

Memorandum

To: Chair and Members of the Land Use Commission

From: Katie Ashbaugh, AICP, Planner

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

Subject: Zoning Text Amendment, B1 Business District, 23PLND-0007

Date: February 17, 2023

Request

Hana Samuels of Blue Star Properties, applicant on behalf of 1243 Chicago (Evanston) LLC and Chicago Roadhouse, owners of properties located at 1243 Chicago Avenue and 1245 Chicago Avenue, respectively, requests an amendment to Evanston City Code §6-9-2-3 to add 'performance entertainment venues' to the list of Special Uses in the B1 Business District. The Land Use Commission makes a recommendation to the City Council, the determining body for this case in accordance with City Code §6-3-4-6.

Notice

The Application cited above has been filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on February 2, 2023.

General Information

Applicant: Hana Samuels
Blue Star Properties
600 W. Van Buren, Suite 1000
Chicago, IL 60607

Analysis

Background

In May 2022, the applicant initially filed a zoning analysis application for a proposed addition to Union Pizzeria and SPACE, located at 1245 Chicago Avenue. Union Pizzeria is considered a "type 1 restaurant" as defined by Section 6-18-3, Definitions of the Zoning Code. Type 1 restaurants are a permitted use ("by right") in the B1 district. SPACE, a "performance entertainment venue" as defined in Section 6-18-3, has historically operated and been considered by past and the current Zoning Administrator to be an accessory use to the type 1 restaurant. It has evolved from the larger back

room of Union Pizzeria into its own destination. The property is currently legal nonconforming with regard to parking and loading.

With the success of SPACE separate and apart from Union Pizzeria, ownership of the two businesses purchased the property to the south, 1243 Chicago Avenue, with the intent to construct an addition to the existing one-story commercial building specifically to enhance the operations of SPACE. In doing so, the proportion of the proposed overall floor area will be increased such that SPACE no longer can be considered accessory to the type 1 restaurant and must become compliant with current zoning regulations. Therefore, one of the identified forms of zoning relief required for the project is a Zoning Text Amendment to add “performance entertainment venue” to Section 6-9-2-3, Special Uses, of the B1 district. This amendment must be considered prior to the separate Special Use and Major Variation application, 23ZMJV-0008, for the addition itself.

Ordinances Identified for Requested Relief

Zoning Text Amendment

Performance entertainment venues are not listed in Sections 6-9-2-2 (Permitted Uses), 6-9-2-2.5 (Administrative Review Uses) or 6-9-2-3 (Special Uses) of the B1 district. The applicant therefore first requests an amendment to the Zoning Code to add the use, “performance entertainment venues”, to the list of Special Uses in the B1 district.

Section 6-9-2-3, Special Uses, B1 Business District: The following uses may be allowed in the B1 district, subject to the provisions set forth in Section 6-3-5, "Special Uses," of this Title:

Open sales lot

Performance entertainment venues

Planned development

Department Findings & Recommendation

With regard to this proposed change specifically to the B1 district, it is consistent with the purpose statement of the district (see attachment). The use of ‘performance entertainment venue’ is in keeping with the opening statement, “to promote and preserve small scale, limited shopping and business uses”. The use itself as it exists in the marketplace is no longer limited to only large format venues intended for higher profile, celebrity status performers as many artists begin their careers at smaller, local venues. Further, given SPACE has evolved and operated as a local venue for many years and is a part of the Evanston performing arts ecosystem, adding the use to the B1 district also is in keeping with the district purpose. Considering the district purpose also includes a limitation in floor area of 7,500 square feet, any performance entertainment venues that may request a Special Use in the B1 district in the future would be limited to this size.

In terms of overall impact to Title VI (The Zoning Code), this would bring the total number of zoning districts in which the “performance entertainment venue” use is a Special Use to five. Performance entertainment venues are allowed, upon approval of a Special Use Permit by the City Council, in the RP Research Park District, D2 Downtown Retail Core District, D3 Downtown Core Development District, D4 Downtown Transition

District, and the oCSC Central Street Corridor Overlay District. Specifically, in the oCSC district, they are listed as a Special Use in Subareas 3-7 under the “Additional Uses” table. They also are listed as Active Ground Floor uses in the overlay, again as a Special Use. They are not a Permitted Use (“by right”) in any zoning district.

