



LAND USE COMMISSION

Wednesday, November 9, 2022

7:00 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Plan Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. APPROVAL OF MEETING MINUTES: October 26, 2022

III. OLD BUSINESS

A. Public Hearing (Con't from 10/12/2022): Special Use Permit | 321 Howard Street | 22ZMJV-0073

Gemal Alhelali, lessee, requests a Special Use Permit for a Convenience Store to sell food, beverages, and tobacco products in the B3 Business District (Zoning Code Section 6-9-4-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21.

IV. NEW BUSINESS

A. Major Variations | 1453 Maple Avenue | 22ZMJV-0067

Myefski Architects, applicant, requests the following Major Variations from the Evanston Zoning Ordinance to allow adaptive use to multi-family residential in the R6 General Residential District: 1) 24 dwelling units where 14 are permitted (Section 6-8-8-4); 2) a rear-yard setback of 0' where 25' is required and 7.5' is the existing legally non-conforming condition (Section 6-8-8-7); and, 3) 10 leased off-street parking spaces or a parking ratio of .275 per bed where 19 spaces or a parking ratio of .55 per bed is

required (Section 6-16-3-5, Table 16-B). The Land Use Commission makes a recommendation to City Council, the determining body for this case in accordance with Section 6-3-8-13 and Ordinance 92-O-21.

B. Major Variations for Signs | 1603 Orrington Avenue | 22ZMJV-0084

Golub Realty Services LLC, applicant on behalf of GRE GOCO Orrington Owner LLC, requests zoning relief from Chapter 6-19, Sign Regulations, of the Evanston Zoning Ordinance, to allow three new permanent signs on the property located at 1603 Orrington Avenue in the D3 Downtown Core Development District. The Major Variations requested are as follows: 1) to allow two Tall Building Identification Signs for an occupant not occupying the second through top floors of an existing building six stories or taller [Section 6-19-9(A)(6)] 2) to allow two Tall Building Identification Signs, each with a sign surface area of 200 square feet, where no more than 100 square feet per sign is permitted [Section 6-19-9(A)(6)] 3) to allow one Tall Building Identification Sign on a facade not parallel to a public thoroughfare [Section 6-19-9(A)(6)] 4) to allow external illumination of two Tall Building Identification Signs where only internal illumination through the lettering and graphic elements of the sign is permitted [Section 6-19-7(M)(4)] 5) to allow two Freestanding Signs along the Orrington Avenue frontage of the subject property where only one is permitted [Section 6-19-9(B)(1)] 6) to allow a total combined surface area of all signs on the subject property of approximately 795 square feet where no more than 500 square feet is permitted 7) to allow an occupant of approximately 17 percent of the floor area of the existing building on the subject property to use approximately 56.5 percent of the total surface area of all signs where occupants are limited to a sign surface area proportional to the floor area ratio which they occupy [Section 6-19-8(D)(2)] and 8) any other zoning relief as necessary to allow the proposed signs as depicted on the plans presented at the public hearing or at a public meeting of the City Council. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Ordinance.

V. COMMUNICATION

VI. PUBLIC COMMENT

VII. ADJOURNMENT

The Evanston Land Use Commission will hold a special meeting on **Wednesday, November 30, 2022, at 7:00 pm, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.**

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at <https://www.cityofevanston.org/government/land-use-commission>. Questions can be directed to Katie Ashbaugh, AICP, Planner at kashbaugh@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-866-5095 (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 847/448-8052 (TDD).



MEETING MINUTES

LAND USE COMMISSION

Wednesday, October 26, 2022

7:00 PM

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

Members Present: George Halik, John Hewko, Brian Johnson, Jeanne Lindwall, Kiril Mirintchev, Max Puchtel, Kristine Westerberg, Matt Rodgers

Members Absent: Myrna Arevalo and Violetta Cullen

Staff Present: Katie Ashbaugh, Planner; Sarah Flax, Interim Community Development Director; Melissa Klotz, Zoning Administrator; and Brian George, Assistant City Attorney

Presiding Member: Matt Rodgers

Call to Order

Chair Rodgers opened the meeting at 7:07pm. A roll call was then done and a quorum was determined to be present.

Approval of October 12, 2022 Meeting Minutes

Commissioner Lindwall then made a motion to approve the Land Use Commission meeting minutes from October 12, 2022. Seconded by Commissioner Halik. Commissioner Westerberg abstained as she was absent. A voice vote was taken, and the motion passed, 7-0.

New Business

A. Public Hearing: Major Variation | 2125 Madison Place | 22ZMJV-0081

Theodore and Nicole Fancher, property owners, request a Major Variation from Section 6-8-3-7(A)(2) of the Evanston Zoning Code to allow a street side yard of 6 feet 6 inches where a street side yard of 15 feet for an addition to an existing single-family home in the R2 Single-Family Residential District. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-10 of the Evanston Zoning Code and Ordinance 92-O-21. PIN: 10-24-306-025-0000.

Commissioner Questions

Commissioner Westerberg asked for confirmation that the new living space adds space to the living room, a porch, and a new bedroom. The applicant confirmed these features also include a new bathroom.

The record was then closed.

Deliberations

The Commission then reviewed the Standards for Variations (Section 6-3-8-12-E), found the request met the standards, and made the following findings of fact:

1. The building addition will continue along the existing setback line, there has been no comments from neighbors and so it is determined that the variation will not have an adverse impact on adjoining properties.
2. The variation allows for an existing structure to be maintained and improved which is a purpose for a variance and thus the standard is met.
3. Setbacks for properties that are on street side yards often do not conform to the existing zoning code. The setback violation already occurs on this property. The requested variation continues the existing condition and does not have a drastic impact on the property.
4. If the full street side yard setback was enforced, the resulting footprint would be a stacked living space. There has been no negative complaint about the existing condition and thus the standard is met.
5. There is no testimony by the applicant of an intent to rent or to sell. The variation makes an existing small house more usable for today's families and thus the standard is met.
6. The setback condition has existed seemingly prior to the applicant's owning the property and thus the standard is met.
7. Strict enforcement of the rules will create less usable space for the home and the applicant is not seeking an egregious addition and so the standard is met.

Commissioner Lindwall made a motion to grant a Major Variation at 2125 Madison Place, 22ZMJV-0081, to allow a street side yard of 6 feet 6 inches where a street side yard of 15 feet for an addition to an existing single-family home in the R2 Single-Family Residential District with no conditions. Second by Commissioner Westerberg. A voice vote was taken, and the motion carried, 8-0.

B. Public Hearing: Amendment to an Existing Variation Condition | 3101 Central Street | 22ZMJV-0076

Lakeside Auto Rebuilders Inc. submits for major zoning relief to amend an existing Major Variation condition required by Ord. 105-O-19, Ord. 27-O-87, and Covenant 87-359274 that requires termination of use upon transfer of ownership of the property for the legally nonconforming use of an Automobile Repair Service Establishment and Auto Body Repair Establishment where said uses are not eligible permitted or special uses in the R4 General Residential District (Section 6-8-5-2 & 6-8-5-3) or an eligible Active Ground Floor Use in the oCSC

Central Street Overlay District (Section 6-15-14-7). The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-8-10 of the Evanston Zoning Code and Ordinance

Zoning Administrator Melissa Klotz confirmed that an automobile repair service establishment is a legally nonconforming use and the Zoning Board of Appeals granted a request to expand the use in 2019. She clarified that the request this evening is regarding a specific condition within the previous variation ordinance.

The applicant, Sarkis Tokat, was represented by Christopher Canning, 1000 Skokie Blvd. in Wilmette. Mr. Canning summarized that the applicant seeks to remove the condition that terminates the operation of the business upon transfer of ownership beyond the Tokat family.

Commissioner Questions

Commissioner Johnson asked what is triggering the current request. Mr. Canning responded that it was due to the family's succession planning.

Commissioner Halik asked if the transfer to a particular individual could be removed but to maintain that if the property transferred to a new owner, the use would be brought back before the Land Use Commission. Mr. Canning responded that the applicant would prefer if a new owner was going to operate the business in the exact same way it operates today, they would like the ability to transfer that use. Commissioner Halik asked staff if there were any other uses where a change in ownership required review by the Land Use Commission. Ms. Klotz confirmed that special uses do not need to be brought back before the commission for transfer of ownership, but they do need to be brought back before the commission if the impact of the use changes. She stated that they could add conditions about the current operations and if a new owner does not want to follow those conditions, it may increase the impact, triggering the new owner to come before the Land Use Commission.

Commissioner Westerberg asked staff if conditions A through G would transfer with the new owner and Ms. Klotz confirmed yes. Commissioner Westerberg asked if the city had any concerns continuing approval of the property's legal nonconforming use. Ms. Klotz responded that the city would not anticipate a successful change of use at the property since the soil is likely contaminated from the past gas station use. Due to the nature of the surrounding residential neighborhood, a condition requiring "by appointment only" similar to the current operations at the property could be considered at the discretion of the commission.

Commissioner Hewko asked why the variations in 1987 were placed on the property. Mr. Tokat responded that at the time he was seeking to add a spray booth. He thought if the land was in the family, they could run the business.

In summation, Mr. Canning thanked the commission and asked for a positive recommendation to the City Council granting the amendment to the variation so that the family can continue their succession planning.

Chair Rodgers asked staff if they have received any complaints regarding this business and if there were concerns voiced to the Zoning Board of Appeals in 2019. Ms. Klotz responded that the zoning office had not received any complaints in at least 10 years and that there was substantial public support for the 2019 zoning case.

The record was then closed.

Deliberations

Commissioner Lindwall stated that removing the condition of ownership transfer does not seem to have an adverse impact on the neighborhood if the current level of operations is maintained.

The Commission then reviewed the Standards for Variations (Section 6-3-8-12-E), found the request met the standards, and made the following findings of fact:

1. The business has been in operation for decades and no one has come to speak against the request, therefore the standard is met.
2. Legal nonconforming uses are allowed to persist in the city. The business has been operating in such a manner for several decades and does not go against the current zoning ordinance and therefore the standard is met.
3. A hardship has been created on the property by the condition naming individuals.
4. Testimony has been provided that the business operations would cease if something happened to the current owner which would place hardship on the employees and therefore the standard is met.
5. Testimony has been provided that there are no plans to sell the property at this time and the plan is to continue to operate the property with the son managing the business and thus the standard is met.
6. The city has created the hardship for the owners and the standard is met.
7. Planning for the succession of the business is a minimal change and therefore the standard is met.

Commissioner Westerberg suggested that a condition be added that requires any new owner to continue the by appointment only operations to protect their residential neighbors.

Commissioner Westerberg made a motion to recommend approval of the request to amend the existing Major Variation condition required by Ord. 105-O-19, Ord. 27-O-87, that required the termination of use once the current owner ceased to operate the business, by removing condition (F) and adding one condition: that any new ownership agrees to continue operating by appointment only or seek an amendment to the approving ordinance. Second by Commissioner Lindwall. A roll call vote was taken, and the motion carried, 8-0.

C. Public Hearing: Major Adjustment to a Planned Development | 1012-1016 Church Street | 22PLND-0077

Janet Mullet, applicant, Northlight Theatre, submits for a major adjustment to the planned development approved by Ordinance 114-O-19, in the D3 Downtown District. The applicant is requesting to modify the approved building elevations. The Land Use Commission makes a recommendation to the City Council, the determining body for this case, in accordance with Section 6-3-6-12 of the Evanston Zoning Code and Ordinance 92-O-21. PIN: 11-18-302-006-0000

Tim Evans, Executive Director of the Northlight Theatre introduced Janet Mullet, Managing Director and Project Manager for 1012-1016 Church Street, and stated that they are seeking a modification to the north façade of the building. Craig Smith, the architect from Eckenhoff Saunders, noted that the cost impact of supply chain issues especially for glass resulted in the proposed modification from a glass curtain wall to a gridded aluminum and glass wall using frit glass to prevent bird collisions.

Commissioner Questions

Commissioner Halik asked staff for clarification regarding minor changes. Ms. Klotz responded that the text amendment regarding major and minor adjustments has not yet gone before the City Council. If approved by City Council, minor changes would go to Planning & Development Committee and then City Council. Commissioner Halik asked the applicant if any other interior or exterior alternatives were considered. Mr. Evans responded that Northlight did go through a value engineering process, implemented various changes, and the new industrial Midwest design for the façade was preferred.

Commissioner Westerberg asked if staff has the assistance they need for approved projects that later request substantive changes. Ms. Klotz responded that as part of the building permit process, the project would go before the Design and Project Review Committee for review of the approved materials. She also briefed that expansion of the Design and Project Review Committee oversight is currently being discussed.

Commissioner Hewko asked what the building delay would be to comply with the original glass curtain wall. Mr. Evans responded that it's not a currently favorable fundraising environment and doesn't know if they could get the original proposed glass.

Commissioner Westerberg asked how the new proposed design relates to the streetscape. Mr. Evans responded that it relates to the library and the Fountain Square building.

Chair Rogers asked if there was a percentage change in the amount of glass. Mr. Smith responded that the dimensions horizontally and vertically are the same.

Mr. Evans noted that he brought this to the attention of city staff as soon as they started considering changes to the façade.

The record was then closed.

Deliberations

Commissioner Johnson stated that he preferred the original approved design.

Commissioner Halik appreciated that Northlight had notified city staff and went through a value engineering process. He thought that the original design was more interesting but was excited to have Northlight come downtown.

Commissioner Puchtel did not think that the design was an egregious change, and the request does not affect any of the previously granted variances.

Commissioner Lindwall thought the proposed design works well with the building across the street and appreciated Northlight coming quickly forward to notify the commission of the requested change.

Commissioner Hewko supported the requested change understanding that these are unusual economic times.

Commissioner Mirintchev preferred the original design but prefers having the theater downtown and appreciates the value engineering that Northlight has done.

Commissioner Westerberg also noted that she preferred the original design however the city wants the project.

Chair Rodgers noted that the proposed façade change maintains the same amount of glass and it is nicely designed.

The Commission then reviewed the Standards for a Planned Development (Section 6-3-6-9).

- A. There are no changes in site allowances, so the standard is met.
- B. The design fits within the character of the neighborhood and thus the standard is met.
- C. No new site circulation is being proposed and therefore the standard status has not changed since the original 2019 approval.
- D. The proposed change is not a climate and sustainability goal however it uses bird-friendly glass.
- E. Site development allowances have not changed but the commission has discussed the public benefits of bringing the theater to the city and thus the standard is met.

The Commission then reviewed the Standards for Special Uses (Section 6-3-5-10).

- A. A theater is permitted in the downtown core area, and it was approved in 2019 so the standard is met.

- B. The comprehensive general plan encourages arts and theater in the downtown and thus the standard is met.
- C. No negative cumulative effect upon the neighborhood is caused by the proposed façade change.
- D. The proposed change does not interfere with the value of property in the neighborhood but in fact improves the area with an active use.
- E. The proposed change does not impact any public facilities.
- F. The proposed change does not affect traffic.
- G. There is no architectural or historical significance in the area so the standard is met.
- H. There are no significant environmental features impacted and the project includes bird-friendly glass.
- I. It is anticipated that the applicant will comply with all city regulations and has demonstrated a commitment to that by proactively bringing this requested change before the commission.

Commissioner Puchtel asked to add a condition having the new material comply with the city's bird friendly ordinance.

Commissioner Halik made a motion to recommend approval of a Major Adjustment to a Planned Development, 1012-1016 Church Street, 22PLND-0077 with a condition that the new material comply with the city's bird friendly ordinance to the Planning & Development Committee of the City Council. Second by Commissioner Mirintchev. A roll call vote was taken, and the motion carried, 8-0.

D. Public Hearing: Appeal | 2012 Maple Avenue | 22ZMJV-0075

Marcin Kawa, contractor, appeals the Zoning Administrator's decision to deny minor zoning relief (case number 22ZMNV-0059) to construct a 2-car detached garage with proposed building lot coverage of 43.8% where a maximum 40% is permitted (Section 6-8-6-6) and impervious surface coverage of 57.4% where a maximum 55% is permitted (Section 6-8-6-9) in the R4a General Residential District. The appellant was denied zoning relief to construct a 2-car detached garage. The Land Use Commission is the determining body for this case in accordance with Section 6-3-8-8 of the Evanston Zoning Code and Ordinance 92-O-21. PIN: 11-18-102-027-0000

Steven Peck, counsel, introduced the appellant Marcin Kawa, Walter Otinchinsky, Construction Project Manager, and Jason O'Bierne real estate broker. He reviewed the project history and stated that Mr. O'Bierne could provide testimony that it would be difficult to sell the new single-family residence with only a one-car garage. He showed that several homes on the alley have two-car garages. The proposed project would fit within the character of the neighborhood and encourage off-street parking.

Commissioner Questions

Chair Rodgers asked for confirmation that they have begun construction on the house but not the garage. Mr. Peck confirmed yes. Chair Rodgers asked about the

permeability of the soil. Mr. Peck noted that the intent was to say that the existing soil on the lot was permeable.

Commissioner Lindwall asked about the sequence of activities and why the house was not reduced in size to allow for a two-car garage. Mr. Kawa responded that the demolition permit was very quick, but the new permit was delayed. Ms. Ashbaugh responded that the lot coverage requirements were explained to the appellant and that they needed to reduce the house footprint to have a two-car garage or keep the current house footprint and have a one-car garage. Mr. O'Bierne noted that the house was designed within the character of modern house buyers. The house is 2,165 square feet above grade. Mr. O'Bierne reviewed market studies in the last 10 years for new construction homes and found 94 of 95 homes were built with two-car garages. Chair Rodgers asked if any of the studies were on substandard lots and Mr. O'Bierne did not know. Chair Rodgers asked for confirmation if Mr. O'Bierne originally recommended a two-car garage and Mr. Bierne confirmed that he did. Chair Rodgers inquired as to the average sale price for a comparable home and Mr. O'Bierne responded that the prices are falling but he anticipated \$800,000-900,000.

Commissioner Mirintchev inquired as to whether the architect was advised to look at options to meet the lot coverage requirements. Commissioner Mirintchev suggested architectural modifications such as reducing sidewalks from 3 feet to 2 feet 6 inches or reducing the front porch as strategies to make up for the lot coverage required for a two-car garage. The applicant's construction project manager noted that the front porch was already built.

Ms. Klotz confirmed multiple City staff advised the applicant to revise the original proposal to include a garage by reducing the footprint of the house.

The record was then closed.

Deliberations

Commissioner Halik noted that the appellant seems to have disregarded the advice of staff. Commissioner Lindwall concurred. Chair Rodgers thought it was problematic to have the project nearly completed and now consider a grant variation. The Chair noted that other substandard lots in Evanston have been successfully built upon.

The Commission then reviewed the Standards for Minor Variations (Section 6-3-8-12-A).

- A. The practical difficulty must not be self-created and in this case, it is therefore this standard is not met.
- B. Adjoining properties have a mix of garage types in the alley which reduces on-street parking meeting the standard.
- C. The maximization of the building footprint creates the problem, and in this case, the comprehensive general plan standard is not met.
- D. The standard for preservation does not apply.

E. The appellant moved forward with much of the project and is now requesting a variation and therefore the standard is not met.

Commissioner Lindwall made a motion to grant the appellant's request to overturn the Zoning Administrator's determination to deny the Minor Variation filed for 2012 Maple Avenue, to deny minor zoning relief to construct a 2-car detached garage, 22ZMJV-0075. Second by Commissioner Westerberg. A roll call vote was taken, and the motion failed, 8-0. The Zoning Administrator's determination to deny the originally requested Minor Variations stands.

Communications

Planner Katie Ashbaugh noted that there will be a meeting on Wednesday, November 9th, to consider a parking variation for the adaptive reuse of the Masonic Temple for apartments on Maple Avenue, a major sign variation for an office building on Orrington Avenue, and a Special Use for a convenience store on Howard Street.

It was noted that the regular meeting scheduled for November 23, 2022 has been moved to November 30, 2022, due to the Thanksgiving holiday.

Adjournment

Commissioner Lindwall motioned to adjourn, Commissioner Westerberg seconded, and the motion carried, 8-0.

Adjourned 9:19 pm

Respectfully submitted,
Amy Ahner, Planning Consultant

Reviewed by,
Katie Ashbaugh, AICP, Planner

321 Howard Street
Special Use Permit
22ZMJV-0073

LUC Recommending Body



Memorandum

To: Members of the Land Use Commission

From: Katie Ashbaugh, AICP, Planner

CC: Sarah Flax, Interim Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Special Use Permit for Convenience Store
321 Howard Street, 22ZMJV-0073

Date: October 7, 2022

Request

Gemal Alhelali, lessee, requests a Special Use Permit for a Convenience Store to sell food, beverages, and tobacco in the B3 Business District (Zoning Code Section 6-9-4-3). The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-5-8 of the Evanston Zoning Code and Ordinance 92-O-21.

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on September 22, 2022.

General Information

Applicant: Gemal Alhelali
321 Howard Street
Evanston, IL 60202

Owner(s): 309 - 323 W. Howard LLC
6300 N. Northwest Hwy #316590
Chicago, IL 60631

PIN: 11-30-213-020-0000

Analysis

Site Background

The site, 321 Howard Street, is the westernmost ground floor tenant space of a two-story multi-tenant commercial building. The building is located at the southeasternmost point of the City's corporate boundaries, or the intersection of Howard

Street with the CTA Purple Line. The property is located on the north side of Howard Street, just west of the intersection of Howard and Paulina Streets. The property is within the B3 Business District, and is surrounded by the following zoning districts:

Surrounding Zoning and Land Uses	Zoning	Land Use
North	I2 Industrial District	Railyard (industrial)
South	City of Chicago	Commercial/retail
East	City of Chicago	Commercial/mixed-use
West	B3 Business District	Commercial

Zoning Analysis

The applicant proposes operating a Convenience Store at 321 Howard Street. The Zoning Ordinance currently defines this use as:

Convenience Store:

Any food store establishment having a building size or occupying a sales floor space under three thousand two hundred (3,200) square feet. (Ord. 114-O-02)

Food Store Establishment:

A building or portion thereof where the direct retail sale of food items such as meats, cereals, grains, produce, baked goods, dairy products, canned and frozen prepared food products, beverages, cleaning supplies, pet food and supplies, pharmaceuticals, over-the-counter medicines, personal products, household goods, books and magazines, plants, and other sundry and similar items are available to be purchased by the consumer. "Food store establishments" shall include, but not be limited to, a candy or confectionery store, grocery store, a food and drug supermarket, meat or fish market, fruit and vegetable market, retail bakery, and other uses similar in nature and impact. "Food store establishment" shall not include any use or other type of establishment that is otherwise listed specifically in a zoning district as a permitted or special use. Seating for the consumption of food and/or beverages by customers is prohibited. (Ord. 39-O-95)

6-9-4 B3 Business District

6-9-4-3 Special Uses: The following uses may be allowed in the B3 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Convenience Store
 (among others listed)

Proposal

The applicant proposes to operate a convenience store with groceries and household goods, including but not limited to milk, eggs, bread, canned food, non-alcoholic beverages, and sandwiches. They also may sell hot food such as hotdogs. They have applied for a food license with the Health and Human Services Department.

The applicant also proposes the sale of tobacco products. Notably, the sale of tobacco must be less than 50 percent of total sales to not qualify as a Smoke Shop. Staff recommends this limitation as a condition of the Commission's recommendation. The floor plan should also indicate that less than half of the store's products on display are tobacco products. The business will employ three people and hours of operation will be between 7:00 am and 10:00 pm daily. Deliveries, if they occur, may be made from the alley to the south of the building through the rear entrance.

No additional zoning relief is required and no exterior changes to the existing building or property are proposed. No comments in favor of or against the application were received at the time of publication of this report.

Comprehensive Plan

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

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

Objective: Retain and attract businesses to strengthen Evanston's economic base.

The proposed use will occupy an otherwise vacant storefront on Howard Street.

Design and Project Review (DAPR) Discussion

On October 4, 2022, staff reviewed the proposed operation of a convenience store for the subject property. Staff discussed with the applicant their plans for delivery and waste clean-up in the front and rear of the store. Staff also confirmed the percentage of the store that will display tobacco products and informed the applicant that it must be no more than 50 percent of goods sold. The applicant indicated he plans to install security cameras at the rear of their tenant space to monitor activities in the alley and for staff safety and overall security. The applicant also indicated he plans to obtain merchandise from CostCo or other big box retailers and bring it in themselves rather than have deliveries in the alley or blocking the street. The applicant stated they plan to sell 30 to 40 percent tobacco products and will employ no more than two additional staff for a total of three.

Department Recommendation

Should the Land Use Commission recommend approval of the proposed special use for a convenience store at 321 Howard Street, the following conditions should be considered:

1. That the cashier is located at the front of the store;
2. That tobacco sales are not to exceed 50 percent of total sales or floor display;
3. That storefront window obstruction is restricted to a height of 3 feet above the grade;
4. That any deliveries are to be done in the alley;
5. That a refuse receptacle is to be placed near the cashier and is to be accessible to customers;
6. That litter in front and rear of the store is to be cleaned up by the store owner; and
7. That the hours of operation be limited to 7:00 am to 10:00 pm daily.
8. That prior to Certificate of Occupancy issuance, a floor plan be provided that shows the tobacco products behind the sales counter with a note indicating the planned storage and security.

Standards for Approval

The proposed special use for a convenience store must follow the Standards for a Special Use (Section 6-3-5-10).

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

1. **Is one of the listed special uses for the zoning district in which the property lies;** A Convenience Store is listed as a special use in the B3 Business District.
2. **Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning Ordinance;** The use is compliant with the Zoning Ordinance and Comprehensive General Plan. The proposed use promotes the growth and development of a business and commercial area and strengthens Evanston's economic base.
3. **Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use:** The proposed use has limited potential to negatively interfere with any proximate residential or commercial uses.
4. **Does not interfere with or diminish the value of property in the neighborhood:** The proposed use would occupy a currently vacant storefront and is non-objectionable to surrounding commercial uses.

5. **Is adequately served by public facilities and services:** The building is served by adequate sidewalks, streets with dedicated bike lanes, trash collection, on-street parking, and is near CTA bus and train service.
6. **Does not cause undue traffic congestion:** The location is well suited for customers to access by foot or bike and customer parking is available on the street and within the block area.
7. **Preserves significant historical and architectural resources:** N/A.
8. **Preserves significant natural and environmental resources:** N/A.
9. **Complies with all other applicable regulations:** The proposal complies with all other applicable regulations.

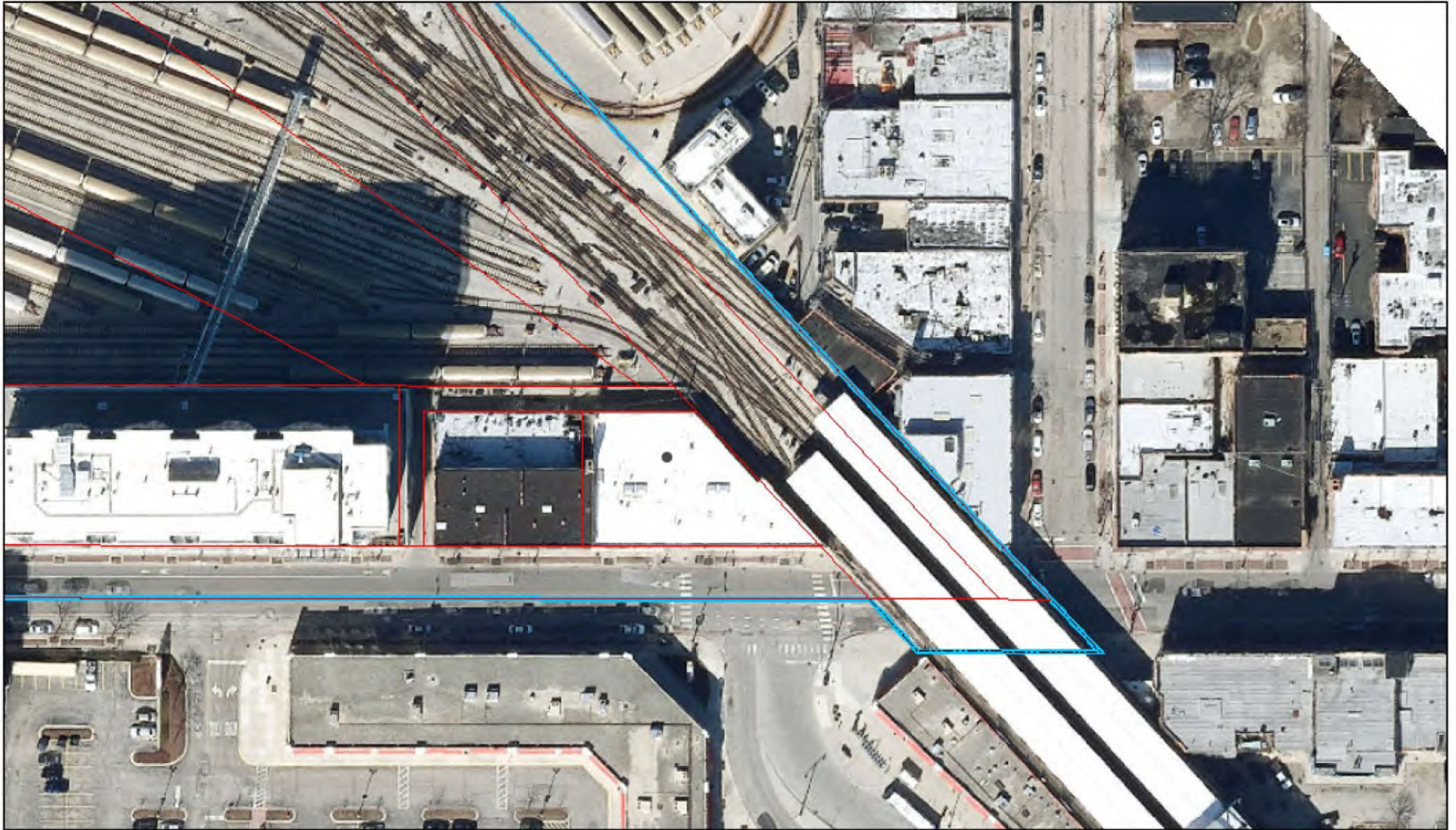
Attachments

1. Applicant's Special Use Application Materials
2. Street View
3. Aerial Photo
4. Zoning Map
5. Plat of survey
6. Floor Plan - proposed
7. Business operations summary
8. Zoning analysis



321 Howard Street – Street view

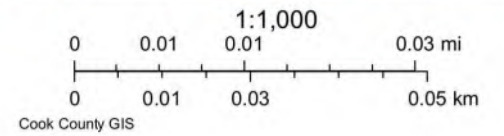


321 Howard St Aerial Photo

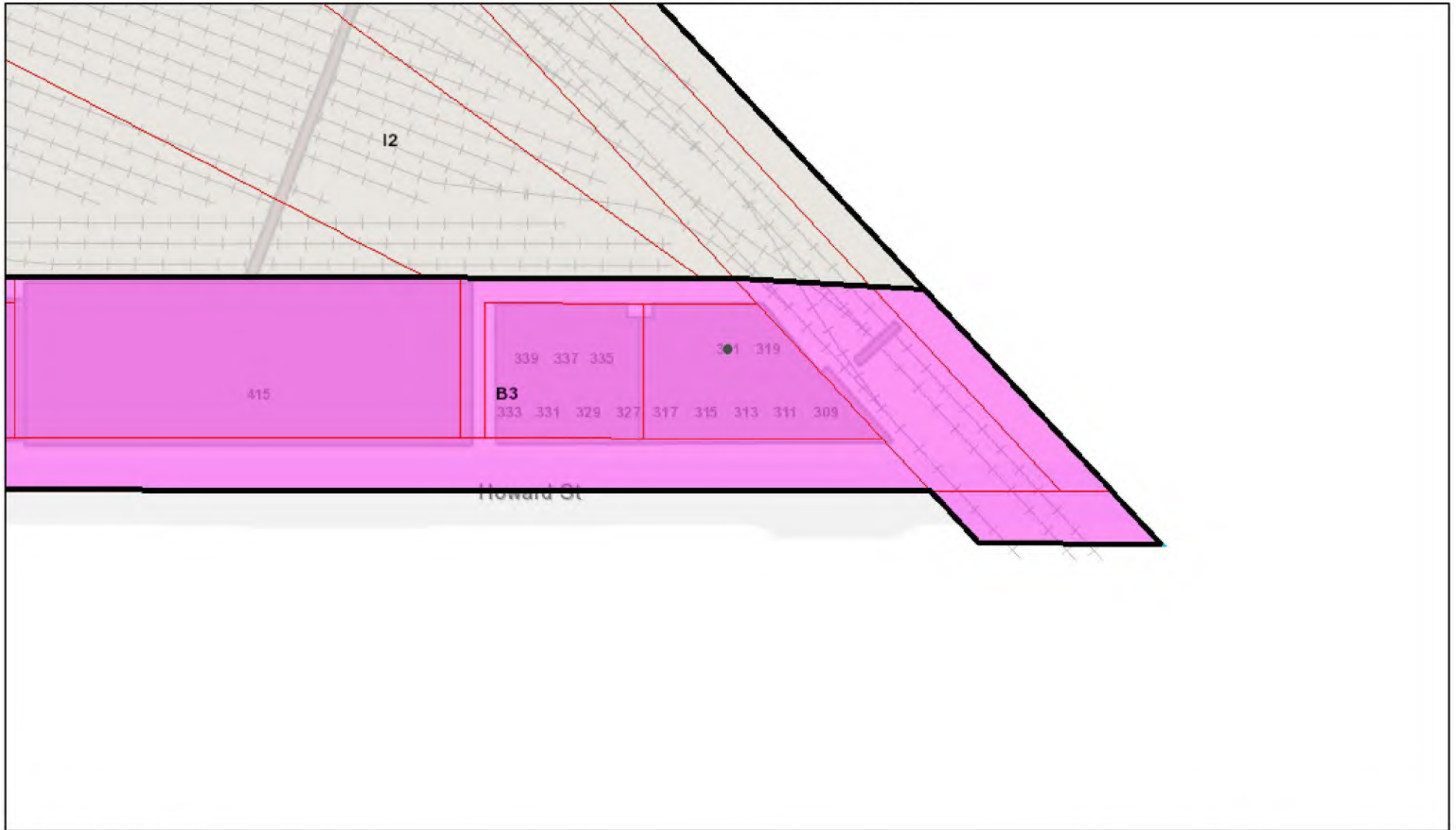


10/6/2022, 4:43:09 PM

-  City Boundary
-  Tax Parcels

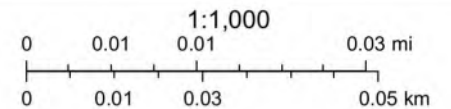


321 Howard St Zoning Map



10/6/2022, 4:44:17 PM

- | | | | |
|----------------------------|----------------------------|--------------------------------|--------------------------|
| Zoning Boundaries & Labels | B2 - Business | C2 - Commercial | D4 - Downtown Transition |
| Zoning Districts | B3 - Business | D1 - Downtown Fringe | I1 - Industrial / Office |
| B1 - Business | C1 - Commercial | D2 - Downtown Retail Core | I2 - General Industrial |
| B1a - Business | C1a - Commercial Mixed-Use | D3 - Downtown Core Development | I3 - General Industrial |



PROFESSIONALS ASSOCIATED SURVEY, INC.
Property - Alta - Topo - Condo - Mortgage Survey

TEL: (847) 675-3000
FAX: (847) 675-2167

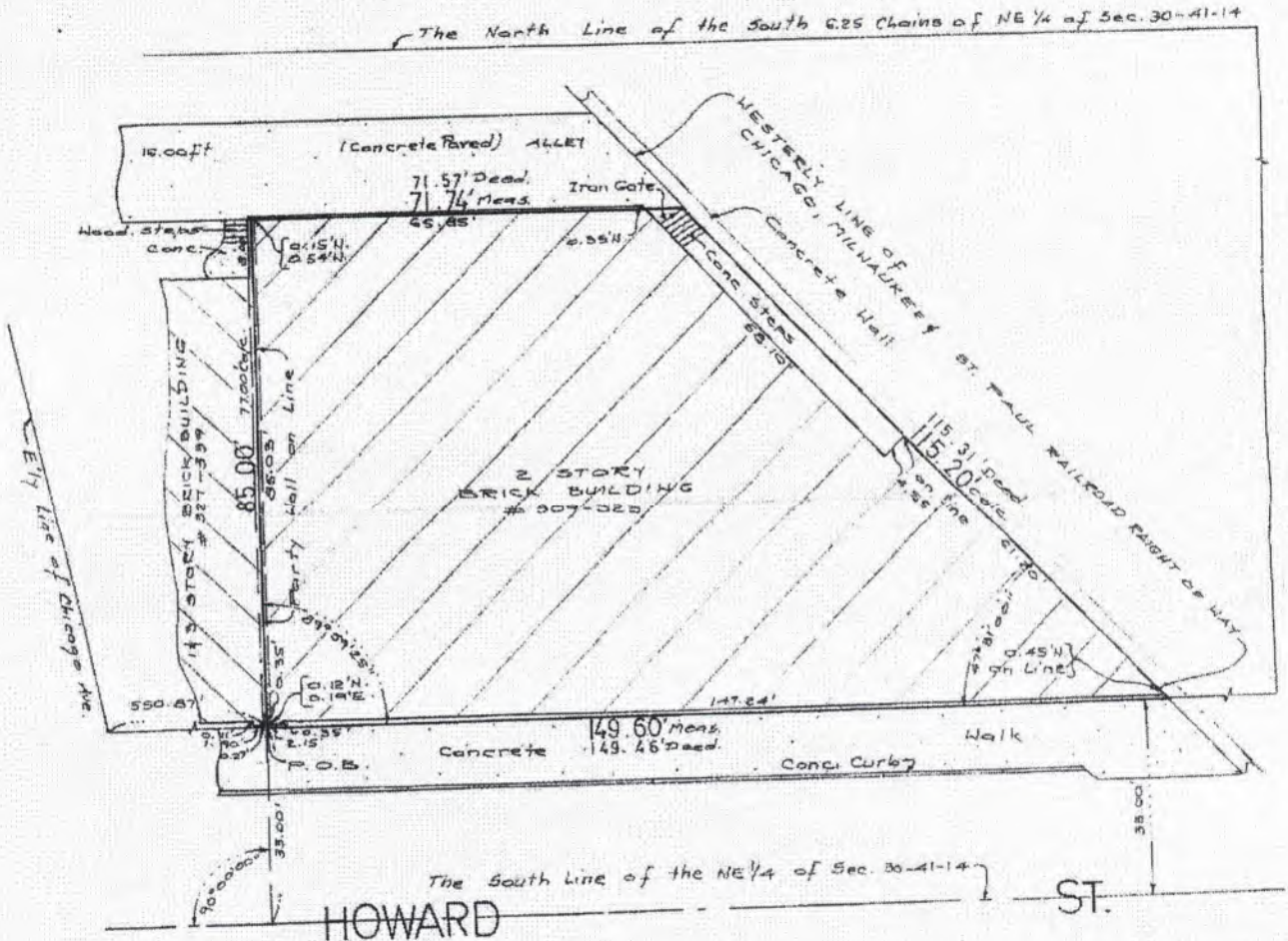
7100 N. TRIPP AVENUE
LINCOLNWOOD, ILL. 60112

PLAT OF SURVEY
OF



THAT PART OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON A LINE PARALLEL WITH AND 33.00 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) SOUTH LINE OF SAID NORTHEAST 1/4 AT A POINT 550.87 FEET EAST OF (MEASURED ALONG SAID PARALLEL LINE) THE EASTERLY LINE OF CHICAGO AVENUE (FORMERLY CLARK STREET) THENCE NORTH AT RIGHT ANGLES TO SAID PARALLEL LINE, 85.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 71.57 FEET MORE OR LESS TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD AT A POINT 118.00 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY 115.81 FEET MORE OR LESS TO A POINT 33.00 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID NORTHEAST 1/4, THENCE WEST 149.46 FEET MORE OR LESS TO PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 309-23 HOWARD STREET, EVANSTON, ILLINOIS.



CHECK IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 01-55942
Scale: 1 inch = 20 feet
Date: June 21, 2001
Ordered by: Charles R. Gryll
Attorney at Law

BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT

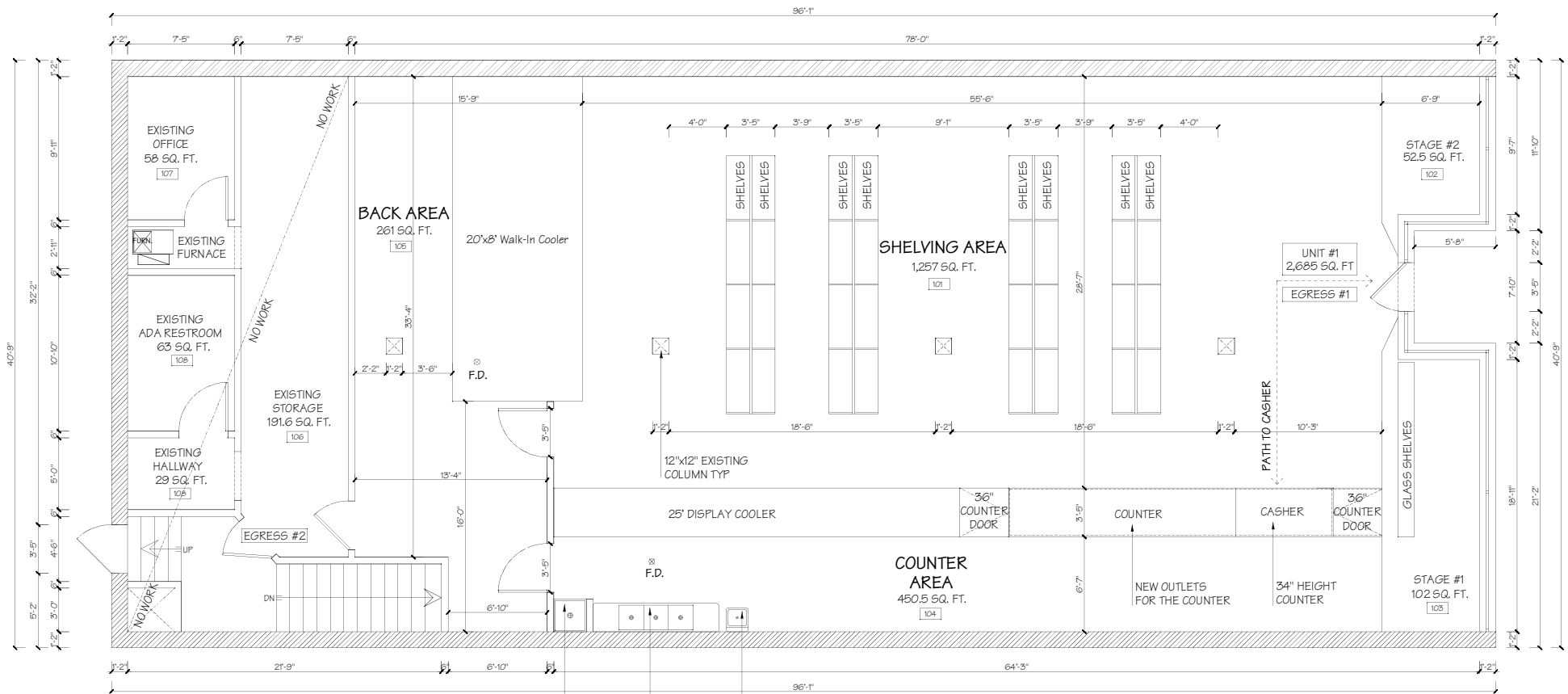
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook



We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat herein drawn is an accurate representation of said survey.

Charles R. Gryll
PROF. LAND SURVEYOR



ROOM SCHEDULE		
NO.	NAME	AREA SQ. FT.
101	AISLE AREA	1,257
102	STAGE #1	102
103	STAGE #1	52
104	COUNTER AREA	450
105	BACK AREA	261
106	EXISTING STORAGE	191
107	EXISTING OFFICE	58
108	EXISTING REST ROOM	63
109	EXISTING HALLWAY	29
SQUARE FOOTAGE OF THE TENANT SPACE		2,685

NEW MOP SINK
 NEW HAND SINK
 NEW 3-COMPARTMENT SINK
 CONNECT TO GREASE TRAP

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

DB CONTRAST
 DESIGN-BUILD
 773 510-5183
 DBCONTRAST@GMAIL.COM

321 HOWARD ST.
 EVANSTON, IL 60202
 INTERIOR BUILD-OUT

COVER SHEET INFO.

PROJECT NO. : 202209-3
 DATE: 09/14/2022
 DRAWN BY: DS
 CHECKED BY: EVA.

A 101

HOURS OF OPERATIONS:

<u>SUNDAY</u>	<u>MONDAY</u>	<u>TUESDAY</u>	<u>WEDNESDAY</u>	<u>THURSDAY</u>	<u>FRIDAY</u>	<u>SATURDAY</u>
7 AM	7 AM	7 AM	7 AM	7 AM	7 AM	7 AM
-	-	-	-	-	-	-
10 PM	10 PM	10 PM	10 PM	10 PM	10 PM	10 PM

NUMBER OF EMPLOYEES: 3

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant September 20, 2022

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 22ZONA-0187
Address: 321 HOWARD ST
Applicant: Gamal Al Helali
Phone:

Purpose: Zoning Analysis without Bld Permit App
District: B3 **Overlay:** None **Preservation:** Not Within
Reviewer: Katie Ashbaugh **District:**

THIS APPLICATION PROPOSES (select all that apply):

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

ANALYSIS BASED ON:

Plans Dated: 8/1/2022
Prepared By: Applicant
Survey Dated: 6/21/2001
Existing: 2-story commercial brick building
Improvements:

Proposal Description:
 Convenience Store

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

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

<p><u>Front Porch Exception (Subtract 50%)</u></p> <p>Total Eligible Front Front Porch Regulatory Area</p>	<p><u>Pavers/Pervious Paver Exception (Subtract</u></p> <p>Total Paver Area Paver Regulatory Area</p>	<p><u>Open Parking Debit (Add 200sqft/open space</u></p> <p># Open Required Spaces Addtn. to Bldg Lot Cov.</p>
--	---	--

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:	B3	None	Convenience Store	Non-Compliant

Comments: Special Use Permit required

Minimum Lot Width (LF)	No Requirement		No Change
USE: Other			

Comments:

Minimum Lot Area (SF)	No Requirement		No Change
USE: Nonresidential			

Comments:

Building Lot Coverage (SF) (defined, including subtractions& additions):	No Change
Comments:	

Impervious Surface Coverage (SF, %)	No Change
Comments:	

	Standard	Existing	Proposed	Determination
Front Yard(1) (FT) Direction: S Street: Howard Comments:	0		0	Compliant
Interior Side Yard(1) (FT) Direction: W Comments:	0		0	Compliant
Interior Side Yard(2) (FT) Direction: E Comments:	0		0	Compliant
Rear Yard (FT) Direction: N Comments:	0		0	Compliant
Permitted Districts: Comments:				
Permitted Required Yard: Comments:				
Additional Standards: Comments:				
Height (FT) Comments:	Flat or mansard roof 14.5', ot			
Distance from Principal Building: Comments:	10.00'			
Front Yard(1A) (FT) Direction: S Street: Howard Comments:				
Front Yard(1B) (FT) Direction: Does Not Apply Street: Comments:				
Street Side Yard (FT) Direction: Does Not Apply Street: Comments:				
Interior Side Yard(1A) (FT) Direction: W 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

DATE

1453 Maple Avenue
Major Variations
22ZMJV-0067

LUC Recommending Body



Memorandum

To: Chair Rodgers and Members of the Land Use Commission

From: Cade W. Sterling, Planner

CC: Sarah Flax, Interim Director of Community Development
Elizabeth Williams, Planning Manager

Subject: 1453 Maple Avenue – Masonic Temple | 22ZMJV-0067

Date: October 31, 2021

Major Variation Request

Myefski Architects, applicant, requests the following Major Variations from the Evanston Zoning Ordinance to allow adaptive use to multi-family residential in the R6 General Residential District: 1) 24 dwelling units where 14 are permitted (Section 6-8-8-4); 2) a rear-yard setback of 0' where 25' is required and 7.5' is the existing legally non-conforming condition (Section 6-8-8-7); and, 3) 10 leased off-street parking spaces or a parking ratio of .275 per bed where 19 spaces or a parking ratio of .55 per bed is required (Section 6-16-3-5, Table 16-B).

The Land Use Commission makes a recommendation to City Council, the determining body for this case in accordance with Section 6-3-8-13 and Ordinance 92-O-21.

Notice

The application has been filed and processed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on October 20, 2022, mailed notice to owners of properties within 500 feet of the subject property, and two signs posted on the property visible from public right-of-way.

General Information

Applicant(s): Mike Karkowski, Adam Breaux, and John Myefski
Myefski Architects
400 North Michigan Avenue
Chicago, Illinois 60611

Owner: R2 Lodge, LLC
1200 N. North Branch
Chicago, Illinois 60642

PIN: 11-18-316-013-0000

Analysis

Existing & Surrounding Conditions

The Masonic Temple, designed in 1926 by Holabird and Roche in the Classical Revival style, is a locally registered Landmark and one of Evanston’s most intact and significant institutional resources. The temple is the work of a nationally and internationally known architect (Holabird and Roche), and master builder (N.P. Severin and Company) and was identified in the Illinois 1972 Statewide Architectural Survey and listed as eligible for the National Register. The structure is in excellent condition and retains excellent exterior and interior architectural integrity including the large front stone Doric entry columns topped by frieze and peaked parapet, flat coursed stone facades, punched side openings with pediments, pedimented stone entry flanked by pedimented stone windows, carved wreaths in frieze at the south elevations second story, and carved Masonic logo at entrance and in the south elevation windows pedimented hoods. The interior includes what might be the original paint, carpeting, draperies, lighting, wood finishes, and Zuber wallpaper .

