

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: Special Use with Major Variation, 1243-45 Chicago Avenue, 23ZMJV-0008

Date: February 17, 2023

Requests

In conjunction with zoning case no. 23PLND-0007, 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, also requests a Special Use Permit to allow a performance entertainment venue (City Code §6-9-2-3) and a Major Variation to not provide one (1) loading stall where one (1) is required (City Code §6-16-5, Table 16-E) for an addition to an existing type 1 restaurant (Union Pizzeria) 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 §6-3-5-9.

Notice

The Applications cited above have 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

Owner,
1243 Chicago Avenue: 1243 Chicago (Evanston) LLC
600 W. Van Buren, Suite 1000
Chicago, IL 60607

Owner,

1245 Chicago Avenue: Chicago Roadhouse
600 W. Van Buren, Suite 1000
Chicago, IL 60607

Property Address: 1243-45 Chicago Avenue
Evanston, IL 60202

PINs: 11-19-200-003-0000, 11-19-200-002-0000

Analysis

Existing & Surrounding Conditions

The site, 1243-45 Chicago Avenue, is an approximately 0.44 acre (18,990 s.f.) lot located on the east side of Chicago Avenue (N-S), just south of the intersection of Chicago Avenue and Dempster Street. It consists of two properties that historically have functioned independently from one another being under separate ownership, but now are proposed to be used by the same long-standing businesses, Union Pizzeria and SPACE.

The 1245 Chicago Avenue property (the northern of the two) is 9,495 square-feet in size and developed with a one-story commercial building covering all but the rear nine (9) feet to the east along the alley. Two businesses occupy the building, the first being Union Pizzeria, 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. The businesses use existing on-street parking stalls immediately in front of 1245 Chicago Avenue between 10 am and 2 pm for loading. Employees, customers and guests of both arrive by transit, park on the street, or park off-site.

The 1243 Chicago Avenue property (the southern of the two) was developed previously with a two-story residential building used for commercial retail purposes and a 1,242 detached garage. In April 2022, the two-story residential building was demolished and the detached garage remains.



Surrounding Zoning and Land Uses	Zoning District	Land Use
North	B1 Business	Commercial
South	B1 Business	Commercial
East (across alley)	R1 Single-Family	Single-family residential
West (across Chicago)	B2 Business	Commercial

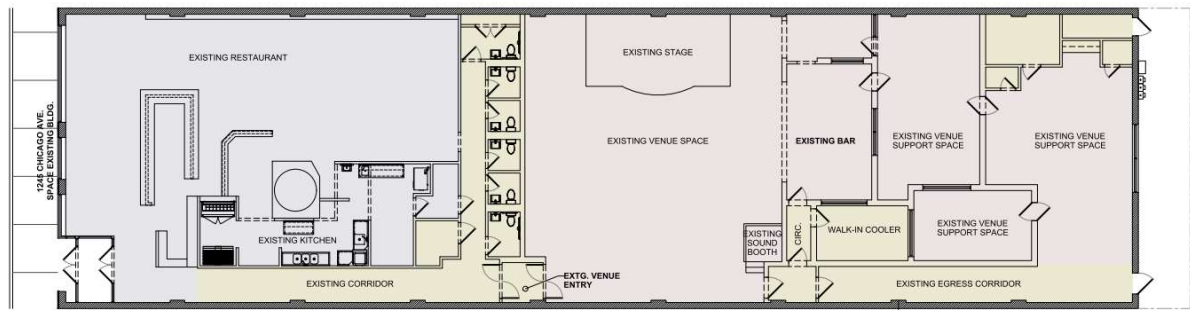
Proposal

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 can no longer be considered accessory to the type 1 restaurant and must become compliant with current zoning regulations.

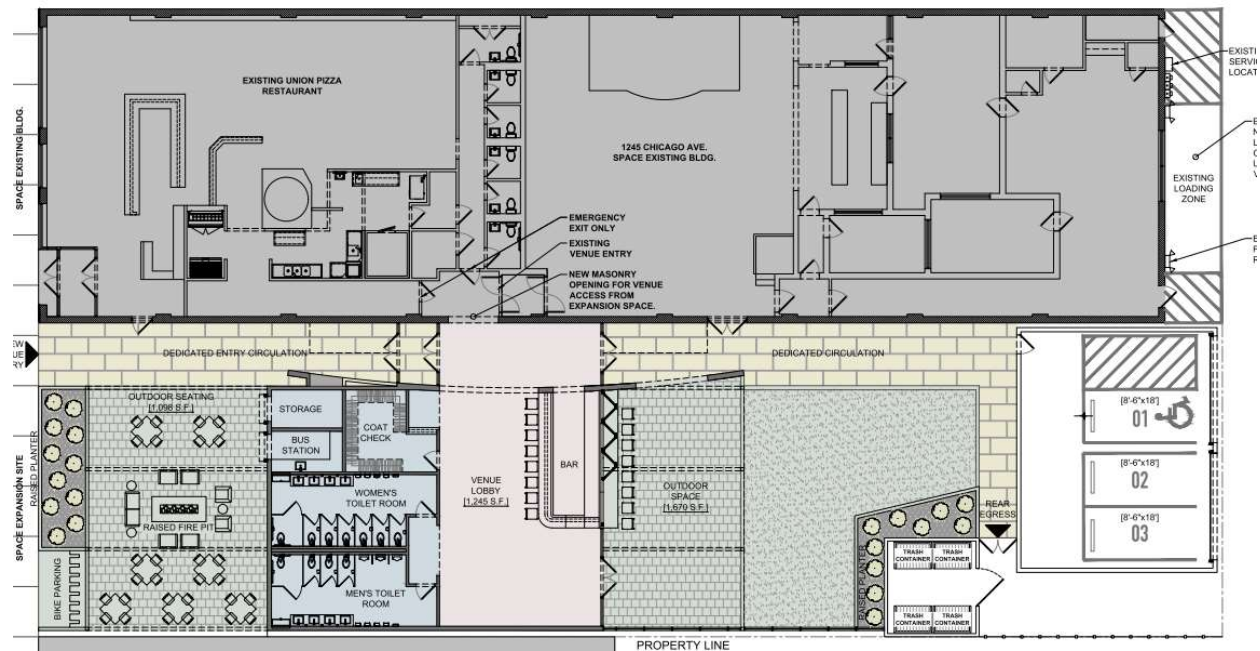
Addition & Outdoor Dining Patio

The existing floor area of Union Pizzeria and SPACE is approximately 8,962 square feet. This is inclusive of the restaurant dining area, kitchen, performance venue, bathrooms, and circulation. Excluding the bathrooms and circulation, Union Pizzeria is about 2,745 square feet and SPACE is about 2,380 square feet. Together, 19 parking stalls would be required and one short loading berth would also be required.

Retail/commercial uses between 5,000 and 10,000 square feet in floor area are required to provide one short loading berth (10 ft. by 35 ft.). However, the existing building and its uses are legal nonconforming with regard to parking and loading.



Existing floor plan, 1245 Chicago Avenue



Proposed floor plan, 1243-45 Chicago Avenue

The proposed floor area of the addition, to primarily be used for SPACE, is approximately 2,260 square feet. Exclusive of bathrooms and uses accessory to the performance venue (i.e. coat check), the floor area used to determine additional required parking is 1,245 square feet (the lobby with a bar serving alcohol). The new overall floor area of the principal building is 11,385 square feet. The proposed addition requires five (5) additional parking stalls. One additional short loading berth is required, as retail/commercial uses between 10,001 and 25,000 square feet in floor area must provide two short loading berths. However, because the existing property is legal nonconforming, only the second berth is required.

The addition setback is approximately 36 feet 6 inches from the front lot line along Chicago Avenue, centered on the southern half of the site. In this area in front of the

addition along Chicago Avenue, a +/-1,096 square-foot, outdoor dining patio for Union Pizzeria is proposed. To the rear (east) of the addition, the indoor bar wraps around to also face SPACE patrons seated at an outdoor bar/patio and lawn. The existing detached garage at the southeast corner of the property is proposed to remain and provide three (3) parking stalls, including an accessible stall.

Use

Regarding the proposed performance entertainment venue expansion within the addition, the applicant plans to continue current operations, being open daily from 11:00 am to 10:00 pm and occasional special events going until midnight (12:00 am). No speaker system will be installed in the area between the addition and the detached garage (SPACE) or on the outdoor dining patio (west of the addition along Chicago Avenue, Union Pizzeria). The addition will provide additional bathrooms, a ticket booth, coat check, and bar for SPACE patrons only.

Two of the five required parking stalls will be provided off-site within 1,000 feet of the subject site, at 1307 Chicago Avenue while the remaining three are on site inside the existing detached garage. The applicant plans to continue to use the existing on-street parking stalls immediately in front of 1245 Chicago Avenue between 10 am and 2 pm for loading and deliveries.

Ordinances Identified for Requested Relief

Special Use

Should the text amendment to add “performance entertainment venues” to Section 6-9-2-3 of the Zoning Code be approved by the City Council, the applicant’s subsequent application for a Special Use to allow said use may be considered. The applicant requests a Special Use Permit to allow a performance entertainment venue to operate at 1243-45 Chicago Avenue.

Major Variation

Table 16-E, Schedule of Off-Street Loading Requirements (excerpt) Section 6-16-5, Specific Off-Street Loading Requirements, Off-Street Parking and Loading		
Use	Gross Floor Area (s.f.)	# of Berths and Size
Retail/Commercial	5,000—10,000	One Short
	<u>10,001—25,000</u>	<u>Two Short</u>
	25,001—60,000	Two Long
	60,001—100,000	Three Long
	each additional 200,000	One Long

Design and Project Review (DAPR) Discussion

February 7, 2023 – Staff attending the Design and Project Review meeting were overall supportive of the project and did not cite any major concerns with regard to the proposed performance entertainment venue requiring the text amendment and Special Use, nor the Major Variation to not provide one on-site short loading berth. Staff discussed signage for the accessible parking stall within the detached garage, improvement to the detached garage to reinforce its structural integrity, and stormwater drainage requirements. These items are subject to other City Code requirements and compliance of these items is required to be verified prior to building permit issuance. Staff also discussed incorporating composting into their current operations of Union Pizzeria as a large producer of food waste. Although composting is not a requirement at this time for food uses, it may be in the future. Staff identified the following items for the Land Use Commission to consider as conditions of approval for the Special Use Permit for the performance entertainment venue:

1. That hours of operation be 11:00 am to 10:00 pm daily, with the exception of a certain number of special events per calendar year allowing for 11:00 am to midnight (12:00 am) events;
2. That no amplified music or other audio be permitted outside the building within the outdoor patio/gathering areas;
3. That no outdoor performances be permitted on the property;
4. That parking fees be paid as required for use of the on-street parking stalls for the purposes of loading and delivery;
5. That any change in ownership of the property located at 1307 Chicago Avenue, where off-site parking is provided for the performance entertainment venue, require an amendment to this Special Use; and
6. That composting of any food waste or other compostable materials be added to the waste management plans of the property.