The Community Development Department find that the addition of “performance entertainment venues” in the B1 Business District as a Special Use is an appropriate and necessary update to the City’s Zoning Code. First, post-COVID-19 pandemic, the nature of the entertainment industry has evolved to include smaller, boutique venues in addition to the more traditional large format venues, that provide a needed “third place” for residents to patronize outside of work and home in their own neighborhoods. Such venues also are a critical part of the arts, entertainment, and culture ecosystem, giving a platform for entry-level and amateur artists to perform their various talents and pursue careers in the entertainment industry. Second, patrons of these venues often frequent other businesses in the surrounding area and encourage additional foot traffic for Evanston’s businesses. Finally, the addition of this use to the list of Special Uses in B1 specifically is appropriate as it provides the City additional legislative review of these venues to verify hours of operation, type of performance, the potential impact of audio and crowd volume, and the appropriateness of the use in a specific location.

Standards for Approval - Zoning Text Amendment (23PLND-0007)

Below is the verbatim language from Section 6-3-4-5 of the Zoning Code, to assist the Land Use Commission in making their findings of fact and recommendation to the City Council regarding the proposed text amendment.

The wisdom of amending the text of the Zoning Ordinance or the Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one standard. In making their determination, however, the City Council should, in determining whether to adopt or deny, or to adopt some modification of the Land Use Commission's recommendation consider, among other factors, the following:

- A. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.*
- B. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.*
- C. Whether the proposed amendment will have an adverse effect on the value of adjacent properties.*
- D. The adequacy of public facilities and services.*

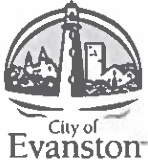
Action by the Commission

After making findings of fact as to whether or not the proposed text amendment meets 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 modifications, or deny the proposed text

amendment. The Commission must first consider and make a motion on the proposed text amendment prior to considering zoning case 23ZMJV-0008. The Land Use Commission is the recommending body and the City Council is the determining body pursuant to Section 6-3-4-6 of the Evanston City Code.

Attachments

1. Zoning Text Amendment Application
2. Applicable Zoning Code Excerpts



ZONING ORDINANCE TEXT AMENDMENT Application

ZONING OFFICE USE ONLY

Date Received:
Ward:
Zoning District:
Preservation:
Case Number:

1. PROPERTY, IF APPLICABLE

Address 1243-45 Chicago Avenue, Evanston, IL 60602

Permanent Identification Number(s):

PIN 1: 11-19-200-003-0000 PIN 2: 11-19-200-002-0000

Plats of survey for all properties that are subject to this petition **must** be included. Surveys must be accurate as of the current date.

2. APPLICANT

Name: Hana Samuels, Applicant/Owner's Representative on behalf of property owners 1243 Chicago (Evanston) LLC and Chicago Roadhouse

Organization: Blue Star Properties

Address: 600 W. Van Buren, Suite 1000

City, State, Zip: Chicago, IL 60607

Phone: 312-855-2200 Cell: 847-707-1463

E-mail: hana@bluestarproperties.net (Owner Rep.)

Please circle the primary means of contact.

3. PROPERTY OWNER (if different than applicant), if applicable

Name: See attached Exhibit A

Address: _____ City, State, Zip: _____

Phone: _____ Cell: _____

E-mail: _____

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

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

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

Date

2/2/23

4. SIGNATURE OF APPLICANT

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

Applicant Signature -- REQUIRED

Date

2/2/23

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this petition:

- (This) Completed and Signed Form**
- Legal descriptions of all properties as shown on Plat of Survey**, if applicable.
- Plat(s) of Survey**, if applicable. Date(s) of Survey(s): 11/18/2021 (1243) 12/16/2022 (1245)
Plats of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc., that is currently on the property. Copies must be legible for all dimensions and details.
- Proof of Ownership**, if applicable. Document(s) Submitted: 12/10/2021 (1243) 5/19/2006 (1245)
Accepted for proof of ownership includes: deed, mortgage, contract to purchase, closing documents, (price may be blacked out on submitted documents). **A tax bill cannot be accepted as proof of ownership.**
- Application & Mailing Fee** Amount \$ 1,100.00
Application & Mailing Fees may be paid by cash, check, or credit card. Please contact Community Development for number of required mailings and mailing fee.
- Additional Documentation**
Any other documents as may be required by the Community Development Director. Please contact the Community Development Department for any additional requirements.