The Masonic Temple is located in the downtown's Southern Edge Zone, an area centered on the intersections of Grove Street and Oak Avenue and extending south to the intersections of Lake Street and Maple Avenue. The property is located on the east side of Maple Avenue at the northeast corner of Maple Avenue and Grove Street. Despite being outside a Historic District, many significant institutional structures are in close proximity including the Evanston Fire and Police Headquarters, the Beaux Arts Evanston Water Pumping Station, and the Tudor Revival YMCA. The structure is in close proximity to significant amenities and services including a ten minute walk to downtown, the Davis Street CTA and Metra Stations, the Dempster Street CTA Station and Dempster Street business district, as well as several Pace and CTA bus routes. Surrounding properties are an eclectic mix of heights, densities, and uses varying from single-family residential to dense mid-rise multi-family residential, and institutional and religious uses. In addition, several large surface parking lots are located to the west and south.

Surrounding Zoning and Land Uses	Zoning	Land Use
North	R6 General Residential District	Multi-family homes
South	R3 Two-Family Residential District	Surface Parking
East	D1 Downtown Fringe District	Institutional
West	R6 General Residential District	Surface Parking

Proposal

The applicant requests the following variations to allow for adaptive use from an assembly hall to multi-family residential within the existing buildings footprint.

1. **Density related to lot size:** The applicant requests 24 residential units where 14 are permitted based on the minimum lot size requirements. Within the 24 units the applicant proposes 3 on-site affordable dwelling units to comply with the Inclusionary Housing Ordinance. As an incentive, the applicant is afforded 2 additional dwelling units per affordable unit for a total of 6 bonus units that do not count toward the overall density. As such, the total number of units within the existing buildings footprint is 30.

The proposed bedroom mix varies from studio to two-bedroom and includes diversity in unit size and amenities offered. Many of the proposed units are lofted with upper mezzanine levels taking advantage of the structures high ceilings while providing increased living area and visual interest. Many micro-apartments are also available which are in demand due to the buildings amenities and the locations proximity to outside services and public transportation. This more affordable residential typology is typically found in transit-oriented development areas and is occupied by tenants who do not own or do not require the use of an automobile including young professionals or students who commute using mass or alternative transit options. The proposed unit mix, and location in a Landmark building offers additional diversity in housing options and aligns with City housing policies and goals as well as the intent of the zoning district to, *“provide for high density residential development of primarily multi-family dwellings particularly in and around the downtown area”*.

2. **Minimum off-street parking requirements:** The applicant requests 10 off-street parking spaces where 19 are required. The 10 spaces are proposed to be leased off-site at the Holiday Inn parking garage, located less than 1,000 feet from property line to property line. Leasing of privately held off-street parking spaces is permitted by code. Staff has verified that the spaces are available for lease and that the applicant and owner of the parking garage have entered into negotiations. The Parking Services Division of the Administrative Services Department has requested a condition that the units in the building not be eligible for on-street residential parking permits.

The request for relief from the off-street parking requirements aligns with the type of unit mix proposed as well as the Downtown Plans parking recommendations and recent parking studies which suggest the downtown is over-parked. The reliance on high off-street parking requirements, particularly for built interventions which interrupt or replace existing built-fabric, compete with the City’s desire to preserve and promote a human-centered, compact, and walkable downtown. This issue is more acute as private parking garages are taken into account, many

of which report underutilization and induced parking demand – a condition which has had a detrimental effect on residential rent structures and the ability to provide human-centered design solutions.

3. **Rear-yard setback:** The applicant requests a 0' rear-yard setback where 25' is required. This request facilitates construction of the proposed trash enclosure addition which provides more efficient and accessible collection service while minimizing negative impacts on adjacent properties. The existing building is ~7.5' from the rear lot line although portions of the foundation extend to the lot line. Alternative solutions were explored which conflicted with the City's Preservation Standards, or did not fulfill the needs of the Public Works Agency by not providing adequate refuse storage and access for refuse service in the alley. Public Works did not have concerns with the proposed addition or the zero lot line condition, noting no likely adverse impact to circulation or providing services in and through the alley.

Alignment with the Downtown Plan

The proposal aligns with Objective #2 of the Downtown Plan to, *“promote the rehabilitation and adaptive use of buildings and sites that provide historical and architectural context to the downtown”*.

Adaptive use to residential is one of the most common adaptations for historic institutional resources and buildings of assembly. Due to construction of the building predating current land-use controls and the zoning ordinance, it is practical to request relief in order to facilitate a new use within the existing building envelope. Many built-out communities similar to Evanston have adaptive use codes to more efficiently facilitate such proposals. Residential densities as well as parking requirements are common variation requests covered by adaptive use codes. These requests are most often deemed necessary to facilitate the adaptive use, retain the structures character defining exterior features, and ensure financial solvency for the project. In turn, the proposal offers significant benefit to the City compared to demolition and new construction of lesser quality.

Alignment with the Comprehensive General Plan

The proposal aligns with the following policies, and actions enumerated in the Comprehensive General Plan.

1. Maintain the appealing character of Evanston's neighborhood's while guiding their change.
2. Preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability.
3. Encourage creative adaptive use of properties available for redevelopment using zoning standards to protect historic character.

4. Continue assisting neighborhoods to recognize and preserve their own historically significant assets.
5. Support efforts aimed at improving and diversifying Evanston's housing stock.
6. Encourage both new housing construction and the conversion of underutilized non-residential building to housing in order to increase housing variety and to enhance the property tax base.
7. Seek creative means of increasing Evanston's property tax base to maintain the provision of quality services while relieving some of the tax burden placed on homeowners.
8. Continue to support and recognize private efforts to restore and preserve Evanston's architectural heritage.
9. Support adaptive use ideas that bring new life to existing buildings and which work to preserve the balance of uses in downtown.
10. Promote public transportation ridership as an alternative to automobile use...
11. Promote higher-density residential and mixed-use development in close proximity to transit nodes in order to support non-automobile dependent lifestyles.
12. Encourage and provide technical assistance for innovative adaptive use of historic commercial and institutional structures.
13. Promote land use development patterns that encourage pedestrianism, bicycle and mass transit ridership thereby helping to reduce automobile dependency.

Preservation Commission Discussion and Action

October 11, 2022 – The Preservation Commission was the determining body for the proposed exterior alterations to the structure. The Commission voted unanimously to issue a Certificate of Appropriateness for the proposal with the condition that the applicant continue to study alternatives to screen the accessible lift and restore balance to the primary façade, as well as salvage and reuse or repurpose the wreath in frieze stone reliefs on the south elevation. Significant discussion surrounded the treatment of the north elevations fenestration, with eventual consensus that this vernacular elevation could appropriately read as a separate design vocabulary divergent from the classical positioning of fenestration on other elevations due to the functional needs to provide adequate light and vent to the internal units.

The Commission further discussed the proposed zoning variations and their authority to provide a recommendation on the necessity or appropriateness of the request in the interest of historic conservation so as to not adversely affect the historical architecture or integrity of the landmark. Considerable deliberation surrounded the internal unit size and number, as well as the impact to the structures interior architecture. Ultimately the Commission agreed that the use as multi-family was permitted as-of-right and the interior considerations, including unit size and number, were outside the body's purview

being limited to exterior alterations and construction visible from the public way. The variations requested were determined to not be substantially related to facilitation of the necessary exterior alterations and new construction that fell under the Commission's authority to review. Thus the Commission declined to make a recommendation on their appropriateness and deferred these questions to the Land Use Commission and City Council. [Video Link \(start at 48 minute mark\)](#)

Design and Project Review (DAPR) Discussion

October 25, 2022 – Staff attending the Design and Project Review meeting found the proposal to be appropriate and the requested variations reasonable and necessary to afford adaptive use of the Landmark structure. No conditions for approval were suggested by the Committee although they suggested studying ways to allow those with accessibility needs to utilize the trash room from the buildings interior.

Department Recommendation

Adaptive use of the Masonic Temple aligns with the City's housing, transportation, climate, and preservation goals as well as significant objectives of both the Downtown Plan and the Comprehensive General Plan.

Adaptive use to residential, particularly in a Landmark designated structure, requires both sensitivity and creativity in approach by the developer as well as flexibility in the associated code requirements by the City which would otherwise preclude such a change. The proposal offers additional and diverse housing types in the downtown area; adds to a critical mass of foot traffic necessary for the viability of the City's businesses; preserves significant embodied energy within the structure and eliminates unnecessary landfill waste; retains a significant structures exterior architectural integrity; maintains a human-centered design; preserves the structures ability to tell its story as a place of collective memory and shared identity for the community; and, reduces dependence on the automobile while supporting transit alternatives.

Standards for Approval

For a variation to be approved, the Land Use Commission must find that the proposed variation(s):

1. **Will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties:** The proposed use is within the existing building footprint while the proposed rear addition provides enclosure of trash, recycling, and compost materials which may otherwise pose adverse impacts to adjoining properties if left unenclosed. Adjoining properties to the east, west, and south are either institutional or non-active uses and parking areas, and the existing multi-family building to the north has limited fenestration at locations

proximate to the north elevation of the Masonic Temple, including no fenestration at the location of the proposed screened rooftop mechanicals. Due to the zero lot line setback at the north, the majority of the proposed window units are fixed with exceptions at recessed balcony areas to secure safety from fire and other dangers.

2. **Is in keeping with the intent of the zoning ordinance:** The proposed adaptive use enhances the taxable value of the property, provides high-density residential development in the City's highest density residential zoning district, preserves and gives new life to a significant historic resource, and promotes the objectives of the Comprehensive General Plan.
3. **Has a hardship or practical difficulty that is peculiar to the property:** The existing non-conforming building was constructed prior to current land use controls and requires sensitivity in exterior design and alteration due to the structures historic significance and quality of materiality and craftsmanship, as well as creativity in design and flexibility in code requirements to adapt a building of assembly to a residential use.
4. **The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience:** Under strict adherence to the zoning code, the proposed adaptive use to multi-family residential would not be viable and the Landmark property would likely become significantly threatened due to its location and associated development potential. Adaptation to residential is the most common use for buildings of assembly, and although alternative uses such as office or banquet hall were explored, they were deemed not viable due to current market conditions.
5. **Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived:** The proposed density for the project is necessary in order to provide financial solvency to a project which demands significant investment, sensitivity, and creativity in design due to its non-conforming condition and historic significance. Alternatives, such as minimizing the internal density, would run counter to the City's housing goals by providing a decreased number of units at a higher rent structure. Moreover, the proposal provides significant public benefit to the City. Rehabilitating and adapting historic buildings promotes sustainable, environmentally conscious community development by maintaining embodied energy and not contributing to the throw-away economy while also maintaining existing human-centered built fabric. The alternative would likely be demolition and new construction – an alternative unable to replicate the sense of scale, comfort, familiarity, and visual interest that historic buildings such as the Masonic Temple provide. Maintaining the structures fine grain design, diversity in visual appearance, composition of materials and detailing, and providing variability in use and increased density and housing types promote pedestrian activity, social interaction, and overall pride of

place – qualities which in-turn increase the well-being and personal health of Evanston’s residents.

6. **Does not have a hardship or practical difficulty that was created by any person having an interest in the property:** The existing footprint of the structure is legal nonconforming and the proposed addition requires a minimal extension of the legal nonconforming footprint. The site was platted, building constructed, and property registered as a Landmark prior to existing ownership. The difficulties associated with adapting buildings of assembly and viable uses due to the market economy are outside the developers control.
7. **Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty:** The addition is the minimum proposed to achieve the functional improvements necessary for the existing structure to adapt to residential use. The proposed internal density and off-street parking balances the financial solvency of the project, requirements of the Preservation Ordinance, and existing market conditions and the ability to lease the building and provide adequate amenities such as parking for the proposed larger units. Changes to the proposal such as inducing parking demand by leasing unnecessary off-street parking, or limiting the number of internal units would greatly increase the proposed rent structure and provide less attractive housing types for the location as well as the current market as a whole – putting the viability of the project in question.

Attachments

1. Major Variation Application
2. Aerial Photo
3. Street View
4. Zoning Map
5. Plat of Survey
6. Plans
7. Zoning Analysis
8. Statement of Significance
9. Landmark Inventory Sheet



MAJOR VARIATION APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address 1453 Maple Ave

Permanent Identification Number(s):

PIN 1: 11-18-316-013-0000 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: Mike Karkowski Adam Breaux John Myefski

Organization: Myefski Architects

Address: 400 N Michigan Ave

City, State, Zip: Chicago, IL 60611

Phone: Work: (312) 763-2400 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: mkarkowski@myefski.com abreaux@myefski.com

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: R2 Lodge, LLC.

Address: 1200 N. North Branch

City, State, Zip: Chicago, IL 60642

Phone: Work: (312) 226-9737 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: Gary Stoltz - gstoltz@r2.me Matt Garrison - mg@r2.me

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**

August 5, 2022

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."

Adam Breaux
Applicant Signature – **REQUIRED**

08.23.2022

Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form**
- Plat of Survey** Date of Survey: 05.17.2021
- Project Site Plan** Date of Drawings: 07.21.2022
- Plan or Graphic Drawings of Proposal** (If needed, see notes)
- Non-Compliant Zoning Analysis**
- Proof of Ownership** Document Submitted: _____
- Application Fee (see zoning fees)** Amount \$ 1980 plus Deposit Fee ~~\$150~~

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

Plat of Survey

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

Site Plan

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

Plan or Graphic Drawings of Proposal

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

Proof of Ownership

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

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

Non-Compliant Zoning Analysis

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

Application Fee

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

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

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

Adaptive reuse of Local Landmark building designed by Holabird & Roche in 1926. Former Masonic Temple to be adapted to multi-family unit residential. Construction of a small trash chute & access room addition at the rear of the building & a wheelchair lift near the primary entry to provide accessible entry; existing windows replace-in-kind; new window locations on north and south facades.

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		
<u>6-8-8-4</u>	Lot size = 5000 sf + 400 sf for each dwelling unit therein. 14 units allowed by right, as calculated below: Site Area=10,964; (10,964-5000sf)/400sf/unit = 14 units	24 units _____ _____

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

2		
<u>Table 16-B</u>	Transit Oriented Development Requirements: .55 spaces per 1 bed dwelling unit 1.10 spaces per 2 bed dwelling unit 1.65 spaces per 3 or more bed dwelling unit	_____ .275 spaces per 1 bed dwelling unit .55 spaces per 2 bed dwelling unit .825 spaces per 3 or more bed dwelling unit
3		
<u>6-8-8-7</u>	Required Rear Setback is 25'. 7.5' is the existing legally non-conforming condition.	0' rear-yard setback where 7.5' is the existing legally non-conforming condition. Addition of trash chute and trash room on top of existing basement wall, which protrudes above grade in existing condition.

- 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?

SEE SHEETS ADDED TO END OF DOCUMENT

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.

SEE SHEETS ADDED TO END OF DOCUMENT

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.

SEE SHEETS ADDED TO END OF DOCUMENT

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.

SEE SHEETS ADDED TO END OF DOCUMENT

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

SEE SHEETS ADDED TO END OF DOCUMENT

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

SEE SHEETS ADDED TO END OF DOCUMENT



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.

R2 Lodge, LLC
1200 N. North Branch
2nd Floor
Chicago, IL 60642
312-226-9737

___ Gary Stoltz, Principal & Director of Design& Construction
gstoltz@r2.me
___ 312-226-9737

___ Matthew Garrison, Managing Principal
mg@r2.me
___ 312-226-9737

2. *If a person or organization owns or controls the proposed land user*, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number 1 above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

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 1 above, or indicated below.

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 1 above, or indicated below.

If Applicant or Proposed Land User is a Corporation

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

- a. Names and addresses of all officers and directors.

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

If Applicant or Proposed Land User is not a Corporation

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

See attached Addendum #1



MASONIC TEMPLE, CHICAGO, ILLINOIS

MAJOR VARIATION APPLICATION

August 03, 2022

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?

The Masonic Temple was built in 1926, before the establishment of density, parking, and setback requirements in the Evanston Zoning Ordinance. It's a historic building whose envelope should be largely maintained as-is. The allowable density per the Zoning Ordinance will result in residential units that are much larger than is typical for the market.

The site has no additional space for parking, and adding parking within the building envelope would require radical and inappropriate modifications to the structure, especially as this historic building must remain largely as-is. These existing site conditions force the need for parking to be located off-site. No public parking is available within 1000' so owners must lease parking from a private entity. For this reason we believe a reduction in required parking is appropriate.

The difference in grade between the ground floor and alley elevation in combination with the tight existing rear setback make it difficult to deal with disposal, an essential part of the functioning of Multi-family buildings. Including trash room on the ground floor within the current building envelope would require extensive changes to portion of the first floor to bring it to alley level, potentially compromising the space below as well.

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

The increase in density proposed will all be located within the existing shell of the building, so it has no impact on the neighborhood scale, or intensity of the street frontages.

Most of the residents are expected to be able to meet their needs without owning a car, as shown in our parking analysis. Those that do have cars can walk <1000' to parking leased at Holiday Inn.

The bulk & height added to the rear of the building is being changed from the existing condition on the alley facade where the existing basement wall protrudes approximately 2' above adjacent grade for nearly the entire length of the building. Our proposal extends a small piece of this condition vertically so that residents can have access to a trash chute, and lowers a section of the protruding basement wall so that a trash room on the ground floor can exist at alley level.



MASONIC TEMPLE, CHICAGO, ILLINOIS

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.

Without an increase in density, Units in the building would be much larger than average for the Evanston market, and the project will not be viable.

Strict adherence to parking requirements are burdensome due to the specific site conditions of the existing historic building. The site conditions as explained before which create the need to locate and lease parking off-site, which reduces the attractiveness of these units among persons who require vehicles. It is expected that the units and amenities being proposed are more likely to attract potential residents who are willing and able to meet their needs without a car.

Strict adherence to the setback provision would Limit the efficiency of trash removal and disposal for the building, as there is a significant difference between ground floor of the building and grade at the alley. The area below this proposed addition is the best available place to lower a floor level without compromising the use of the space in the lower level.

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.

We believe both that (a) these variations are based upon practical difficulties that would result from strict adherence to the ordinance, making the re-use of the Historic Building difficult and less viable, and (b) that the re-use of this Landmark building benefits the public, surrounding neighborhood, and the city as a whole by giving life to a culturally significant building with prominent significance.



MASONIC TEMPLE, CHICAGO, ILLINOIS

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

These difficulties are created by the nature of the existing building and site.

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

Yes, other schemes have been laid out for lesser density of units within the building, but without increase in density the building is far less efficient on rentable space and/or has unit sizes that are much larger than average.

We have not found other options which allow trash to be accessed from the alley and the carts rolled out at alley level. The proposed addition achieves this, while also preventing significant changes to the historical portions of the structure.

CONFIDENTIAL TREATMENT REQUESTED. CONTAINS PERSONAL AND FINANCIAL
INFORMATION. INFORMATION CONTAINED HEREIN NOT SUBJECT TO FOIA.
1453 MAPLE AVE, EVANSTON, IL -- R2 LODGE, LLC

ADDENDUM #1

Name	Address	Ownership Percentage	Relationship
Matthew G. Garrison	1200 N. North Branch St., Suite 100W Chicago, IL 60642	11.91%	Indirect Member
Max Meyers	1200 N. North Branch St., Suite 100W Chicago, IL 60642	6.08%	Indirect Member
Marc Garrison	1200 N. North Branch St., Suite 100W Chicago, IL 60642	6.08%	Indirect Member
Matthew M. Duhig	1200 N. North Branch St., Suite 100W Chicago, IL 60642	6.08%	Indirect Member
Ishan Novljakovic	1200 N. North Branch St., Suite 100W Chicago, IL 60642	5.84%	Indirect Member
Jason Trailov	1200 N. North Branch St., Suite 100W Chicago, IL 60642	3.58%	Indirect Member
Matthew Pistorio	1200 N. North Branch St., Suite 100W Chicago, IL 60642	3.34%	Indirect Member
Gary Stoltz	1200 N. North Branch St., Suite 100W Chicago, IL 60642	3.58%	Indirect Member
Zack Cupkovic	1200 N. North Branch St., Suite 100W Chicago, IL 60642	3.34%	Indirect Member
Nathan G. Laurell	1200 N. North Branch St., Suite 100W Chicago, IL 60642	0.24%	Indirect Member
Milan Sekulic	1200 N. North Branch St., Suite 100W Chicago, IL 60642	50%	Indirect Member

240354700196

PREPARED BY:
David C. Nelson
53 W Jackson Boulevard, Suite 430
Chicago, IL 60604

Doc#. 2206939223 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2022 01:35 PM Pg: 1 of 2

MAIL TAX BILL TO:
R2 Lodge, LLC, an Illinois limited liability company
1200 North North Branch Suite 100W
Chicago, IL 60642

Dec ID 20220201631818
ST/CO Stamp 1-538-074-000 ST Tax \$1,100.00 CO Tax \$550.00

MAIL RECORDED DEED TO:
R2 Lodge, LLC, an Illinois limited liability company
1200 North North Branch Suite 100W
Chicago, IL 60642

CORPORATE WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), Masonic Association of Evanston, an Illinois not-for-profit corporation a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to R2 Lodge, LLC, an Illinois limited liability company, of 1200 North North Branch Suite 100W, Chicago, Illinois 60642, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 14 AND THE SOUTH 26 FEET OF LOT 13 IN BLOCK 53 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 11-18-316-013-0000
Property Address: 1453 Maple Avenue, Evanston, IL 60201

Subject, however, to the general taxes for the year of 2021 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 8th Day of February 2022

Masonic Association of Evanston,
an Illinois not-for-profit corporation

Masonic Association of Evanston,
an Illinois not-for-profit corporation

By: Michael Wiener

By: John H. Brandenburg

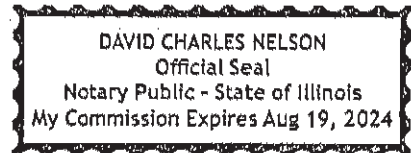
Name: Michael Wiener

Name: John H. Brandenburg

Title: President

Title: Secretary

STATE OF Illinois)
COUNTY OF Cook) SS.



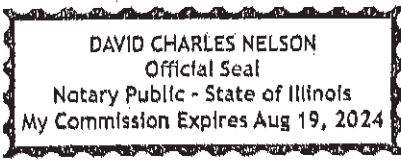
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Wiener, personally known to me to be the President of Masonic Association of Evanston, an Illinois not-for-profit corporation, an Illinois corporation, and John H. Brandenburg personally know to me to be the Secretary of said corporation, personally know to me

to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th Day of February 2022

[Signature]
Notary Public
My commission expires: August 19, 2024

Exempt under the provisions of paragraph _____



0039570

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: **PAID MAR 01 2022**

AMOUNT: \$5500.00 Agent: LB



MASONIC TEMPLE, CHICAGO, ILLINOIS

NARRATIVE OF VARIATIONS SOUGHT

August 24, 2022

For the project at 1453 Maple Ave, we are seeking the following Variations:

- 1. 6-8-8-4 - Lot Size:** increase in the allowable density by right for the site, from 14 units as calculated by the equation below, to 24 units. Utilization of 3 IHO/affordable units and 6 bonus market rate units brings our total to 30 units in the proposed development.
Where the site area = 10,964: $(10,964 - 5000\text{sf}) / 400\text{sf/unit} = 14$ units.
- 2. Table 16B – Schedule of Minimum Off-Street Parking Requirements** to reduce the required parking in our district from .55 spaces per bed to .275 spaces per bed, resulting in a total number of required parking to 10 spaces for 30 units (38 beds). The utilization of 3 IHO/affordable units (4 beds) are not counted in the required parking tally.
- 3. 6-8-8-7 – Yard Requirements:** Rear Yard. Addition of Trash Room to an already non-conforming site.

The building at 1453 Maple Ave is a local historic landmark of Evanston and eligible for National Register of Landmarks. Previously a Masonic Temple designed by Holabird & Roche and built in 1926, the building exterior is significant to the architectural fabric of the city of Evanston. Adaptive re-use of this building, being critical to its continued life, is dependent on a change in use which minimizes changes to the exterior and the building site.

The proposed scheme, including increase in density, to the building, proposes minimal on changes to the exterior façade and site to a building which was constructed before the establishment of parking & density requirements, The site has no additional space for parking, and parking within the building would involve extensive changes to structural design, including entirely new floors, removal of structural masonry walls and replacement with another structural system. In our opinion it would also require improper Architectural changes to the rear of the historic building, while also an improper use by Evanston Zoning code.

The site is centrally located near Evanston's downtown, is part of Evanston's Transit Oriented Development area, It's a 5-10 minute walk to both the Davis Purple line station and Dempster station, as well as multiple bus stops, grocery stores, and a divvy station (**Map 1 of Parking Analysis**). It is. Many of the residents of this development of 26 residential units are expected to be able to meet their needs without a car, therefore exerting minimal pressure on the residential parking capacity of the neighborhood.

We are therefore requesting a Variation to section **6-8-8-4 Lot Size** to increase allowable density from 14 units to 24 units. We plan to make 3 of these IHO/affordable units, and utilize the 6 bonus market rate units, bringing our total number of dwelling units in the building to 30. Furthermore, we are requesting a variation to **Table 16B – Schedule of Minimum Off-Street Parking Requirements** to reduce the required parking in our district from .55 spaces per bed to .275 spaces per bed, resulting in a total number of required parking to 10 spaces for 30 units (38 beds). The utilization of IHO/Affordable units (4 beds) are not counted in the required parking tally.



We are also requesting approval from the Zoning Administrator per section **6-16-2-1.B.1 – Location of Parking Spaces of the Evanston Zoning Ordinance**, that a lease for parking spaces from the private owner of Holiday Inn Chicago North-Evanston located on the northeast corner of Lake St and Sherman Ave be sufficient to provide the required parking as outlined in the previous paragraph. The Holiday Inn is less than 1000' from Masonic Temple – 985' measured from Masonic Temple primary entrance to Parking Garage entry (**Map 2 of Parking Analysis**).

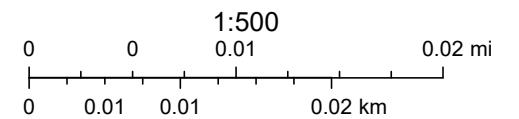
Finally, we are requesting a variation per **Section 6-8-8-7 - Yard Requirements**, to the rear yard setback of the building, for the addition of a Trash room to be added to the rear of the building, This volume is built on top of an existing volume that protrudes from the basement below approximately 2-3' from adjacent alley grade.

1453 Maple Ave - Aerial Map



10/21/2022, 10:02:40 AM

-  City Boundary
-  Tax Parcels



City of Evanston IL, Imagery courtesy Cook County GIS



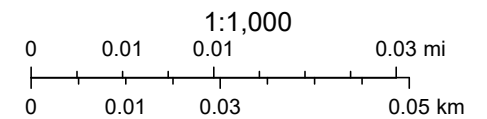
1453 Maple Ave - Zoning Map



10/21/2022, 10:00:15 AM

Zoning Districts

- | | | |
|----------------|----------------------------|--------------------------------|
| B3 - Business | C2 - Commercial | D3 - Downtown Core Development |
| B1 - Business | C1 - Commercial | D1 - Downtown Fringe |
| B1a - Business | C1a - Commercial Mixed-Use | D2 - Downtown Retail Core |
| B2 - Business | | I1 - Industrial / Office |
| | | D4 - Downtown Transition |





MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

TEAM INTRODUCTION



OWNER / DEVELOPER



ARCHITECT



STRUCTURAL



CIVIL / SURVEYOR



MEP / FP

BUILDING INFORMATION



- Local landmark of Evanston
- Eligible for National Register of Historic Places
- Designed by Holabird & Roche in 1926
- Within City of Evanston Transit Oriented Development Area

EXTERIOR IMAGES



EXISTING CONDITION: WEST FACADE



EXISTING CONDITION: SOUTH FACADE



HISTORIC IMAGE : VIEW FROM SOUTHWEST



EXISTING CONDITION: SOUTH FACADE

STONE WREATH TO BE
REMOVED AND REPLACED
WITH NEW WINDOW TO MATCH
EXISTING WINDOWS BELOW

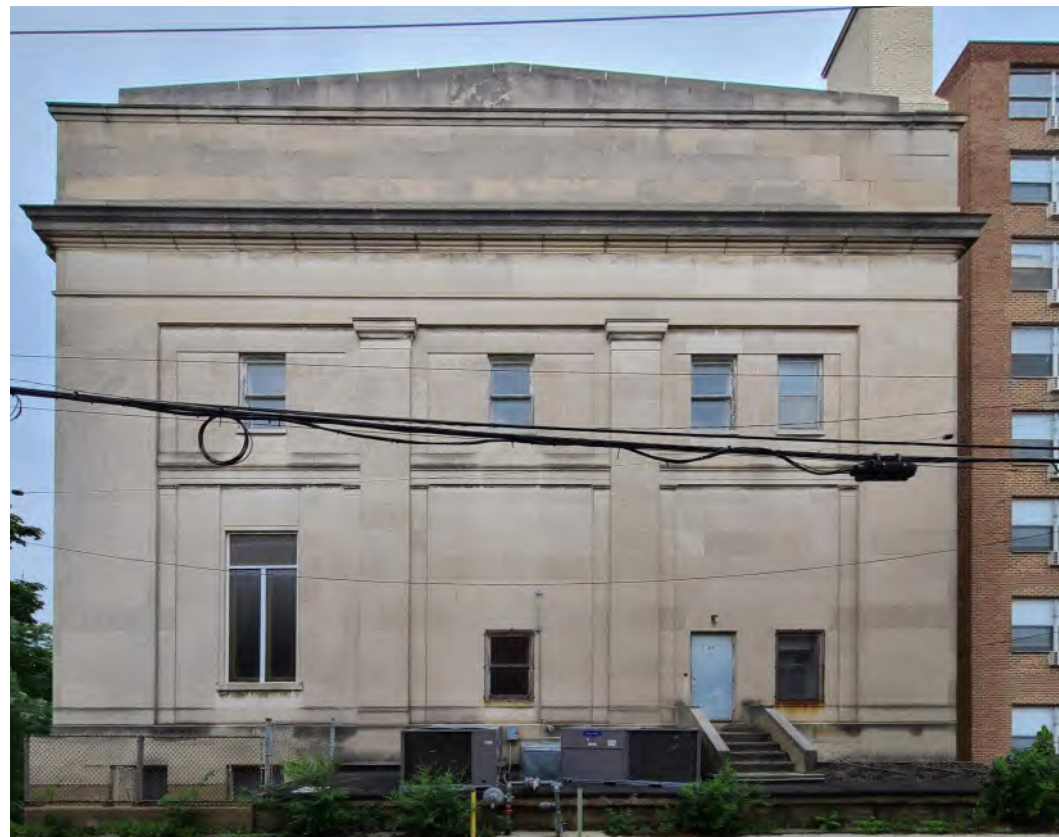
EXTERIOR IMAGES



EXISTING CONDITION: NORTH FACADE



EXISTING CONDITION: VIEW FROM NORTHWEST



EXISTING CONDITION: EAST FACADE



EXISTING CONDITION: VIEW FROM NORTHEAST

ENTRANCE LOBBY



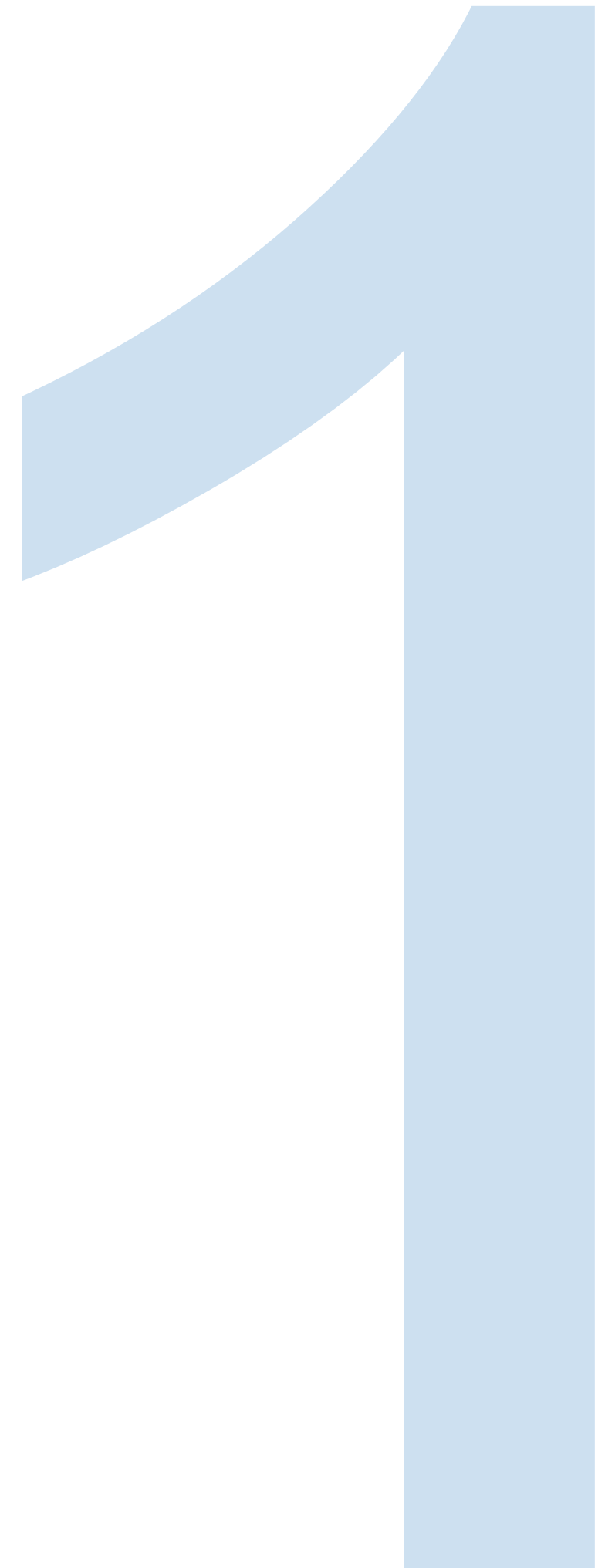
FIRST FLOOR PLAN



PROJECT DESCRIPTION

- Adaptive re-use of the landmark Masonic Temple to multi-family residential
- Construction of a small trash room addition at the rear of the building
- Addition of wheelchair lift on north side of stair at primary entrance
- Existing windows replace-in-kind
 - New window locations on north, south, and east facades

VARIATIONS



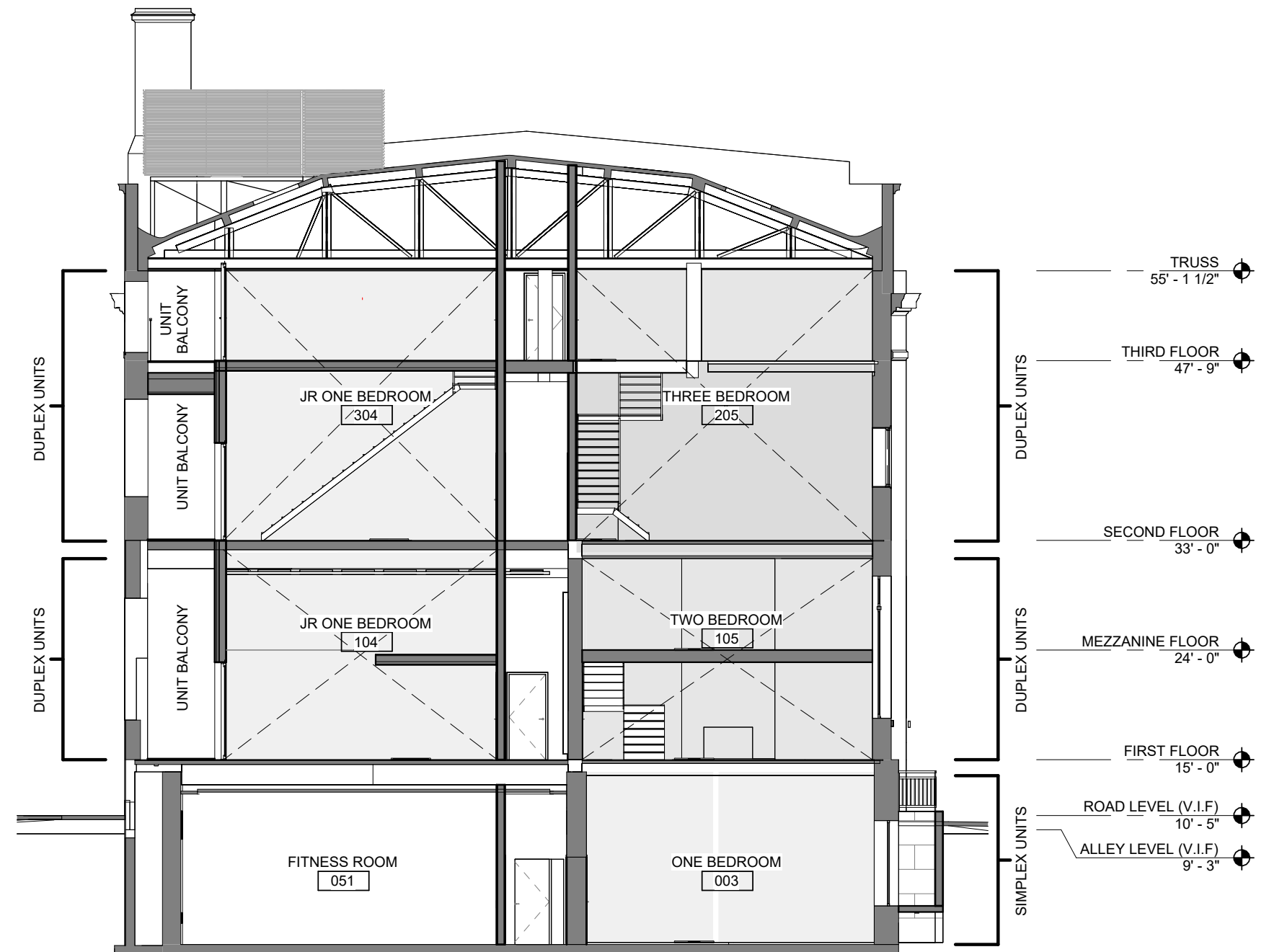
VARIATION #1 - LOT SIZE / DENSITY

6-8-8-4 - LOT SIZE:

- Increase in the allowable density by the right of the site, from 14 units to 24 units.
- 30 units total : 3 IHO/affordable units and 6 bonus market rate units.

UNIT TYPE TOTALS

UNIT NAME	COUNT
JR ONE BEDROOM	6
ONE BEDROOM	15
STUDIO - BEDROOM	2
THREE BEDROOM	1
TWO BEDROOM	5
TWO BEDROOM + DEN	1
TOTAL UNITS:	30



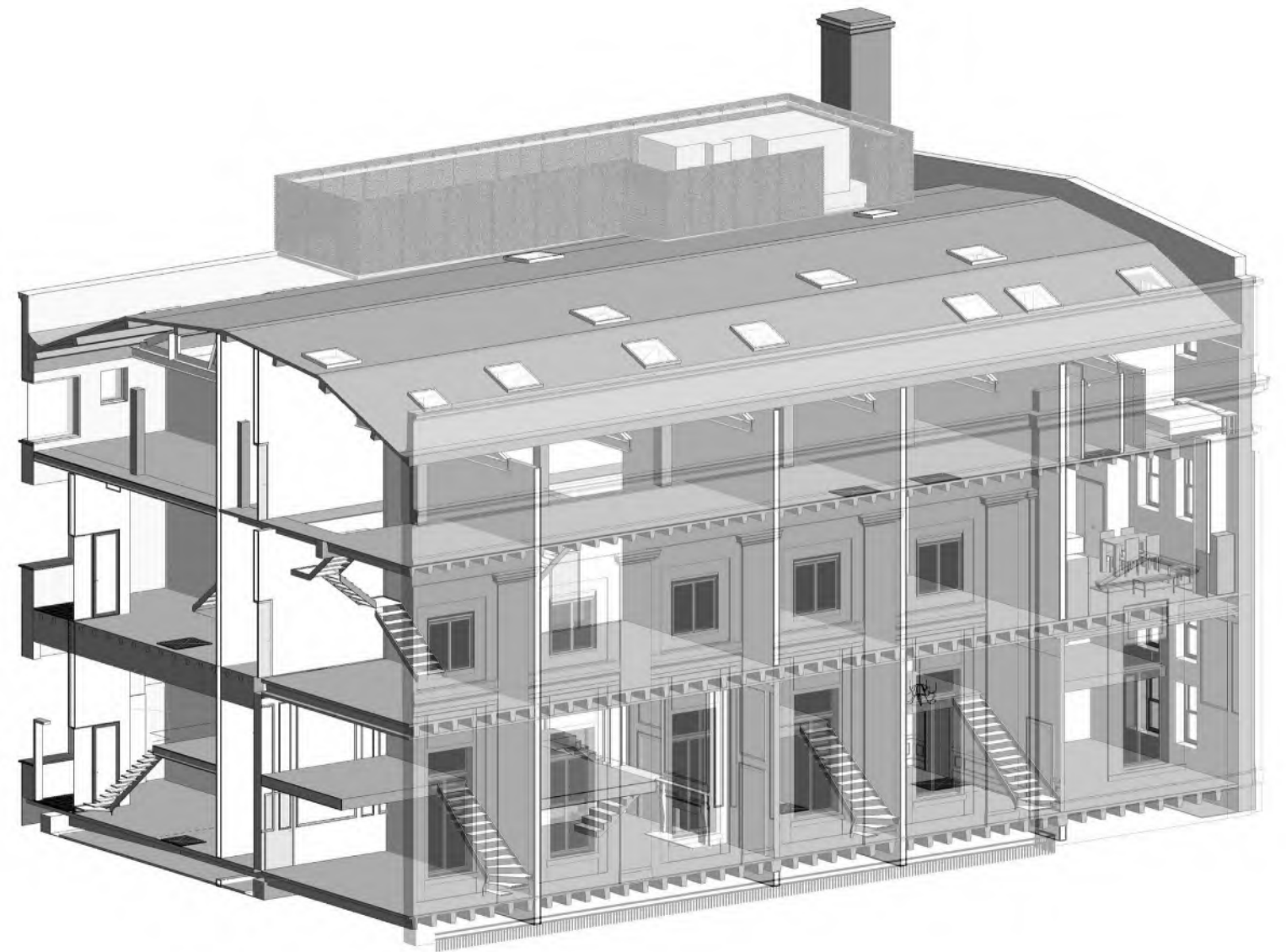
SUPPORT FOR VARIATION # 1

EXISTING BUILDING & SITE CHARACTERISTICS

- Constructed before establishment of parking and density requirements

PROPOSED DESIGN FEATURES

- Minimal changes to the site and exterior facade
- No increase to the volume of existing building envelope (except for proposed trash room), efficiently adapting the existing interior to lofts
- Existing building structure and window openings dictate unit layout
- 3 IHO / Affordable units provided



LOFT STYLE APARTMENT UNITS

Unit count determined by existing volume

- Respects the structure
- Considers window openings
- Balances costs
- Keeps rents reasonable

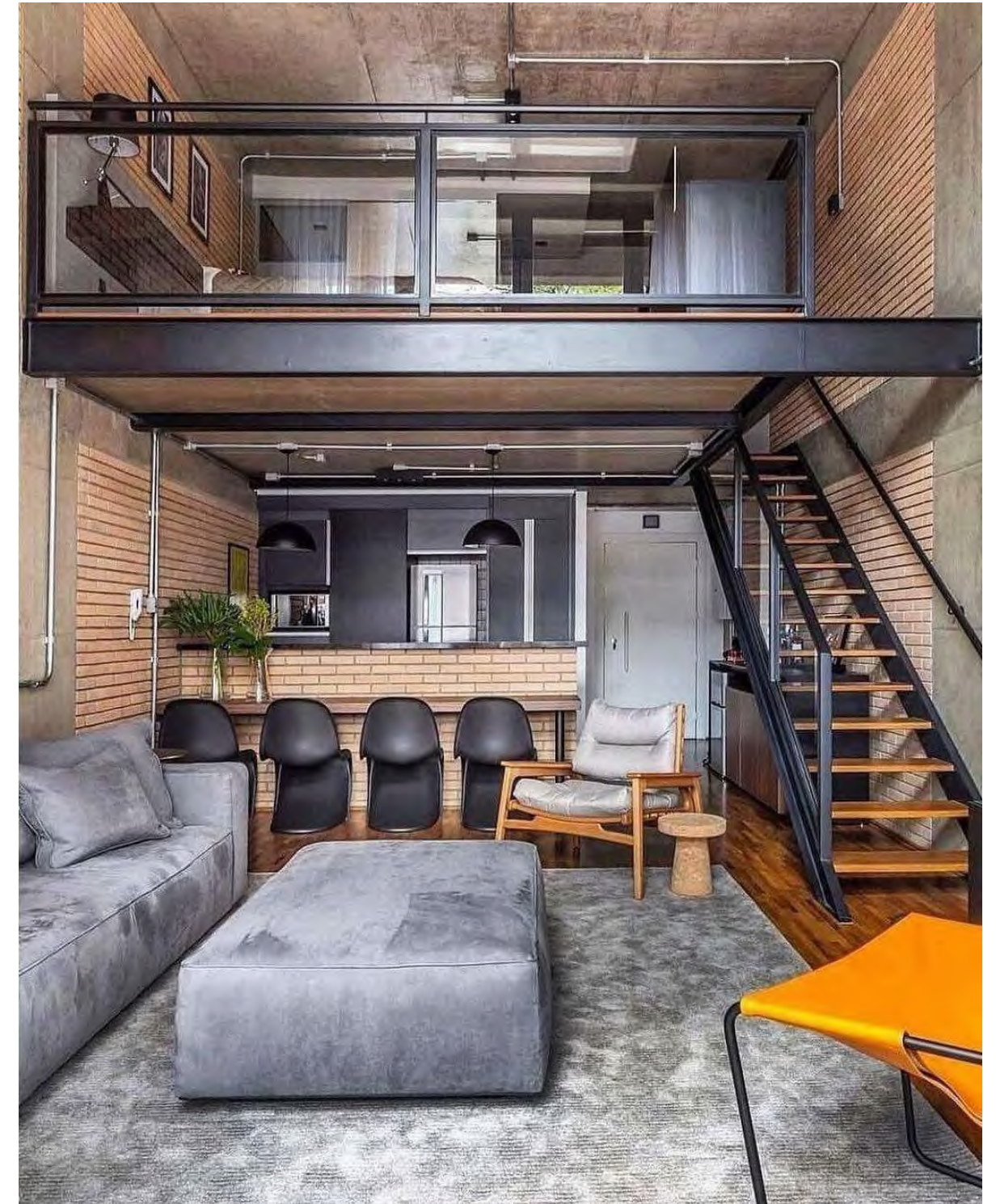
Well planned units take advantage of larger-than-normal volume

Local market wants:

- Interesting units with amenities outside the living area
- Easy access to public transit-oriented lifestyle not burdened by autos

City gets a landmark saved and restored

Community gets part of its history invigorated with life once again

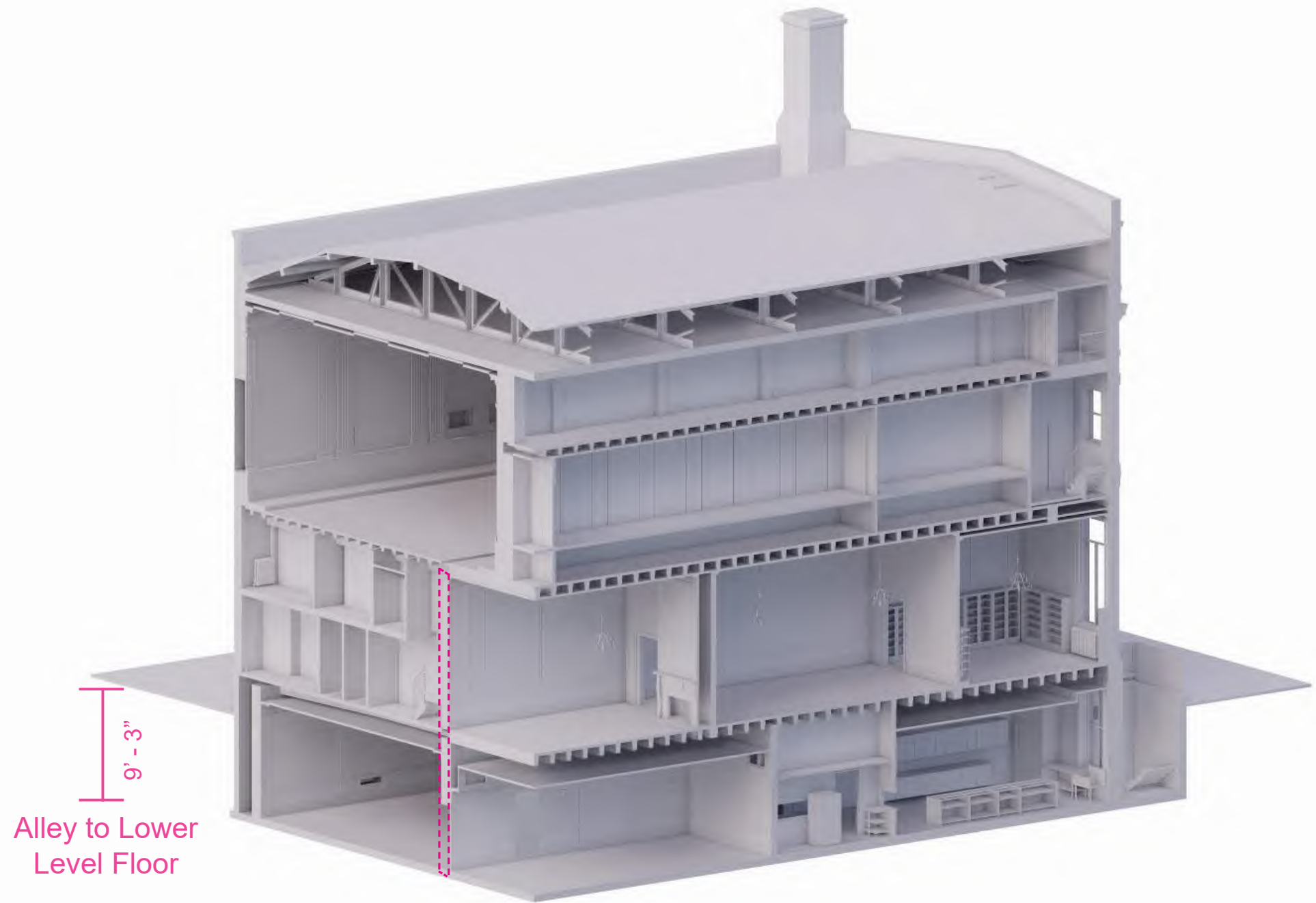


Loft style inspiration image

VARIATION #2 - REDUCTION OF PARKING

TABLE 16B - SCHEDULE OF MINIMUM OFF-STREET PARKING REQUIREMENTS

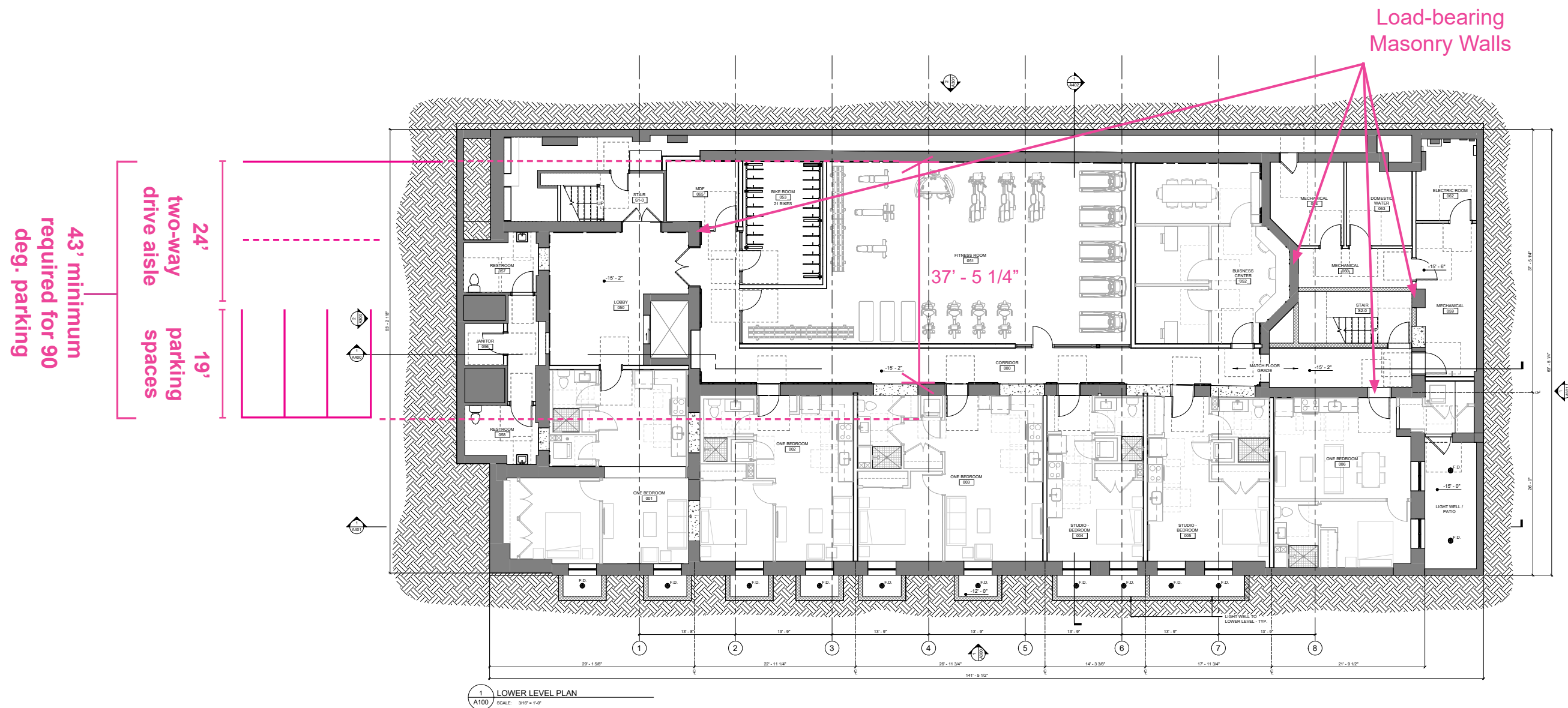
- Reduction of parking from .55 spaces per bed to .275 per bed
- Total number of required parking = 10 spaces for 30 units (38 beds)
- IHO/affordable units (4 beds) are not counted in the required parking tally.