Department Recommendation

The Planning & Zoning Division and Community Development Department concur with the suggested conditions of approval provided by staff during Design & Project Review. Staff also find that the continuing use of the on-street parking on Chicago Avenue, provided the spaces are paid for by the applicant when used, is an appropriate alternative to the on-site loading berth being accessed off of the alley shared with single-family residences. It keeps the noise created by loading activity on Chicago Avenue and away from these residences, and also maintains the uninhibited access to the individual homes off of the alley the owners/residents currently enjoy.

Standards for Approval - Special Use & Major Variation (23ZMJV-0008)

The proposed development at 1243-45 Chicago Avenue must follow the Standards for a Major Variation [Section 6-3-8-12(E)] and also the Standards for a Special Use (Section 6-3-5-10).

For the Land Use Commission to recommend that the City Council grant a Special Use, the Land Use Commission must find that the proposed Special Use:

1. Is one of the special uses specifically listed in the zoning ordinance;
2. Is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;
3. Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;
4. Does not interfere with or diminish the value of property in the neighborhood;
5. Can be adequately served by public facilities and services;
6. Does not cause undue traffic congestion;
7. Preserves significant historical and architectural resources;
8. Preserves significant natural and environmental features; and
9. Complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

To recommend approval of the Major Variation, the Land Use Commission must find that the variation meets each of the following 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. Either the purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or, 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 Land Use Commission 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 Land Use Commission issues its decision or recommendation to the City Council regarding said variation.

Action by the Commission

After making findings of fact as to whether or not the requested Special Use and Major Variation 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 Special Use and Major Variation as requested. The Commission may make individual motions for individual recommendations for the Special Use and the Major Variation, or one motion for one recommendation covering both. The Land Use Commission is the recommending body and the City Council is the determining body pursuant to Section 6-3-5-9 of the Evanston City Code.

Attachments

1. Special Use Permit Application
2. Major Variation Application
3. Proof of Ownership
4. Street View
5. Aerial Photo
6. Street View
7. Zoning Map
8. Plats of Survey
9. Plans
10. Zoning Analysis



SPECIAL USE APPLICATION

CASE #: _____

zoning office use only

1. PROPERTY

Address 1243-45 Chicago Avenue, Evanston, IL 60602

Permanent Identification Number(s):

PIN 1: 1 1 1 9 2 0 0 0 0 3 0 0 0 0 PIN 2: 1 1 1 9 2 0 0 0 0 2 0 0 0 0

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

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: Work: 312-855-2200 Home: _____ Cell/Other: 847-707-1463 (Owner's Rep)

Fax: Work: n/a Home: _____

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

Please circle the primary means of contact.

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

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> same | <input type="checkbox"/> builder/contractor | <input type="checkbox"/> potential purchaser | <input type="checkbox"/> potential lessee |
| <input type="checkbox"/> architect | <input type="checkbox"/> attorney | <input type="checkbox"/> lessee | <input type="checkbox"/> real estate agent |
| <input type="checkbox"/> officer of board of directors | <input type="checkbox"/> other: _____ | | |

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

Name(s) or Organization: See attached Exhibit A

Address: _____

City, State, Zip: _____

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

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

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

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

Date

2/2/23

4. SIGNATURE

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

Applicant Signature - **REQUIRED**

Date

2/2/23

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>11/18/2021 (1243) 12/16/2022 (1245)</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: <u>1/20/2023</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: <u>12/10/2021 (1243) 5/19/2006 (1245)</u> |
| <input checked="" type="checkbox"/> | Application Fee | Amount \$ <u>660.00</u> |

Notes: 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 or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Special Use 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 change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee

The 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 Special Use:

PLEASE SEE ATTACHED PROJECT NARRATIVE.

APPLICANT QUESTIONS

- a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

Concurrently with its application for a special use permit, the Applicant is seeking approval of a Text Amendment to Section 6-9-2-3 of the Evanston Zoning Ordinance to add a "performance entertainment venue" as an authorized special use in a B-1 District. This ordinance approving the Text Amendment will have to be voted on by the Evanston City Council prior to a vote on the proposed Special Use Application.

- b) Will the requested special use interfere with or diminish the value of property in the neighborhood?
Will it cause a negative cumulative effect on the neighborhood?

The existing uses are consistent with the underlying B-1 zoning because they provide "limited services" – in this case restaurant and small scale performance uses – to serve neighborhood residents. Both uses have been a good neighbor to nearby businesses and residents located on Chicago Avenue and to the residential uses to the east across the public alley.

SPACE holds concert and community events for up to 200 guests between four to seven nights each week, typically between the hours of 7:00 pm and 10:00 pm. Occasionally an afternoon family event or wedding may take place as well as a performance with a later start time of 10:00 pm, but those are rare. On average, 120 guests attend each event held at SPACE. The Applicant plans to utilize an outdoor patio with similar hours to the adjacent restaurant dining room at Union Pizzeria, between 4:00 pm and 10:00 pm seasonally. The proposed special use will not represent a significant change from current business operations which have operated successfully for many years without an adverse impact on neighbors.

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 a 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 be no adverse impact 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 alley

- c) Will the requested special use be adequately served by public facilities and services?

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

d) Will the requested special use cause undue traffic congestion?

The special use should not cause undue traffic congestion. As stated above the proposed performing arts venue has operated at this location for many years. The proposed improvements will not result in increased ticket sales and, thus, there should not be an increase in traffic congestion. The purpose of the project is to provide an enhanced customer experience, not increased capacity. Additional bicycle parking will be provided on site.

e) Will the requested special use preserve significant historical and architectural resources?

The project will have no impact on any historical or architectural resources located in the City of Evanston.

f) Will the requested special use preserve significant natural and environmental features?

The proposed project will have no impact on natural or environmental features located in the immediate area.

g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?

The Applicant has applied for a major zoning variation to allow zero (0) loading stalls where Section 6-16-5, Table 16-E of the Zoning Ordinance requires one (1) loading stall. The proposed project will comply with all other applicable regulations of the district in which it is located and all other applicable ordinances.



City of Evanston DISCLOSURE STATEMENT

(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:

Hana Samuels of Blue Star Properties, applicant/owner's representative on behalf of property owners 1243 Chicago (Evanston) LLC and Chicago Roadhouse, c/o Blue Star Properties, 600 W. Van Buren, Suite 1000, Chicago, IL 60607, hana@bluestarproperties.net, 847-707-1463

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.)

Chicago Roadhouse, c/o Blue Star Properties, 600 W. Van Buren, Suite 1000, Chicago, IL 60607

Hana Samuels, Owner's Representative, hana@bluestarproperties.net, 847-707-1463

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.

Chicago Roadhouse, c/o Blue Star Properties, 600 W. Van Buren, Suite 1000, Chicago, IL 60607

Hana Samuels, Owner's Representative, hana@bluestarproperties.net, 847-707-1463

1243 Chicago (Evanston), LLC, 600 W. Van Buren, Suite 1000, Chicago, IL 60607

Hana Samuels, Owner's Representative, hana@bluestarproperties.net, 847-707-1463

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.

Chicago Roadhouse, c/o Blue Star Properties, 600 W. Van Buren, Suite 1000, Chicago, IL 60607

Hana Samuels, Owner's Representative, hana@bluestarproperties.net, 847-707-1463

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.

Craig Golden, 600 W. Van Buren, Suite 1000, Chicago, IL 60607, 100% interest
in both 1243 Chicago (Evanston) LLC and Chicago Roadhouse

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.)



MAJOR VARIATION APPLICATION

CASE #:

zoning office use only

1. PROPERTY

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

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

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: Work: 312-855-2200 Home: _____ Cell/Other: 847-707-1463

Fax: Work: _____ Home: _____

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

Please circle the primary means of contact.

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

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> same | <input type="checkbox"/> builder/contractor | <input type="checkbox"/> contract purchaser | <input type="checkbox"/> potential lessee |
| <input type="checkbox"/> architect | <input type="checkbox"/> attorney | <input type="checkbox"/> lessee | <input type="checkbox"/> real estate agent |
| <input type="checkbox"/> officer of board of directors | <input type="checkbox"/> other: _____ | | |

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

Name(s) or Organization: See attached Exhibit A

Address: _____

City, State, Zip: _____

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

Fax: Work: _____ Home: _____

E-mail: _____

Please circle the primary means of contact.

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

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

Date 2/2/23

4. SIGNATURE

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

Applicant Signature -- **REQUIRED**

Date 2/2/23

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: _____ |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: <u>1/20/2023</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: _____ |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees) | Amount \$ <u>660.00</u> 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:
See attached Project Narrative

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		
16-16-5, Table 16-E	One loading space is required to serve the commercial uses.	Waive requirement for a loading zone.

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

2		
3		

- 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?

Existing built conditions prevent compliance with the Zoning Ordinance requirements. The use has been in existence since 2008 and, since that time, loading has primarily been conducted through the front door off of Chicago Avenue. The only use of the rear has been to unload/load music equipment. The existing building and garage are built close to the rear lot line so that there is insufficient room for a loading area. There is an area in the southeast corner of the lot that is insufficient size to meet the legal requirements for a loading area; this area will now be used to hold the trash corral.

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 requested variation should pose no adverse impact on adjoining properties. There will be no material change in the loading that has occurred since 2008.

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 property owner has conducted its business pursuant to certain operational protocols since 2008 with no impact on nearby properties. Given the existing built condition, it would be impossible to provide a loading area that meets Code requirements.

Failure to approve this variation would prevent operation of these existing businesses which provide valuable services to Evanston residents and generate needed tax revenues.

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 purpose of the variation is not to generate more income from the property but rather to allow existing businesses to provide better customer services to its patrons. Space will benefit from a dedicated entrance, new coat room and restrooms, and an outdoor area to relax before or during intermission of a performance. Union Pizzeria, and the neighborhood overall, will benefit from al fresco dining to be offered during seasonal weather. Approving a variation for loading will have no adverse effect on the neighborhood or adjoining properties since there will be no change in existing loading operations.

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

The alleged hardship has not been self-created but rather is caused by the existing built conditions which have existed for decades.

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

Consideration was given to locating a loading area in the southeast corner of the lot but there is insufficient room to provide the turning radius and setbacks needed to accommodate the box trucks which typically serve the site.



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.

Hana Samuels of Blue Star Properties, applicant/owner's representative on behalf of property owners 1243 Chicago (Evanston) LLC and Chicago Roadhouse, c/o Blue Star Properties, 600 W. Van Buren, Suite 1000, Chicago, IL 60607, hana@bluestarproperties.net, 847-707-1463

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.)