Zoning Ordinance Text Amendment Applications take approximately 10 business days for initial review. Alterations or modifications that require re-review may take longer. Please contact the Zoning Office at 847.448.4311 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston
Zoning Office, Room 3202
2100 Ridge Avenue
Evanston, IL 60201

6. ZONING TEXT AMENDMENT

Please complete the following section indicating the specific sections of the Zoning Ordinance for which you are seeking a text change, or which new sections of the Zoning Ordinance you are seeking for the City to add to the text.

Zoning Ordinance Section Number	This section presently states the following (this does not apply to a new section):	I request the Zoning Ordinance text to be amended in the following manner:
6-9-2-3	Lists authorized special uses in a B1	Add "performance entertainment
	District.	venue" as an authorized special
		use in a B1 District

Copy this form if necessary for a complete listing.

8. PROPOSED AMENDMENT

Please describe the reason for the proposed zoning ordinance text amendment.

The Applicant purchased the property at 1245 Chicago Avenue to allow additional outdoor space to support an existing restaurant and performance venue located at 1243 Chicago Avenue. Both parcels will now be considered one zoning lot. The performance venue will constitute 63% of the total GSF of the zoning lot and therefore be the principal use. As a result, this use must first be added to the list of authorized special uses in the B1 district.

9. STANDARDS

The amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy (§6-3-4-1 of City Code). The Zoning Ordinance establishes standards that “the City Council should ... consider, among other factors.” (§6-3-4-5)

Explain how the petitioned amendment relates to or satisfies each of the following standards.

(A) How is the proposed amendment consistent with the goals, objectives, and policies of the Comprehensive General Plan¹, as adopted and amended from time to time by the City Council?

A. The proposed text amendment to allow performance venues as an authorized special use in a B1 District supports the goals of Evanston's Comprehensive Plan in several ways:

1. The text amendment will help Evanston maintain a diverse range of businesses and a continued vitality of its neighborhood business districts;
2. It will support the continued existence and success of performing arts venues as a vital component of the local economy.
3. The existing businesses, Space and Union Pizzeria, are Evanston institutions. The Comprehensive Plan states that "The growth and evolution of Evanston institutions should be supported so long as the growth does not have an adverse impact upon the residentially zoned adjacent neighborhoods." The proposed project will not adversely affect the nearby residential neighborhoods. Both businesses have operated for many years with good relationships with their neighbors. The proposed improvements allow the addition of outdoor space and enhanced customer service to better support their patrons' experience.

¹ Available from the Planning and Zoning Division.

(B) In what ways is the proposed amendment compatible with the overall character of existing development in the immediate vicinity of the subject property?

The proposed text amendment allowing performing arts venues as an authorized special use is compatible with the nature of B1 neighborhood shopping districts. The Evanston Zoning Code identifies the purpose of the B1 District as follows: "Uses within this district share common characteristics such as relatively small storefronts built to the front lot line, and provide limited services that cater to neighborhood residents..." The Chicago Avenue corridor contains a mix of uses which are compatible and can benefit from the location of a performing art venue in close proximity. By providing for review as a special use, protections will be provided to ensure that the proposed performing arts venue will be compatible in size, scale and operation to the surrounding commercial district.

(C) Will the proposed amendment have an adverse affect on the values of adjacent properties and why?

The proposed amendment will not have an adverse effect on the values of adjacent properties. Strengthening the restaurant and performing arts venue will enhance the vitality of the neighborhood shopping district and bring customers to the area. Each use has been stable operation at that location for a number of years and are consistent with surrounding local businesses and the grocers, including Trader Joe's and Jewel.

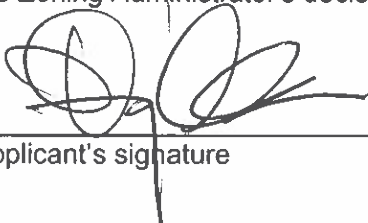
With regards to the impact of the businesses on nearby residential properties, there should not be an adverse effect created. There will be no increase in the amount of tickets available at the performing arts venue and its shows will continue to be performed within the building. With regards to the restaurant, seasonal seating will be provided in the portion of the lot fronting on Chicago Avenue. Nearby parking is provided at a convenient off-site location and loading will be unchanged. Outdoor seating to serve both venues will be buffered from the residential properties to the east by a garage and public all Thus, the proposed project complies with the goals of Evanston's Comprehensive Plan by allowing improvements to support the existing businesses while balancing their impact on the community.

(D) What change to existing public facilities and services, if any, will be required to serve the effects of the proposed amendment?

There will be no change to existing public facilities and services required to serve the performing arts venue.