SUPPORT FOR VARIATION #2

EXISTING BUILDING & SITE CHARACTERISTICS

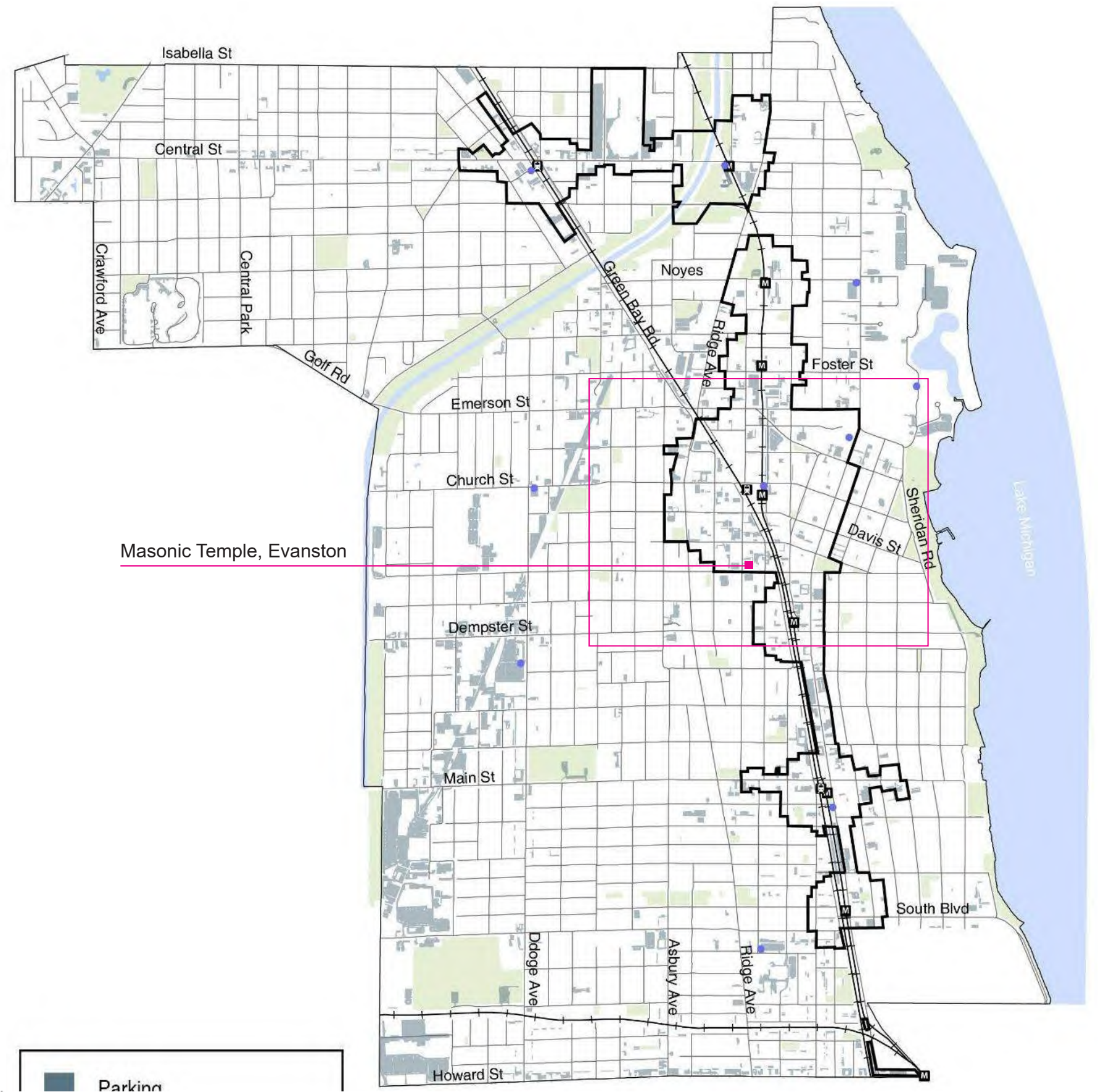
- No additional space on site for parking
- Parking within envelope would involve alterations to the facade and structure that are technically unfeasible - requiring new floors, removal of masonry walls, and replacement of structural system



PARKING ANALYSIS - SUPPORT FOR VARIATION #2

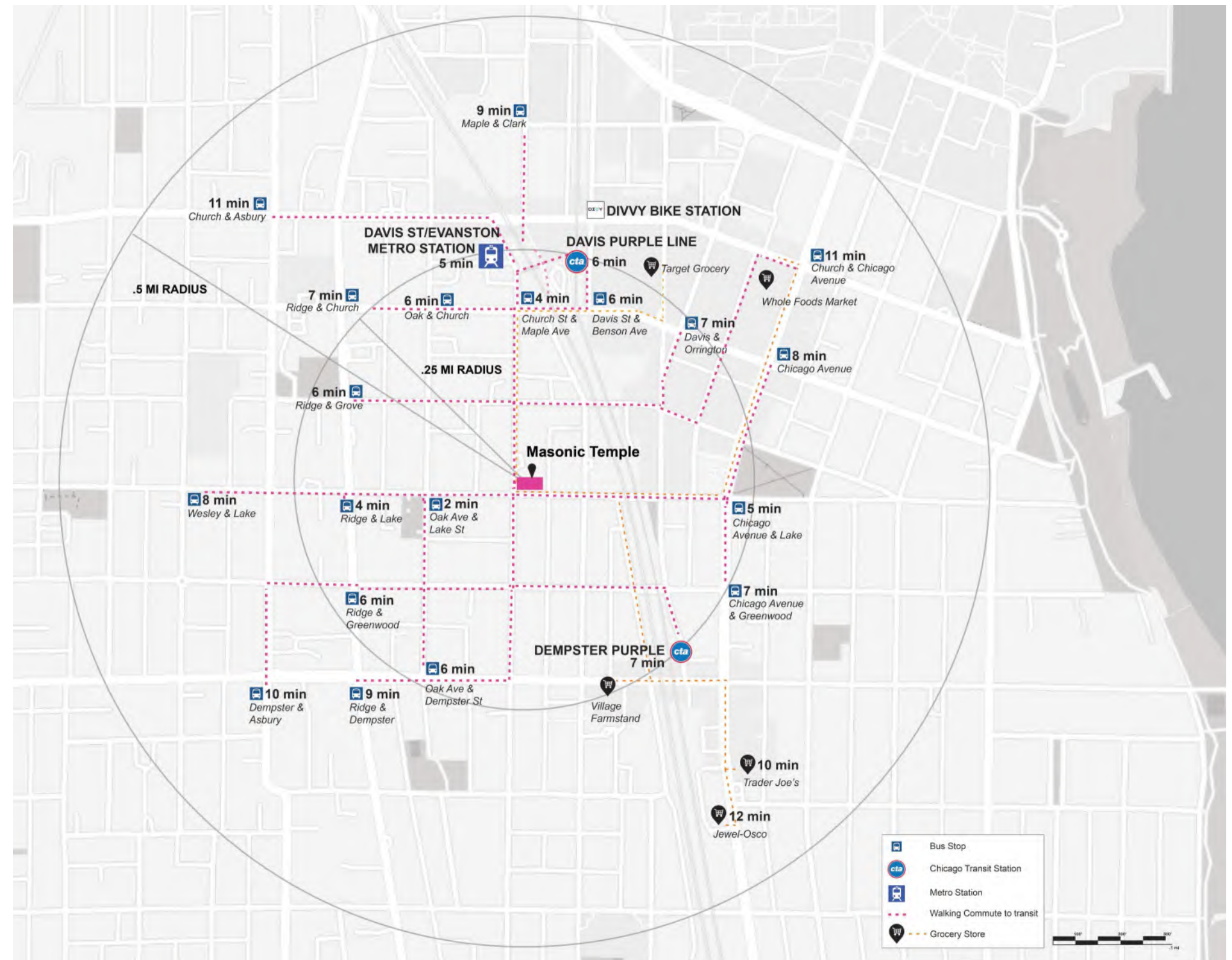
CITY OF EVANSTON TOD MAP

- Centrally located T.O.D site where many residents meet their needs without a car
- Minimal pressure on the residential parking capacity of the neighborhood.



MAP 1: Walking Distances to Masonic Temple

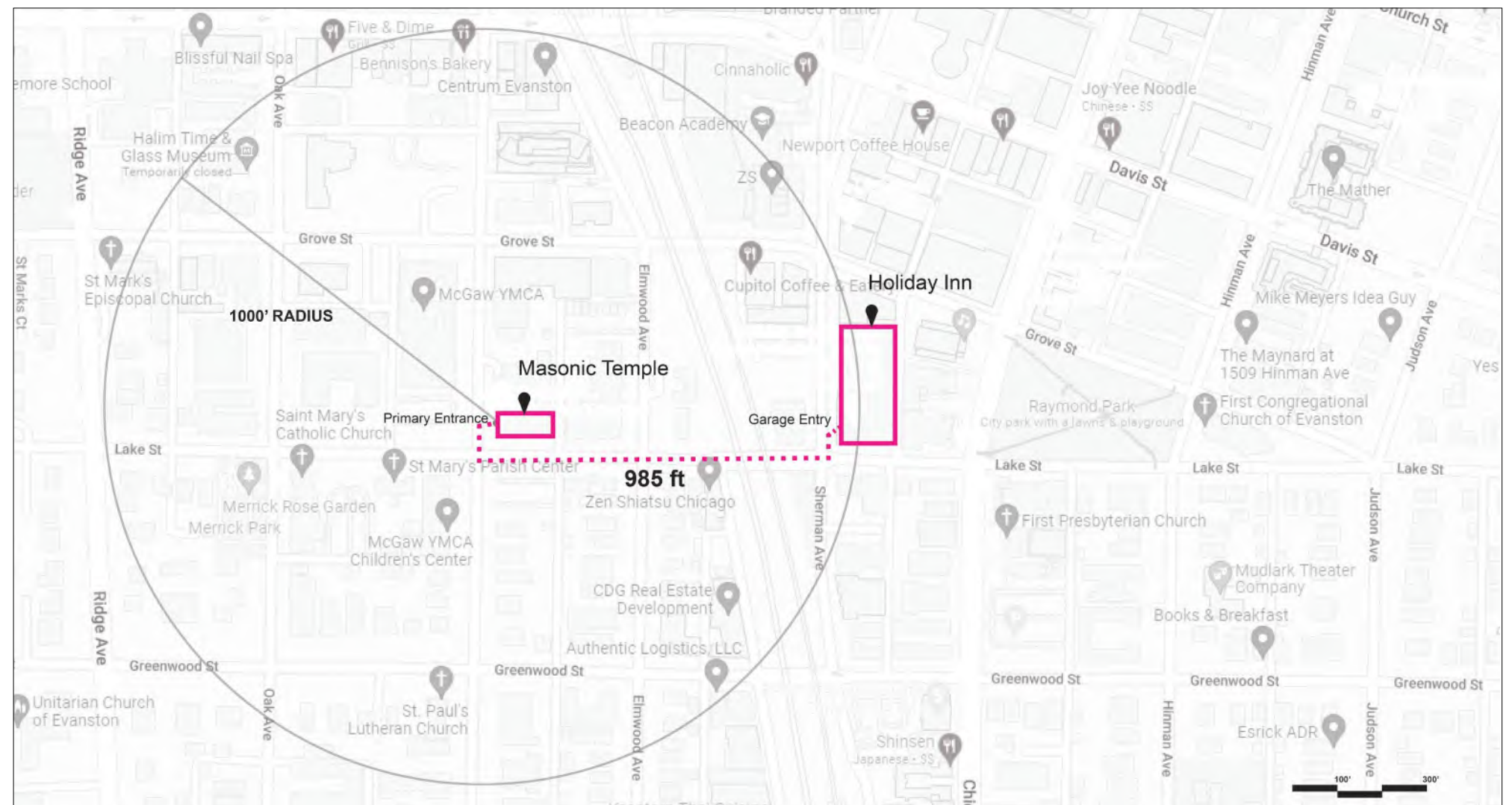
- Walking distance from train stops, bus tops, DIVVY stations and grocery stores.
- 5-10 minute walk to both Davis Purple line station and Dempster station



PARKING ANALYSIS - SUPPORT FOR VARIATION #2

MAP 2: Distance from Holiday Inn Parking Garage to Masonic Temple (< 1000')

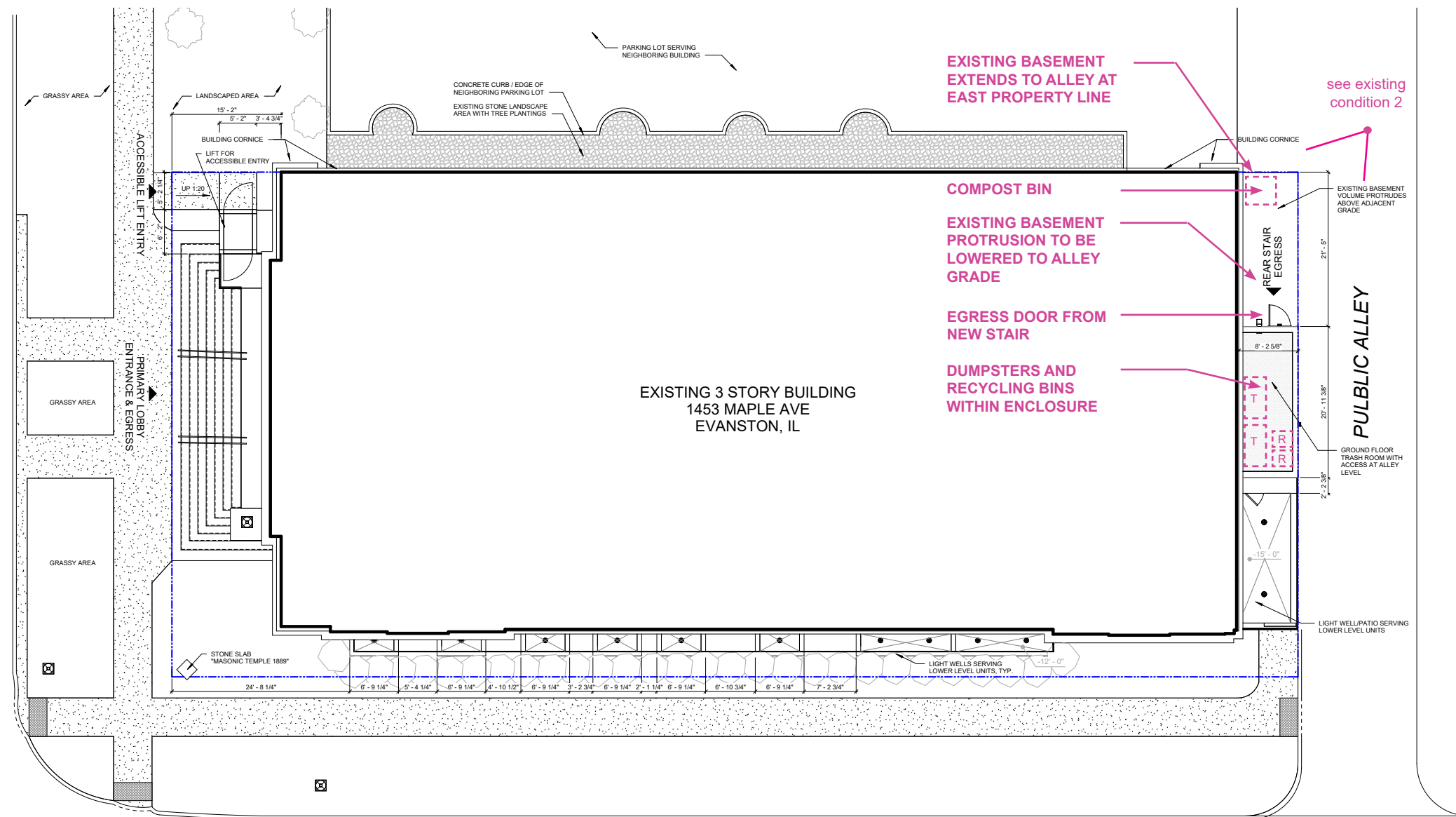
- Masonic Temple will lease parking spaces from the private owner of Holiday Inn (northeast corner or Lake St & Sherman Ave)
- Primary entrance of Masonic Temple is 985' from entrance of parking garage



VARIATION #3 - YARD REQUIREMENTS

6-8-8-7 - YARD REQUIREMENTS:

Rear Yard. Addition of Trash Room to an already non-conforming site.



W. LAKE STREET

EXISTING BUILDING & SITE CHARACTERISTICS

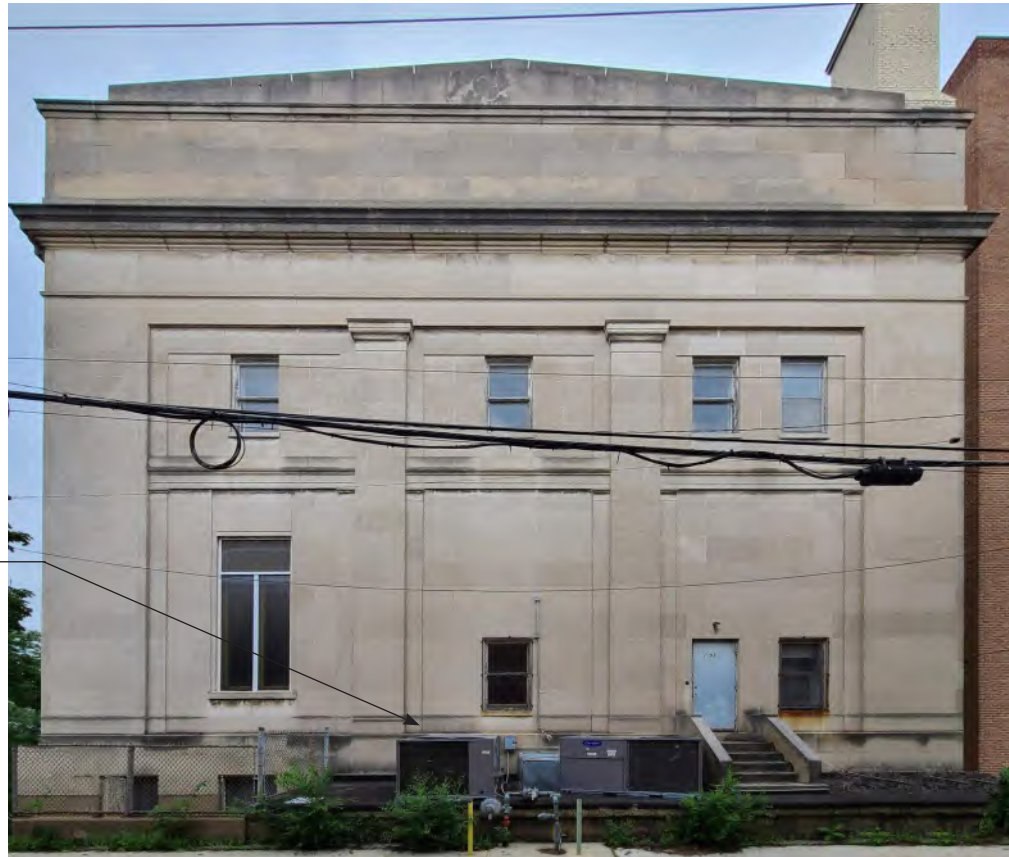
- Existing Basement Volume 0' from property line protrudes above grade to a height of approximately 2' above adjacent alley

PROPOSED DESIGN FEATURES

- Trash room added above existing Lower Level volume

SUPPORT FOR VARIATION #3

EAST ELEVATION - EXISTING CONDITION



REMOVE EXISTING HVAC CONDENSERS ON ELEVATED CONCRETE DECK AND RELOCATE TO NEW MECHANICAL PLATFORM ON ROOF

EAST ELEVATION - PROPOSED CONDITION

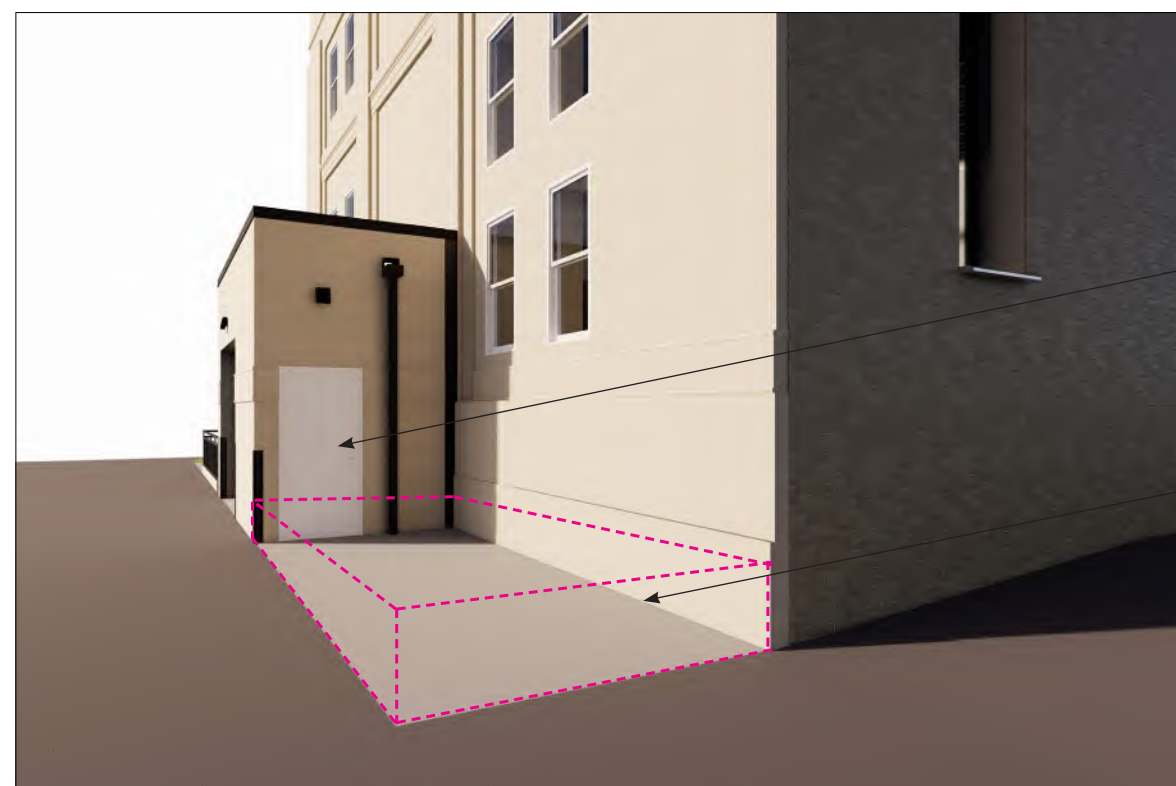


NEW TRASH ROOM
NEW OVERHEAD ROLL-UP DOOR



EXISTING BASEMENT EXTENDS TO ALLEY AT EAST PROPERTY LINE

LOWER CONCRETE DECK ABOVE BASEMENT TO CREATE NEW TRASH PLATFORM AT GRADE



NEW EGRESS DOOR FROM NEW STAIR

NEW TRASH PLATFORM AT GRADE

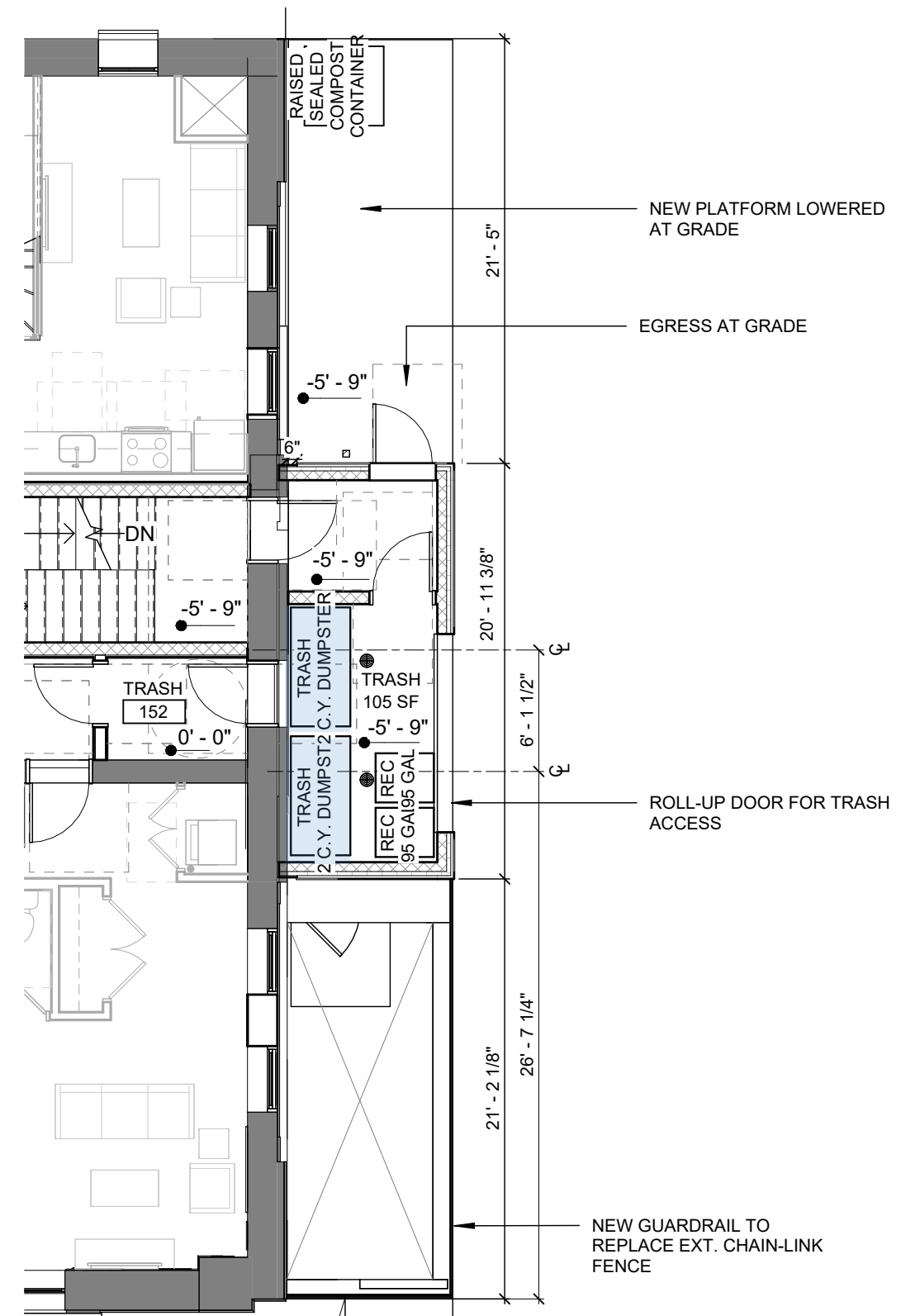
SUPPORT FOR VARIATION #3

CAPACITY OF TRASH STORAGE

Property Standard code: provide **.25 cubic yards** of trash service per week, per unit

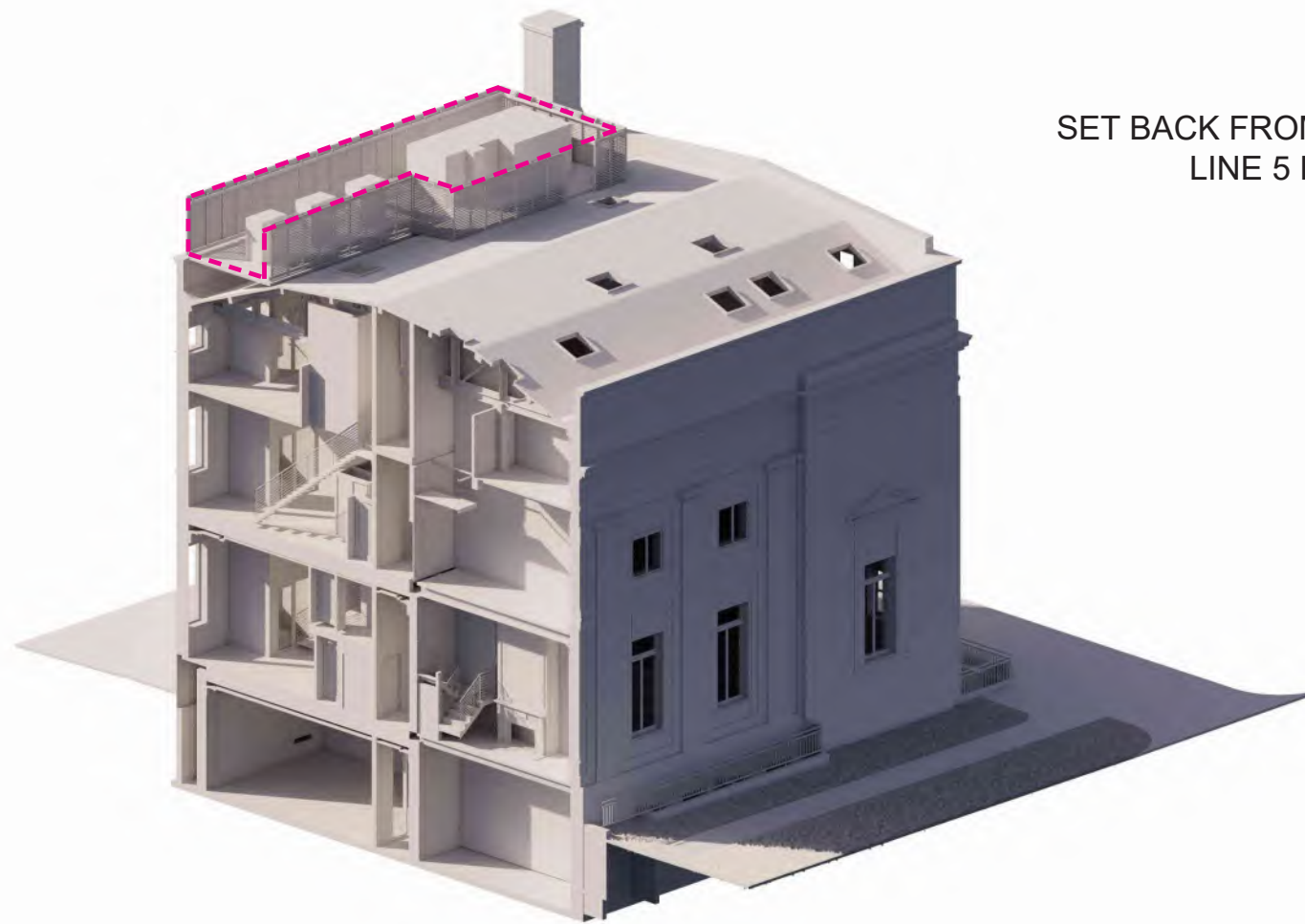
Required: **30 units x .25 = 7.5 cubic yards of capacity per week**

Proposed: **two containers (2 cubic yards) serviced twice a week = 8 cy/week**

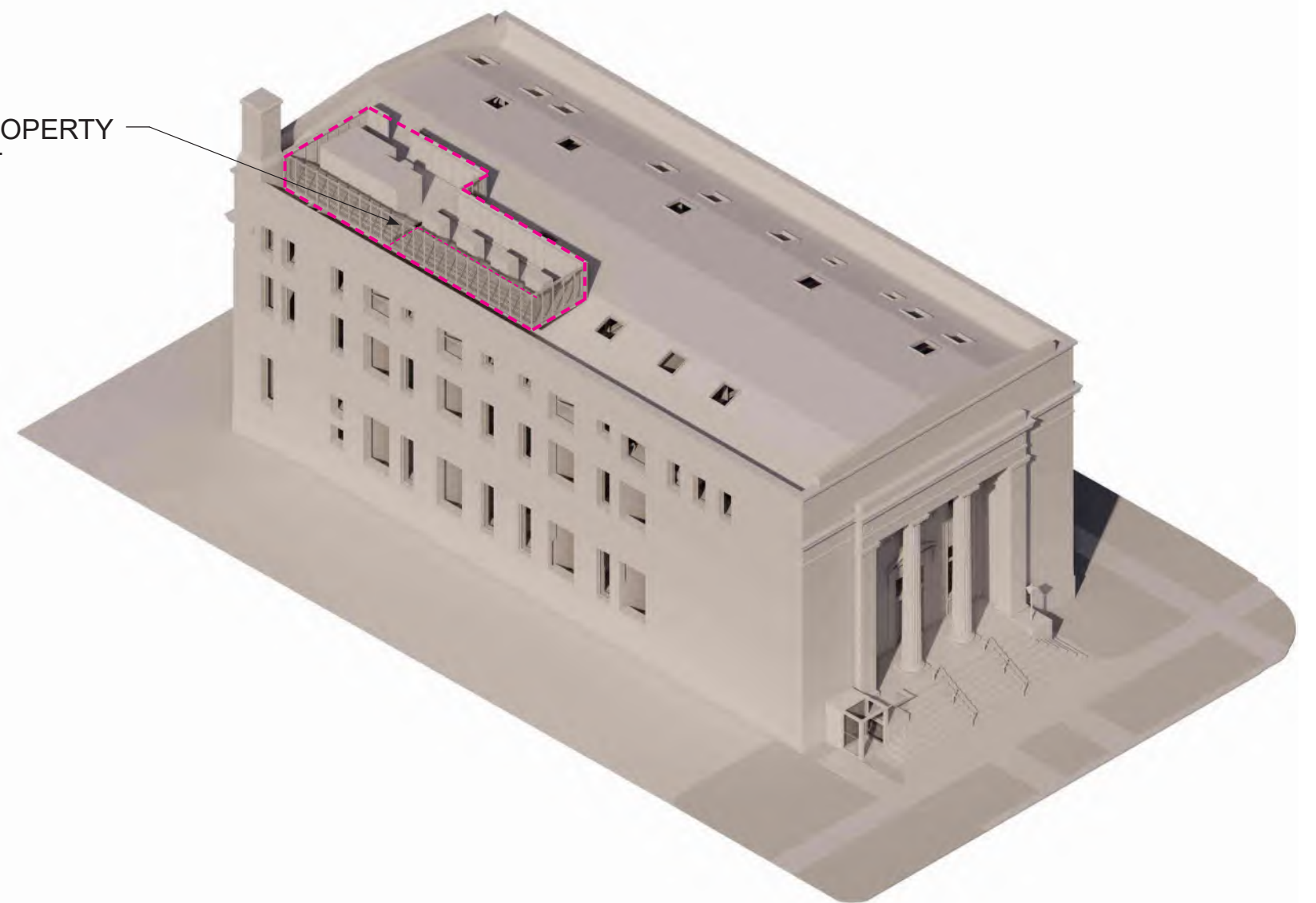


ADDITIONAL ELEMENTS OF PROPOSED DESIGN

NEW HVAC CONDENSERS ON NEW ROOFTOP EQUIPMENT PLATFORM

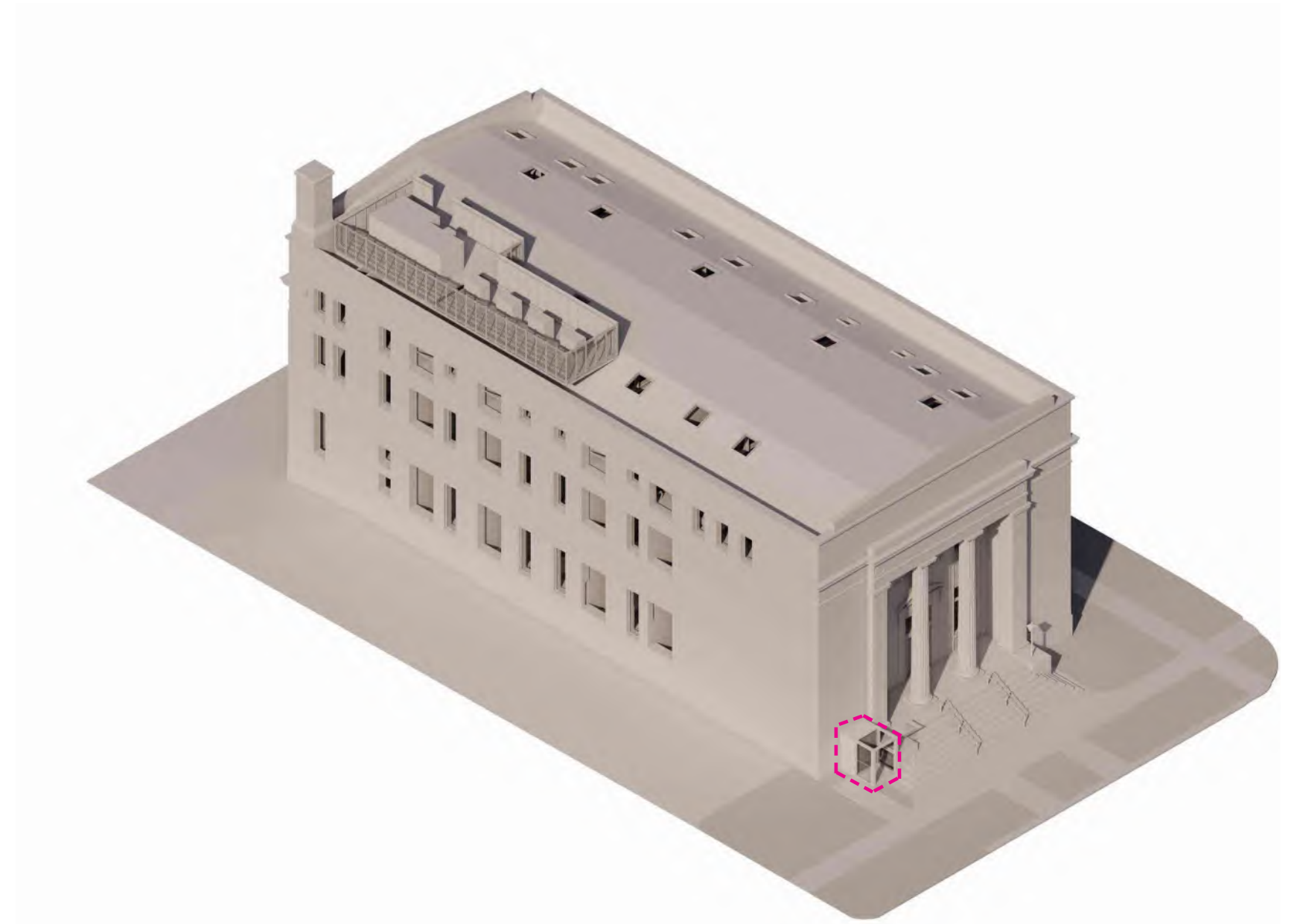


SET BACK FROM PROPERTY
LINE 5 FEET



ADDITIONAL ELEMENTS OF PROPOSED DESIGN

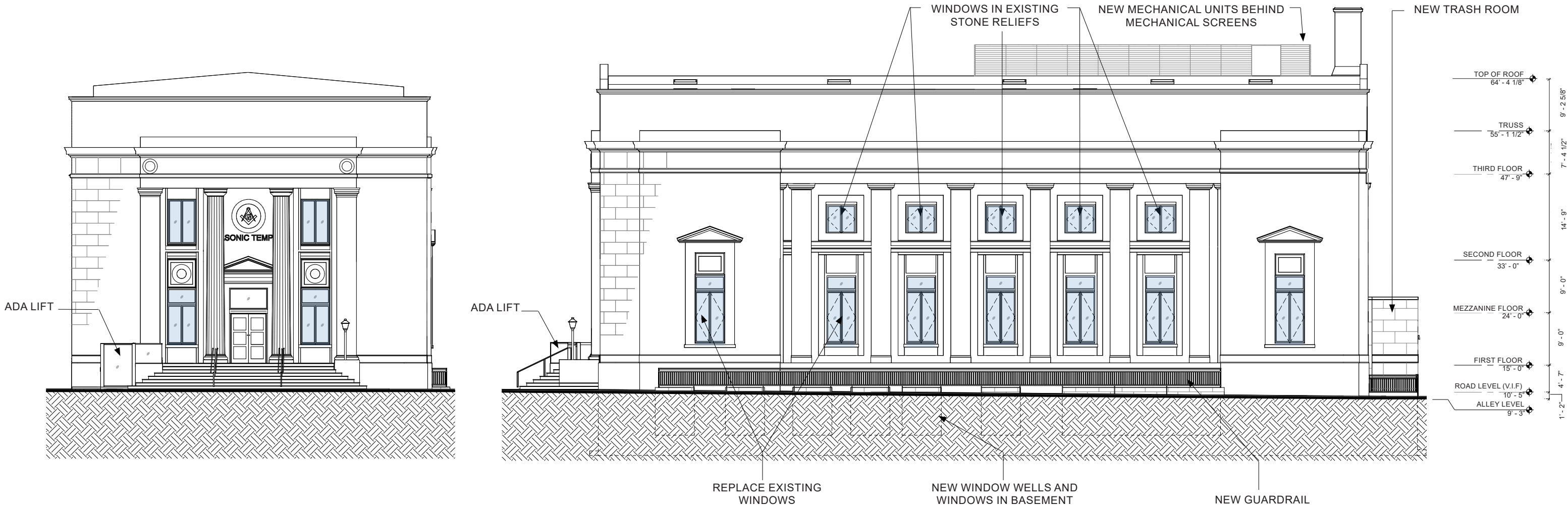
WHEELCHAIR LIFT ADDED NEAR PRIMARY ENTRY STAIR