Chicago Roadhouse, c/o Blue Star Properties, 600 W. Van Buren, Suite 1000, Chicago, IL 60607

Hana Samuels, Owner's Representative, hana@bluestarproperties.net, 847-707-1463

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.

Chicago Roadhouse, c/o Blue Star Properties, 600 W. Van Buren, Suite 1000, Chicago, IL 60607

1243 Chicago (Evanston), LLC, 600 W. Van Buren, Suite 1000, Chicago, IL 60607

Hana Samuels, Owner's Representative, hana@bluestarproperties.net, 847-707-1463

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.

Chicago Roadhouse, c/o Blue Star Properties, 600 W. Van Buren, Suite 1000, Chicago, IL 60607

Hana Samuels, Owner's Representative, hana@bluestarproperties.net, 847-707-1463

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.

Craig Golden, 600 W. Van Buren, Suite 1000, Chicago, IL 60607, 100% interest
in both 1243 Chicago (Evanston) LLC and Chicago Roadhouse

PROJECT NARRATIVE

Applicant is seeking approval of a special use to allow operation of a performing entertainment venue at 1243-45 Chicago Avenue. Union Pizzeria and SPACE, a performing arts venue, have operated at this location since 2008. The Applicant purchased the adjacent property located at 1243 Chicago Avenue and demolished the residential structure in order to provide an enlarged environment for its customers. Until now, Union Pizzeria has been the primary use located on the Property. Although additional new square footage will be dedicated to each use, SPACE will become the primary use and, thus, trigger the need for a special use for a performing arts venue.

Because the Evanston Zoning Code does not currently allow performing arts venues in the underlying B-1 District, the Applicant is also seeking approval of a text amendment to allow such use in a B-1 District as an authorized special use.

Additional outdoor seating will be provided to serve Union Pizzeria and additional restrooms, coatroom, and outdoor patio/bar will be provided to serve SPACE. With regards to Union Pizzeria, the outdoor seating will be seasonal and provide an attractive amenity for the neighborhood. With regards to SPACE, the outdoor space will be used prior to a performance or during intermission. There will not be a beer garden on site.

There will no increase in the number of tickets sold for events. The method of sound production for the indoor performances is provided by a speaker system. There will be no outdoor ticketed performances or music provided in the outdoor spaces. The purpose of the enhancement is simply to provide a better customer experience.

SPACE holds concert and community events between four to seven nights each week, typically between the hours of 7:00 pm and 10:00 pm. SPACE's capacity is 250 although, on average, 120 guests attend events held at SPACE. Occasionally an afternoon family event or wedding may take place as well as a performance with a later start time of 10:00 pm (such as New Year's Eve,) but those are rare. The Applicant plans to utilize an outdoor patio with similar hours to the adjacent restaurant dining room at Union Pizzeria, between 11:00 am and 10:00 pm seasonally. The proposed special use will not represent a significant change from current business operations which have operated successfully for many years without an adverse impact on neighbors.

The restaurant and SPACE have approximately 15 to 20 employees on a busy evening of service, most are local and bike, walk, or utilize public transportation. The businesses at 1245 Chicago Ave offered valet parking for a number of years but as rideshare became more widely adopted there was insufficient demand to support the service so it is not currently offered.

With regards to required parking, the Zoning Analysis summary prepared by City staff indicates that 5 net new parking spaces are required. Three of the five parking spaces will be provided on-site within the existing garage located in the rear of 1243 Chicago. The remaining two parking spaces will be provided at 1307 Chicago Avenue which shares common ownership with the Applicant. There is sufficient parking provided on site at 1307 Chicago to meet the legal parking requirement for the existing restaurant and

the two off-site spaces required by the Applicant (see attached site plan.) Additional bicycle parking will be provided in the front of the property.

With regards to loading, the Applicant will be seeking approval of an application for a major variation to allow for no loading on the property. Currently almost all of the loading occurs in the front of the building between the hours of 10:00 a.m. to 2:00 p.m. Current practice is, when unloading, the Applicant pays for parking if anyone is in a metered spot. If a bus or car is staying for an extended period or requires more than one spot, the Applicant calls the City to reserve those spots and pay for them.

The only deliveries in the rear of the building are when musical equipment occasionally arrives to be used at SPACE. Given that there will be no change in the operations of the building, the existing loading system will remain unchanged. The existing loading area located in the rear adjacent to the building currently serves SPACE and will continue to do so. This loading area reflects an incidental area where loading drop-offs or employee parking happen occasionally.

With regards to trash, there will be a dedicated trash area to serve the entire building which will be located in the rear, as noted on the attached plans. This will be enclosed and meet Code requirements. Trash containers will be wheeled to the alley to facilitate trash pick-ups by Groot, the contracted trash hauler. Staff will closely monitor the number of pickups and if existing dumpsters are adequate. If additional pickups or dumpsters are needed, these needs will be accommodated.

TRUSTEE'S DEED-WARRANTY

CT

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.

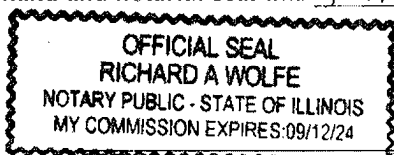
IN WITNESS WHEREOF, the Grantor, as Co-Trustee as aforesaid, has hereunto set his hand the day and year first above written.

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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.



Richard A. Wolfe
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\brumlik\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

UNOFFICIAL COPY



06143101760

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
Wentworth 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:

CHICAGO_1335590_2

RETURN TO BOX 249
542

CITY OF EVANSTON
EXEMPTION

Maya F. Morris
CITY CLERK

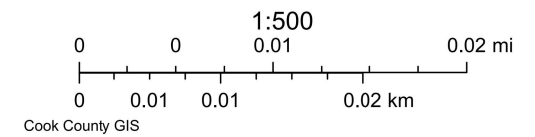
1243-45 Chicago Ave - Aerial



1/25/2023, 3:36:43 PM

 Tax Parcels

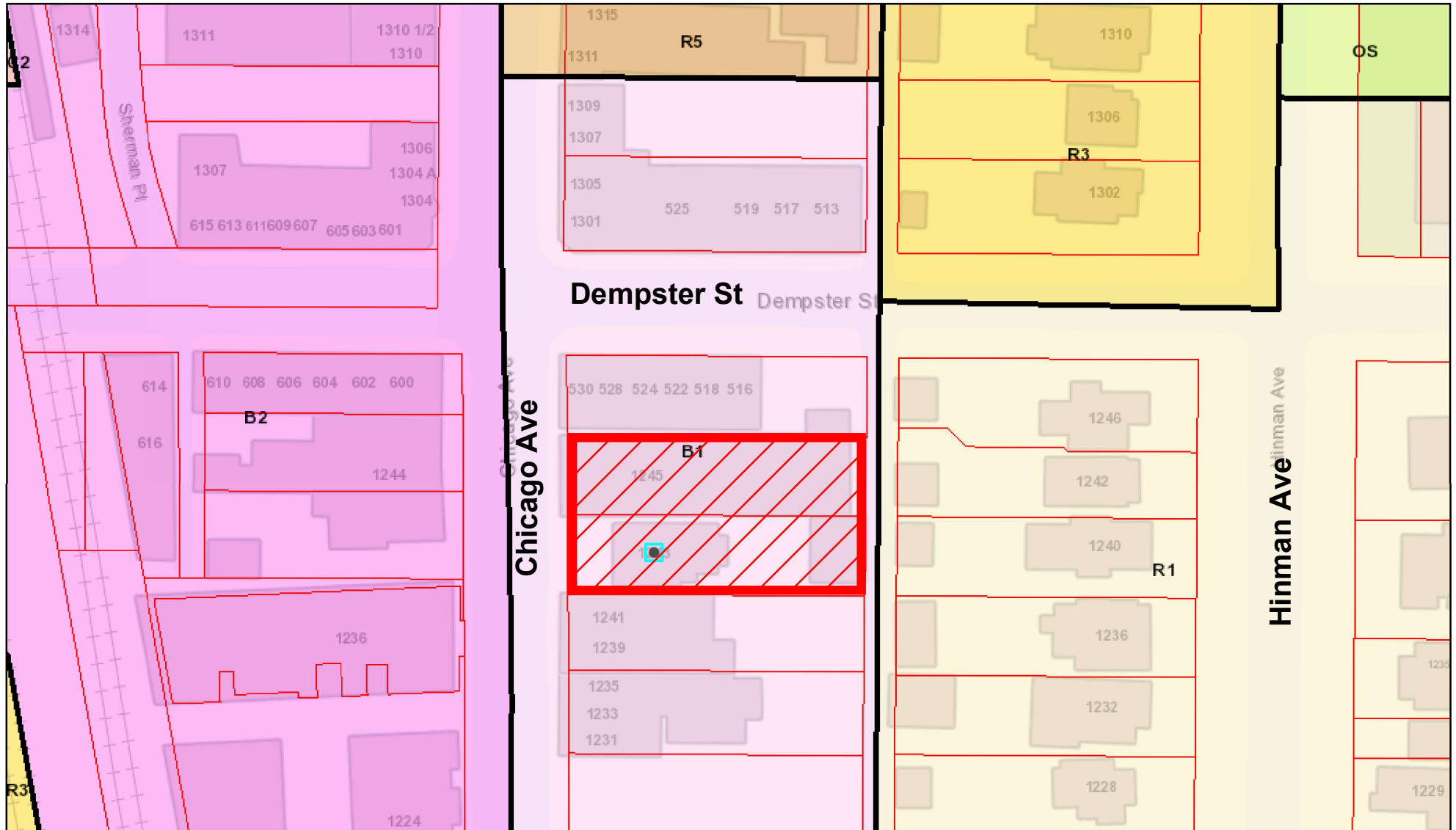
 City Boundary



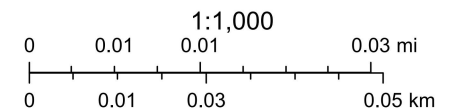
1243-45 Chicago Avenue – Street view



1243-45 Chicago Ave - Zoning



1/25/2023, 3:34:16 PM



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.