Multiple horizontal lines for providing a detailed answer to the question above.

I certify that all of the above statements and all statements, information and exhibits that I am submitting in conjunction with this application for relief from the requirements of the Zoning Ordinance or for an appeal from the Zoning Administrator's decision are true to the best of my knowledge.



Applicant's signature



Date

Applicant's signature

Date

COMMUNITY DEVELOPMENT DEPARTMENT — PLANNING AND ZONING DIVISION

2100 RIDGE AVENUE, ROOM 3202 EVANSTON, ILLINOIS 60201

☎ 847-448-4311 📠 847-448-8126 📧 zoning@cityofevanston.org 🌐 www.cityofevanston.org/zoning

EXHIBIT A – PROPERTY OWNERS

1243 Chicago Avenue – Property

1243 Chicago (Evanston) LLC
600 W Van Buren
Suite 1000
Chicago, IL 60607
312-855-2200
847-707-1463 (cell)
hana@bluestarproperties.net (Owner Rep.)

1245 Chicago Avenue – Property

Chicago Roadhouse
c/o Blue Star Properties
600 W Van Buren
Suite 1000
Chicago, IL 60607
312-855-2200
847-707-1463 (cell)
hana@bluestarproperties.net (Owner Rep.)

1243-45 Chicago Avenue – Building

Chicago Roadhouse
c/o Blue Star Properties
600 W Van Buren
Suite 1000
Chicago, IL 60607
312-855-2200
847-707-1463 (cell)
hana@bluestarproperties.net (Owner Rep.)

TRUSTEE'S DEED-WARRANTY

CT

21LS 02384LP

Mail Deed After Recording to:
Michael J. Tuchman
Levenfeld Pearlstein, LLC
2 N. LaSalle St., #1300
Chicago, IL 60602

Doc#: 2135718044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2021 07:33 AM Pg: 1 of 2

Dec ID 20211201665786
ST/CO Stamp 0-588-356-240 ST Tax \$770.00 CO Tax \$385.00

Mail Subsequent Tax Bills to:
1243 Chicago (Evanston), LLC
600 W. Van Buren St, #1000
Chicago, IL 60607

THIS INDENTURE, made this 10th day of December, 2021, between Joel Brumlik, not individually but as Co-Trustee of the Arlene Brumlik Revocable Trust dated November 7, 2001, Grantor, and 1243 Chicago (Evanston), LLC, and Illinois Limited Liability Company, 600 W. VanBuren St., suite 1000, Chicago, IL 60607, Grantee, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Grantor does hereby convey and warrant unto the Grantee in fee simple, all interest in the following described real estate, situated in the County of Cook and State of Illinois:

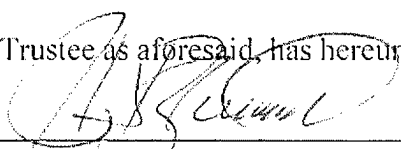
SEE LEGAL DESCRIPTION ATTACHED HERETO

together with the tenements and appurtenances thereunto belonging.
Subject to: real estate taxes not due and payable; covenants, conditions, restrictions and easements of record; building lines and use or occupancy restrictions; public and utility easements and acts of the Grantee.

Permanent Index Number: 11-19-200-003-0000
Address of Real Estate: 1243 Chicago Avenue, Evanston, Illinois 60202

This is not Homestead Property
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the Trustee by the terms and provisions of the trust agreement above mentioned, and of every other power and authority of Grantor hereunto enabling.

IN WITNESS WHEREOF, the Grantor, as Co-Trustee as aforesaid, has hereunto set his hand the day and year first above written.

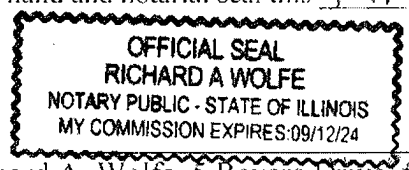


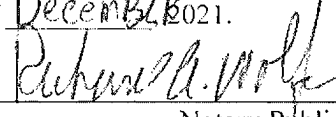
Joel Brumlik, not individually but as Co-Trustee of
the Arlene Brumlik Revocable Trust dated November 7, 2001

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

I, Richard A. Wolfe, a Notary Public in for said County, in the State aforesaid, DO HEREBY CERTIFY that Joel Brumlik, not individually but as Co-Trustee of the Arlene Brumlik Revocable Trust dated November 7, 2001 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and in his capacity as Trustee of the Arlene Brumlik Revocable Trust Dated November 7, 2001 and his individual capacity for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of December 2021.