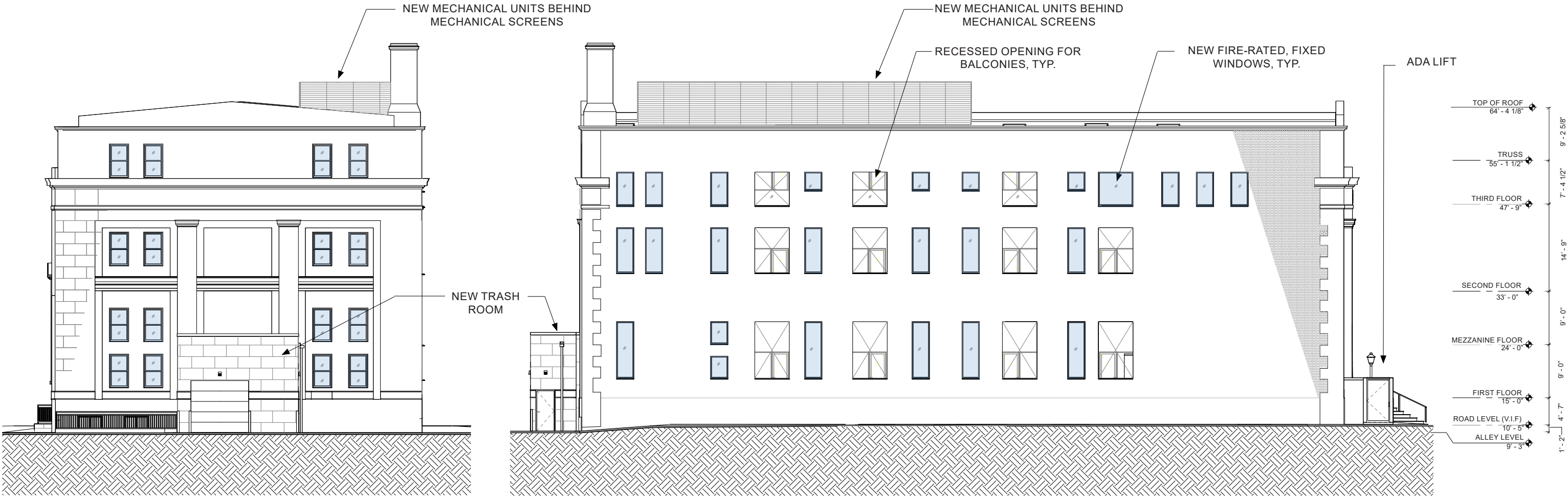
ELEVATIONS



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

EAST AND NORTH ELEVATIONS



GREEN ORDINANCE SUMMARY



GREEN BUILDING ORDINANCE

SUSTAINABLE BUILDING REQUIREMENTS FOR INTERIOR RENOVATIONS

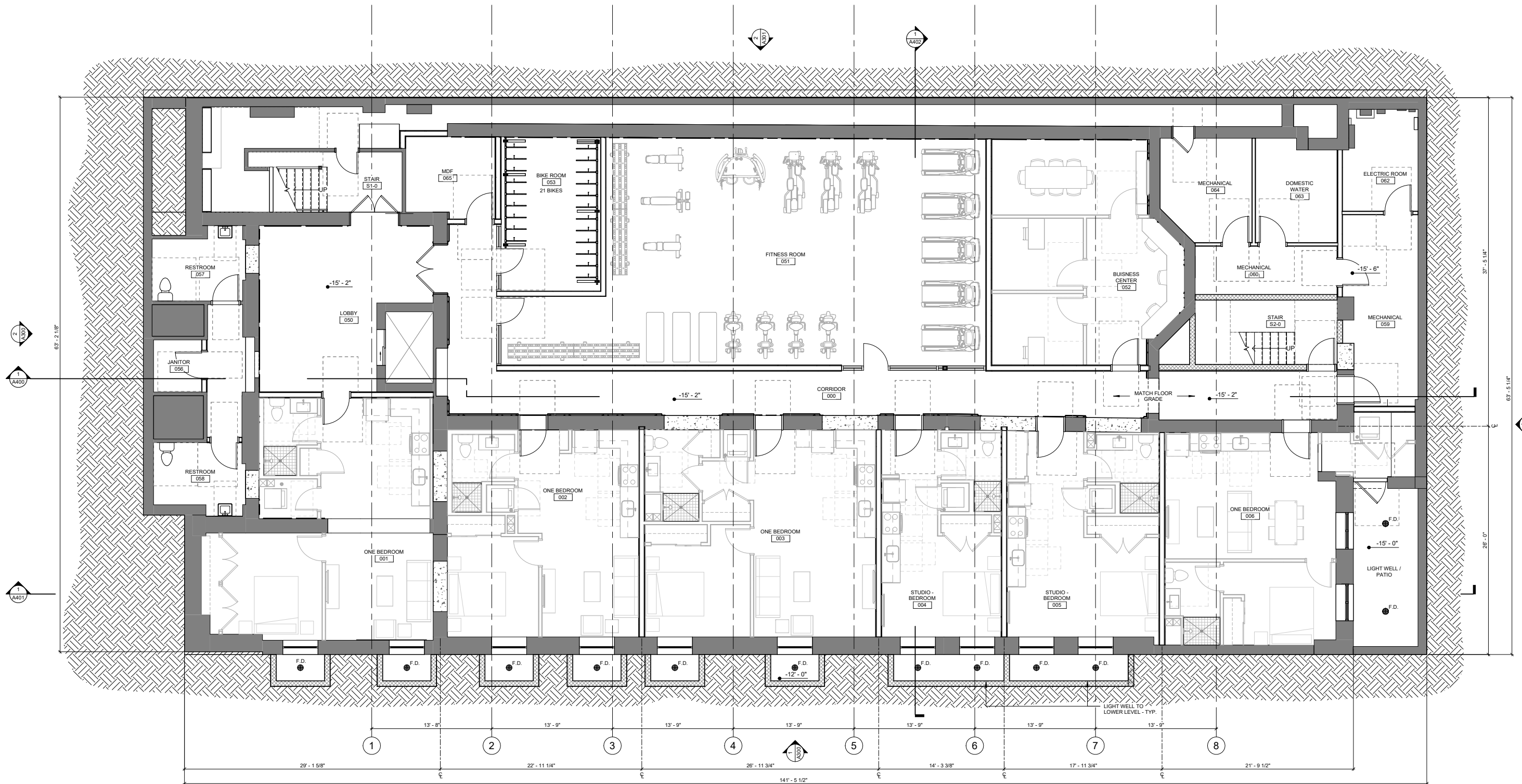
Floor area of Interior Renovation = 29,500 sq ft Projects > 20,000 sq ft. must meet 7 ESBMIR items

7 ESBMIR required (8 tentative)

1. All plumbing fixtures to use WaterSense, as applicable
2. Exceed the Lighting Power Density (LPD's) of the current City of Evanston Energy Code by no less than 5% and show compliance using Comcheck
3. All new electronically Operated Unitary Air Conditioners and Condensing Units less than 65,000 btu/hr to have a minimum SEER rating of 12
4. Mechanical and lighting system to be commissioned in accordance with ASHRAE guideline 0, current edition
5. Install an ENERGY STAR compliant roof and insulation
6. Maintain no less than 50% of existing exterior walls, floors, and roof
7. Use of low (VOC) finishes for at least two of the following materials:
 - All paints and coatings
 - All field applied adhesives
 - All carpeting
 - All furniture systems - Greenguard Certified
 - All composite wood free from urea-formaldehyde



APPENDIX



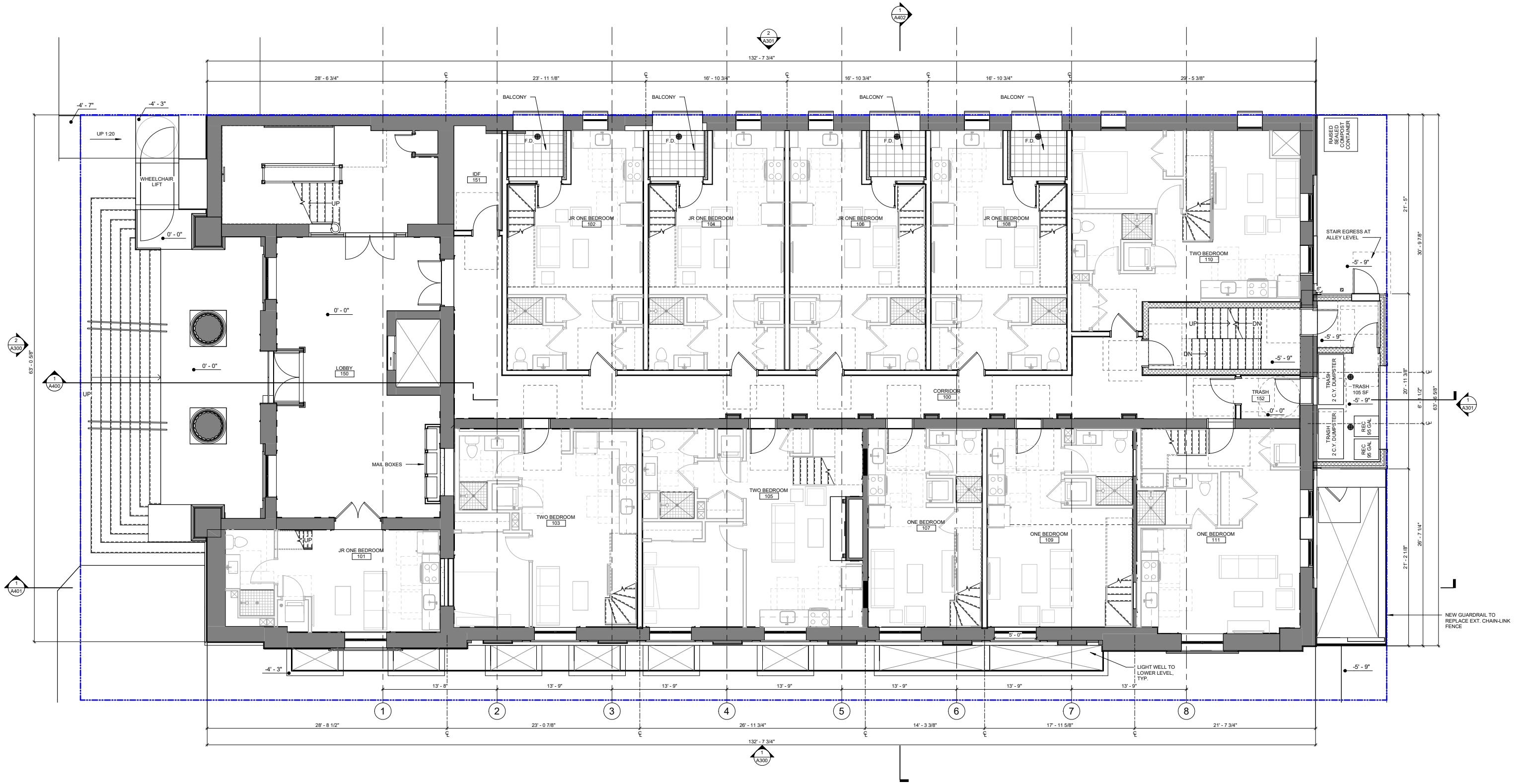
MASONIC TEMPLE

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LOWER LEVEL PLAN





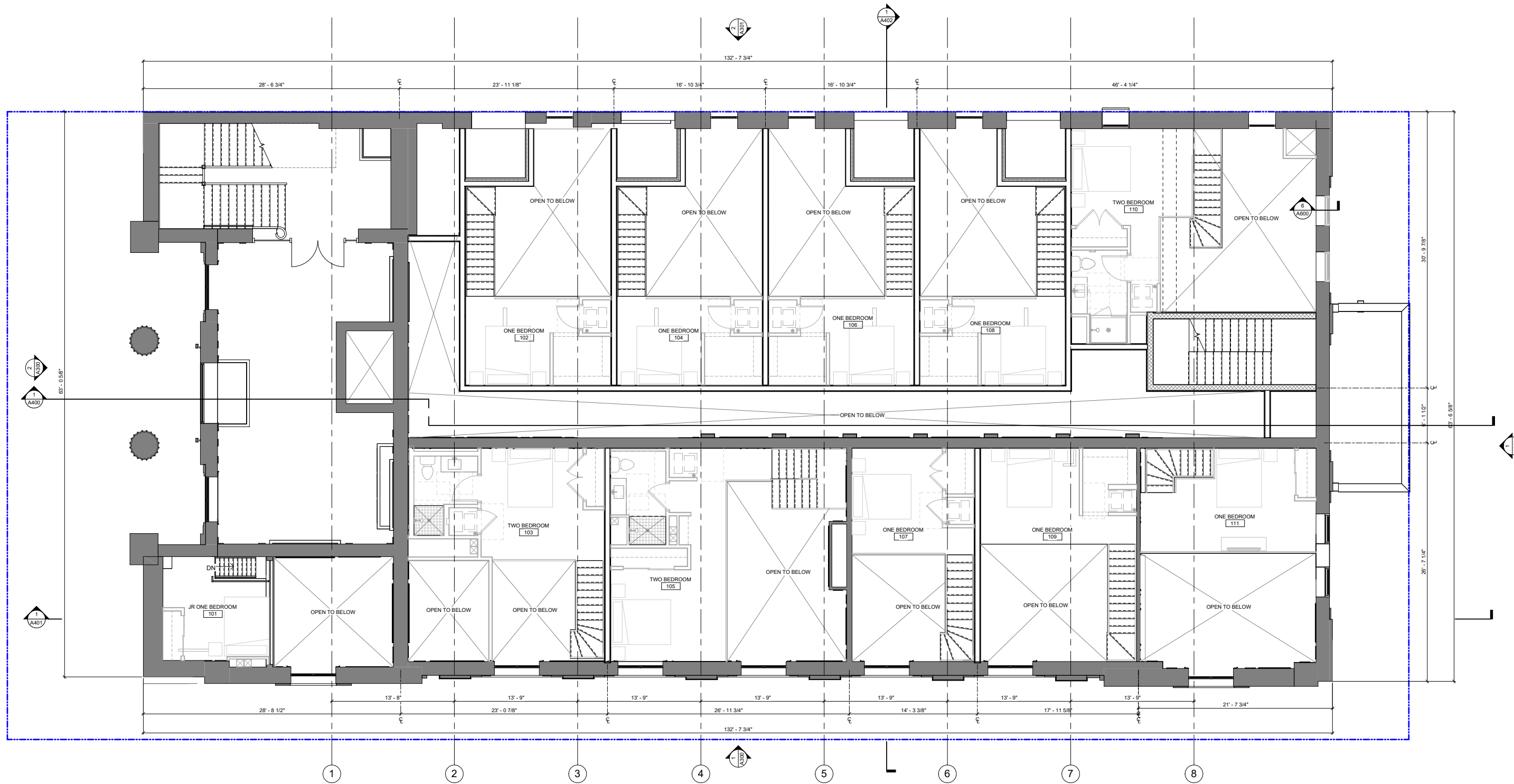
MASONIC TEMPLE

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FIRST FLOOR PLAN





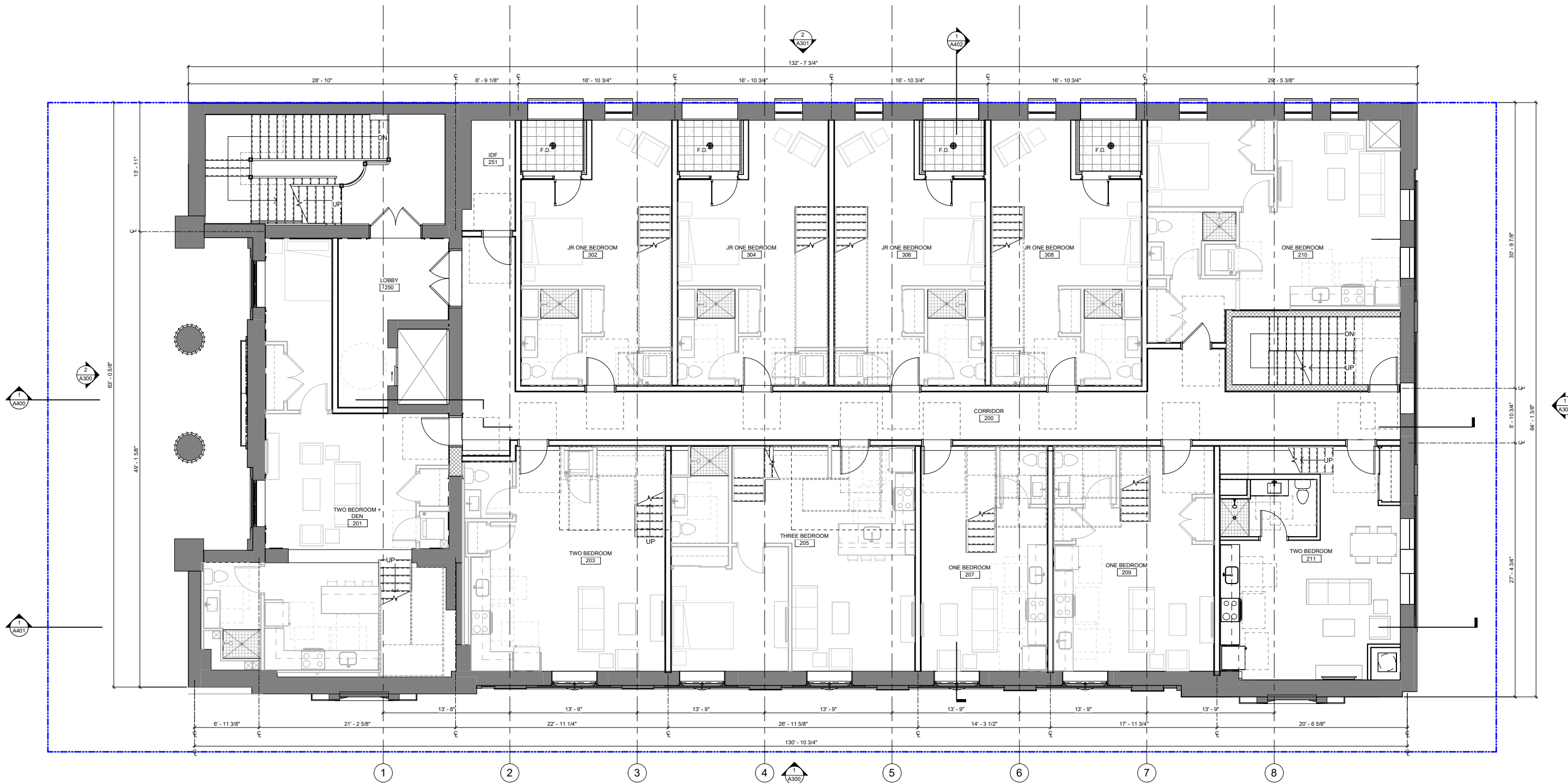
MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

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FIRST FLOOR MEZZANINE PLAN





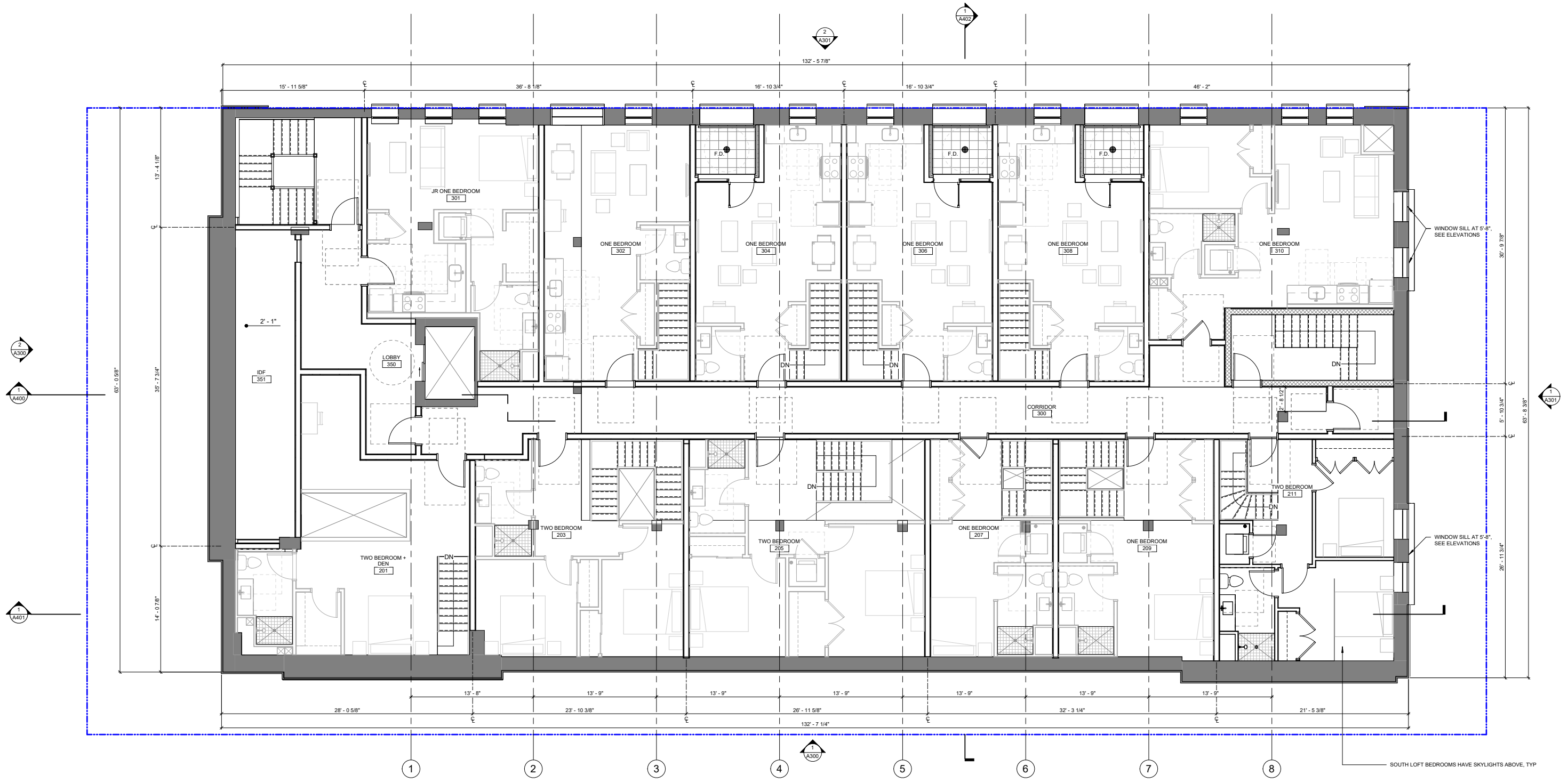
MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

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SECOND FLOOR PLAN





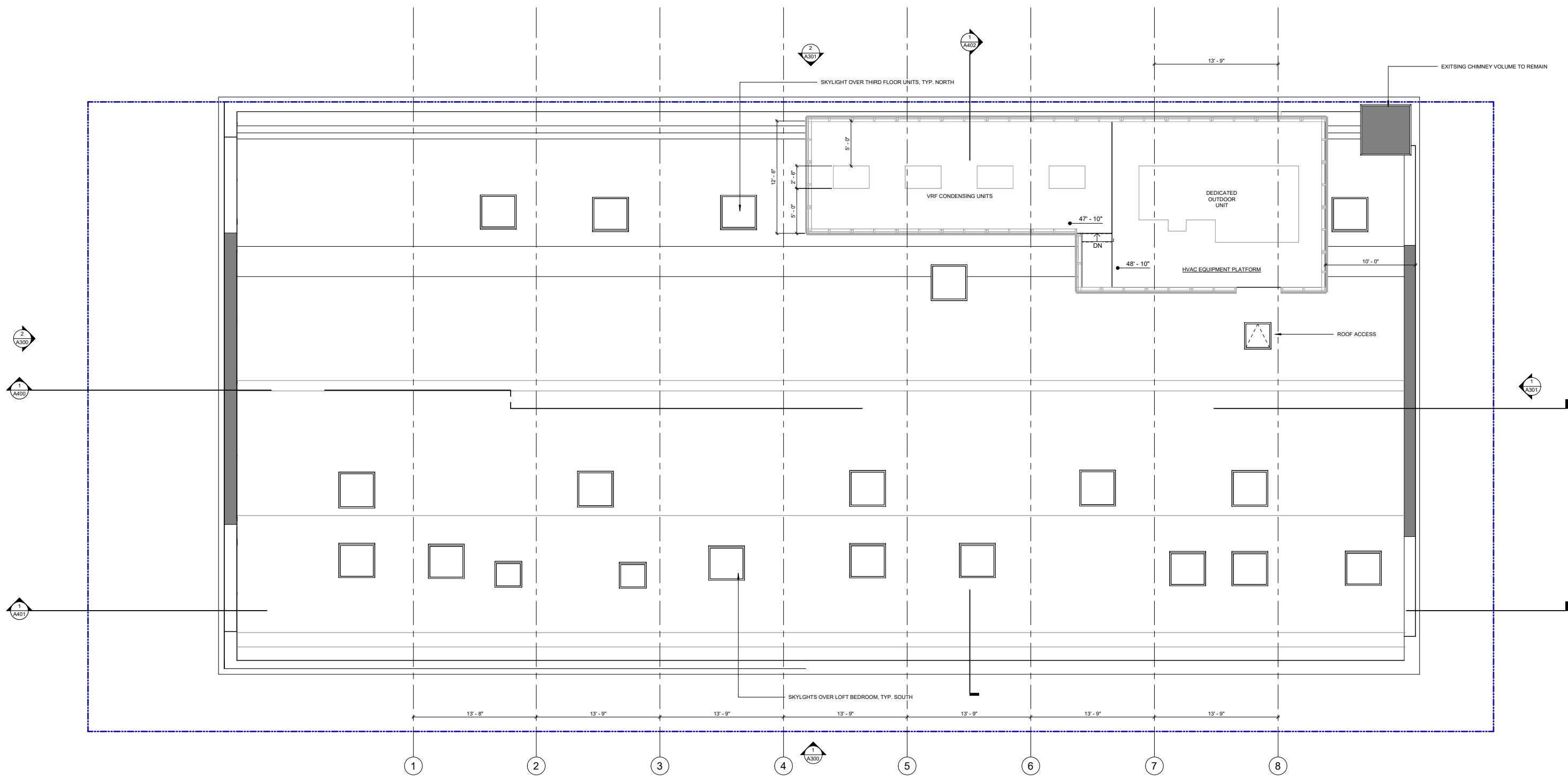
MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

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THIRD FLOOR PLAN





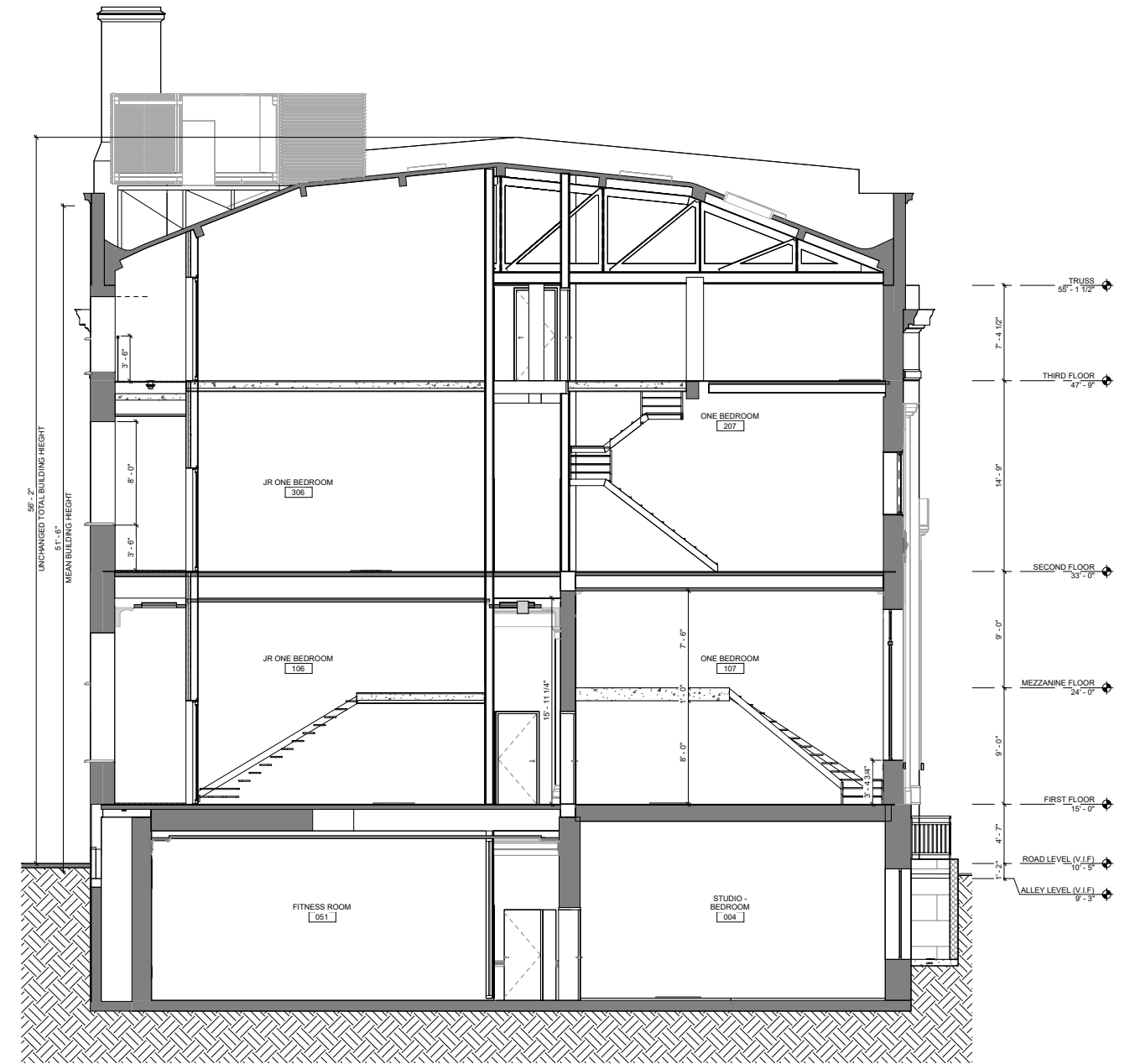
MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

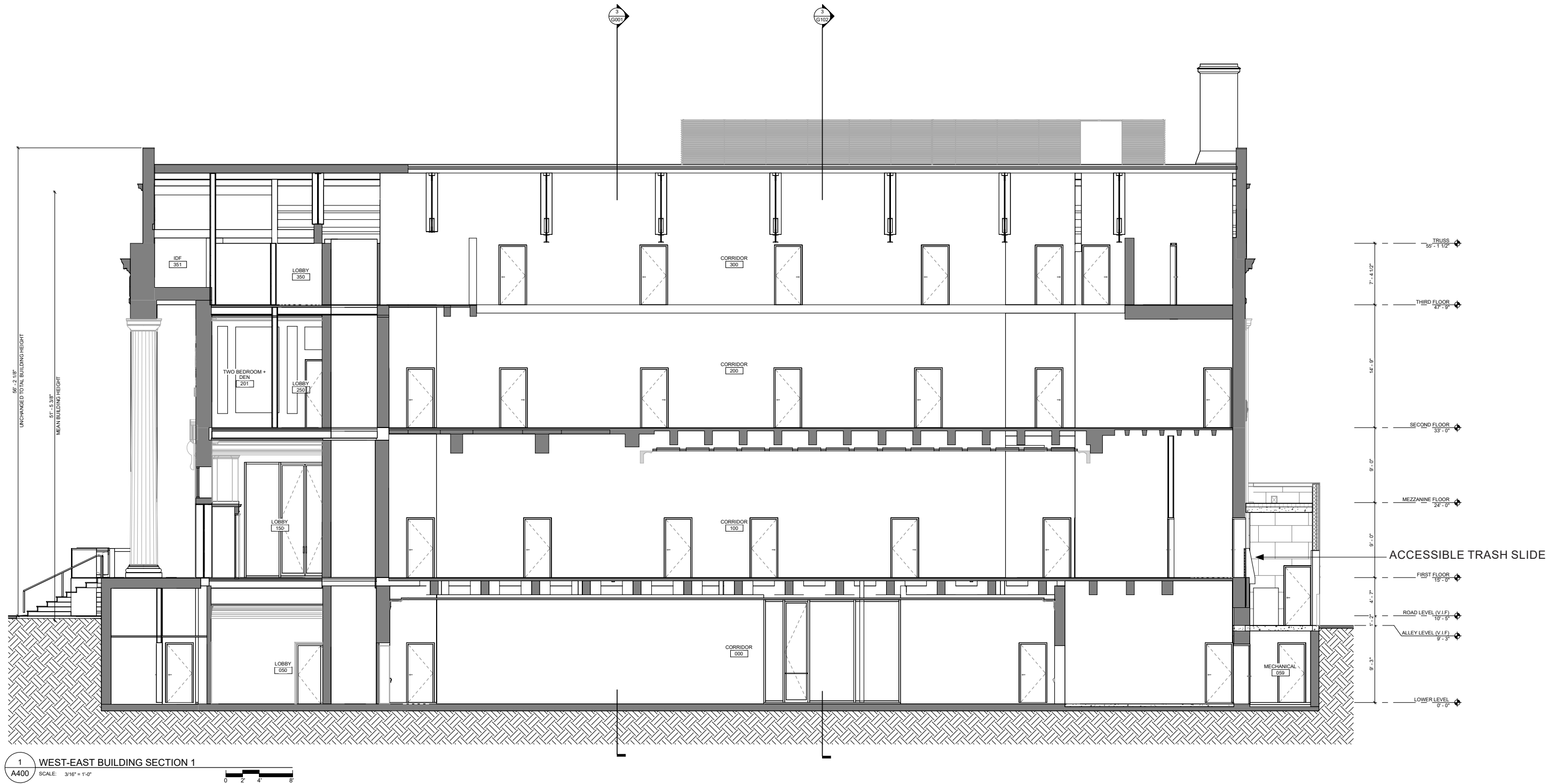
THIS DRAWING SHOULD ONLY BE USED FOR CONCEPTUAL PURPOSES UNTIL VERIFICATION WITH THE LOCAL ZONING AND BUILDING DEPARTMENT IS COMPLETE.

ROOF PLAN





1 NORTH-SOUTH CROSS SECTION 1
 A402 SCALE: 3/16" = 1'-0"
 0 2 4 8



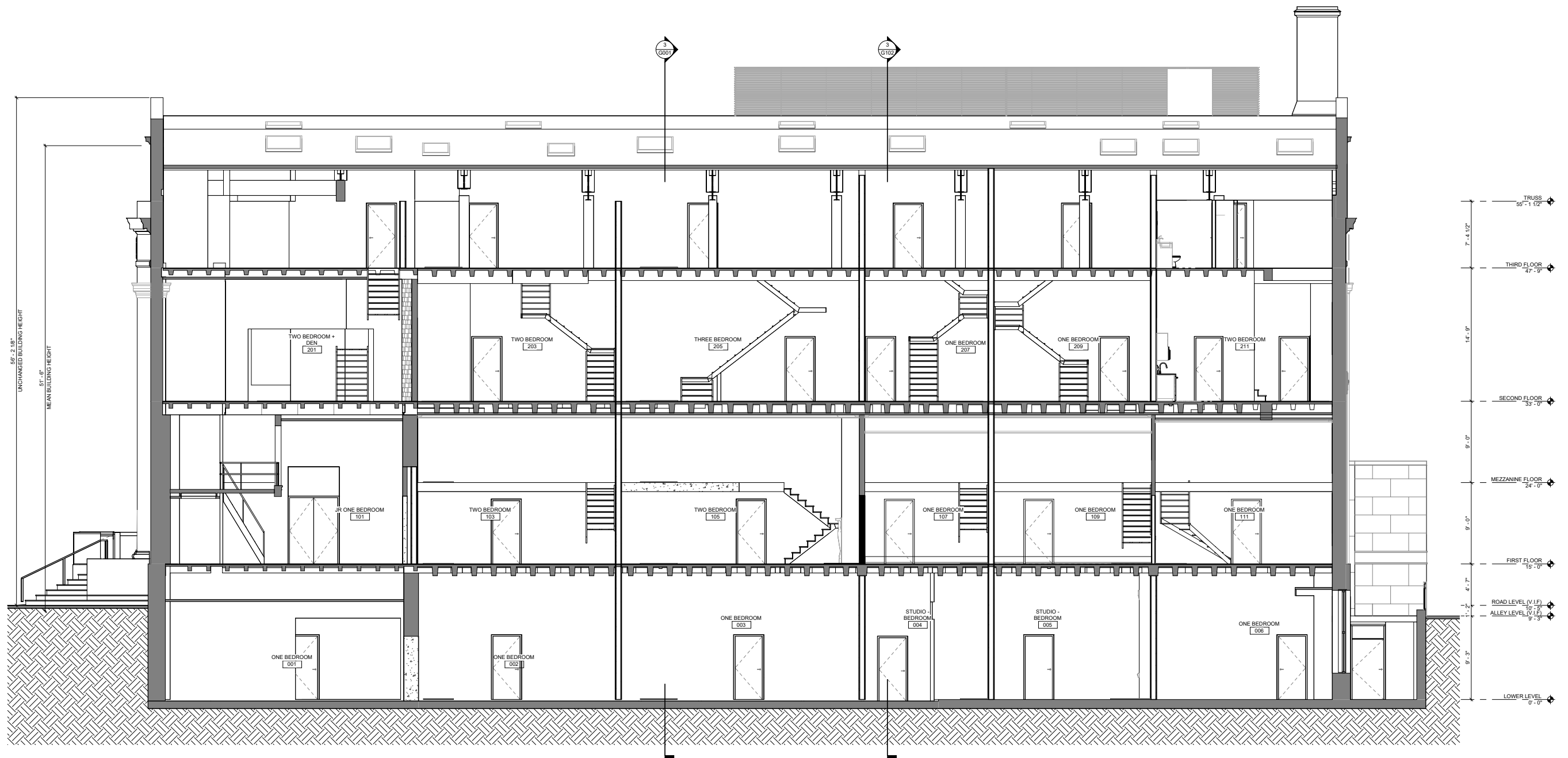
MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

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PROPOSED SECTIONS





1 WEST-EAST BUILDING SECTION 2
 A401 SCALE: 3/16" = 1'-0"
 0 2' 4' 8'

MASONIC TEMPLE

1453 Maple Ave, Evanston, IL 60201

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PROPOSED SECTIONS





**Zoning Analysis
Summary FINAL**

Case Number:

Case Status/Determination:

22ZONA-0140 – 1453 Maple Avenue R6 General Residential District Local Landmark	Non-Compliant
---	---------------

Proposal:

Adaptive use of the Landmark Masonic Temple to residential; construction of single-story trash enclosure addition at the rear volume of the property; new window locations on north, east, and south volumes. New rooftop mechanicals.
--

Zoning Section:

Comments:

6-8-8-2 Permitted Uses	Compliant: Dwelling – Multiple-family, is a permitted use within the R6 General Residential District. The purpose statement of this District is to “provide for high density residential development of primarily multiple-family dwellings particularly in and around the downtown area.”
6-8-8-4 Minimum Lot Sizes (C) Multiple-family and group occupancy dwelling units	Non-Compliant: The minimum lot size requirements are 5,000 square feet plus 400 square feet for each unit therein. The existing lot size of 10,964 square feet permits this use and permits 14 total units as-of-right $(10,964 - 5000) = (5,964 / 400) = 14.92$ which rounds to 14 per our code. You are proposing 24 units where 14 are permitted. You then supply 3 IHO units where 2.4 or 10% are required. You are then permitted 2 bonus market rate units for each of the 3 IHO units for 6 total bonus units. $24 + 6 = 30$ DUs total (3 are affordable and 6 are market rate bonus). The proposal for 30 dwelling units where under these conditions does not trigger a Planned Development but does necessitate a Major Variation.
6-8-8-5 Minimum lot width (D) Other uses	Compliant: The minimum lot width for “other uses” including multiple family, is 50’ where 70’ is existing.
6-8-8-6 Building lot coverage	Compliant: The proposed building lot coverage is 75.5% where 75.5% is the legal non-conforming condition and 50% is the maximum permitted under the base zoning. The on-site IHO units provide for an additional 15% lot coverage above the base zoning.
6-8-8-7 Yard requirements (A) Residential structures	Non-Compliant: The existing front, side, and street side-yards are unchanged from the existing legally non-conforming conditions. The proposed trash addition at the rear creates a request for a 0’ rear-yard setback where 25’ is required and 7.5’ is the existing legally non-conforming condition. The proposed ADA lift at the front elevation is determined to be accessory to the principle structure.
6-8-8-8 Mean building height	Unchanged: The existing building height of 56’ is not proposed to

	be altered.
6-8-8-9 Impervious surface	Unchanged: The existing legally non-conforming impervious surface ratio is not proposed to be altered. The proposed trash addition at the rear-volume is located on existing impervious surface. The proposed window/light wells at the south volume have internal drains and readily absorb water and do not count toward the impervious surface ratio.
6-16-5 Specific off-street loading requirements.	Compliant: New multiple family developments which have between 30,000 and 100,000 square feet of Gross Floor Area require one short loading berth. The proposed Gross Floor Area using the definition and exclusions provided in Chapter 18 such as accessory use areas is ~27,000 square feet. As such the project does not require an off-street loading berth.
Chapter 16, Table 16-B – Schedule of minimum off-street parking spaces	<p>Non-Compliant: The minimum parking requirements for multiple-family dwelling units in a Transit Oriented Development Area (TOD) is as follows:</p> <p>Dwelling unit with 1 or fewer bedrooms: .55 spaces Dwelling unit with 2 bedrooms: 1.1 spaces Dwelling unit with 3 or more bedrooms: 1.65 spaces</p> <p>The proposed bedroom mix and required parking is as follows: 1 or fewer bedrooms: 21x.55 = 11.55 2 bedrooms: 5x1.1 = 5.5 3 bedrooms: 1x1.65 = 1.65</p> <p>The total number of required spaces would be 18.7 which rounds to 19 spaces. The applicant proposed providing 10 spaces leased privately off-site in a lot within 1000 feet as measured between closest lot lines. The proposed parking ratio would be .275 spaces per bed.</p>

Additional Comments:

- Review and issuance of COA by the HPC is required. The Preservation Commission will also provide a recommendation on the proposed Major Zoning Relief.
- The Design and Project Review Committee will provide a recommendation to the Land Use Commission on the proposed Major Zoning Relief.
- Review of Major Zoning Relief by the Land-Use Commission is required. The Land Use Commission makes a recommendation to City Council, the determining body for this case due to the variation request for internal density and parking.
- The project is ~700' from the Holiday Inn parking garage measured between closest lot lines. This lot is currently privately held and the project would be eligible to lease spaces here in lieu of on-site parking or a parking variation. A draft lease agreement is needed for review. The final lease agreement is subject to review prior to issuance of the Temporary Certificate of Occupancy.

A5 A9

Designed by an important Chicago architectural firm, this large limestone faced block has pilasters and tabernacle windows along the side facade and a distyle in antis porch on the front facade. The order is the Doric with tall shafts and bases indicating a Roman origin while the entablature and parapet carry a pitched block above the porch to refer to the Greek orders. The entablature projects slightly over the porch and carries wreaths in the frieze to mark the antae. The building has excellent integrity, and it is listed in the State survey.

City of EVANSTON

1449 - 1453 MAPLE AVENUE, MASONIC TEMPLE

BEGINNING STREET NUMBER
END STREET NUMBER
STREET #
SUFFIX
STREET NAME
PIN

LOCAL

WITHIN LOCAL DISTRICT?
LOCAL DIST CONTRIB/NON-CONTRIB?
LOCAL LANDMARK?
YEAR
LOCAL LANDMARK ELIGIBLE?

CRITERIA

A5: Exemplify the work of a nationally or internationally known architect, or major local architect or master builder; A9: Be selected for inclusion on the 1972 Illinois Historic Structures Survey.



PHOTO ID:

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT? NR LANDMARK? YEAR
NR ELIGIBLE? CRITERIA ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CONDITION
INTEGRITY CURRENT USE
HISTORIC USE
SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

DETAILS

Large front stone Doric entry columns topped by frieze and peaked parapet, flat coursed stone facades, punched side openings with pediments, pedimented stone entry flanked by pedimented stone windows, carved wreaths in frieze, carved Masonic logo at entrance as well as building name.

CONSTRUCTION YEAR OTHER YEAR

DATE SOURCE WALL MATERIAL (CURRENT)

WALL MATERIAL 2 (CURRENT) PLAN

NO OF STORIES ROOF TYPE

ROOF MATERIAL FOUNDATION PORCH

WINDOW MATERIAL WINDOW MATERIAL 2

WINDOW TYPE

WINDOW CONFIGURATION SIGNIFICANCE

HISTORIC FEATURES

Large front stone Doric entry columns topped by frieze and peaked parapet, flat coursed stone facades, punched side openings with pediments, pedimented stone entry flanked by pedimented stone windows.

ALTERATIONS

HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) BUILDING MOVED?

MOVED FROM ORIGINAL OWNER

ORIGINAL ARCHITECT

ARCHITECT SOURCE

BUILDER SURVEYOR

SURVEYOR ORGANIZATION

SURVEY DATE SURVEY AREA

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

CURRENT ADDRESS OLD ADDRESS DATE OF CONSTRUCTION MOVING PERMIT # DATE MOVED

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # DATE

BUILDING PERMIT DESCRIPTION

COST ORIGINAL OWNER OCCUPIED?

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFORMATION

COA INFO HISTORIC INFO

OTHER SOURCES

HISTORIC INFO COMPILER VOLUNTEER

1603 Orrington Avenue
Major Variations (Signs)
22ZMJV-0084

LUC Recommending Body



Memorandum

To: Chair Rodgers and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

CC: Sarah Flax, Interim Director of Community Development
Elizabeth Williams, Planning Manager

Subject: 1603 Orrington Avenue – UL Signage | 22ZMJV-0084

Date: November 4, 2022

Request

Golub Realty Services LLC, applicant on behalf of GRE GOCO Orrington Owner LLC, requests zoning relief from Chapter 6-19, Sign Regulations, of the Evanston Zoning Ordinance, to allow three new permanent signs on the property located at 1603 Orrington Avenue in the D3 Downtown Core Development District. The Major Variations requested are as follows: 1) allow two (2) Tall Building Identification Signs for an occupant not occupying the second through top floors of an existing building six stories or taller [Section 6-19-9(A)(6)] 2) allow two Tall Building Identification Signs, each with a sign surface area of 200 square feet, where no more than 100 square feet per sign is permitted [Section 6-19-9(A)(6)] 3) allow one Tall Building Identification Sign on a facade not parallel to a public thoroughfare [Section 6-19-9(A)(6)] 4) allow external illumination of two Tall Building Identification Signs where only internal illumination through the lettering and graphic elements of the sign is permitted [Section 6-19-7(M)(4)] 5) allow two Freestanding Signs along the Orrington Avenue frontage of the subject property where only one is permitted [Section 6-19-9(B)(1)] 6) allow a total combined surface area of all signs on the subject property of approximately 795 square feet where no more than 500 square feet is permitted [Section 6-19-8(D)(2)] 7) allow an occupant of approximately 17 percent of the floor area of the existing building on the subject property to use approximately 56.5 percent of the total surface area of all signs where occupants are limited to a sign surface area proportional to the floor area ratio which they occupy [Section 6-19-8(D)(2)] and 8) any other zoning relief as necessary to allow the proposed signs as depicted on the plans presented at the public hearing or at a public meeting of the City Council.

The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with Section 6-3-8-10 and Ordinance 92-O-21.

Notice

The application has been filed and processed in conformance with applicable

procedural and public notice requirements including publication in the Evanston Review on October 20, 2022, mailed notice to owners of properties within 500 feet of the subject property, and at least two signs posted on the property visible from public right-of-ways.

General Information

Applicant(s): Golub Realty Services LLC
 1603 Orrington Avenue, Suite 1090
 Evanston, Illinois 60201

Owner: GRE-GOCO ORRINGTON OWNER LLC
 % Golub Realty Services LLC
 1603 Orrington Avenue, Suite 1090
 Evanston, Illinois 60201

PINs: 11-18-306-032-0000, 11-18-306-034-0000, 11-18-306-035-0000,
 11-18-306-036-0000, 11-18-306-005-0000, 11-18-306-007-0000

Analysis

Existing & Surrounding Conditions

1603 Orrington Avenue was approved as a Planned Development in 1967 (originally as Ordinance 50-O-67 and amended over time to the most recent Ordinance 57-O-05). The site contains a 20-story office building with a plaza opposite Fountain Square, an underground parking garage, a courtyard, a second commercial building on Orrington Avenue, and a drive-thru bank on Davis Street. The property is located in Downtown Evanston on the east side of Orrington Avenue at the northeast corner of Orrington Avenue and Davis Street. Surrounding properties include a mix of heights, densities, and uses varying from ground-floor retail to dense mid-rise multi-family residential, and public open space.

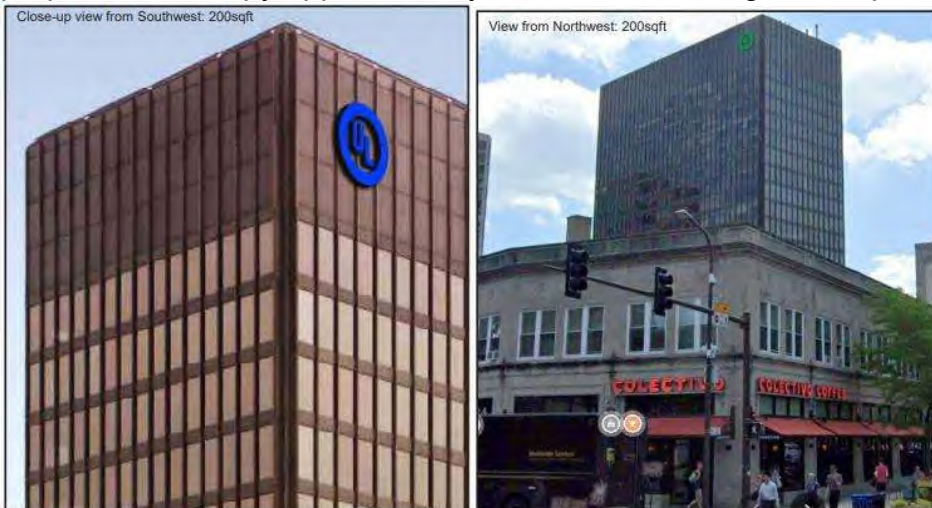
Surrounding Zoning and Land Uses	Zoning District	Land Use
North	D3 Downtown Core Development	Mixed-Use/Retail
South	D2 Downtown Retail Core	Mixed-Use/Retail
East	D3 Downtown Core Development	Parking/Retail/Multi-Family
West	D2 Downtown Retail Core	Fountain Square & Mixed-Use/Retail

Proposal

The applicant/owner of the property at 1603 Orrington Avenue is in lease negotiations with ULSE Inc. (ULSE), a not-for-profit entity that develops safety standards and that is part of the Underwriters Laboratories (UL) enterprise. ULSE proposes to occupy three floors and a portion of a fourth, totaling approximately 53,000 square feet. UL has recently launched a process of rebranding the separate for-profit and not-for-profit segments of its business and to accomplish these goals the not-for-profit segments are seeking a highly identifiable and visible location for their headquarters.

The applicant requests the following variations to allow for signage at the property.

1. **Allow two (2) Tall Building Identification Signs for an occupant not occupying the second through top floors of an existing building six stories or taller [Section 6-19-9(A)(6)]:** The proposed signage will be for a tenant that proposes to occupy approximately 17% of the existing office space.