DETAIL
(NOT TO SCALE)

CONCRETE

10.08'

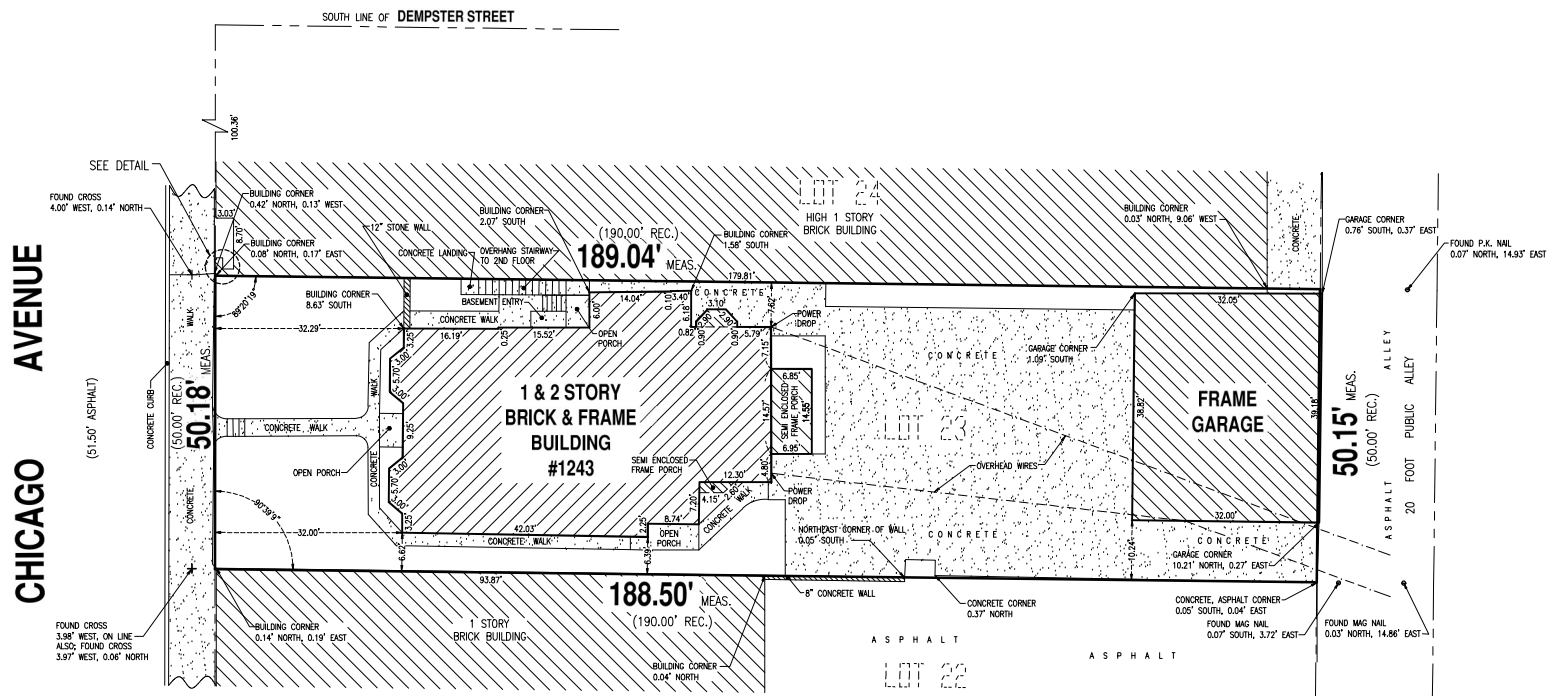
0.33'

0.33'

1.90'

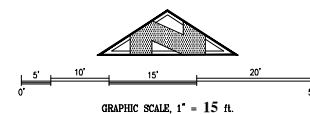
0.33'

1.88'



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

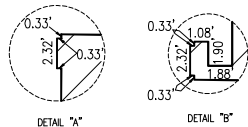
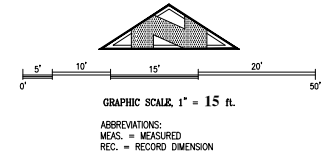
By Karl Kasper Dated NOVEMBER 22, 20 21



PLAT of SURVEY

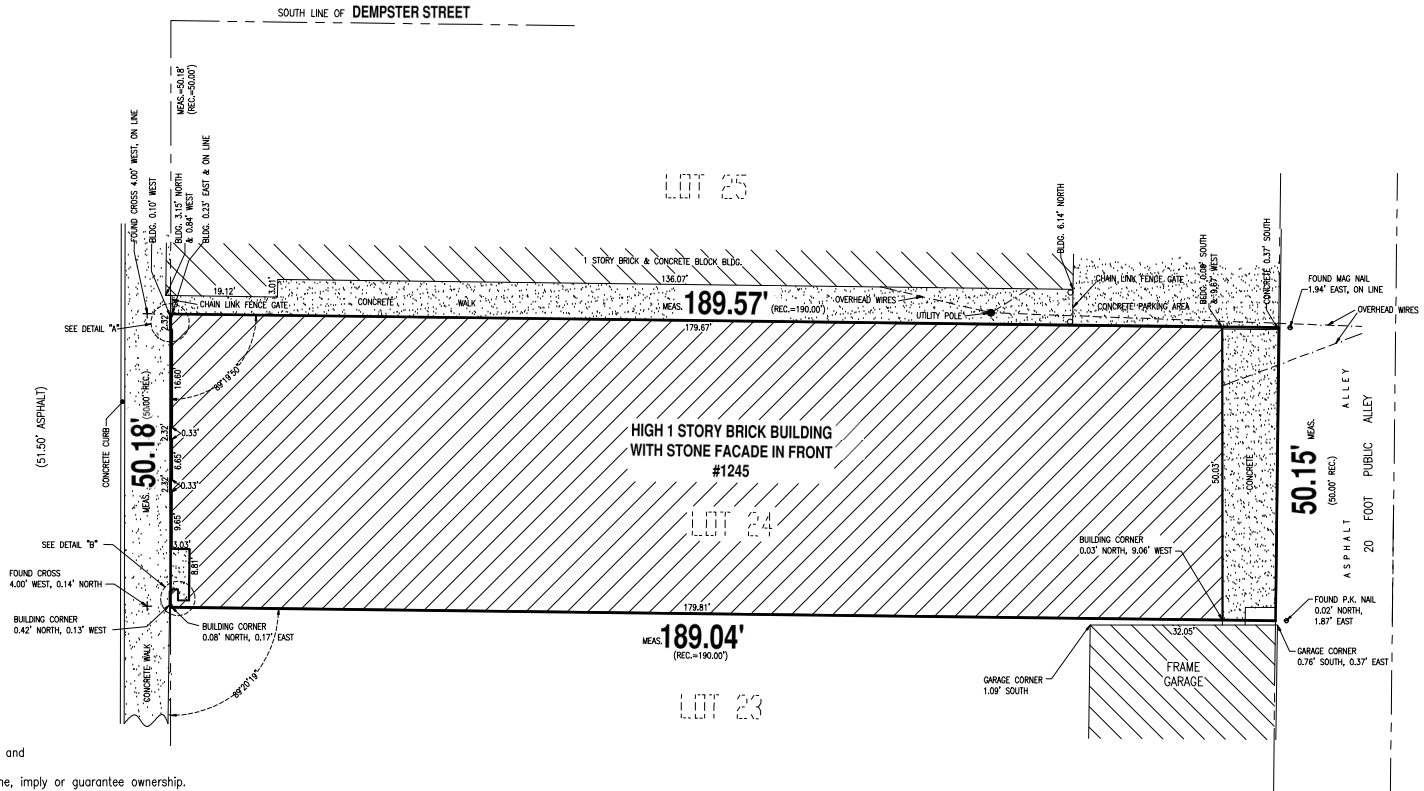
LEGAL DESCRIPTION:
LOT 24 IN BLOCK 76 IN THE NORTHWESTERN UNIVERSITY SUBDIVISION OF THE NORTHEAST HALF OF THE NORTH
HALF, EAST OF THE CHICAGO AVENUE, OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL
MERIDIAN, EXCEPT THE 15 1/2 ACRES IN THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY,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

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



DETAILS NOT TO SCALE

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.

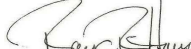
Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

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	
LOCATION 1245 CHICAGO AVENUE	SURVEY DATE, DECEMBER 16 20 22
ORDER No. 22-171	ORDERED BY: HANA SAMUELS
REVISED: JANUARY 11, 2023	
Professional Design Firm License No. 184-008027-0008	

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



ENTRANCE PAVILION

SPACE EXPANSION
1243 CHICAGO AVE. EVANSTON, IL 60202



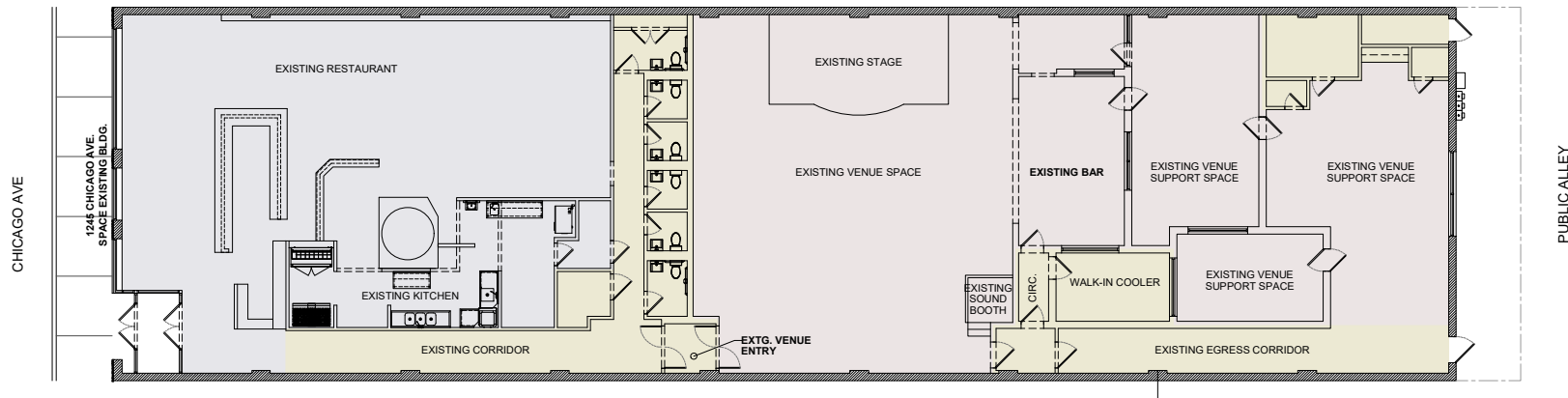
CONTENTS:

- COVER
- PLAT OF SURVEY (PREVIOUS CONDITION)
- PLAT OF SURVEY (EXISTING CONDITION)
- EXISTING FLOOR PLAN

- NEW EXPANSION FLOOR PLAN
- ENLARGED REAR YARD FLOOR PLAN
- NEW ELEVATIONS
- NEW ELEVATIONS

- 8-A5;9C
- 9LD5BG-CB G-H9 D5F7-B; 75@71 @5H-CBG
- B9K C::G-H9 D5F7-B; D@5B 11% \$+ 7<75; C 5J9%
- B9K C::G-H9 D5F7-B; 75@71 11% \$+ 7<75; C 5J9%
- D5F7-B; HF5J9@8-GH5B79 8-5; F5A

K2 K2 STUDIO
329 W. 18TH #501, CHICAGO IL. 60616
P: 312.275.5000E: STUDIO@K2ARCH.COM



EXISTING AREAS: NO CHANGE

TOTAL BLDG. AREA:	8,962 S.F.
RESTAURANT:	2,746 S.F.
VENUE:	2,377 S.F.
VENUE SUPPORT:	1,624 S.F.
VENUE:	1,467 S.F.

