TEMPORARY FLOOR PROTECTIONS IN AREAS OF WORK WHERE EXISTING FLOORS ARE SCHEDULED TO REMAIN. REVIEW ACCESS ROUTES & LOCATIONS OF PROTECTIONS WITH OWNER PRIOR TO START OF WORK.
- PROTECT EXISTING TREES AND VEGETATION TO REMAIN FROM PHYSICAL DAMAGE ON PROPERTY. ALL TREES SHALL REMAIN U.N.O. VERIFY ALL EXISTING UNDERGROUND UTILITIES LOCATIONS, PROTECT FROM DAMAGE.

LOCATION PLAN



PLANNING DEPARTMENT NOTES:

SEE ZONING ANALYSIS SUMMARY 21ZONA-0107 - 1801 CENTRAL STREET

ZONING: B1a BUSINESS DISTRICT WITH oCS CENTRAL STREET OVERLAY, SUBAREA 4

LOT SIZE: EXISTING 8544.4

DWELLING UNIT MIX: 3 1-BEDROOM UNITS, 1 2-BEDROOM UNITS

FAR: SEE BELOW CHART

SPECIAL USE: JUI JITSU STUDIO AT FIRST FLOOR APPROVED IN ORDINANCE 30-0-21

SETBACKS:

	1ST FLOOR	2ND FLOOR
FRONT	EXISTING 0' NO CHANGE	29.5' REQ/31.4' PROVIDED
REAR	EXISTING 0' NO CHANGE	25' REQ/25' PROVIDED
SIDES	EXISTING 0' NO CHANGE	0' REQ/0' PROVIDED

HEIGHT:

35' TO PARAPET AND 3 STORIES PERMITTED/PROVIDED

PARKING:

0.55 SPACES PER 1 BEDROOM DWELLING/ 1.1 SPACES PER 2-BEDROOM DWELLING
(0.55*2) + (1.1*2) = 3.3 = 3 PARKING SPACES REQUIRED; 3 PROPOSED FOR DWELLING UNITS ONLY

FAR CALCULATION: LOT SIZE: 149'-2" X 55'-0" = 8514 SQ FT

FLOOR	GROSS	STAIRS	ELEVATOR	MECHANICAL	ACCESSORY STORAGE	PARKING	NET
1ST	8112	130+81	64	116	54	850	6817
2ND	4859	130+268	64	-	-	-	4397
3RD	1153	130	64	180	243	-	536
TOTAL	14124						11750

FAR: 11750/8514=1.39 < 1.4 REQUIRED

GREEN BUILDING ORDINANCE NOTES:

8 MEASURES FROM 5 CATEGORIES HAVE BEEN SELECTED.

THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED IN THIS BUILDING:

- HARDSCAPE MATERIAL: BISON IPE ROOF TILES(PEDestal SYSTEM) AT ROOF DECKS HAVE AN SRI VALUE OF 45.4(1 MEASURE)
- A 10 BIKE RACK IS SHOWN AT SIDEWALK IN FRONT OF BUILDING.(SEE KEYNOTE 1/A201)(1 MEASURE)
- EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT(1 MEASURE)
- ALL PLUMBING FIXTURES TO BE WATERSENSE(1 MEASURE)
- ELECTRIC CHARGING STATION PROVIDED FOR ONE OF THE FOUR SPACES.(SEE EASTERMOST PARKING SP. A201)(2 MEASURES)
- STORAGE AND COLLECTION OF RECYCLABLES IS PROVIDED FOR OCCUPANTS, CUSTOMERS AND VISITORS FOR THE TOP 3 CYCLING STREAMS - (SEE ADDED KEYNOTE 12/A201)(1 MEASURE)
- ALL FIELD APPLIED PAINTS AND CARPETING TO BE LOW VOC(1 MEASURE)

FIRE DEPARTMENT NOTES:

BUILDING PROVIDED WITH FIRE SPRINKLERS AND FIRE ALARM.

BUILDING DEPARTMENT NOTES:

2012 INTL BUILDING CODE WITH EVANSTON AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2011 NATIONAL ELECTRIC CODE (NFPA 70)
2012 NFPA LIFE SAFETY CODE 101
2012 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
ILLINOIS PLUMBING CODE
ILLINOIS ACCESSIBILITY CODE

CONSTRUCTION TYPE:

TWO STORIES OF TYPE V-A AND OVER ONE STORY OF TYPE III-B WITH AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED THROUGHOUT.

OCCUPANCY CLASSIFICATION:

MIXED USE BUILDING CONTAINING GROUP U PRIVATE PARKING, GROUP R-2 APARTMENTS, GROUP A-3 GYM, GROUP S-1 NON-HAZARDOUS STORAGE.

OCCUPANT LOAD CALCULATION:

GROUND LEVEL: 2 EXITS PROVIDED. MAX TRAVEL DISTANCE= 72'. EXIT DOORS ARE 36" WIDE.
U GARAGE 1128 SQ FT/200 SQ FT PER OCCUPANT = 6 OCCUPANTS. ONE EXIT REQUIRED/PROVIDED
A-3 GYM EXERCISE ROOMS:3259 SQ FT/50 SQ PER OCC=66 OCCUPANTS
LOCKER ROOMS:989 SQ FT/50 SQ PER OCC=20 OCCUPANTS
LOBBY/WAITING AREAS:673 SQ FT/15 GROSS = 45 OCCUPANTS
ACCESSORY A-2 OCCUPANCY(JUICE BAR)=630 SQ FT/15 = 42 OCCUPANTS
TOTAL OCCUPANTS ENTIRE BLDG=191 OCCUPANTS/2 EXITS= 96 X 0.2=19" EXIT WIDTH/36" PROVIDED.

2ND LEVEL: 2 EXITS PROVIDED.

R-2 APTS 5089 SQ FT/200 SQ FT PER OCCUPANT = 25 OCCUPANTS. 2 EXITS REQUIRED/PROVIDED. EGRESS WIDTH: 0.2X25=5". 36" PROVIDED EXIT WIDTH.

3RD LEVEL: 2 EXITS PROVIDED.

S-1 ACC STORAGE/ MECH 890 SQ FT/300=3 OCCUPANTS. 3 X 0.2=0.6". 36" PROVIDED.

OCCUPANCY SEPARATION REQUIREMENTS:

PER 420.2 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

- 1 HOUR SEPARATION BETWEEN A AND R2(FLOOR)
- 1 HOUR SEPARATION BETWEEN DWELLING UNITS AND CORRIDOR
- 1 HOUR SEPARATION BETWEEN A-3 AND CORRIDOR AND GARAGE
- 1 HOUR SEPARATION AT EXTERIOR WALLS PER TABLES 601, 602

2 HOUR RATING AT PARTY WALLS(IF APPLICABLE)

MAXIMUM BUILDING HEIGHT AND NUMBER OF STORIES:

GROUND FLOOR IS III-B CONSTRUCTION TYPE AND IS PRIMARILY OCC GROUP A-3. TABLE 503 ALLOWS FOR 2 STORIES/9,500 MAX AREA/55'. PROPOSED AREA IS 8136 - THEREFORE COMPLIES.

2ND/3RD FLOOR IS V-A CONSTRUCTION TYPE AND IS PRIMARILY OCC GROUP R-2. TABLE 503 ALLOWS FOR 3 STORIES/12,000 MAX AREA/50'. 2ND AND 3RD FLOOR AREAS=7177 SQ FT THEREFORE COMPLIES.

ADDITIONAL REQUIREMENTS

- [C408.1.1] BUILDING OPERATIONS AND MAINTENANCE DOCUMENTS WILL BE PROVIDED TO THE OWNER. DOCUMENTS WILL COVER MANUFACTURERS' INFORMATION, SPECIFICATIONS, PROGRAMMING PROCEDURES AND MEANS OF ILLUSTRATING TO OWNER HOW BUILDING, EQUIPMENT AND SYSTEMS ARE INTENDED TO BE INSTALLED, MAINTAINED, AND OPERATED.
- [C405.7] ELECTRIC MOTORS MEET THE MINIMUM EFFICIENCY REQUIREMENTS OF TABLES C405.7(1) THROUGH C405.7(4). EFFICIENCY VERIFIED THROUGH CERTIFICATION UNDER AN APPROVED CERTIFICATION PROGRAM OR THE EQUIPMENT EFFICIENCY RATINGS SHALL BE PROVIDED BY MOTOR MANUFACTURER (WHERE CERTIFICATION PROGRAMS DO NOT EXIST).
- [C405.9] TOTAL VOLTAGE DROP ACROSS THE COMBINATION OF FEEDERS AND BRANCH CIRCUITS <= 5%.
- ABOVE-GRADE WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- [C402.5.1.1] ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.

SCOPE OF WORK::

MIXED USE 3 STORY BUILDING WITH GROUND FLOOR RETAIL AND 4 DWELLING UNITS; EXISTING 1ST STORY TO REMAIN, 2-STORY ADDITION ABOVE.

DIRECTORY:

OWNER:
1801 CENTRAL LLC
1801 CENTRAL
EVANSTON IL
DONLEY KLUIG <DONLEY@DZKREALESTATE.COM>

MASON MILLER ARCHITECT LLC
305 CENTRAL PARK AVE
WILMETTE IL 60091
415 260 5515
mason@masonmillerarchitect.com

STRUCTURAL ENGINEER
NLP CONCEPTS LLC
824 W SUPERIOR ST, SUITE 203
CHICAGO, IL 60642
312 624 9820
NATALIE@NLPENGINEERING.COM

MEP ENGINEER: JIM BESS
BUILDING ENGINEERING SYSTEMS, LLC
444 N WELLS STREET, SUITE 401
CHICAGO, IL 60654
(312) 836-0595 X113
JIM BESS <JBESS@BESENGR.COM>

SHEETLIST:

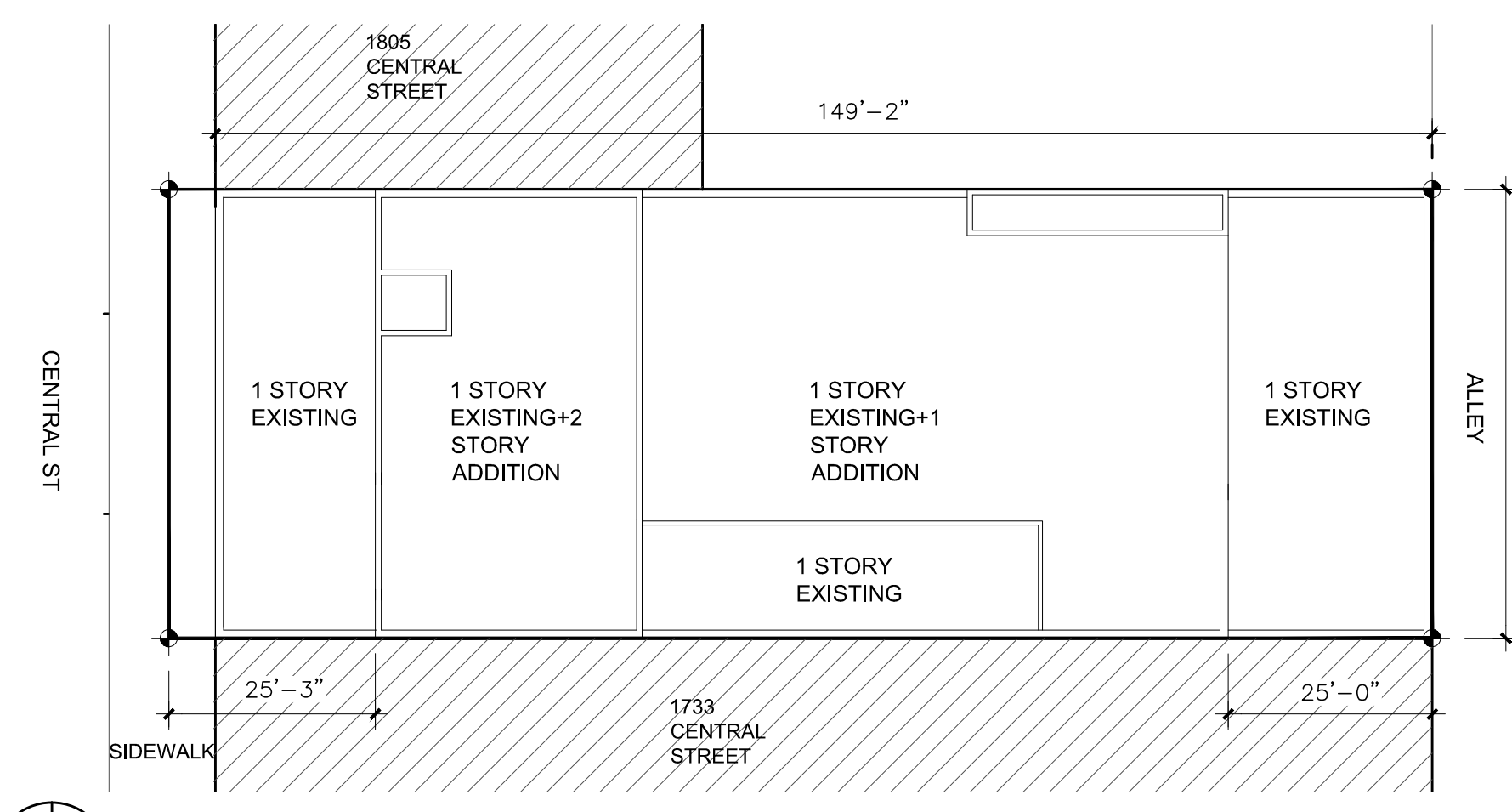
A001 COVER SHEET
A002 ACCESSIBILITY DIAGRAMS
A200 FOUNDATION PLAN
A201 1ST FLOOR PLAN
A202 2ND FLOOR PLAN
A203 3RD FLOOR PLAN
A204 ROOF PLAN
A301 PROPOSED SECTIONS
A302 PROPOSED SECTIONS
A501 PROPOSED ELEVATIONS
A502 PROPOSED ELEVATIONS
A503 PROPOSED ELEVATIONS

A601 DOOR & WINDOW SCHEDULE
A701 PARTITION TYPES
A801 DETAILS
A901 SPECIFICATIONS

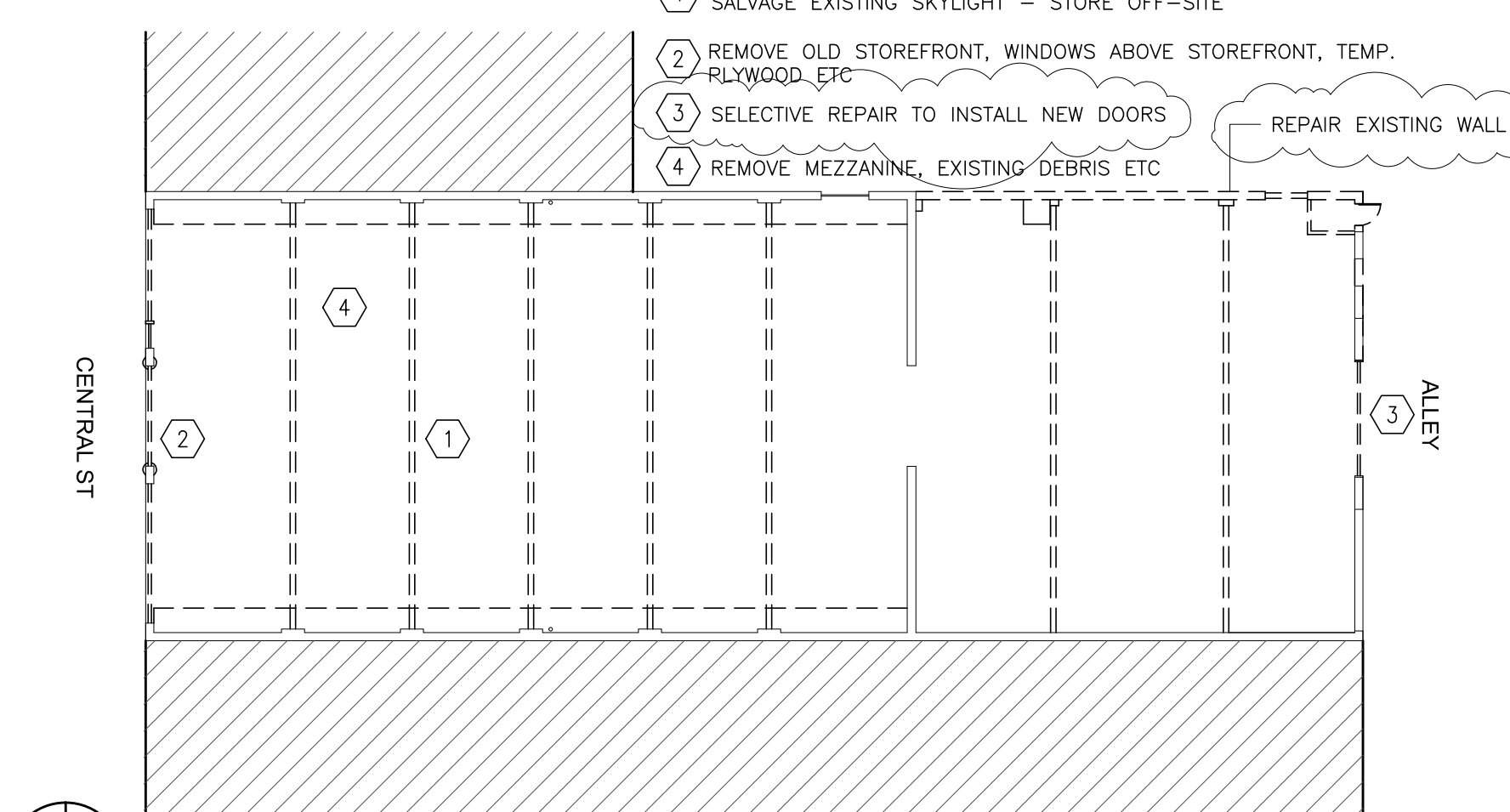
S0-0 STRUCTURAL NOTES
S1-0 FIRST FLOOR/FOUNDATION PLAN
S1-1 SECOND FLOOR FRAMING PLAN
S1-2 THIRD FLOOR FRAMING PLAN
S1-3 UPPER ROOF PLAN
S2-0 TRUSS LOADING DIAGRAMS
S3-0 DETAILS
S4-0 DETAILS

M001 NOTES
M002 SCHEDULES
M101 1ST FLOOR MECHANICAL PLAN
M102 2ND FLOOR MECHANICAL PLAN
M103 3RD FLOOR MECHANICAL PLAN
M104 ROOF MECHANICAL PLAN
P001 PLUMBING NOTES, SCHEDULES
P101 1ST FLOOR PLUMBING PLAN
P102 2ND FLOOR PLUMBING PLAN
P103 3RD FLOOR PLUMBING PLAN
P104 ROOF PLUMBING PLAN
E001 ELECTRICAL INFO
E002 ELECTRICAL INFO
E003 ELECTRICAL INFO
E101 1ST FLOOR ELECTRICAL PLAN
E102 2ND FLOOR ELECTRICAL PLAN
E103 3RD FLOOR ELECTRICAL PLAN
E104 ROOF ELECTRICAL PLAN

SITE PLAN



DEMOLITION PLAN

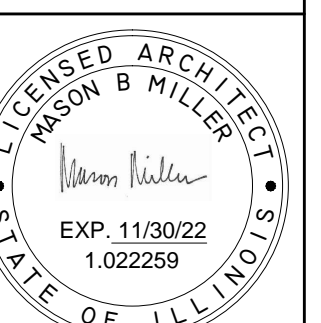


Mason Miller Architect, LLC

305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

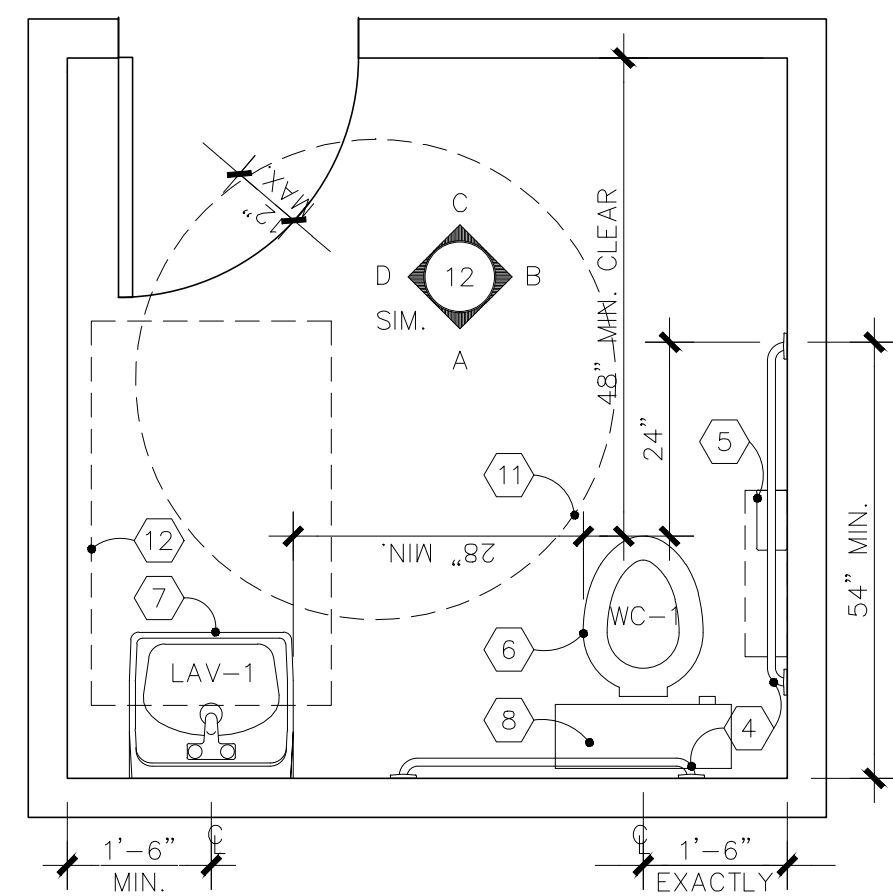
PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
7-19-21		ZONING APPLICATION
8-15-21		ZONING COMMENTS ADDRESSED
9-3-21		ZONING COMMENTS ADDRESSED
1-4-22		1ST PLAN CHECK SUBMISSION 1.022259
11-1-22		2ND PLAN CHECK SUBMISSION
2-11-22		DAPR COMMENTS



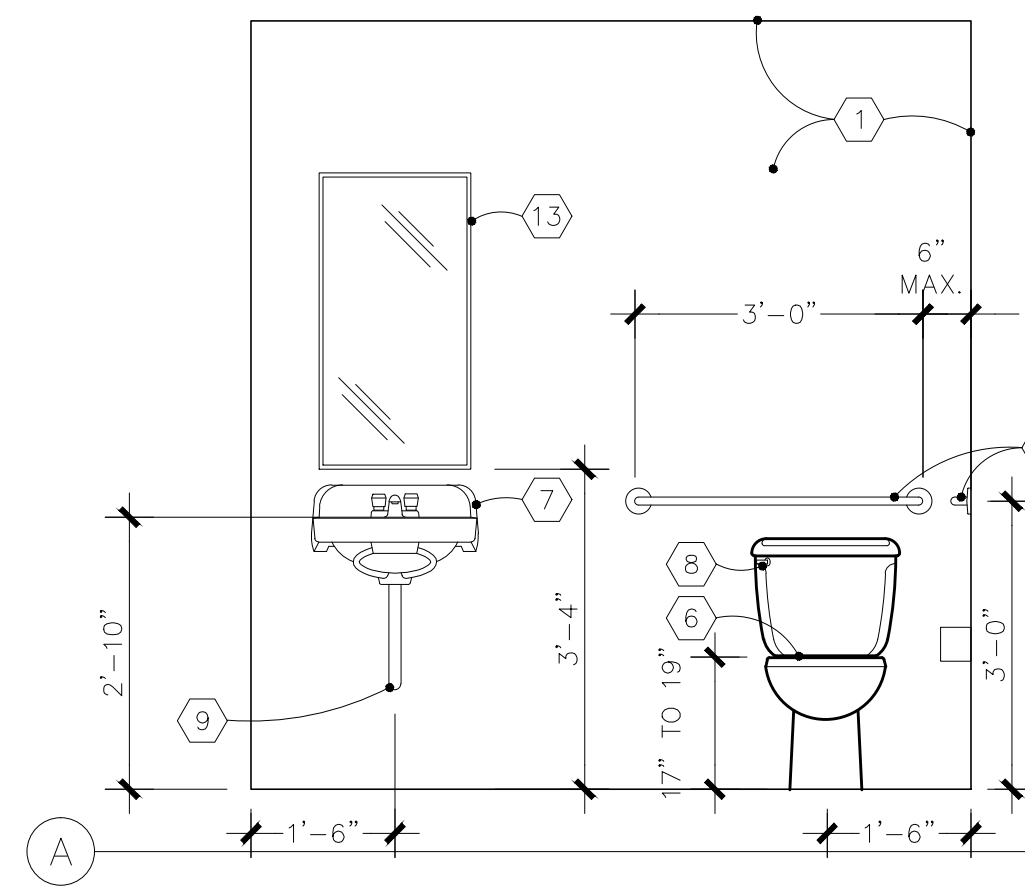
DRAWING NO.

A001

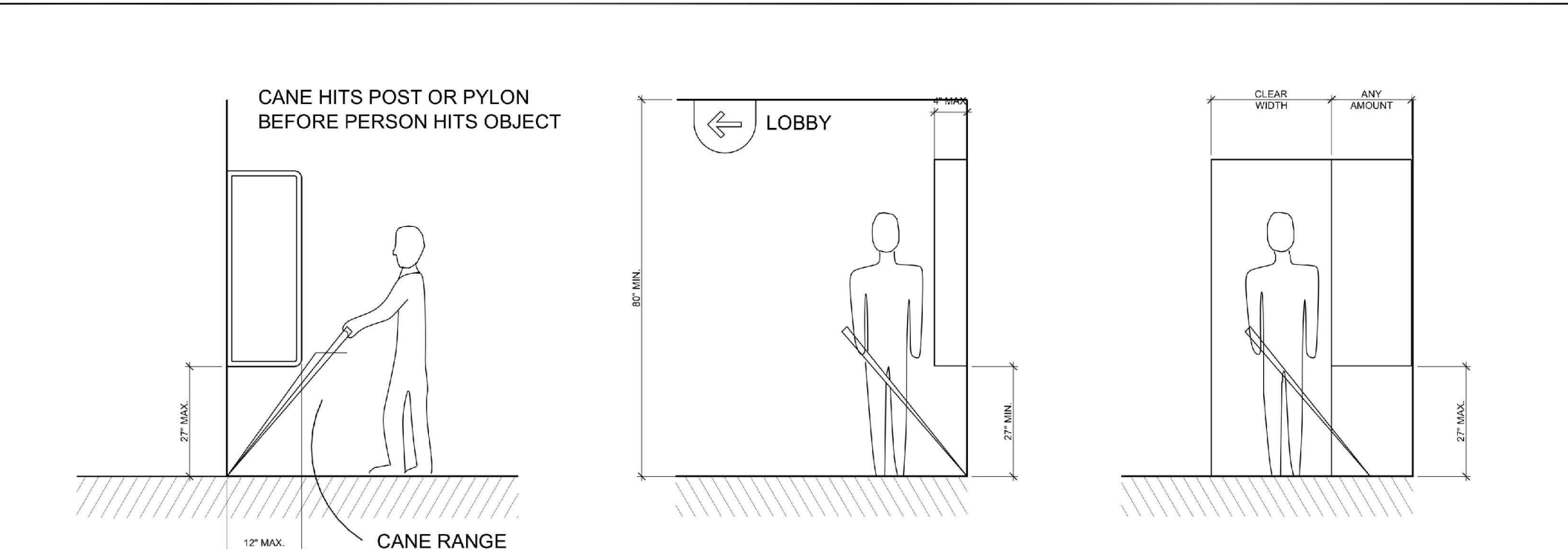
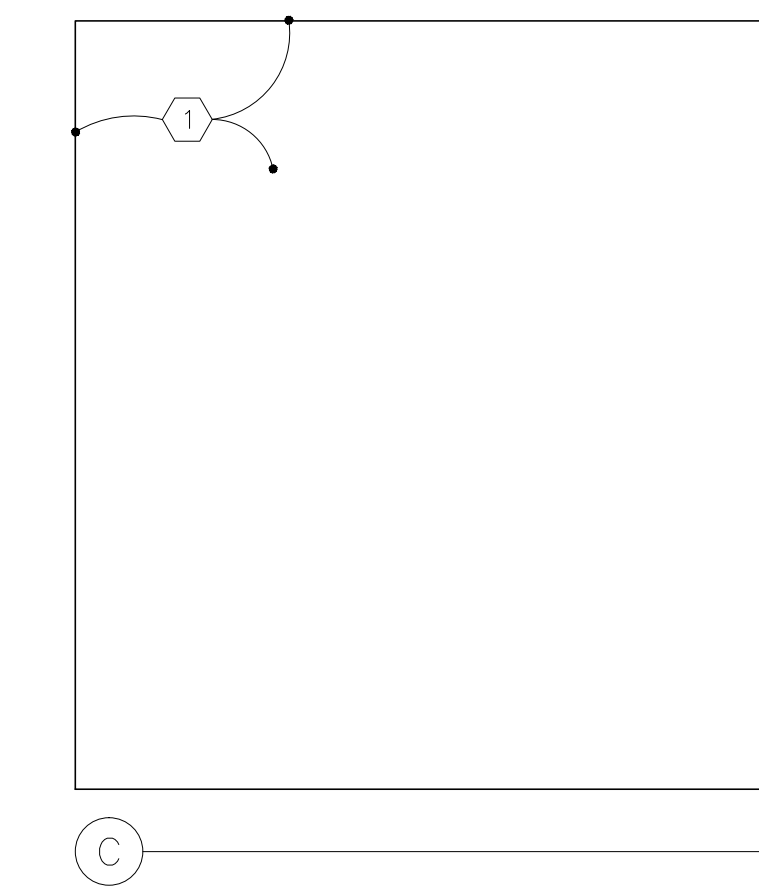
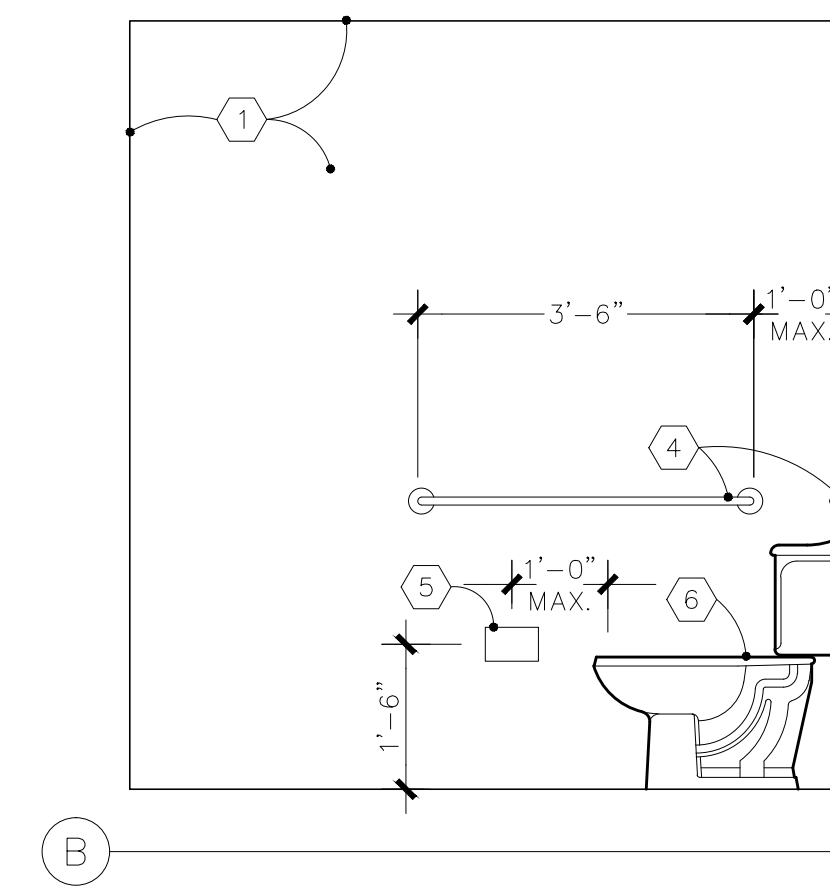


11 TYPICAL TOILET ROOM PLAN
1/2" = 1'-0"

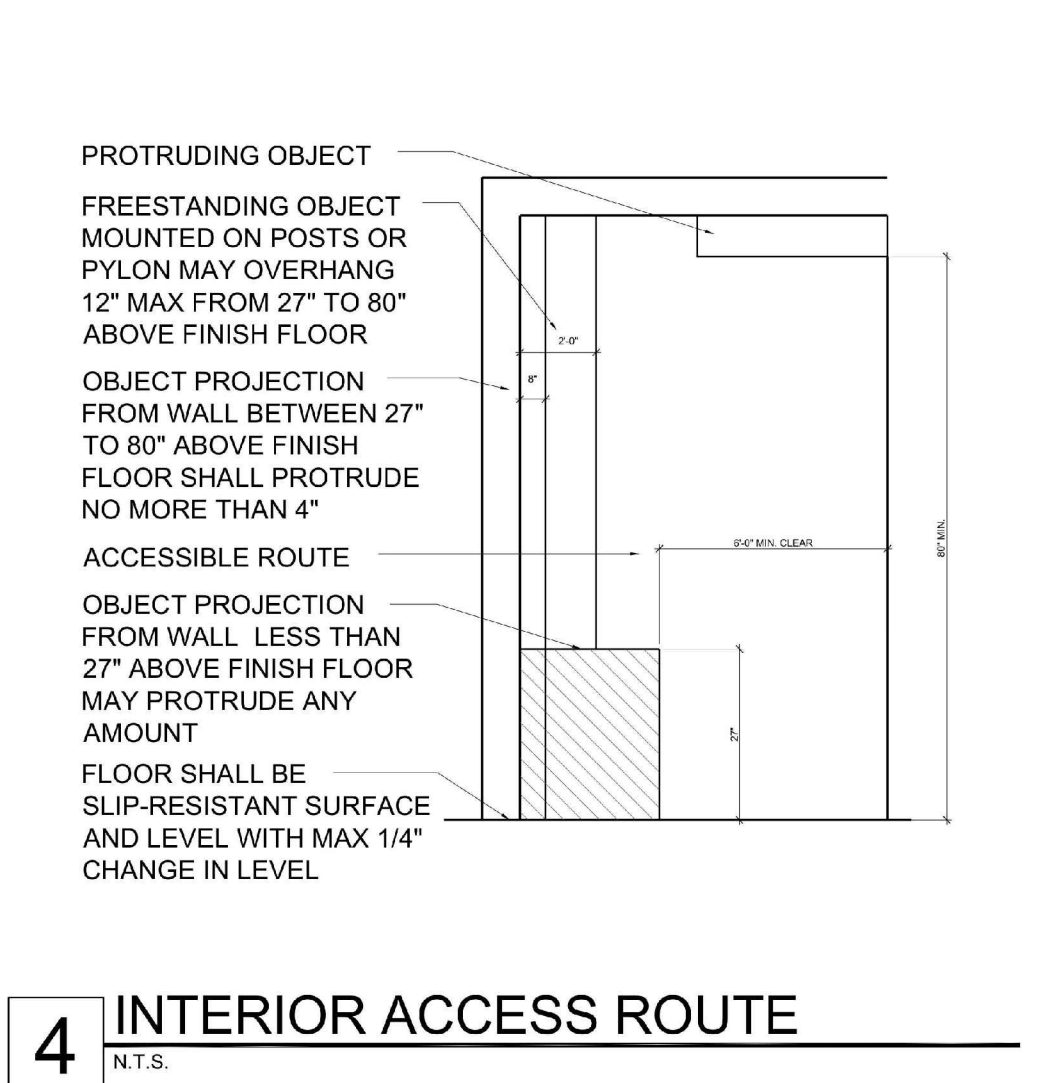
- KEYNOTES:
- 1 PAINTED 5/8" MORTISE RESISTANT G.W.B.
 - 2 NOT USED
 - 3 NOT USED
 - 4 BOBRICK GRAB BARS, (1) B-6106 X 36" AND (1) B-6108 X 42" IN EACH TOILET ROOM. PROVIDE REQUIRED BLOCKING IN WALLS.
 - 5 TOILET TISSUE DISPENSER, BOBRICK B-2888.
 - 6 FLOOR MOUNTED WATER CLOSET
 - 7 WALL HUNG LAVATORY.
 - 8 FLUSH HANDLE ON OPEN SIDE.
 - 9 INSULATE EXPOSED HOT WATER PIPE.
 - 10 NOT USED
 - 11 5'-0" TURNING RADIUS.
 - 12 30" X 48" CLEAR SPACE.
 - 13 MIRROR, BOBRICK B-165 2436.
- NOTE: ALL DISPENSERS 40" MAXIMUM A.F.F. TO HIGHEST OPERABLE PART.