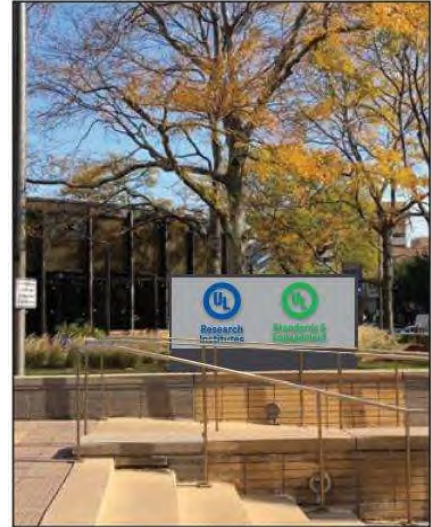


2. **Allow two (2) Tall Building Identification Signs, each with a sign surface area of 200 square feet [Section 6-19-9(A)(6)]:** The sign regulations limit tall building identification signs to no more than 100 square feet per sign. The applicant is proposing two (2) signs with a sign surface area of 200 square feet. One sign is located at the top of the northwest corner and the second is located at the top of the southwest corner of 1603 Orrington Avenue.
3. **Allow one (1) Tall Building Identification Sign on a facade not parallel to a public thoroughfare [Section 6-19-9(A)(6)]:** The north-facing elevation of the building does not qualify as a “façade” per the definition contained in Section 6-19-3(C) of the Evanston Zoning Ordinances as it is not “within forty five degrees (45°) of parallel with a parcel’s frontage on a public thoroughfare”.
4. **Allow external illumination of two (2) Tall Building Identification Signs [Section 6-19-7(M)(4)]:** The Tall Building Identification Signs are proposed to be constructed using shielded silhouette lighting consistent with the bonus provision

in Section 6-19-9-3(A) of the Evanston Zoning Ordinance. These provisions conflict with the provisions of Section 6-19-7(M)(4) which states, "Internal illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign." Even though Evanston's ordinance prefers shielded silhouette lighting for wall signs, a variation is required due to the inconsistency in code. Staff recognizes the inconsistency in code and believes the proposed signage design is keeping with the intent of the ordinance and provides a more aesthetically pleasing look.

5. **Allow two (2) Freestanding Signs along the Orrington Avenue frontage of the subject property where only one is permitted [Section 6-19-9(B)(1)]:**

The applicant is proposing to construct an additional freestanding sign facing the Orrington Avenue frontage identifying UL's tenancy in the building. Constructing a second sign along the Orrington Avenue frontage requires a variation from Section 6-19-9(B)(1) of Evanston's Zoning Ordinance. The proposed sign would be 48 square feet. The Orrington Avenue frontage contains an existing freestanding sign that is 54.70 square feet and located near the two-story commercial building at the far northern end of the property. The existing sign is approximately 230 feet north of the proposed sign location. Given the subject property was approved as a multi-building planned development on a large downtown site, additional signage may be warranted given the nearly 400 feet of frontage on Orrington Avenue and 210 feet of frontage on Davis Street the site occupies that comprises nearly two acres.

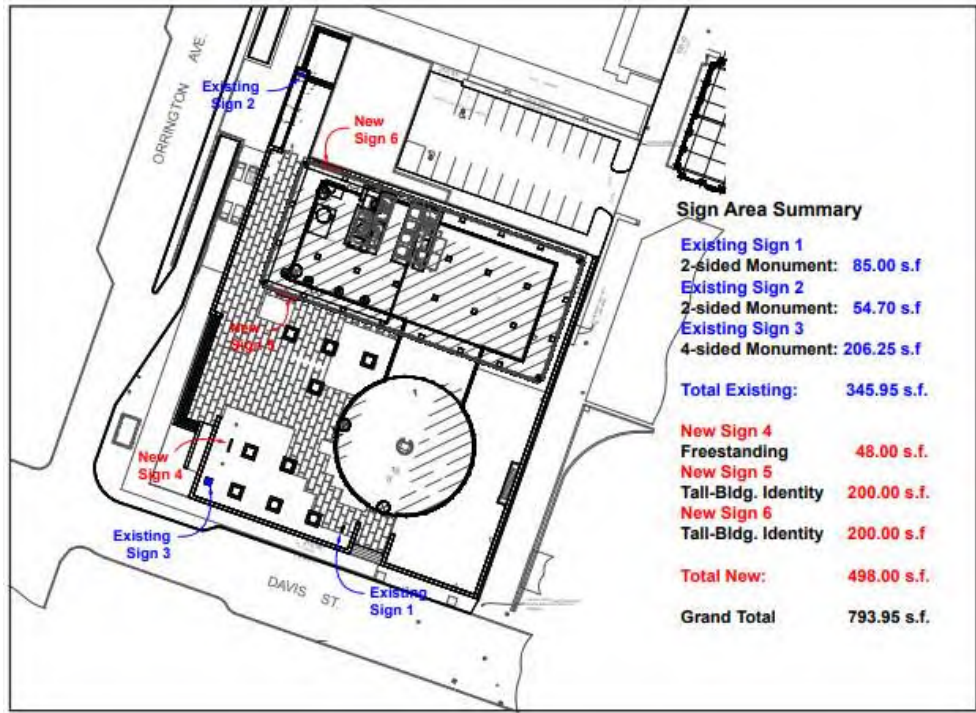


6. **Allow a total combined surface area of all signs on the subject property of approximately 795 square feet [Section 6-19-8(D)(2)]:**

As shown in the graphic below, the subject property currently contains three freestanding monument signs that total approximately 346 square feet. The applicant is requesting three additional signs (two tall building identification signs and one freestanding sign) which total approximately 498 square feet. This brings the total signage at the property to 795 square feet where no more than 500 square feet is permitted.

7. **Allow an occupant of approximately 17 percent of the floor area of the existing building on the subject property to use approximately 56.5 percent of the total surface area of all signs [Section 6-19-8(D)(2)]:**

The applicant where occupants are limited to a sign surface area proportional to the floor area ratio which they occupy



Proposed locations of signage

Alignment with the Downtown Plan

The proposal aligns with Objective #1 of the Downtown Plan to, “Optimize Economic Development”.

The strategies identified in the Downtown Plan encourages the City to maintain and accommodate a wide mix of uses and businesses, including local and national companies. In addition, the Downtown Plan also encourages the use of marketing, property owner outreach, and development incentives to retain and develop new office space for professional services and entrepreneurial, knowledge-based businesses with high growth potential. The applicant has indicated that in 2019, Evanston’s office market was just 6% vacant, and that includes subleases. Post COVID-19, the office market vacancy rate is 17%, and 1603 Orrington has a current vacancy rate of 33%. The proposed signage will result in the relocation of approximately 200 employees to Downtown Evanston. These employees will help to promote a thriving downtown environment consistent with the vision outlined in the Downtown Plan.

Alignment with the Comprehensive General Plan

The proposal aligns with the following goals and objectives outlined in the Comprehensive General Plan.

1. Encourage the location of new or expanding businesses in existing commercial and mixed-use locations that would benefit from redevelopment.
2. Retain and attract businesses in order to strengthen Evanston's economic base.
3. Assist in marketing Downtown office space to firms of all sizes.

Design and Project Review (DAPR) Discussion

On November 1, 2022 staff attending the Design and Project Review reviewed the request and suggested the following conditions:

1. The tall building identification signs should include dimmer switches to allow the illumination to be adjusted.
2. The tall building identification signs must be turned off at 11:00 PM daily.
3. The applicant must use a third-party service to certify mounting and installation is consistent with the approved plans.

Department Recommendation

The Department of Community Development recognizes the importance of supporting investment in Downtown Evanston. The proposed variations will allow the applicant to secure a major office tenant that will increase the downtown daytime population, thereby increasing foot traffic to existing businesses. Additional employees working in Downtown Evanston may also ultimately choose to move to Evanston, again contributing to the downtown business community and to the overall tax base whether electing to purchase a home or rent in Evanston.

Staff also acknowledges inconsistencies within the Sign Code that were not realized when the Sign Code was recently moved from the Building Ordinance to the Zoning Ordinance, the relationship between signage and existing zoning Standards for Major Variations, and the lack of a codified process to institute Unified Business Center Sign Plans on larger/multi-tenant properties such as this. Given these issues, staff requests the proposal be considered as a whole, and the number/types of variations triggered be reviewed comprehensively. Staff also requests the Land Use Commission consider recommending staff work on a text amendment to address the inconsistencies, standards for review, and process related to signage.

Standards for Approval

For a variation to be recommended for approval, the Land Use Commission must find that the proposed variation(s) meet the following standards (Section 6-3-8-12-E):

1. **Will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties:** According to the evaluation report drafted by George V. Kisiel, a licensed architect and certified planner, "signage has little potential to have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties. Signage does not increase traffic congestion, noise, vibration, particulate matter, danger of fire or explosion, hours of operation, etc. Its land use impacts are minimal outside of aesthetic concerns."

2. **Is in keeping with the intent of the zoning ordinance:** The evaluation report submitted by the applicants indicates Section 6–1-2 of the Evanston Zoning Ordinance includes the following purpose and intent statements relevant to this request:
- C) Conserving and enhancing the taxable value of land and buildings throughout the city; and
 - J) Prohibiting uses, buildings, or structures that are incompatible with the character of established zoning districts.

The applicant’s evaluation report further states, “the requested variations will help promote Evanston’s reputation as a destination for corporate headquarters and help fill a significant vacancy in one of Evanston’s premier office properties. UL is one of the most established and well-respected providers of public safety services and their association with Downtown Evanston provides an additional marketing tool for other office properties. The additional direct and indirect revenues generated will reinforce and enhance property values in Downtown Evanston – the City’s primary economic engine.”

3. **Has a hardship or practical difficulty that is peculiar to the property:** According to the evaluation report submitted by the applicant, “1603 Orrington is the currently the tallest commercial structure in Downtown Evanston. It is also the tallest commercial structure between Chicago and Milwaukee. It rises to a height of 270 feet and contains approximately 307,000 square feet of office space. The size and multi-tenant nature of the office property all but preclude the ability to comply with the requirement that the tenant occupy the building from the second floor to the top story. In addition, while the 270 foot structure is a visible object from all directions it only has frontage on a public thoroughfare for its south elevation (Davis Street) and its west elevation (Orrington Avenue). This configuration precludes compliance with the ordinance standard for a Tall Building Identification Sign on its north facing elevation. Furthermore, the building’s north and south elevations are approximately 47,500 square feet in area. Evanston’s Zoning Ordinance limits Tall Building Identification Signs to 100 square feet, which is 2/10ths of one percent of the façade area. Given the tenant’s logo configuration, the letter size for a 100 square foot sign would be approximately 42 inches which would only have visual impact up to 420 feet away. Considering the building height of 270 feet, the 100 square foot limit severely reduces the effectiveness of a Tall Building Identification Sign on the subject property.

The subject property is one of the premier office properties in Downtown Evanston. The variation from Section 6-19-7(M)(4) regarding illumination is necessary to support the installation of high-quality Tall Building Identification Signs that are appropriate for the property. Strict application of the cited standard would result in a lesser quality sign that would be inappropriate for a building of this stature.

The size of the site, the length of the Orrington Avenue frontage (397 feet) and the fact that there are multiple structures on the premises that require identification signage at the pedestrian level create a practical difficulty in complying with the prohibition on multiple freestanding signs contained in section 6-19-9(B)(1).

Finally, as it relates to the area and proportionality standards contained in Section 6-19-8(D)(2), the evaluation report states, “the size of the site, the fact that there are multiple structures on the site, and bulk and height of the 1603 Orrington building all contribute to creating a practical difficulty in complying with the 500 square foot area limitation contained in Section 6-19-8(D)(2) while providing acceptable and competitive signage for a large scale tenant like ULSE.”

4. **The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience:** According to the evaluation report, “the applicant/owner of the property has seen a significant reduction in income due to the COVID-19 global pandemic and the resultant decline in office demand and occupancy due an emerging preference for a hybrid work environment. Current vacancy rates at 1603 Orrington Avenue are above 30% with approximately 97,000 square feet of available office space. The potential tenant – ULSE – is in the process of a rebranding strategy and places a high priority on being able to communicate their identity through building identification signage. Strict application of the City’s sign ordinance standards would prohibit the proposed signage and could cause ULSE to seek office space elsewhere in the north suburban office market that may offer greater visibility via expressway frontage and more liberal sign ordinances. The loss of a potential anchor tenant – ULSE proposes to lease over 53,000 square feet in a seven-year lease– due to the strict application of the ordinance standard would result in a significant hardship for the owner/ applicant.”

5. **Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived:** The evaluation report indicates, “the proposed signage and the requested variations are not exclusively based upon a desire to extract additional income from the subject property. The variations do not increase leasable or saleable area or allow additional (or any) dwelling units or parking spaces on the site. The applicant seeks only to provide the required level of amenity in the form of Building Identification Signage in order to secure a large scale corporate tenant and compete in the North Suburban Office Market. Securing a major tenant in the most identifiable building in Downtown Evanston that will occupy over 53,000 square feet of vacant office space and bring more than 200 jobs to the central business district generating significant indirect benefits to the local economy. The proposed tenant –Underwriters Laboratories– is one of the most established and well-respected providers of public safety services. Furthermore, the signage proposed – in particular, the Tall Building Identification Signage – telegraphs the message that Downtown Evanston is a desirable destination for corporate

headquarters. All these positive impacts provide a public benefit listed in Section 6-3-6-3(G) which identifies supporting “business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base”.

6. **Does not have a hardship or practical difficulty that was created by any person having an interest in the property:** The practical difficulty in complying with signage regulations is caused by the unusual size, bulk, scale and configuration of the subject property, and the office market conditions that require building identification signage for large scale corporate tenants.
7. **Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty:** The applicant has explored numerous signage schemes experimenting with size, number and placement of the Tall Building Identification Signs. The current proposed scheme represents a compromise solution that is acceptable to the proposed tenant and is understated and reasonable even though it requires several variations due to the size of the site, the scale of the structure and the configuration of the existing site plan. Reducing the size of the additional signage to comply with ordinance standards for the area would result in signage that would be too small to read from a distance or have any visual impact. Even then, variations would still be required due to the site configuration and limited frontage on public ways.

Action by the Commission

After making findings of fact as to whether or not the requested variations meet or do not meet the aforementioned standards, the Land Use Commission may make a recommendation or recommendations to the Planning & Development Committee of the City Council to approve, approve with conditions, or deny the variations as requested. The Commission may make individual motions for recommendations for each of the variations, or one motion for one recommendation covering all variations.

Since the variations requested include signage that is over 50 feet in height, the Land Use Commission is the recommending body and the City Council is the determining body (Section 6-3-8-12-E).

Attachments

1. Major Variation Application
2. Aerial Photo
3. Zoning Map
4. Plat of Survey
5. Plans
6. Zoning Analysis
7. Evaluation of Proposed Sign Variations for Prospective Major Tenant
8. Public Comment (+20 letters of support; no opposition)



MAJOR VARIATION APPLICATION

CASE #: _____

zoning office use only

1. PROPERTY

Address 1603 Orrington Avenue, Evanston, IL 60201

Permanent Identification Number(s):

Full list of PINs attached as Exhibit F

PIN 1: 11-18-306-005-0000 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: Golub Realty Services LLC

Organization: _____

Address: 1603 Orrington Avenue, Suite 1090

City, State, Zip: Evanston, IL 60201

Phone: Work: 847-733-7200

Home: _____

Cell/Other: 818-395-8349

Fax: Work: _____

Home: _____

E-mail: djpugh@foley.com (attorney for proposed land user)

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: Managing Agent for Property Owner
- contract 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: GRE-GOCO ORRINGTON OWNER LLC c/o Golub Realty Services LLC

Address: 1603 Orrington Avenue, Suite 1090

City, State, Zip: Evanston, IL 60201

Phone: Work: 847-733-7200

Home: _____

Cell/Other: 818-395-8349

Fax: Work: _____

Home: _____

E-mail: nkostant@goco.com

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 10/13/22

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 10/13/22

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>04/30/2013</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: _____ |
| <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>Recorded Special Warranty Deed</u> |
| <input 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:

Attach/install two (2) 200-sq. ft. signs. One sign is to be placed at the top of the building at the western edge of the north facade. The second sign is to be placed at the top of the building at the western edge of the south facade.

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		
<u>6-19-9(A)(6)</u>	<u>Tall Building Identification Sign - Occupant must occupy between 2nd and top stories in building 6 stories or taller; occupant only occupies 17% of RSF of building.</u>	<u>Applicant seeks Tall Building Identification Sign for a tenant occupying 17% of RSF.</u>

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

2		
<u>6-19-9(A)(6)</u>	<u>Tall Building Identification Sign - Occupant must occupy between 2nd and top stories in building 6 stories or taller; occupant only occupies 17% of RSF of building.</u>	<u>Applicant seeks Tall Building Identification Sign for a tenant occupying 17% of RSF.</u>
3		
<u>6-19-9(A)(6)</u>	<u>Tall Building Identification Sign - Sign area is limited to 100 square feet</u>	<u>Applicant seeks a Tall Building Identification Sign that is 200 square feet</u>

REQUESTED VARIATIONS (continued)

4

Sec 6-19-(A)(6)

Tall Building Identification Sign – Sign area is limited to 100 square feet.

Applicant seeks a Tall Building Identification Sign that is 200 square feet.

5

Sec 6-19-9(A)(6)

Tall Building Identification Sign – Wall signs are required to be parallel to a public thoroughfare.

Applicant seeks approval for a Tall Building Identification Sign that is perpendicular to the Orrington Avenue public thoroughfare.

6

Sec 6-19-7(M)(4)

General Standards – Internal Illumination – Internal illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign.

Applicant seeks approval for a Tall Building Identification Sign with shielded silhouette lighting (a “back-lit” sign).

7

Sec 6-19-7(M)(4)

General Standards – Internal Illumination – Internal illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign.

Applicant seeks approval for a Tall Building Identification Sign with shielded silhouette lighting (a “back-lit” sign).

8

<u>Sec 6-19-9(B)(1)</u>	Freestanding Sign – Location – Only 1 freestanding sign is permitted per frontage per premises.	Applicant seeks an additional freestanding sign on (facing) the Orrington Avenue frontage.
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9

<u>Sec 6-19-8(D)(2)</u>	Area and Measurement Standards – Sign Area Limitation – The total combined surface area of all signs on premises is 500 square feet.	Applicant seeks 793.95 square feet of total combined surface area of all signs.
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10

<u>Sec 6-19-8(D)(2)</u>	Area and Measurement Standards – Sign Area Limitation – The maximum permitted surface area per occupant shall be proportional to the ratio of floor area the occupant occupies on the premises.	Applicant seeks approval of 53.1% of total proposed sign area (or 448 square feet) for a tenant who occupies 17% of RSF.
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- 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?

See Exhibit A

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.

See Exhibit A

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.

See Exhibit A

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.

See Exhibit A

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

See Exhibit A

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

See Exhibit A



**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.

ULSE Inc.
c/o Brook Long
333 Pfingsten Rd., Northbrook, IL 60062
847-664-2456
brook.long@ul.org

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

Underwriters Laboratories Inc., a Delaware charitable nonstock corporation, is the sole member of ULSE Inc. (the proposed user of the land) and has the right to elect the directors of ULSE Inc.

- 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.

GRE-GOCO ORRINGTON OWNER LLC c/o Golub Realty Services LLC
1603 Orrington Ave., Suite 1090
Evanston, IL 60201
847-733-7200
nkostant@goco.com

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

Golub Realty Services LLC

1603 Orrington Ave., Suite 1090

Evanston, IL 60201

847-733-7200 - nkostant@goco.com

If Applicant or Proposed Land User is a Corporation

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

- a. Names and addresses of all officers and directors.

See attachment on next page

- 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.

~~ULSE Inc. as a non-stock corporation does not have shareholders. It has a single corporate member, which is Underwriters Laboratories Inc.~~

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.

ULSE Inc.

Officers

Last	First	Address
Steel	David	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062
Blaustein	Ron	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062
Rivelli	Timothy	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062
Piqueira	Phil	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062
Borger	Ronaldo	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062
Canfield	John	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062

Directors

Last	First	Address
Brady	Terrence R.	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062
Shannon	James M.	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062
Wittenberg	Joel	c/o ULSE Inc. at 333 Pfingsten Rd., Northbrook, IL 60062



MAJOR VARIATION INFORMATION

A. GENERAL INFORMATION

1. What projects are eligible for a Major Variation?

Property Owners may apply for a Major Variation from the following zoning regulations:

1. Yards and setbacks
2. Height
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio
5. Off street parking and loading
6. Home occupations. (Ord. 115-0-04)

2. Who can submit an application?

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

3. How do I submit an application?

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

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

4. What forms of payment are accepted? Cash, Credit Card, Check.

5. Can I withdraw my application? Will my fee be returned?

Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is general granted. If this has occurred, only the \$150 transcript deposit is returned.

6. Who has access to my application materials?

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

B. INFORMATION ABOUT MAJOR VARIATIONS

1. What is the timeframe?

The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30 -40 days.

2. What is the Process?

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing;
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date;
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500' of any point on the subject property;
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

3. What standards are used to decide? (§6-3-8-12(A)):

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 standards:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. 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.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional 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 on final jurisdiction under section [6-3-8-2](#) of this chapter, 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 section 6-3-6-3 of this chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

4. Can I Appeal?

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):

CONTACT INFORMATION

Community & Economic Development Department – Planning & Zoning Division

2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201

P.847-448-4311 F.847-448-8126 E.zoning@cityofevanston.org www.cityofevanston.org/zoning

1603 ORRINGTON AVENUE MAJOR VARIATION TABLE OF CONTENTS

EXHIBIT A: PROPOSED PROJECT & RESPONSES TO APPLICANT QUESTIONS

EXHIBIT B: PLAT OF SURVEY

EXHIBIT C: BUILDING EXTERIOR

EXHIBIT D: GRAPHIC DRAWINGS OF PROPOSAL

EXHIBIT E: NON-COMPLIANT ZONING ANALYSIS

EXHIBIT F: PROOF OF OWNERSHIP

EXHIBIT G: APPLICATION FEE

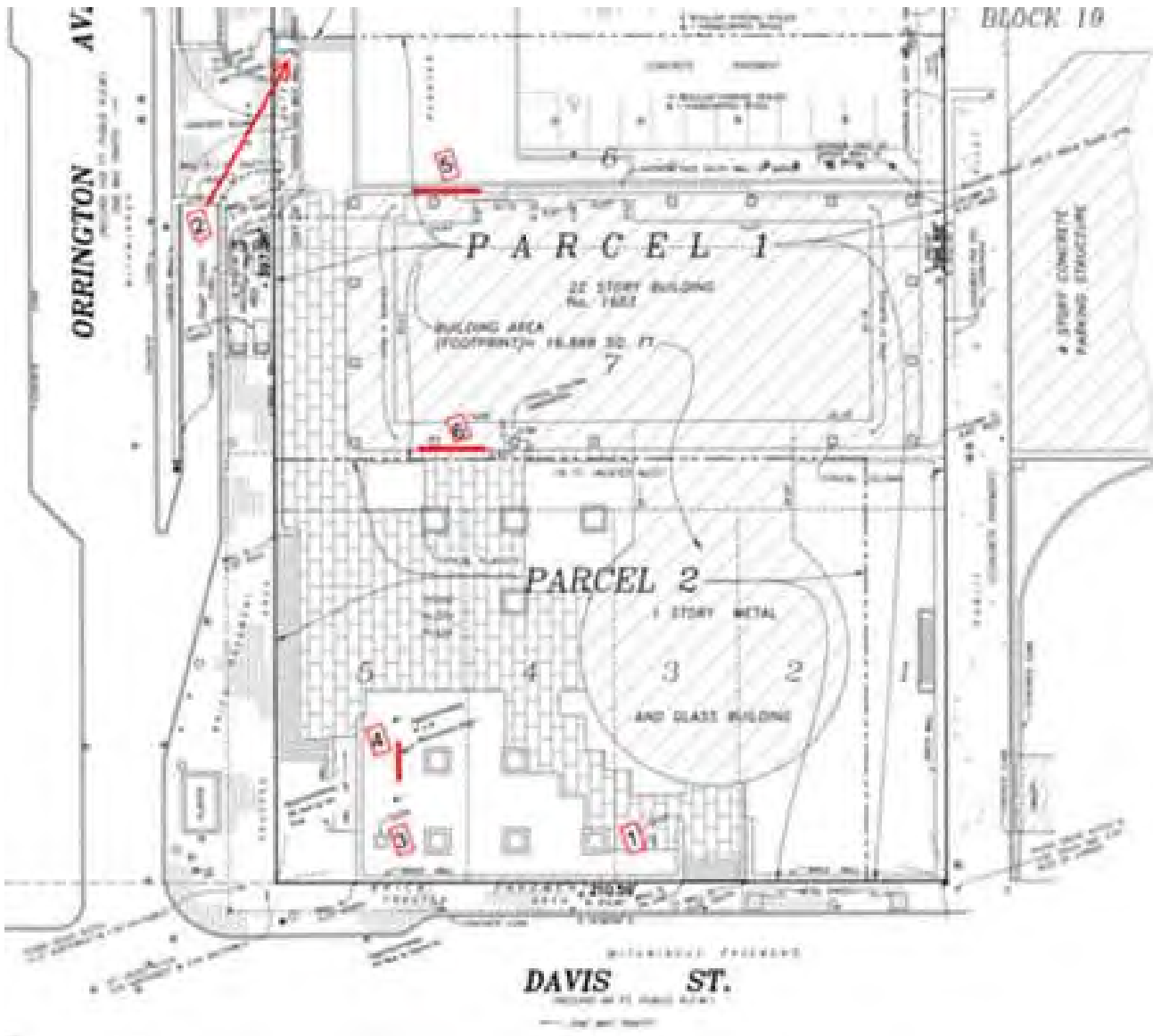
EXHIBIT A: PROPOSED PROJECT & RESPONSES TO APPLICANT QUESTIONS

NARRATIVE / DESCRIPTION OF SIGNAGE

Attach/install two (2) 200-sq. ft. signs. One sign is to be placed at the top of the building at the western edge of the north façade. The second sign is to be placed at the top of the building at the western edge of the south façade (facing Davis Street). (see plans).

With the addition of the proposed signs above, the total signage for the premises will be 793.95 sq. ft. based on the following:

1. Existing SE Corner 2-sided Monument Sign	85 square feet
2. Existing NW Corner 1629 2-sided	54.7 square feet
3. Existing SW Corner 4-sided monument	206.25 square feet
4. Proposed Freestanding	48 square feet
5. Proposed Wall-mounted sign #1	200 square feet
6. Proposed Wall-mounted sign #2	200 square feet
Total:	793.95 square feet



PROPOSED PROJECT & RESPONSES TO APPLICANT QUESTIONS

The applicant/owner of the property at 1603 Orrington Avenue is in lease negotiations with ULSE Inc. (ULSE), a not-for-profit entity that develops safety standards and that is part of the Underwriters Laboratories (UL) enterprise, to occupy three floors and a portion of a fourth totaling ±53,000 rentable square feet. UL has recently launched a process of rebranding the separate for-profit and not-for-profit segments of its business and to accomplish these goals the not-for-profit segments are seeking a highly identifiable and visible location for their headquarters. In support of these goals, the applicant proposes to construct two 200 square foot wall signs at the top westernmost corner of the north- and south-facing building elevations of 1603 Orrington Avenue in a D4 District in Downtown Evanston.

The applicant seeks relief from §6-19-9-A(6) which both authorizes (under certain circumstances) and regulates Tall Building Identification Signs (those allowed to exceed 15.5 feet in height). §6-19-9-A(6) states:

§6-19-9-A(6) Tall-Building Identification Sign.

On buildings of six (6) stories or greater, where the occupant between the second story and the top story is the same, one tall-building identification sign per facade may be placed between the floor of the top story and the top of the wall of the building. This identification wall sign shall not exceed one hundred (100) square feet in sign surface area.

The applicant seeks relief from this standard for the following reasons:

- A. The tenant does not occupy the entirety of the building from the second floor to the top story;
- B. The north-facing elevation of the building does not qualify as a “façade” as per the definition contained in §6-19-3-C as it is not “*within forty five degrees (45°) of parallel with a parcel's frontage on a public thoroughfare*” and;
- C. Each of the proposed Tall Building Identification Signs exceed 100 square feet of area.

The Tall Building Identification Signs are proposed to be constructed using shielded silhouette lighting consistent with the bonus provision in §6-19-9-3(A) of the Evanston Zoning Ordinance. These provisions conflict with the provisions of §6-19-7(M)(4) which states “*Internal illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign.*” Even though Evanston’s ordinance prefers shielded silhouette lighting for wall signs, staff has indicated that a variation may be required.

In addition, the applicant seeks to construct an additional freestanding sign facing the Orrington Avenue frontage identifying UL’s tenancy in the building. Since an existing freestanding sign is located near the two-story commercial building at the far northern end of the premises approximately 230 feet north of the proposed sign location, a second sign along the Orrington Avenue frontage requires a variation from § 6-19-9(B)(1).

The additional signage proposed by the applicant increases the total signage area for the premises to 793.95 square feet with 53.1 % of that signage area attributed to the potential tenant who would occupy 17% of the gross floor area both conditions (area and proportionality) require a variation from § 6-19-8(D)(2). The following addresses the questions related to the standards for approval of variations contained in the application document.

- 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?*

1603 Orrington is the currently the tallest commercial structure in Downtown Evanston. It rises to a height of 270 feet and contains $\pm 307,000$ RSF of office space. While the building was originally constructed as a corporate headquarters for State National Bank it has been a multi-tenant office property since the mid 1970's. The size and multi-tenant nature of the office property all but preclude the ability to comply with requirement that the tenant occupy the building from the second floor to the top story.

The subject property was approved as a Planned Unit Development in 1966 including a 20-story office building with a plaza opposite Fountain Square, an underground parking garage, a courtyard, a second commercial building on Orrington Avenue, and a drive-thru bank on Davis Street. While the 270 foot structure is a visible object from all directions it only has frontage on a public thoroughfare for its south elevation (Davis Street) and its west elevation (Orrington Avenue). This configuration precludes compliance with the ordinance standard for a Tall Building Identification Sign on its north-facing elevation which provides visibility from Northwestern University and Metra Union Pacific North Line and CTA Purple Line carrying in excess of 40,000 weekday passengers.

As mentioned earlier, 1603 Orrington Avenue rises to a height of 270 feet. Its north and south elevations are approximately 47,500 square feet in area. Evanston's Zoning Ordinance limits Tall Building Identification Signs to 100 square feet which is 2/10ths of one percent of the façade area. Given the tenant's logo configuration, the letter size for a 100 square foot sign would be $\pm 42''$ which would only have visual impact up to 420 feet away. Considering the building height of 270 feet, the 100 square foot limit severely reduces the effectiveness of a Tall Building Identification Sign on the subject property.

Based on the foregoing, in general, it is the sheer size and height of the 1603 Orrington Avenue building than creates a legitimate practical difficulty in complying with the letter of the sign ordinance standards contained in §6-19-9(A) of the Evanston Zoning Ordinance.

With respect to the variation from §6-19-7(M)(4) regarding illumination, the subject property is one of the premier office properties in Downtown Evanston. Constructed in the late 1960's it is a premium example of modern architecture and is an iconic structure that anchors the downtown core. The high-quality Tall Building Identification Signs proposed are appropriate for the property and strict application of the cited standard would result in a lesser quality signage program that would be inappropriate for a building of this stature.

With respect to the additional freestanding sign on Orrington Avenue, as mentioned earlier, the subject property was approved as a multi-building planned unit development on a large downtown site. With nearly 400 feet of frontage on Orrington Avenue and 210 feet of frontage on Davis Street the site occupies nearly two acres. It is one of the largest development parcels in Downtown Evanston. The existing freestanding sign on Orrington Avenue is located near the northernmost two-story commercial building and is remote and not visible from the main entry to the 1603 Orrington Avenue building. The proposed freestanding sign is ± 230 feet away from the existing sign. The size of the site, the length of the Orrington Avenue frontage (397 feet) and the fact that there are multiple structures on the premises that require identification signage at the pedestrian level create a practical difficulty in complying with the prohibition on multiple freestanding signs contained in §6-19-9(B)(1).

Finally, with respect to the area and proportionality standards contained in § 6-19-8(D)(2), the size of the site, the fact that there are multiple structures on the site, and bulk and height of the 1603 Orrington building all contribute to creating a practical difficulty in complying with the 500 square foot area limitation contained in § 6-19-8(D)(2) while providing an acceptable and competitive signage program for a large scale credit tenant like ULSE.

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.*

In general, signage has little potential to have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties. Signage does not increase traffic congestion, noise, vibration, particulate matter, danger of fire or explosion, hours of operation, etc. Its land use impacts are minimal outside of aesthetic concerns.

The subject property is separated from all nearby properties by either a full road right-of-way (66 feet on Davis Street/100feet on Orrington Avenue) or a public alley (20 to 24 feet). The only adjacent property is that to the north which is improved with the seven story Library Plaza building comprised of ground floor commercial with residential condominiums above. The proposed signage will not be visible from the adjacent building and there will be no other impacts that could affect its use, enjoyment, or property values. The only other residential structures nearby are the Park Evanston Apartments to the east, a 24-story 236-foot rental building located at 1630 Chicago Avenue, and Sherman Plaza to the west, a 25-story 276 foot condominium building located at 807 Davis Street. The nearest residential unit in the Park Evanston is ± 200 feet away and 25 feet below the north-facing sign at an oblique angle to the signs surface. The vast majority of units in the building will not be able to see the proposed building signage. The nearest residential unit in Sherman Plaza is ± 300 feet away and also at an oblique angle to the south-facing building signage. As was the case with the Park Evanston, the vast majority of units in Sherman Plaza will not be able to see the proposed building signage. It should also be noted that pursuant to Evanston Ordinances, any sign illumination will be extinguished after 11:00PM.

Furthermore, the proposed signage program is understated, tasteful and contains no offensive messaging. The Tall Building Identification Signage is of a higher quality than standard internally illuminated signage and the additional freestanding sign on the Orrington Avenue frontage is more than 230 feet away from the existing freestanding sign on the same frontage. Both signs cannot be seen at the same time.

Given the foregoing, there is nothing about the signage program, from a land use perspective, that would have a substantial adverse impact on the use, enjoyment, or property values of adjoining or nearby properties.

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.*

The applicant/owner of the property has seen a significant reduction in income due to the COVID-19 global pandemic and the resultant decline in office demand and occupancy due an emerging preference for a hybrid work environment. Current vacancy rates at 1603 Orrington Avenue are above 30% with approximately 97,000 square feet of available office space. The potential tenant – ULSE – is in the process of a rebranding strategy and places a high priority on being able to communicate their identity through building identification signage. Strict application of the City’s sign ordinance standards would prohibit a reasonable signage program as proposed and could cause ULSE to seek office space elsewhere in the north suburban office market that may offer greater visibility via expressway frontage and more liberal sign ordinances. The loss of a potential anchor tenant – ULSE proposes to lease $\pm 53,000$ square feet in a seven-year lease– due to the strict

application of the ordinance standard would result in a significant particular hardship for the owner/applicant as distinguished from a mere inconvenience.

3. *Either...*

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

The proposed signage program and the requested variations are not exclusively based upon a desire to extract additional income from the subject property. The variations do not increase leasable or saleable area or allow additional (or any) dwelling units or parking spaces on the site. The applicant seeks only to provide the required level of amenity in the form of Building Identification Signage in order to secure a large-scale corporate tenant and compete in the North Suburban Office Market.

With respect to public benefits, the securing of a major tenant in the most identifiable building in Downtown Evanston that will occupy ±53,000 square feet of vacant office space and plans to bring more than 200 jobs to the central business district generating significant indirect benefits to the local economy and cannot be ignored. The fact that the enterprise of which the proposed tenant is a part of –Underwriters Laboratories– is one of the most established and well-respected providers of public safety services should not be overlooked. Furthermore, the signage proposed – in particular, the Tall Building Identification Signage – telegraphs the message that Downtown Evanston is a desirable destination for corporate headquarters. All these positive impacts provide a public benefit listed in §6-3-6-3(G) which identifies supporting “business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.”

4. *The alleged difficulty or hardship has not been self-created.*

In general, the practical difficulty in complying with the listed signage regulations is caused by the unusual size, bulk, scale and configuration of the subject property, and the office market conditions that require building identification signage for large scale corporate tenants. Neither of these conditions were created by the applicant.

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

The applicant has explored numerous signage schemes experimenting with size, number and placement of the Tall Building Identification Signs. The current proposed scheme represents a compromise solution that is acceptable to the proposed tenant and is understated and reasonable even though it requires several variations due to the size of the site, the scale of the structure and the configuration of the existing site plan. Reducing the size of the additional signage to comply with ordinance standards for area would result in signage that would be too small to read from a distanced or have any visual impact. Even then, variations would still be required due to the site configuration and limited frontage on public ways.

CREDENTIALS OF PLANNER GEORGE KISIEL, AIA, AICP

GEORGE V. KISIEL, AIA, AICP

PROFESSIONAL EXPERIENCE

Okrent Kiesel Associates, Inc.

President 2015—Present

Okrent Associates, Inc. 1982—2015 Director of Planning/Vice President, 1987—2015

Project Planner, 1982—1987

PROFESSIONAL LICENSES/CERTIFICATIONS

Licensed Architect, State of Illinois #001-014612

Certified Planner, #013708

ASSOCIATIONS/ORGANIZATIONS

American Institute of Certified Planners

American Institute of Architects

American Planning Association

EDUCATION

University of Illinois, Chicago, Master of Urban Planning and Policy 2009

University of Illinois, Chicago, Bachelor of Architecture, 1989

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting

Lake Meadows Master Plan

Chicago, IL

Master Plan

70 Acres

Cabrini Green Hope VI Redevelopment (pending)

Chicago, IL

Master Plan

10 Acres

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting (continued)

Prince Abdulaziz Bin Mousaed Economic City

Ha'il, Saudi Arabia

Master Plan Consulting and Development Control Regulations

New City for 100,000 residents

South Of Shamkha

Abu Dhabi, UAE

Master Plan Consulting and Development Guidelines

New City for 130,000 residents

City of Chicago Retail Study

Chicago, IL

Analysis of Existing Retail Development

Abu Dhabi Capital City District

Abu Dhabi, UAE

Master Plan Consulting, Retail Demand Analysis, Development Guidelines for Emirati Neighborhood

New neighborhood for ±25,000 residents

Emerald Gateway

Abu Dhabi, UAE

Development Guidelines and Development Manual

88 Highrise Building Sites

Rockwell Gardens Hope VI Redevelopment

Chicago, IL

Master Plan

17 Acres

Louis Armstrong New Orleans International Airport

Kenner LA

Highest and Best Use Study: Master Plan for Redevelopment

1700 Acres

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting (continued)

Mohammed Bin Zayed City

Abu Dhabi, UAE

Development Guidelines Income Equalization Modeling and Development Manual

298 Highrise Building Sites

Windham Lakes Business Park Master Plan Studies

Romeoville, IL

Master Plan Studies

500 Acres

Northern Illinois Gas Co. Headquarters Master Plan

Naperville, IL

Corporate Campus Master Plan

105 Acres

West Loop Gate Master Plan

Chicago, IL

Urban area master plan

450 Acres

Illinois Medical District GIS Support/Master Plan

Chicago, IL

Urban Medical District Master Plan and GIS

560 Acres

Lake Calumet Airport

Chicago, IL

Planning & Policy Studies: 3rd Airport

2000+ Acres

O'hare International Airport

Chicago, IL

Planning Studies for Collateral Development

3000+ Acres

SELECTED PROJECT EXPERIENCE

Expert testimony: Administrative Review

Near North Multiple Property District

Chicago Landmarks Proceeding: Defense against inclusion in historic district
9 E. Huron St
Chicago, IL

161 E. Erie St

Chicago Landmarks Proceeding: Defense against individual landmark status
161 E Erie St
Chicago, IL

Acreage Holdings

Special Use Proceeding: Adult Use Cannabis Dispensary
810 W. Randolph St.
Chicago, IL

MedMen LLC

Special Use Proceeding: Adult Use Cannabis Dispensary
1001 W North Ave.
Chicago, IL

MOCA LLC

Special Use Proceeding: Adult Use Cannabis Dispensary
216 W Ohio St.
Chicago, IL

61 East Banks (1320 N. Lake Shore Drive)

Planned Development Proceeding: Mid-rise Residential
LAke Shore Drive at Banks St.
Winnetka, IL

One Winnetka

Planned Development Proceeding: Mixed Use T.O.D.
Lincoln Ave. at Elm St.
Winnetka, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Administrative Review (continued)

Roascrans Lakeview

Special Use Proceeding: Group Home/Medical Offices
Ashland Ave. at Waveland Ave.
Chicago IL

Wolf Point

Special Use Proceeding: High-rise Mixed Use Office/Residential
Intersection of N. and W. Branch Chicago River
Chicago IL

Mather Lifeways

Planned Development/Historic Preservation Process: CCRC
Hinman Ave. at Davis St.
Evanston, IL

Church St. Plaza

Planned Development Process: Mixed Use
Church St. at Maple Ave
Evanston, IL

Columbus Hospital Redevelopment

Planned Development Process: High-rise Residential
Lakeview Ave. at Deming Pl.
Chicago, IL

Latin School Of Chicago

Planned Development Process: School Addition
North Ave. at Clark St.
Chicago, IL

840 N. Lake Shore Drive

Planned Development Process: High-rise Residential
Lake Shore Dr. at Chicago Ave.
Chicago, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Litigation

City of Chicago vs. Eychaner

Condemnation Trial: Highest & Best Use/Reasonable Probability of Re-zoning (pending)

Grand Ave. at Jefferson St.

Chicago, IL

City of Chicago v. American National Bank et al

Condemnation Trial: Highest & Best Use

Fullerton Ave. at Elston Ave.

Chicago, IL

IDOT vs. Benderson

Condemnation Trial: Highest & Best Use (pending)

IL Route 59

Naperville, IL

IDOT vs. CTLT Trust (Anderson)

Condemnation Trial: Highest & Best Use (pending)

IL Route 59

Naperville, IL

IDOT vs. GreatBanc Trust (Petey's II)

Condemnation Trial: Highest & Best Use (pending)

159th St. at LaGrange Rd.

Orland Park, IL

Hanna vs. City of Chicago

Arlington Demming/East Village Historic District Challenge (pending)

N. Winchester Ave., N. Wolcott Ave., N. Honore St., and N. Hermitage Ave.

Chicago, IL

United States ex rel Albert C. Hanna vs. City of Chicago

Qui Tam Trial: Affordable Housing (pending)

Chicago, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Litigation (continued)

DWG v. LCDOT Saddlebrook Farms

Condemnation Trial: Highest & Best Use
Il Route 60 at Peterson Rd.
Lake Co., IL

LCDOT v. Chicago Title & Trust/Krilitch et al

Condemnation Trial: Highest & Best Use
Quentin Rd. near Rand Rd.
Lake Co., IL

City Of Chicago vs 2600 Sacramento Corporation

Condemnation Trial: Highest & Best Use
26th St at California Ave.
Chicago, IL

Village Of Woodridge vs Board Of Education, High School District 99

Condemnation Trial: Highest and Best Use
75th St. at Woodridge Dr.
Woodridge, IL

1350 Lake Shore Associates vs City Of Chicago

Zoning Trial
Lake Shore Drive at Scott St.
Chicago, IL

Hanna vs City of Chicago

Zoning Trial (SD19)
N. Lincoln Ave.; W. North Ave.; N. Halsted st.; and W. Fullerton Ave.
Chicago, IL

Hanna vs City of Chicago

Zoning Trial (Deming)
W. Fullerton Ave; N Orchard St.; W. Deming Pll.; and N. Clark St.
Chicago, IL

EXHIBIT B: PLAT OF SURVEY

CHICAGO GUARANTEE SURVEY COMPANY
 A Division of
PLCS Corporation
 LICENSE NO. 06-00532
 PROFESSIONAL LAND SURVEYORS
 4350 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (312) 986-9445 FAX: (312) 986-9579 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

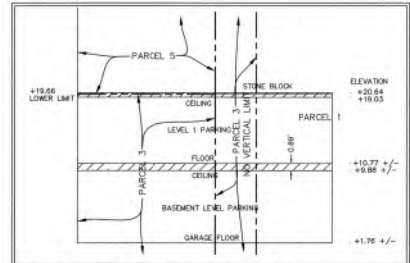
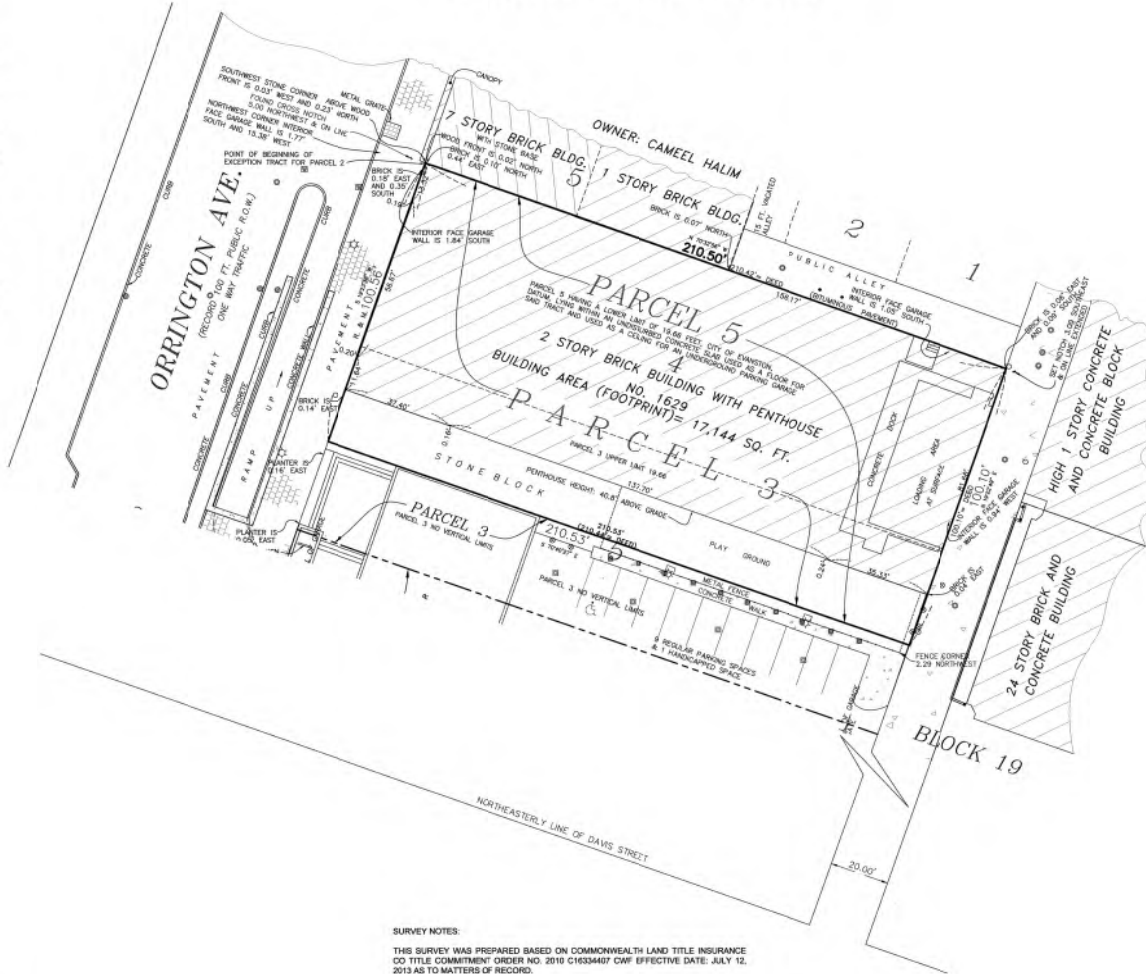
LEGEND

- ⊙ Storm Cell
- ⊙ Water Valve Vault
- ⊙ Water Pole Vault
- ⊙ Electric Meter
- ⊙ Electric Light Pole
- ⊙ Electric Traffic Signal
- ⊙ Parking Meter
- ⊙ Electric Traffic Vault
- ⊙ Fire Pole
- ⊙ Gas Pole
- ⊙ Drain



PARCEL 3:
 LOT 4 AND LOT 5 IN BLOCK 19 IN EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOTS 4 AND 5 IN BLOCK 19 INCLUDED IN THE FOLLOWING PARCEL THAT PART OF LOTS 4 AND 5 TAKEN AS A SINGLE TRACT IN BLOCK 19 IN EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.96 FEET TO THE NORTH FACE AND ITS EXTENSION OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.86 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

PARCEL 5:
 THAT PART OF LOTS 4 AND 5, TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.96 FEET TO THE NORTH FACE AND ITS EXTENSION OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.86 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.