PARKING CALCULATIONS:

AREAS TOWARD PARKING: (RESTAURANT AREA + VENUE AREAS)
 $(2,746 \text{ S.F.} + 2,377 \text{ S.F.} + 1,644 \text{ S.F.}) = \mathbf{6,747 \text{ S.F.}}$
 $6,747 \text{ S.F.} - 2000 \text{ S.F.} = \mathbf{4,747 \text{ S.F.}}$

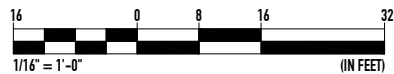
*NOTE: FIRST 2,000 SQ. FT. REDUCTION FOR NON-RESIDENTIAL USES IN BUSINESS DISTRICTS

PARKING: $\frac{250 \text{ S.F. PER VEHICLE}}{4,747 \text{ S.F.}} = \mathbf{18.9 \approx 19 \text{ PARKING SPACES}}$

(19) PARKING SPACES REQUIRED PER CALCULATIONS.
 (0) PARKING SPACES PROVIDED PER LEGAL NON-CONFORMING USE

AREA COLOR KEY:

- EXTG. RESTAURANT OCCUPANCY SPACE(S) TOWARDS PARKING
- EXTG. VENUE OCCUPANCY SPACE(S) TOWARDS PARKING
- EXTG. CIRCULATION AND SUPPORT SPACE(S) NOT TOWARDS PARKING



COPYRIGHT © 2022-K2 STUDIO, INC.-DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

01 20 2023



EXISTING FLOOR PLAN

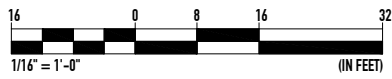
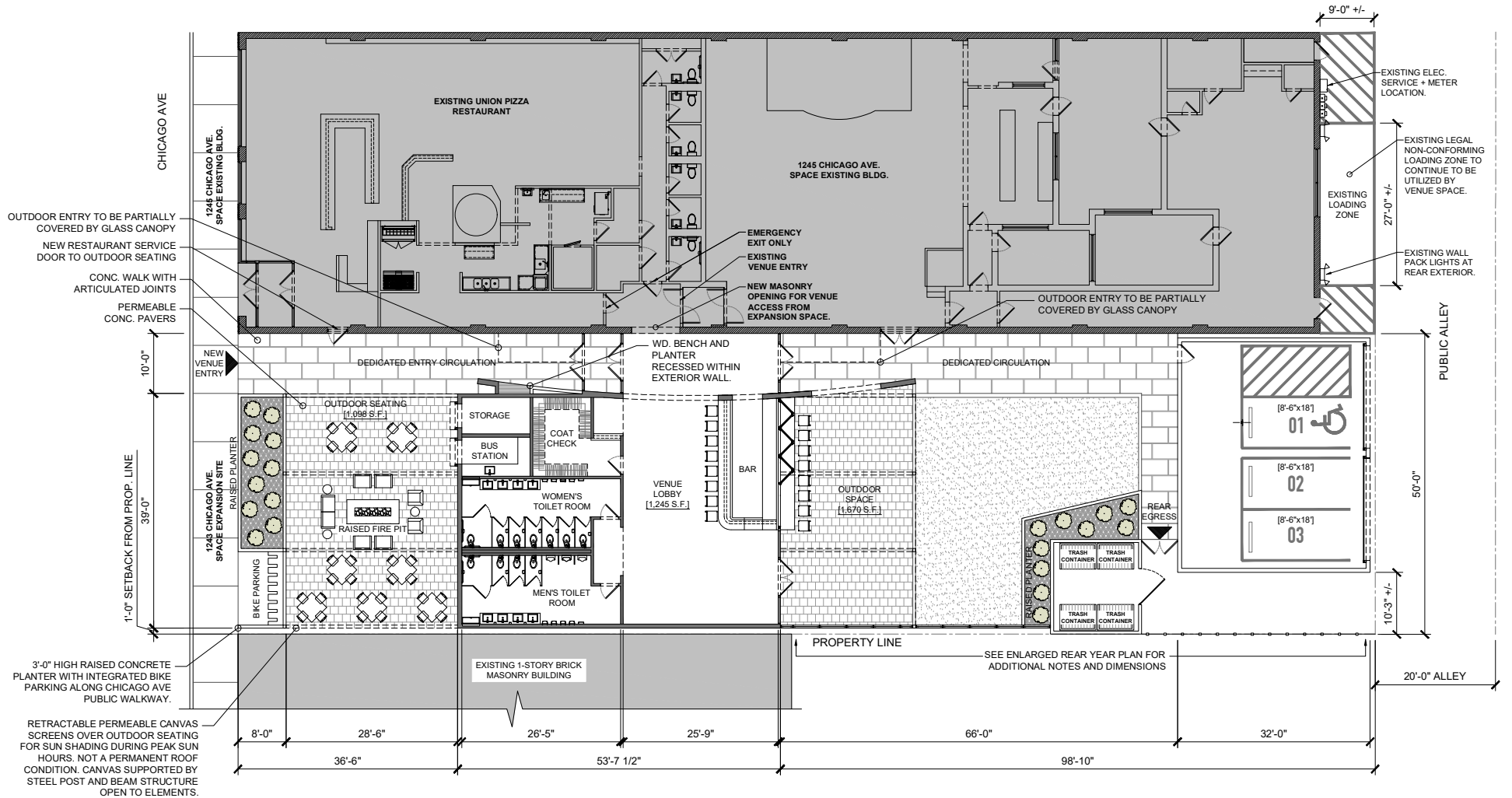
SCALE: 1/16" = 1'-0"

SPACE (EXISTING)

1245 CHICAGO AVE
 EVANSTON, IL



K2 STUDIO
 329 W. 18TH #501, CHICAGO IL. 60616
 P: 312.275.5000E: STUDIO@K2ARCH.COM



COPYRIGHT 2022-K2 STUDIO, INC.-DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

01 20 2023

N
1
NEW FLOOR PLAN
SCALE: 1/16" = 1'-0"

SPACE EXPANSION
1243 CHICAGO AVE
EVANSTON, IL

K2 **K2 STUDIO**
329 W. 18TH #501, CHICAGO IL. 60616
P: 312.275.5000 E: STUDIO@K2ARCH.COM

CONCRETE PAVERS TO COMPLY WITH ALL IAC STANDARDS (NOT TO EXCEED MAX SLOPE OF 1:20. PAVERS NOT TO CHANGE ELEVATION GREATER THAN 2" AND REQUIRED 4'-0" CLEAR WIDTH OF TRAVEL) TO PROVIDE ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPOT TO ACCESSIBLE REAR ENTRANCE.

ACCESSIBLE ROUTE

NEW DOOR OPENING IN EXISTING GARAGE TO PROVIDE NEW ACCESSIBLE ROUTE FROM ACCESSIBLE PARKING SPACE TO VENUE ENTRY. ALL ACCESSIBLE TRAVEL, DOOR, AND TURN CLEARANCES TO BE PROVIDED FOR.

DEDICATED CIRCULATION

CONC. WALK WITH ARTICULATED JOINTS

EXTERIOR SEASONAL BAR ACCESS THROUGH OPERABLE WINDOW SYSTEM

ACCESSIBLE SIGN MTD. TO POST
CONC. SLAB FLOORING
NEW CURB STOP, TYP.

OUTDOOR SPACE [1,670 S.F.]

SODDED REAR YARD

3'-0" HIGH CONCRETE PLANTER

REAR EGRESS

TRASH CONTAINER

TRASH CONTAINER

TRASH CONTAINER

TRASH CONTAINER

PERMEABLE CONCRETE PAVERS

CONC. PAVING

4" MIN. PARKING STALL LINES AT EACH PARKING SPACE PAINTED YELLOW AS PER CITY OF EVANSTON PAINT REQUIREMENTS

ACCESSIBLE PAINTED SYMBOL AS PER CITY OF EVANSTON PAINT REQUIREMENTS.

ACCESSIBLE SPACE PER IAC CODE REQUIREMENTS IS LOCATED AT CLOSEST POSSIBLE DISTANCE FROM ALL PROVIDED PARKING SPACES TO BUILDING ACCESS.

NEW OPENINGS AND GARAGE DOORS INSTALLED IN EXISTING GARAGE OFF ALLEY. GARAGE STRUCTURAL INTEGRITY TO BE MAINTAINED WITH INSTALLATION OF NEW GARAGE DOOR OPENINGS.

EXISTING GARAGE TO BE UTILIZED FOR ON-SITE PARKING. (3) THREE PARKING SPACES PROVIDED, INCLUDING ONE ACCESSIBLE SPACE.

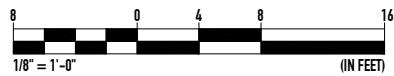
7'-0" HIGH SCREEN FENCE, 1'-0" SET BACK OFF PROPERTY LINE. FENCE TO BE STEEL FRAME SET AT TOP A CONCRETE CURB W/ METAL PANELS, MATCHING BUILDING CLADDING, ATTACHED TO FRAME.

OUTDOOR SPACE COVERED BY TRELLIS—TRELLIS OPEN TO ELEMENTS ABOVE. TRELLIS CONSTRUCTION: STEEL POSTS AND STEEL BEAMS W/ WOOD HORIZONTAL SLATS FOR SUN SCREENING. SLATS SPACED @ 18" O.C. FOR +/-85% OPENNESS. ADDITIONAL RETRACTABLE PERMEABLE CANVAS TO BE PROVIDED FOR ADDITIONAL SUN SCREENING, CANVAS IS NOT FIXED, NOT A PERMANENT ROOF CONDITION.

NEW CENTRALIZED TRASH LOCATION FOR EXISTING BUILDING AND EXPANSION. ENCLOSURE TO SCREEN ALL FOUR SIDES OF TRASH AREA. BINS TO BE ROLLED TO ALLEY BY WASTE COMPANY FOR PICK-UP.

7'-0" REFUSE SCREEN WALL: CMU MASONRY CONSTRUCTION WITH METAL CLADDING MATCHING CLADDING AT BUILDING EXPANSION.

NEW SCREEN FENCE AT PROPERTY LINE
CONC. DRIVE OFF ALLEY DEDICATED TO REAR EMERGENCY EGRESS AND SITE TRASH REMOVAL.



