DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, January 11, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, MARK MUENZER, CHAIR

1. 600 Main Street (Metra Station)  Recommendation to ZBA

II. APPROVAL OF MINUTES: January 4, 2017 DAPR Committee meeting

III. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, January 18, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

600 Main St.

Recommendation to ZBA
600 Main St. zoning map

January 5, 2017

- User drawn points
- Zoning Boundaries & Labels
- Tax Parcels

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

Copyright 2015 City of Evanston
600 Main St. aerial view

January 5, 2017

- User drawn points
- Tax Parcels

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600 Main St. - view from Main St. looking south
VSWC LLC d/b/a Meta Wine
Business Summary

VSWC LLC d/b/a Meta Wine is a craft winery that sources finished wine in bulk from the great wine regions of the world and repackages the wine in environmentally-friendly packaging formats for wholesale and retail customers. Focused on kegging wine for wholesale accounts to offer wine-on-tap, retail customers may also enjoy wine on-premise in our tasting room, as well as buy wine for off-premise consumption in packaging similar to a growler. All customers may create custom wine blends to suit their particular taste, which can be consistently remanufactured according to its specific formula. The Meta Wine winery and tasting room is located at 600 Main Street, in the Main Street Depot on the Union Pacific North line, including the building and entire outdoor space and brick alleyway beneath the platform level.

Hours of wholesale operation are anticipated to be 9am to 6pm Monday through Friday, with activity consisting of office operations, receiving orders, processing orders and shipping orders. Delivery logistic operations will be conducted in the brick alleyway. Initial wholesale operations will be conducted by the business manager and likely one employee.

Hours of tasting room and retail operation are anticipated to be 3pm to 10pm Sunday through Thursday, and 3pm to 11pm Friday and Saturday. However, hours could be expanded to those permitted by the P-3 Craft Winery Liquor License Class, which permits operations from 10am to 12am Sunday through Thursday and 10am to 1am Friday and Saturday.

The tasting room is where customers may buy wine for on-premise or off-premise consumption. The seating area is anticipated to accommodate roughly 50 customers. It is anticipated to be operated by between 1-3 service staff at a time, in addition to a kitchen staff of 1-2 people. Food served will be simple bruschetta, appetizers and amuse-bouche, prepared in a convection oven. No black iron will be utilized. Weather permitting, outdoor seating will also be made available in the brick alleyway.

Presently several parking spaces exist on the property, and these spaces will be used for retail customers buying wine for off-premise consumption, with likely a 30 minute time limit.
Construction: brick exterior, concrete walls and floor  
Zoned: B2 Business District  
Bonded Winery Area overhead door is steel with deadbolts and windows have steel security bars.  
Tasting room door is glass and warehouse door is steel, both with deadbolts.  
Interior doors to be lockable with lites except solid bathroom doors.  
Entire space is approximately 1,750 sq ft. Ceiling height approximately 15 ft.  
Interior partition walls approximately 15 ft with either concrete or stud and drywall.

VSWC LLC d/b/a Meta Wine  
Bonded Winery Site Plan  
600 Main Street, Evanston, Illinois 60202
Overhang door for deliveries

Delivery route

Outdoor skating

Parking 6 spaces

40 cap
SPECIAL USE
APPLICATION

CASE #: __________________________

1. PROPERTY

Address: 600 Main St. Evanston IL 60202
Permanent Identification Number(s):
PIN 1: [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
PIN 2: [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Walter Clements
Organization: VSWC LLC
Address: 1148 Wesley Ave
City, State, Zip: Evanston IL 60202
Phone: Work: 773-348-010 Home: Cell/Other: 
Fax: Work: Home: 
E-mail: clements.walter@gmail.com

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

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

Please circle the primary means of contact.

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

Name(s) or Organization: Union Pacific Railroad
Address: 1400 Douglas St.
City, State, Zip: Omaha NE 68179
Phone: Work: 402-544-8593 Home: Cell/Other: 
Fax: Work: Home: 
E-mail: aferson@up.com

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

Property Owner(s) Signature(s) — REQUIRED

Date

4. SIGNATURE

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

Applicant Signature — REQUIRED

Date

12/5/16
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Plat of Survey Date of Survey: __________________________
☐ Project Site Plan Date of Drawings: ______________________
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted: __________________
☐ Application Fee Amount $____________ Transcript Deposit Fee $150

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 & Transcript Deposit**

The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card. The $150 transcript deposit is applied to the cost of a court reporter. The City hires a court reporter to transcribe the Zoning Board of Appeals hearing— as specified in the Zoning Board of Appeals’ Rules of Procedures. Applicants are responsible for the cost of the hearing transcript at a rate of $7.50 per page. (The $150 deposit is applied to that fee; final fees may result in a refund or additional charges). The final fee directly covers the cost of the court reporter.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:
   The special use will be that of Micro-Distillery: wine mixing, wholesaling, repackaging.

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)

Yes, the B-2 Business District allows a Micro-Distillery as a special use, per Section 16-9-3-3 of the Zoning Ordinance.

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?

No, the neighborhood property values will be enhanced by the introduction of this business, as an attractive and innovative community gathering space that will also serve food and non-alcoholic beverages.

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

Yes, the special use will be adequately served by public facilities and services.
d) Will the requested special use cause undue traffic congestion?

No, the building sits between two train lines and use of public transportation will be encouraged. Abundant on-street metered parking is also available.

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

Yes, the special use will preserve historical and architectural resources of the depot and adjoining brick alleyway.

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

Yes, the special use will preserve significant natural and environmental features and is a "green economy" focused business.

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?

Yes, all regulations and ordinances will be observed or addressed through the variance process if necessary.
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.

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

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

Union Pacific Railroad
Mr. Austin Fearnow, Real Estate Manager, Illinois
1400 Douglas St.
Omaha, NE 68179
ph: 402-544-8693 email: a.fearnow@up.com

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walter Clements</td>
<td>Manager</td>
<td>1148 Wesley Ave.</td>
</tr>
<tr>
<td></td>
<td>VSWC LLC</td>
<td>Evanston, IL 60202</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
<th>Interest Percentage</th>
</tr>
</thead>
</table>

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