Notary Public

My commission expires:
Deed prepared by Richard A. Wolfe, 5 Revere Drive, #200, Northbrook, IL 60062

SCHEDULE A
LEGAL DESCRIPTION

LOT 23 IN BLOCK 76 IN EVANSTON IN THE NORTH HALF OF SECTION 19,
TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

Address: 1243 Chicago Avenue, Evanston, IL 60202

PIN: 11-19-200-003-0000

S:\Estates\brumbik\sale of evanston\closing docs\Legal Description D.wpd

0036664

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID DEC 03 2021

AMOUNT: \$3850.00 Agent: LB

LEGAL DESCRIPTION

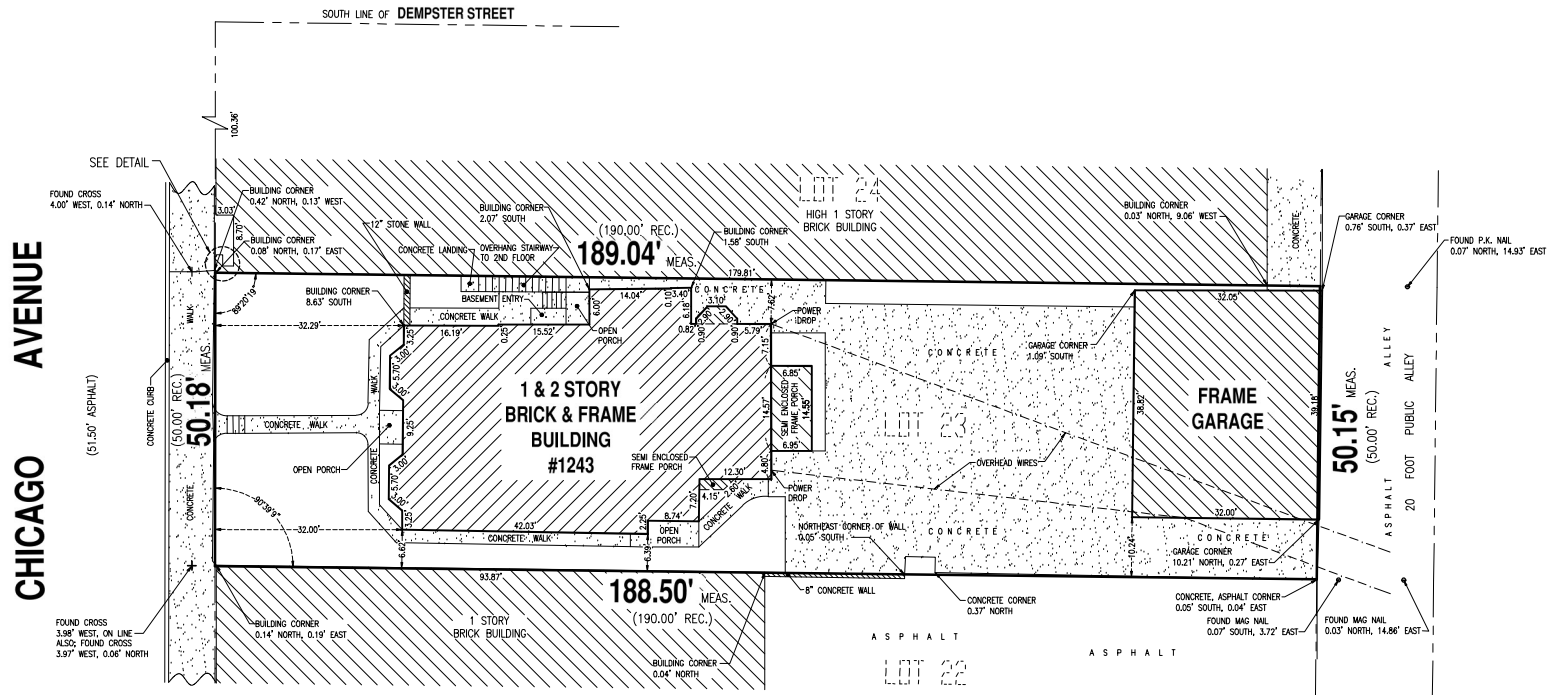
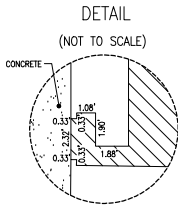
LOT 23 OF BLOCK 76 IN THE NORTH HALF OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1243 CHICAGO AVENUE, EVANSTON, ILLINOIS

PLAT of SURVEY

LEGAL DESCRIPTION:
 LOT 23 IN BLOCK 76 IN EVANSTON IN THE NORTH HALF OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST
 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1243 CHICAGO AVENUE, EVANSTON, ILLINOIS.