COPYRIGHT 2022-K2 STUDIO, INC.-DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

01 20 2023

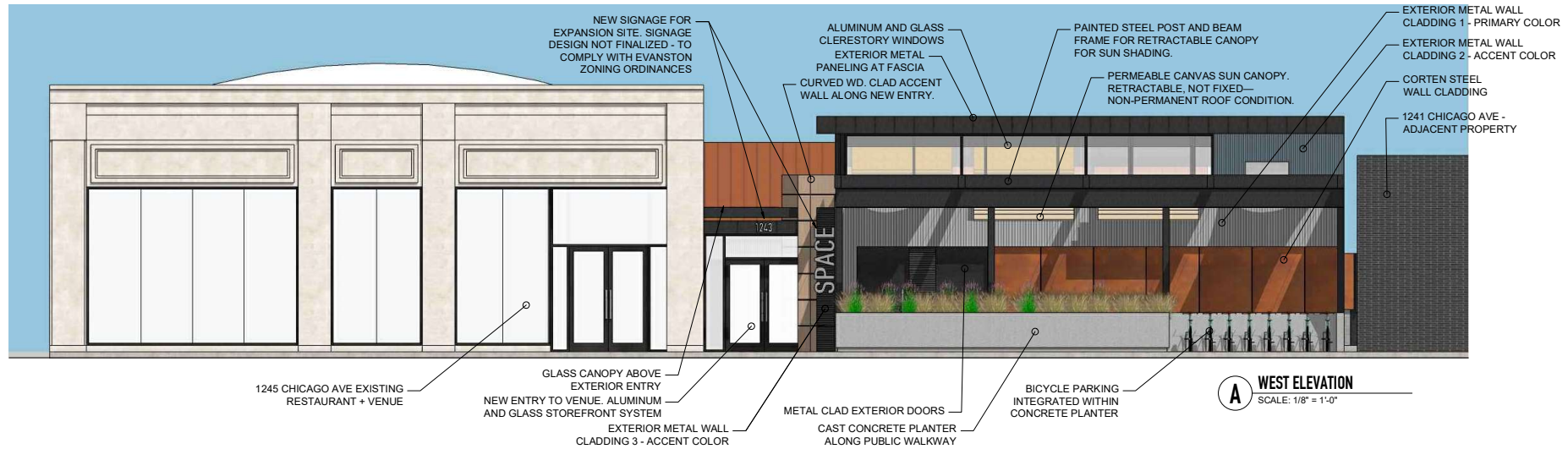


1 ENLARGED REAR YARD PLAN
SCALE: 1/8" = 1'-0"

SPACE EXPANSION
1243 CHICAGO AVE
EVANSTON, IL



K2 STUDIO
329 W. 18TH #501, CHICAGO IL. 60616
P: 312.275.5000E: STUDIO@K2ARCH.COM





C NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D AXONOMETRIC VIEW
SCALE: NTS

H REAR YARD VIEW
SCALE: NTS



G REAR YARD VIEW
SCALE: NTS

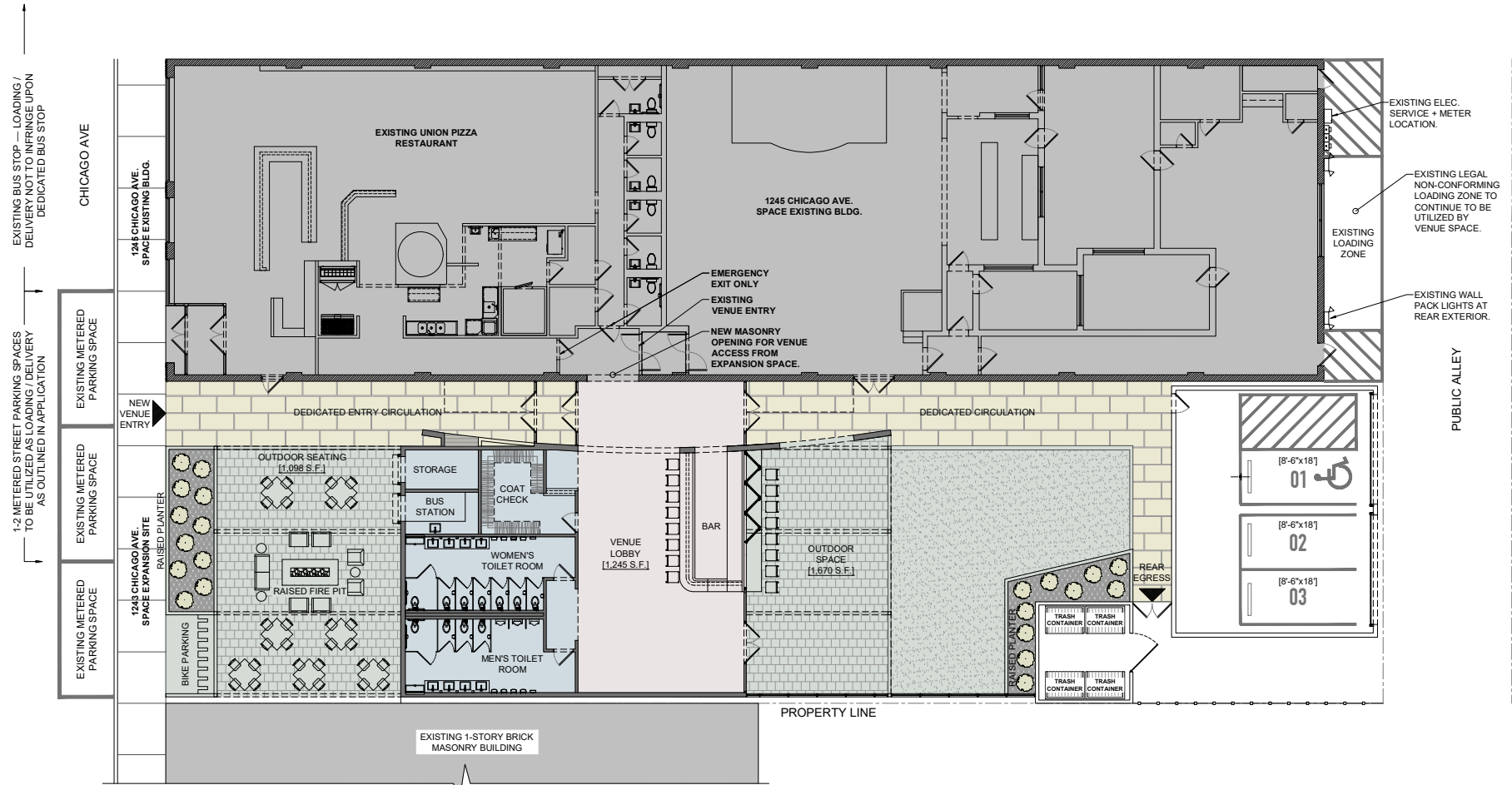


F REAR YARD VIEW
SCALE: NTS



E SITE PLAN
SCALE: NTS

K2 K2 STUDIO
329 W. 18TH #501, CHICAGO IL. 60616
P: 312.275.5000E: STUDIO@K2ARCH.COM

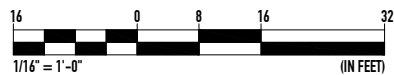


SPACE	TOTAL AREA (SQ. FT.)	AREA TO CONTRIBUTE TO PARKING (SQ. FT.)
FRONT OUTDOOR PATIO + ENTRY	2095	N/A
VENUE LOBBY, COAT CHECK, TOILET RMS	2421	1,245
REAR OUTDOOR AREA	2975	N/A
TRASH / LOADING	588	N/A
TOTALS	8002	1,245

NOTE: ONLY GROSS FLOOR AREAS DEVOTED TO NON-SEATED ASSEMBLY SPACES SHALL CONTRIBUTE TO PARKING CALCULATIONS (1,245 S.F.)

PARKING CALCULATIONS: NEW 1245 CHICAGO AREA: 1,245 S.F. EXTG. 1243 CHICAGO AREA: 4,747 S.F. COMBINED AREA: 5,992 S.F. PARKING: 250 S.F. PER VEHICLE 5,992 S.F. / 250 S.F. = 24 PARKING SPACES (19 GRAND FATHERED SPACES) = 5 NEW PARKING SPACES REQ'D	
3 GARAGE PARKING SPACES (INC. 1 ACCESSIBLE) + 2 OFF SITE PARKING SPACES = 5 SPACES PROVIDED ≥ 5 SPACES REQUIRED	

AREA COLOR KEY: <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: #f0f0f0; border: 1px solid black; margin-right: 5px;"></div> INDOOR OCCUPANCY SPACE - TOWARDS PARKING </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: #d0d0d0; border: 1px solid black; margin-right: 5px;"></div> INDOOR INFRASTRUCTURE SUPPORT AREAS - NOT TOWARDS PARKING </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: #a0a0a0; border: 1px solid black; margin-right: 5px;"></div> OUTDOOR OCCUPANCY SPACE - NOT TOWARDS PARKING </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></div> DEDICATED CIRCULATION PATH - NOT TOWARDS PARKING </div>	
---	--



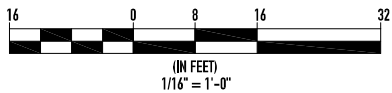
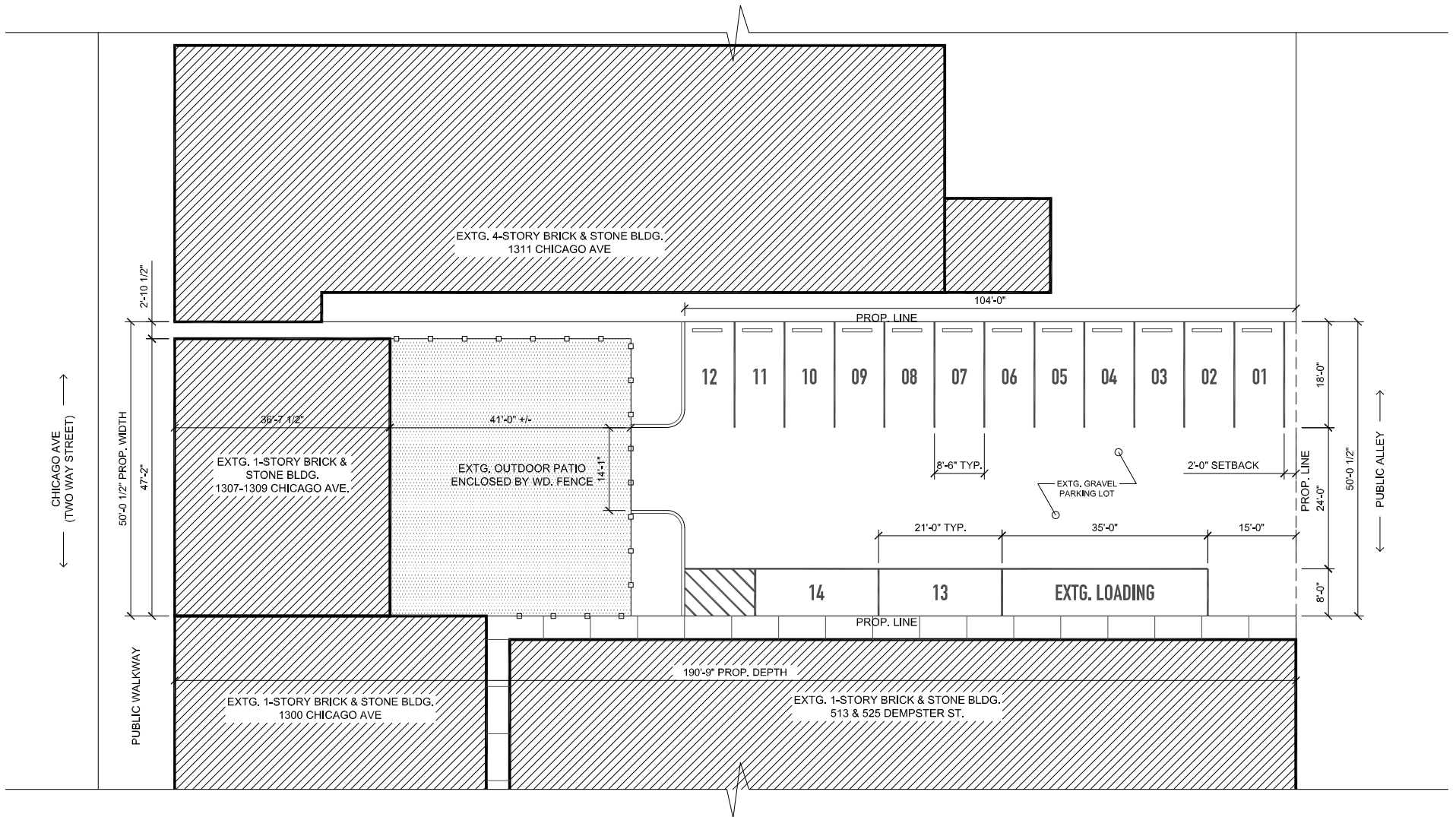
COPYRIGHT 2022-K2 STUDIO, INC.-DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