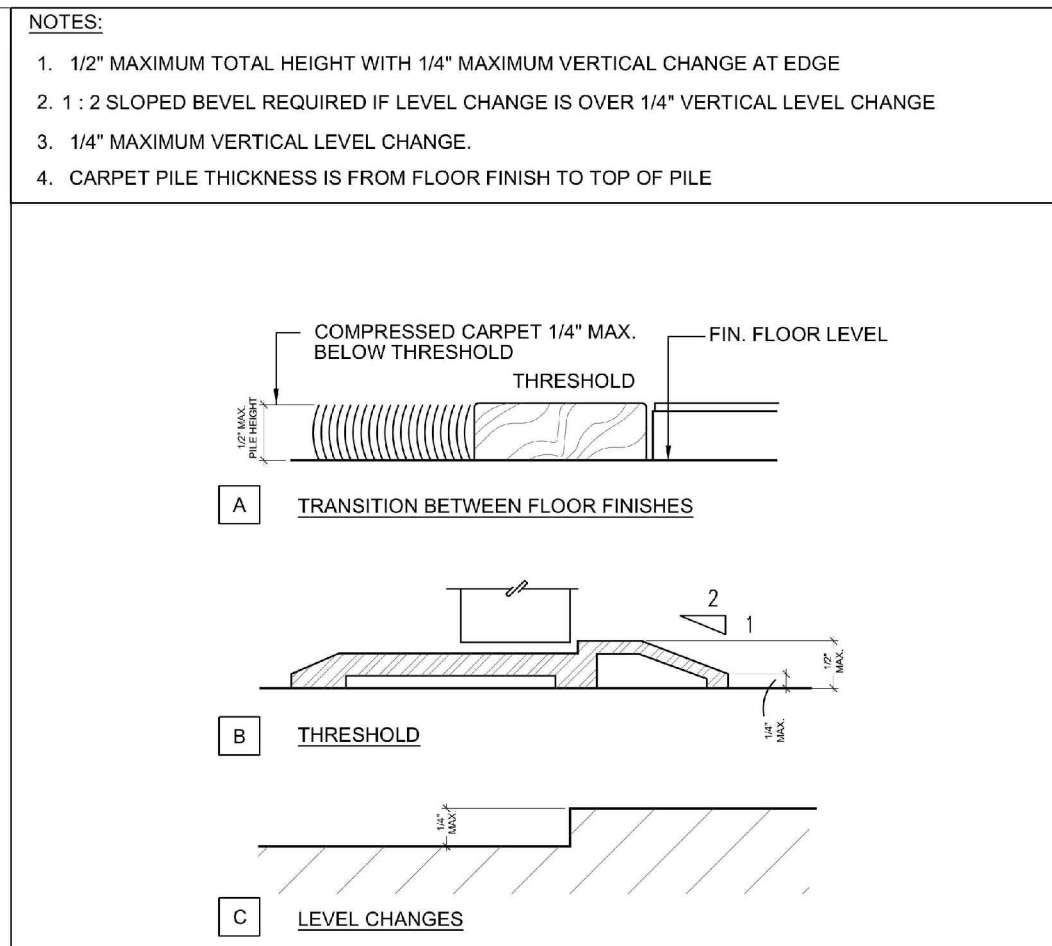
12 TYPICAL TOILET ROOM ELEVATIONS
1/2" = 1'-0"



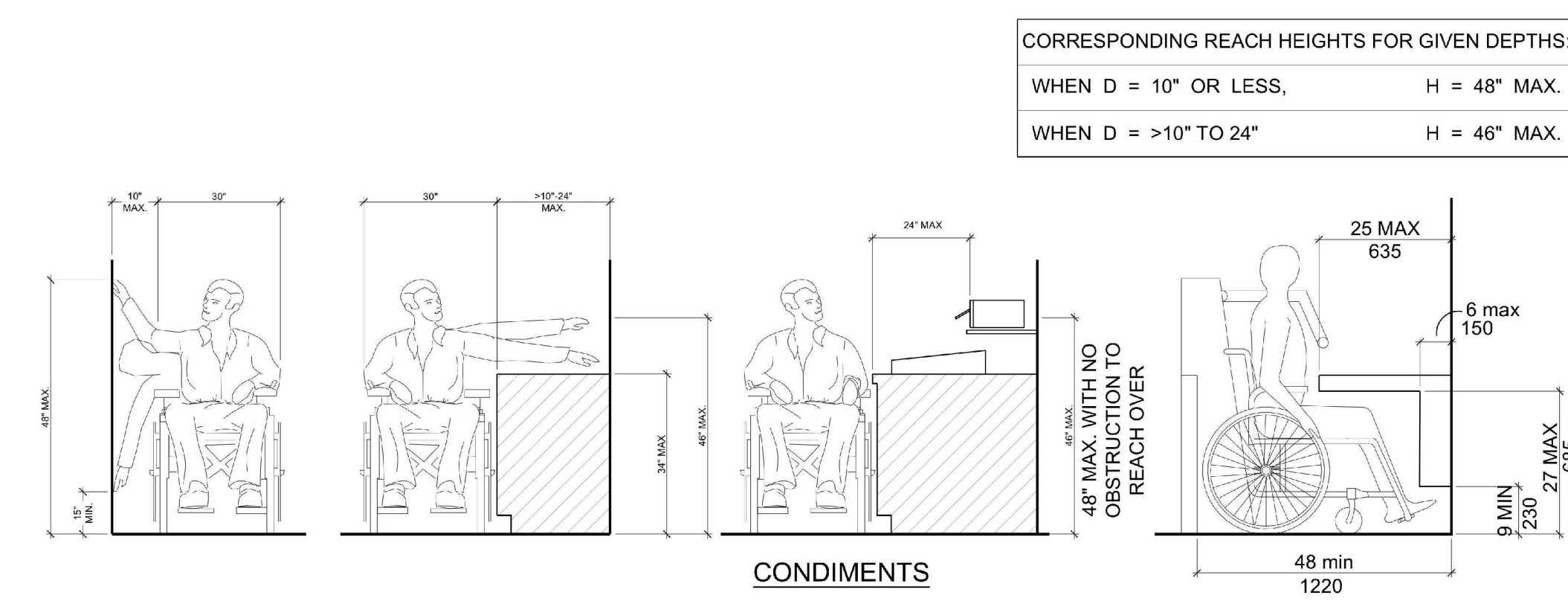
5 PROTRUDING OBJECTS
N.T.S.



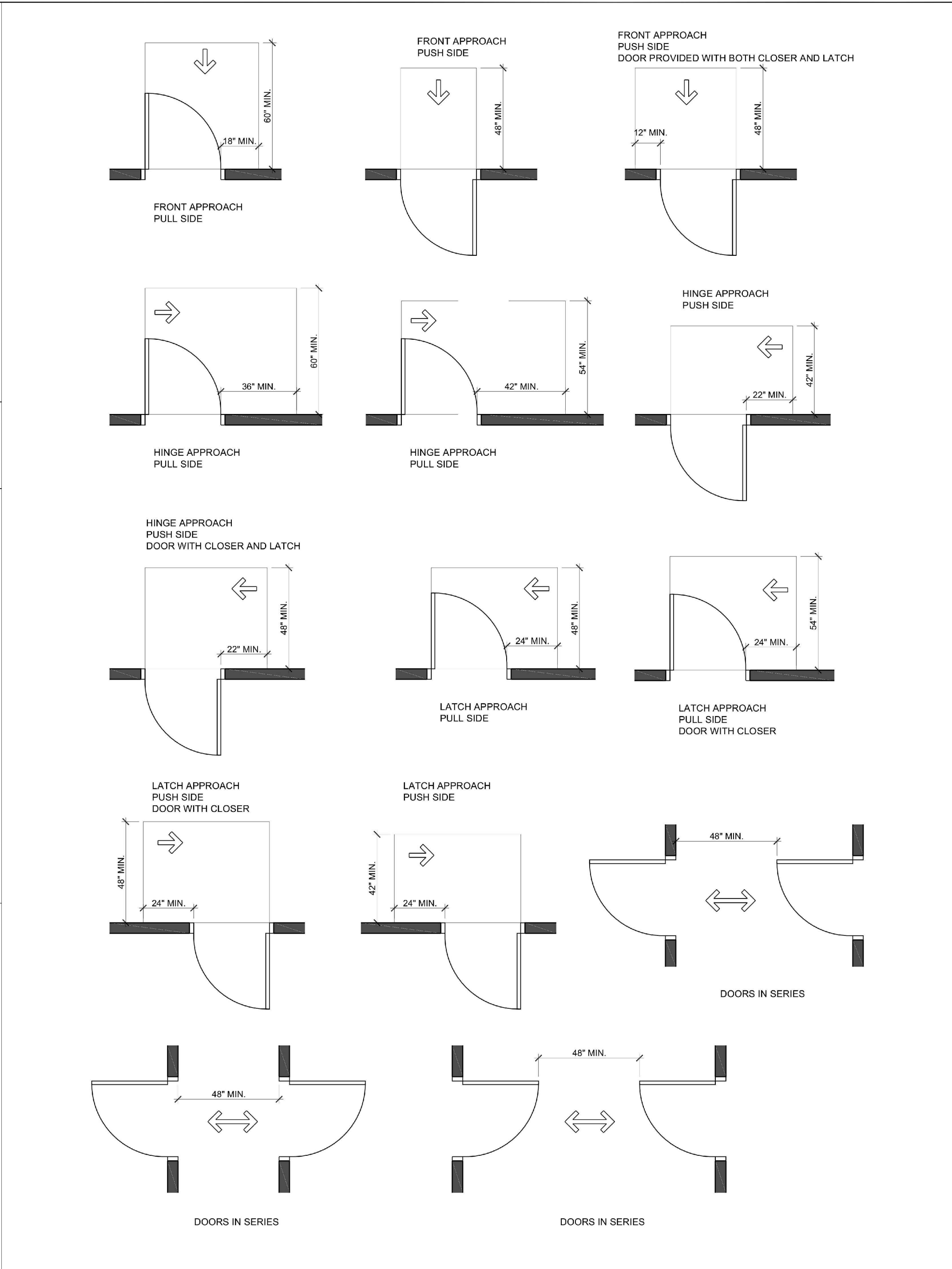
4 INTERIOR ACCESS ROUTE
N.T.S.



3 CHANGES IN LEVEL
N.T.S.



2 ADA REACH RANGES
N.T.S.



1 ADA DOOR CLEARANCES
3/8" = 1'-0"



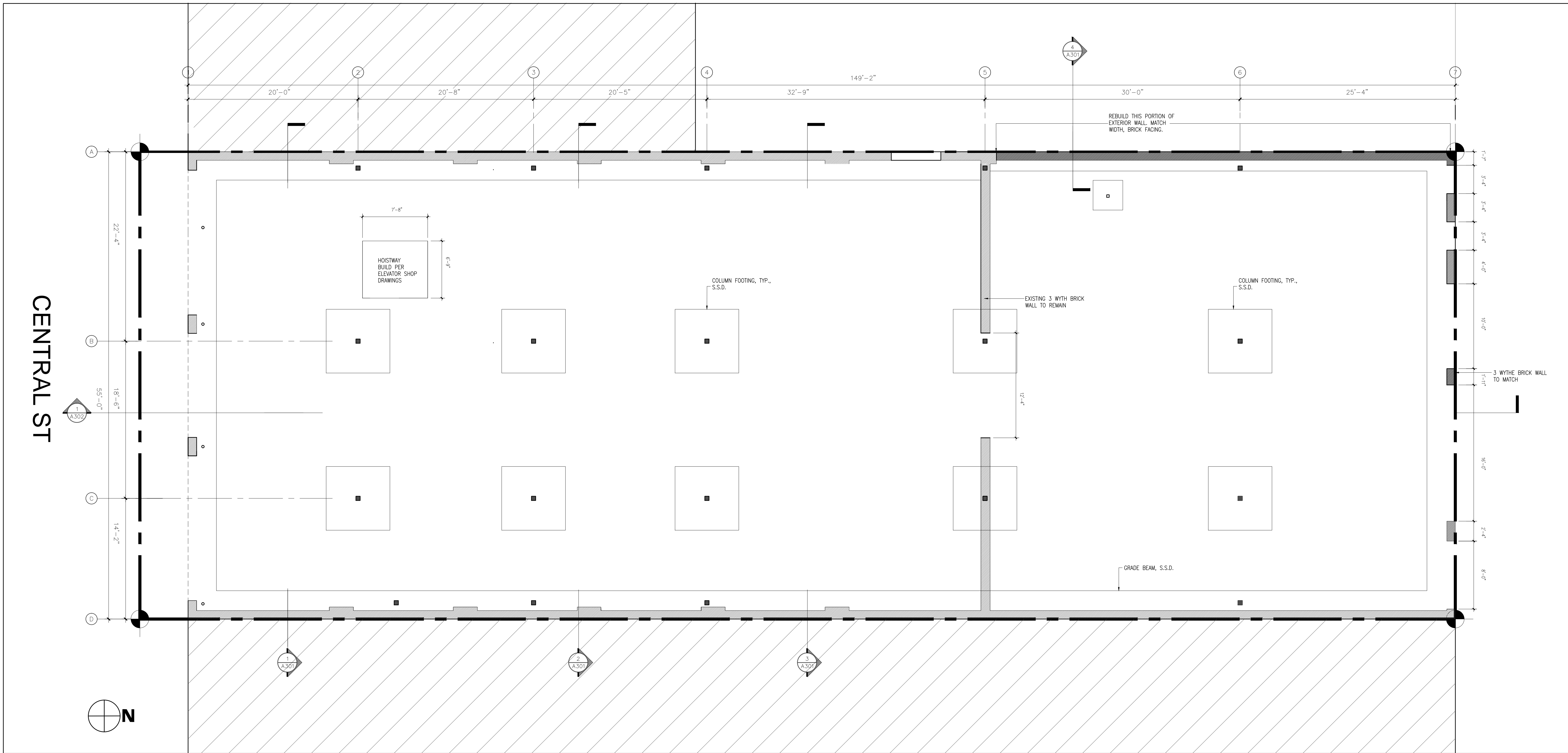
Mason Miller Architect, LLC

305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
7-19-21		ZONING APPLICATION
8-15-21		ZONING COMMENTS ADDRESSED
9-3-21		ZONING COMMENTS ADDRESSED
1-4-22		1ST PLANCHECK SUBMISSION
1	1-25-22	2ND PLANCHECK SUBMISSION
	2-11-22	DAPR COMMENTS

DRAWING NO. **A002**



CENTRAL ST

1 FOUNDATION PLAN
1/4"=1'-0"




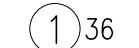
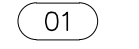

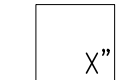
NOTES

G.C. AND EXCAVATING CONTRACTOR ARE RESPONSIBLE FOR ALL SHORING OR EARTH TO REMAIN, ADJACENT STRUCTURES, BUILDINGS, FENCES ETC SO AS TO NOT DAMAGE ANY CONDITIONS DURING THE CONSTRUCTION PROCESS.

ARCHITECT BEARS NO RESPONSIBILITY FOR EXCAVATION OR THE MEANS AND METHODS OF THE CONSTRUCTION PROCESS.

CONCRETE CONTRACTOR TO PROVIDE BELOW GRADE DAMPPROOFING ON ALL FOUNDATION WALL EXTERIOR SURFACES.

LEGEND

-  EXISTING 3 WYTH BRICK BEARING WALL TO REMAIN. SEE WALL TYPES SHEET A701.
-  1 HOUR WALL. SEE WALL TYPES SHEET A701.
-  WALL TYPE. SEE SHEET A701.
-  DOOR TYPE, DOOR WIDTH INDICATED, SEE DOOR SCHEDULE A601.
-  WINDOW TYPE, SEE WINDOW SCHEDULE A601.
-  RECESSED LED IC CAN LIGHT, 4"
-  SURFACE MOUNT LED, SIZE INDICATED. WHERE NO SWITCH IS SHOWN, THEY ARE MOTION ACTIVATED.

Mason Miller Architect, LLC

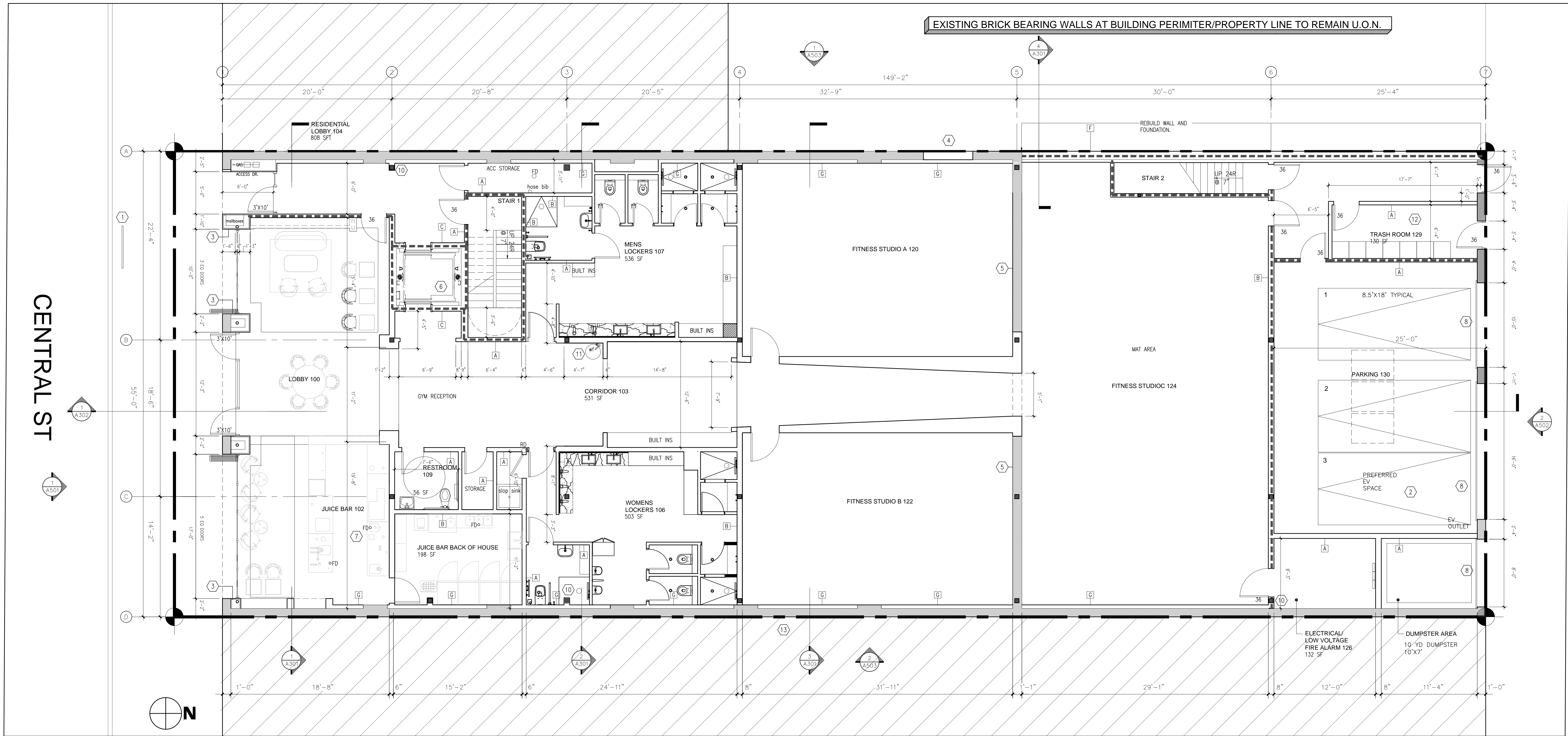
305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
	7-13-21	ZONING APPLICATION
	8-15-21	ZONING COMMENTS ADDRESSED
	9-3-21	ZONING COMMENTS ADDRESSED
	1-4-22	1ST PLANCHECK SUBMISSION
1	1-25-22	2ND PLANCHECK SUBMISSION 1.022259
	2-11-22	DAPR COMMENTS



DRAWING NO.
A200



EXISTING BRICK BEARING WALLS AT BUILDING PERIMETER/PROPERTY LINE TO REMAIN U.O.N.

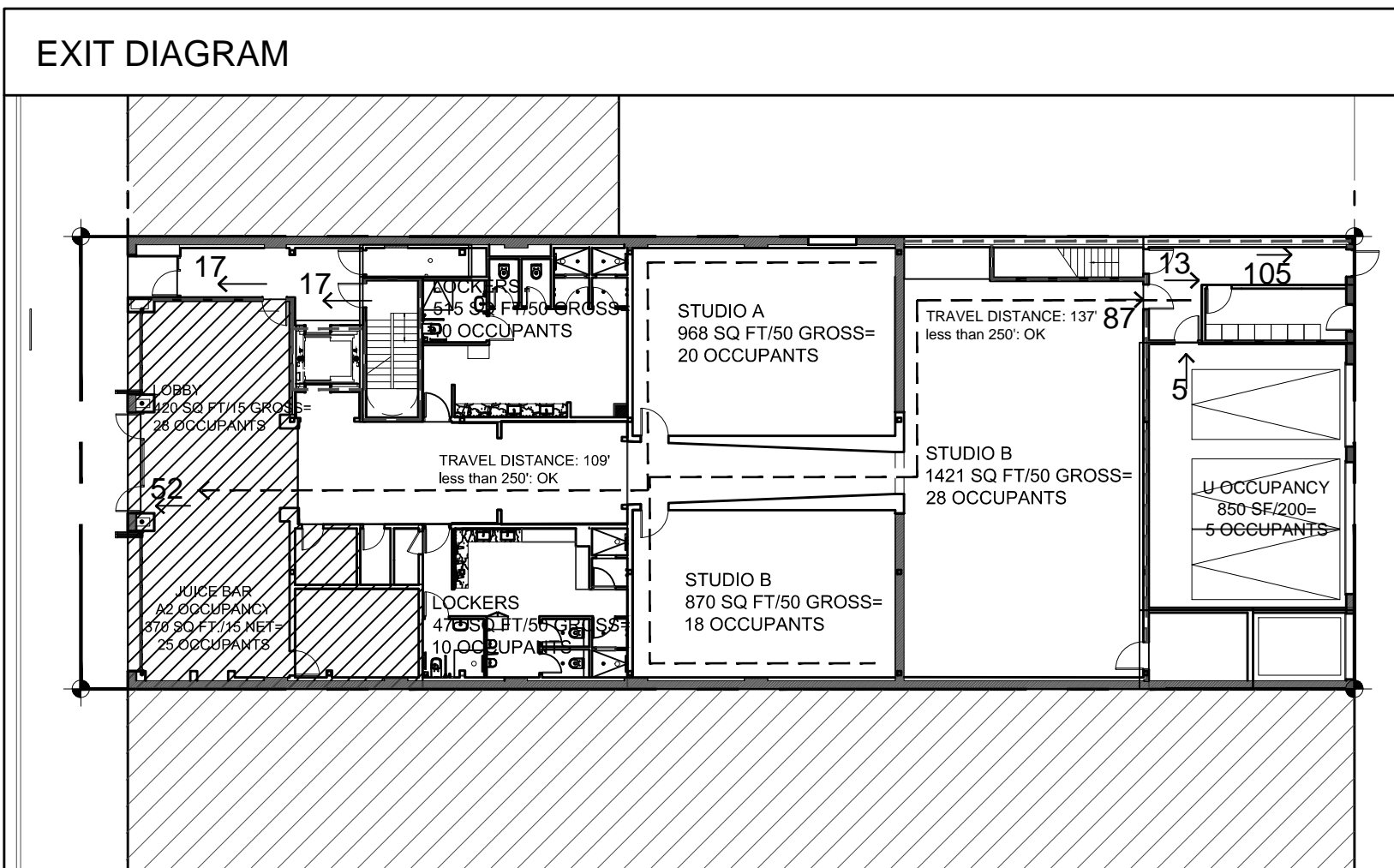
CENTRAL ST

1 FIRST FLOOR PLAN
1/4"=1'-0"

- KEYNOTES**
- 10 BIKE WAVE RACK, POWDER COATED BLACK
 - PROVIDE ELECTRIC VEHICLE CHARGING STATION
 - METAL PANEL FINISH AT 1ST FLOOR
 - REMOVE GLASS BLOCK AND INFILL WITH BRICK TO MATCH SURROUNDING WALL
 - EXISTING 3 WYTHE, 12" THICK WALL TO REMAIN
 - TKE 3 STAGE ELEVATOR ENDURA 2100# HYDRAULIC. PROVIDE SHOP DRAWING AND FINISH CHOICES TO OWNER/ARCHITECT
 - JUICE BAR FFE MATERIALS BY OWNER/TENANT; INSTALLED BY GC.
 - PROVIDE/INSTALL GARAGE DOORS AND SIDELIFTS
 - RECESSED LUMINAIRES IN THERMAL ENVELOPE TO LIMIT INFILTRATION AND BE IC RATED AND LABELED. SEAL BETWEEN INTERIOR FINISH AND LUMINAIRE HOUSING.
 - TUBE STEEL COLUMNS TO RECEIVE 2 LAYERS TYPE X GWB, TYP ONE HOUR FIRE PROTECTION
 - WATER FOUNTAIN
 - PROVIDE RECYCLABLES TOTES FOR THE TOP 3 RECYCLING STREAMS FOR OCCUPANTS, CUSTOMERS AND VISITORS OF THIS BUILDING IN THIS ROOM
 - REPAIR BRICK WALL AS NECESSARY - INFILL ANY HOLES, TYP.

GENERAL NOTE

ALL EXISTING BRICK EXTERIOR PARTY WALLS, EXTERIOR WALLS AT NORTH/SOUTH PROP LINES AND INTERIOR TRANSVERSE WALL ARE 3-WYTHE BRICK WALLS RESULTING IN APPROX 12" THICKNESS TOTAL. THE PROPOSED BUILDING DOES NOT RELY ON THESE EXISTING WALLS FOR SUPPORTING THE 2 STORIES ABOVE.



- LEGEND**
- EXISTING 3 WYTHE BRICK BEARING WALL TO REMAIN. SEE WALL TYPES SHEET A701.
 - 1 HOUR WALL. SEE WALL TYPES SHEET A701.
 - WALL TYPE. SEE SHEET A701.
 - DOOR TYPE, DOOR WIDTH INDICATED, SEE DOOR SCHEDULE A601.
 - WINDOW TYPE, SEE WINDOW SCHEDULE A601.
 - RECESSED LED IC CAN LIGHT, 4"
 - SURFACE MOUNT LED, SIZE INDICATED. WHERE NO SWITCH IS SHOWN, THEY ARE MOTION ACTIVATED.