SITE NOTES:
 Area of surveyed property = 9,469 sq. ft.

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

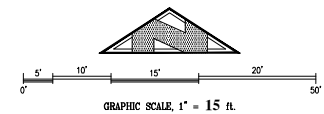
The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title. This plat and the legal description shown hereon does not determine, imply or guarantee ownership.

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

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

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

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




B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM	Professional Design Firm License No. 184.008027-0008
LOCATION 1243 CHICAGO AVENUE	SURVEY DATE, NOVEMBER 18, 20 21
ORDER No. 21-212	ORDERED BY: HANA SAMUELS
AA/PC ©2021 B. H. Suhr & Company, Inc. All rights reserved.	

FIELD MEASUREMENTS COMPLETED NOVEMBER 18, 20 21

STATE OF ILLINOIS }
 COUNTY OF COOK }

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

By  Dated NOVEMBER 22, 20 21
 Raymond R. Hansen
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/22



UNOFFICIAL COPY



PREPARED BY

Doc#: 0614310176 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/23/2006 02:12 PM Pg: 1 of 3

Jenner & Block LLP
One IBM Plaza
Chicago, Illinois 60611
Attn: Jerry L. Switzer, Jr.

After Recording return to:
Scott Reynolds
Wentzell Pearlstein
2 N. LaSalle Suite 1300
Chicago, IL
60602

Above Space for Recorder's Use Only

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION

LASALLE BANK, N.A.)
)
Plaintiff,)
)
vs.)
)
2025 BUILDING, L.L.C.; ORIENTAL RUG)
SERVICES, INC.; ARMEN MINASIAN;)
CARNIG MINASIAN; FIRST BANK & TRUST;)
NAHIGIAN BROTHERS GALLERIES, INC.;)
NAHIGIAN BROTHERS, INC.; MINASIAN)
RUG CORPORATION; TORCOM BROTHERS,)
INC.; BANK ONE, N.A.; UNKNOWN OWNERS;)
and NON-RECORD CLAIMANTS,)
)
Defendants.)

Case No. 03 CH 20426

055221-002F

Honorable Bernetta D. Bush

SHERIFF'S DEED (CHICAGO AVENUE PROPERTY)

This Deed made **MAY 19 2006** of May 2006, between the undersigned Michael F. Sheahan, not individually, but as Sheriff of Cook County, Illinois, Grantor and Chicago Roadhouse, L.L.C. (as designee of Sterling Bay, L.L.C.), an Illinois limited liability company, Grantee.

WHEREAS, the premises hereinafter described having been duly offered, struck off and sold at public venue to the highest bidder, pursuant to Court Order;

NOW THEREFORE, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, by Order entered May 10, 2006, Grantor does hereby convey unto Grantee, or its successors, assigns or designees, the premises and improvements thereon commonly known as 1245 Chicago Avenue, Evanston, Illinois, and described as follows:

CITY OF EVANSTON
EXEMPTION

Maya J. Aronson
CITY CLERK

CHICAGO_1335590_2

RETURN TO MAIL BOX 249 SHR

LEGAL DESCRIPTION

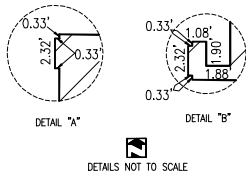
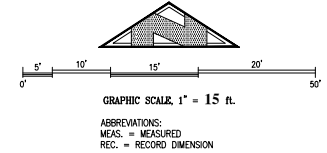
LOT 24 IN BLOCK 76 IN THE NORTHWESTERN UNIVERSITY SUBDIVISION OF THE NORTHEAST HALF OF THE NORTH HALF, EAST OF CHICAGO AVENUE, OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE 15 1/2 ACRES IN THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1245 CHICAGO AVENUE, EVANSTON, ILLINOIS.