01 20 2023



SPACE EXPANSION
 1243 CHICAGO AVE
 EVANSTON, IL

K2 STUDIO
 329 W. 18TH #501, CHICAGO IL. 60616
 P: 312.275.5000E: STUDIO@K2ARCH.COM



COPYRIGHT 2022-K2 STUDIO, INC.-DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION
01 20 2023

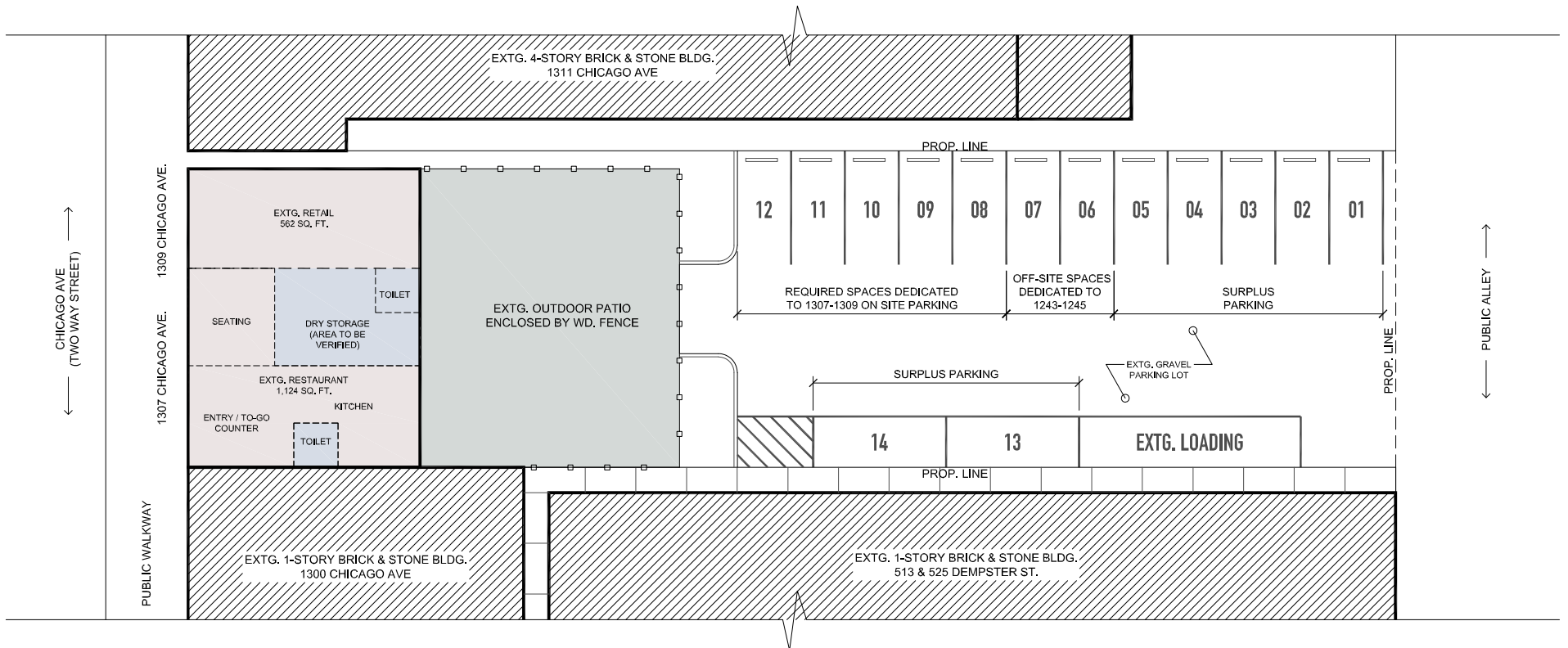


1307 CHICAGO AVE
NEW PARKING PLAN
SCALE: 1/16" = 1'-0"

OFF SITE PARKING PLAN FOR:
1243 CHICAGO AVE
EVANSTON, IL

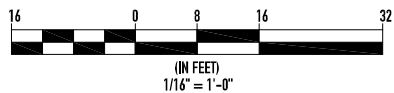


K2 STUDIO
329 W. 18TH #501, CHICAGO IL. 60616
P: 312.275.5000E: STUDIO@K2ARCH.COM



SPACE	TOTAL AREA (SQ. FT.)	AREA TO CONTRIBUTE TO PARKING (SQ. FT.)	PARKING CALCULATIONS:	AREA COLOR KEY:
1307 CHICAGO AVE (RESTAURANT)	1,124	740	EXTG. 1307 AREA: 740 S.F. PARKING: 1 VEHICLE PER 250 S.F. = 3 PARKING SPACES	INDOOR OCCUPANCY SPACE TOWARDS PARKING
1309 CHICAGO AVE (RETAIL)	562	562	EXTG. 1309 AREA: 562 S.F. PARKING: 1 VEHICLE PER 350 S.F. = 2 PARKING SPACES	INDOOR INFRASTRUCTURE SUPPORT AREAS - NOT TOWARDS PARKING
OUTDOOR PATIO	1,934	N/A	5 TOTAL SPACES PROVIDED ≥ 5 SPACES REQUIRED	OUTDOOR OCCUPANCY SPACE TOWARDS PARKING
TOTALS	3,620	1,302		

NOTE: PARKING CALCULATIONS SHOWN WITHOUT THE 2,000 SQ. FT. REDUCTION PER EVANSTON ZONING CODE 6-16-1.4 (TO BE CONFIRMED DURING ZONING REVIEW). A 2,000 SQ. FT. REDUCTION FROM THE CALCULATIONS WOULD REDUCE REQUIRED PARKING FROM (5) FIVE TO (0) ZERO REQUIRED PARKING SPACES—TO WHICH ALL PROVIDED PARKING SPACES BEYOND THE REQUIRED (2) TWO OFF SITE SPACES FOR 1243-1245 CHICAGO AVE WOULD BE USED AS SURPLUS PARKING TO SERVE BOTH 1307-1309 AND 1243-1245 CHICAGO AVE.



COPYRIGHT 2022-K2 STUDIO, INC.-DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION
01 20 2023



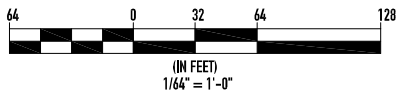
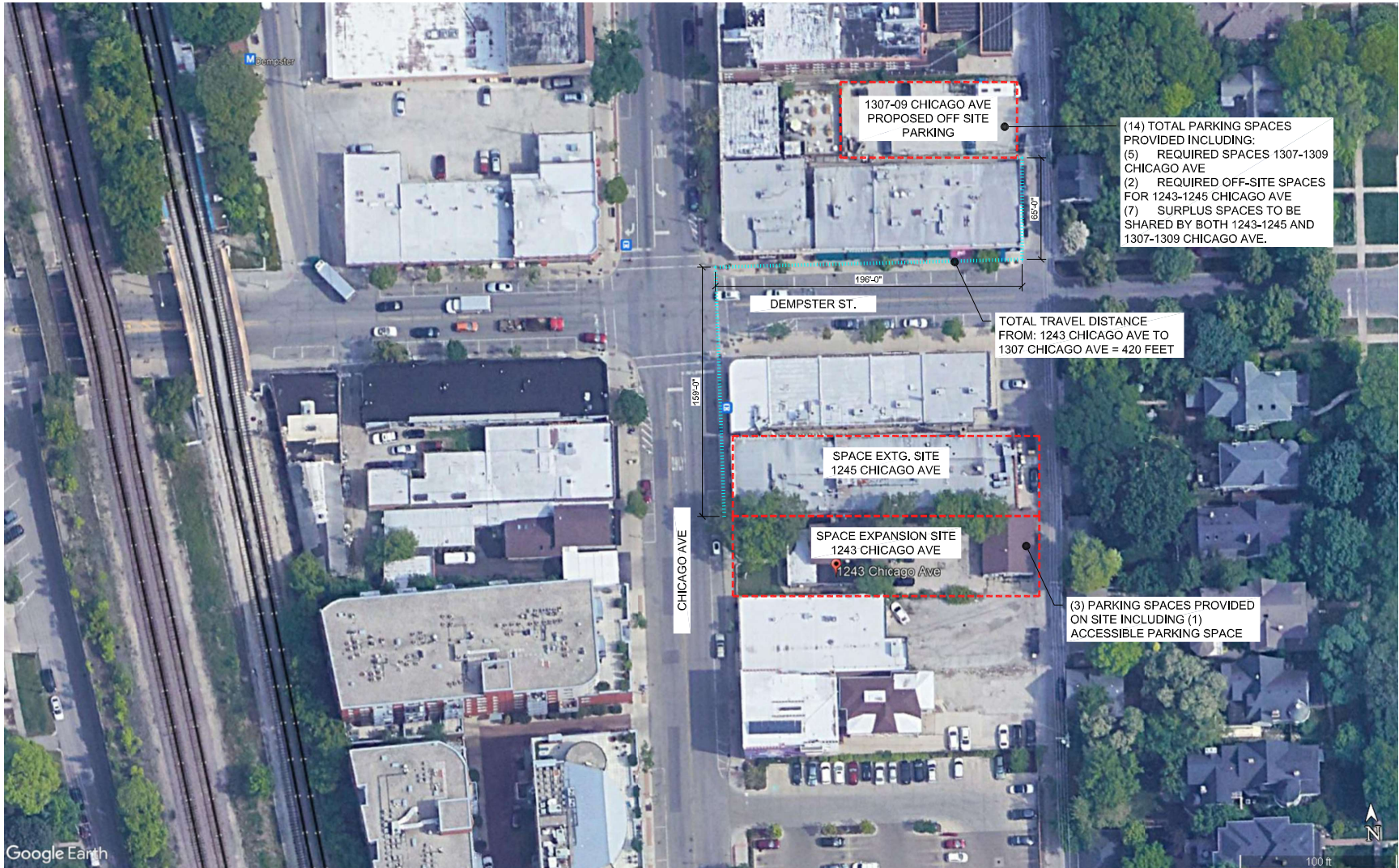
1307 CHICAGO AVE
NEW PARKING PLAN
SCALE: 1/16" = 1'-0"