Mason Miller Architect, LLC

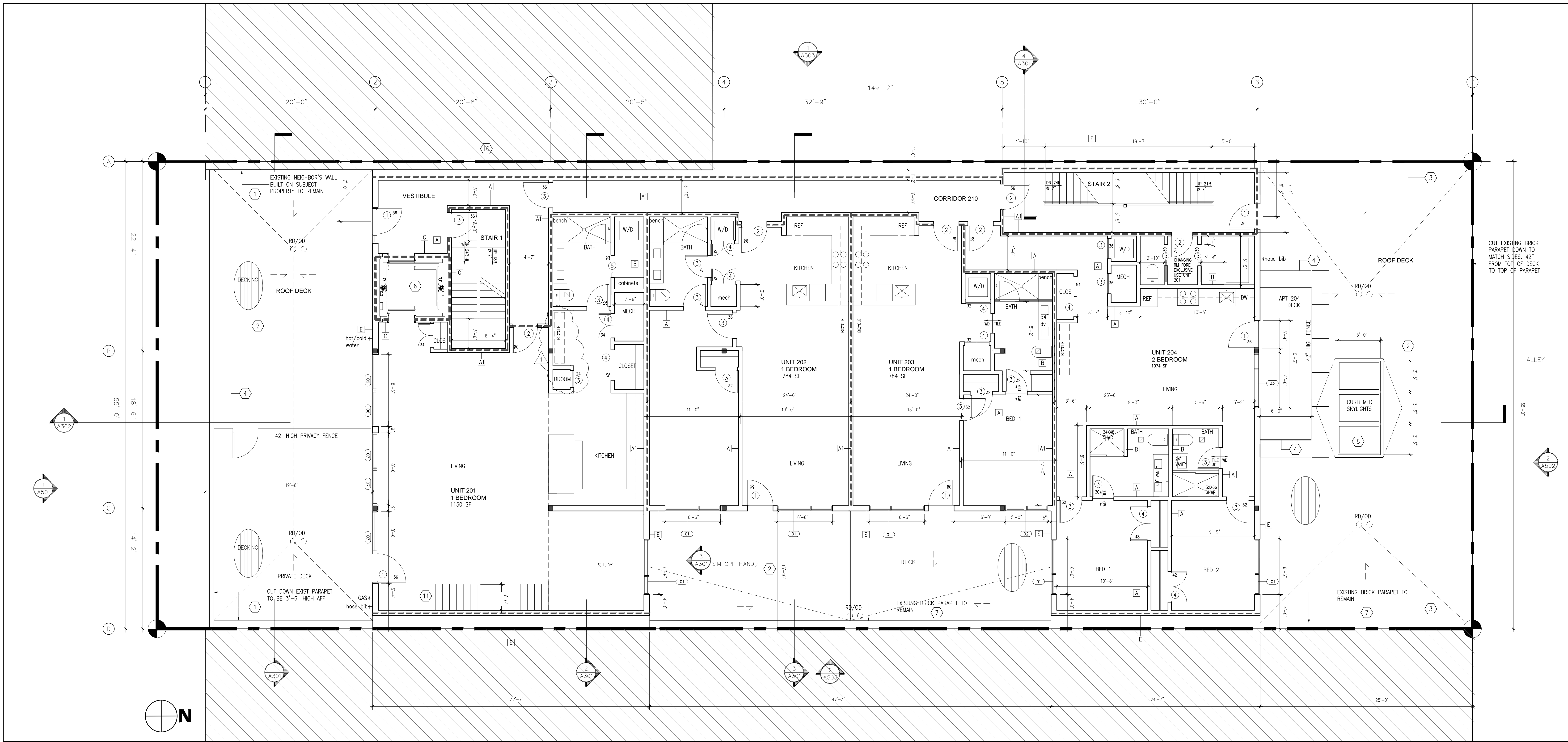
305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
7-13-21		ZONING APPLICATION
8-15-21		ZONING COMMENTS ADDRESSED
9-3-21		ZONING COMMENTS ADDRESSED
1-4-22		1ST PLAN CHECK SUBMISSION
1	1-25-22	2ND PLAN CHECK SUBMISSION
	2-11-22	DAPR COMMENTS

ISSUED ARCHITECT
MASON B MILLER
STATE OF ILL. LICENSED
EXP. 11/30/22
1.022259

DRAWING NO. **A201**



1 2ND FLOOR PLAN
1/4"=1'-0"

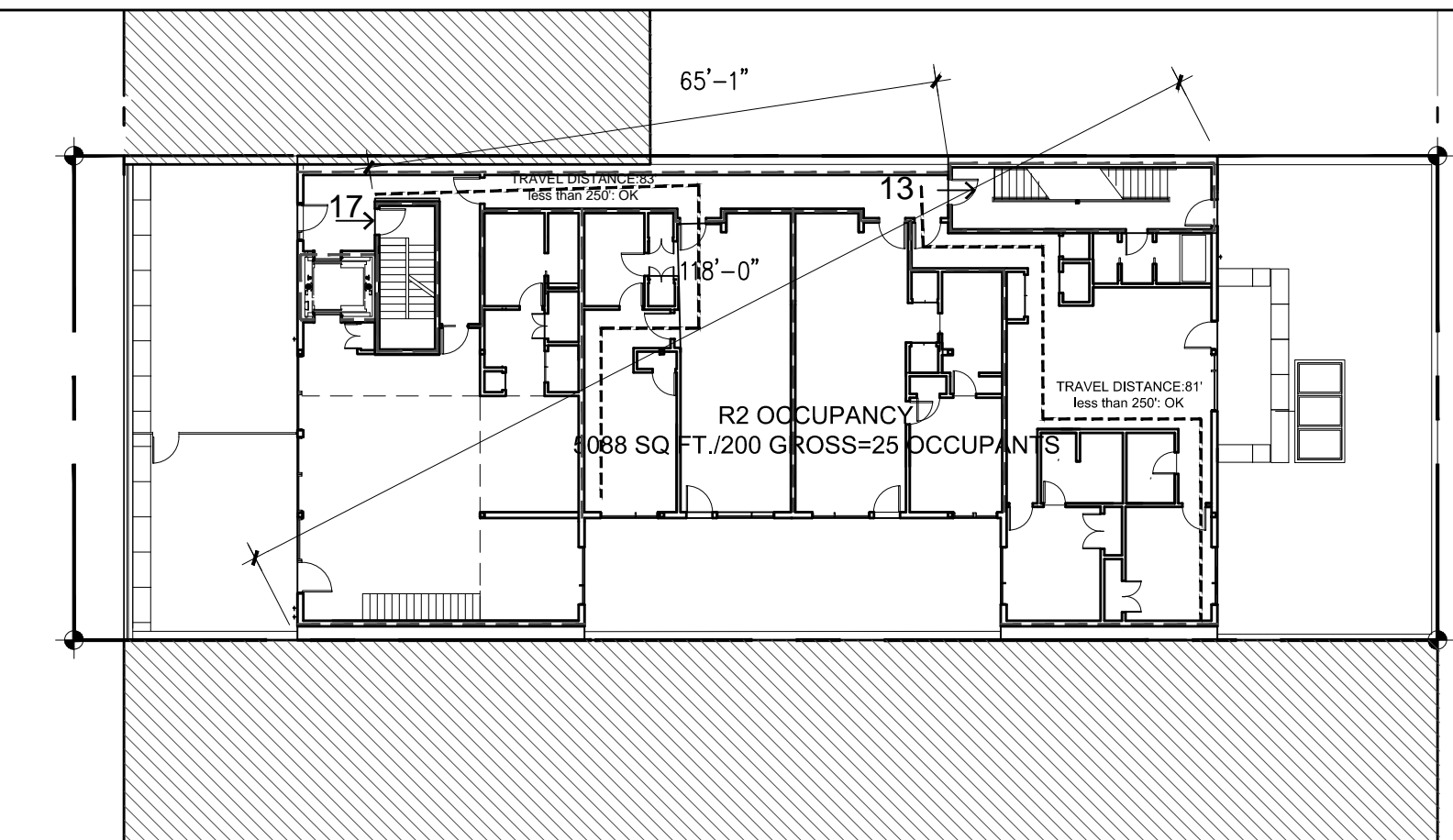
2nd FLOOR KEYNOTES:

- 1 EXISTING PARAPET TO REMAIN
- 2 BISON PEDESTAL SYSTEM WITH IPE 2X2 TILES
- 3 CUT EXISTING BRICK PARAPET DOWN TO GUARDRAIL HEIGHT 42" AND ADD LIMESTONE CAP, TYPICAL AT ALL BRICK PARAPETS.
- 4 BISON 24X48 IPE PLANTERS
- 5 TKE 3 STAGE ELEVATOR ENDURA 2100# HYDRAULIC. PROVIDE SHOP DRAWING AND FINISH CHOICES TO OWNER/ARCHITECT
- 6 VERIFY HEIGHT OF EXISTING PARAPET RELATIVE TO FINAL DECK SURFACE. EXTEND PARAPET WITH BRICK TO A HEIGHT OF MIN 42" ABOVE DECK SURFACE IF NOT ALREADY THAT HIGH OR HIGHER.
- 7 VELUX CURB MOUNTED SKYLIGHTS - (3) 42X60 FCM(FIXED) SNOWLOAD GLASS XX-10 U-FACTOR: 0.47/ SHGC: 0.28. SKYLIGHT CURBS ARE INSULATED TO THE LEVEL OF ROOFS WITH INSULATION ABOVE DECK OR R-5.
- 8 RECESSED LUMINAIRES IN THERMAL ENVELOPE TO LIMIT INFILTRATION AND BE IC RATED AND LABELED. SEAL BETWEEN INTERIOR FINISH AND LUMINAIRE HOUSING.
- 9 INFILL 4 WINDOWS THIS FACADE.
- 10 CARPENTER BUILT STAIR. MAX RISER 7.5", MIN TREAD 10" RAILING AT 34-36" ABOVE NOSINGS

ROOM FINISH AND MATERIAL NOTES:

1. PAINT SCOPE AND SPEC. (ALL COLORS TO BE COORDINATED WITH OWNER AND ARCHITECT IN PAINT SCHEDULE. PAINTING CONTRACTOR TO BID BENJAMIN MOORE LOW VOC PAINT.
 - A. ALL INTERIOR GWB WALLS AND CEILINGS TO RECEIVE 1 PRIME COAT AND 2 FINISH COATS OF A LATEX BASED EGGSHELL PAINT FOR WALLS AND FLAT FOR CEILINGS.
 - B. ALL BATHROOM WALLS TO RECEIVE 1 PRIME COAT AND 2 FINISH COATS OF AN ALKYD BASED EGGSHELL FINISH PAINT.
 - C. FINISH ON ALL INTERIOR DOORS TO BE COORDINATED WITH OWNER AND ARCHITECT. SPEC TO BE COORDINATED WITH PAINTING CONTRACTOR AND GC ALL TRIM AND DOORS TO BE PAINTED.
 - D. FINISH ON ALL BASE TRIM AND WINDOW TRIM TO RECEIVE 1 PRIME COAT AND 2 FINISH COATS OF A LATEX BASED LOW VOC GLOSS PAINT. PAINTING CONTRACTOR TO FILL ALL NAIL SET HOLES AND SAND PRIOR TO PRIME PAINTING. ANY VOID SPACES BETWEEN THE FINISH WALL SURFACE AND THE TRIM SHOULD BE FILLED WITH A SILICONE BASED PAINTABLE WHITE CAULK. ALL INTERIOR TRIM TO BE SPRAYED AND WALLS TO BE BACKROLLED.
 - E. GC & PAINTING CONTRACTOR TO PROVIDE PAINT SAMPLES AND STAIN SAMPLES WORKING WITH OWNER AND ARCHITECT IN PREPARING FINAL COLOR SELECTIONS.
2. DOOR CASING TRIM: ONE PIECE 3-1/2" MDF FOR PAINT
3. BASE TRIM: 1X6 MDF FOR PAINT
4. WOOD FLOORING: 3X4" X 3-1/2" RIFT/QUARTERSAWN WHITE OAK
5. ALL TILE TO BE PURCHASED BY OWNER, INSTALLED BY GC. GC TO PROVIDE GROUT - VERIFY COLORS WITH ARCHITECT
6. STAIRS: WHITE OAK WOOD TREADS AND PAINTED RISERS, 1/2" ROUND NOSINGS. CARPENTER BUILT.
7. CLOTHES POLES AT ALL CLOSETS TO BE 1" CHROME ROD, TYP. SHELVES TO BE WOOD FOR PAINT. PROVIDE 1 CONTINUOUS WOOD SHELF ABOVE ROD UNON. INSTALLED BY CARPENTER AT ALL UNO CLOSETS.
8. GC IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING IN ROUGH FRAMED WALL CONST. FOR PROPER ATTACHMENT OF ALL BATH ACCESSORIES, RODS, SHELVES, AND CABINETRY. REVIEW WITH ARCHITECT PRIOR TO DRYWALL.

EXIT DIAGRAM



LEGEND

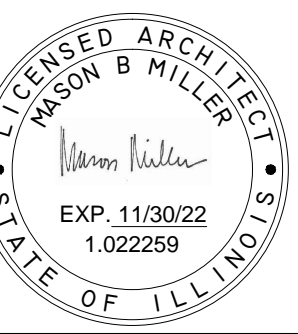
- EXISTING 3 WYTHE BRICK BEARING WALL TO REMAIN. SEE WALL TYPES SHEET A701.
- 1 HOUR WALL. SEE WALL TYPES SHEET A701.
- WALL TYPE. SEE SHEET A701.
- DOOR TYPE, DOOR WIDTH INDICATED, SEE DOOR SCHEDULE A601.
- WINDOW TYPE, SEE WINDOW SCHEDULE A601.
- RECESSED LED IC CAN LIGHT, 4"
- SURFACE MOUNT LED, SIZE INDICATED. WHERE NO SWITCH IS SHOWN, THEY ARE MOTION ACTIVATED.

Mason Miller Architect, LLC

305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

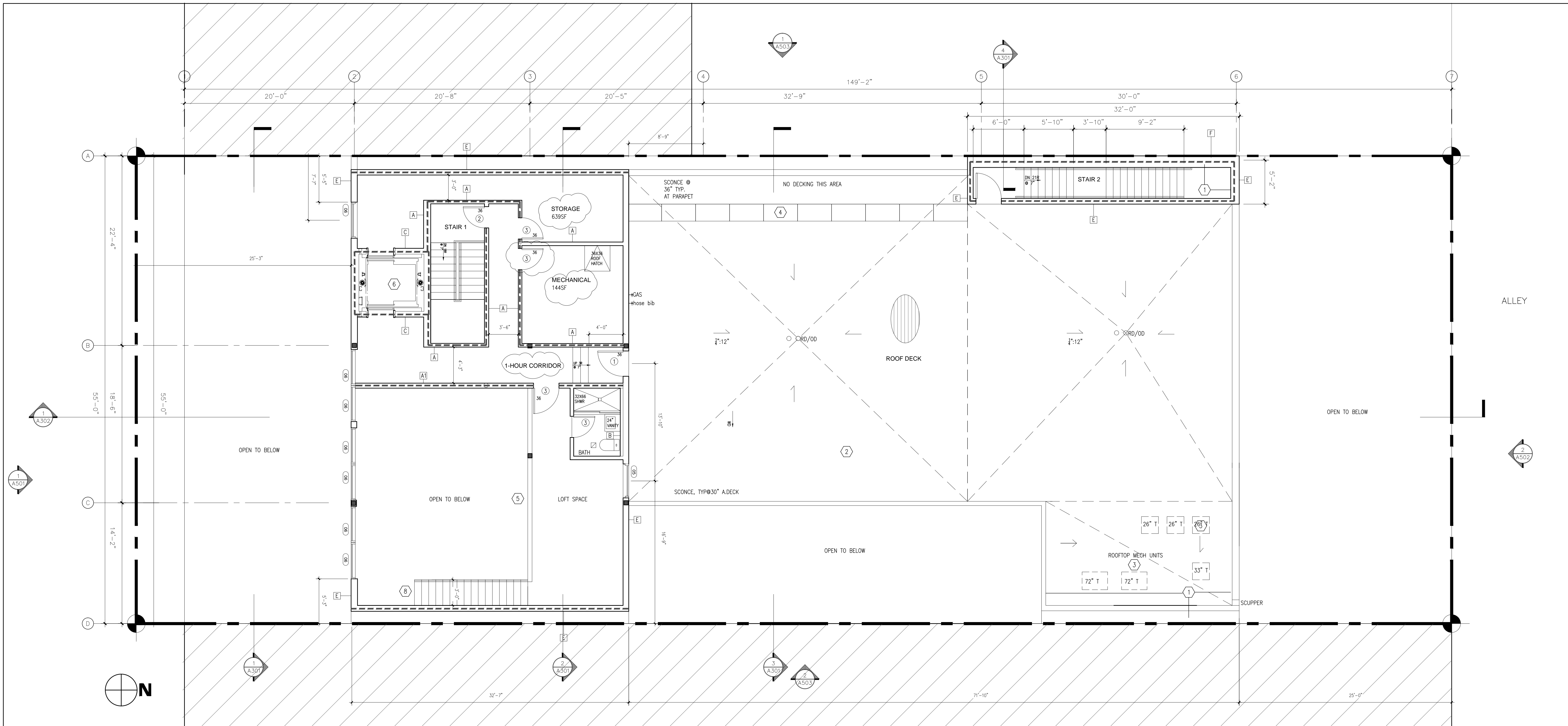
PROJECT MIXED USE BUILDING
1801 CENTRAL STREET, EVANSTON IL

SUBMISSION	
REV	DESCRIPTION
7-13-21	ZONING APPLICATION
8-15-21	ZONING COMMENTS ADDRESSED
9-3-21	ZONING COMMENTS ADDRESSED
1-4-22	1ST PLAN CHECK SUBMISSION
1-25-22	2ND PLAN CHECK SUBMISSION
2-11-22	DAPR COMMENTS



DRAWING NO.

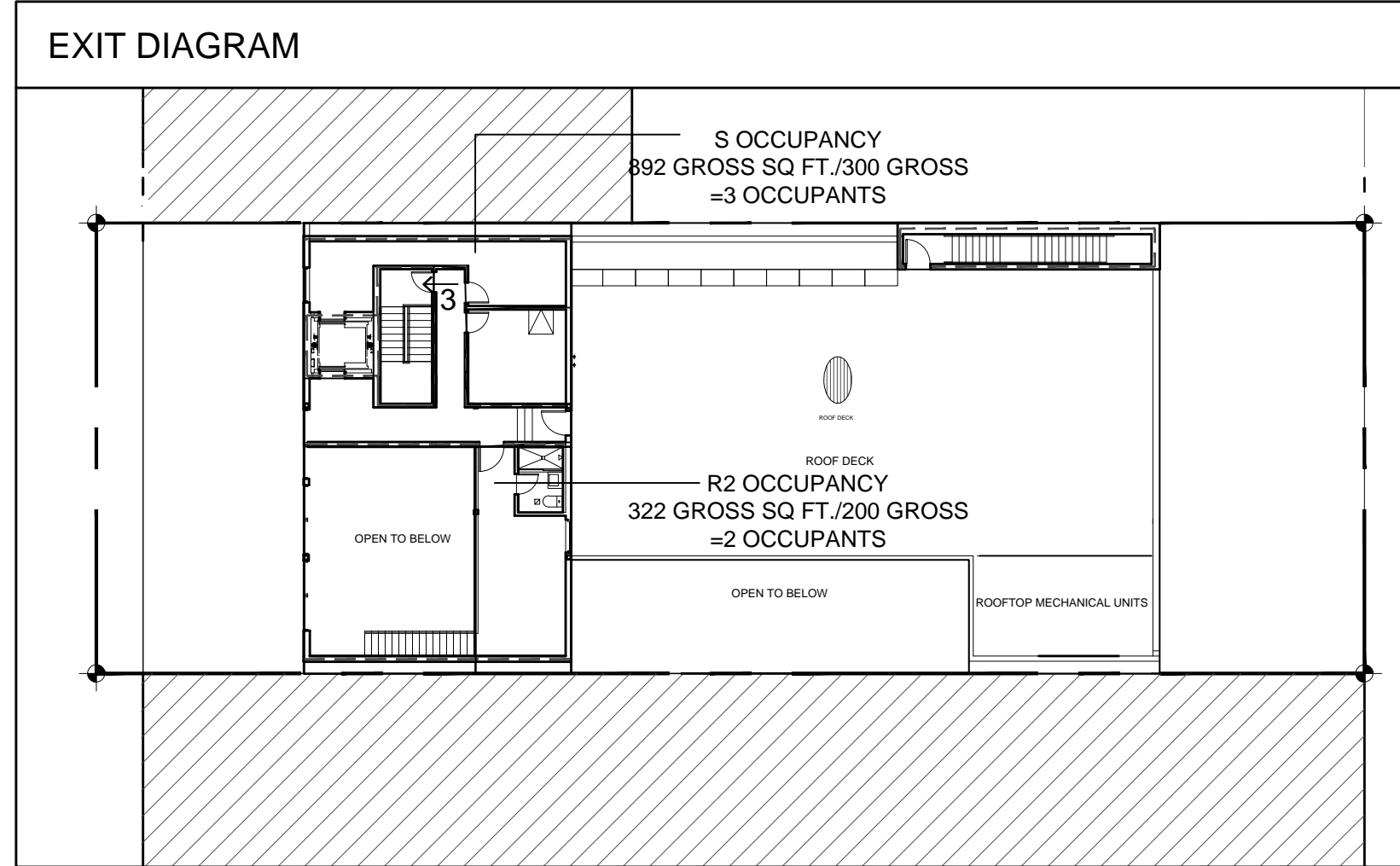
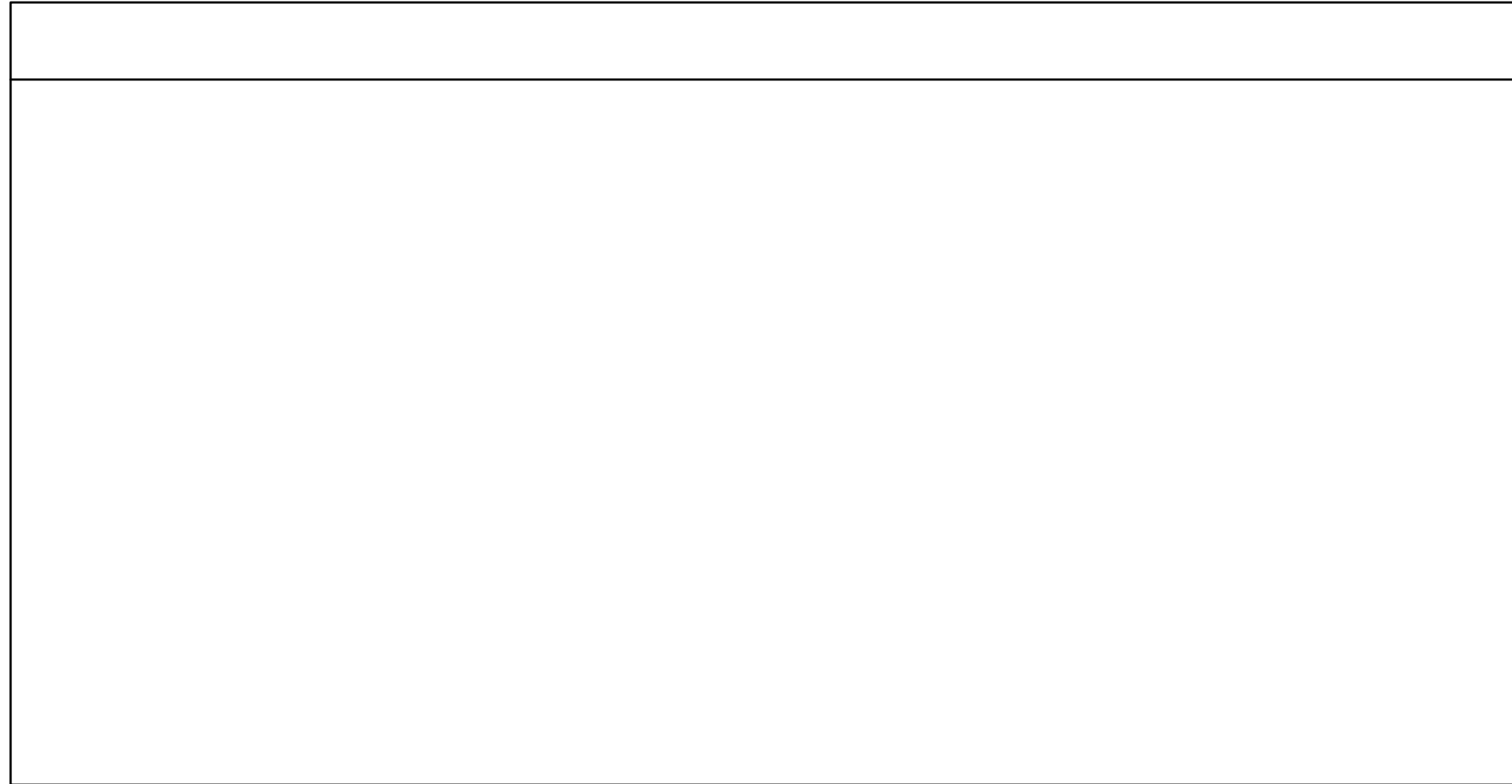
A202



1 3RD FLOOR PLAN
1/4"=1'-0"

KEYNOTES:

- 1 PARAPET TO GUARDRAIL HEIGHT - 42". HARDIE SIDING BOTH SIDES WITH SOLID CAP
- 2 BISON PEDESTAL SYSTEM WITH IPE 2X2 TILES
- 3 MECHANICAL UNITS, SMD.
- 4 BISON 24X48 IPE PLANTERS
- 5 SOLID GUARD TO 42" AFF
- 6 TKE 3 STAGE ELEVATOR ENDURA 2100# HYDRAULIC. PROVIDE SHOP DRAWING AND FINISH CHOICES TO OWNER/ARCHITECT
- 7
- 8 CARPENTER BUILT STAIR. MAX RISER 7.5", MIN TREAD 10" RAILING AT 34-36" ABOVE NOSINGS
- 9 RECESSED LUMINAIRES IN THERMAL ENVELOPE TO LIMIT INFILTRATION AND BE IC RATED AND LABELED. SEAL BETWEEN INTERIOR FINISH AND LUMINAIRE HOUSING.



LEGEND

- EXISTING 3 WYTHE BRICK BEARING WALL TO REMAIN. SEE WALL TYPES SHEET A701.
- 1 HOUR WALL. SEE WALL TYPES SHEET A701.
- WALL TYPE. SEE SHEET A701.
- DOOR TYPE, DOOR WIDTH INDICATED, SEE DOOR SCHEDULE A601.
- WINDOW TYPE, SEE WINDOW SCHEDULE A601.
- RECESSED LED IC CAN LIGHT, 4"
- SURFACE MOUNT LED, SIZE INDICATED. WHERE NO SWITCH IS SHOWN, THEY ARE MOTION ACTIVATED.

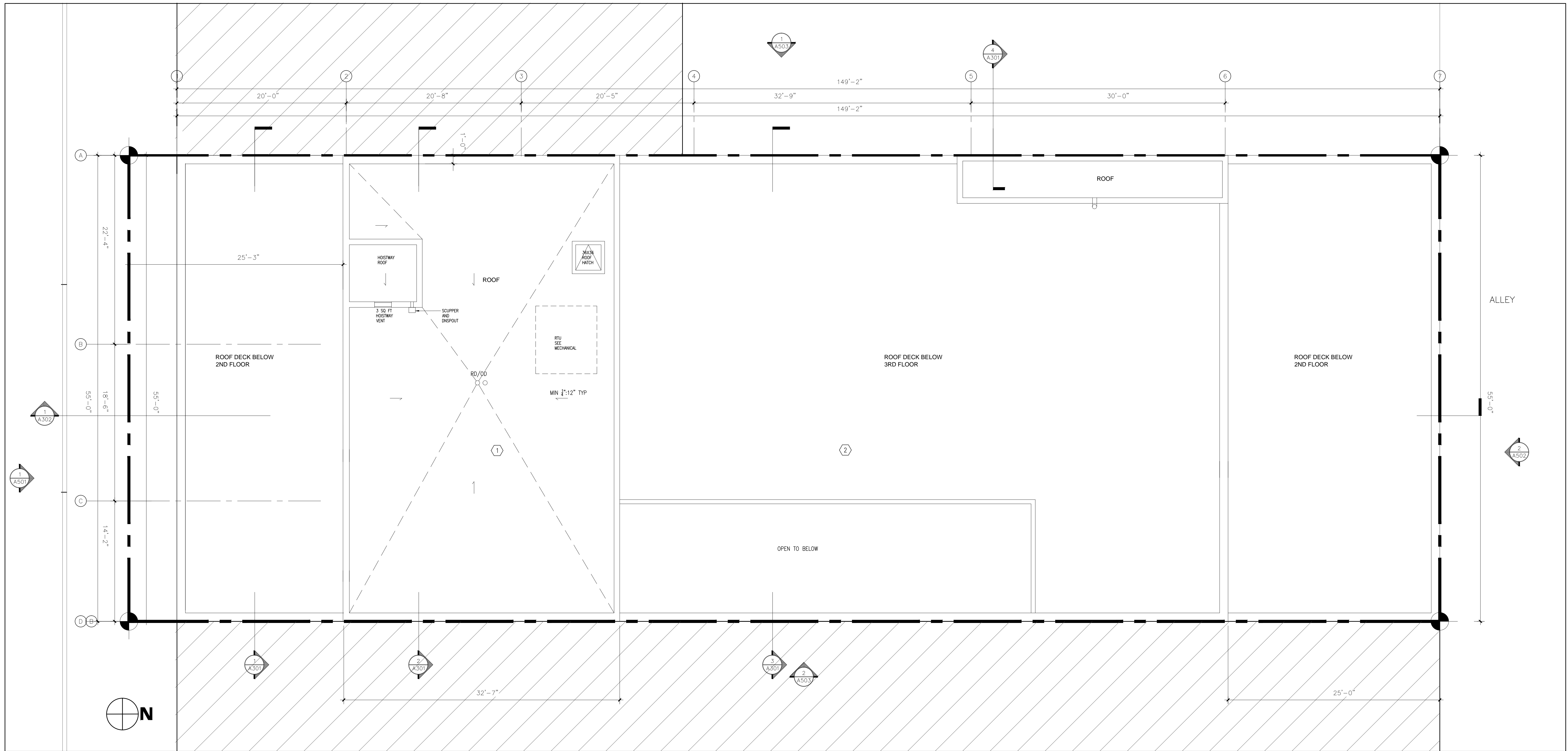
Mason Miller Architect, LLC
305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT MIXED USE BUILDING
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
	7-13-21	ZONING APPLICATION
	8-15-21	ZONING COMMENTS ADDRESSED
	9-3-21	ZONING COMMENTS ADDRESSED
	1-4-22	1ST PLAN CHECK SUBMISSION
1	1-25-22	2ND PLAN CHECK SUBMISSION
	2-11-22	DAPR COMMENTS

LICENSED ARCHITECT
MASON B MILLER
EXP. 11/30/22
1.022259
STATE OF ILL. INDS.

