

**21-O-19**

**AN ORDINANCE**

**Granting a Special Use Permit for a Craft Alcohol Production Facility  
Located at 821-823 Chicago Avenue in the C1a Commercial Mixed  
Use District (“Sketchbook Brewing Co.”)**

**WHEREAS**, the Zoning Board of Appeals (“ZBA”) met on February 19, 2019, pursuant to proper notice, to consider case no. 19ZMJV-0006, an application by Cesar Augusto Marron and Shawn Decker (the “Applicants”), lessees of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 821-823 Chicago Avenue (the “Subject Property”) and located in the C1a Commercial Mixed Use District, for a Special Use Permit to establish, pursuant to Subsection 6-10-3-3 of Title 6 of the Evanston City Code, 2012, as amended (the “Zoning Ordinance”), a Craft Alcohol Production Facility on the Subject Property; and

**WHEREAS**, the ZBA, after hearing testimony and receiving other evidence, made a written record and findings that the application for a Craft Alcohol Production Facility met the standards for Special Uses in Section 6-3-5 of the Zoning Ordinance and recommended City Council approval thereof; and

**WHEREAS**, at its meeting of March 11, 2019, the City Council’s Planning and Development Committee (“P&D Committee”) considered and adopted the ZBA’s record and findings, and recommended City Council approval thereof; and

**WHEREAS**, at its meetings of March 11, 2019 and April 8, 2019, the City Council considered and adopted the respective records, findings, and recommendations of the ZBA and P&D Committee,

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

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

**SECTION 2:** The City Council hereby approves the Special Use Permit for a Craft Alcohol Production Facility applied for in case no. 19ZMJV-0006.

**SECTION 3:** Pursuant to Subsection 6-3-5-12 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicants' Special Use Permit, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-10-5 and 6-3-10-6 of the Zoning Ordinance:

- A. Compliance with Applicable Requirements:** The Applicants shall develop and use the Subject Property in substantial compliance with: all applicable legislation; the Applicants' testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case.
- B. Hours of Retail Operation:** The Applicants shall operate the Craft Alcohol Production Facility for retail purposes, as authorized by this ordinance, only between the hours of 10:00 a.m. to 10:00 p.m. on any given Monday through Thursday, 10:00 a.m. to 11:00 p.m. on any given Friday or Saturday, and noon to 10:00 p.m. on any given Sunday. The aforementioned retail hours of operation in no way limit the hours in which the Craft Alcohol Production Facility may brew its products.
- C. Ventilation:** The Applicants shall maintain ventilation equipment to ventilate to the rooftop of the Subject Premises.
- D. Nuisance Odors:** The Applicants shall take measures to ensure odors are objectively reasonable to a majority of the neighbors and do not constitute a nuisance.
- E. Access to Subject Property:** The Applicants shall have the Subject Property's retail access only via the street-side business frontage on Chicago Avenue.
- F. Employee Parking:** Employees shall not park on the street during hours of operation.

**G. Recordation:** Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant shall record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

**SECTION 4:** When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicants" shall be read as "Applicants' agents, assigns, and successors in interest."

**SECTION 5:** If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

**SECTION 6:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 7:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**SECTION 8:** The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

Introduced: March 11, 2019

Approved: April 4, 2019

Adopted: March 11, 2019

Stephen H. Hagerty  
Stephen H. Hagerty, Mayor

Attest:



Devon Reid, City Clerk

Approved as to form:

Michelle L. Masoncup  
Michelle L. Masoncup, Corporation Counsel

**EXHIBIT A**

**Legal Description**

LOT 6 AND THE NORTHERLY 22 FEET OF LOT 7 IN BLOCK 11 IN WHITE'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PINs:** 11-19-401-019-0000  
11-19-401-020-0000

**COMMONLY KNOWN As:** 821-823 Chicago Avenue, Evanston, IL