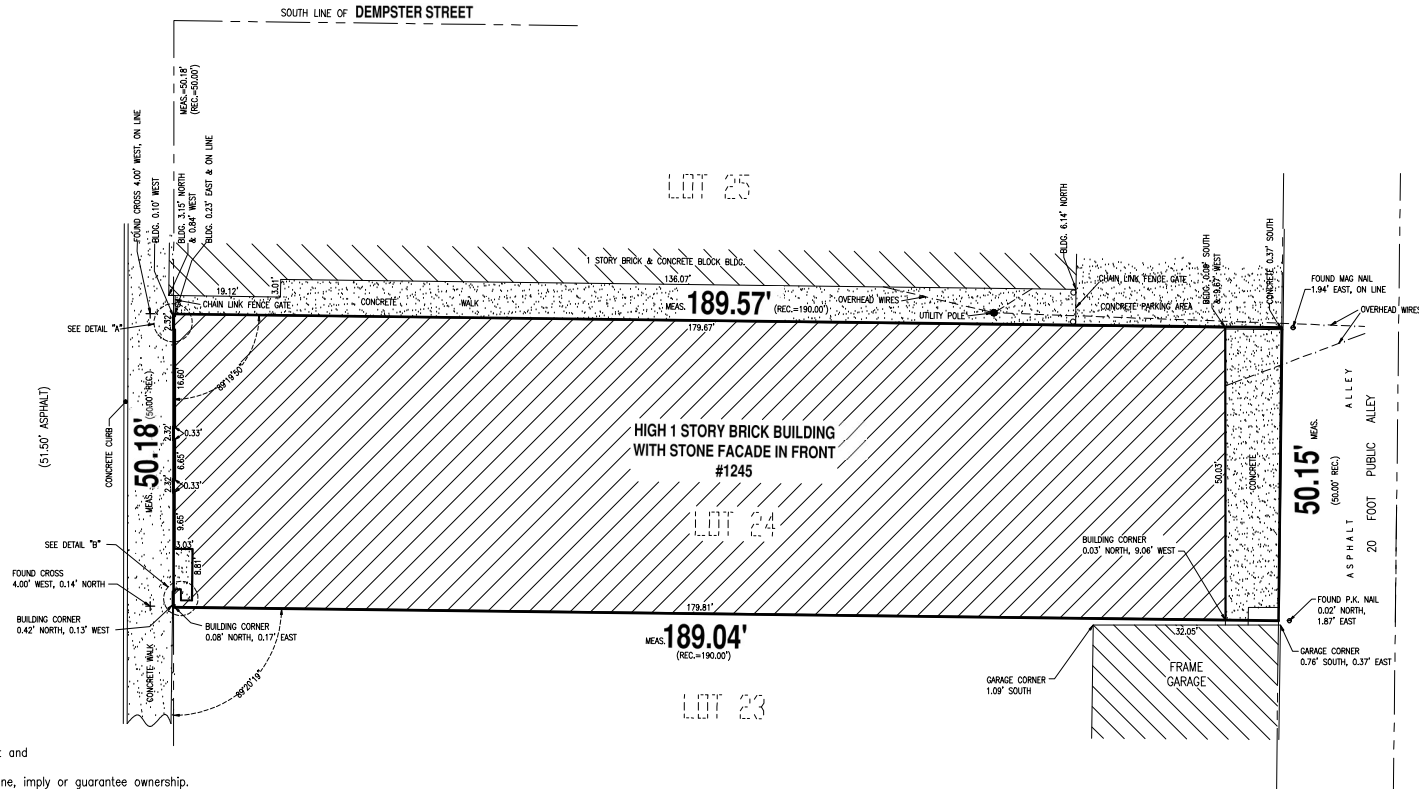
PLAT of SURVEY

LEGAL DESCRIPTION:
 LOT 24 IN BLOCK 76 IN THE NORTHWESTERN UNIVERSITY SUBDIVISION OF THE NORTHEAST HALF OF THE NORTH
 HALF, EAST OF THE CHICAGO AVENUE, OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL
 MERIDIAN, EXCEPT THE 15 1/2 ACRES IN THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1245 CHICAGO AVENUE, EVANSTON, ILLINOIS.



CHICAGO AVENUE



SITE NOTES:
 Area of surveyed property = 9,496 sq. ft., more or less.

GENERAL NOTES:
 All information provided to the surveyor is shown or noted hereon.
 No Title Report was supplied for this survey.

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

Underground utilities are NOT shown hereon.