DRAWING NO. **A203**



1 ROOF PLAN
1/4"=1'-0"

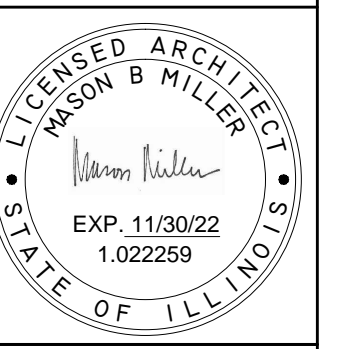
- ① 1 HOUR ROOF. SEE DETAIL X/X
- ② BISON PEDESTAL SYSTEM WITH IPE 2X2 TILES

Mason Miller Architect, LLC

305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

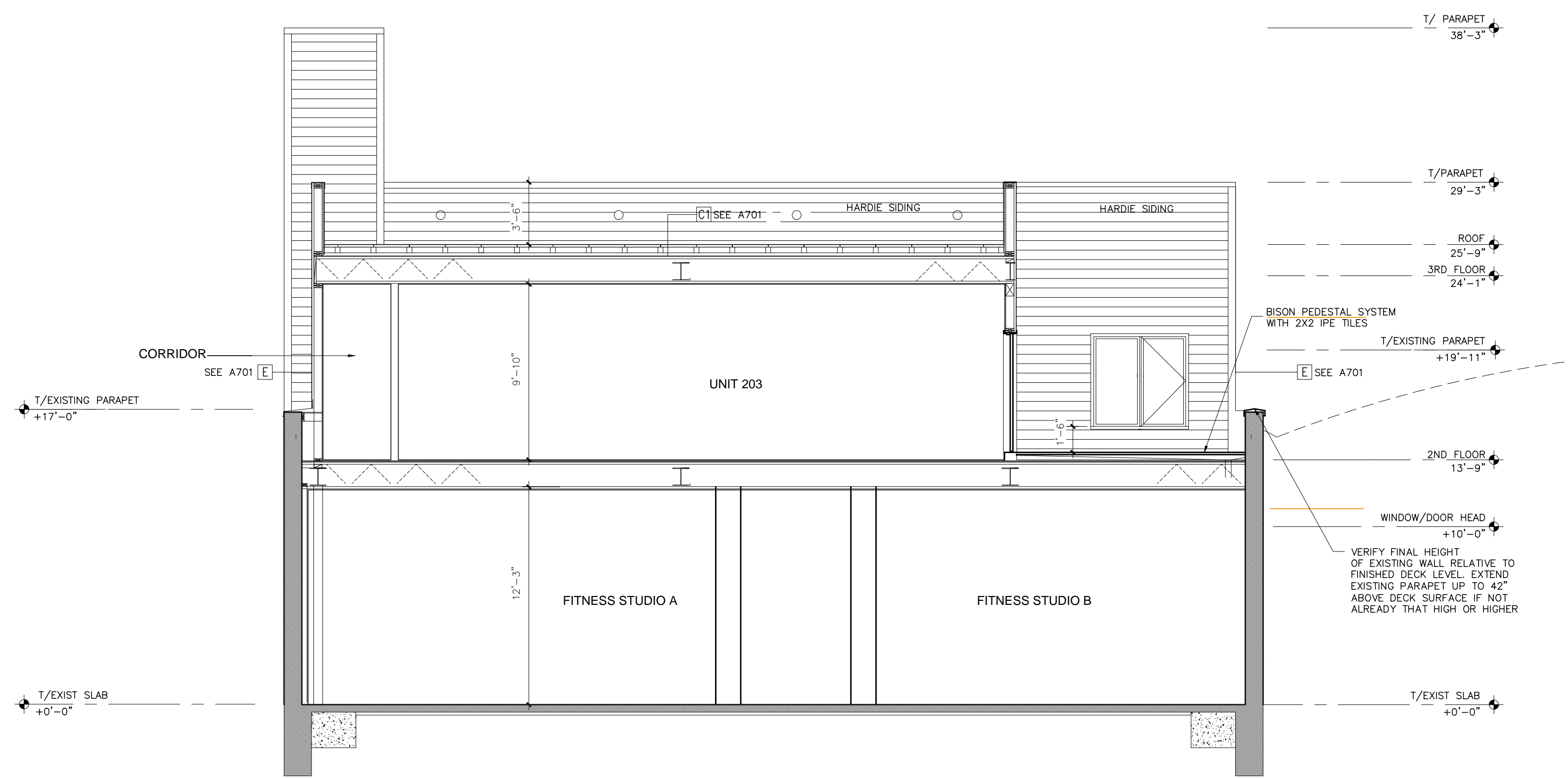
REV	DATE	DESCRIPTION
	7-13-21	ZONING APPLICATION
	8-15-21	ZONING COMMENTS ADDRESSED
	9-3-21	ZONING COMMENTS ADDRESSED
	1-4-22	1ST PLANCHECK SUBMISSION
1	1-25-22	2ND PLANCHECK SUBMISSION
	2-11-22	DAPR COMMENTS



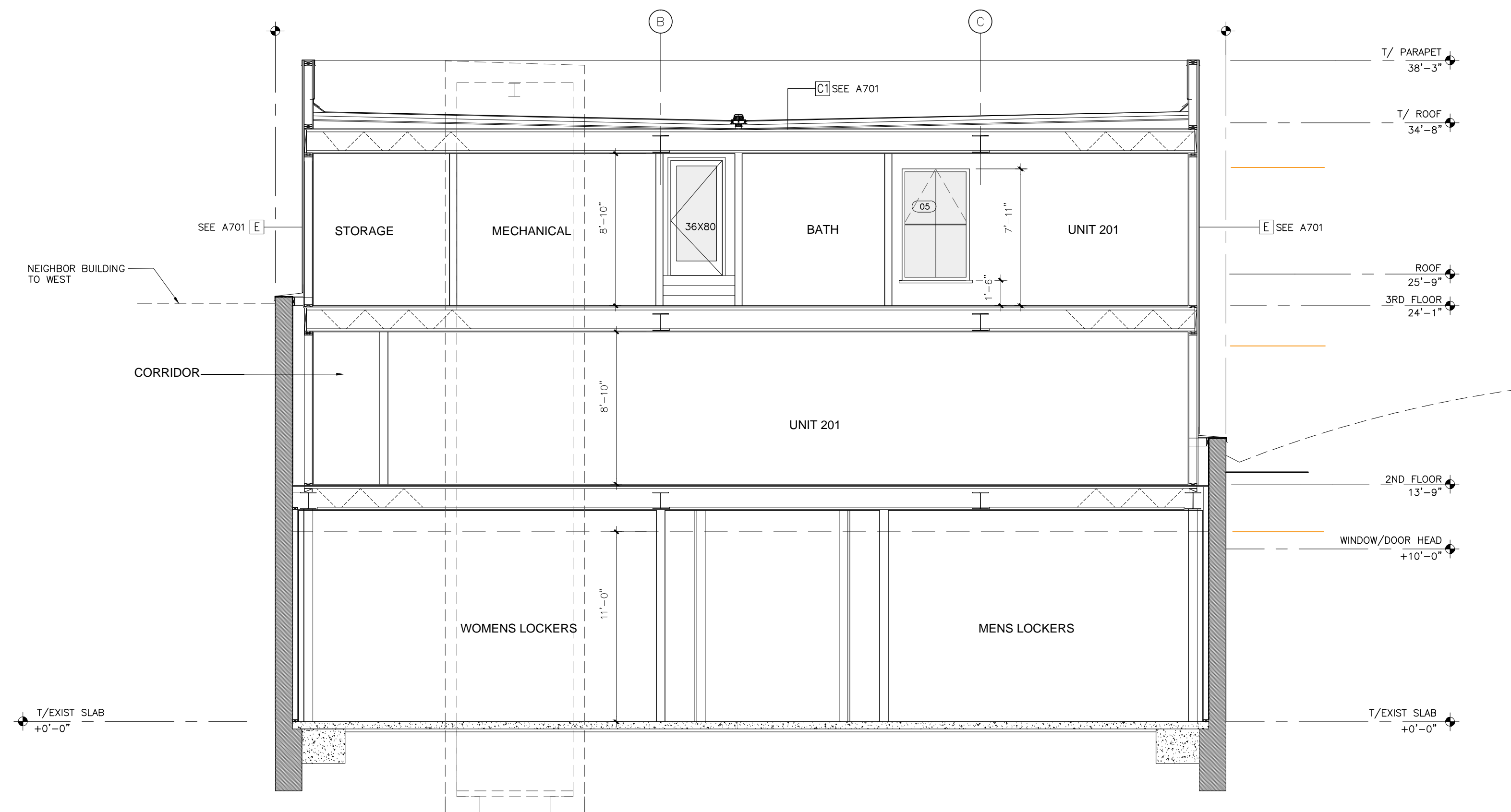
DRAWING NO.
A204



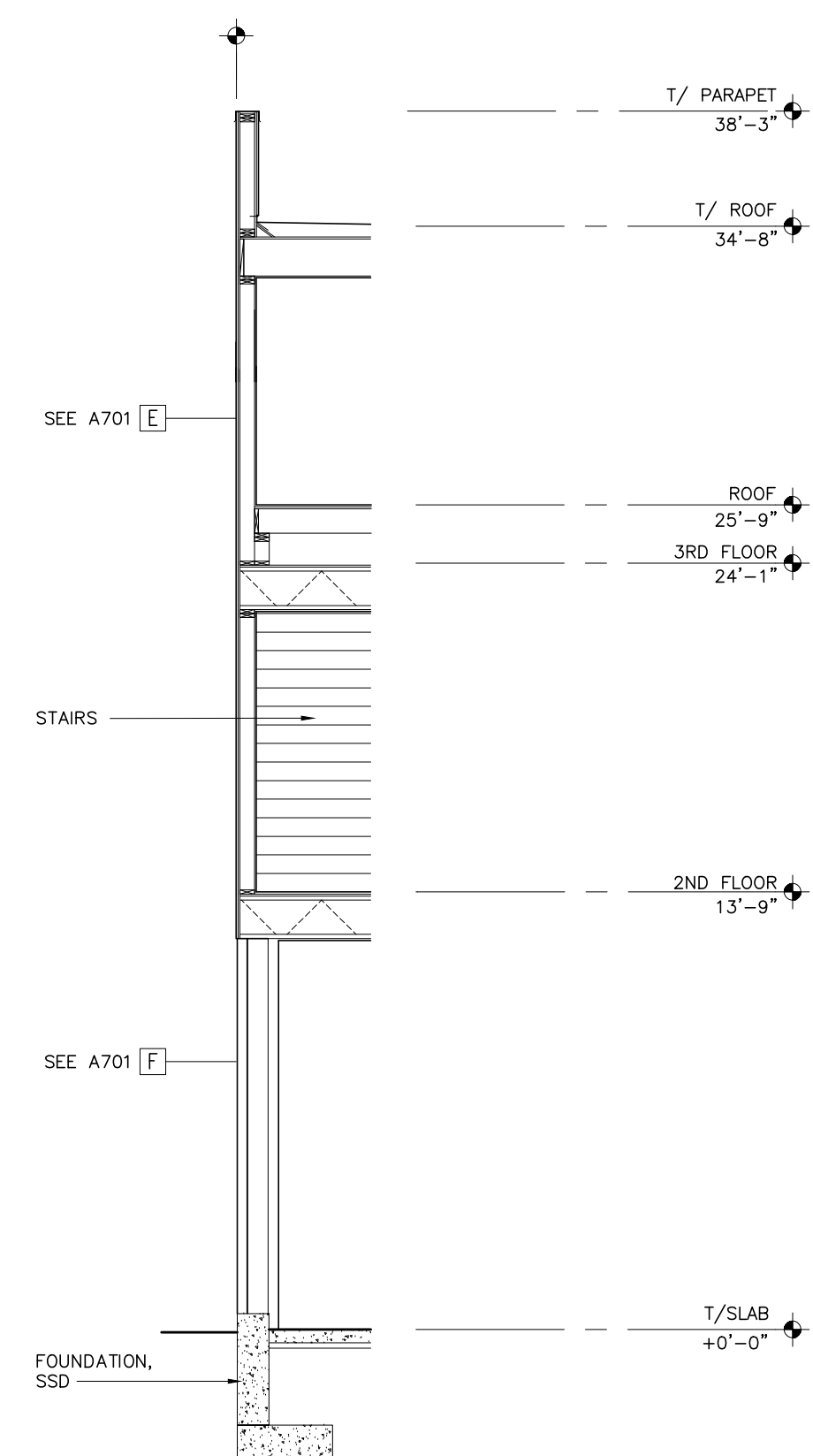
1 BUILDING SECTION @ SOUTH SECTION (FLAT ROOF)
3/16"=1'-0"



3 BUILDING SECTION
3/16"=1'-0"



2 BUILDING SECTION
3/16"=1'-0"



4 BUILDING SECTION
3/16"=1'-0"

CEILING ASSEMBLY STC/IIC NOTE:

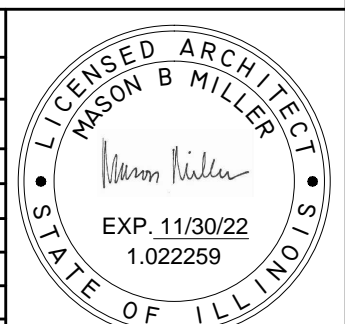
SEE DETAIL C1/A702 FOR ALL CEILING ASSEMBLIES THIS BUILDING. STC RATING=60// IIC RATING=58

Mason Miller Architect, LLC

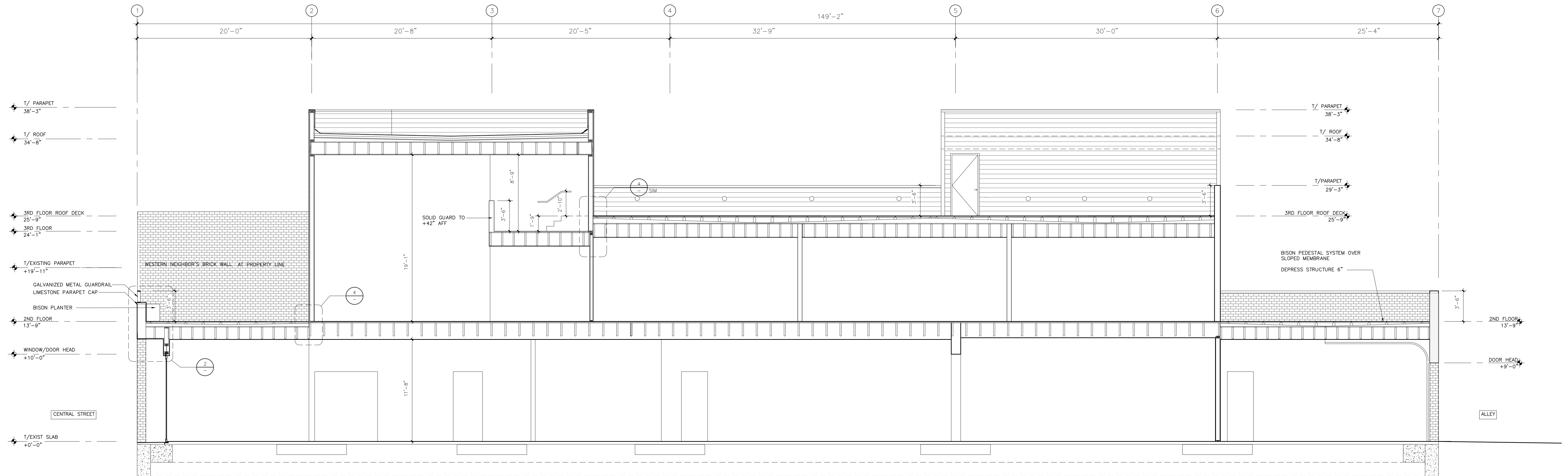
305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
7-19-21		ZONING APPLICATION
8-15-21		ZONING COMMENTS ADDRESSED
9-3-21		ZONING COMMENTS ADDRESSED
1-4-22		1ST PLANCHECK SUBMISSION
1	1-25-22	2ND PLANCHECK SUBMISSION
	2-11-22	DAPR COMMENTS

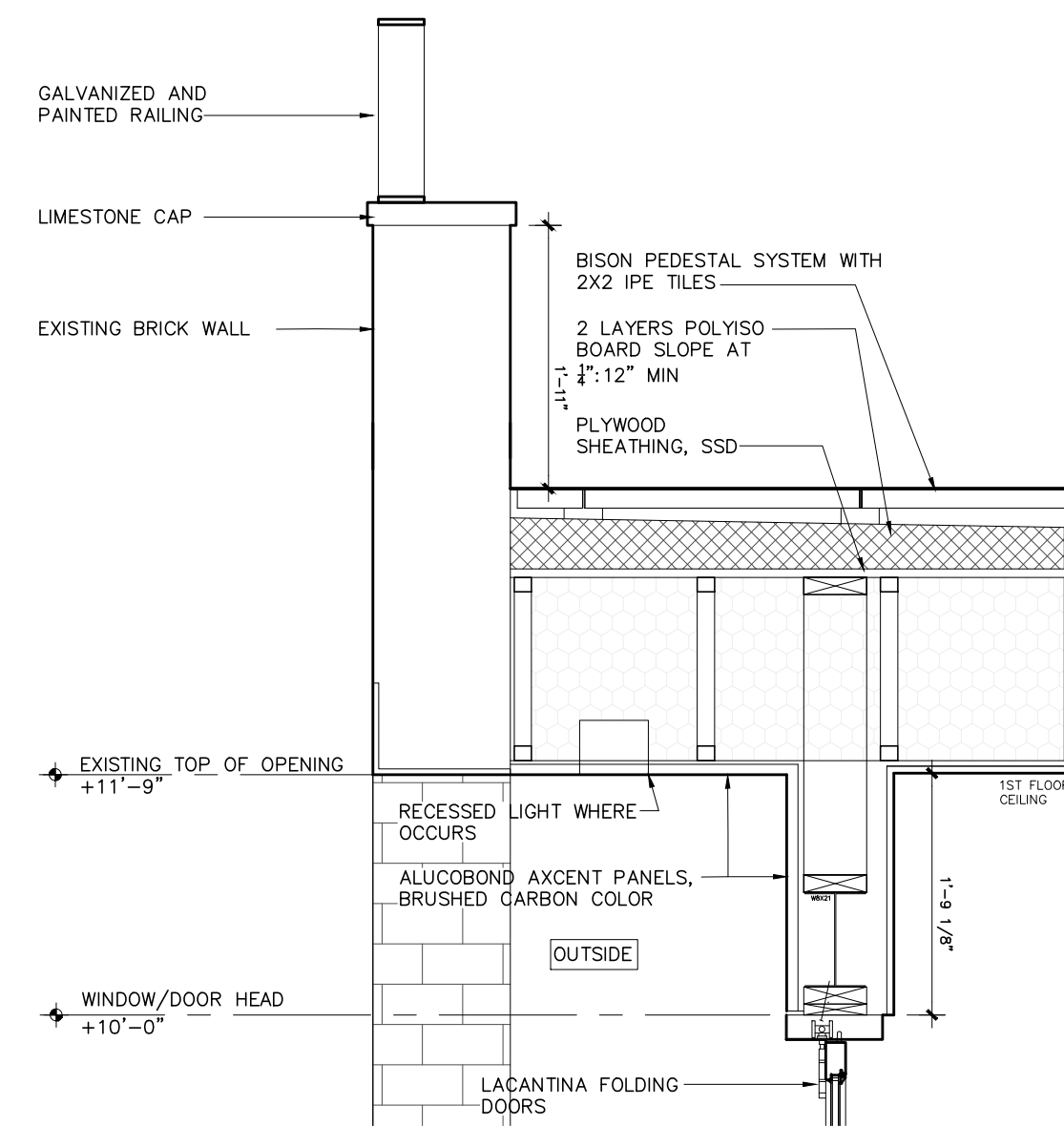


DRAWING NO.
A301

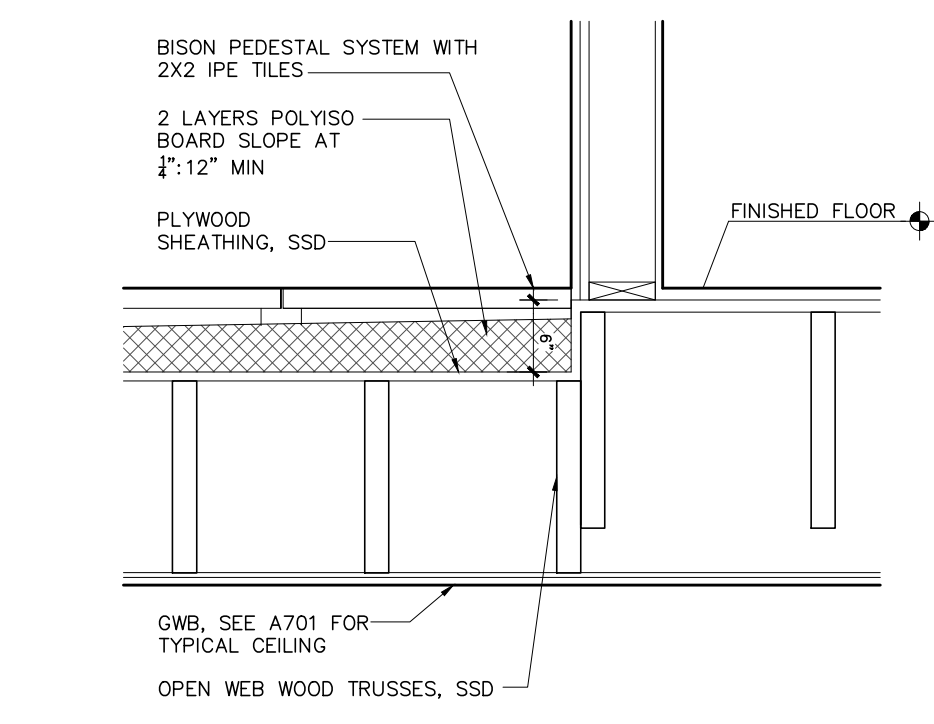


1 LONGITUDINAL SECTION
3/16"=1'-0"

CEILING ASSEMBLY STC/IIC NOTE:
SEE DETAIL C1/A702 FOR ALL CEILING ASSEMBLIES THIS BUILDING. STC RATING=60// IIC RATING=58



2 FOLDING DOOR HEAD/2ND FLOOR DECK
3/8"=1'-0"



4 DECK TRANSITION TYP DETAIL
3/4"=1'-0"

Mason Miller Architect, LLC
305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

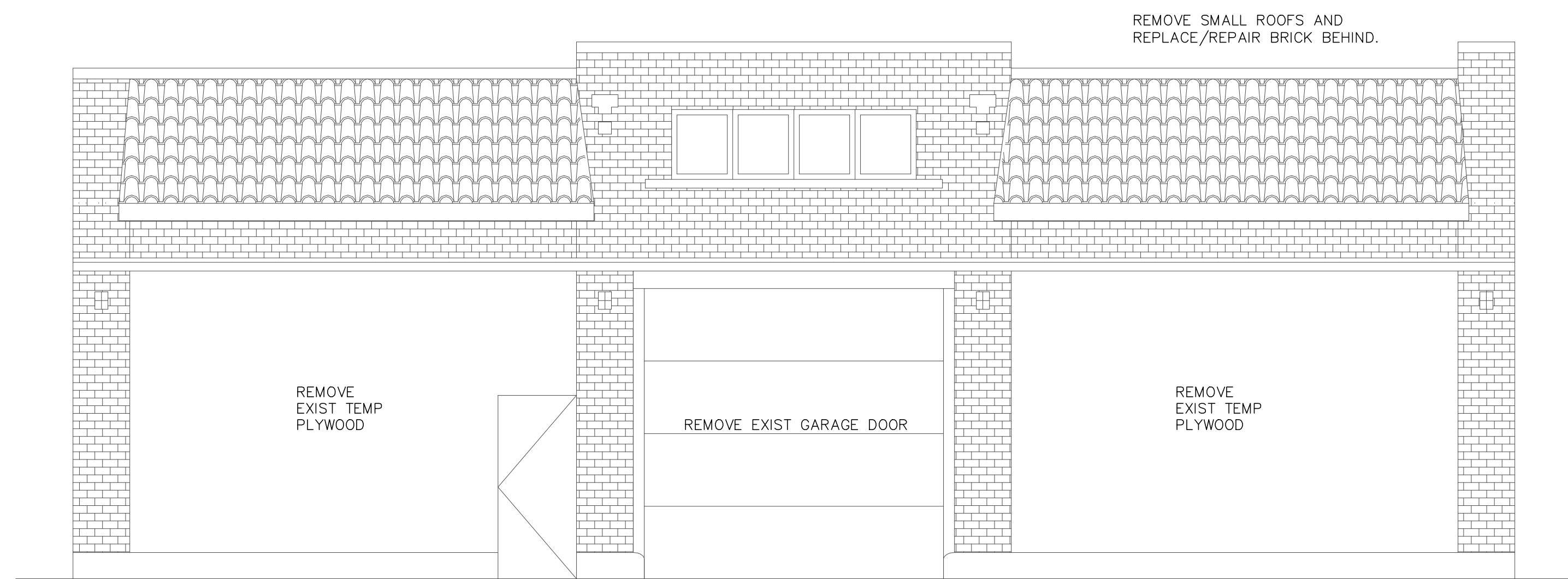
PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
	7-19-21	ZONING APPLICATION
	8-15-21	ZONING COMMENTS ADDRESSED
	9-3-21	ZONING COMMENTS ADDRESSED
	1-4-22	1ST PLANCHHECK SUBMISSION
1	1-25-22	2ND PLANCHHECK SUBMISSION
	2-11-22	DAPR COMMENTS

EXP. 11/30/22
1.022259

STATE OF ILLINOIS
LICENSED ARCHITECT
MASON B. MILLER

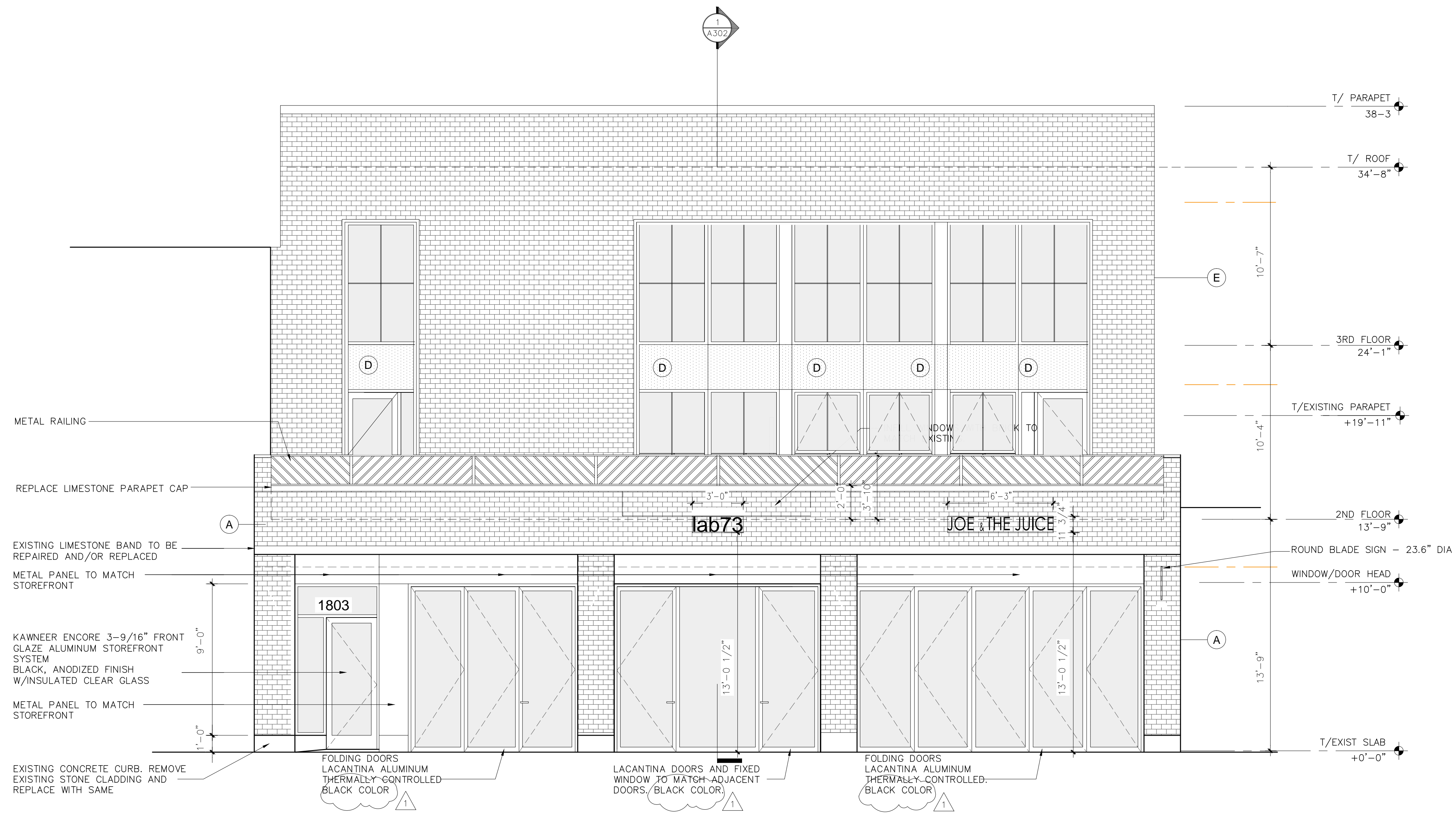
DRAWING NO.
A302



1 EXISTING SOUTH ELEVATION FOR REFERENCE ONLY(CENTRAL ST)
1/4"=1'-0"

EXISTING BUILDING NOTES:

ALL BRICK WALLS AND PARAPETS, INSIDE AND OUT, WILL NEED ATTENTION AND IN SOME CASES REBUILDING. TUCKPOINT BRICK, REPLACE BROKEN BRICKS AND MORTAR AS REQ'D FOR STRUCTURALLY SOUND, HIGH QUALITY RESULT.
PARAPET WALL ON CENTRAL STREET WILL REQUIRE REBUILDING. WEST WALL ALONG NEIGHBORING PARKING LOT WILL NEED REPAIRS/REBUILDING. REPLACE ALL TERRA COTTA PARAPET CAPS AT PARAPETS THAT ARE REMAINING IN PROPOSED WORK WITH LIMESTONE. COORDINATE JOINTS WITH ARCHITECT.



2 PROPOSED SOUTH ELEVATION(CENTRAL ST)
1/4"=1'-0"

EXTERIOR MATERIAL KEYNOTES:

- (A) EXISTING 3-WYTHE BRICK WALL. TUCKPOINT, REPLACE BRICKS, REPAIR AS NEEDED, STAIN WHITE. EXACT COLOR TBD
- (B) 4" HIGH X 12" DEEP LIMESTONE WALL CAP. PROVIDE CONTINUOUS FLASHING BELOW
- (C) HARDIEPLANK LAP SIDING - 7-1/4" WIDTH, SELECT CEDARMILL(6" EXPOSURE) SMOOTH, (IRON GREY)
- (D) EXTERIOR FIBER REINF. CEMENT BOARD(5/8") ARCTIC WHITE
- (E) BELDEN MODULAR SIZE THIN VENEER BRICK, (WHITE TO MATCH PAINTED EXISTING BRICK. SEE DETAILS 4/A801)

EXTERIOR SIGNAGE:

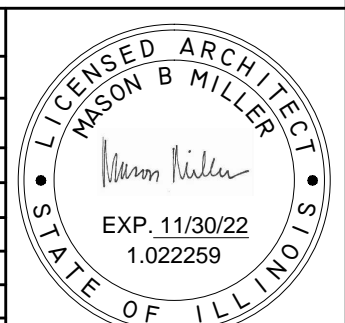
NOTE ALL EXTERIOR SIGNAGE UNDER SEPARATE PERMIT.