(14) PARKING SPACES PROVIDED AT 1307 CHICAGO AVE
(5) PARKING PROVIDED SPACES FOR 1307-1309 CHICAGO AVE
(9) PARKING PROVIDED SPACES FOR OFF SITE PARKING AT 1243-45 CHICAGO AVE
NOTE: (2) OFFSITE PARKING SPACES REQUIRED FOR 1243-45 CHICAGO AVE

OFF SITE PARKING PLAN FOR:
1243 CHICAGO AVE
EVANSTON, IL



K2 STUDIO
329 W. 18TH #501, CHICAGO IL. 60616
P: 312.275.5000E: STUDIO@K2ARCH.COM

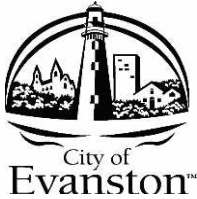


COPYRIGHT 2023-K2 STUDIO, INC.-DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION
01 20 2023



OFF SITE PARKING
TRAVEL DISTANCES FOR:
1243 CHICAGO AVE
EVANSTON, IL

K2 **K2 STUDIO**
329 W. 18TH #501, CHICAGO IL. 60616
P: 312.275.5000E: STUDIO@K2ARCH.COM



Zoning Analysis Summary

Case Number:

22ZONA-0067

Case Status/Determination:

Non-compliant

Proposal:

Addition to existing restaurant and performance entertainment venue

Site Information:

Property Address	1243-45 Chicago Ave	Zoning District	B1
Overlay District:	None	Preservation District:	None

Applicant	Matthew Kupritz
Phone Number	(312) 953-2719

1/11/2023 **CORRECTED – 1/20/2023**

Signature

Date

1243-45 CHICAGO AVENUE (primary zoning lot, B1)

Zoning Section	Comments
Section 6-16-5 , Table 16-E	Retail/Commercial uses 5,000 to 10,000 s.f. require one short loading berth; Retail/Commercial uses 10,001 to 25,000 require two short loading berths; Auditoriums, Cultural and Conference Facilities, Performance Entertainment Venue uses 10,000 to 20,000 s.f. require one short loading berth. Existing building is 8,962 s.f. with no loading berth, legal nonconforming. Proposed building is +/- 11,000 s.f., one loading berth is required. <u>Major Variation is required.</u>

Information Only:

1. Please note a lighting plan with all proposed exterior light fixtures (stand-alone and those attached to the existing building and the addition, and the detached garage) with footcandles shown throughout.

2. Please note a landscape plan is required at the time of building permit application.
3. Please note any signage is subject to compliance with Chapter 6-19 of the Zoning Code and is reviewed under a separate permit, unless relief from the Sign Code may be requested.
4. Please note that Metropolitan Water Reclamation District (MWRD) and City of Evanston stormwater regulations will apply and may impact the review period for the construction drawings at the building permit application stage.

Recommendations:

1. [Submit an application for a Zoning Text Amendment](#) to add “performance entertainment venue” to Section 6-9-2-3 of the Evanston Zoning Code. The use is defined as, “*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.*” Because the two properties, 1243 Chicago and 1245 Chicago, will now be considered one zoning lot, and the venue use, will be more than 50% of the total GSF of the zoning lot and therefore be the principal use, this use must first be added to the list of special uses in the B1 district. Zoning text amendments are considered at a duly noticed public hearing by the Land Use Commission, which then provides a recommendation to the City Council. The City Council makes the final determination on zoning text amendments. The application fee is \$1,100.00 and the process takes approximately 60-90 days, assuming all information required to evaluate the proposal is provided in a timely manner.
2. [Submit a Special Use Permit application to allow a “performance entertainment venue” on the properties located at 1243-45 Chicago Avenue.](#) Assuming the City Council approves the zoning text amendment, a special use permit will need to be approved before the property can be used as proposed. Special use permits are considered at a duly noticed public hearing by the Land Use Commission, which then provides a recommendation to the City Council. The City Council makes the final determination on special use permits. The application fee is \$660.00 and the process takes approximately 60-90 days, assuming all information required to evaluate the proposal is provided in a timely manner.
3. [Submit for 1 Major Zoning Variation](#) to allow zero (0) loading stalls where one (1) is required [Section 6-16-5, Table 16-E]. Major zoning variations from loading requirements are considered at a duly noticed public hearing by the Land Use Commission, which then provides a recommendation to the City Council [Sec 6-3-8-10(D)]. The City Council then makes a final determination. The application fee is \$660.00 and the process takes approximately 60-90 days, assuming all information required to evaluate the proposal is provided in a timely manner.

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant January 11, 2023

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 22ZONA-0067 **Purpose:** Zoning Analysis without Bld Permit App
Address: 1243 CHICAGO AVE **District:** B1 **Overlay:** None **Preservation:** Not Within
Applicant: Matthew Kupritz **Reviewer:** Katie Ashbaugh **District:**
Phone: 3129532719

THIS APPLICATION PROPOSES (select all that apply):

ANALYSIS BASED ON:

New Principal Structure ☒ Change of Use
 New Accessory Structure ☐ Retention of Use
☒ Addition to Structure ☐ Plat of Resubdiv./Consol.
 Alteration to Structure ☐ Business License
 Retention of Structure ☐ Home Occupation

Sidewalk Cafe
 Other

Plans Dated: 1/20/2022
Prepared By: K2 Studio
Survey Dated: 8/3/2009; 11/18/2021

Proposal Description:

expand restaurant use from 1245 Chicago Ave - establish one large zoning lot, outdoor patio space, bar and bathrooms, etc.

Existing Improvements:

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP; Section 6-13-1-10(D) for MU & MUE; Section 6-15-1-9 for O1, T's, U's, oH, oRE, & oRD.

1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below.
2. Does the zoning lot area exceed 30,000 sqft?

No

3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination?

4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area?

No

RESIDENTIAL DISTRICT CALCULATIONS

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

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

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:	B1	Restaurant - Type I	Other	Non-Compliant

Comments: Performance venue is not a permitted or special use in the B1 district

Minimum Lot Width (LF)	0	50.18	100.36	Compliant
USE: Other				

Comments:

Minimum Lot Area (SF)	0	9496	18992	Compliant
USE: Nonresidential				

Comments:

Gross Floor Area (SF)	2.0	8972	10650	Compliant
Use: Non-Residential		0.9448188711036226	0.5607624262847515	

Comments:

LF: Linear Feet SF: Square Feet FT: Feet

	Standard	Existing	Proposed	Determination
Height (FT)	40'		1 story	Compliant
Comments:				
Front Yard(1) (FT)	0	0.33		Compliant
Direction: W				
Street: Chicago				
Comments:				
Interior Side Yard(1) (FT)	0	0		Compliant
Direction: N				
Comments: No change				
Interior Side Yard(2) (FT)	0	0	1.8	Compliant
Direction: S				
Comments:				
Rear Yard (FT)	15	9.06	9.06', 1245 Chicago lot, 86.64 (of 1243 Chicago lot)	Legal Non-Conforming
Direction: E				
Comments:				

ACCESSORY USE AND STRUCTURE

Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts:	B1	None	Garage (Det), Coachhouse or Carport	Compliant
Comments:				
Permitted Required Yard:	Rear	None	Rear Yard	Compliant
Comments:				
Additional Standards:				
Comments:				
Height (FT)	Flat or mansard roof 14.5', or			No Change
Comments:				
Distance from Principal Building:	10.00'		1.09 south	Legal Non-Conforming
Comments:				
Interior Side Yard(1A) (FT) Direction: N	3		0.76	Legal Non-Conforming
Comments:				
Interior Side Yard(1B) (FT) Direction: S	3		10.24	Compliant
Comments:				
Rear Yard (FT) Direction: E	5		0.27	Legal Non-Conforming
Comments:				

ACCESSORY USE AND STRUCTURE 2

Use(2):	Standard	Existing	Proposed	Determination
Permitted Districts:	B1	None	Terrace (At Grade)	Compliant
Comments:				

	Standard	Existing	Proposed	Determination
Permitted Required Yard:	Rear	None	Front Yard	Compliant

Comments:

Front Yard(2A) (FT)			3	Compliant
Direction: W				
Street: Chicago				

Comments:

Interior Side Yard(2A) (FT)			0	Compliant
Direction: N				

Comments:

Interior Side Yard(2B) (FT)			0	Compliant
Direction: S				

Comments:

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Use(1): Restaurant (Type I or Type II)	4 per 1,000 sqft gross floor area.	0	0	Legal Non-Conforming

Comments:

Use(2): Performance Center	1 per 250 sqft gross floor area.		3	Non-Compliant
----------------------------	----------------------------------	--	---	---------------

Comments:

TOTAL REQUIRED:	19 legal nonconforming = 5 req. for	0	3	Non-Compliant
Comments: 19 parking stalls are required for existing square footage of restaurant and performance venue uses, legal nonconforming; 24 are required overall with 5 being the net new parkng stalls required for additional SF;				

Handicap Parking Spaces	Sec. 6-16-2-6	0	1	Compliant
-------------------------	---------------	---	---	-----------

Comments:

Access:	Sec. 6-16-2-2			Compliant
---------	---------------	--	--	-----------

Comments:

Vertical Clearance (LF)	7'		Unknown	Non-Compliant
-------------------------	----	--	---------	---------------

Comments:

Location:	Sec. 6-4-6-2			Compliant
-----------	--------------	--	--	-----------

Comments:

Angle(1): Garage (Dtchd)	Comments:			
--------------------------	-----------	--	--	--

LOADING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Loading Use: Retail and/or Commercial	1 short 5K to 10K, 2 short 10K to 25K, 2 long 25K to 60K, 3	0	0	Non-Compliant

Comments:

TOTAL (short): 1

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