DETAIL OF GARAGE ELEVATIONS — NOT TO SCALE
 (LOOKING SOUTHEASTERLY)

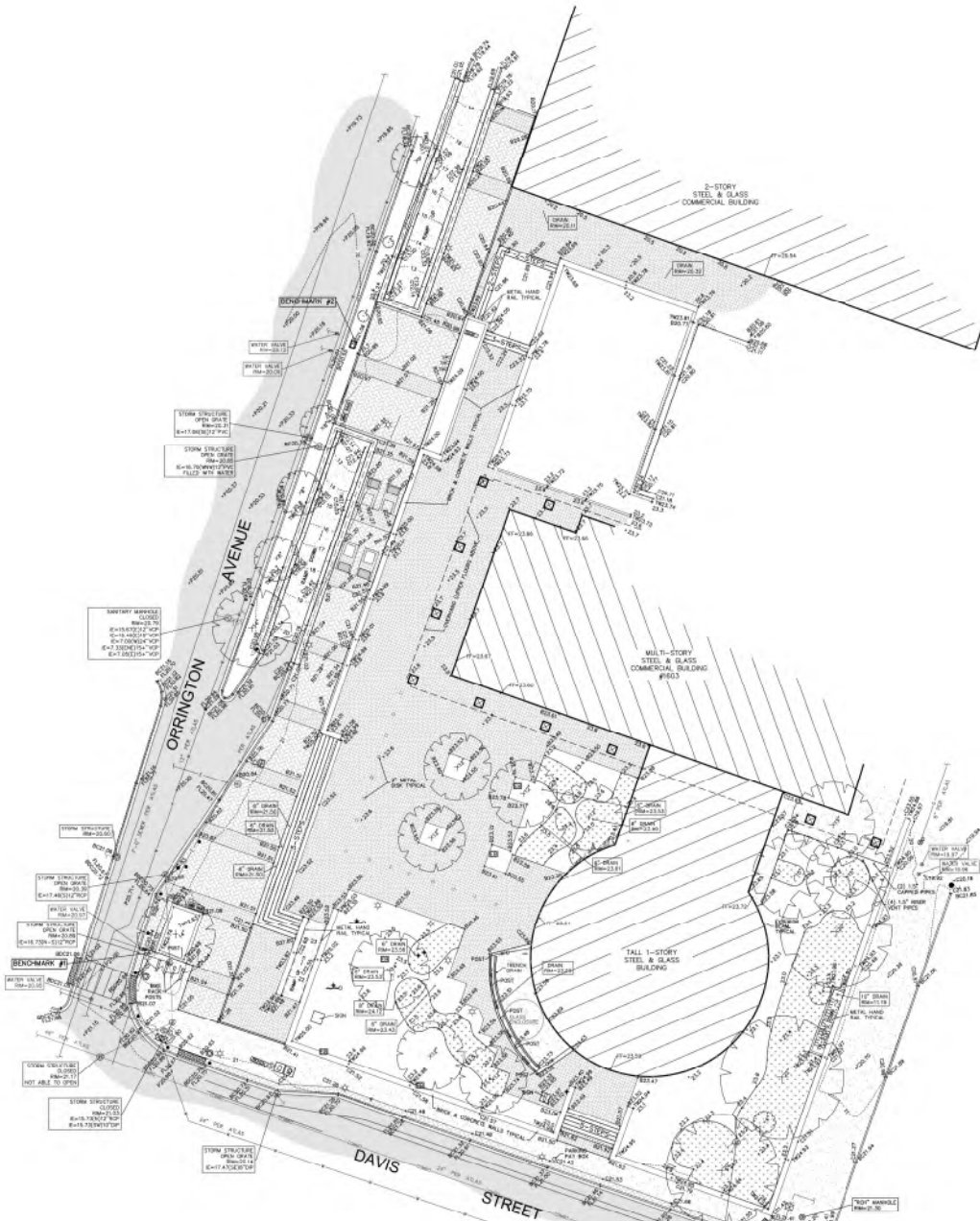
REVISED SEPTEMBER 16, 2013
 RECERTIFIED TO ALTA AUGUST 1, 2013 FOR INVESTCORP INTERNATIONAL
 PER ORDER #2013-18129
 REVISED APRIL 19, 2013 [RJT]
 REVISED WITH TITLE APRIL 16, 2013 PER ORDER #2013-17671 [RJT]

ORDERED BY	LOWE ENTERPRISES REAL ESTATE GROUP	CHECKED BY	DMW
ADDRESS	432 S HIGH STREET AVENUE	DATE	3/1/13
CHICAGO GUARANTEE SURVEY COMPANY			
P.L.C.S. CORPORATION			
LICENSE NO. 06-00532			
4350 NORTH ELSTON AVENUE, CHICAGO, IL 60630			
TELEPHONE: (312) 986-9445 FAX: (312) 986-9579 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO.	DATE	SCALE	PLAT NO.
2013-17472-001	MARCH 1, 2013	1"=60'	2 OF 2

SURVEY NOTES:
 THIS SURVEY WAS PREPARED BASED ON COMMONWEALTH LAND TITLE INSURANCE
 CO TITLE COMMITMENT ORDER NO. 2010 C16334497 CWF EFFECTIVE DATE: JULY 12,
 2013 AS TO MATTERS OF RECORD.
 SEE PAGE 1 FOR SCHEDULE B ITEMS.
 Note R & M denotes Record and Measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by
 same and at once report any differences BEFORE damage is done.
 For easements, building lines and other restrictions not shown on survey plat refer to your
 abstract, deed, contract, title policy and local building line regulations.
 NO dimensions shall be assumed by scale measurement upon this plat.
 Unless otherwise noted hereon the Bearing, Elevation Datum and Coordinate Datum if
 used is ASSUMED.
 COPYRIGHT CHICAGO GUARANTEE SURVEY COMPANY 2013 "All Rights Reserved"

TOPOGRAPHIC SURVEY

GRAPHIC SCALE



LEGEND

- FOUND 7/8" O.D.I.P. (FIELD LOCATION)
- CONCRETE MARKER
- ⊕ CROSS IN CONCRETE
- SANITARY MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ CLEANSIT
- ⊙ FLARED END SECTION
- ⊙ FROGGED END FWD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PEDestal
- ⊙ ELECTRIC MARKER
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/HTF
- ⊙ UTILITY POLE W/TIF
- ⊙ SOFT POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ LIGHT
- ⊙ LIGHT POLE
- ⊙ HAND POLE
- ⊙ VALVE WALK
- ⊙ FIRE HYDRANT
- ⊙ REGULATOR CONTROL VALVE
- ⊙ POINT INDICATOR VALVE
- ⊙ SAMBLE WATER CONNECTION
- ⊙ WALK MANHOLE
- ⊙ WATER METER
- ⊙ VALVE BOX
- ⊙ B/BOX
- ⊙ SPRAWLER CONTROL VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE NETWORK INTERFACE
- ⊙ TELEPHONE MARKER
- ⊙ TELEPHONE PEDestal
- ⊙ CABLE TELEPHONE PEDestal
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ GAS WARNER
- ⊙ DOWN SPOUT
- ⊙ RAINWATER HOSE
- ⊙ MONITORING WELL
- ⊙ DATE POST
- ⊙ BOLLARD POLE
- ⊙ SIGN
- ⊙ MARIPOSA
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ WATER MAIN
- ⊙ FIRE MAIN
- ⊙ ELECTRIC LINE
- ⊙ OVERHEAD WIRES
- ⊙ TELEPHONE LINE
- ⊙ COMPRESSOR TRAILER
- ⊙ W/ADJUSTABLE DIAMETER
- ⊙ 1/2" MULTI-STEM
- ⊙ 1/2" LINE (SHOWN AS APPROXIMATE)
- ⊙ ELEVATION
- ⊙ BITUMINOUS PAVEMENT
- ⊙ CONCRETE SURFACE
- ⊙ DEPRESSED CURB
- ⊙ DRAGLE SURFACE
- ⊙ LANDSCAPE AREA
- ⊙ STONE SURFACE
- ⊙ RECREATION FACILITY
- ⊙ PARKING SURFACE
- ⊙ BRICK PAVING
- ⊙ ASPHALT
- ⊙ WOOD FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ METAL FENCE
- ⊙ METAL QUADRANT
- ⊙ OVERHEAD TRAFFIC POLE

LINE LEGEND

--- PATENT FENCE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER FROM PIPE
- T.P. = TOP OF CONCRECTION
- F.P.S. = FINISHED FLOOR SURFACE
- S.P. = SCHEDULE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.C.P. = CAST-IN-PLACE CONCRETE PIPE
- C.C. = CALCULATED BEARING OR DISTANCE
- C.S. = CALCULATED BEARING OR DISTANCE
- E. = EAST
- S. = SOUTH
- W. = WEST
- N. = NORTH
- L. = LENGTH
- R. = RADIUS
- C. = CHORD
- S.S.L. = SUBURBAN SETBACK LINE
- P.U.L. = PUBLIC UTILITY EASEMENT
- D.R. = DRAINAGE EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.S. = POINT OF SIGHT AND DRAINAGE EASEMENT
- B.O.C. = BACK OF CURB
- S.O.C. = SIDE OF CURB
- S.O.D. = SIDE OF DEPRESSED CURB
- C. = CONCRETE
- F. = FINISH
- E.W. = EDGE OF WALK
- T.P. = TOP OF PIPE
- P.L. = PROPERTY LINE
- S.O. = SIDE OF ROAD
- S.L. = SIDE LINE
- T. = TRANSVERSE
- S. = SIDEWALK
- P. = PAVEMENT

UTILITY CONTACTS

- GAS**
 CHRYSLER - NATURAL GAS
 312-424-2888
 AMERICA'S NATURAL GAS
 AMERICA'SNATURALGAS.COM
- ELECTRIC**
 312-774-7084
 S&S
 312-634-2888
 S&SPOWER.COM
- COMMUNICATIONS**
 AT&T
 312-424-2888
 AT&T.COM
- TELEPHONE**
 312-424-2888
 TELNET.COM
- WATER**
 CITY OF CHICAGO - THE BUREAU
 312-424-2888
 CHICAGO-WATERDEPARTMENT.COM
- SEWER**
 CITY OF CHICAGO - THE BUREAU
 312-424-2888
 CHICAGO-SEWERDEPARTMENT.COM
- NON-FERROUS WASTE RECYCLING DEPARTMENT - JIM SCHUBERT**
 312-424-2888
 CHICAGO-RECYCLINGDEPARTMENT.COM
- NON-FERROUS WASTE - FACILITIES MANAGEMENT**
 312-424-2888
 CHICAGO-FACILITIESMANAGEMENT.COM
- SOIL - JOE GIBBERN**
 312-424-2888
 CHICAGO-SOILDEPARTMENT.COM

BENCHMARKS

- REFERENCE BENCHMARK #1**
 CITY OF CHICAGO BENCHMARK #2
 1511 N. STATE ST. 14 FEET EAST OF CURB AND 8 FEET WEST OF SIDEWALK
 ELEVATION = 19.25
- DATA DATE IS MORE THAN THE NEW YORK 1988 ADJ.
 ELEVATION = 19.25**
- SITE BENCHMARK #1**
 SET BY T&E IN PINE FRONT AT NORTHWEST CORNER OF INTERSECTION OF STATE STREET AND ORRINGTON AVENUE
 ELEVATION = 32.67
- SITE BENCHMARK #2**
 SET ON THE NORTHWEST CORNER OF CONTROL BOX PAD ON EAST SIDE OF ORRINGTON AVENUE NORTHWEST CORNER OF TOPOGRAPHIC SURVEY
 ELEVATION = 31.00

SURVEYOR'S STATEMENT

STATE OF ILLINOIS)
 COUNTY OF LAKE) SS
 I, DANIEL W. WALTER, LICENSED PROFESSIONAL LAND SURVEYOR NO. 194-002775, LICENSE EXPIRES 4/30/21, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED UNDER THE DIRECTION OF AN LICENSED PROFESSIONAL LAND SURVEYOR ON 2/27/20. THE PROFESSIONAL SERVICE CONTAINS TO THE CURRENT BLENDED ANNUAL STANDARDS FOR TOPOGRAPHIC SURVEYING AND IS NOT A RECONSTRUCTION SURVEY.

COMPASS SURVEYING LTD.
 2631 GINGER WOODS PARKWAY, STE. 100
 BLOOMINGDALE, ILLINOIS 60010
 DANIEL W. WALTER
 LICENSED PROFESSIONAL LAND SURVEYOR NO. 33085
 LICENSE EXPIRES 11/30/2020



SCALE: 1" = 20'
 10/1

COMPASS SURVEYING LTD.
 ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
 2631 GINGER WOODS PARKWAY, STE. 100
 BLOOMINGDALE, ILLINOIS 60010
 PHONE: (815) 828-9100 FAX: (815) 828-7000 EMAIL: ADMIN@COMPASSSURVEYING.COM

PROJECT
 1603 ORRINGTON AVENUE
 EVANSTON, IL

CLIENT
 CALICH DESIGN GROUP
 4322 N. LINCOLN AVENUE
 CHICAGO, ILLINOIS

NO.	REVISIONS	DATE	BY

DATE: 2/27/20 PC CS DRAWN BY: NRA CHECKED BY: DW BOOK: 549 PG: 53-54

UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORDS, FIELD SURVEY, AND OTHER AVAILABLE INFORMATION. COMPASS SURVEYING LTD. DOES NOT WARRANT THE ACCURACY OF THE LOCATION OF UTILITIES SHOWN AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY WORK DONE IN RELIANCE ON THIS SURVEY. THE LOCATION OF UTILITIES SHOWN ARE IN THE EXACT LOCATION POSSIBLY FROM AVAILABLE INFORMATION. NO ASSURANCE IS MADE THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION. COMPASS SURVEYING LTD. IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY ANY WORK DONE IN RELIANCE ON THIS SURVEY.

811
 How to report below:
 Call before you dig

J:\Projects\2020 Projects\10.0047\10.0047_topo.dwg

EXHIBIT C: BUILDING EXTERIOR

DECK SLAB
ELEV. 1400'-00" ▲

MECHANICAL
FLOOR
ELEV. 1300'-00" ▲

PERFORMANCE FLOOR
ELEV. 1200'-00" ▲

DECK SLAB
ELEV. 1100'-00" ▲

STRUCTURAL
DECK

18" STAINLESS STEEL FABRIC @ 18" x 18" O.C.

10" CONCRETE FLOOR
ELEV. 1000'

DECK SLAB
ELEV. 1000'-00" ▲

DECK SLAB
ELEV. 1100'-00" ▲

DECK SLAB
ELEV. 1200'-00" ▲

DECK SLAB
ELEV. 1300'-00" ▲

DECK SLAB
ELEV. 1400'-00" ▲

STRUCTURAL DECK @ 1000'

MECHANICAL FLOOR
ELEV. 1300'

PERFORMANCE FLOOR
ELEV. 1200'

DECK SLAB
ELEV. 1100'

DECK SLAB
ELEV. 1000'

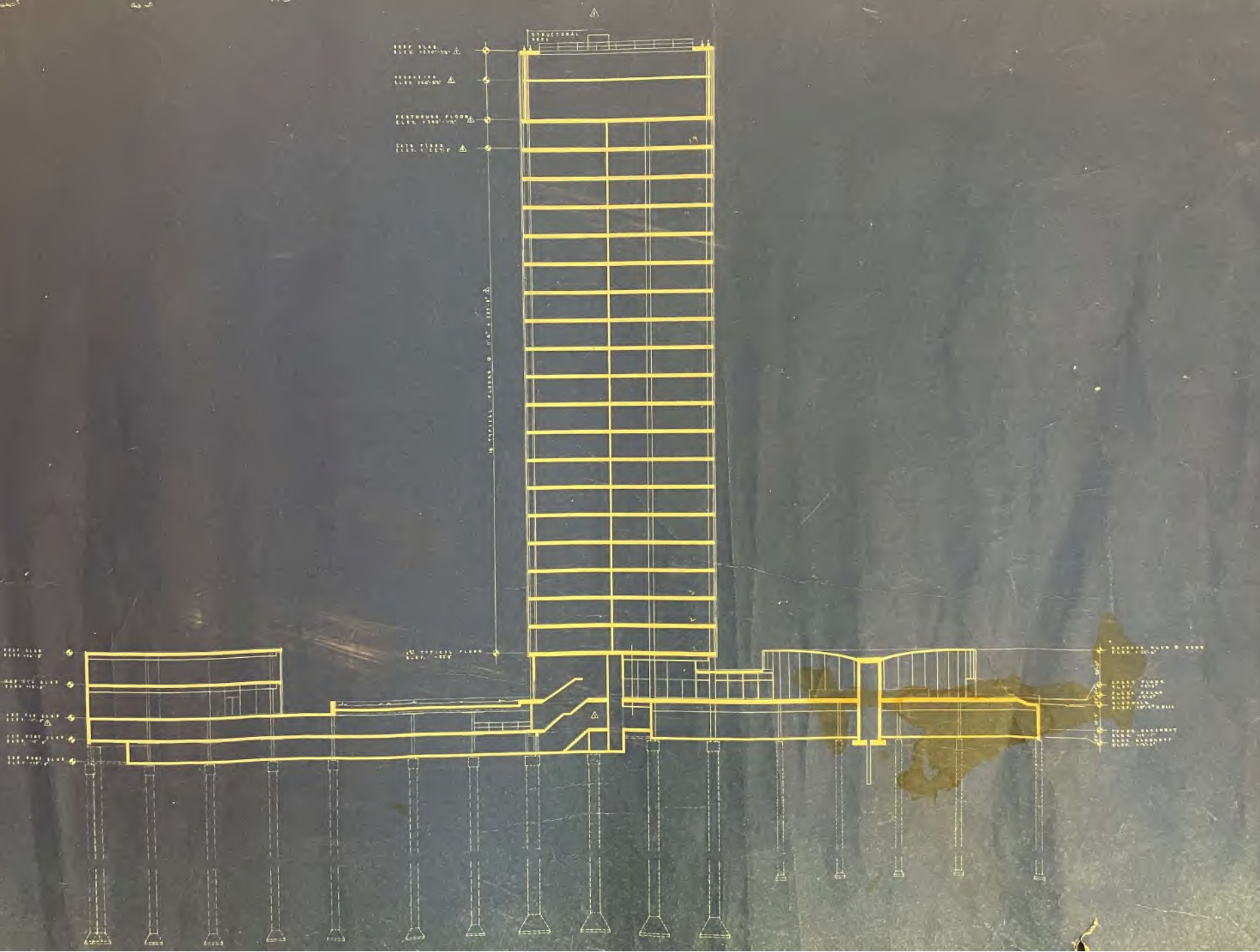
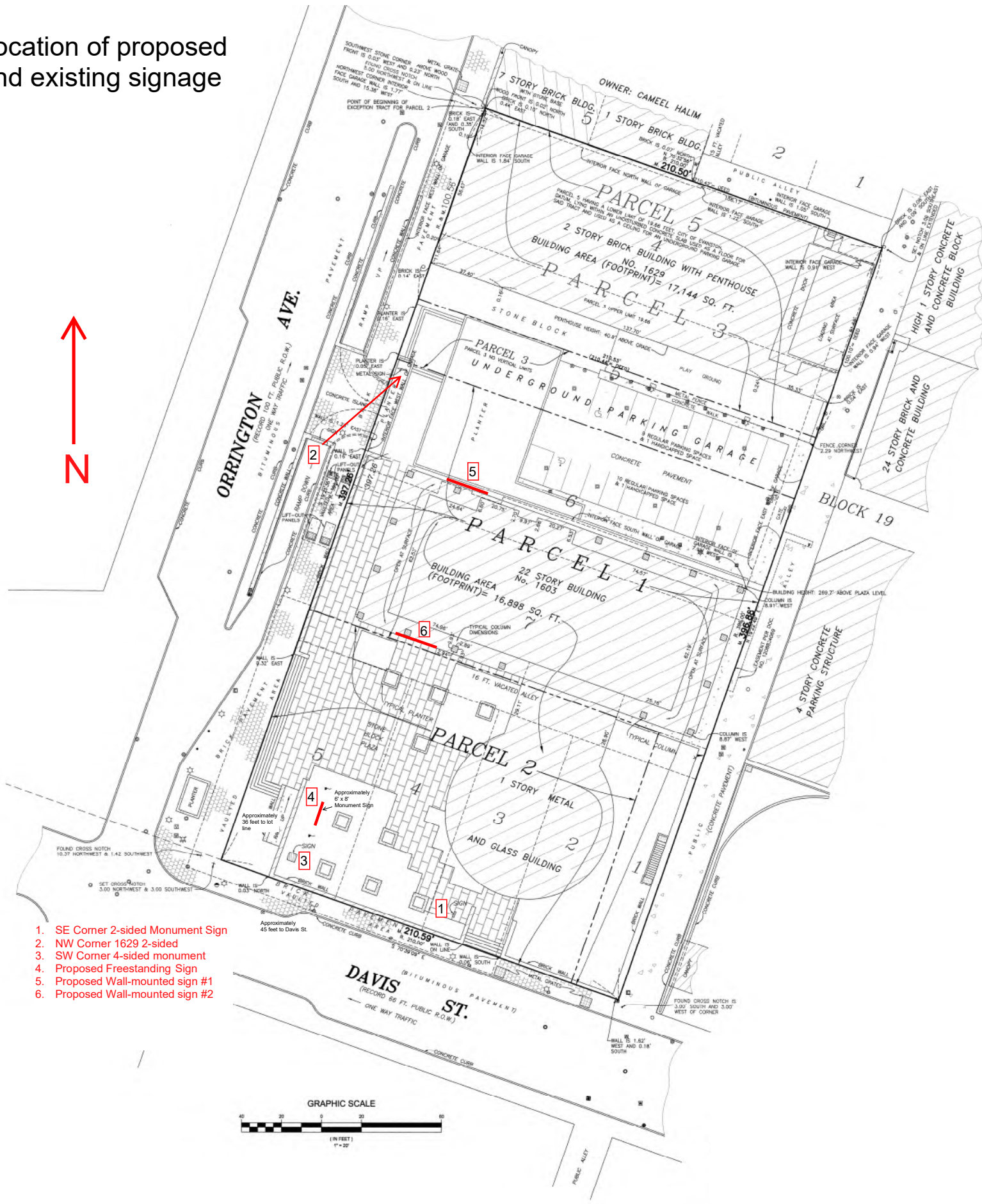


EXHIBIT D: GRAPHIC DRAWINGS OF PROPOSAL

Location of proposed and existing signage

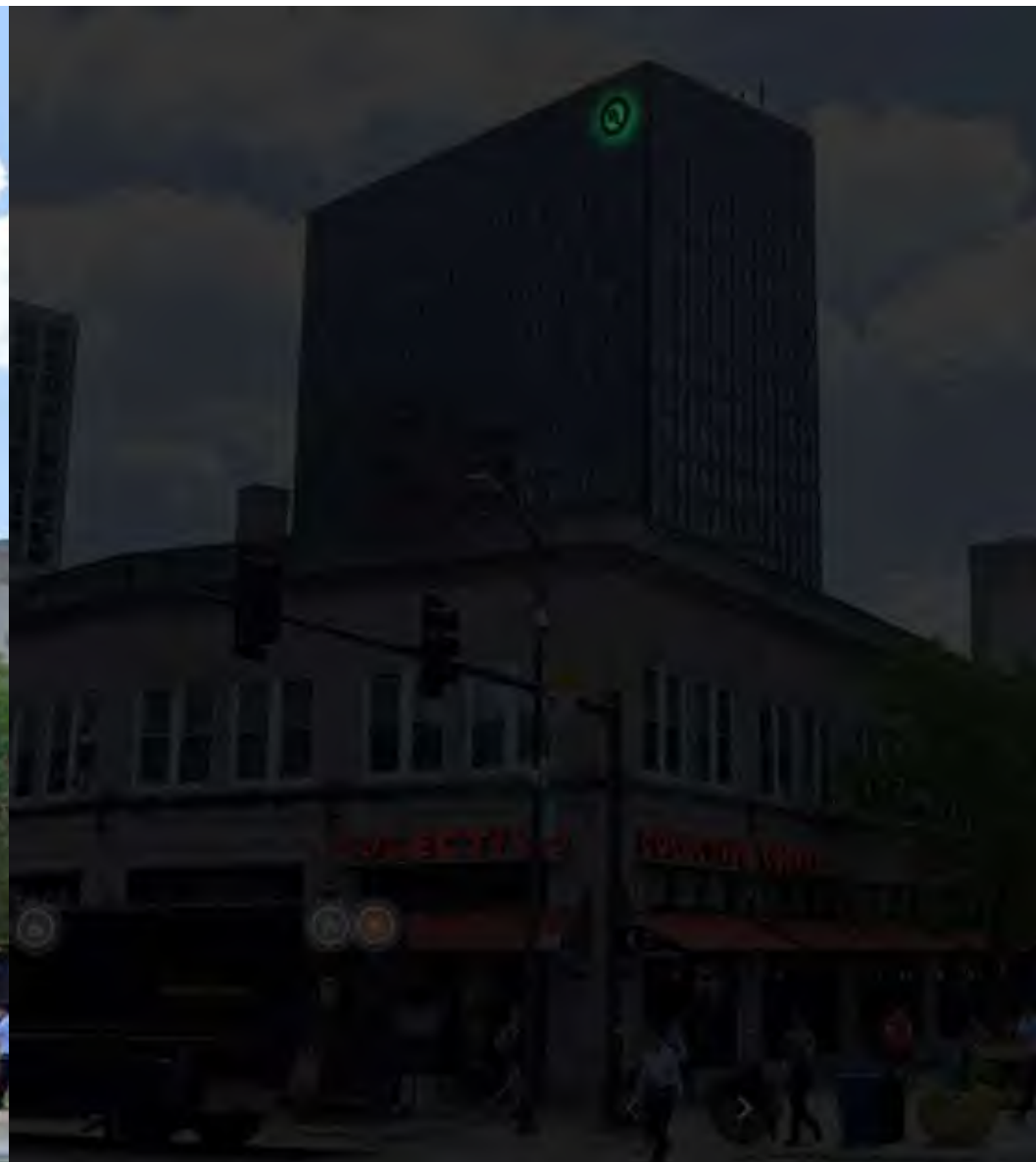


- 1. SE Corner 2-sided Monument Sign
- 2. NW Corner 1629 2-sided
- 3. SW Corner 4-sided monument
- 4. Proposed Freestanding Sign
- 5. Proposed Wall-mounted sign #1
- 6. Proposed Wall-mounted sign #2

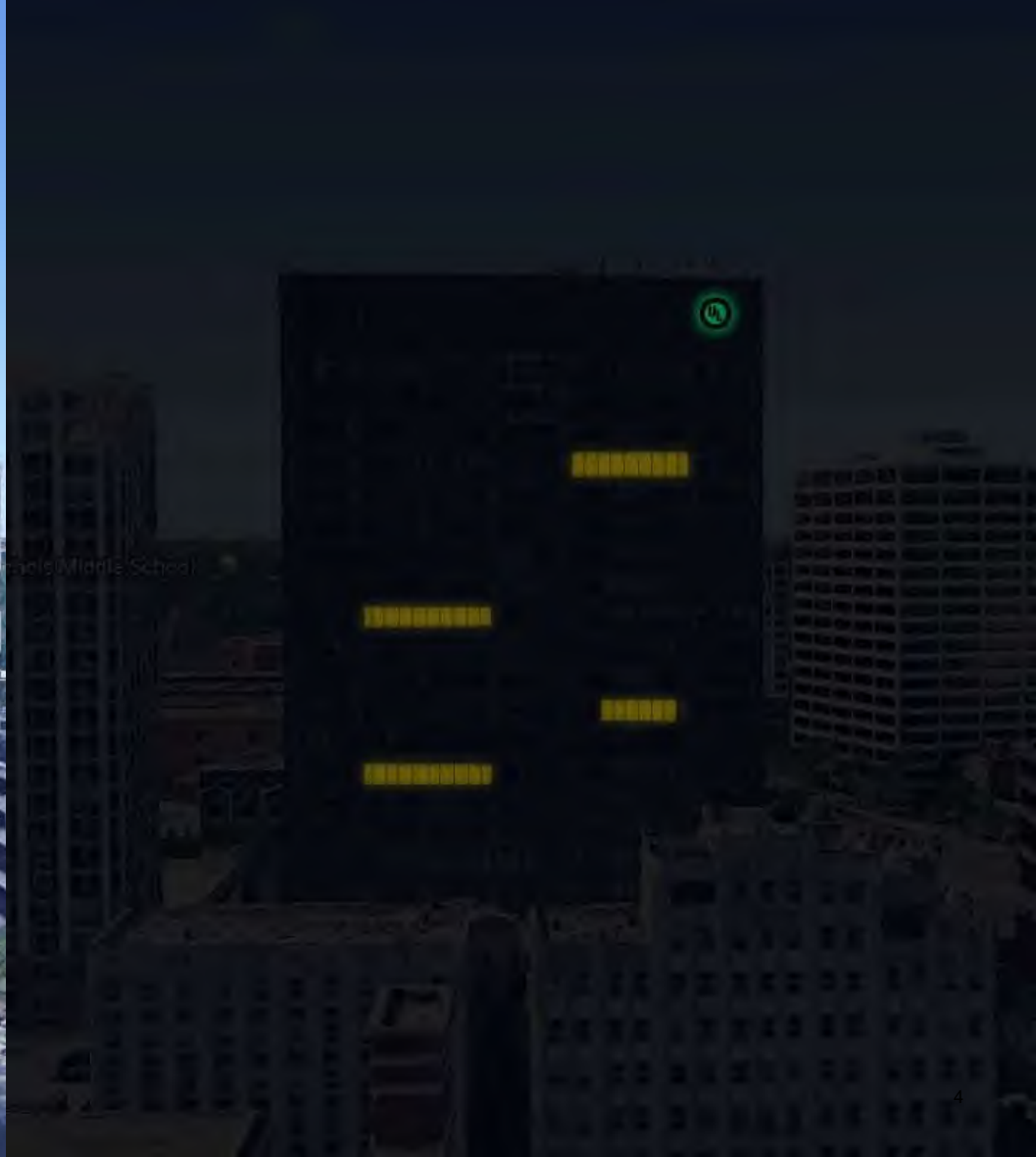
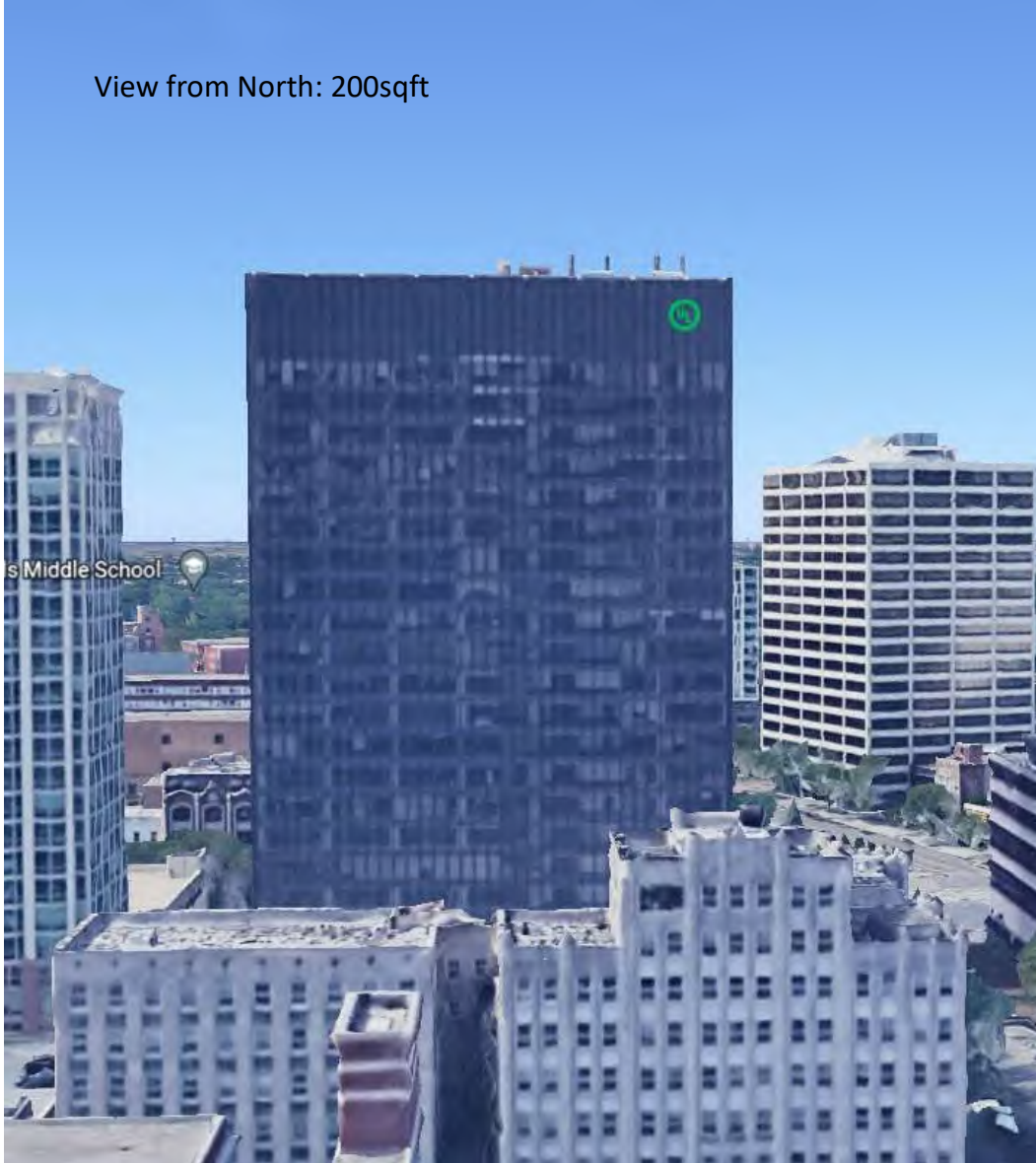
Close-up view from Southwest: 200sqft



View from Northwest: 200sqft



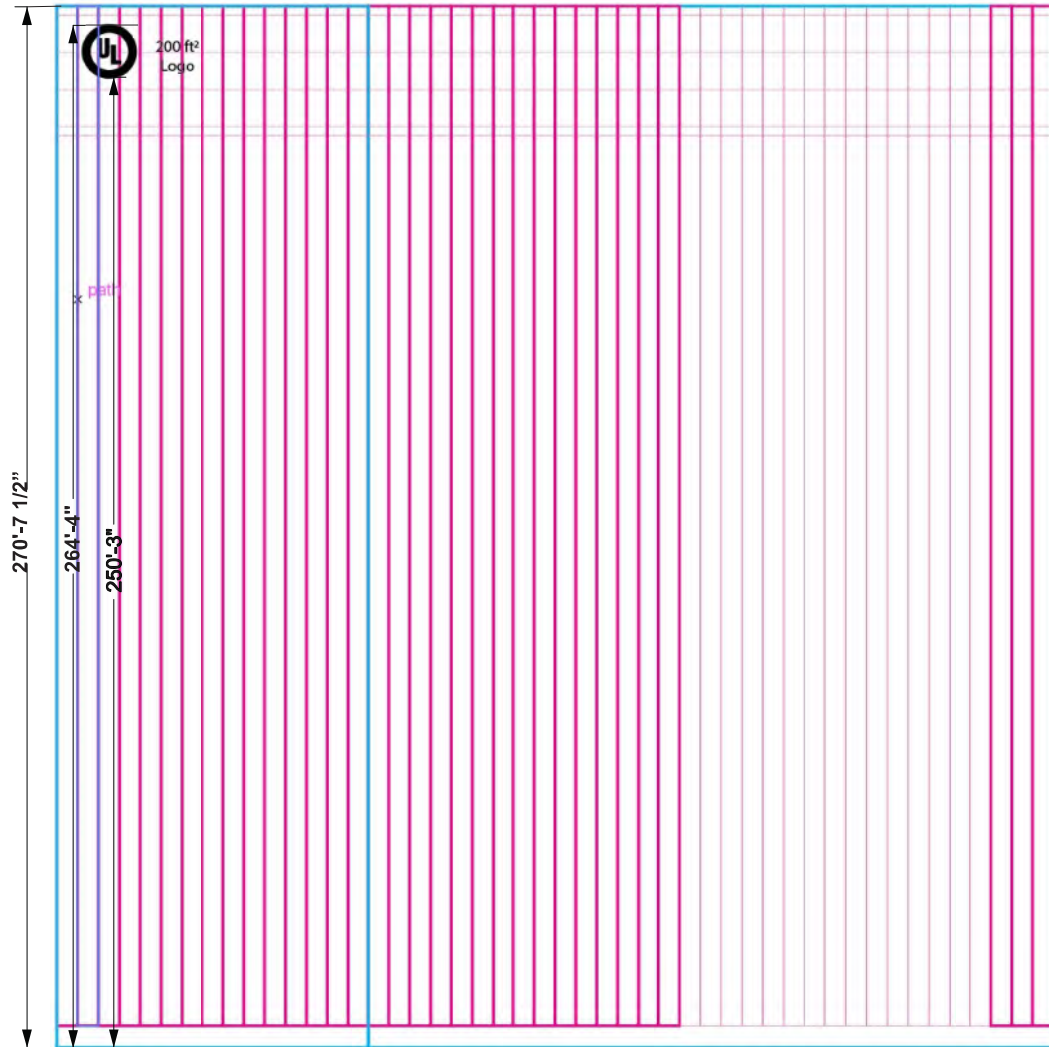
View from North: 200sqft



Elevation
(Estimated dimensions)

***Size estimates:**

- 200 square foot symbol only = 14.125'w X 14.125'h



* ALL MEASUREMENTS ARE ESTIMATES ONLY. DETAILED ENGINEERING DRAWINGS WILL BE REQUIRED.



proposed layout

This document is owned by and the information contained in it is proprietary to Poblocki Sign Company, LLC. By receipt hereof, the holder agrees not to use the information, disclose it to any third party or reproduce this document without the prior written consent of Poblocki Sign Company, LLC. Holder also agrees to immediately return this document upon request by Poblocki Sign Company, LLC.

This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

Project

Underwriters Laboratory

Evanston, Illinois

Scale: NTS

Original Page Size: 11" x 17"

Notes
CONCEPT ONLY - NOT READY FOR ESTIMATING

Revisions

REV	DESCRIPTION	BY	DATE

Rep: Katie Conroy Orig. Date: 10/13/22
 Drawn By: Sarah Biagianni

Sign Loc. No. .

MON-01
 D/F Monument
 Sign Type

94905 **CO1**
 OPP - Project - Job No. Design

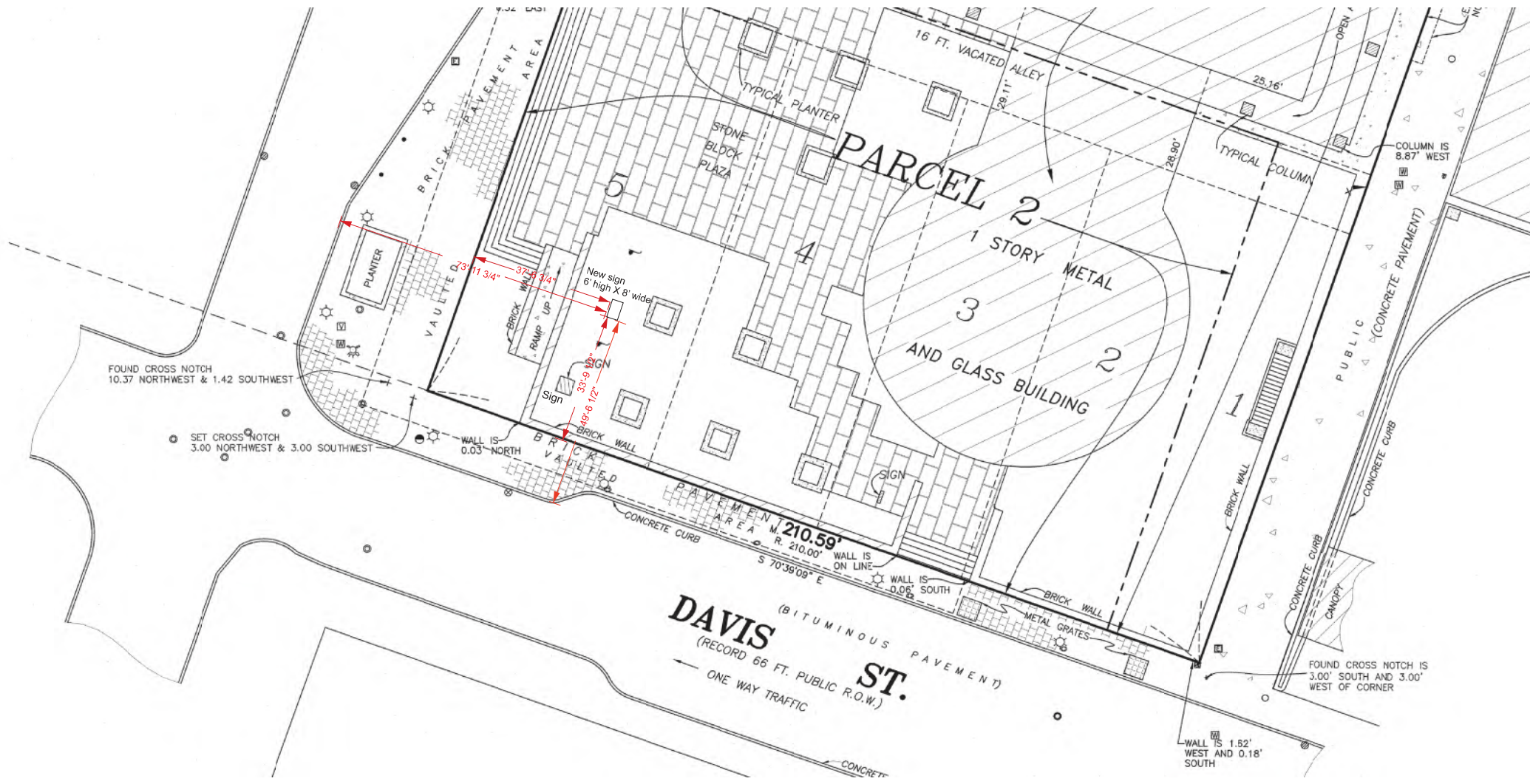
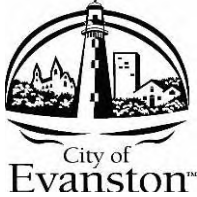


EXHIBIT E: NON-COMPLIANT ZONING ANALYSIS



Zoning Analysis Summary

Case Number:

Case Status/Determination:

22ZONA-0203 (Signs)

Non-compliant

Proposal:

4 new permanent signs, including 1 freestanding sign, 2 wall signs, and 1 additional unidentified sign type

Site Information:

Property Address	1603 Orrington Ave	Zoning District	D3
Overlay District:	None	Preservation District:	None

Applicant	Donna J. Pugh
Phone Number	(312) 832-4596

Katie Ashbaugh 10/13/2022

Signature

Date

Zoning Section	Comments
Sec 6-19-9(A)(6)	Tall Building Identification Sign – Occupant must occupy between 2 nd and top stories in building 6 stories or taller; occupant only occupies 17% of GSF of building. <u>Major Variations may be required for each sign. (2)</u>
Sec 6-19-9(A)(6)	Tall Building Identification Sign – Sign area is limited to 100 s.f.; proposed signs are both 200 s.f. <u>Major Variations may be required for each sign. (2)</u>
Sec 6-19-9(A)(6)	Tall Building Identification Sign – Wall signs are required to be parallel to a public thoroughfare. One sign is proposed on the north façade which is perpendicular to Orrington Avenue. <u>Major Variation may be required for sign on north elevation. (1)</u>
Sec 6-19-7(M)(4)	General Standards – Internal Illumination – Internal illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign. The photo-simulations show light spillage outside of the lettering and graphic elements of the sign. <u>Major Variations may be required for each sign. (2)</u>
Sec 6-19-9(B)(1)	Freestanding Sign – Location – Only 1 freestanding sign is permitted per frontage per premises; 2 freestanding signs are proposed along the Orrington Avenue frontage. <u>Major Variation may be required (1)</u>
Sec 6-19-8(D)(2)	Area and Measurement Standards - Sign Area Limitation – The total combined surface area of all signs on a premises is 500 s.f.; 345.95 s.f. is existing;

	843.95 s.f. is proposed. <u>Major Variation may be required (1)</u>
Sec 6-19-8(D)(2)	Area and Measurement Standards - Sign Area Limitation – The maximum permitted surface area per occupant shall be proportional to the ratio of floor area the occupant occupies on the premises; occupant indicates they have 17% of the GSF of the building; occupant proposes 53.1% of total proposed sign area or 448 s.f. <u>Major Variation may be required (1)</u>

General Comments:

1. Please update renderings and site plan to illustrate the proposed location, sign type, sign height, and sign size for the future restaurant sign.

Alternatives:

1. Revise proposed signs to comply with above cited provisions.
2. Apply for a Unified Business Center comprehensive sign plan. This requires a review at a public meeting by the Land Use Commission. The Land Use Commission as the determining body may approve, approve with conditions, or deny the sign plan.
3. Apply for 10 Major Variations. This requires review at a public hearing by the Land Use Commission, which makes a recommendation to the City Council. The City Council as the determining body may approve, approve with conditions, or deny each of the variations. They may approve all, some, or none of the variations. This process requires public notice publication in the newspaper, mailed notice to owners of property within 500 feet of the subject property, and a sign to be posted on the property prior to the public hearing.

EXHIBIT F: PROOF OF OWNERSHIP



Doc# 1815619081 Fee \$50.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2018 11:24 AM PG: 1 OF 7

WHEN RECORDED RETURN TO:

Latham & Watkins LLP
330 N. Wabash Ave., Suite 2800
Chicago, Illinois 60611
Attention: Gary E. Axelrod, Esq.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, effective as of June 1, 2018 **ORRINGTON LL, LLC**, a Delaware limited liability whose address is c/o Investcorp International, Inc., 280 Park Avenue, 37th Floor, New York, NY 10017 (herein referred to as "**Grantor**"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **GRE-GOCO ORRINGTON OWNER LLC**, a Delaware limited liability company (herein referred to as "**Grantee**"), whose address is c/o GEM Realty Capital, Inc., 900 North Michigan Ave, Suite 1450, Chicago, Illinois 60611-1575, the following described property:

Being that certain tract of land located in Cook County, State of Illinois, and being more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof by reference for all purposes, together with all of the buildings and other structures and improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor (the "**Property**"); and

Subject, however, to the exceptions to title (the "**Permitted Encumbrances**") more particularly set forth on Exhibit B attached hereto and fully made a part hereof by reference for all purposes.

TO HAVE AND TO HOLD the above-described Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, unto the said Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

[SIGNATURE ON FOLLOWING PAGE]

*(CTI, 180056902C)
1024, CSTAS60*

CITY OF EVANSTON 032996

Real Estate Transfer Tax
City Clerk's Office

PAID JUN 04 2018

AMOUNT \$ 456,500.00

Agent LB

REAL ESTATE TRANSFER TAX

05-Jun-2018



COUNTY: 45,650.00
ILLINOIS: 91,300.00
TOTAL: 136,950.00

11-18-306-005-0000 | 20180501673552 | 0-953-728-288

RB

EXECUTED effective the date first set forth above.

SELLER:

ORRINGTON LL, LLC, a Delaware limited liability company

By: *J. Michael O'Brien*
Name: J. Michael O'Brien
Title: Vice President

STATE OF New York)
) SS.
COUNTY OF New York)

I, the undersigned, a Notary Public of the County and State aforesaid, do hereby certify that J. Michael O'Brien, being the Vice President of ORRINGTON LL, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Witness my hand and official stamp or seal, this 24 day of May, 2018.

Michelle L. Kaler
Notary Public



MICHELLE L. KALER
Notary Public - State of New York
No. 01KA6289658
Qualified in New York County
My Commission Expires September 30, 2018

EXHIBIT A

LEGAL DESCRIPTION

STREET ADDRESS: 1603 AND 1629 ORRINGTON AVENUE

CITY: EVANSTON

ZIP CODE: 60201

COUNTY: COOK

PERMANENT INDEX NUMBERS:

11-18-306-005-0000

11-18-306-007-0000

11-18-306-032-0000

11-18-306-034-0000

11-18-306-035-0000

11-18-306-036-0000

PARCEL 1:

LOTS 6 AND 7 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AND LOT 1 IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL OF THE 16 FOOT VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOT 1.

PARCEL 2:

LOTS 2, 3 4 AND 5 IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 19 IN EVANSTON, TOGETHER WITH ALL OF THE 16 FOOT VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS 2, 3, 4 AND 5, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 AND LOT 5 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOTS 4 AND 5 IN BLOCK 19 INCLUDED IN THE FOLLOWING PARCEL: THAT PART OF LOTS 4 AND 5 TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID

LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.56 FEET TO THE NORTH FACE, AND ITS EXTENSION OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.66 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

PARCEL 4:

A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS AND EGRESS FOR UNDERGROUND PARKING, AND USE OF LOADING DOCKS AND PARKING FACILITY AS GRANTED IN INSTRUMENTS DATED JULY 20, 1967 AND RECORDED JANUARY 8, 1968 AS DOCUMENT 20373494 FOR UNDERGROUND PARKING, AS AMENDED BY COMPREHENSIVE AMENDMENT TO EASEMENTS AFFECTING BANK PLAZA PROJECT RECORDED MAY 14, 1970 AS DOCUMENT NUMBER 21158852; AND USE OF LOADING DOCKS AND PARKING FACILITY AS ESTABLISHED BY INSTRUMENT DATED MARCH 29, 1966 AND RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543869 AND AMENDED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 21, 1995 AND RECORDED SEPTEMBER 25, 1995 AS DOCUMENT NUMBER 95645919 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 26, 1996 AND RECORDED JULY 8, 1996 AS DOCUMENT NUMBER 96517582.