Mason Miller Architect, LLC

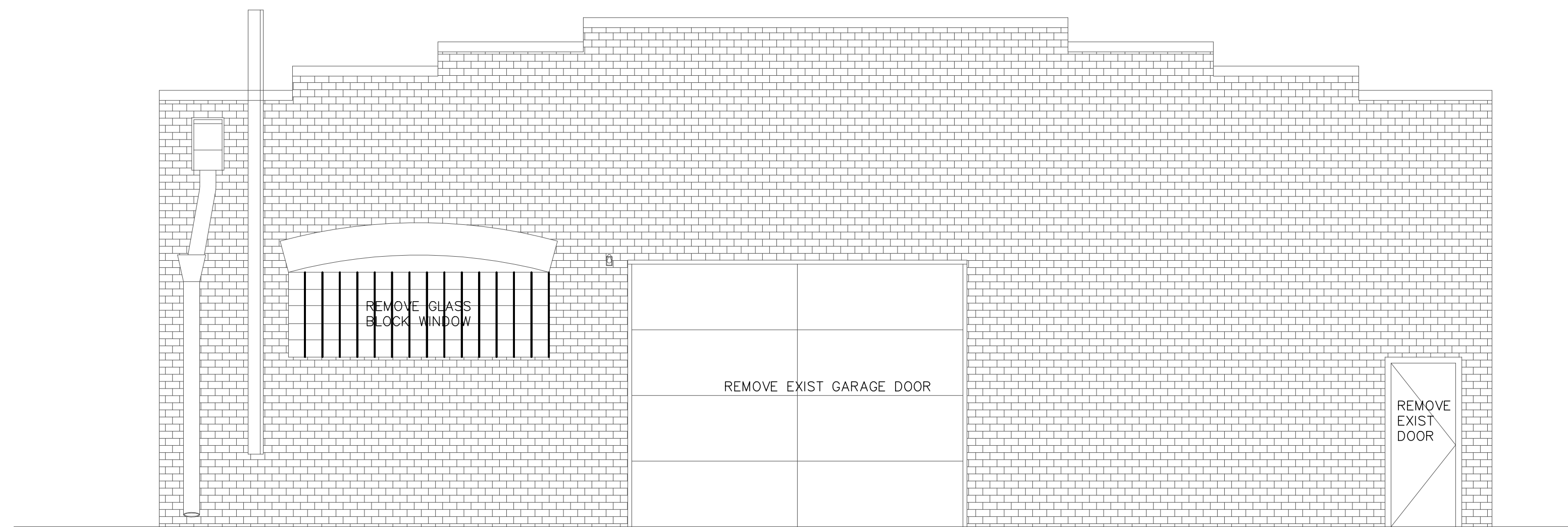
305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

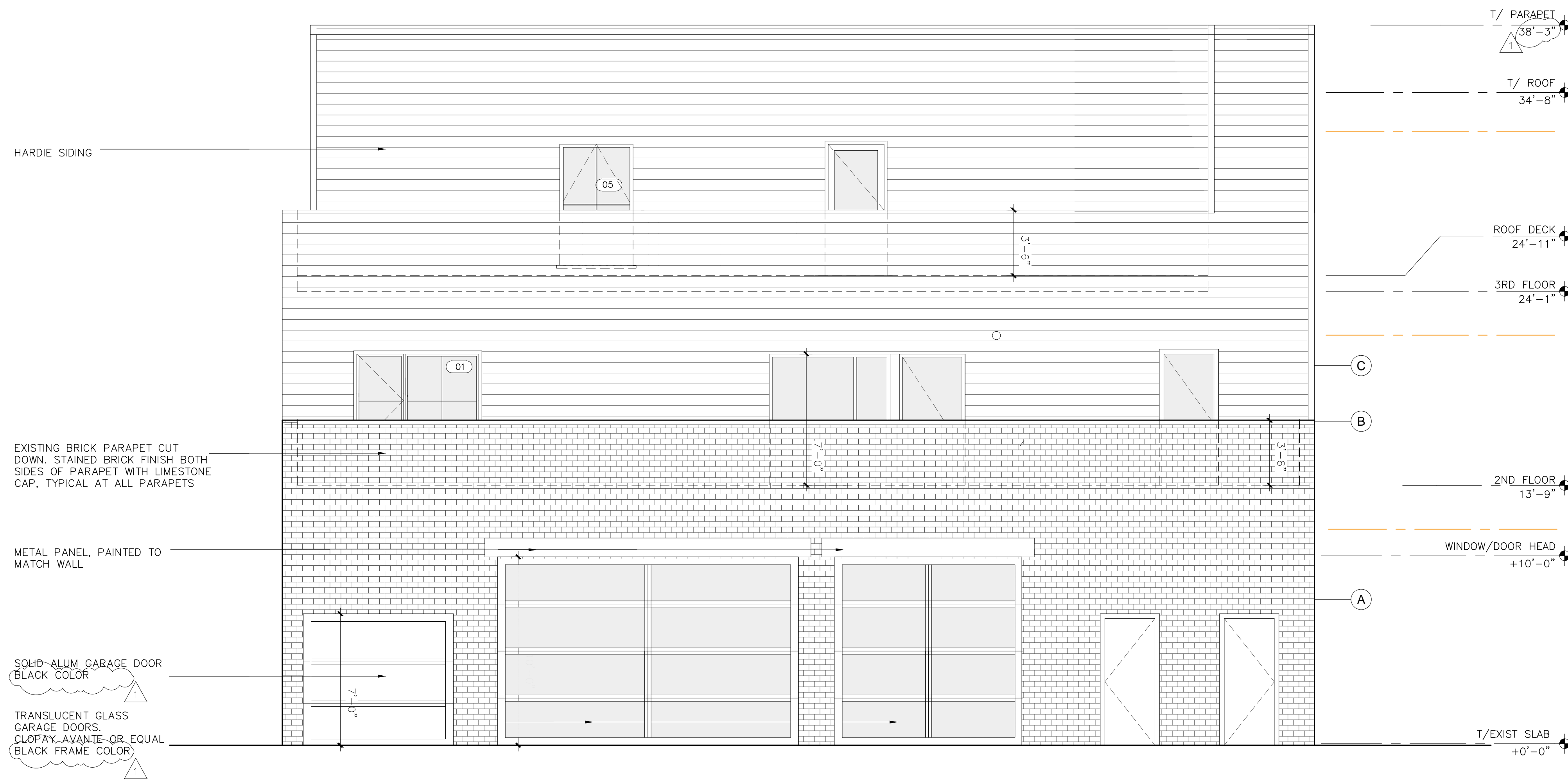
SUBMISSION	
REV	DESCRIPTION
7-19-21	ZONING APPLICATION
8-15-21	ZONING COMMENTS ADDRESSED
9-3-21	ZONING COMMENTS ADDRESSED
1-4-22	1ST PLANCHECK SUBMISSION
1-25-22	2ND PLANCHECK SUBMISSION
2-11-22	DAPR COMMENTS



DRAWING NO.
A501



1 EXISTING NORTH ELEVATION FOR REFERENCE ONLY (ALLEY)
1/4"=1'-0"



2 PROPOSED NORTH ELEVATION (ALLEY)
1/4"=1'-0"

EXTERIOR MATERIAL KEYNOTES:

- (A) EXISTING 3-WYTHE BRICK WALL. TUCKPOINT, REPLACE BRICKS, REPAIR AS NEEDED, STAIN WHITE. EXACT COLOR TBD
- (B) 4" HIGH X 12" DEEP LIMESTONE WALL CAP. PROVIDE CONTINUOUS FLASHING BELOW
- (C) HARDIEPLANK LAP SIDING - 7-1/4" WIDTH, SELECT CEDARMILL(6" EXPOSURE) SMOOTH, (IRON GREY)
- (D) EXTERIOR FIBER REINF. CEMENT BOARD(5/8"). ARCTIC WHITE
- (E) BELDEN MODULAR SIZE THIN VENEER BRICK, WHITE TO MATCH PAINTED EXISTING BRICK. SEE DETAILS 4/A801

Mason Miller Architect, LLC

305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

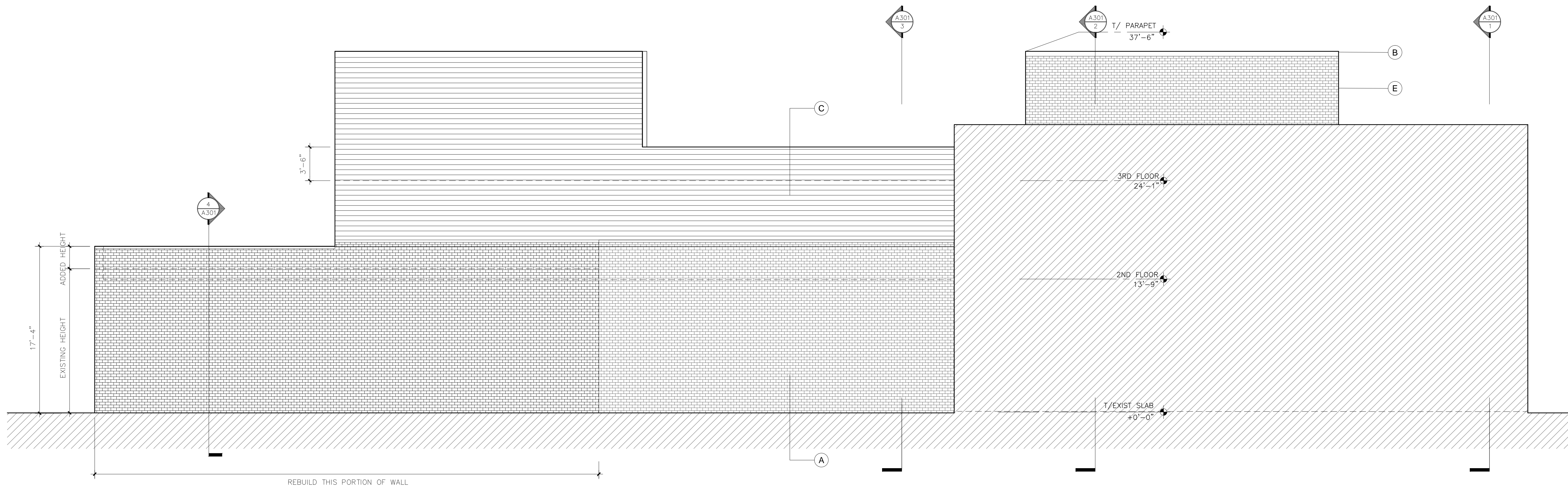
PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
	7-19-21	ZONING APPLICATION
	8-15-21	ZONING COMMENTS ADDRESSED
	9-3-21	ZONING COMMENTS ADDRESSED
	1-4-22	1ST PLANCHHECK SUBMISSION
1	1-25-22	2ND PLANCHHECK SUBMISSION
	2-11-22	DAPR COMMENTS



DRAWING NO.

A502



1 PROPOSED WEST ELEVATION
3/16"=1'-0"



2 PROPOSED EAST ELEVATION
3/16"=1'-0"

EXTERIOR MATERIAL KEYNOTES:

- (A) EXISTING 3-WYTHE BRICK WALL. TUCKPOINT, REPLACE BRICKS, REPAIR AS NEEDED, STAIN WHITE. EXACT COLOR TBD
- (B) 4" HIGH X 12" DEEP LIMESTONE WALL CAP. PROVIDE CONTINUOUS FLASHING BELOW
- (C) HARDIEPLANK LAP SIDING - 7-1/4" WIDTH, SELECT CEDARMILL(6" EXPOSURE) SMOOTH, (IRON GREY)
- (D) EXTERIOR FIBER REINF. CEMENT BOARD(5/8") - ARCTIC WHITE
- (E) BELDEN MODULAR SIZE THIN VENEER BRICK, WHITE TO MATCH PAINTED EXISTING BRICK. SEE DETAILS 4/A801

Mason Miller Architect, LLC

305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

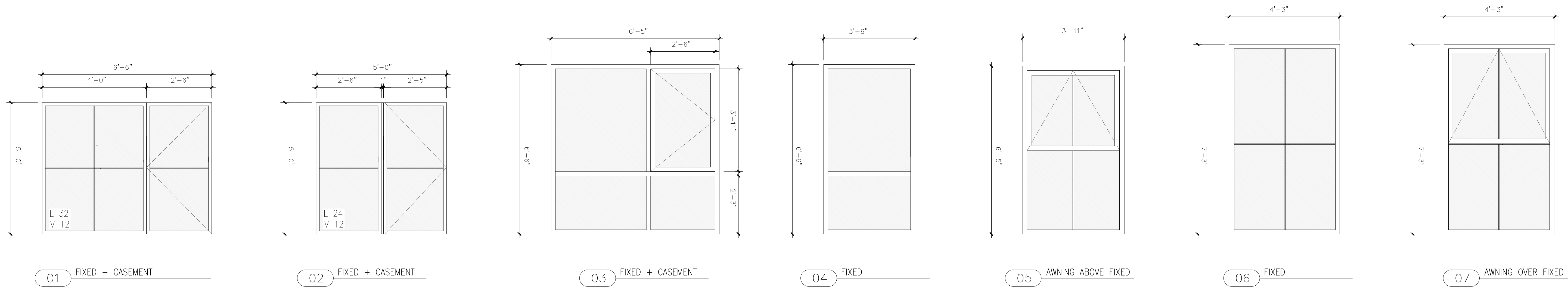
PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
7-19-21		ZONING APPLICATION
8-15-21		ZONING COMMENTS ADDRESSED
9-3-21		ZONING COMMENTS ADDRESSED
1-4-22		1ST PLANCHECK SUBMISSION
1-25-22		2ND PLANCHECK SUBMISSION
2-11-22		DAPR COMMENTS



DRAWING NO.

A503



01 FIXED + CASEMENT

02 FIXED + CASEMENT

03 FIXED + CASEMENT

04 FIXED

05 AWNING ABOVE FIXED

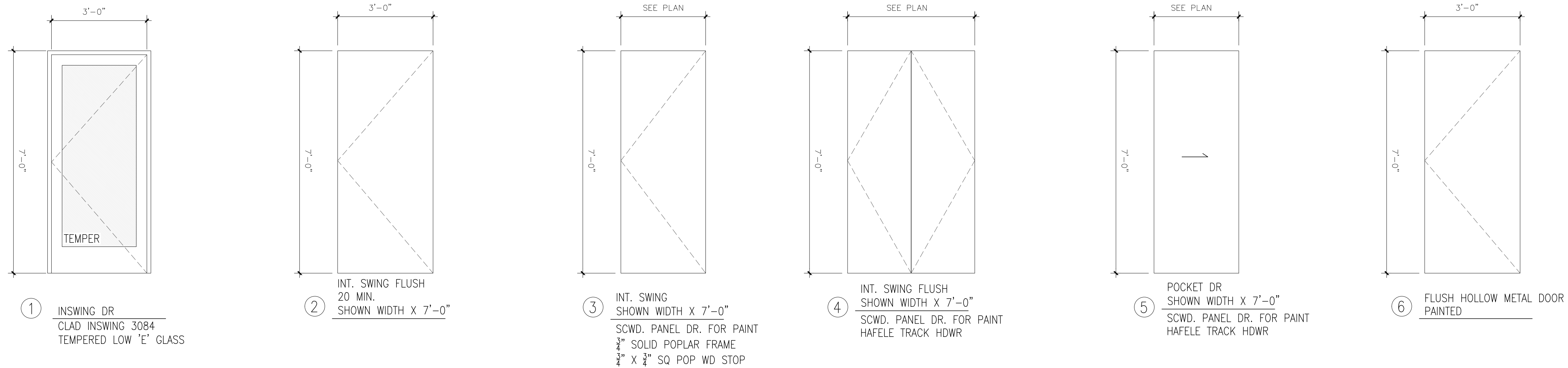
06 FIXED

07 AWNING OVER FIXED

WINDOW ELEVATIONS

WINDOW NOTES:

1. GC TO BID: ALUMINUM QUAKER SERIES CITY-VU SERIES, DARK BRONZE FRAMES, ANODIZED INTERIOR/EXTERIOR HARDWARE, SDL'S//U-VALUE 0.19-0.30//SHGC 0.11-0.44 THERMALLY BROKEN, LOW E GLASS.
FACTORY-BUILT FENESTRATION AND DOORS ARE LABELED AS MEETING AIR LEAKAGE REQUIREMENTS.



1 INSWING DR
CLAD INSWING 3084
TEMPERED LOW 'E' GLASS

2 INT. SWING FLUSH
20 MIN.
SHOWN WIDTH X 7'-0"

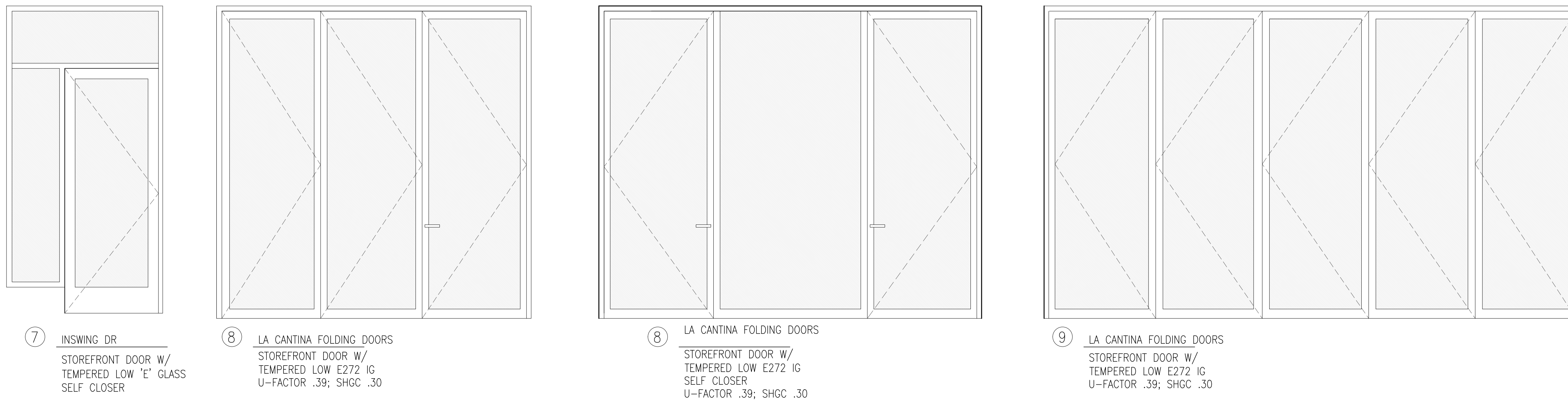
3 INT. SWING
SHOWN WIDTH X 7'-0"
SCWD. PANEL DR. FOR PAINT
3/4" SOLID POPLAR FRAME
3/4" X 3/4" SQ POP WD STOP

4 INT. SWING FLUSH
SHOWN WIDTH X 7'-0"
SCWD. PANEL DR. FOR PAINT
HAFELE TRACK HDWR

5 POCKET DR
SHOWN WIDTH X 7'-0"
SCWD. PANEL DR. FOR PAINT
HAFELE TRACK HDWR

6 FLUSH HOLLOW METAL DOOR
PAINTED

DOOR ELEVATIONS



7 INSWING DR
STOREFRONT DOOR W/
TEMPERED LOW 'E' GLASS
SELF CLOSER

8 LA CANTINA FOLDING DOORS
STOREFRONT DOOR W/
TEMPERED LOW E272 IG
U-FACTOR .39; SHGC .30

8 LA CANTINA FOLDING DOORS
STOREFRONT DOOR W/
TEMPERED LOW E272 IG
SELF CLOSER
U-FACTOR .39; SHGC .30

9 LA CANTINA FOLDING DOORS
STOREFRONT DOOR W/
TEMPERED LOW E272 IG
U-FACTOR .39; SHGC .30

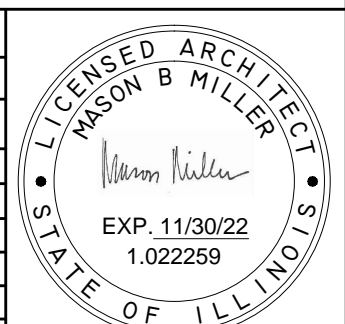
	ROOM	AREA	LIGHT(SQ. FT.)		VENTILATION (SQ. FT.)	
			ACTUAL	REQ(8%)	ACTUAL	REQ(4%)
1ST FLOOR	JUICE BAR 102	1674	314	134	282	67
	LOBBY 100 RECEPTION 103					
	FITNESS STUDIOS	3259	ART LIGHT PROVIDED	261	MECH VENT PROVIDED	132
2ND FLOOR	BEDROOM/LR/KITCHEN	966	207.6	77	52	39
	BEDROOM	233	18	28.4	10.8	9
	LR/KITCHEN	422	39.2	34	31.9	17
	BEDROOM	136	21	11	10.7	6
	LR/KITCHEN	422	39.2	34	31.9	17
	BEDROOM 1	140	28.4	11	10.7	6
3RD FLOOR	BEDROOM 2	126	28.4	10	10.7	5
	LR/KITCHEN	338	36	27	32	14
3RD FLOOR	LOFT	322	72	26	13	13

Mason Miller Architect, LLC

305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

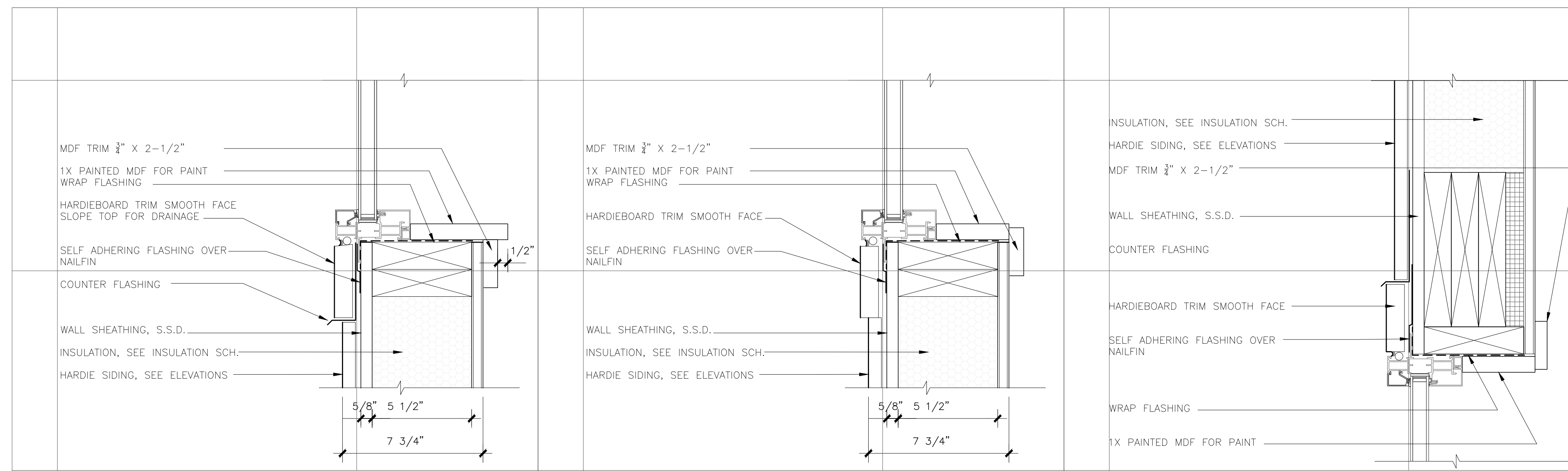
REV	DATE	DESCRIPTION
	7-19-21	ZONING APPLICATION
	8-15-21	ZONING COMMENTS ADDRESSED
	9-3-21	ZONING COMMENTS ADDRESSED
	1-4-22	1ST PLANCHECK SUBMISSION
1	1-25-22	2ND PLANCHECK SUBMISSION
	2-11-22	DAPR COMMENTS



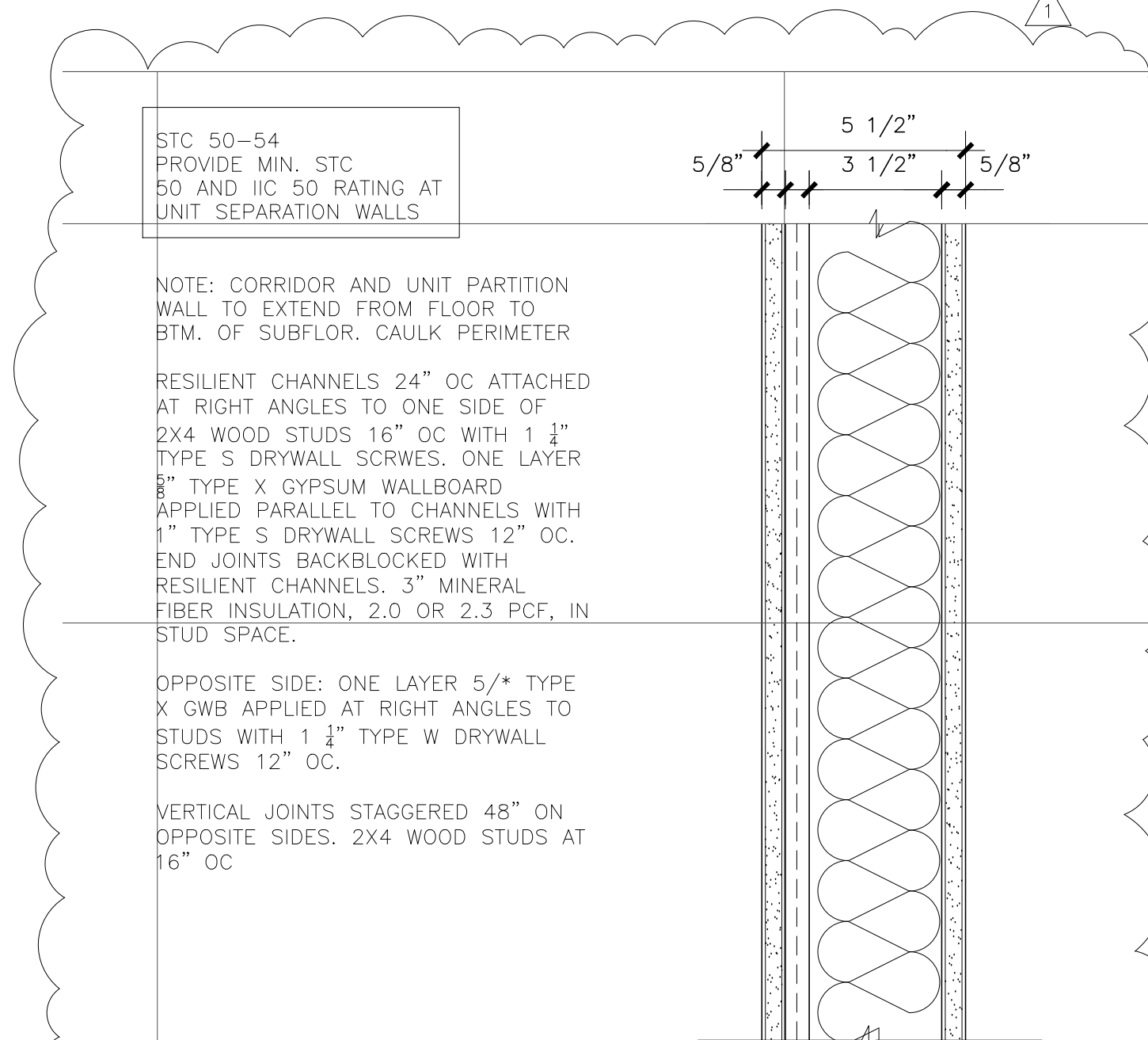
DRAWING NO.
A601

GYPSUM BOARD NOTES:

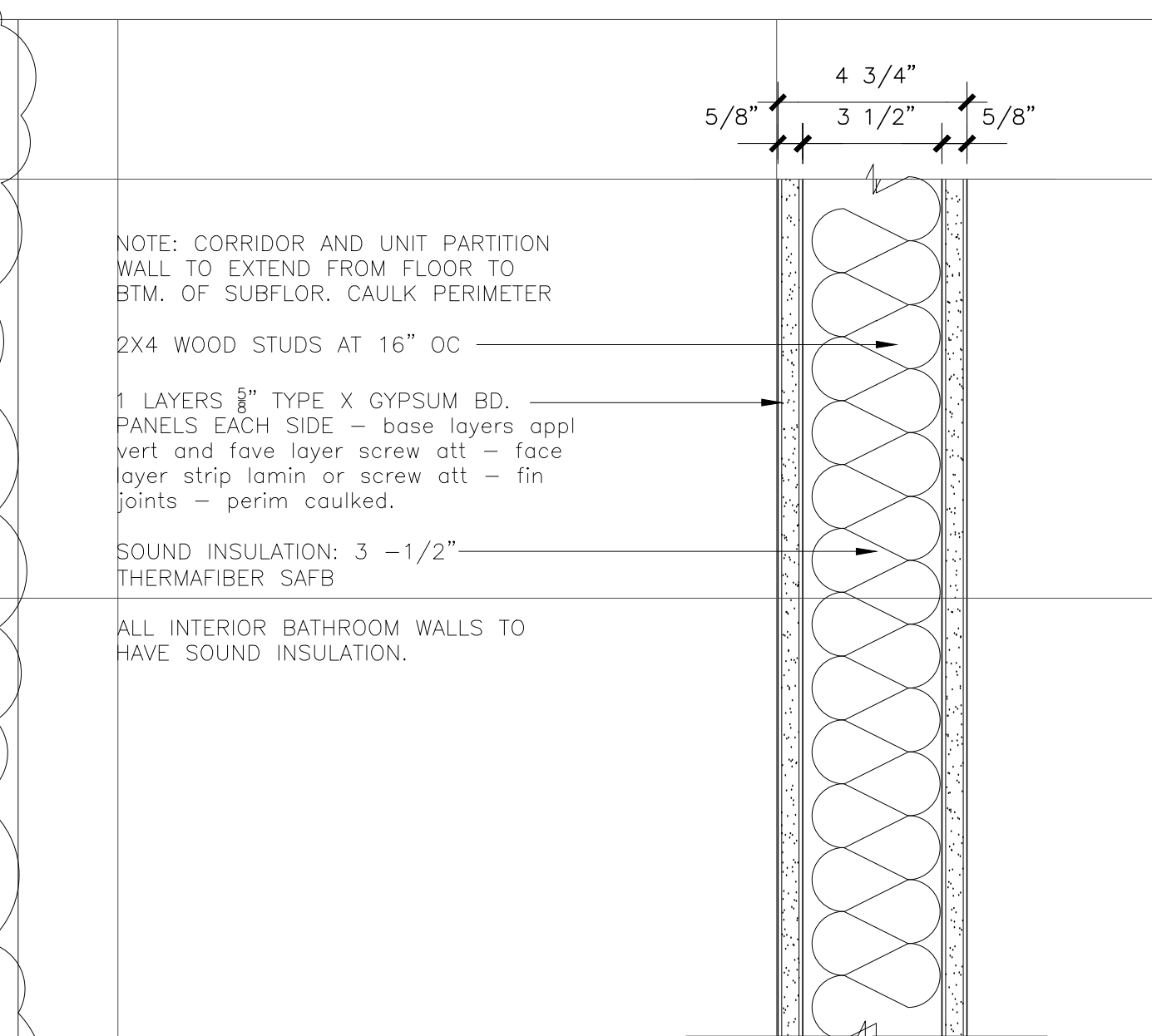
USE TYPE X FIRE RESISTIVE 5/8" GYPSUM BOARD AT ALL DESIGNATED WALLS
 EXTERIOR: GEORGIA PACIFIC DENS GLASS FIREGUARD SHEATHING 5/8" TYPE X
 INTERIOR: GEORGIA PACIFIC TOUGHROCK FIREGUARD X 5/8" GWB



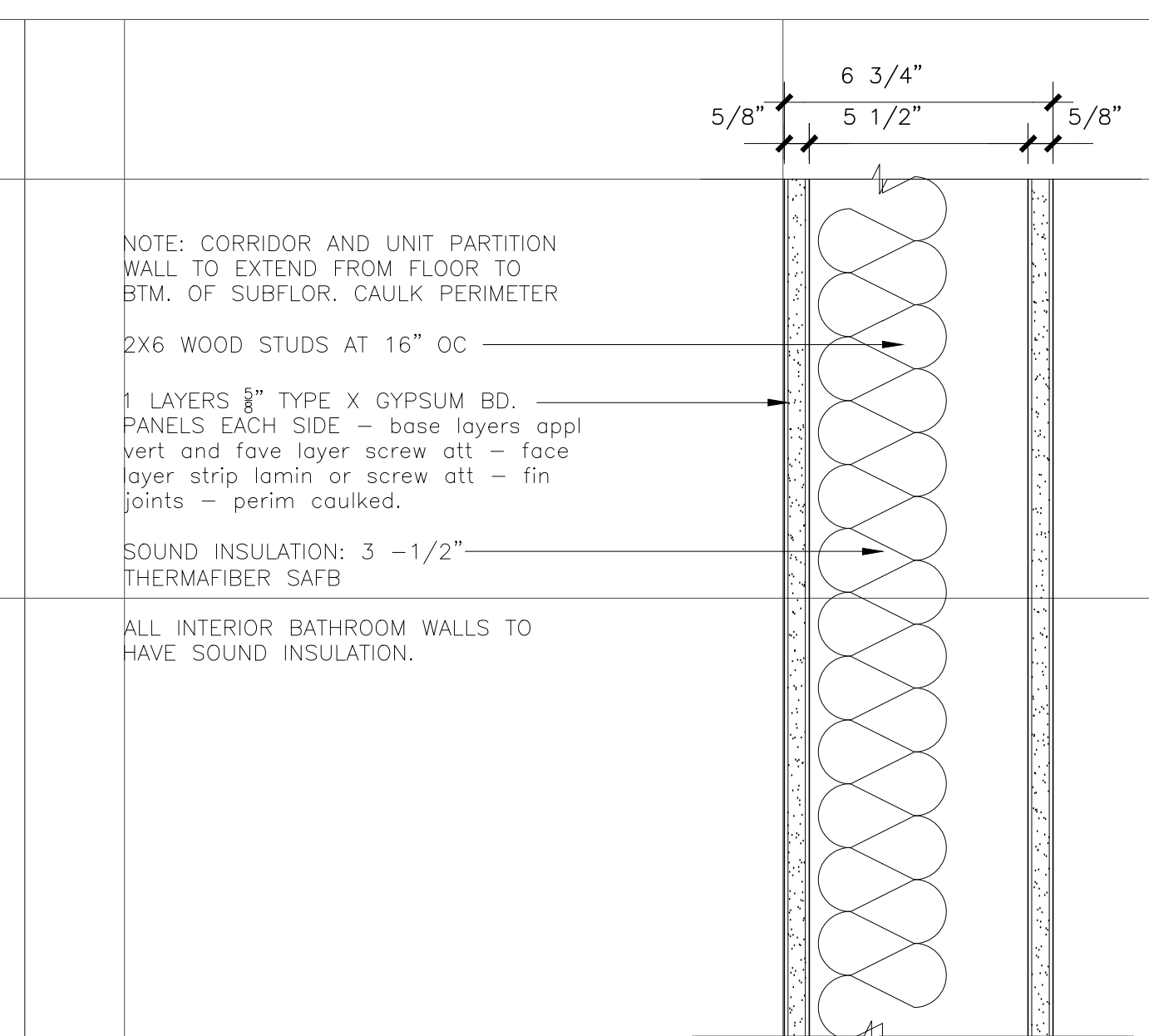
X WINDOW SILL • HARDIE SCALE: 3"=1'-0" FILE NAME: WINDSILL INSERTION SCALE: 1/8
X WINDOW JAMB • HARDIE SCALE: 3"=1'-0" FILE NAME: WINDSILL INSERTION SCALE: 1/8
X WINDOW HEAD • HARDIE SCALE: 3"=1'-0" FILE NAME: WINDSILL INSERTION SCALE: 1/8