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

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

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


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

B.H. SUHR & COMPANY, INC.	
SURVEYORS ESTABLISHED 1911 450 SKOKIE BLVD. SUITE 105, NORTHBROOK, ILLINOIS, 60062 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM	Professional Design Firm License No. 184.008067-0008
LOCATION 1245 CHICAGO AVENUE	SURVEY DATE, DECEMBER 16 20 22
ORDER No. 22-171	ORDERED BY: HANA SAMUELS
REVISED: JANUARY 11, 2023	

FIELD MEASUREMENTS COMPLETED DECEMBER 16 20 22

STATE OF ILLINOIS }
 COUNTY OF COOK }

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

By  Dated DECEMBER 21 20 22

Raymond R. Hansen
 Illinois Professional Land Surveyor No. 035-002542
 License Expiration Date 11/30/24



APPLICABLE ZONING CODE EXCERPTS/CITATIONS

Section 6-18-3, Definitions

PERFORMANCE ENTERTAINMENT VENUE: A commercial land use in which the principal activity is the provision of performance entertainment in a nontheatrical setting without a theatrical stage other than a raised platform or without fixed seating. A performance entertainment venue may or may not, subject to all applicable legislation, include the service of alcoholic liquor, and may or may not allow dancing. A performance entertainment venue is not an establishment in which the principal use is the service of prepared food and beverages and in which the land user provides entertainment as an accessory or incidental to the service of prepared food and beverages, nor is a performance entertainment venue a cultural facility in which performance entertainment is provided in a theatrical setting or with fixed seating. A performance entertainment venue includes, without limitation:

- A. Live music venues;
- B. Venues for the provision of musical entertainment which is not live for compensation;
- C. Dance or "DJ" (disc jockey) halls or clubs in which for compensation live or recorded musical entertainment is provided with or without a dance floor;
- D. Comedy clubs; and
- E. Rap clubs.

A performance entertainment venue does not include poetry clubs or the use of the property of nonprofit institutions for theatrical or musical performances accessory to the nonprofit institution or by another nonprofit organization. (Ord. 2-0-00)

RESTAURANT, TYPE 1: An establishment in which the principal use is the service of prepared food and beverages for consumption on the premises. All service of prepared food and beverages for consumption on the premises shall require customers to order at a table, booth, or dining counter with service by a waiter or waitress at said table, booth, or dining counter and shall also require the use of reusable (nondisposable) flatware and dishware. Drive-through facilities are prohibited.

Districts which include “performance entertainment venue”

Section 6-15-14-5, Table 1, Additional Uses, oCSC Central Street Corridor Overlay District

Subarea	Additional Permitted Uses	Additional Special Uses	Additional Administrative Review Uses
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1	None	None	None
2	None	None	None
3	Retail goods establishment (on ground floor only) Retail services establishment (on ground floor only)	Specialty food store Cultural facility Dormitory Performance entertainment venue	Commercial indoor recreation
4	Specialty food store	Cultural facility Performance entertainment venue	Office (at the ground floor)
5	Specialty food store	Cultural facility Performance entertainment venue	Office (at the ground floor)
6	Automobile service station Specialty food store	Cultural facility Performance entertainment venue	Office (at the ground floor)
7	Specialty food store	Cultural facility Performance entertainment venue	Commercial indoor recreation

[Section 6-15-14-7](#), Active Ground Floor Uses, oCSC Central Street Corridor Overlay District

	Allowed in:		
Uses	B1A (Subareas 4, 5 and 6)	O1 (Subarea 3)	C2 (Subarea 7)
Performance entertainment venue	S	S	S

- [Section 6-12-2-3](#), Special Uses, RP Research Park District
- [Section 6-11-3-4](#), Special Uses, D2 Downtown Retail Core District
- [Section 6-11-4-3](#), Special Uses, D3 Downtown Core Development District
- [Section 6-11-5-3](#), Special Uses, D4 Downtown Transition District

Section 6-9-2-1, Purpose Statement, B1 Business District

The B1 business district is intended to promote and preserve small scale, limited shopping and business uses that service the needs of the people who live and work in the neighborhoods in which the business uses are located.

Evanston's business districts developed many years ago and have become integral parts of the community. Because they are such an important part of the community's character, preservation of their scale, their range of services, and their pedestrian orientation are prime objectives. The B1 district is structured to accomplish the retention of these small neighborhood business districts and provide for their continued existence.

Uses within this district share common characteristics such as relatively small storefronts built to the front lot line, and provide limited services that cater to neighborhood residents such as drugstores, cleaners, shoe repair, corner grocery stores, and restaurants. No individual use in this district should exceed seven thousand five hundred (7,500) square feet in size.