PARCEL 5:

THAT PART OF LOTS 4 AND 5, TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.56 FEET TO THE NORTH FACE AND ITS EXTENSION OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.66 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

PARCEL 6:

A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 5 FOR INGRESS AND EGRESS FOR UNDERGROUND PARKING, AND USE OF LOADING DOCKS AND PARKING FACILITY AS GRANTED IN INSTRUMENTS DATED JULY 20, 1967 AND RECORDED JANUARY 8, 1968 AS DOCUMENT NUMBER 20373494 FOR UNDERGROUND PARKING, AS AMENDED BY COMPREHENSIVE AMENDMENT TO EASEMENTS AFFECTING BANK PLAZA PROJECT RECORDED MAY 14, 1970 AS DOCUMENT NUMBER 21158852; AND USE OF LOADING DOCKS AND PARKING FACILITY AS ESTABLISHED BY INSTRUMENT DATED MARCH 29, 1968 AND RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543869 AND AMENDED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 21, 1995 AND RECORDED SEPTEMBER 25, 1995 AS DOCUMENT NUMBER 95645919 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 26, 1996 AND RECORDED JULY 8, 1996 AS DOCUMENT NUMBER 96517582.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year(s) 2nd installment 2017 and 2018, a lien not yet due and payable.
2. The Land lies within the boundaries of a Special Service area as disclosed by ordinance recorded as document 95439436 , and is subject to additional taxes under the terms of Said Ordinance and subsequent related ordinances.
3. Terms, provisions and conditions of the ordinance passed by the City Council of the City of Evanston on May 29, 1967 a copy of which was recorded on September 11, 1967 as document 20255581 relating to the use and construction of improvements on the Land.
4. Covenants contained in instrument dated April 8, 1968 and recorded April 11, 1968 as document 20456406, that the open spaces shown on the plan of development shall never be used for any commercial purposes except as authorized by the city council of the City of Evanston (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against Handicapped Persons).
5. Terms, powers, provisions, conditions and limitations contained in declaration of easements, covenants and restrictions recorded September 25, 1995 as document 95645919, as amended by First Amendment Thereto recorded as document 96517582, and rights of the adjoining owner or owners to the concurrent use of said easement.
6. Easement granted by Guarantee Reserve Life Insurance Company to American National Bank and Trust Company of Chicago, as trustee under trust number 24956 dated July 20, 1967 and recorded January 8, 1968 as document 20373494 for ingress and egress and underground parking, as amended by Comprehensive Amendment to easements Affecting Bank Plaza project recorded May 14, 1970 as document number 21158852, and the terms and provisions thereof, and rights of the adjoining owner or owners to the concurrent use of said easement.
7. (A) rights of the municipality, State of Illinois, the public and adjoining owners in and to vacated alley; (B) Rights of the public or quasi-public Utilities, if any, in said vacated alley for maintenance therein of Poles, conduits, sewers, etc.
8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished by or on behalf of any tenants, imposed by law and not shown by the public records.

9. Rights of tenants, as tenants only, in possession under unrecorded lease agreements, without any rights or options of purchase, first offer or first refusal pursuant to the rent roll delivered to Grantee on the date hereof.

10. The following matters disclosed by the survey made by Chicago Guarantee Survey Company, dated April 5, 2018, last revised May 30, 2018, and designated Job no. 2018-25248-001:
 - a. Encroachment of the brick located mainly on the land over and onto the public alley southeasterly by approximately 0.04 and 0.06 feet; and,
 - b. Encroachment of the brick located mainly on the land over and onto the adjoining property northeasterly and adjoining by approximately 0.07 and 0.10 feet;
 - c. Encroachment of the stone corner above wood front located mainly on the land over and onto the property northeasterly and adjoining by approximately 0.23 feet; and,
 - d. Encroachment of the stone corner above wood front located mainly on the land over and onto the public way northeasterly and adjoining by approximately 0.03 feet.
 - e. Encroachment of the brick wall located mainly on the land over and onto the public right of way southwesterly and adjoining by approximately 0.06 feet.
 - f. Encroachment of the west wall of the underground garage mainly on the land over and onto the public right of way westerly and adjoining by an undisclosed amount.

EXHIBIT G: APPLICATION FEE

GEORGE V. KISIEL, AIA, AICP

PROFESSIONAL EXPERIENCE

Okrent Kiesel Associates, Inc.

President 2015—Present

Okrent Associates, Inc. 1982—2015 Director of Planning/Vice President, 1987—2015

Project Planner, 1982—1987

PROFESSIONAL LICENSES/CERTIFICATIONS

Licensed Architect, State of Illinois #001-014612

Certified Planner, #013708

ASSOCIATIONS/ORGANIZATIONS

American Institute of Certified Planners

American Institute of Architects

American Planning Association

EDUCATION

University of Illinois, Chicago, Master of Urban Planning and Policy 2009

University of Illinois, Chicago, Bachelor of Architecture, 1989

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting

Lake Meadows Master Plan

Chicago, IL

Master Plan

70 Acres

Cabrini Green Hope VI Redevelopment (pending)

Chicago, IL

Master Plan

10 Acres

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting (continued)

Prince Abdulaziz Bin Mousaed Economic City

Ha'il, Saudi Arabia

Master Plan Consulting and Development Control Regulations

New City for 100,000 residents

South Of Shamkha

Abu Dhabi, UAE

Master Plan Consulting and Development Guidelines

New City for 130,000 residents

City of Chicago Retail Study

Chicago, IL

Analysis of Existing Retail Development

Abu Dhabi Capital City District

Abu Dhabi, UAE

Master Plan Consulting, Retail Demand Analysis, Development Guidelines for Emirati Neighborhood

New neighborhood for ±25,000 residents

Emerald Gateway

Abu Dhabi, UAE

Development Guidelines and Development Manual

88 Highrise Building Sites

Rockwell Gardens Hope VI Redevelopment

Chicago, IL

Master Plan

17 Acres

Louis Armstrong New Orleans International Airport

Kenner LA

Highest and Best Use Study: Master Plan for Redevelopment

1700 Acres

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting (continued)

Mohammed Bin Zayed City

Abu Dhabi, UAE

Development Guidelines Income Equalization Modeling and Development Manual

298 Highrise Building Sites

Windham Lakes Business Park Master Plan Studies

Romeoville, IL

Master Plan Studies

500 Acres

Northern Illinois Gas Co. Headquarters Master Plan

Naperville, IL

Corporate Campus Master Plan

105 Acres

West Loop Gate Master Plan

Chicago, IL

Urban area master plan

450 Acres

Illinois Medical District GIS Support/Master Plan

Chicago, IL

Urban Medical District Master Plan and GIS

560 Acres

Lake Calumet Airport

Chicago, IL

Planning & Policy Studies: 3rd Airport

2000+ Acres

O'hare International Airport

Chicago, IL

Planning Studies for Collateral Development

3000+ Acres

SELECTED PROJECT EXPERIENCE

Expert testimony: Administrative Review

Near North Multiple Property District

Chicago Landmarks Proceeding: Defense against inclusion in historic district
9 E. Huron St
Chicago, IL

161 E. Erie St

Chicago Landmarks Proceeding: Defense against individual landmark status
161 E Erie St
Chicago, IL

Acreage Holdings

Special Use Proceeding: Adult Use Cannabis Dispensary
810 W. Randolph St.
Chicago, IL

MedMen LLC

Special Use Proceeding: Adult Use Cannabis Dispensary
1001 W North Ave.
Chicago, IL

MOCA LLC

Special Use Proceeding: Adult Use Cannabis Dispensary
216 W Ohio St.
Chicago, IL

61 East Banks (1320 N. Lake Shore Drive)

Planned Development Proceeding: Mid-rise Residential
LAke Shore Drive at Banks St.
Winnetka, IL

One Winnetka

Planned Development Proceeding: Mixed Use T.O.D.
Lincoln Ave. at Elm St.
Winnetka, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Administrative Review (continued)

Roascrans Lakeview

Special Use Proceeding: Group Home/Medical Offices
Ashland Ave. at Waveland Ave.
Chicago IL

Wolf Point

Special Use Proceeding: High-rise Mixed Use Office/Residential
Intersection of N. and W. Branch Chicago River
Chicago IL

Mather Lifeways

Planned Development/Historic Preservation Process: CCRC
Hinman Ave. at Davis St.
Evanston, IL

Church St. Plaza

Planned Development Process: Mixed Use
Church St. at Maple Ave
Evanston, IL

Columbus Hospital Redevelopment

Planned Development Process: High-rise Residential
Lakeview Ave. at Deming Pl.
Chicago, IL

Latin School Of Chicago

Planned Development Process: School Addition
North Ave. at Clark St.
Chicago, IL

840 N. Lake Shore Drive

Planned Development Process: High-rise Residential
Lake Shore Dr. at Chicago Ave.
Chicago, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Litigation

City of Chicago vs. Eychaner

Condemnation Trial: Highest & Best Use/Reasonable Probability of Re-zoning (pending)

Grand Ave. at Jefferson St.

Chicago, IL

City of Chicago v. American National Bank et al

Condemnation Trial: Highest & Best Use

Fullerton Ave. at Elston Ave.

Chicago, IL

IDOT vs. Benderson

Condemnation Trial: Highest & Best Use (pending)

IL Route 59

Naperville, IL

IDOT vs. CTLT Trust (Anderson)

Condemnation Trial: Highest & Best Use (pending)

IL Route 59

Naperville, IL

IDOT vs. GreatBanc Trust (Petey's II)

Condemnation Trial: Highest & Best Use (pending)

159th St. at LaGrange Rd.

Orland Park, IL

Hanna vs. City of Chicago

Arlington Demming/East Village Historic District Challenge (pending)

N. Winchester Ave., N. Wolcott Ave., N. Honore St., and N. Hermitage Ave.

Chicago, IL

United States ex rel Albert C. Hanna vs. City of Chicago

Qui Tam Trial: Affordable Housing (pending)

Chicago, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Litigation (continued)

DWG v. LCDOT Saddlebrook Farms

Condemnation Trial: Highest & Best Use
Il Route 60 at Peterson Rd.
Lake Co., IL

LCDOT v. Chicago Title & Trust/Krilitch et al

Condemnation Trial: Highest & Best Use
Quentin Rd. near Rand Rd.
Lake Co., IL

City Of Chicago vs 2600 Sacramento Corporation

Condemnation Trial: Highest & Best Use
26th St at California Ave.
Chicago, IL

Village Of Woodridge vs Board Of Education, High School District 99

Condemnation Trial: Highest and Best Use
75th St. at Woodridge Dr.
Woodridge, IL

1350 Lake Shore Associates vs City Of Chicago

Zoning Trial
Lake Shore Drive at Scott St.
Chicago, IL

Hanna vs City of Chicago

Zoning Trial (SD19)
N. Lincoln Ave.; W. North Ave.; N. Halsted st.; and W. Fullerton Ave.
Chicago, IL

Hanna vs City of Chicago

Zoning Trial (Deming)
W. Fullerton Ave; N Orchard St.; W. Deming Pll.; and N. Clark St.
Chicago, IL

EXHIBIT B: PLAT OF SURVEY



Doc# 1815619081 Fee \$50.00

WHEN RECORDED RETURN TO:

Latham & Watkins LLP
330 N. Wabash Ave., Suite 2800
Chicago, Illinois 60611
Attention: Gary E. Axelrod, Esq.

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2018 11:24 AM PG: 1 OF 7

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, effective as of June 1, 2018 **ORRINGTON LL, LLC**, a Delaware limited liability whose address is c/o Investcorp International, Inc., 280 Park Avenue, 37th Floor, New York, NY 10017 (herein referred to as "**Grantor**"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **GRE-GOCO ORRINGTON OWNER LLC**, a Delaware limited liability company (herein referred to as "**Grantee**"), whose address is c/o GEM Realty Capital, Inc., 900 North Michigan Ave, Suite 1450, Chicago, Illinois 60611-1575, the following described property:

Being that certain tract of land located in Cook County, State of Illinois, and being more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof by reference for all purposes, together with all of the buildings and other structures and improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor (the "**Property**"); and

Subject, however, to the exceptions to title (the "**Permitted Encumbrances**") more particularly set forth on Exhibit B attached hereto and fully made a part hereof by reference for all purposes.

TO HAVE AND TO HOLD the above-described Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, unto the said Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

[SIGNATURE ON FOLLOWING PAGE]

*(CTI, 180056902C)
1024, CSTAS60*

CITY OF EVANSTON 032996

Real Estate Transfer Tax
City Clerk's Office

PAID JUN 04 2018

AMOUNT \$ 456,500.00

Agent LB

REAL ESTATE TRANSFER TAX

05-Jun-2018



COUNTY: 45,650.00
ILLINOIS: 91,300.00
TOTAL: 136,950.00

11-18-306-005-0000 | 20180501673552 | 0-953-728-288

RB

EXHIBIT A

LEGAL DESCRIPTION

STREET ADDRESS: 1603 AND 1629 ORRINGTON AVENUE

CITY: EVANSTON

ZIP CODE: 60201

COUNTY: COOK

PERMANENT INDEX NUMBERS:

11-18-306-005-0000

11-18-306-007-0000

11-18-306-032-0000

11-18-306-034-0000

11-18-306-035-0000

11-18-306-036-0000

PARCEL 1:

LOTS 6 AND 7 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, AND LOT 1 IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL OF THE 16 FOOT VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOT 1.

PARCEL 2:

LOTS 2, 3 4 AND 5 IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 19 IN EVANSTON, TOGETHER WITH ALL OF THE 16 FOOT VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS 2, 3, 4 AND 5, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 AND LOT 5 IN BLOCK 19 IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF SAID LOTS 4 AND 5 IN BLOCK 19 INCLUDED IN THE FOLLOWING PARCEL: THAT PART OF LOTS 4 AND 5 TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID

LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.56 FEET TO THE NORTH FACE, AND ITS EXTENSION OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.66 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

PARCEL 4:

A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS AND EGRESS FOR UNDERGROUND PARKING, AND USE OF LOADING DOCKS AND PARKING FACILITY AS GRANTED IN INSTRUMENTS DATED JULY 20, 1967 AND RECORDED JANUARY 8, 1968 AS DOCUMENT 20373494 FOR UNDERGROUND PARKING, AS AMENDED BY COMPREHENSIVE AMENDMENT TO EASEMENTS AFFECTING BANK PLAZA PROJECT RECORDED MAY 14, 1970 AS DOCUMENT NUMBER 21158852; AND USE OF LOADING DOCKS AND PARKING FACILITY AS ESTABLISHED BY INSTRUMENT DATED MARCH 29, 1966 AND RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543869 AND AMENDED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 21, 1995 AND RECORDED SEPTEMBER 25, 1995 AS DOCUMENT NUMBER 95645919 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 26, 1996 AND RECORDED JULY 8, 1996 AS DOCUMENT NUMBER 96517582.

PARCEL 5:

THAT PART OF LOTS 4 AND 5, TAKEN AS A SINGLE TRACT, IN BLOCK 19, IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ON THE WEST LINE OF SAID TRACT, 100.56 FEET TO THE NORTH FACE AND ITS EXTENSION OF A BRICK WALL; THENCE EAST ALONG THE NORTH FACE AND ITS EXTENSION OF SAID BRICK WALL, 210.44 FEET TO THE EAST LINE OF SAID LOTS 4 AND 5; THENCE NORTH ON THE EAST LINE OF SAID TRACT, 100.10 FEET TO THE NORTHEAST CORNER OF LOT 4; THENCE WEST ON THE NORTH LINE OF SAID LOT 4, 210.42 FEET TO THE PLACE OF BEGINNING, SAID TRACT TO HAVE A LOWER LIMIT OF 19.66 FEET, CITY OF EVANSTON DATUM, WHICH LIES WITHIN AN UNDISTURBED CONCRETE SLAB, USED AS A FLOOR FOR SAID TRACT AND USED AS A CEILING FOR AN UNDERGROUND PARKING GARAGE.

PARCEL 6:

A NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 5 FOR INGRESS AND EGRESS FOR UNDERGROUND PARKING, AND USE OF LOADING DOCKS AND PARKING FACILITY AS GRANTED IN INSTRUMENTS DATED JULY 20, 1967 AND RECORDED JANUARY 8, 1968 AS DOCUMENT NUMBER 20373494 FOR UNDERGROUND PARKING, AS AMENDED BY COMPREHENSIVE AMENDMENT TO EASEMENTS AFFECTING BANK PLAZA PROJECT RECORDED MAY 14, 1970 AS DOCUMENT NUMBER 21158852; AND USE OF LOADING DOCKS AND PARKING FACILITY AS ESTABLISHED BY INSTRUMENT DATED MARCH 29, 1968 AND RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543869 AND AMENDED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED SEPTEMBER 21, 1995 AND RECORDED SEPTEMBER 25, 1995 AS DOCUMENT NUMBER 95645919 AND AS FURTHER AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JUNE 26, 1996 AND RECORDED JULY 8, 1996 AS DOCUMENT NUMBER 96517582.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year(s) 2nd installment 2017 and 2018, a lien not yet due and payable.
2. The Land lies within the boundaries of a Special Service area as disclosed by ordinance recorded as document 95439436 , and is subject to additional taxes under the terms of Said Ordinance and subsequent related ordinances.
3. Terms, provisions and conditions of the ordinance passed by the City Council of the City of Evanston on May 29, 1967 a copy of which was recorded on September 11, 1967 as document 20255581 relating to the use and construction of improvements on the Land.
4. Covenants contained in instrument dated April 8, 1968 and recorded April 11, 1968 as document 20456406, that the open spaces shown on the plan of development shall never be used for any commercial purposes except as authorized by the city council of the City of Evanston (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against Handicapped Persons).
5. Terms, powers, provisions, conditions and limitations contained in declaration of easements, covenants and restrictions recorded September 25, 1995 as document 95645919, as amended by First Amendment Thereto recorded as document 96517582, and rights of the adjoining owner or owners to the concurrent use of said easement.
6. Easement granted by Guarantee Reserve Life Insurance Company to American National Bank and Trust Company of Chicago, as trustee under trust number 24956 dated July 20, 1967 and recorded January 8, 1968 as document 20373494 for ingress and egress and underground parking, as amended by Comprehensive Amendment to easements Affecting Bank Plaza project recorded May 14, 1970 as document number 21158852, and the terms and provisions thereof, and rights of the adjoining owner or owners to the concurrent use of said easement.
7. (A) rights of the municipality, State of Illinois, the public and adjoining owners in and to vacated alley; (B) Rights of the public or quasi-public Utilities, if any, in said vacated alley for maintenance therein of Poles, conduits, sewers, etc.
8. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished by or on behalf of any tenants, imposed by law and not shown by the public records.



9. Rights of tenants, as tenants only, in possession under unrecorded lease agreements, without any rights or options of purchase, first offer or first refusal pursuant to the rent roll delivered to Grantee on the date hereof.

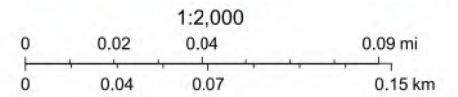
10. The following matters disclosed by the survey made by Chicago Guarantee Survey Company, dated April 5, 2018, last revised May 30, 2018, and designated Job no. 2018-25248-001:
 - a. Encroachment of the brick located mainly on the land over and onto the public alley southeasterly by approximately 0.04 and 0.06 feet; and,
 - b. Encroachment of the brick located mainly on the land over and onto the adjoining property northeasterly and adjoining by approximately 0.07 and 0.10 feet;
 - c. Encroachment of the stone corner above wood front located mainly on the land over and onto the property northeasterly and adjoining by approximately 0.23 feet; and,
 - d. Encroachment of the stone corner above wood front located mainly on the land over and onto the public way northeasterly and adjoining by approximately 0.03 feet.
 - e. Encroachment of the brick wall located mainly on the land over and onto the public right of way southwesterly and adjoining by approximately 0.06 feet.
 - f. Encroachment of the west wall of the underground garage mainly on the land over and onto the public right of way westerly and adjoining by an undisclosed amount.

1603 Orrington Ave - Aerial Map



11/1/2022, 11:49:46 AM

-  City Boundary
-  Tax Parcels



City of Evanston IL, Imagery courtesy Cook County GIS

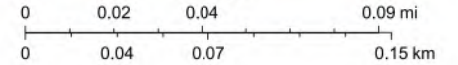
1603 Orrington Ave - Zoning Map



11/1/2022, 11:48:27 AM

- | | | | | |
|----------------------------|--------------------------------|---|---------------------------|--------------------------------------|
| Zoning Districts | D1 - Downtown Fringe | MUE - Transitional Manufacturing-Employment | R4 - General Residential | U1 - University Housing |
| B1 - Business | D2 - Downtown Retail Core | MXE - Mixed Use Employment | R4a - General Residential | U1a - University Housing and Parking |
| B1a - Business | D3 - Downtown Core Development | O1 - Office | R5 - General Residential | U2 - University Athletic Facilities |
| B2 - Business | D4 - Downtown Transition | OS - Open Space | R6 - General Residential | U3 - University Lakefront Campus |
| B3 - Business | I1 - Industrial / Office | R1 - Single-Family Residential | RP - Research Park | WE1 - West Evanston Transitional |
| C1 - Commercial | I2 - General Industrial | R2 - Single-Family Residential | T1 - Transitional Campus | Zoning Overlay Districts |
| C1a - Commercial Mixed-Use | I3 - General Industrial | R3 - Two-Family Residential | T2 - Transitional Campus | oCSC - Central Street Corridor |
| C2 - Commercial | | | | oDM - Dempster-Main Overlay |

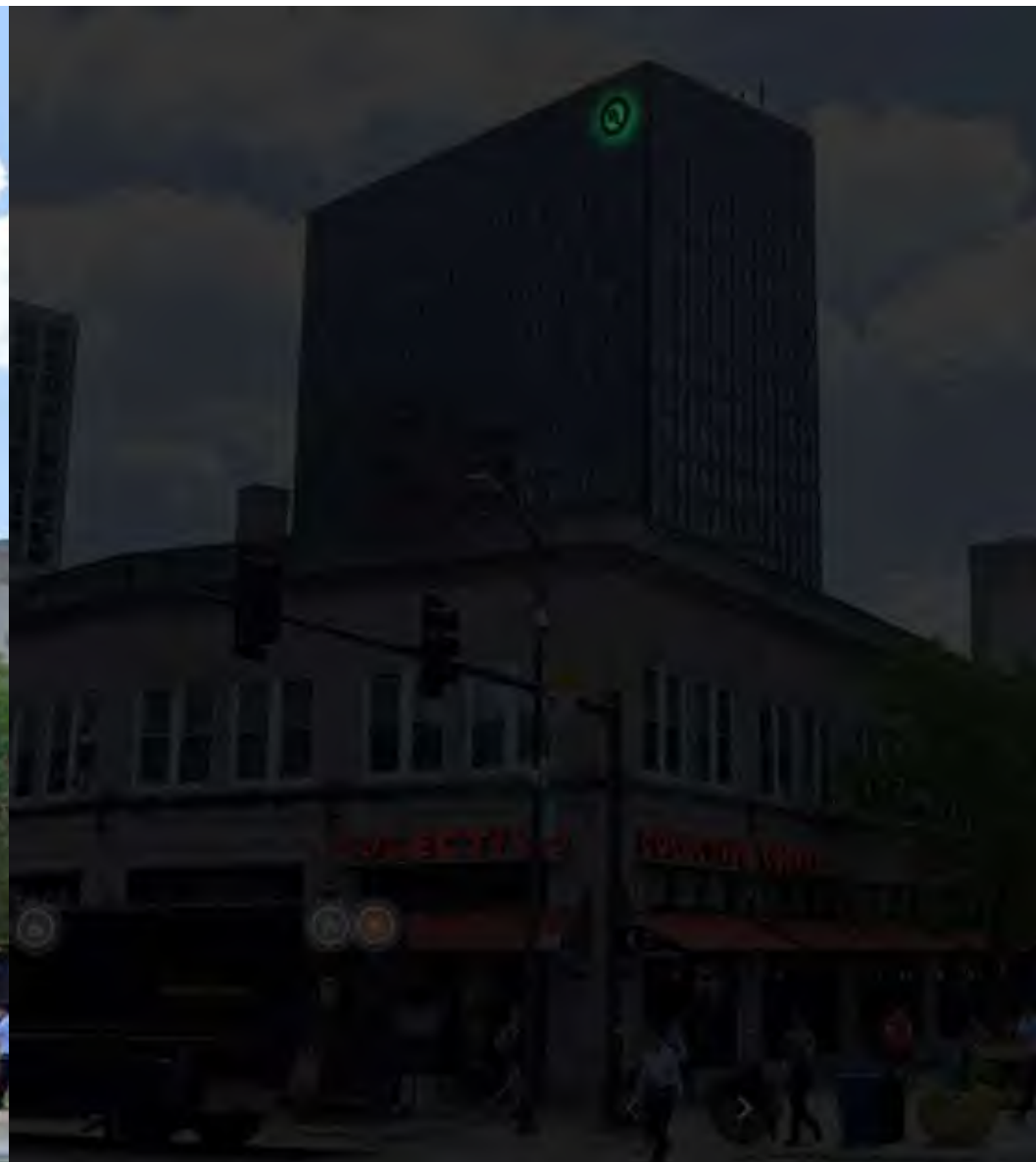
1:2,000



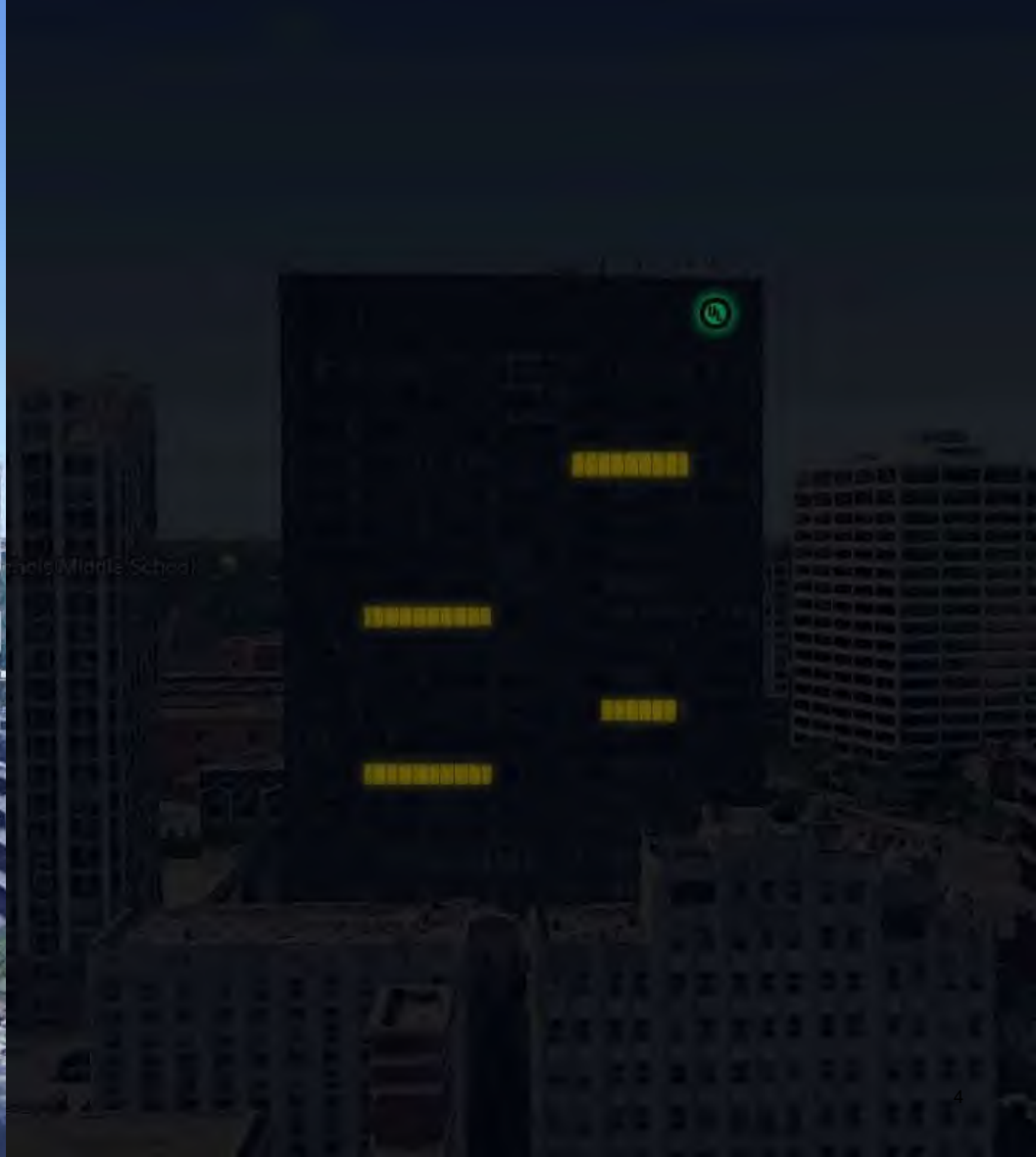
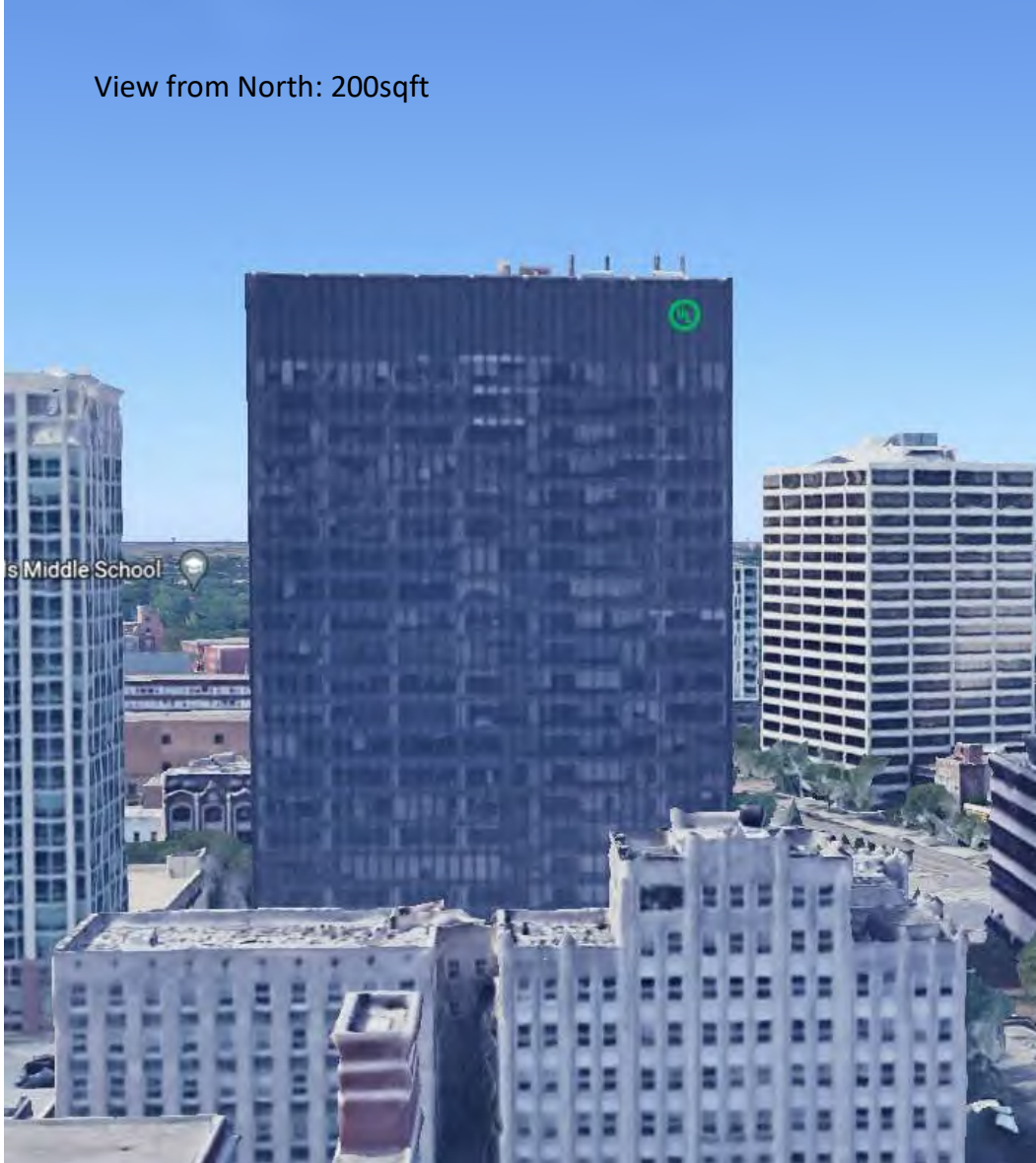
Close-up view from Southwest: 200sqft



View from Northwest: 200sqft



View from North: 200sqft



Elevation
(Estimated dimensions)

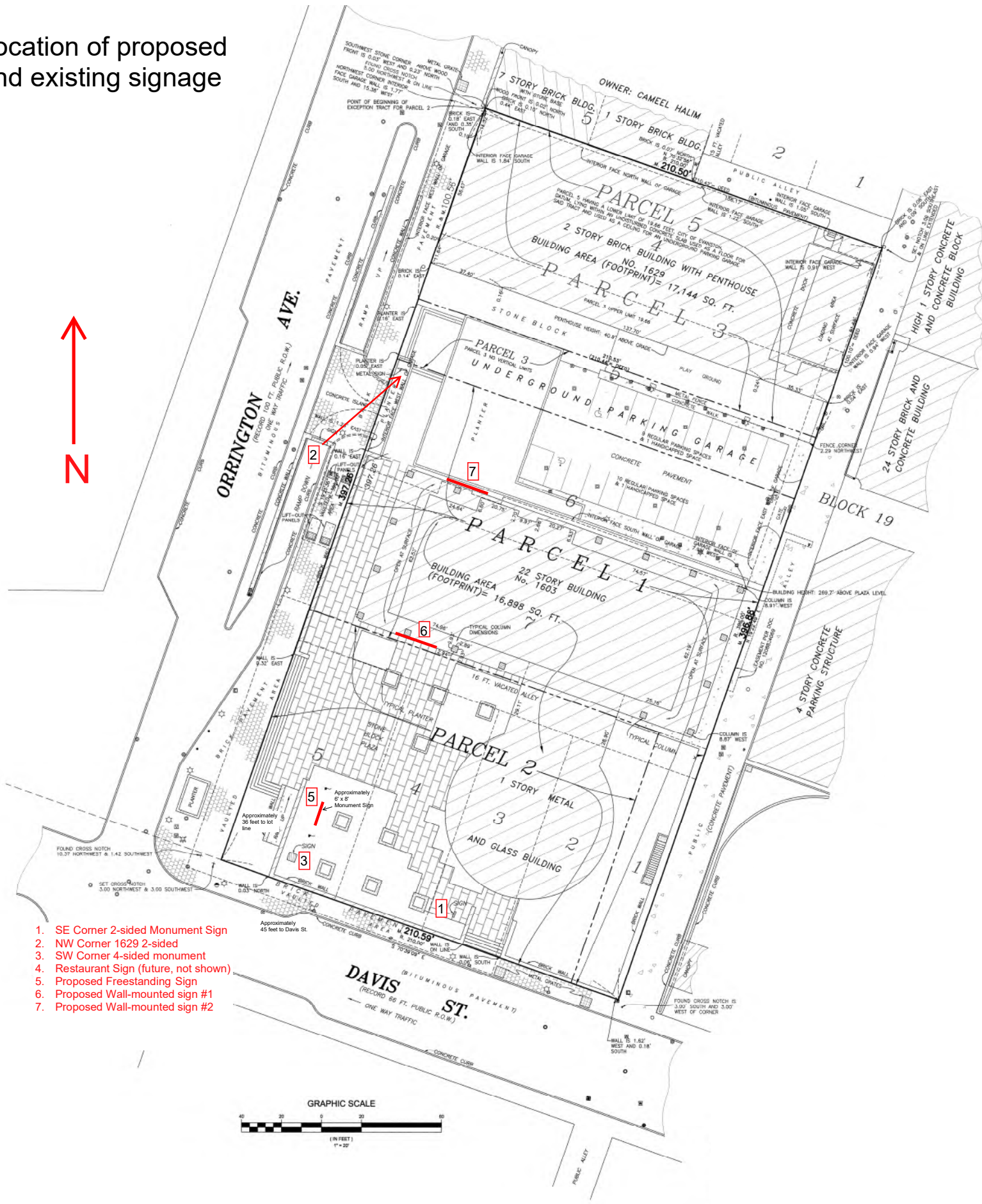
***Size estimates:**

- 200 square foot symbol only = 14.125'w X 14.125'h

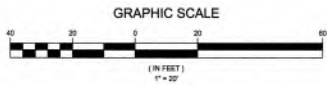


* ALL MEASUREMENTS ARE ESTIMATES ONLY. DETAILED ENGINEERING DRAWINGS WILL BE REQUIRED.

Location of proposed and existing signage



1. SE Corner 2-sided Monument Sign
2. NW Corner 1629 2-sided
3. SW Corner 4-sided monument
4. Restaurant Sign (future, not shown)
5. Proposed Freestanding Sign
6. Proposed Wall-mounted sign #1
7. Proposed Wall-mounted sign #2





proposed layout

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This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

Project
Underwriters Laboratory
Evanston, Illinois

Scale: NTS
Original Page Size: 11" x 17"

Notes
CONCEPT ONLY - NOT READY FOR ESTIMATING

Revisions

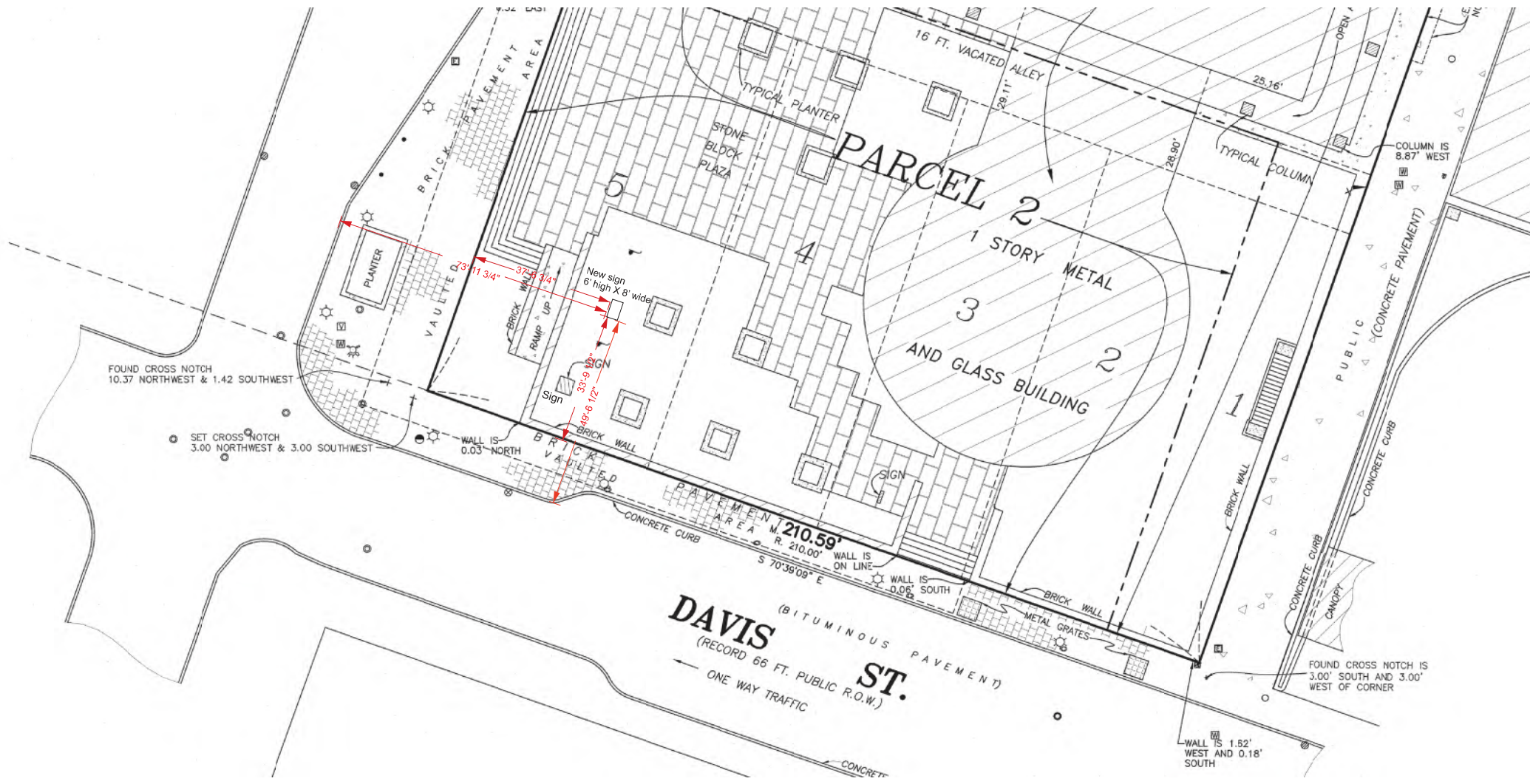
REV	DESCRIPTION	BY	DATE

Rep: Katie Conroy Orig. Date: 10/13/22
Drawn By: Sarah Biagianni

Sign Loc. No. .

MON-01
D/F Monument
Sign Type

94905 **CO1**
OPP - Project - Job No. Design



FOUND CROSS NOTCH
10.37 NORTHWEST & 1.42 SOUTHWEST

SET CROSS NOTCH
3.00 NORTHWEST & 3.00 SOUTHWEST

WALL IS
0.03' NORTH

PAVEMENT AREA
R. 210.59'
S 70°38'09" E

WALL IS ON LINE

WALL IS SOUTH
0.06'

DAVIS ST.
(BITUMINOUS PAVEMENT)
(RECORD 66 FT. PUBLIC R.O.W.)
← ONE WAY TRAFFIC

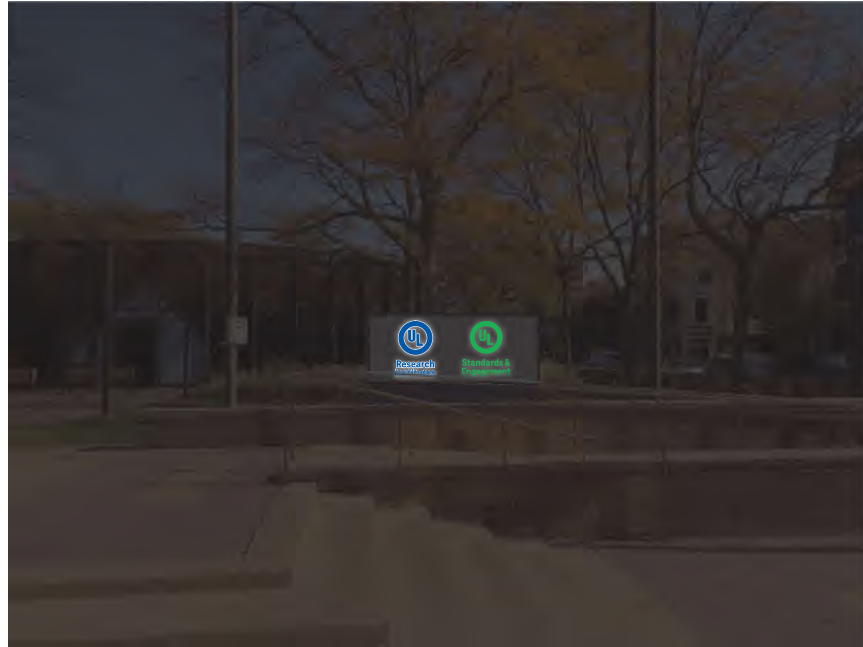
FOUND CROSS NOTCH IS
3.00' SOUTH AND 3.00'
WEST OF CORNER

WALL IS 1.52'
WEST AND 0.18'
SOUTH

Updated - submitted October 25, 2022



proposed layout - day view



proposed layout - night view



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This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

Project

**Underwriters
Laboratory**

Evanston, Illinois

Scale: NTS

Original Page Size: 11" x 17"

Notes

**CONCEPT ONLY - NOT READY FOR
ESTIMATING**

Revisions

REV	DESCRIPTION	BY	DATE
01	base/frame colors	seb	10.19.22
02	photos/night view	seb	10.21.22

Rep: Katie Conroy Orig. Date: 10/13/22
Drawn By: Sarah Biagiotti

Sign Loc. No. .

MON-01

S/F Monument

Sign Type

94905

OPP - Project - Job No.

CO1

Design



Zoning Analysis Summary

Case Number:

Case Status/Determination:

22ZONA-0203 (Signs)

Non-compliant

Proposal:

4 new permanent signs, including 1 freestanding sign, 2 wall signs, and 1 additional unidentified sign type

Site Information:

Property Address	1603 Orrington Ave	Zoning District	D3
Overlay District:	None	Preservation District:	None

Applicant	Donna J. Pugh
Phone Number	(312) 832-4596

Katie Ashbaugh 10/13/2022

Signature

Date

Zoning Section	Comments
Sec 6-19-9(A)(6)	Tall Building Identification Sign – Occupant must occupy between 2 nd and top stories in building 6 stories or taller; occupant only occupies 17% of GSF of building. <u>Major Variations may be required for each sign. (2)</u>
Sec 6-19-9(A)(6)	Tall Building Identification Sign – Sign area is limited to 100 s.f.; proposed signs are both 200 s.f. <u>Major Variations may be required for each sign. (2)</u>
Sec 6-19-9(A)(6)	Tall Building Identification Sign – Wall signs are required to be parallel to a public thoroughfare. One sign is proposed on the north façade which is perpendicular to Orrington Avenue. <u>Major Variation may be required for sign on north elevation. (1)</u>
Sec 6-19-7(M)(4)	General Standards – Internal Illumination – Internal illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign. The photo-simulations show light spillage outside of the lettering and graphic elements of the sign. <u>Major Variations may be required for each sign. (2)</u>
Sec 6-19-9(B)(1)	Freestanding Sign – Location – Only 1 freestanding sign is permitted per frontage per premises; 2 freestanding signs are proposed along the Orrington Avenue frontage. <u>Major Variation may be required (1)</u>
Sec 6-19-8(D)(2)	Area and Measurement Standards - Sign Area Limitation – The total combined surface area of all signs on a premises is 500 s.f.; 345. 95 s.f. is existing;

	843.95 s.f. is proposed. <u>Major Variation may be required (1)</u>
Sec 6-19-8(D)(2)	Area and Measurement Standards - Sign Area Limitation – The maximum permitted surface area per occupant shall be proportional to the ratio of floor area the occupant occupies on the premises; occupant indicates they have 17% of the GSF of the building; occupant proposes 53.1% of total proposed sign area or 448 s.f. <u>Major Variation may be required (1)</u>

General Comments:

1. Please update renderings and site plan to illustrate the proposed location, sign type, sign height, and sign size for the future restaurant sign.

Alternatives:

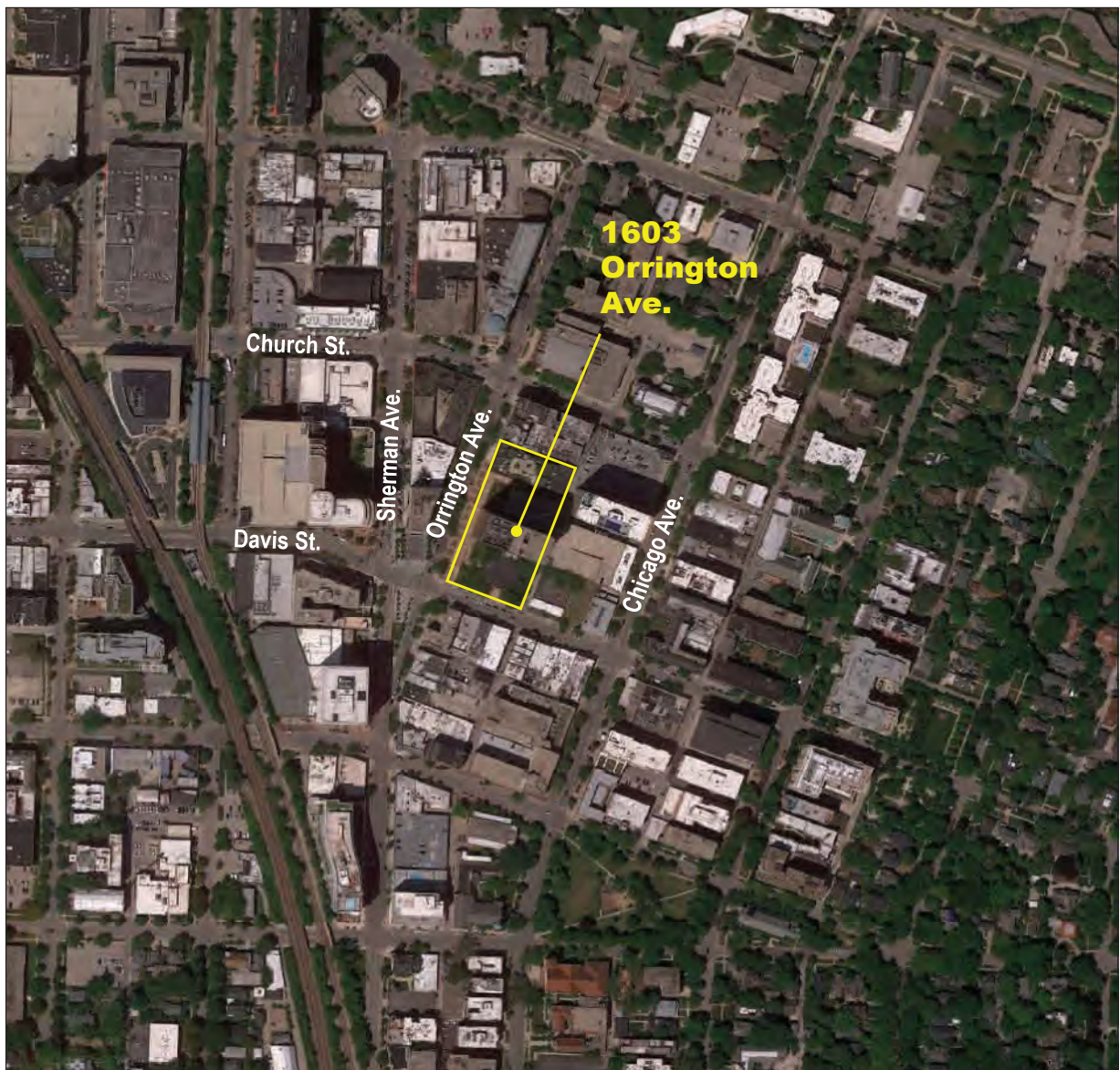
1. Revise proposed signs to comply with above cited provisions.
2. Apply for a Unified Business Center comprehensive sign plan. This requires a review at a public meeting by the Land Use Commission. The Land Use Commission as the determining body may approve, approve with conditions, or deny the sign plan.
3. Apply for 10 Major Variations. This requires review at a public hearing by the Land Use Commission, which makes a recommendation to the City Council. The City Council as the determining body may approve, approve with conditions, or deny each of the variations. They may approve all, some, or none of the variations. This process requires public notice publication in the newspaper, mailed notice to owners of property within 500 feet of the subject property, and a sign to be posted on the property prior to the public hearing.