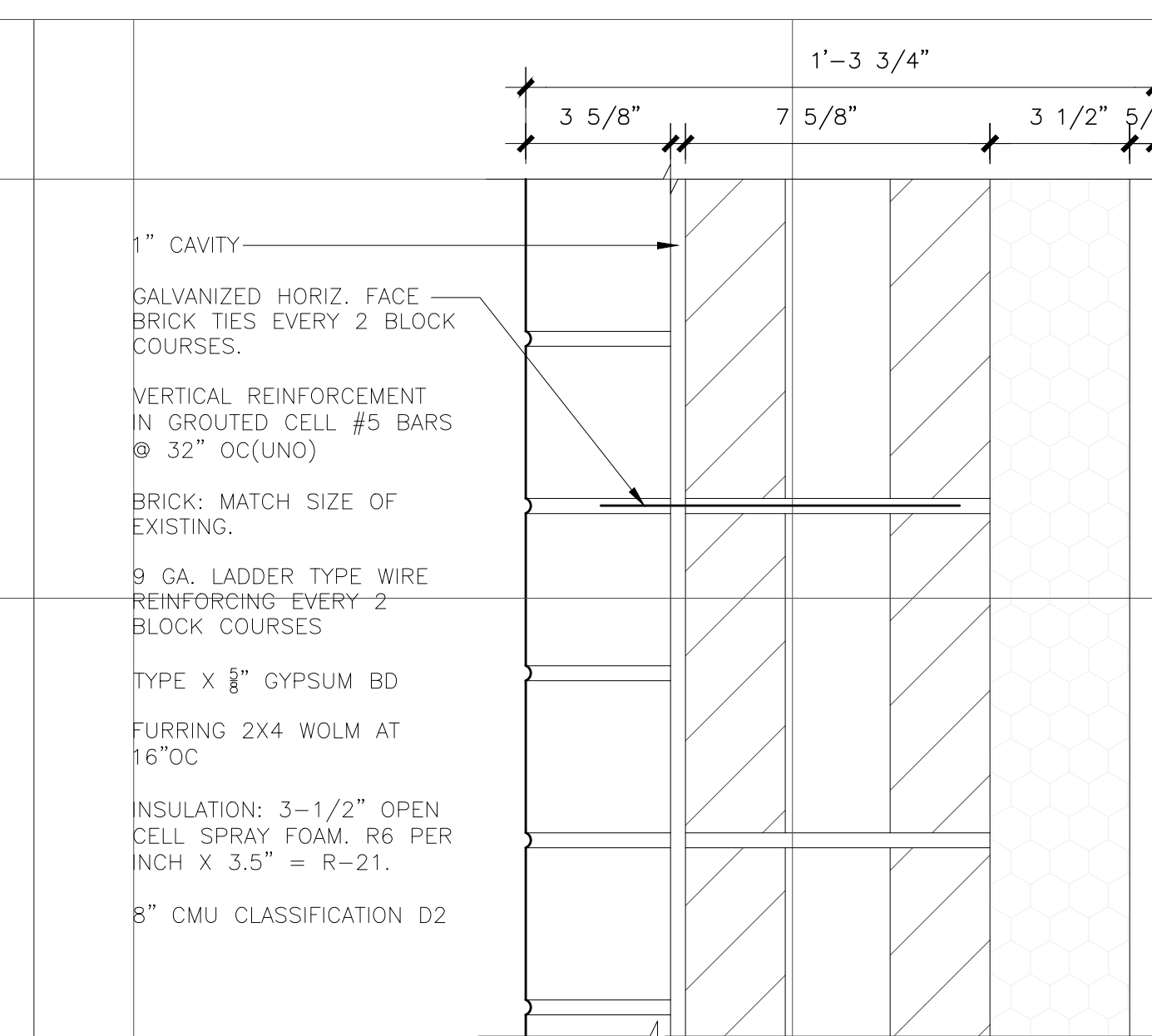
A1 STC 50 INTERIOR PARTITION - 1 HR #U311 SCALE: 3"=1'-0" FILE NAME: 1 hr INSERTION SCALE: 1/8



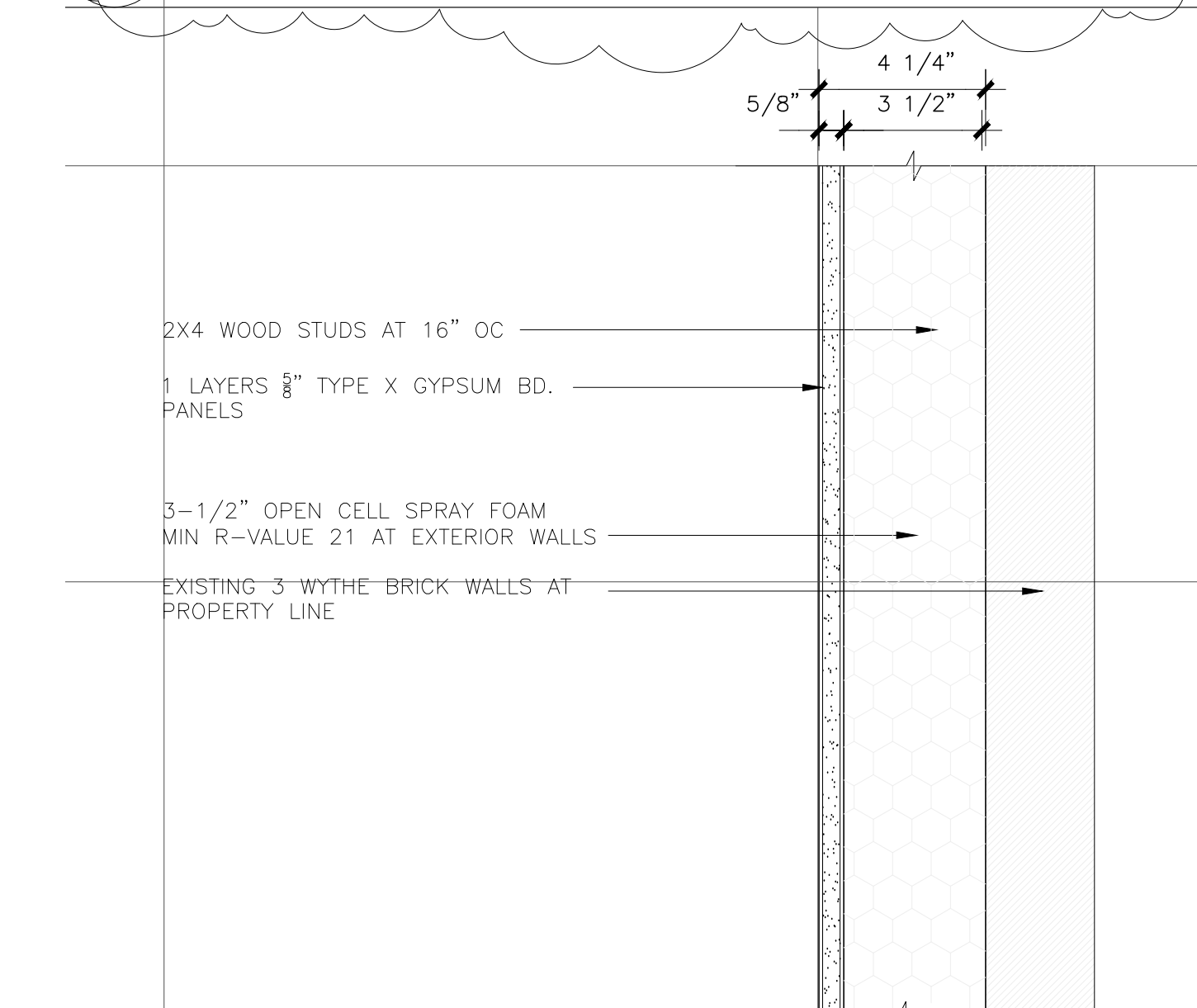
A TYP. INTERIOR PARTITION - 1 HR #U305 SCALE: 3"=1'-0" FILE NAME: 1 hr INSERTION SCALE: 1/8



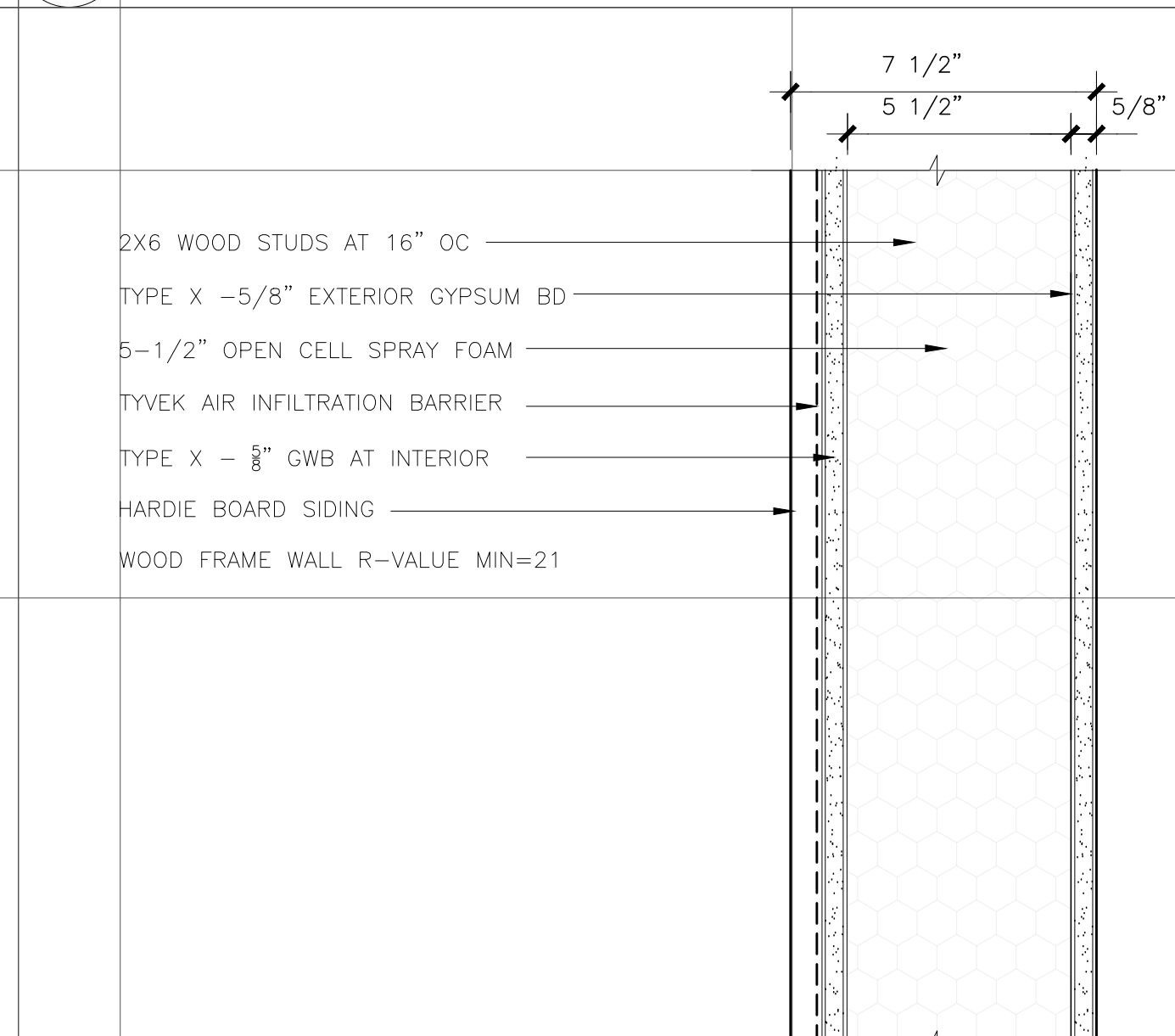
B TYP INTERIOR PLUMBING WALL PART. 1 HR #U305 SCALE: 3"=1'-0" FILE NAME: 1 hr INSERTION SCALE: 1/8



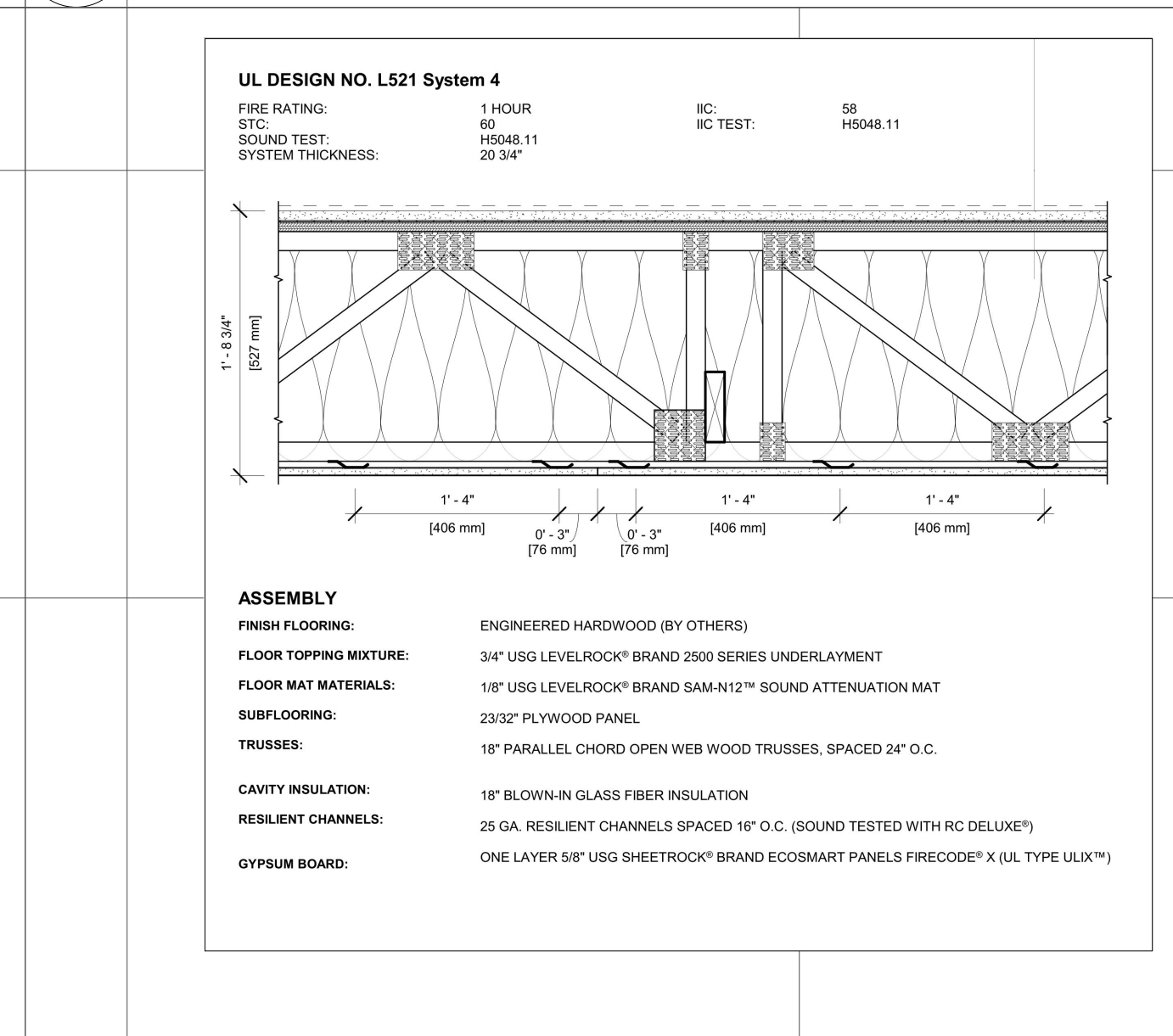
F EXT. BEARING MAS. WALL (8" CMU) UL902-4 HR SCALE: 3"=1'-0" FILE NAME: INSERTION SCALE: 1/8



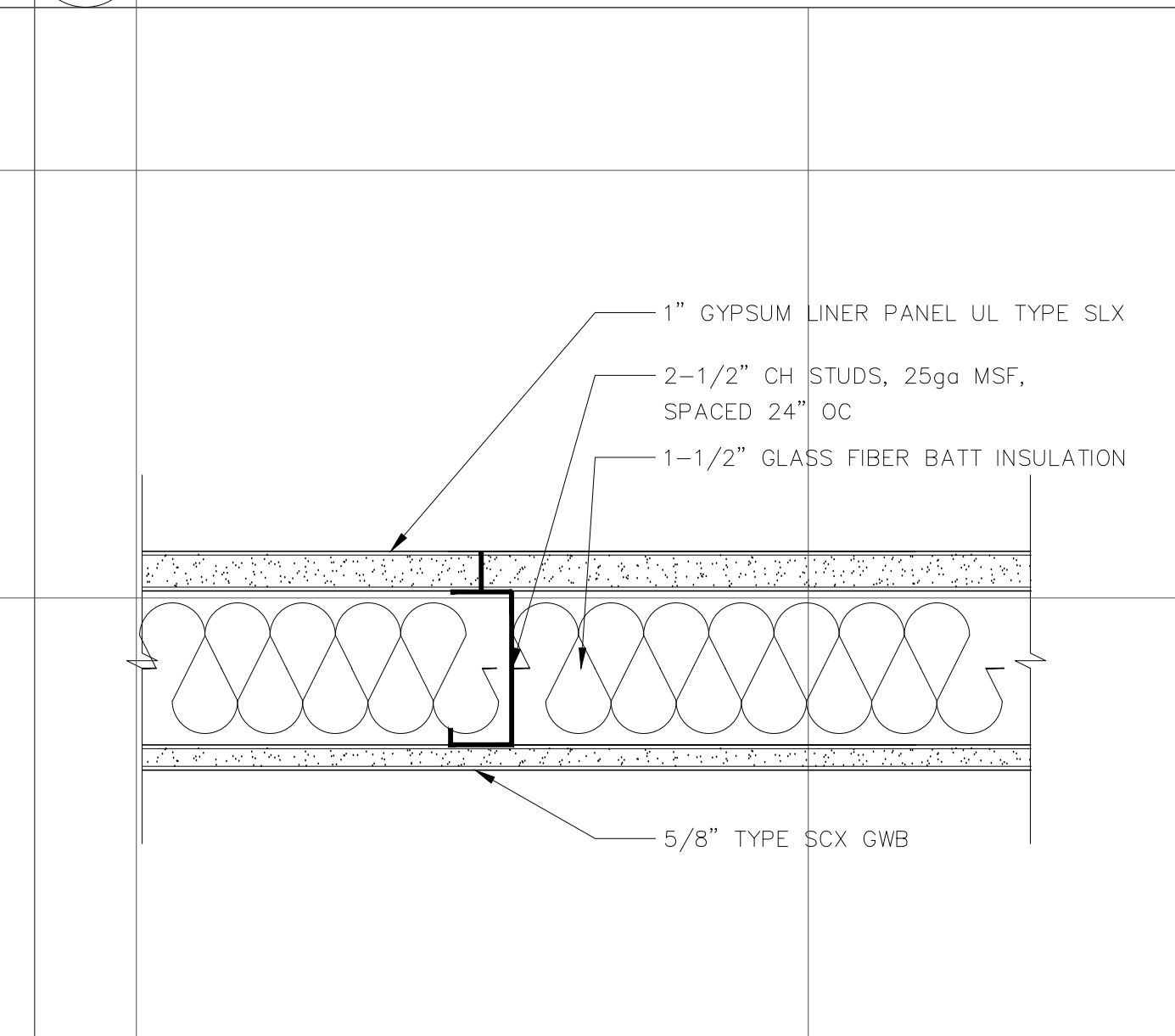
G TYP. FURRING DETAIL SCALE: 3"=1'-0" FILE NAME: INSERTION SCALE: 1/8



E EXTERIOR FRAME HARDIE SIDING-1hr UL-305 SCALE: 3"=1'-0" FILE NAME: 1 hr INSERTION SCALE: 1/8



C1 1 HOUR CEILING UL-521 SYSTEM 4 SCALE: 3"=1'-0" FILE NAME: 1 hr INSERTION SCALE: 1/8



W2 1 HOUR SHAFT WALL UL-U415 SYSTEM A SCALE: 3"=1'-0" FILE NAME: 1 hr INSERTION SCALE: 1/8

Mason Miller Architect, LLC
 305 Central Park Avenue, Wilmette IL 60091
 415.260.5515 mason@masonmillerarchitect.com

PROJECT MIXED USE BUILDING
 1801 CENTRAL STREET, EVANSTON IL

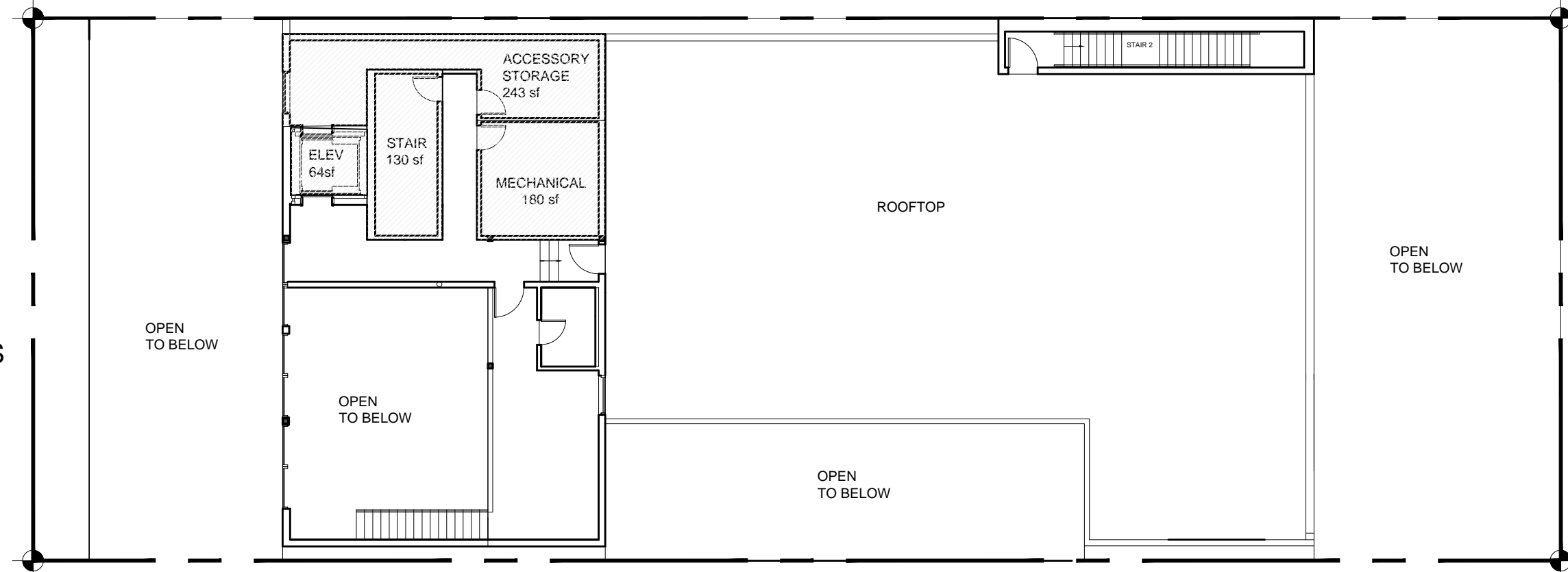
REV	DATE	DESCRIPTION
7-19-21		ZONING APPLICATION
8-15-21		ZONING COMMENTS ADDRESSED
9-3-21		ZONING COMMENTS ADDRESSED
1-4-22		1ST PLANCHECK SUBMISSION
1-25-22		2ND PLANCHECK SUBMISSION
2-11-22		DAPR COMMENTS

EXPIRES: 11/30/22
 1.022259

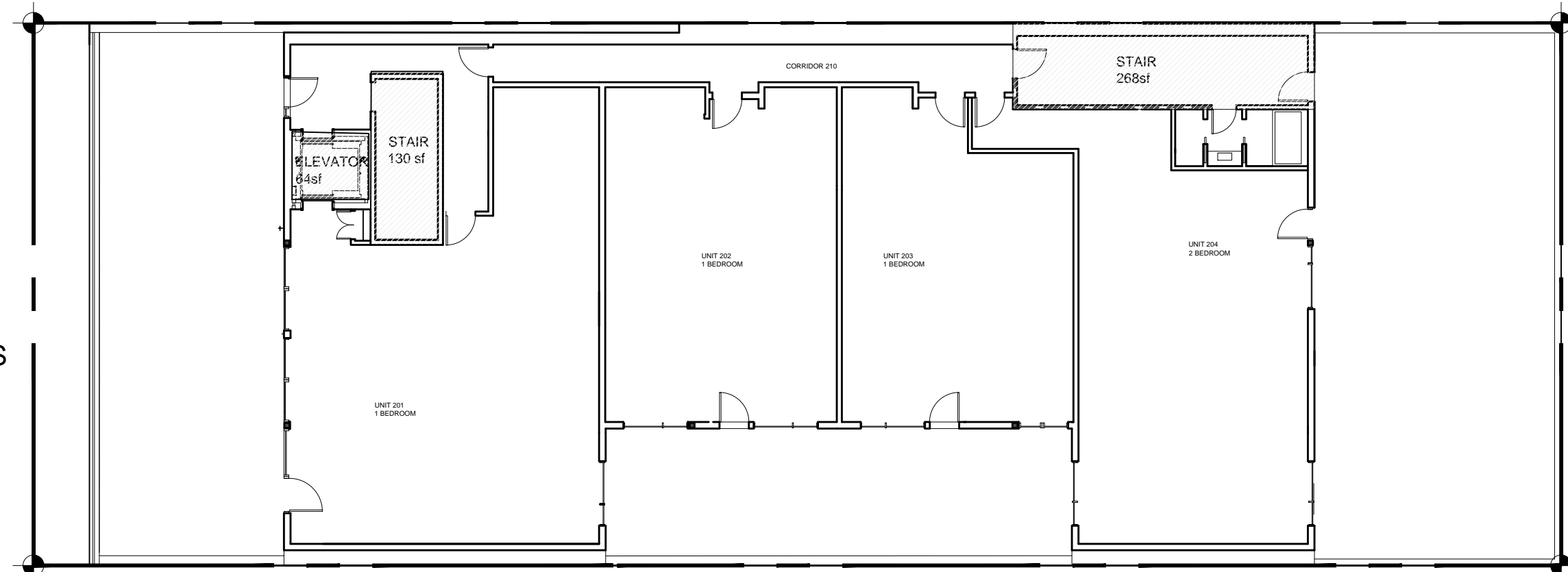
A701

FAR DIAGRAMS

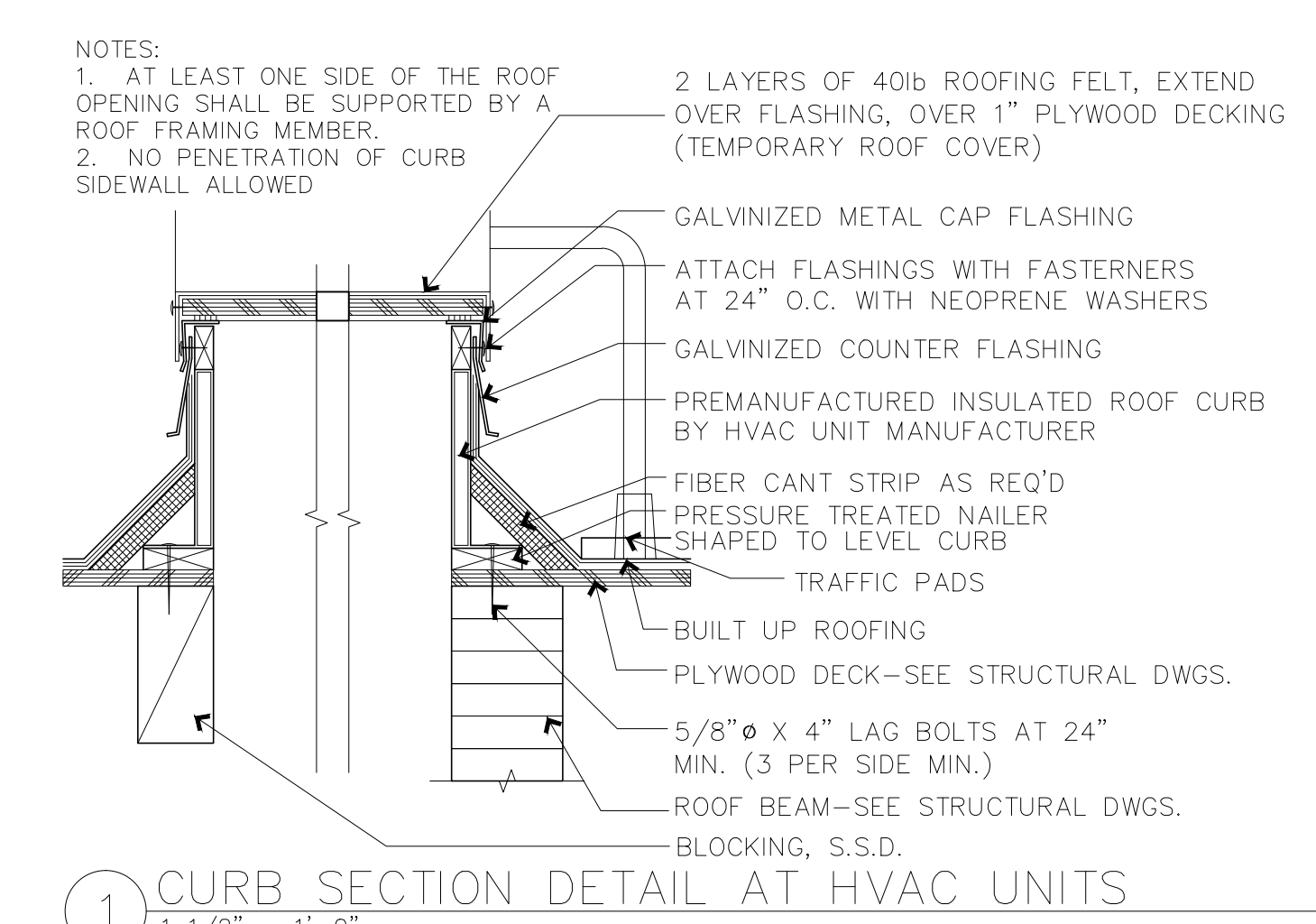
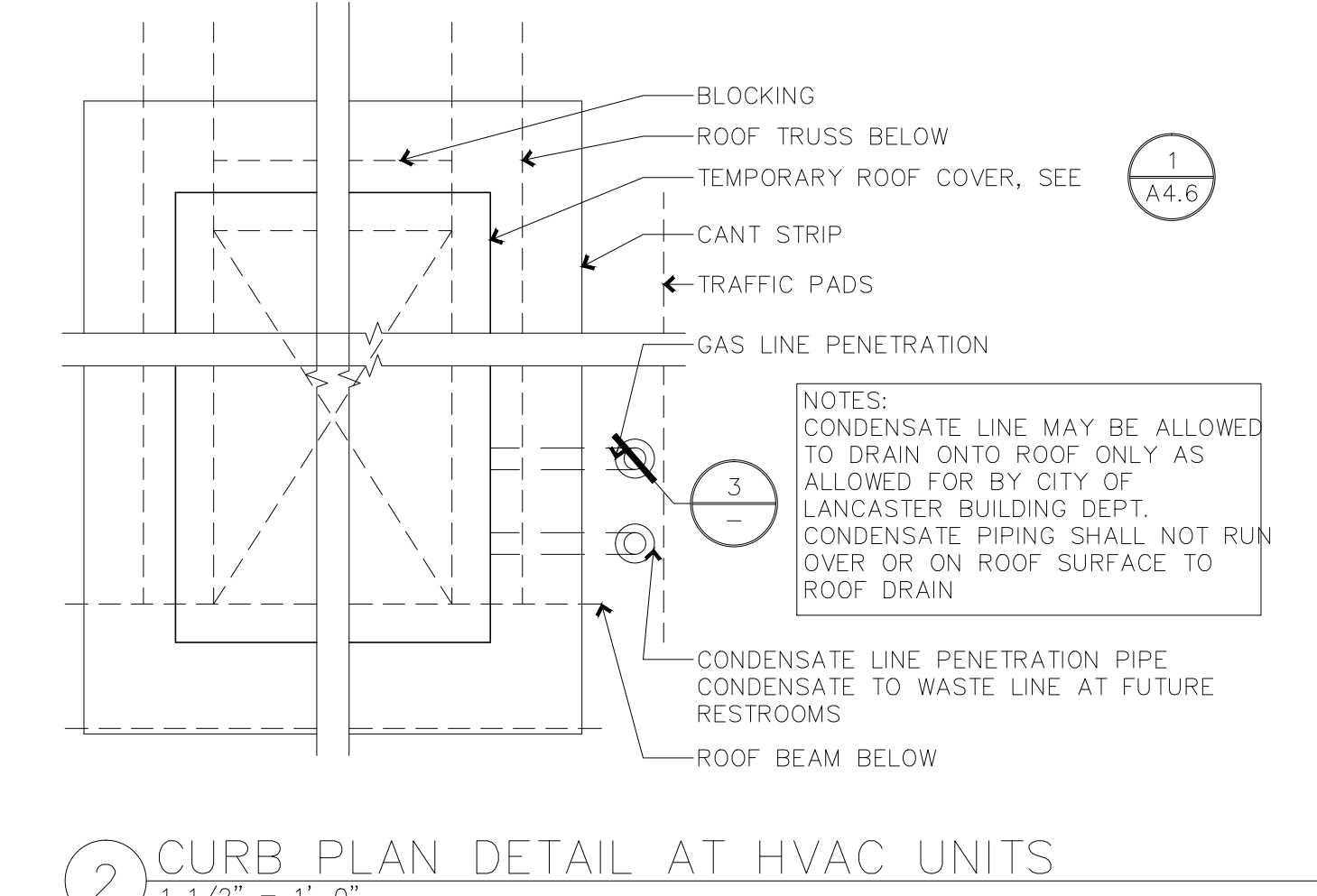
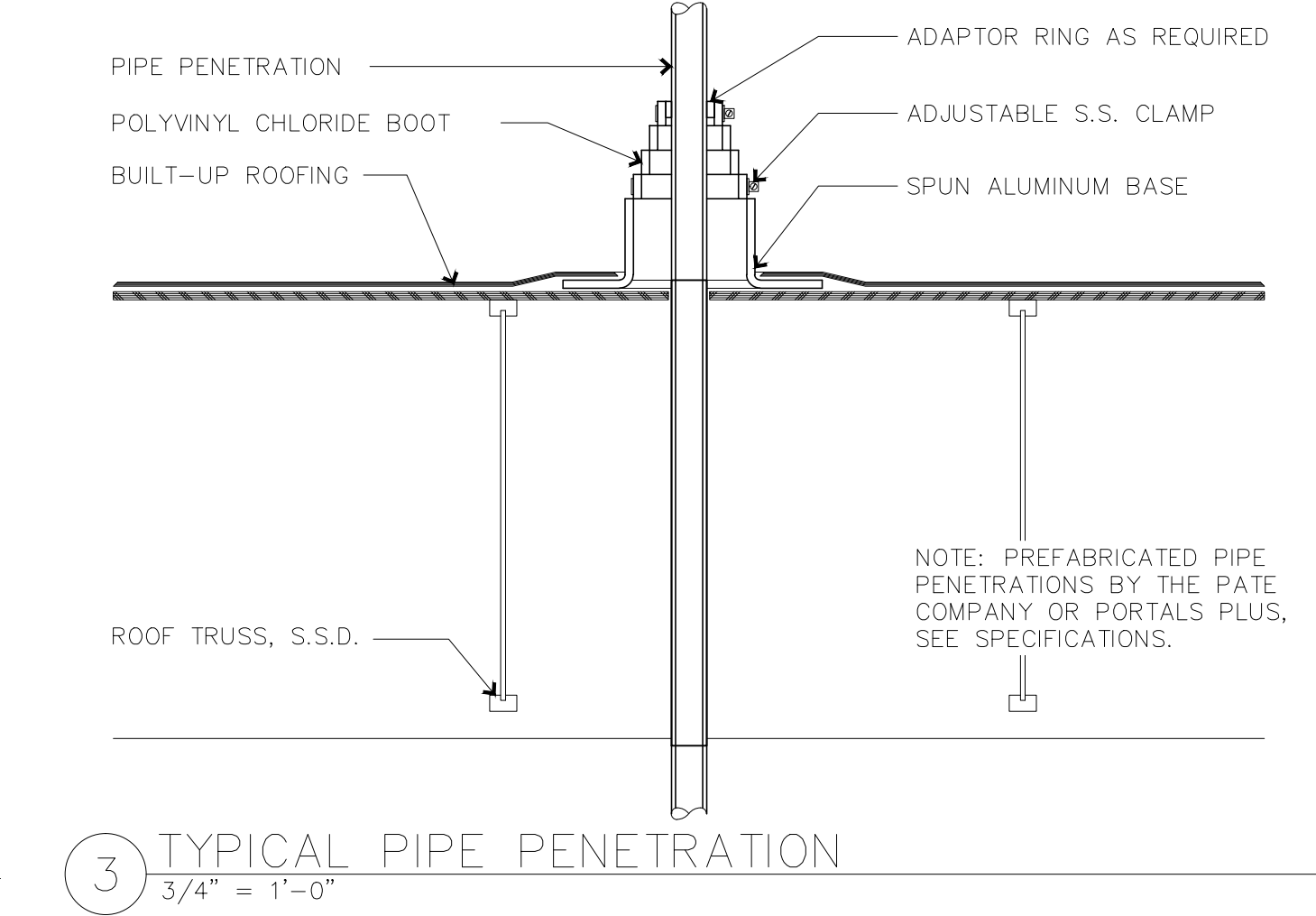
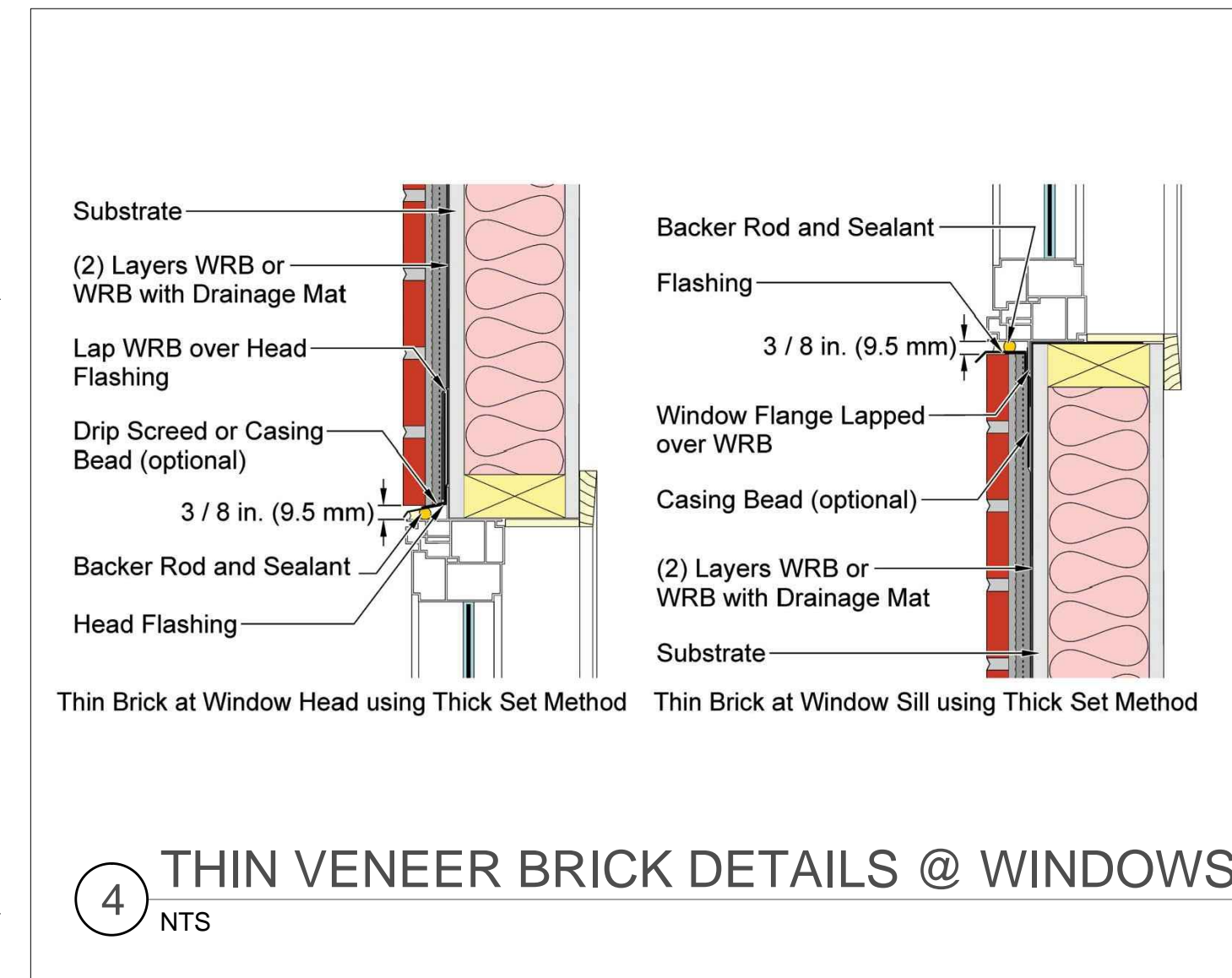
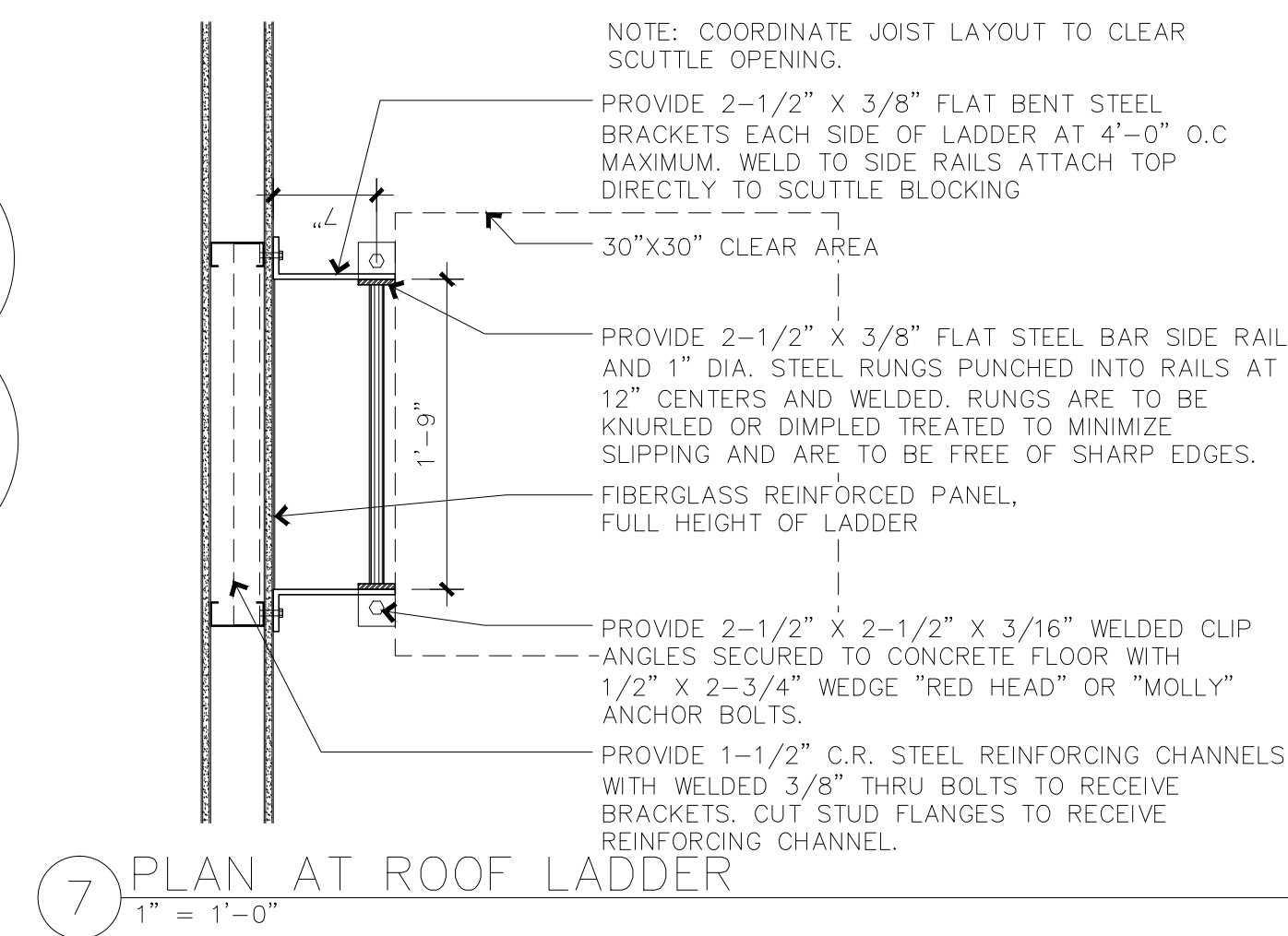
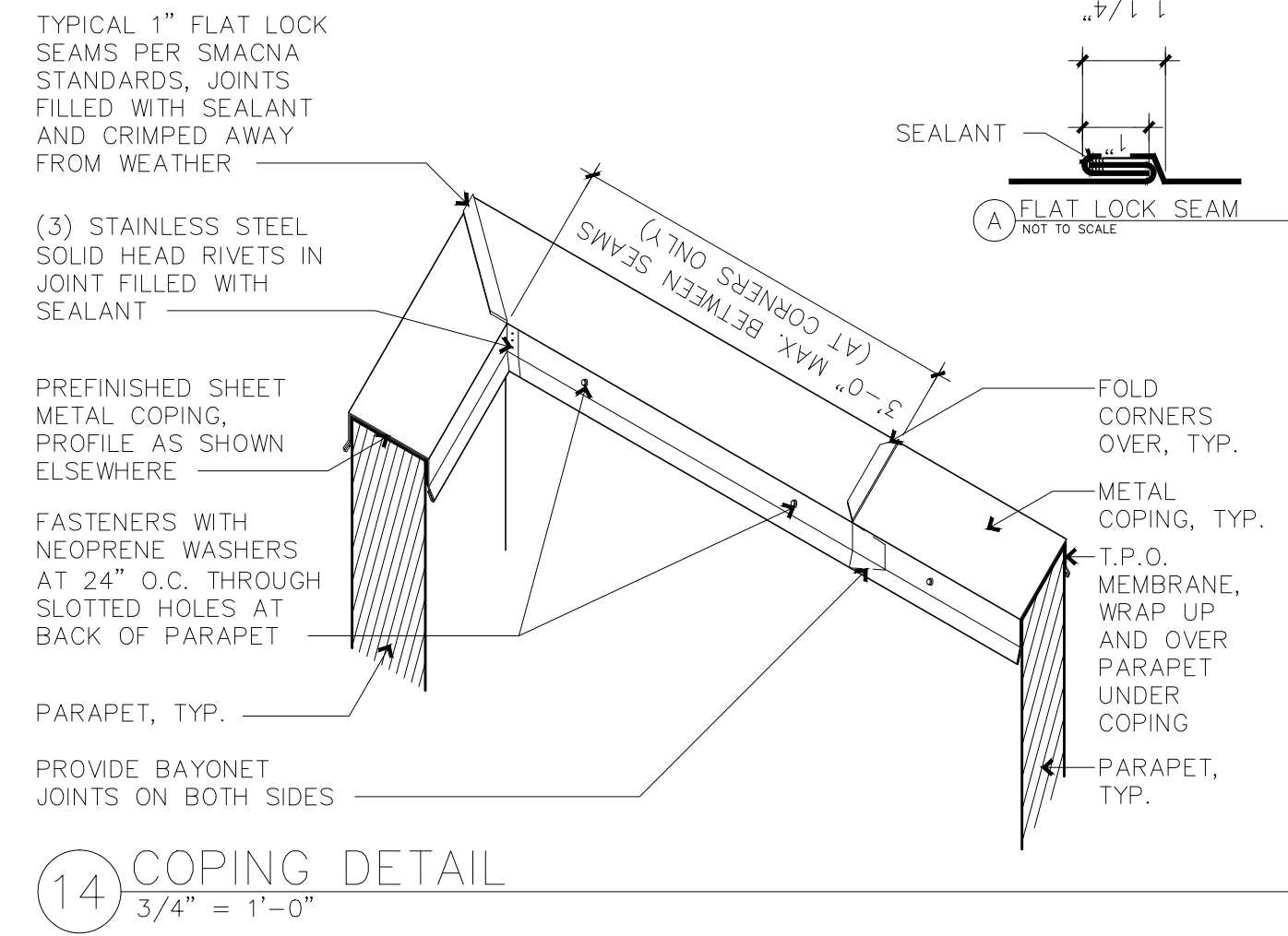
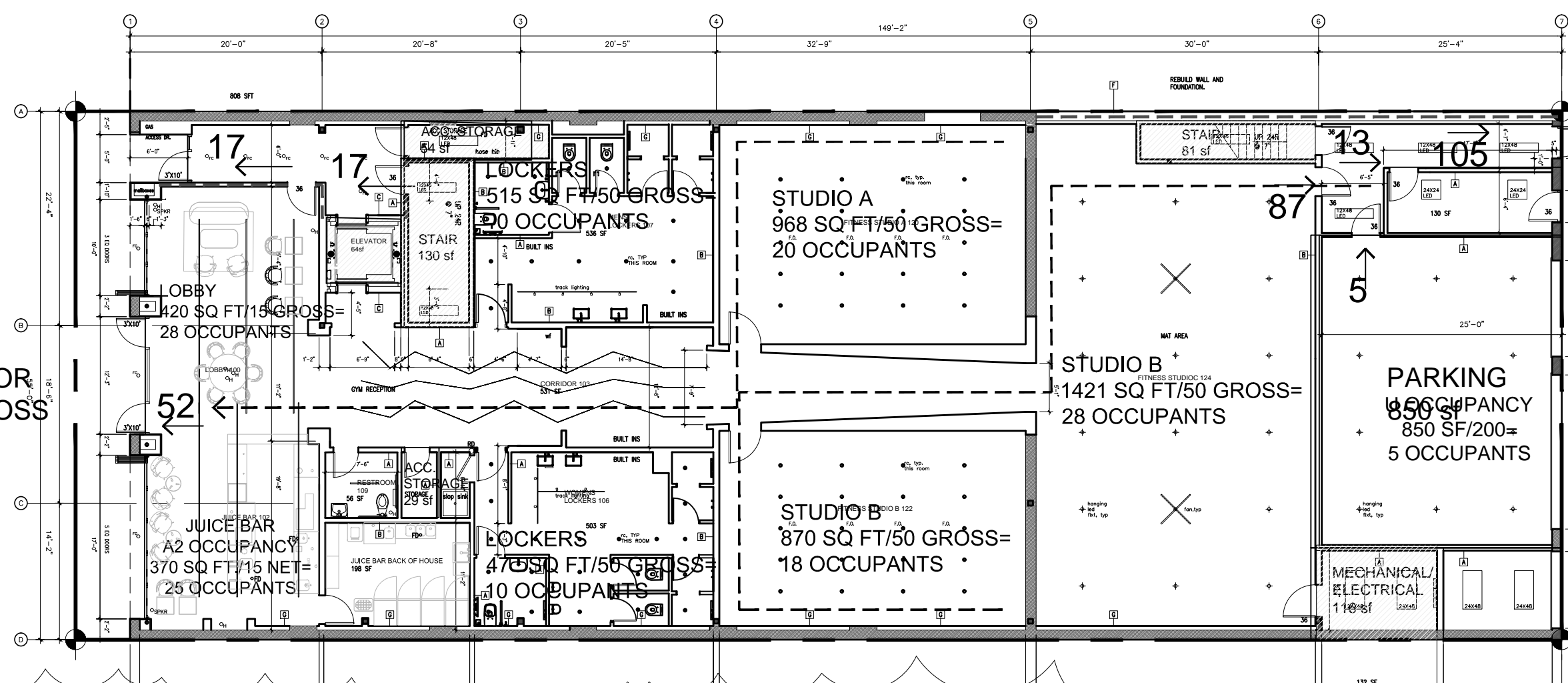
3RD FLOOR
1153 GROSS



2ND FLOOR
4859 GROSS



1ST FLOOR
8112 GROSS



Mason Miller Architect, LLC

305 Central Park Avenue, Wilmette IL 60091
415.260.5515 mason@masonmillerarchitect.com

PROJECT **MIXED USE BUILDING**
1801 CENTRAL STREET, EVANSTON IL

REV	DATE	DESCRIPTION
7-19-21		ZONING APPLICATION
8-15-21		ZONING COMMENTS ADDRESSED
9-3-21		ZONING COMMENTS ADDRESSED
1-4-22		1ST PLANCHECK SUBMISSION
1	1-25-22	2ND PLANCHECK SUBMISSION
	2-11-22	DAPR COMMENTS

STATE OF ILLINOIS ARCHITECT MASON B MILLER EXP. 11/30/22 1.022259

DRAWING NO. **A801**



Zoning Analysis Summary

Case Number:

Case Status/Determination:

21ZONA-0107 – 1801 CENTRAL STREET	COMPLIANT
-----------------------------------	-----------

Proposal:

Plan Dated: 09-03-21

By: Mason Miller Architect, LLC

MIXED-USE 3-STORY BUILDING WITH GROUND FLOOR RETAIL AND 4 DWELLING UNITS; EXISTING 1 ST STORY TO REMAIN, 2-STORY ADDITION ABOVE;

**City Code
Section:**

Comments:

6-15-14-2	Property zoned B1a Business District. Property located in the oCS Central Street Overlay District, Subarea 4. Where B1a and oCS district zoning regulations conflict, the oCS district regulations apply.
6-9-5-2	Dwellings above ground floor permitted; proposed dwellings are on 2 nd floor..
Ordinance 30-O-21	Special use granted for Commercial Indoor Recreation for a jui jitsu studio, ordinance 30-O-21.
6-9-5-4	Lot size, existing: 8544.4 sf Minimum required lot size of 900 sf per dwelling unit, 4 dwelling units proposed. 4 * 900 = 3600 sf min. required, 8544.4 sf provided; compliant. Dwelling unit mix: 2 1-bedroom units 2 2-bedroom units
6-9-5-5	Lot width: No requirement.
6-9-5-6; 6-15-14-8	FAR: Maximum permitted FAR in B1a district: 2.0. Maximum permitted FAR in oCS district: 1.4; 1.39 proposed; compliant
5-9-5-7	Setbacks: Front: Lesser of 3' or depth on same depth of street-facing facades of principal buildings on abutting properties; Depth of street-facing facades of abutting properties met, ground floor existing; compliant Side: 0'; 0' proposed; compliant

	Rear (building) with residential district abutting: 25'; 25' proposed; compliant
6-15-14-8, Table 3	The 2 nd story is required to be setback from the required pedestrian area (14' back from edge of the street curb) 10% of lot depth (15.5'), or 29.5' back from street curb; 31.4' proposed; compliant
6-9-5-8; 6-15-14-8	Height: Maximum permitted height permitted in B1a district: 40', 3 stories. Maximum permitted height in oCS district: 35', 3 stories; 35' to parapet and 3 stories proposed; compliant
6-15-14-12, Table 6	Pedestrian Area: A pedestrian area of at least 14' is required; 13.2' existing, existing building to remain; no change
6-15-14-13	Bicycle Parking: At least 1 interior bike parking space is required per 1.5 dwelling units, minimum 3 required. Bike parking is required to be located near the building entrance and accessible to the street. Providing a bike storage closet in each dwelling unit with convenient access to the dwelling entrance meets this requirement. Dwelling units accessible by an elevator.
6-15-14-14	Fenestration: Ground level non-residential uses facing a public way required to provide a minimum linear fenestration of 65%, measured along length of the street frontage. Lower edge of sill no higher than 3' above grade; 1' sill height proposed; Upper edge of header no lower than 10' above grade; 10.9' header height proposed; Fenestration shall include clear glass. Painted glass, reflective glass or similarly treated or opaque windows are not eligible. Floor plan and building elevation shows the majority of the street facing façade is glass or entrances. Clarify glass opacity and sill and header heights on the plan.
6-15-14-15	Building Façade Articulation: Building floors from ground level to third story above ground level shall be delineated through the use of windows, belt courses, cornice lines or similar architectural detailing. Additional articulation is needed at the 2 nd and 3 rd story addition.
6-16-1-4, 6-16-2, Table 16-B, 6-16-2-1	Parking: Residential: 0.55 spaces per 1 bedroom dwelling 1.1 spaces per 2-bedroom dwelling (0.55*2) + (1.1*2) = 3.3 = 3 parking spaces required; 4 proposed; compliant

	Existing 1-story building to remain, parking requirement applied to the proposed 4 dwelling units only.
Illinois Accessibility Code	If the 4 parking spaces provided are for the dwelling units only, then no handicapped accessible space is required.
6-16-2-4	Dimension interior parking spaces, min. 8.5'x18'
	Trash room should accommodate sorting of refuse and recyclables. Composting is encouraged.
	Design and Project Review Committee (DAPR) review and approval required prior to building permit issuance.

Michael Griffith 09-14-21



Melissa Klotz <mklotz@cityofevanston.org>

Re: DAPR - 1801 Central Street - new business for February 8, 2022 meeting

1 message

John Labbe <johnl@me.com>

Mon, Feb 7, 2022 at 5:51 PM

To: Melissa Klotz <mklotz@cityofevanston.org>

Cc: mgriffith@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, Johanna Nyden <jnyden@cityofevanston.org>

Melissa,

Thanks for your message and response to some of the questions I raised below.

Is there a specific section of the Evanston zoning code that City staff is relying on to make its assessment that a new roof deck may be built over an existing nonconforming structure where the deck would be built within the otherwise required 25-foot rear setback?

To me, this shouldn't be permitted because adding a roof deck within the rear 25-foot setback is more than maintenance and repair of the existing structure. The setback requirement exists for a number of reasons, but at least one of them is to avoid property owners building too close to their neighbors. In fact, this is the reason the rear setback requirement is greater for properties that abut an R-1 district, as is the case here. While someone on a second floor deck that's set back 25 feet may also be able to peer into a neighbor's yard, it's at least at a greater distance and not as unpleasant as the possible effect of having people on a deck with no setback whatsoever.

I also have two additional questions about the proposed decks:

First, your discussion of the deck does not address the fact that the plans call for a second-floor sauna within the second-floor deck space in the rear 25-feet of the property. Even if your analysis of a deck is correct, how is the sauna permitted?

Second, you mention that the second floor deck will be for the use of the new residential tenants. That does not appear to be the case. The new deck includes a proposed changing facility adjacent to the deck. Why would there need to be a changing facility if the second-floor sauna and deck were intended for the use of the residents of the four apartments? They would simply change in their own units.

Third, you seem to refer to yet another deck that is not within the 25-foot rear setback, but you say this deck could not be used by the gym. Can the second-floor deck be used by the gym? My understanding is that the special use that has been granted is only for an "indoor" facility. The deck would be outside. Or if the sauna would be deemed "inside," then it's clearly a "structure" within the 25-foot rear setback.

Finally, I think I'm less concerned about other decks beyond the one proposed in the 25-foot rear setback, but I don't fully understand what other decks may be included in the project, or how the proposed third floor loft space may be used.

Best,
John Labbe

On Feb 7, 2022, at 2:28 PM, Melissa Klotz <mklotz@cityofevanston.org> wrote:

John,

We will make sure your comments are passed along to the DAPR Committee and addressed.

For some clarification - any building that already exists (whether it is compliant with zoning for setbacks, or is legally nonconforming (like 1801 Central for the rear yard setback) can add a rooftop deck since that is not adding a "structure" since the "structure" is already there (understanding decking may be added, etc.).

As proposed, there is a rooftop deck at the rear of the property over the existing roof and will be used by the new residential tenants.

Also as proposed, there is a rooftop deck including construction for "non-hazardous storage" and the gym that is not within the 25 foot rear yard setback. This construction complies with zoning, but as you pointed out this deck CANNOT BE USED BY THE GYM FOR FITNESS PURPOSES unless their special use is modified. I do have concerns about a fitness use utilizing outdoor space and the potential for noise to travel. If it is just intended as outdoor space for breaks for staff or in between classes, that is permitted just like anywhere else people can go during those times. Staff will clarify this to the applicant and at DAPR.

I hope this clarifies, and thank you for bringing this to our attention.

Melissa Klotz

Zoning Administrator

Morton Civic Center

City of Evanston

[2100 Ridge Ave. | Evanston, IL 60201](#) | 847-448-8153 | 224-223-3154

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.*

On Sat, Feb 5, 2022 at 6:59 PM John Labbe <johnl@me.com> wrote:

Mr. Griffith and Ms. Klotz,

We would like to submit the following questions and comments about the pending review of proposed work on the building at [1801 Central Street](#). We understand this is slated for consideration before the DAPR at its meeting this Tuesday, February 8. I plan to attend if I can, but I may not be able to attend due to work commitments. Can you submit this email with questions and comments to the DAPR for consideration?

Best,
John Labbe

Dear members of the Evanston DAPR Committee,

We write about the proposed work at [1801 Central Street](#).

We live at 1726 Chancellor Street, just north of Central Street. We share the alley with the businesses on the north side of the 1700/1800 block of Central Street. We're directly behind the Evanston Art Center and Hewn.

We just learned on Friday 2/4 that the owner of 1801 Central (previously a transmission shop) is seeking zoning approval to add a 2-story addition to the existing building. We knew that the owner had sought (and obtained) in 2021 approval to build a martial arts studio, but we didn't know the owner was seeking to add 2 stories to the building. In fact, we understand the special use permit for an exercise facility was granted with the understanding that the building would be renovated, but would remain a 1-story structure.

After briefly reviewing the proposed plans in the DAPR packet for Tuesday's meeting, we're surprised to see that the City's zoning staff has apparently already found this project to be in compliance with the City's zoning code.

For one thing, we don't understand how the owners can be permitted to build a new second-floor roof deck on the property that will extend all the way to the rear property line with no set back whatsoever. Under the current zoning code, a rear setback of 25 feet is required for this property. The first floor of this building has no rear set back. We understand that the owner is permitted to keep the existing structure and may be permitted to modify the back wall and repair or replace the roof. But adding a second floor deck within the required rear setback is an entirely different proposition. If the owner would not be permitted to build a new structure with a second floor deck within the rear 25-foot setback, how can the owner be permitted to build a second floor deck over the existing structure within the 25-foot setback?

Further, we notice that the proposed roof deck is more than just a deck. It appears to include a sauna and

other features. The majority of the second floor deck (including the sauna) is apparently intended not for the residents of the proposed apartments, but as an extension of the first floor exercise studio. It looks like there's a stairwell that would lead up to the deck from the studio, and there's a changing facility just off the deck at the top of those stairs. There would be no need for a changing facility if the deck were primarily intended for the apartment residents.

The proposed exercise studio for this property is a non-conforming use, and it was approved at the recommendation of the ZBA for the existing structure (i.e., a one-story building). I reviewed all of the materials considered by the ZBA in or about February 2021 (matter number ZBA 21ZMJV-0005), and there is no mention of expanding the building to two or three stories, much less to include a second-floor sauna within the required 25-foot rear setback. In fact, the owner indicated that he planned to replace the roof and otherwise renovate the space, but he made no mention of building a new multi-level structure. Will this non-conforming use now be reevaluated by the ZBA?

We're concerned that this project appears positioned to receive the City's final approval in short order with little input from the neighbors and after the ZBA initially approved a non-conforming use based on incomplete information about the scope of the project.

While we understand that this project promises to be an improvement to this block of Central Street, we believe that the rear setback requirement exists for a reason, and any addition to the property, including a roof deck and sauna, should comply with this requirement.

Respectfully submitted,
John & Claire Labbe
1726 Chancellor Street



Melissa Klotz <mklotz@cityofevanston.org>

Re: 1801 Central canceled for DAPR

1 message

John Labbe <johnl@me.com>

Fri, Feb 11, 2022 at 9:10 AM

To: Melissa Klotz <mklotz@cityofevanston.org>

Cc: karabcummings@gmail.com, ella.davidraff@gmail.com, Eleanor Revelle <erevelle@cityofevanston.org>, Johanna Nyden <jnyden@cityofevanston.org>

Melissa,

Sorry to hit you with multiple messages about this project, but I realized something yesterday about the proposed second-floor deck that I also wanted to ask you about. Looking out the second-floor windows of our home, I noticed that the existing structure at 1801 Central has a highly curved roof over the rear 25 feet of the building, and I didn't see how a second-floor roof deck could be built over it. After further review of the proposed plans, I see the owner proposes to "remove entire roof structure" and replace with an entirely new structure for the roof with a different curvature and style than the current roof. This will apparently permit the construction of a second-floor deck over the back 25-feet of the property. My question is whether this substantial modification of the existing structure to support a deck would have any bearing on your view about whether the second-floor deck is a permissible modification of an existing structure or an impermissible attached addition to an existing nonconforming structure.