Golub Realty Services LLC
1603 Orrington Ave. Evanston, Illinois

Evaluation of proposed Sign Variations for Prospective Major Tenant

By: George V. Kisiel, AIA, AICP

Date: October 31, 2022



I. Introduction

I am a licensed architect and a certified planner. I am a member of the American Institute of Architects, the American Planning Association, and the American Institute of Certified Planners. I am the president and owner of Okrent Kisiel Associates, Inc., where I have been employed for over 40 years. I have been accepted as an expert witness in planning and zoning in the courts of Cook, Lake, Will and DuPage Counties, Illinois and have appeared before numerous planning and administrative review boards throughout the Chicago metro area. I and my firm have extensive experience in Evanston, particularly in the context of downtown redevelopment including involvement in the development of Church St. Plaza, Optima Towers, Optima Horizons, McDoughal Littell, and Mather Lifeways.

II. Purpose

I have been engaged by the prospective tenant, ULSE Inc. to evaluate proposed variations to the City of Evanston according to the standards for variations contained in § 6-3-8-12-E (1-7) of the Evanston Zoning Ordinance.

The proposed variations would allow the construction of two Tall-Building Identity Signs of 200 square feet each, one at the top of the northwest corner and one at the top of the southwest corner of 1603 Orrington Avenue, and a second Freestanding Sign along the Orrington Avenue frontage near the corner of Orrington Avenue and Davis Street.

III. Opinion

Based on my review and analysis of the data referenced in this report and contained in my file, and my professional experience and qualifications, it is my professional opinion that the variations meet the standards contained in *Section 6-3-8-12-E (1-7) Standards for Major Variations* of the Evanston Zoning Ordinance.

IV. Proposed Signage

The applicant/owner of the property at 1603 Orrington Avenue is in lease negotiations with ULSE Inc. (ULSE), a not-for-profit entity that develops safety standards and that is part of the Underwriters Laboratories (UL) enterprise, to occupy three floors and a portion of a fourth totaling ±53,000 rentable square feet. UL has recently launched a process of rebranding the separate for-profit and not-for-profit segments of its business and to accomplish these goals the not-for-profit segments are seeking a highly identifiable and visible location for their headquarters. In support of these goals, the applicant proposes to construct two 200 square foot wall signs at the top western most corner of the north- and south-facing building elevations of 1603 Orrington Avenue in a D3 District in Downtown Evanston. The applicant seeks relief from §6-19-9-A(6) which both authorizes (under certain circumstances) and regulates Tall Building Identification Signs (those allowed to exceed 15.5 feet in height). §6-19-9-A(6) states:

§6-19-9-A(6) Tall-Building Identification Sign. On buildings of six (6) stories or greater, where the occupant between the second story and the top story is the same, one tall-building identification sign per facade may be placed between the floor of the top story and the top of the wall of the building. This identification wall sign shall not exceed one hundred (100) square feet in sign surface area.

The applicant seeks relief from this standard for the following reasons:

A. The tenant does not occupy the entirety of the building from the second floor to the top story;

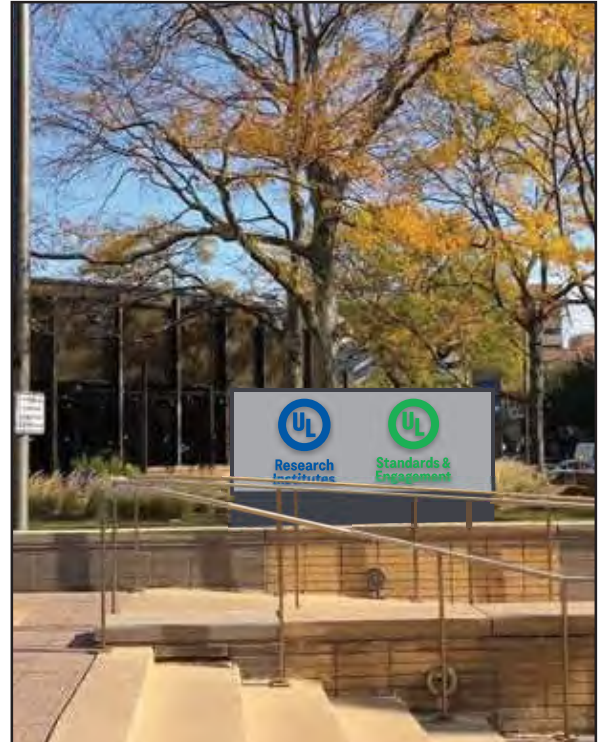
B. The north-facing elevation of the building does not qualify as a “façade” as per the definition contained in § 6-19-3-C as it is not “within forty five degrees (45°) of parallel with a parcel’s frontage on a public thoroughfare” and;

C. Each of the proposed Tall Building Identification Signs exceed 100 square feet of area.

The Tall Building Identification Signs are proposed to be constructed using shielded silhouette lighting consistent with the bonus provision in § 6-19-9-3(A) of the Evanston Zoning Ordinance. These provisions conflict with the provisions of § 6-19-7(M)(4) which states “Internal illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign.” Even though Evanston’s ordinance prefers shielded silhouette lighting for wall signs, staff has indicated that a variation may be required.

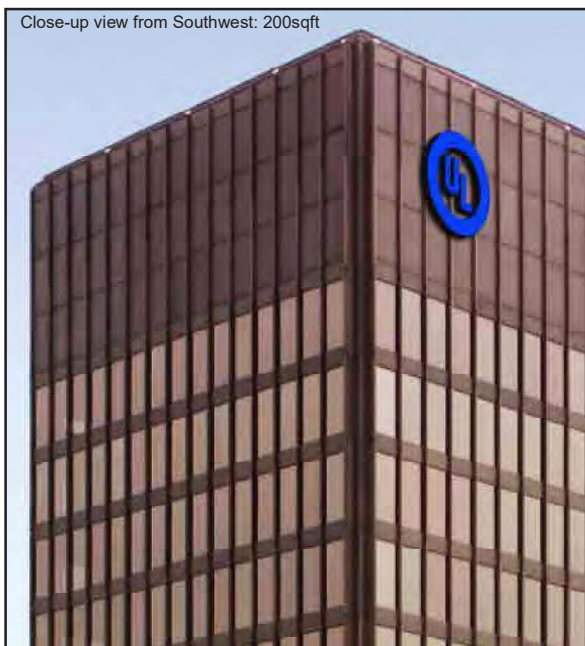
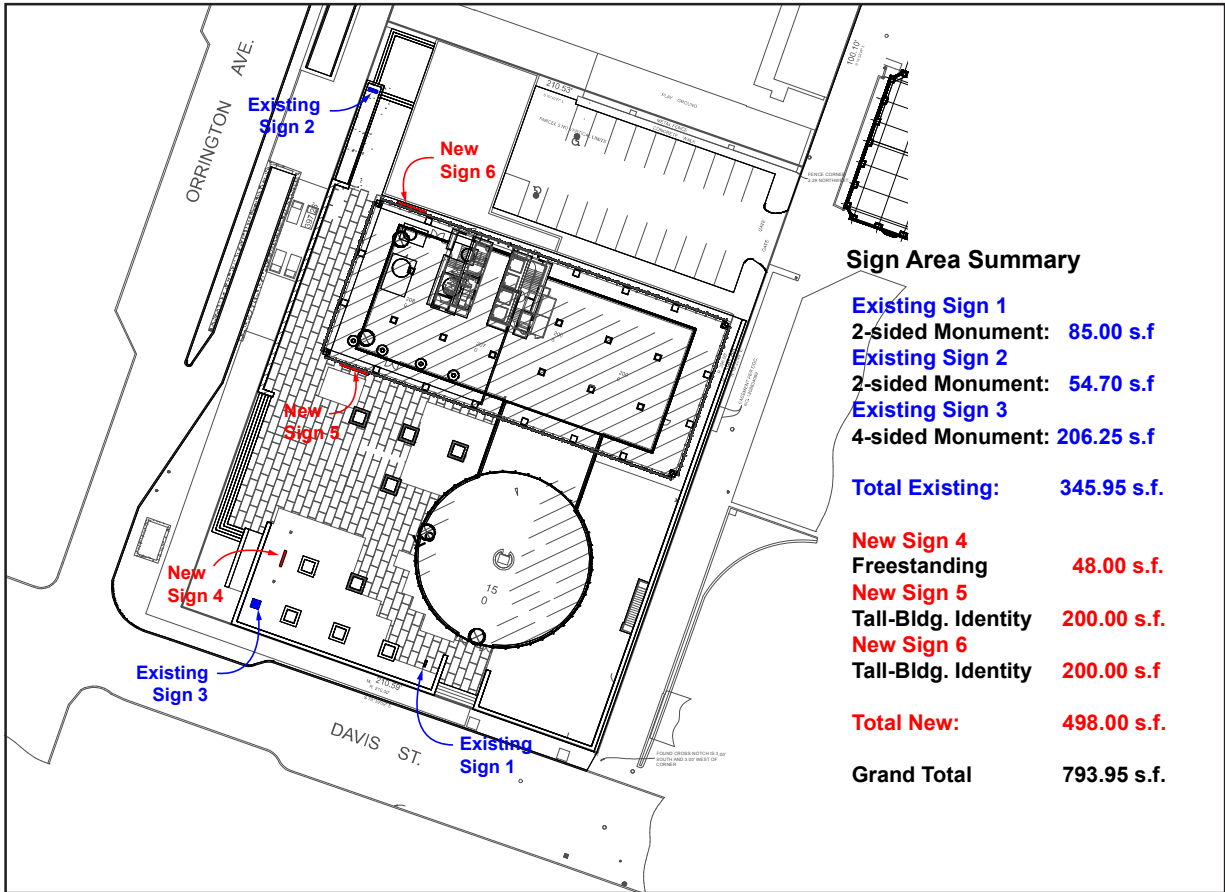
In addition, the applicant seeks to construct an additional freestanding sign facing the Orrington Avenue frontage identifying UL’s tenancy in the building. Since an existing freestanding sign is located near the two-story commercial building at the far northern end of the premises approximately 230 feet north of the proposed sign location, a second sign along the Orrington Avenue frontage requires a variation from § 6-19-9(B)(1).

Existing on the subject property are three freestanding monument signs. The first is located



near the southeast corner of the site. It is a two-sided freestanding monument sign of 85.00 square feet. The second is located near the northwest corner of the site. It is also a two-sided freestanding monument sign totaling 54.40 square feet. The third is located near the southwest corner of the site and is a 4-sided freestanding monument sign totaling 206.25 square feet. Total existing signage amounts to 345.65 square feet. As mentioned earlier, the applicant propose two Tall Building Identification Signs of 200 square feet each and an additional freestanding monument sign of 48 square feet. The existing and proposed signage and their locations are depicted in the following pages.

The additional signage proposed by the applicant totals 448.00 square feet increasing the total signage area for the premises to 793.95 square feet with 53.1 % of that signage area attributed to the potential tenant who would occupy 17%



of the gross floor area. Both conditions (area and proportionality) require a variation from § 6-19-8(D)(2). The following addresses the questions related to the standards for approval of variations contained in the application document.

V. Evaluation of Proposed Variations

As indicated earlier, the applicant seeks relief from §6-19-9-A(6), §6-19-7-M(4), §6-19-9-B(1), and §6-19-8-D(2) of the Evanston Zoning Ordinance which address signage.

Section 6-19-9-A(6) authorizes and regulates Tall Building Identification Signs. The applicant seeks relief from the location and area requirements of this provision for the construction and installation of two Tall Building Identification Signs of 200 square feet each located near the top of the north and south elevations at the west side of 1603 Orrington Avenue.

Section 6-19-7-M(4) addresses illuminated signs. The Tall Building Identification Signs are proposed to be constructed using shielded silhouette lighting. As light is emitted through a diffusing lexan backing on the signage the applicant seeks relief from the provision that states “Internal illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign.”

Section 6-19-9-B(1) limits the number of freestanding “monument” signs to one per street frontage. The applicant seeks relief from this provision in order to construct an additional freestanding sign along the Orrington Avenue frontage near the intersection of Orrington Avenue and Davis Street.

Finally, Section 6-19-8-D(2) addresses the total

sign area and the proportional tenant share of that total. The applicant seeks relief for total sign area and the amount of signage attributable to the prospective tenant (ULSE, INC.)

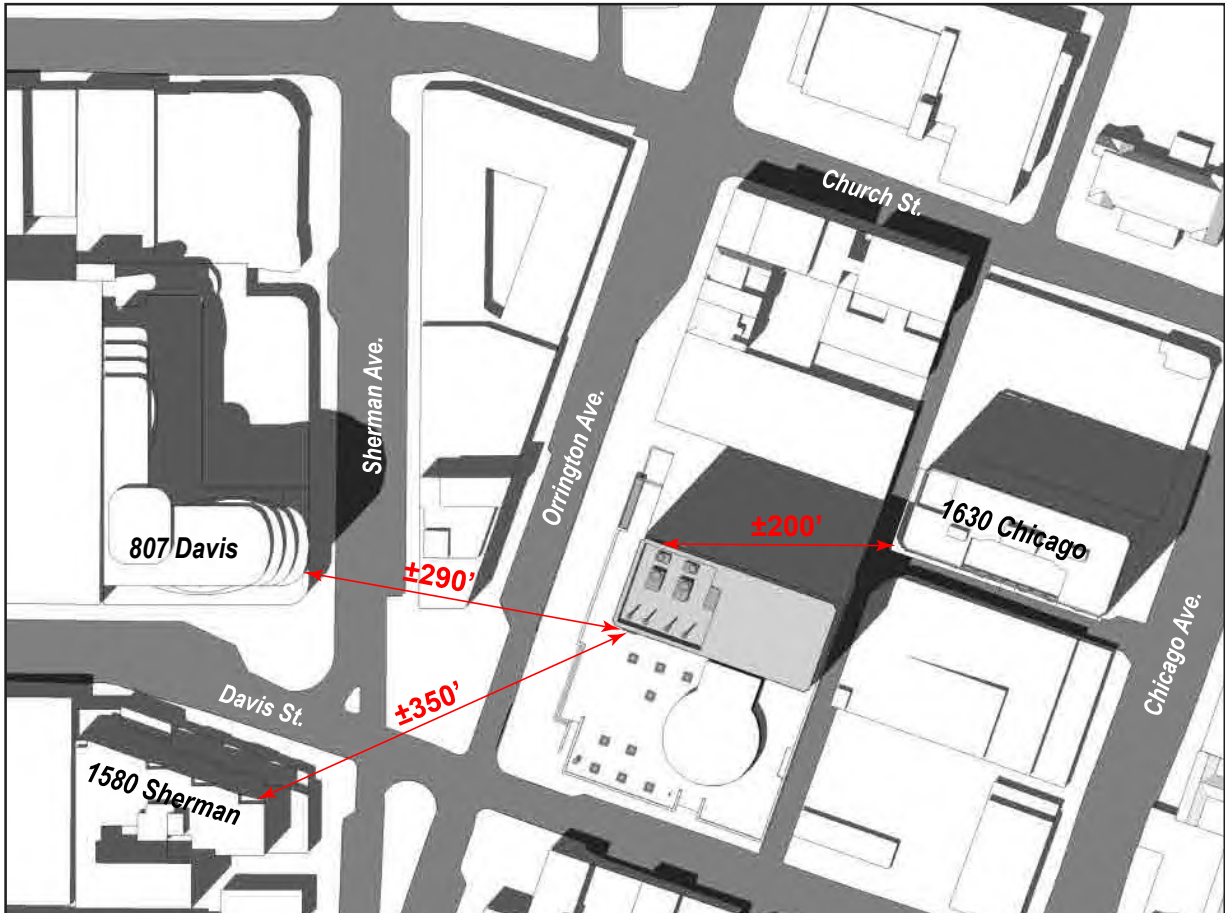
The following is an analysis of the proposed signage and the requested variations according to the seven standards for approval of variations contained in §6-3-8-12-E (1-7) of the City of Evanston Zoning Ordinance. Each standard is listed below in *italic* with the response to each following.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.

Response:

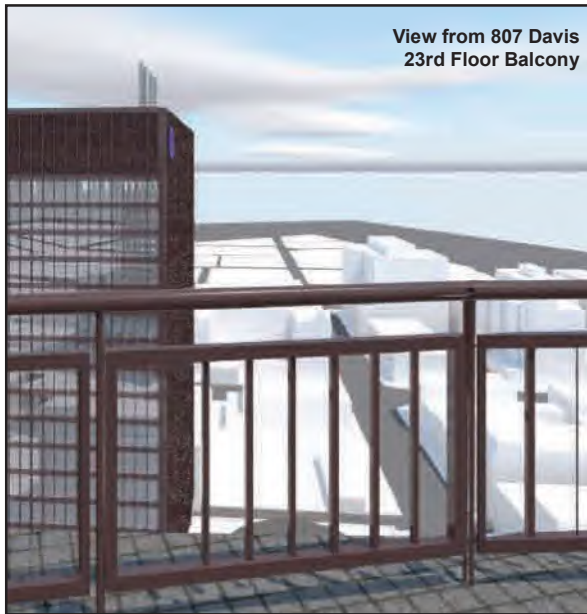
In general, signage has little potential to have a substantial adverse impact on the use, enjoyment, or property values of adjoining properties. Signage does not increase traffic congestion, noise, vibration, particulate matter, danger of fire or explosion, hours of operation, etc. Its land use impacts are minimal outside of aesthetic concerns.

The subject property is separated from all nearby properties by either a full road right-of-way (66 feet on Davis Street/100 feet on Orrington Avenue) or a public alley (20 to 24 feet). The only adjacent property is that to the north which is improved with the seven story Library Plaza building comprised of ground floor commercial with residential condominiums above. The proposed signage will not be visible from the adjacent building and there will be no other impacts that could effect its use, enjoyment, or property values. The only other residential structures nearby are the Park Evanston Apartments to the



east, a 24-story 236-foot rental building located at 1630 Chicago Avenue, and Sherman Plaza to the west, a 25-story 276 foot condominium building located at 807 Davis Street. The nearest residential unit in the Park Evanston is ± 200 feet away and 25 feet below the north-facing sign at an oblique angle to the signs surface. The vast majority of units in the building will not be able to see the proposed building signage. The nearest residential unit in Sherman Plaza is ± 300 feet away and also at an oblique angle to the south-facing building signage. As was the case with the Park Evanston, the vast majority of units in Sherman Plaza will not be able to see the proposed building signage. It should also be noted that pursuant to Evanston Ordinances,





View from 807 Davis
23rd Floor Balcony



View from 1580 Sherman
Top Floor Balcony

any sign illumination will be extinguished after 11:00 PM.

Furthermore, the proposed signage program is understated, tasteful and contains no offensive messaging. The Tall Building Identification Signage is of a higher quality than standard in-

ternally illuminated signage and the additional freestanding sign on the Orrington Avenue frontage is more than 230 feet away from the existing freestanding sign on the same frontage. Both signs cannot be seen at the same time.

Given the foregoing, there is nothing about the signage program, from a land use perspective, that would have a substantial adverse impact on the use, enjoyment, or property values of adjoining or nearby properties.

2. The requested variation is in keeping with the intent of the zoning ordinance.

Response:

Purpose and Intent statements contained in §6-1-2 of the Evanston Zoning Ordinance that may be relevant to signage include:

(C) Conserving and enhancing the taxable value of land and buildings throughout the City; and

(J) Prohibiting uses, buildings, or structures that are incompatible with the character of established zoning districts;

With respect to *conserving and enhancing the taxable value of land and buildings throughout the City*, granting the requested variations for the proposed signage program would help burnish Evanston's reputation as a destination for corporate headquarters and help fill a significant vacancy in one of Evanston's premier office properties. UL is one of the most established and well-respected providers of public safety services and their association with Downtown Evanston provides an additional marketing tool for other office properties. The additional direct and indirect revenues generated will reinforce and enhance property values in Downtown Evanston – the City's primary economic engine.

With respect to regulating *buildings, or structures that are incompatible with the character of established zoning districts*, the proposed signage program is understated and tasteful, consistent with the overall aesthetic and character of Evanston's Downtown. While the signage has been placed to minimize any impacts on nearby residential uses, Tall Building Identification Signage in general transmits the message to visitors and North Shore Metra and CTA riders that Downtown Evanston is a high quality destination for corporate office tenants which is consistent with the character established in Evanston's Downtown zoning districts.

Given the foregoing, the granting of the requested variations is consistent with the relevant purposes and intents of the Evanston Zoning Ordinance.

3. The alleged hardship or practical difficulty is peculiar to the property.

Response:

1603 Orrington is the currently the tallest commercial structure in Downtown Evanston. It is also the tallest commercial structure between Chicago and Milwaukee. It rises to a height of 270 feet and contains ±307,000 RSF of office space. While the building was originally constructed as a corporate headquarters for State National Bank it has been a multi-tenant office property since the mid 1970's. The size and multi-tenant nature of the office property all but preclude the ability to comply with requirement that the tenant occupy the building from the second floor to the top story.

The subject property was approved as a Planned Unit Development in 1966 including a 20-story office building with a plaza opposite Foun-

tain Square, an underground parking garage, a courtyard, a second commercial building on Orrington Avenue, and a drive-thru bank on Davis Street. While the 270 foot structure is a visible object from all directions it only has frontage on a public thoroughfare for its south elevation (Davis Street) and its west elevation (Orrington Avenue). This configuration precludes compliance with the ordinance standard for a Tall Building Identification Sign on its north-facing elevation which provides visibility from Northwestern University and Metra Union Pacific North Line and CTA Purple Line carrying in excess of 40,000 weekday passengers.

As mentioned earlier, 1603 Orrington Avenue rises to a height of 270 feet. Its north and south elevations are approximately 47,500 square feet in area. Evanston's Zoning Ordinance limits Tall Building Identification Signs to 100 square feet which is 2/10ths of one percent of the façade area. Given the tenant's logo configuration, the letter size for a 100 square foot sign would be ±42" which would only have visual impact up to 420 feet away. Considering the building height of 270 feet, the 100 square foot limit severely reduces the effectiveness of a Tall Building Identification Sign on the subject property.

Based on the foregoing, in general, it is the sheer size and height of the 1603 Orrington Avenue building than creates a legitimate practical difficulty in complying with the letter of the sign ordinance standards contained in §6-19-9(A) of the Evanston Zoning Ordinance.

With respect to the variation from §6-19-7(M) (4) regarding illumination, the subject property is one of the premier office properties in Downtown Evanston. Constructed in the late 1960's it is a premium example of modern architec-

ture and is an iconic structure that anchors the downtown core. The high-quality Tall Building Identification Signs proposed are appropriate for the property and strict application of the cited standard would result in a lesser quality signage program that would be inappropriate for a building of this stature.

With respect to the additional freestanding sign on Orrington Avenue, as mentioned earlier, the subject property was approved as a multi-building planned unit development on a large downtown site. With nearly 400 feet of frontage on Orrington Avenue and 210 feet of frontage on Davis Street the site occupies nearly two acres. It is one of the largest development parcels in Downtown Evanston. The existing freestanding sign on Orrington Avenue is located near the northernmost two-story commercial building and is remote and not visible from the main entry to the 1603 Orrington Avenue building. The proposed freestanding sign is ±230 feet away from the existing sign. The size of the site, the length of the Orrington Avenue frontage (397 feet) and the fact that there are multiple structures on the premises that require identification signage at the pedestrian level create a practical difficulty in complying with the prohibition on multiple freestanding signs contained in §6-19-9(B)(1).

Finally, with respect to the area and proportionality standards contained in § 6-19-8(D)(2), the size of the site, the fact that there are multiple structures on the site, and bulk and height of the 1603 Orrington building all contribute to creating a practical difficulty in complying with the 500 square foot area limitation contained in § 6-19-8(D)(2) while providing an acceptable and competitive signage program for a large scale credit tenant like ULSE.

4. 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.

Response:

The applicant/owner of the property has seen a significant reduction in income due to the COVID-19 global pandemic and the resultant decline in office demand and occupancy due an emerging preference for a hybrid work environment. Current vacancy rates at 1603 Orrington Avenue are above 30% with approximately 97,000 square feet of available office space. The potential tenant – ULSE – is in the process of a rebranding strategy and places a high priority on being able to communicate their identity through building identification signage. Strict application of the City's sign ordinance standards would prohibit a reasonable signage program as proposed and could cause ULSE to seek office space elsewhere in the north suburban office market that may offer greater visibility via expressway frontage and more liberal sign ordinances. The loss of a potential anchor tenant – ULSE proposes to lease over 53,000 square feet in a seven-year lease– due to the strict application of the ordinance standard would result in a significant particular hardship for the owner/applicant as distinguished from a mere inconvenience.

5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional 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 on final jurisdiction under Section 6-3-8-2 of this Chapter, 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 Section 6-3-6-3 of this Chapter.

Response:

The proposed signage program and the requested variations are not exclusively based upon a desire to extract additional income from the subject property. The variations do not increase leasable or saleable area or allow additional (or any) dwelling units or parking spaces on the site. The applicant seeks only to provide the required level of amenity in the form of Building Identification Signage in order to secure a large-scale corporate tenant and compete in the North Suburban Office Market.

With respect to public benefits, the securing of a major tenant in the most identifiable building in Downtown Evanston that will occupy over 53,000 square feet of vacant office space and bring more than 200 jobs to the central business district generating significant indirect benefits to the local economy and cannot be ignored. The fact that the proposed tenant –Underwriters Laboratories– is one of the most established and well-respected providers of public safety services should not be overlooked. Furthermore, the signage proposed – in particular, the Tall Building Identification Signage – telegraphs the message that Downtown Evanston is a desirable destination for corporate headquarters. All these positive impacts provide a public benefit listed in §6-3-6-3(G) which identifies supporting “business, commercial, and manufacturing development to enhance the local economy and strengthen the tax base.”

6. The alleged difficulty or hardship has not been created by any person having an interest in the property.

Response:

In general, the practical difficulty in complying with the listed signage regulations is caused by the unusual size, bulk, scale and configuration of the subject property, and the office market conditions that require building identification signage for large scale corporate tenants. Neither of these conditions were created by the applicant.

7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

Response:

The applicant has explored numerous signage schemes experimenting with size, number and placement of the Tall Building Identification Signs. The current proposed scheme represents a compromise solution that is acceptable to the proposed tenant and is understated and reasonable even though it requires several variations due to the size of the site, the scale of the structure and the configuration of the existing site plan. Reducing the size of the additional signage to comply with ordinance standards for area would result in signage that would be too small to read from a distanced or have any visual impact. Even then, variations would still be required due to the site configuration and limited frontage on public ways.

VI. Conclusions

Based on the foregoing, it is respectfully submitted:

- 1) That the proposal is consistent with all applicable standards for variations.
- 2) That the proposal will have no adverse impact.
- 3) That no public purpose of any kind would be served by the denial of the requested variations.

EMILY KLINGENSMITH IALD, LC, LEED AP

Emily Klingensmith is a Partner at Schuler Shook, an internationally recognized lighting design firm with offices in Chicago, New York, Minneapolis, Dallas, San Francisco Bay, and Melbourne, Australia. Emily is a talented and creative lighting designer with a thorough, detail-oriented design approach. She is a Professional member of the IALD, Lighting Certified by the NCQLP, and a LEED Accredited Professional. Emily is actively involved in the design community and has presented at conferences for the Illuminating Engineering Society, International Association of Lighting Designers, AIA Chicago, and NeoCon. She also gives presentations to leading architectural firms on a variety of lighting-related topics. Emily has designed lighting systems for hundreds of projects during her 25-year career, many winning IALD, IES, and GE lighting awards.

Education Bachelor of Architectural Engineering – The Pennsylvania State University, 1996

Organizations International Association of Lighting Designers
Illuminating Engineering Society
LC - Lighting Certified by NCQLP
US Green Building Council LEED® Accredited Professional, 2006

Awards IALD Award of Merit – Wintrust Financial
IALD Award of Merit – DeVos Performance Hall
IALD Award of Merit – Calder Flamingo Sculpture
G.E. Edison Award of Excellence - Shedd Aquarium Wild Reef exhibit
G.E. Edison Award of Merit - University of Illinois at Chicago, Daley Library
G.E. Edison Award of Merit – Shedd Aquarium Caribbean Reef
G.E. Edison Award of Merit – Brazzaz
Cooper Lighting SOURCE Award, Honorable Mention - Three First National Plaza
IES International Design Award of Distinction – Shedd Aquarium Caribbean Reef
IES Illumination Design Award of Merit – Aon Center Cloud Level
IES Illumination Design Award of Merit – Hyatt Global Headquarters
IES Illumination Design Award of Merit – Dentons US
IES Illumination Design Award of Merit – John Hancock Center Lobby Upgrade
IES Illumination Design Award of Merit – Wintrust Financial
IES Illumination Design Award of Merit – Kirkland & Ellis Law Offices
IES Illumination Design Award of Merit – Three First National Plaza
IES Illumination Design Award of Merit – Illinois Holocaust Museum & Education Center
IES Illumination Design Award of Merit – Gelber Group
IES Illumination Design Award of Merit – Brazzaz
IES Illumination Design Award of Merit – Shedd Aquarium “Wild Reef” exhibit
IES Illumination Design Award of Merit – DeVos Performance Hall
IES Illumination Design Award of Merit – Second Street Bridge
IES Illumination Design Award of Merit – Chagall Mosaic
IES Illumination Design Award of Merit – Shedd Aquarium “Amazon Rising” exhibit
IES Illumination Design Award of Merit – Shedd Aquarium “Go Overboard” Gift Store
IES Illumination Design Award of Merit – Chicago Avenue Pumping Station
IES Illumination Design Award of Merit – Marshall Field’s Tiffany Dome
IES Illumination Design Award of Merit – Valparaiso University Christopher Center for Library and Information Resources
IES Illumination Design Award of Merit – Chicago Bears Sales Center

PARTNERS

Michael DiBlasi
Todd Hensley
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GEORGE V. KISIEL, AIA, AICP

PROFESSIONAL EXPERIENCE

Okrent Kiesel Associates, Inc.

President 2015—Present

Okrent Associates, Inc. 1982—2015 Director of Planning/Vice President, 1987—2015

Project Planner, 1982—1987

PROFESSIONAL LICENSES/CERTIFICATIONS

Licensed Architect, State of Illinois #001-014612

Certified Planner, #013708

ASSOCIATIONS/ORGANIZATIONS

American Institute of Certified Planners

American Institute of Architects

American Planning Association

EDUCATION

University of Illinois, Chicago, Master of Urban Planning and Policy 2009

University of Illinois, Chicago, Bachelor of Architecture, 1989

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting

Lake Meadows Master Plan

Chicago, IL

Master Plan

70 Acres

Cabrini Green Hope VI Redevelopment (pending)

Chicago, IL

Master Plan

10 Acres

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting (continued)

Prince Abdulaziz Bin Mousaed Economic City

Ha'il, Saudi Arabia

Master Plan Consulting and Development Control Regulations

New City for 100,000 residents

South Of Shamkha

Abu Dhabi, UAE

Master Plan Consulting and Development Guidelines

New City for 130,000 residents

City of Chicago Retail Study

Chicago, IL

Analysis of Existing Retail Development

Abu Dhabi Capital City District

Abu Dhabi, UAE

Master Plan Consulting, Retail Demand Analysis, Development Guidelines for Emirati Neighborhood

New neighborhood for ±25,000 residents

Emerald Gateway

Abu Dhabi, UAE

Development Guidelines and Development Manual

88 Highrise Building Sites

Rockwell Gardens Hope VI Redevelopment

Chicago, IL

Master Plan

17 Acres

Louis Armstrong New Orleans International Airport

Kenner LA

Highest and Best Use Study: Master Plan for Redevelopment

1700 Acres

SELECTED PROJECT EXPERIENCE

Urban Planning And Consulting (continued)

Mohammed Bin Zayed City

Abu Dhabi, UAE

Development Guidelines Income Equalization Modeling and Development Manual

298 Highrise Building Sites

Windham Lakes Business Park Master Plan Studies

Romeoville, IL

Master Plan Studies

500 Acres

Northern Illinois Gas Co. Headquarters Master Plan

Naperville, IL

Corporate Campus Master Plan

105 Acres

West Loop Gate Master Plan

Chicago, IL

Urban area master plan

450 Acres

Illinois Medical District GIS Support/Master Plan

Chicago, IL

Urban Medical District Master Plan and GIS

560 Acres

Lake Calumet Airport

Chicago, IL

Planning & Policy Studies: 3rd Airport

2000+ Acres

O'hare International Airport

Chicago, IL

Planning Studies for Collateral Development

3000+ Acres

SELECTED PROJECT EXPERIENCE

Expert testimony: Administrative Review

Near North Multiple Property District

Chicago Landmarks Proceeding: Defense against inclusion in historic district
9 E. Huron St
Chicago, IL

161 E. Erie St

Chicago Landmarks Proceeding: Defense against individual landmark status
161 E Erie St
Chicago, IL

Acreage Holdings

Special Use Proceeding: Adult Use Cannabis Dispensary
810 W. Randolph St.
Chicago, IL

MedMen LLC

Special Use Proceeding: Adult Use Cannabis Dispensary
1001 W North Ave.
Chicago, IL

MOCA LLC

Special Use Proceeding: Adult Use Cannabis Dispensary
216 W Ohio St.
Chicago, IL

61 East Banks (1320 N. Lake Shore Drive)

Planned Development Proceeding: Mid-rise Residential
LAke Shore Drive at Banks St.
Winnetka, IL

One Winnetka

Planned Development Proceeding: Mixed Use T.O.D.
Lincoln Ave. at Elm St.
Winnetka, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Administrative Review (continued)

Roascrans Lakeview

Special Use Proceeding: Group Home/Medical Offices
Ashland Ave. at Waveland Ave.
Chicago IL

Wolf Point

Special Use Proceeding: High-rise Mixed Use Office/Residential
Intersection of N. and W. Branch Chicago River
Chicago IL

Mather Lifeways

Planned Development/Historic Preservation Process: CCRC
Hinman Ave. at Davis St.
Evanston, IL

Church St. Plaza

Planned Development Process: Mixed Use
Church St. at Maple Ave
Evanston, IL

Columbus Hospital Redevelopment

Planned Development Process: High-rise Residential
Lakeview Ave. at Deming Pl.
Chicago, IL

Latin School Of Chicago

Planned Development Process: School Addition
North Ave. at Clark St.
Chicago, IL

840 N. Lake Shore Drive

Planned Development Process: High-rise Residential
Lake Shore Dr. at Chicago Ave.
Chicago, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Litigation

City of Chicago vs. Eychaner

Condemnation Trial: Highest & Best Use/Reasonable Probability of Re-zoning (pending)

Grand Ave. at Jefferson St.

Chicago, IL

City of Chicago v. American National Bank et al

Condemnation Trial: Highest & Best Use

Fullerton Ave. at Elston Ave.

Chicago, IL

IDOT vs. Benderson

Condemnation Trial: Highest & Best Use (pending)

IL Route 59

Naperville, IL

IDOT vs. CTLT Trust (Anderson)

Condemnation Trial: Highest & Best Use (pending)

IL Route 59

Naperville, IL

IDOT vs. GreatBanc Trust (Petey's II)

Condemnation Trial: Highest & Best Use (pending)

159th St. at LaGrange Rd.

Orland Park, IL

Hanna vs. City of Chicago

Arlington Demming/East Village Historic District Challenge (pending)

N. Winchester Ave., N. Wolcott Ave., N. Honore St., and N. Hermitage Ave.

Chicago, IL

United States ex rel Albert C. Hanna vs. City of Chicago

Qui Tam Trial: Affordable Housing (pending)

Chicago, IL

SELECTED PROJECT EXPERIENCE

Expert testimony: Litigation (continued)

DWG v. LCDOT Saddlebrook Farms

Condemnation Trial: Highest & Best Use
Il Route 60 at Peterson Rd.
Lake Co., IL

LCDOT v. Chicago Title & Trust/Krilitch et al

Condemnation Trial: Highest & Best Use
Quentin Rd. near Rand Rd.
Lake Co., IL

City Of Chicago vs 2600 Sacramento Corporation

Condemnation Trial: Highest & Best Use
26th St at California Ave.
Chicago, IL

Village Of Woodridge vs Board Of Education, High School District 99

Condemnation Trial: Highest and Best Use
75th St. at Woodridge Dr.
Woodridge, IL

1350 Lake Shore Associates vs City Of Chicago

Zoning Trial
Lake Shore Drive at Scott St.
Chicago, IL

Hanna vs City of Chicago

Zoning Trial (SD19)
N. Lincoln Ave.; W. North Ave.; N. Halsted st.; and W. Fullerton Ave.
Chicago, IL

Hanna vs City of Chicago

Zoning Trial (Deming)
W. Fullerton Ave; N Orchard St.; W. Deming Pll.; and N. Clark St.
Chicago, IL

Katie Conroy Bio

Katie is a senior sales executive based in our Chicago market. She started working for White Way Sign & Maintenance Company in 1983 while attending night school for marketing at Loyola University. While working for White Way Katie sold scoreboards to professional sports teams and commercial signage before joining Poblocki. As a veteran with over 30 years in the signage industry, Katie is a design-driven salesperson who loves complex, high engineering projects. She loves the variety given that no two projects are the same. Katie offers a high level of customer interaction and works hard to ensure the customer understands the process with no surprises. Some of her most memorable projects are high rise signs such as Ernst & Young, CNA, Accenture and Northern Trust as well as the digital canopy at 900 N. Michigan Shops.

October 24, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a resident of Evanston, [I/WE] write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. This lease will provide a significant and positive impact to Evanston's office market and business community. The 200+ employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, UL actively supports local institutions and workforce development organizations. It has a long history of sharing its expertise and cutting-edge knowledge with the communities in which it is located. UL's relocation would bring the benefit of its established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

PATRICK JEAN - JACQUES
1427 SEWARD ST.
EVANSTON IL, 60202

Peter S Wiens
1519 Seward St
Evanston IL 60202

MICHAEL MORAN
1521 SEWARD STREET
EVANSTON, IL 60202

October 24, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

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For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

AMANDA McDONNEN

1519 SEWARD ST, EVANSTON, IL 60202

Lindsey White

1431 Seward Street, Evanston, IL 60202

[Signature]

1431 Seward St., Evanston, IL 60202

October 24, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

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Finally, UL actively supports local institutions and workforce development organizations. It has a long history of sharing its expertise and cutting-edge knowledge with the communities in which it is located. UL's relocation would bring the benefit of its established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

Amanda Linder
1625 Asbury Ave. Evanston IL 60201



November 1, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a business of Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

A handwritten signature in blue ink that reads "W. Andrew Worth".

W. Andrew Worth

1500 West Shore Drive
Suite 105
Arlington Heights, IL 60014
bruce@massrealtyllc.com
tel: 847 221 3109
fax: 847 268 3109
Mobile: 847 918 9838



MassRealty

October 28, 2022

Matt Rodgers, Chair

Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As someone who has been doing business in Evanston for the last 25 years, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

Mass Realty LLC

A handwritten signature in blue ink, appearing to read "William Mass".

William Mass
Principal

AHC ▲ FUNDS
PRIVATE EQUITY REAL ESTATE

847.570.4800 1603 Orrington Ave, Ste 990
www.ahcfunds.com Evanston, IL 60201

October 28, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall,
2100 Ridge Avenue
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage

Chair Rodgers:

AHC Funds (fka Arthur Hill & Co, developer of Church Street Plaza) has had its offices in Evanston going on 22 years. For many years we were occupants of our own project. For the past 7+ years we have been tenants at 1603 Orrington. I am writing to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue which I understand is a key requirement for them to move to Evanston.

Evanston can surely use the cachet that securing UL as a major relocation to Evanston will bring. We all know that Evanston can use more daytime population and the local business stimulus that generates.

Just imagine how Evanston's reputation will be burnished across America when the UL stamp of approval, on all manner of devices from coffee makers to modems, advertises Evanston.

This letter is not without some self-interest: As tenants in 1603 Orrington our address prestige will be enhanced when it becomes known as Underwriters Laboratories Building.

Please vote in favor of approval of UL's application for sign variations and encourage the other commissioners to do so too; welcoming UL with a unanimous vote would be a fine way to welcome this venerable and cutting-edge organization to Evanston.

Sincerely,

DocuSigned by:
Bruce A. Reid
1E22D51A5D20487...

Co-Founder & Vice Chairman

November 2, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a real estate professional who does business in Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,



Douglas Shehan



October 27, 2022

Mr. Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Dear Chair Rodgers:

As a business of Evanston, we write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. This lease will provide a significant and positive impact to Evanston's office market and business community. The 200+ employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, UL actively supports local institutions and workforce development organizations. It has a long history of sharing its expertise and cutting-edge knowledge with the communities in which it is located. UL's relocation would bring the benefit of its established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Kaufman".

James W. Kaufman, AIA
Member, Kaufman O'Neil Architecture, LLC

A handwritten signature in black ink, appearing to read "Timothy M. O'Neil".

Timothy M. O'Neil, AIA
Member, Kaufman O'Neil Architecture, LLC



Your Start to Finish Sales Execution Team!

October 28, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a business of Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.





Sincerely,

Joseph P Flanagan
Acquirent, LLC
Chairman and CEO

]

TITLE	UL Signage
FILE NAME	ACQ letterhead Te...SE - Business.doc
DOCUMENT ID	7e41147f3dd05fbf61d84aef4a944658b2ca0191
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Signed

Document History

 <small>SENT</small>	10 / 31 / 2022 20:26:18 UTC	Sent for signature to Joseph P. Flanagan (jpflanagan@acquirent.com) from kmorrissey@acquirent.com IP: 76.141.155.136
 <small>VIEWED</small>	10 / 31 / 2022 20:28:34 UTC	Viewed by Joseph P. Flanagan (jpflanagan@acquirent.com) IP: 73.210.46.98
 <small>SIGNED</small>	10 / 31 / 2022 20:28:47 UTC	Signed by Joseph P. Flanagan (jpflanagan@acquirent.com) IP: 73.210.46.98
 <small>COMPLETED</small>	10 / 31 / 2022 20:28:47 UTC	The document has been completed.

October 28, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As someone who does business in Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

Transwestern



Joseph C. Stevens
Executive Vice President



One Cedar Parkway
P.O. Box 403
Jackson, WI 53037-0403
Phone: 262-677-9046
Fax: 262-677-2058

October 31, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Re: Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers,

I am writing to you in support of Underwriters Laboratories' (UL) request for a sign variance at 1603 Orrington Avenue. It is my understanding that a sign variance is essential to the UL relocating its headquarters to Evanston.

Rytec Corporation has had an office located in downtown Evanston at 1603 Orrington for roughly ten years and I personally enjoy living in the area. Attracting quality businesses such as UL to the community is critical to the vibrant, balanced community Evanston strives to maintain.

UL Research Institutes and UL Standards and Engagement would bring Downtown Evanston needed economic stimulus. The lease, as well as the influx of nearly 200 employees will bring new opportunities for local business owners and a renewed vitality in the surrounding community. It also will introduce new individuals to Evanston, which in turn will spark economic returns to the community as a whole.

I support the potential variance as it causes no harm and in turn benefits the community with a respected corporate partner, increases visibility for Evanston and an enhances Evanston's economic base.

Finally, I believe that the UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please support the approval of UL's application for sign variations on its proposed new headquarters at 1603 Orrington.

Thank you,

John B Snyder

CEO and Vice Chair

Rytec Corporation

RIVERSIDE



INVESTMENT & DEVELOPMENT

October 31, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

RE: Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a long-time resident of the community and an owner of a business of Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much-needed economic stimulus in the wake of the pandemic. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and community outreach. For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

Kent A. Swanson
Executive Vice President

c: Alderman Melissa Wynne
Mayor Daniel Biss

1026 Davis St. LLC
1030 Davis St. LLC
Evanston, IL

October 31, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As an Evanston commercial property owner and partner in Core & Rind Hospitality (Taco Diablo, Blue Horse Tavern, Lulu's and Five & Dime), I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,



Marty Cless
1026 & 1030 Davis St. property owner

Frederic





October 28, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a longtime resident of Evanston, and a business owner, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,



Maxwell Anderson, Jr
2426 Hartzell St
Evanston, IL 60201



INDUSTRIAL
OPPORTUNITY
PARTNERS

October 31, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Mr. Rodgers:

As a business of Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

From my understanding, the sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, should bring downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market and the addition of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe the UL non-profit science organizations will support local institutions and workforce development. UL has a history of sharing its expertise and knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons, please recommend approval of UL's application for sign variations.

Sincerely,

Michael J. Hering
COO/CFO

GOODSPORT NUTRITION
847 Chicago Ave. Suite 250
Evanston, IL 60202

October 28, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a business of Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,



Michelle McBride
Founder & CEO GoodSport Nutrition



PEAK PROPERTIES

773 | 281 | 5252 PHONE
773 | 281 | 5256 FAX

www.peakproperties.biz

2815 West Roscoe
Chicago, IL 60618

October 31, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As someone who does business in Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

Mike Zucker
Peak Properties

[Letterhead]

October 28, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

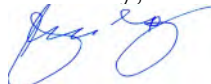
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Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,



Steven R. Goldstein
ChicagoBroker.com

THE VARSITY LLC BOOKMAN'S ALLEY

October 31, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

SUPPORT FOR UNDERWRITERS LABORATORIES SIGNAGE PROPOSAL

Chair Rodgers:

As a property owner in the central DT Evanston business district, I am writing in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

Given the impact of COVID and the still unwinding impact of work from home, I would encourage the Commission to support this proposal to put more people in an office building, in rental apartments/houses and on the streets of DT Evanston.

Please do not underestimate the impact that a 50,000 sf user has on the local business community.

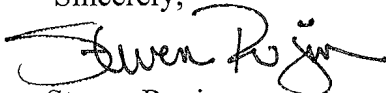
The sign variations are essential to UL's relocating the headquarters of two of their organizations to Evanston and I would strongly ask that the Land Use Commission grant the variance in support of UL and the general DT Evanston business condition.

Bring 2 organizations of the caliber of UL to Evanston is a great win!

Activity (whether leasing activity and/or people being out and about on the streets) begets activity!

I hope that the City of Evanston chooses to work with UL to ensure a warm and smooth welcome to our community.

Sincerely,



Steven Rogin
Varsity Theater / Bookman's Alley

1780 Ash Street Suite 201 Northfield, IL 60093
847-716-6600 847-441-8715 FAX

October 24, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a resident of Evanston, [I/WE] write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. This lease will provide a significant and positive impact to Evanston's office market and business community. The 200+ employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, UL actively supports local institutions and workforce development organizations. It has a long history of sharing its expertise and cutting-edge knowledge with the communities in which it is located. UL's relocation would bring the benefit of its established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

PATRICK JEAN - JACQUES
1427 SEWARD ST.
EVANSTON IL, 60202

Peter S Wiens
1519 Seward St
Evanston IL 60202

MICHAEL MORAN
1521 SEWARD STREET
EVANSTON, IL 60202

October 24, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As a resident of Evanston, [I/WE] write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. This lease will provide a significant and positive impact to Evanston's office market and business community. The 200+ employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, UL actively supports local institutions and workforce development organizations. It has a long history of sharing its expertise and cutting-edge knowledge with the communities in which it is located. UL's relocation would bring the benefit of its established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

AMANDA McDONNEN

1519 SEWARD ST, EVANSTON, IL 60202

Lindsey White

1431 Seward Street, Evanston, IL 60202

[Signature]

1431 Seward St., Evanston, IL 60202



October 28, 2022

Matt Rodgers, Chair
Evanston Land Use Commission
City Hall, 2100 Ridge Avenue
Council Chambers
Evanston, Illinois 60201

Support for Underwriters Laboratories' Signage Proposals

Chair Rodgers:

As someone who does business in Evanston, I write to you in support of Underwriters Laboratories' (UL) request for sign variations at 1603 Orrington Avenue.

The sign variations are essential to the UL enterprise relocating the headquarters of two of its organizations to Evanston. The arrival of those organizations, UL Research Institutes and UL Standards and Engagement, will bring Downtown Evanston a much needed economic stimulus. Their lease will provide a significant and positive impact to the Evanston office market. And the influx of nearly 200 employees will bring new opportunities for local business owners and spark renewed vitality in the surrounding community.

Finally, I believe that these UL non-profit science organizations will support local institutions and workforce development. UL has a long history of sharing its expertise and cutting-edge knowledge with the communities it neighbors. The relocation would also bring the benefit of UL's established commitment to scientific training and outreach.

For these reasons and more, please recommend approval of UL's application for sign variations.

Sincerely,

William R. Flatt
Free Market Ventures, LLC
(Owner, 820 Davis Street)