I spent a little time trying to decipher the zoning code about existing nonconforming structures, but I see that the code is somewhat complicated, and I know you're an expert on it and your interpretation is effectively controlling, so I thought I would just ask you to clarify. My view is that at least the spirit and purpose of the code (and maybe the text as well) would not allow an entirely new structure to be built over an existing nonconforming structure in order to enable a new use (second-floor deck) in an area (rear set back) where such a structure and use could not be provided with a new building.

Again, I appreciate your dedication and diligence to this work and hope you have a good weekend.

Best,
John Labbe
1726 Chancellor St.

On Feb 9, 2022, at 11:54 PM, John Labbe <johnl@me.com> wrote:

Melissa,

Thanks for your response to my further questions. We will watch for this to be scheduled for further DAPR review.

I appreciate your further explanation about the proposed second-floor sauna within the 25-foot rear setback. I understand that such a structure may be permitted as an accessory structure in a rear yard, but a rear yard at ground level seems much different than an elevated deck. Yards can be screened with fencing, whereas a second-floor deck can't be screened in the same way.

I continue to have a question about why a new deck would be allowed over the existing roof within the 25-foot rear setback. I understand the existing 1-story structure may remain, even though it extends to the rear property line, which would not be permitted today. I think you're saying the sauna would not be permitted because it would be "attached" to the principal structure, effectively extending the principal structure with an addition within the required setback. To me, this same analysis would apply to the addition of a second-floor deck. While a deck may not require significant vertical expansion, it would require an "attached" addition to the existing structure, and I don't understand why that addition would be permitted in the rear 25 feet. A deck would be an extension of the principal structure and would give the existing structure an entirely new use above the first floor (an existing roof would become an outdoor living and recreation space).

Finally, I appreciate your final comment in the third paragraph below about how a future permitted commercial use could use the rooftop space, but this only underscores my concern about allowing a new

second-floor deck within the rear setback. Although the current owner's plan is to operate a martial arts studio on the first floor, in the future, the building could be used for another use, such as a restaurant, I believe, and the deck could then be used as an outdoor dining area, with no setback whatsoever from the alley, putting the outdoor dining area just across an alley from a number of R-1 backyards. I can't think of another use of that nature in Evanston. While the Comida restaurant at [1928 Central Street](#) has a second-floor outdoor dining area, that second-floor deck is situated toward the front of the building, not the back, and in any event, that property doesn't border on an R-1 district at all. Thus, the possibility of future permitted commercial uses on the outdoor deck seems to underscore why a second-floor deck shouldn't be permitted within the rear 25 feet of the property.

I appreciate your continued review and ongoing diligence with respect to this project.

Best,
John Labbe
1726 Chancellor St.

On Feb 9, 2022, at 9:46 AM, Melissa Klotz <mklotz@cityofevanston.org> wrote:

John,

I believe the applicant is working on revisions to make all aspects of the building zoning compliant and is hoping to get back to DAPR as soon as possible. The applicant is reaching out to all neighbors who provided comments and is trying to find solutions that please everyone and revise the plans accordingly.

Regarding the zoning comments - the sauna cannot be constructed within the 25 ft rear yard setback. That is considered expansion of the existing structure that is already legally nonconforming in that part of the property. A variation is required. Additionally, no outdoor space may be used by the gym, which zoning classifies as Commercial Indoor Recreation. To allow accessory outdoor recreation or use by that business, the existing Special Use would need to be amended with a new public hearing and determination by the City Council. Given the proximity to residential, I do not believe staff would support that request and I do not believe the applicant plans to move forward with that. To clarify - if the building did not occupy the entire lot and there was free space in the rear yard, an accessory structure such as a sauna or deck (not for a Special Use) is allowed and could be located only 3 feet from the rear property line (just like a garage or other accessory structure on residential properties). The sauna is specifically not allowed because it is "attached" to the principal structure and therefore follows the principal structure required setback of 25 feet.

Please be aware - any compliant permitted use (not Special Use, etc.) CAN use the outdoor rooftop space since the use is allowed in that zoning district and without special conditions. Any Special Use or Administrative Review Use could only use the rooftop space if approved as part of the zoning process. If a compliant commercial use occupies the ground floor and wants to utilize the second or third floor decks, they could - it does not have to be residential.

Thanks,

Melissa Klotz
Zoning Administrator
Morton Civic Center
City of Evanston

[2100 Ridge Ave. | Evanston, IL 60201](#) | 847-448-8153 | 224-223-3154

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.*

On Tue, Feb 8, 2022 at 3:37 PM John Labbe <johnl@me.com> wrote:

Ms. Klotz,

Thanks for letting us know and for considering and acting on our comments. Will this be considered at DAPR next week, or do you envision later down the road? I'm guessing the owner will need to make some revisions to his plans, so probably further down the road.

I'm also interested in clarification on your comments below. Does the proposed second-floor sauna within the rear 25-feet of the property cause a concern to you because it would require a special use permit for an outdoor recreation facility, or because it wouldn't comply with the 25-foot setback requirement, or for both reasons? The owner of the property tells me that the sauna is intended solely for the use of the tenant of the front apartment on the second floor, although that seems a little unusual to me and it still seems like it's potentially designed for other uses. This seems like something that legitimately requires further review.

It's come to my attention that several other neighbors and the owners of the Hewn have various concerns about the project, and so you may hear from some of them, as well. I appreciate that you may be the correct person to field some of these questions, and maybe not others, but I've been pointing my neighbors in your direction, which I hope is OK.

Best,
John Labbe
1726 Chancellor St.

On Feb 8, 2022, at 12:32 PM, Melissa Klotz <mklotz@cityofevanston.org> wrote:

Neighbors of [1801 Central St.](#),

Thank you for bringing to our attention the zoning issues related to rooftop decks in the proposed plans for 1801 Central St. The sauna and use of rooftop spaces by the commercial gym are not allowed by zoning. As such, the item **will not be heard at DAPR today**. The case remains on the agenda since the agenda is set, but we will not discuss the case at all.

The applicant must either revise the proposal into compliance or seek variations and an amended Special Use to proceed as the plans are drawn. Either way, the case must return to DAPR at a later date. Please help alert any other concerned neighbors of this.

We apologize for any inconvenience this caused. We are also grateful that when mistakes happen, which they do - we are human, the engaged community brings it to our attention and it is rectified before anything is built. I do not mean that facetiously - our Zoning Ordinance is extremely complicated and zoning staff checks hundreds of requirements on plan documents every day. We are truly thankful when mistakes are caught early on.

Please let me know if you have any further questions or concerns relating to this property.

Thank you,

Melissa Klotz
Zoning Administrator
Morton Civic Center
City of Evanston

[2100 Ridge Ave. | Evanston, IL 60201](#) | 847-448-8153 | 224-223-3154

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic

2/11/22, 1:57 PM

CITY OF EVANSTON Mail - Re: 1801 Central canceled for DAPR

mail, is subject to disclosure under the Illinois Freedom of Information Act, 5
ILCS 140/1 *et. seq.*



Melissa Klotz <mklotz@cityofevanston.org>

Fwd: DAPR - 1801 Central Street - new business for February 8, 2022 meeting

1 message

Kara Cummings <karabcummings@gmail.com>

Tue, Feb 8, 2022 at 10:18 AM

To: mklotz@cityofevanston.org

Cc: mgriffith@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>

Mr. Griffith and Ms. Klotz,

I am concerned that as a resident within 500 feet of this proposed project, this is the first that I am hearing of it. We're concerned that this project appears to be in the process of receiving the City's final approval without any input from the immediate neighbors. The original project indicated that the owner planned to replace the roof and otherwise renovate the space, but he made no mention of building a new multi-level structure. Please don't allow this to be rushed through approvals without thinking of the impact on the homeowners.

Thanks,
Kara Cummings

----- Forwarded message -----

From: **Kara Cummings** <karabcummings@gmail.com>

Date: Mon, Feb 7, 2022 at 6:26 PM

Subject: Fwd: DAPR - [1801 Central Street](#) - new business for February 8, 2022 meeting

To: Steve Cummings <scummings@savantcapital.com>

Sent from my iPhone

Begin forwarded message:

From: Mary Therese Staub <mtstaub@hotmail.com>**Date:** February 7, 2022 at 5:57:24 PM CST**To:** karabcummings@gmail.com**Subject:** Fwd: DAPR - [1801 Central Street](#) - new business for February 8, 2022 meeting

Kara & Steve

FYI

Mary Therese

Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone

----- Original message -----

From: David Staub <dstaub@staubanderson.com>

Date: 2/6/22 8:22 PM (GMT-06:00)

To: pauldemarte@gmail.com, stephduff@gmail.com

Cc: Mary Therese Staub <mtstaub@hotmail.com>, csnaboard@googlegroups.com

Subject: Fwd: DAPR - [1801 Central Street](#) - new business for February 8, 2022 meeting

Paul and Stephanie,

I am forwarding an email from one of our neighbors regarding a request for a second floor addition to the property on Central Street that is across the alley from the back of your property. I don't know any more than what John wrote in his email.

David

David K. Staub
Staub Anderson LLC
Attorneys at Law
[55 West Monroe Street, Suite 1925](#)
[Chicago, Illinois 60603-5079](#)
Phone: (312) 345-0545
Cell: (312) 543-8528
Fax: (312) 345-0544
dstaub@staubanderson.com

Get [Outlook for Android](#)

From: John Labbe <johnl@me.com>
Sent: Sunday, February 6, 2022, 5:00 PM
To: David Staub
Subject: Fwd: DAPR - [1801 Central Street](#) - new business for February 8, 2022 meeting

Hi David,

I noticed that you spoke at the zoning meeting about a year ago when the owner of 1801 Central was seeking a special use permit to open a martial arts studio on that property. Have you seen that the owner is now seeking approval to build a two-story addition to the property that would include four apartments on the second floor, a second-floor sauna and deck within the rear 25-feet of the property, and a third-floor loft space (for what use is unclear)? As best I can tell, the second-floor sauna would be part of the first-floor exercise studio. I was fine with a martial arts studio opening on the site, but we think the required 25-foot setback should be required for any addition or extension, including any second-floor sauna or deck. The City staff appears to disagree, although based on the record, the special use permit was issued with the assumption of a 1-story facility.

I'm forwarding below a message I sent to City staff for submission to the DAPR. Please feel free to forward this information to anyone you think may be interested. We don't know your neighbor to the south, but considering that their backyard is adjacent to 1801 Central, perhaps they would be interested in this information.

Here's a link to the pack of info for the DAPR meeting this Tuesday afternoon:
<https://www.cityofevanston.org/home/showpublisheddocument/70007/637795842371784480>

You can find the Zoom link and meeting info in the attached PDF and also here:
<https://www.cityofevanston.org/government/agendas-minutes/design-project-review-committee>

John

Begin forwarded message:

From: John Labbe <johnl@me.com>
Subject: DAPR - [1801 Central Street](#) - new business for February 8, 2022 meeting
Date: February 5, 2022 at 6:59:10 PM CST
To: Melissa Klotz <mklotz@cityofevanston.org>
Cc: mgriffith@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>

Mr. Griffith and Ms. Klotz,

We would like to submit the following questions and comments about the pending review of proposed work on the building at [1801 Central Street](#). We understand this is slated for consideration before the DAPR at its meeting this Tuesday, February 8. I plan to attend if I can, but I may not be able to attend due to work commitments. Can you submit this email with questions and comments to the DAPR for consideration?

Best,
John Labbe

Dear members of the Evanston DAPR Committee,

We write about the proposed work at [1801 Central Street](#).

We live at 1726 Chancellor Street, just north of Central Street. We share the alley with the businesses on the north side of the 1700/1800 block of Central Street. We're directly behind the Evanston Art Center and Hewn.

We just learned on Friday 2/4 that the owner of 1801 Central (previously a transmission shop) is seeking zoning approval to add a 2-story addition to the existing building. We knew that the owner had sought (and obtained) in 2021 approval to build a martial arts studio, but we didn't know the owner was seeking to add 2 stories to the building. In fact, we understand the special use permit for an exercise facility was granted with the understanding that the building would be renovated, but would remain a 1-story structure.

After briefly reviewing the proposed plans in the DAPR packet for Tuesday's meeting, we're surprised to see that the City's zoning staff has apparently already found this project to be in compliance with the City's zoning code.

For one thing, we don't understand how the owners can be permitted to build a new second-floor roof deck on the property that will extend all the way to the rear property line with no set back whatsoever. Under the current zoning code, a rear setback of 25 feet is required for this property. The first floor of this building has no rear set back. We understand that the owner is permitted to keep the existing structure and may be permitted to modify the back wall and repair or replace the roof. But adding a second floor deck within the required rear setback is an entirely different proposition. If the owner would not be permitted to build a new structure with a second floor deck within the rear 25-foot setback, how can the owner be permitted to build a second floor deck over the existing structure within the 25-foot setback?

Further, we notice that the proposed roof deck is more than just a deck. It appears to include a sauna and other features. The majority of the second floor deck (including the sauna) is apparently intended not for the residents of the proposed apartments, but as an extension of the first floor exercise studio. It looks like there's a stairwell that would lead up to the deck from the studio, and there's a changing facility just off the deck at the top of those stairs. There would be no need for a changing facility if the deck were primarily intended for the apartment residents.

The proposed exercise studio for this property is a non-conforming use, and it was approved at the recommendation of the ZBA for the existing structure (i.e., a one-story building). I reviewed all of the materials considered by the ZBA in or about February 2021 (matter number ZBA 21ZMJV-0005), and there is no mention of expanding the building to two or three stories, much less to include a second-floor sauna within the required 25-foot rear setback. In fact, the owner indicated that he planned to replace the roof and otherwise renovate the space, but he made no mention of building a new multi-level structure. Will this non-conforming use now be reevaluated by the ZBA?

We're concerned that this project appears positioned to receive the City's final approval in short order with little input from the neighbors and after the ZBA initially approved a non-conforming use based on incomplete information about the scope of the project.

While we understand that this project promises to be an improvement to this block of Central Street, we believe that the rear setback requirement exists for a reason, and any addition to

the property, including a roof deck and sauna, should comply with this requirement.

Respectfully submitted,
John & Claire Labbe
1726 Chancellor Street



DAPR_AGENDA_-_02.08.22.pdf

29K

Design and Project Review
(DAPR)

618 Davis St.

Administrative Review Use



Memorandum

To: DAPR Committee Members

From: Melissa Klotz, Zoning Administrator

Subject: 618 Davis St., Covid Testing Facility, Administrative Review Use

Date: February 10, 2022

Staff Recommendation

The Zoning Administrator recommends the DAPR Committee provide a positive recommendation for the Administrative Review Use with the following conditions:

1. Hours of operation shall not exceed 8am – 9pm, 7 days a week.
2. Employees are restricted from using on-street metered parking while working.
3. Active storefront required that includes transparent windows that are not covered and display the interior waiting lobby for customers.
4. Employees restricted from using on-street metered parking.
5. The facility shall operate in accordance with all CDC Covid guidelines and City of Evanston Health Department requirements.

Site Background

618 Davis St. is a vacant ground-floor space that was previously occupied by American Mattress. The property is located on the south side of Davis St, midblock just west of the alley, between Chicago Ave. and Orrington Ave. in the D2 Downtown Retail Core District.

Operation Details

Office Type: Ground-floor Medical office for rapid and PCR Covid tests

Hours of Operation: 8am – 7pm Monday through Friday; 9am – 7pm Saturday & Sunday

Site Plan: Attached – 6 ft. social distancing required between test point locations/waiting area

Deliveries: Should occur via the alley

Parking: Operator will provide pick up and drop off service for the employee(s)

Active Storefront: Windows will remain clear to see into the lobby area with customers entering and exiting. While a more active storefront/use is preferred, this use is needed to serve public health needs amidst the pandemic.

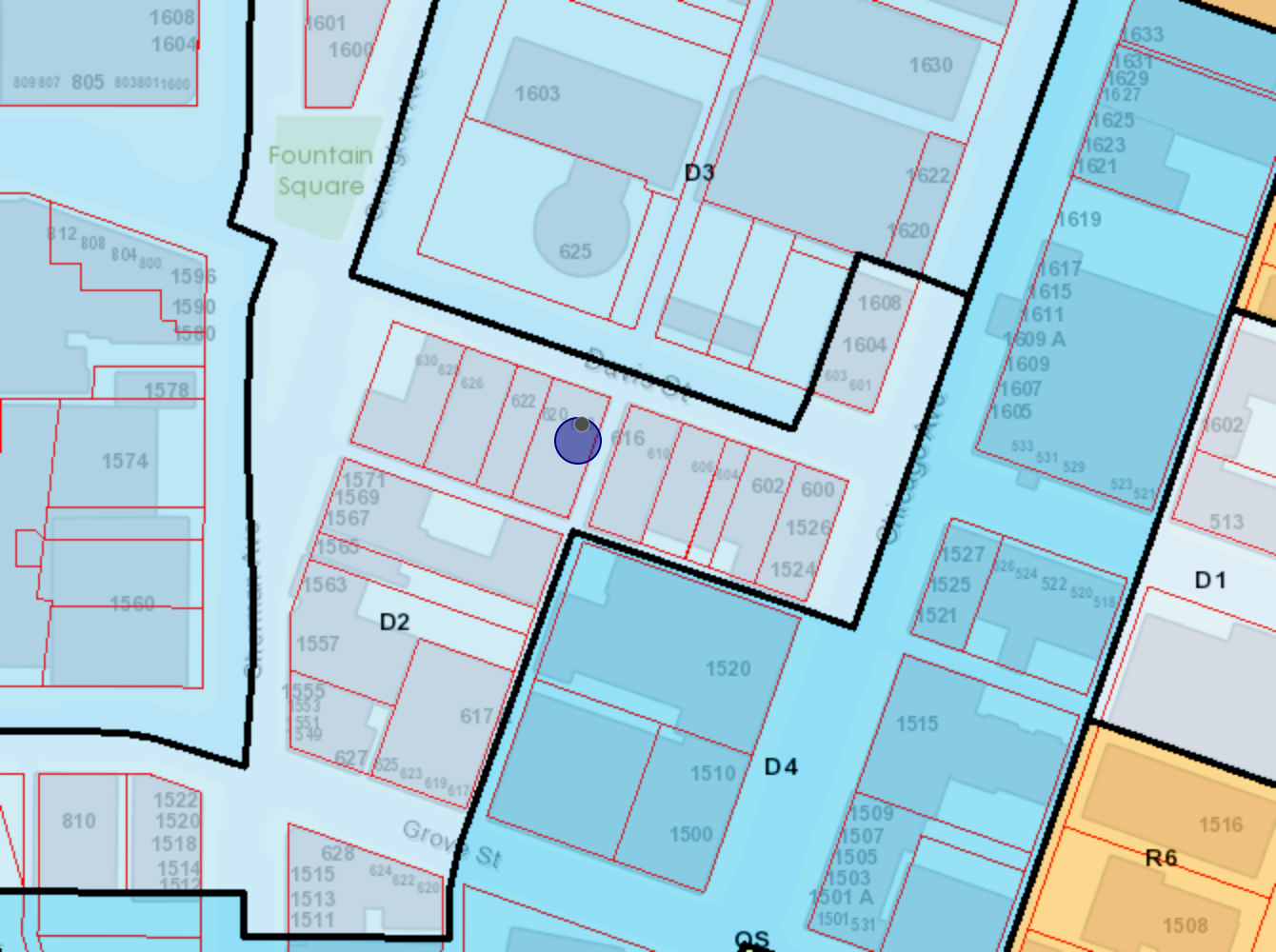
Guiding Conditions (6-3-5-16-H)

1. Hours of operation shall be appropriate for the surrounding neighborhood, typically not to exceed 8am – 9pm, 7 days a week.
2. Employees restricted from using on-street metered parking, and dedicated parking/drop off required for medical office patrons.
3. Active storefront required that may include a retail component, transparent windows to customer lobbies, and mural where window coverings are necessary.

Administrative Review Use Standards (6-3-5-16-J)

1. The Use shall not cause a negative cumulative effect on surrounding properties or the immediate neighborhood. Standard met – many businesses in the area closed in the last two years due to the pandemic. An occupied storefront will help the business district recover whereas a vacant storefront may lead to the Broken Window Theory where derelict properties lead to more dilapidation nearby. There is currently one Covid test site in the downtown, at 830 Davis St.
2. The Use shall not interfere with or diminish the value of properties in the area. Standard met – utilization of an otherwise vacant storefront should positively impact the value of surrounding properties as noted above.
3. The Use shall not cause undue traffic, parking congestion or noise. Standard met – employees will not utilize metered street spaces.
4. The Use shall comply with the purposes and policies of the adopted Comprehensive General Plan. Standard met – the use is necessary for the general welfare of the community and for public health and safety.
5. The Use shall be appropriate when considering the surrounding vacancy rate and other nearby uses. Standard met – vacancies on the block and in the area are currently high. Occupancy of storefronts is greatly needed.





618 Davis St.



February 5, 2022

Operating Summary

The proposed is the operating plan for starting a Covid-19 test center at 618 Davis St, Evanston, IL 60201.

- **Hours of Operation:** The operation hours would be:
MON - 8AM TO 7PM
TUE - 8AM TO 7PM
WED - 8AM TO 7PM
THU - 8AM TO 7PM
FRI - 8AM TO 7PM
SAT - 9AM TO 7PM
SUN - 9AM TO 7PM
- **Parking for Employees:** We will be providing pick and drop service for our employee(s). Therefore, we do not plan to use the meter spaces.
- **Social distancing and lines:** Considering the CDC guidelines we will strictly maintain 6ft social distancing, proper sanitization and face covering inside the store. The store is quite spacious with an area of 3150sft, and it can safely accommodate 15 people maintaining a 6ft social distancing. The store will also provide online appointment bookings that would limit the number of people in each hour. Also, our employee(s) will ensure that people waiting in the line/queue maintain social distancing and will avoid blocking the sidewalk or the street.
- **Active storefront:** We will always maintain an active storefront. The lobby will be clearly visible from the windows and the front door. The store will look like an active business with people going in and out.

Note: For more details on how the store space will be safely utilized to run a Covid-19 test center, please refer to the site plan attached/uploaded with this application.

268ft

EMERGENCY EXIT

REST AREA

STORAGE AREA

TP12

TP13

TP14

TP15

TP11

TP10

TP9

TP8

TP7

TP6

FRONT DESK

ALLEY

84
ft

LOBBY

ENTRANCE

TP5

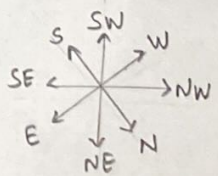
TP4

TP3

TP2

TEST POINT 1
TP1

DAVIS STREET





Melissa Klotz <mklotz@cityofevanston.org>

Zoning Analysis Application

1 message

noreply@formstack.com <noreply@formstack.com>

Sun, Feb 6, 2022 at 5:20 PM

Reply-To: amirhusaain457@gmail.com

To: mgriffith@cityofevanston.org, kashbaugh@cityofevanston.org, mklotz@cityofevanston.org



Formstack Submission For: **Zoning Analysis Application**

Submitted at 02/06/22 5:20 PM

I am applying for a zoning review of a:: A construction project of less than 10,000 sq ft; Fee: \$110

This zoning review is for a: All Other Districts - (Business, Commercial, Downtown, Industrial, Mixed Use, University)

Property Address: [618 davis street](#)
evanston, IL 60201

Type of Project: Non-Residential

Number of Units:

For projects required to comply with Inclusionary Housing Ordinance:

Proposed Project: Covid-19 Test Center

Name: Amer Hussain

Organization:

Address: [6305 n Francisco Ave](#)
Apt 3
Chicago, IL 60659

Home or Office Phone Number: (504) 462-4365

Cell Phone Number:

Email: amirhusaain457@gmail.com

Please choose primary means of contact: Home or Office Phone

Is applicant also the property owner?: No

Name:

Address:

Home or Office Phone Number:

Cell Phone Number:

Email:

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

Inclusionary Housing Plan Proposal Form: I understand and agree to the requirements

Copy of Plat of Survey: [View File](#)

Date of Survey:

Building Plans: [View File](#)

Date of Survey:

Do you have any parking spaces? (including proposed): No

Do you have any loading berths? (including proposed):

Existing Lot Area (sq ft.): 3150

Proposed Lot Area (sq ft.): 3000

Existing Lot Width (frontage) (ft.):

Proposed Lot Width (frontage) (ft.):

Existing Dwelling Units/Rooming Units: 2

**Proposed Dwelling
Units/Rooming Units:**

2

Existing Open Parking Spaces:

Proposed Open Parking Spaces:

**Existing Enclosed Parking
Spaces:**

**Proposed Enclosed Parking
Spaces:**

Existing Off-Site Parking Spaces:

**Proposed Off-Site Parking
Spaces:**

Existing Loading Berths - Short:

Proposed Loading Berths - Short:

Existing Loading Births - Long:

Proposed Loading Berths - Long:

Existing Employees:

Proposed Employees:

Existing Front Yard (ft.):

Proposed Front Yard (ft.):

Existing Street Side Yard (ft.):

Proposed Street Side Yard (ft.):

Existing Interior Side Yard 1 (ft.):

Proposed Interior Side Yard 1 (ft.):

Existing Interior Side Yard 2 (ft.):

Proposed Interior Side Yard 2 (ft.):

Existing Rear Yard (ft.):

Proposed Rear Yard (ft.):

Existing Principal Structure - Peak

Height (ft.):

**Proposed Principal Structure -
Peak Height (ft.):**

**Existing Principal Structure -
Number of Stories:**

**Proposed Principal Structure -
Number of Stories:**

**Existing Other Accessory
Structures - Peak Height (ft.):**

**Proposed Principal Structure -
Peak Height (ft.) - Copy:**

Existing FAR (ft.):

Proposed FAR (ft.):

**Existing Principal Structure
Footprint (excluding front porch)
(sq ft.):**

**Proposed Principal Structure
Footprint (excluding front porch)
(sq ft.):**

**Accessory Structures (check all
which appear on your property
now, or are proposed):**

**Existing Roofed Front Porch
(receives 50% credit) (sq ft.):**

**Proposed Roofed Front Porch
(receives 50% credit) (sq ft.):**

**Existing Detached Garage
Footprint (sq ft.):**

**Proposed Detached Garage
Footprint (sq ft.):**

**Existing Other Accessory
Structures (sq ft.):**

**Proposed Other Accessory
Structures (sq ft.):**

**Other Existing Roofed Areas (sq
ft.):**

Other Proposed Roofed Areas (sq ft.):

Total Existing Building Lot Coverage (sq ft.):

Total Proposed Building Lot Coverage (sq ft.):

Check all applicable impervious surfaces (existing and proposed):

Existing Patios & Terraces (sq ft.):

Proposed Patios & Terraces (sq ft.):

Existing Sidewalks (sq ft.):

Proposed Sidewalks (sq ft.):

Existing Driveways (sq ft.):

Proposed Driveways (sq ft.):

Existing Decks (sq ft.):

Proposed Decks (sq ft.):

Existing Stairs/Landings (sq ft.):

Proposed Stairs/Landings (sq ft.):

Other Existing Impervious Areas (sq ft.):

Other Proposed Impervious Areas (sq ft.):

Total Existing Impervious Surface Area (sq ft.):

Total Proposed Impervious Surface Area (sq ft.):

Does your building have a basement (existing or proposed)?: No

Existing Parking/Loading (sq ft.):

Proposed Parking/Loading (sq ft.):

Existing Dwelling Units (sq ft.):

Proposed Dwelling Units (sq ft.):

**Existing
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Proposed
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Existing Mechanical Accessory
Space (sq ft.):**

**Proposed Mechanical Accessory
Space (sq ft.):**

**Existing Non-Residential Gross
Leasable Area (sq ft.):**

**Proposed Non-Residential Gross
Leasable Area (sq ft.):**

Other Existing (sq ft.):

Other Proposed (sq ft.):

Existing Gross Floor Area (sq ft.):

**Proposed Gross Floor Area (sq
ft.):**

Existing Parking/Loading (sq ft.):

**Proposed Parking/Loading (sq
ft.):**

Existing Dwelling Units (sq ft.):

Proposed Dwelling Units (sq ft.):

**Existing
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Proposed
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Existing Mechanical Accessory
Space (sq ft.):**

**Proposed Mechanical Accessory
Space (sq ft.):**

**Existing Non-Residential Gross
Leasable Area (sq ft.):**

**Proposed Non-Residential Gross
Leasable Area (sq ft.):**

Other Existing (sq ft.):

Other Proposed (sq ft.):

Existing Gross Floor Area (sq ft.):

**Proposed Gross Floor Area (sq
ft.):**

Existing Parking/Loading (sq ft.):

**Proposed Parking/Loading (sq
ft.):**

Existing Dwelling Units (sq ft.):

Proposed Dwelling Units (sq ft.):

**Existing
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Proposed
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Existing Mechanical Accessory
Space (sq ft.):**

**Proposed Mechanical Accessory
Space (sq ft.):**

**Existing Non-Residential Gross
Leasable Area (sq ft.):**

**Proposed Non-Residential Gross
Leasable Area (sq ft.):**

Other Existing (sq ft.):

Other Proposed (sq ft.):

Existing Gross Floor Area (sq ft.):

Proposed Gross Floor Area (sq ft.):

Existing Parking/Loading (sq ft.):

Proposed Parking/Loading (sq ft.):

Existing Dwelling Units (sq ft.):

Proposed Dwelling Units (sq ft.):

Existing Hallways/Elevators/Stairs/Lobby (sq ft.):

Proposed Hallways/Elevators/Stairs/Lobby (sq ft.):

Existing Mechanical Accessory Space (sq ft.):

Proposed Mechanical Accessory Space (sq ft.):

Existing Non-Residential Gross Leasable Area (sq ft.):

Proposed Non-Residential Gross Leasable Area (sq ft.):

Other Existing (sq ft.):

Other Proposed (sq ft.):

Existing Gross Floor Area (sq ft.):

Proposed Gross Floor Area (sq ft.):

Existing Parking/Loading (sq ft.):

Proposed Parking/Loading (sq ft.):

Existing Dwelling Units (sq ft.):

Proposed Dwelling Units (sq ft.):

Existing Hallways/Elevators/Stairs/Lobby (sq ft.):

**Proposed
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Existing Mechanical Accessory
Space (sq ft.):**

**Proposed Mechanical Accessory
Space (sq ft.):**

**Existing Non-Residential Gross
Leasable Area (sq ft.):**

**Proposed Non-Residential Gross
Leasable Area (sq ft.):**

Other Existing (sq ft.):

Other Proposed (sq ft.):

Existing Gross Floor Area (sq ft.):

**Proposed Gross Floor Area (sq
ft.):**

Existing Parking/Loading (sq ft.):

**Proposed Parking/Loading (sq
ft.):**

Existing Dwelling Units (sq ft.):

Proposed Dwelling Units (sq ft.):

**Existing
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Proposed
Hallways/Elevators/Stairs/Lobby
(sq ft.):**

**Existing Mechanical Accessory
Space (sq ft.):**

**Proposed Mechanical Accessory
Space (sq ft.):**

**Existing Non-Residential Gross
Leasable Area (sq ft.):**

**Proposed Non-Residential Gross
Leasable Area (sq ft.):**

Other Existing (sq ft.):

Other Proposed (sq ft.):

Existing Gross Floor Area (sq ft.):

Proposed Gross Floor Area (sq ft.):

For extra floors, please attach a document showing a floor plan of these extra floors.:

Total Existing Parking/Loading (sq ft.):

Total Proposed Parking/Loading (sq ft.):

Total Existing Dwelling Units (sq ft.): 0

Total Proposed Dwelling Units (sq ft.): 0

Total Existing Hallways/Elevators/Stairs/Lobby (sq ft.): 0

Total Proposed Hallways/Elevators/Stairs/Lobby (sq ft.): 0

Total Existing Mechanical Accessory Space (sq ft.): 0

Total Proposed Mechanical Accessory Space (sq ft.): 0

Total Existing Non-Residential Gross Leasable Area (sq ft.): 0

Total Proposed Non-Residential Gross Leasable Area (sq ft.): 0

Total Other Existing (sq ft.): 0

Total Other Proposed (sq ft.): 0

Total Existing Gross Floor Area (sq ft.): 0

Total Proposed Gross Floor Area 0

(sq ft.):

Price (Construction Project of 10,000 sq ft. or more):

Price (Construction Project of less than 10,000 sq ft./Other): 110

Quantity: 1

Price: 110

Credit Card: Card number: *****8983 Expiration: 04/23

Signature:



[Direct Link to Image](#)

Copyright © 2022 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038