AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: July 25, 2018, DAPR Committee meeting

III. OLD BUSINESS

1. 1108 Dodge Avenue Recommendation to Plan Commission & ZBA
   Steve Tuszynski, property owner, requests a text amendment to permit auto and
   recreational vehicle sales as a Permitted Use and auto storage lots, auto body
   repair, auto towing, and auto salvage as Special Uses in the C1 Commercial
   District. The applicant also requests a special use permit for auto sales with
   accessory auto repair and towing in the C1 Commercial District.

IV. NEW BUSINESS

1. 701 Main Street/901 Custer Street Preliminary and Final Review
   Julie Cowan, project artist, submits for a mounted mural on the east facing wall of
   the building in the B2 Business District and Main-Dempster Overlay District.

   2. Staff Comment Sheet Discussion
      Discussion on the merits of continuing to distribute and submit separate
      comments sheets.

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, August 8, 2018, at 2:30 pm in Room
2404 of the Lorraine H. Morton Civic Center.

Staff Present: J. Velan, P. Zalmezak, C. Plant, P. Martinez, E. Golden

Others Present:

Presiding Member: S. Mangum

A quorum being present, Mr. Mangum called the meeting to order at 2:33 pm.

Approval of Minutes

July 18th, 2018 DAPR committee meeting minutes.

G. Gerdes makes a motion to approve the minutes from July 18th, 2018, seconded by J. Nelson.

The Committee voted, 9-0, to approve the minutes of July 18th, 2018 with 1 abstention.

New Business

1. **847 Chicago Ave**

   James Anderson, applicant, Chicago & Main Planned Development, submits for a sign variation for a new Unified Business Center Comprehensive Sign Plan to establish tenant sign criteria, to permit Wall Sign Zone: The wall sign is proposed to be aluminum channel letters, Halo lit and pin mounted to anchors in masonry joints only with no penetration of brick masonry units. Letter size to be 2’-2” maximum, and be located entered within the sign band, and to permit, Blade Sign Zone: The blade sign is proposed to be a non-illuminated, 2’x3’ blade sign of the Chicago Avenue garage side while the tenant entrance is on Main Street in the C1a Commercial District and Dempster-Main Overlay District.

   **APPLICATION PRESENTED BY:** James Anderson, applicant

   **DISCUSSION:**

   - S. Mangum asked about overall height of sign. Applicant was unsure of exact height at present time.
   - S. Mangum asked about any potential tenants. Applicants stated a couple of tenants.

   G. Gerdes made a motion to approve the modification to the Unified Business Center Comprehensive Sign Plan, seconded by L. Biggs.
The Committee voted, 10-0, for approval of the modification to the Unified Business Center Comprehensive Sign Plan.

2. 2004 Central St  Recommendation to ZBA
John Kim, applicant, Backlot Coffee, submits for special use permit to expand an existing type-2 restaurant into the adjacent space, in the B1a Business District and Central Street Overlay District.

APPLICATION PRESENTED BY: John Kim, applicant

DISCUSSION:
- G. Gerdes cited a need for a plumbing review. Also, layout of a combined floor plan before ZBA meeting. Applicant agreed.
- S. Mangum asked where coffee will be roasted. Applicant stated it will be towards rear of building and not visible to street.
- S. Mangum asked about where outdoor seating will be located. Applicant said it would be at previously approved location behind the existing location at 2006 Central St.
- G. Gerdes asked about if they will need a sidewalk cafe permit. Applicant said they are currently not using sidewalk for cafe purposes.
- S. Mangum asked about hours of operation and additional employees. Applicant stated hours will stay same with additional 3-4 more employees.
- K. Jensen asked about what kind of byproducts come from the roasting.
- S. Mangum asked if they went away from plastic straws. Applicant stated yes.
- J. Nelson asked about the plumbing. Recommends a proper backflow preventer on water service and restaurant equipment.
- S. Mangum asked about any changes to facade. Applicant currently says no.

L. Biggs made a motion for a positive recommendation of approval of the project to ZBA with a condition that applicant comes with a revised site plan, seconded by K. Jensen.

The Committee voted, 10-0, for positive recommendation of approval of the project to ZBA with a condition that applicant comes with a revised site plan.

3. 514 Custer Ave  Recommendation to ZBA
William Lensky, project manager, ComEd, submits for a special use permit for a Public Utility, and for major zoning relief for two concrete fire walls (fences) that are 14’ and 20’ in height where concrete material is not permitted for fences and the maximum fence height allowed is 6’, in the R3 Two-Family Residential District.

APPLICATION PRESENTED BY: Carlo Cavallaro, applicant

DISCUSSION:
- G. Gerdes asked if any plantings will be onsite. Applicant stated they don't think anything will survive thus not worth planting.
- S. Mangum asked about landscaping near sidewalk. Applicant stated the grass strip was not of concern but can utilize a type of species plant that could survive and make grass look nice.
- L. Biggs cited it would be their responsibility to protect the grass nearest to sidewalk from lot.
L. Biggs is concerned with a corner patch where there is a big rectangular space. Applicant said they were told to keep it for public safety purposes due to visibility for drivers.

S. Mangum asked if they could still do something more decorative for the rectangular patch as long as it’s around 30 inches or lower due to maintaining visibility.

G. Gerdes asked if any additional lighting would be added. Applicant stated no.

L. Biggs made a motion for a positive recommendation to ZBA with a request for additional low height landscaping details be developed between sidewalk and site and at northeast corner of site, seconded by G. Gerdes.

The Committee voted, 10-0, for a positive recommendation to ZBA with a request for additional low height landscaping details be developed.

4. 2119-2125 Ashland Ave. Recommendation to Plan Commission & ZBA
Mike Chookaszian, operator, requests a text amendment to permit brewpubs as a Permitted or Special Use in the MXE Mixed-Use Employment District (Zoning Code Sections 6-13-4 & 6-18-3, Title 6 of the City Code), and requests a special use permit for a brewpub and a banquet hall (Zoning Code Section 6-13-4-3), and zoning relief to reduce the required front yard setback from 10’ to 0’, to reduce the required north interior side yard setback from 5’ to 0’, to reduce the required rear yard setback from 5’ to 0’ (Zoning Code Section 6-13-4-6), and to eliminate 1 required short loading dock (Zoning Code Section 6-16-4-5) in order to construct additions at the first floor to an existing building, in the MXE Mixed Use Employment District.

APPLICATION PRESENTED BY: Mike Chookaszian, applicant

DISCUSSION:

S. Mangum asked about hours of operation and staff. Applicant stated 11am-12am on weekdays and 12pm-1am on weekends but they will comply with liquor license rules on hours. Applicant stated 8-10 employees for brewpub.

S. Mangum asked about how things will be delivered and at what time. Applicant stated deliveries will go through rear of building for daily deliveries. This will occur between normal business hours. Box truck sizes will be used. Applicant stated distribution will be done in kegs but focus will not be on distribution at location. It will only be 10 percent of service provided.

L. Biggs asked how the leftover grain will be used. K. Jensen offered recommendations that other businesses use in handling this issue such as donating or composting spent grain.

S. Mangum asked about if they had any contact with local organizations in the area in terms of potential for additional off-site parking. Applicant has reached out to Alderman and one other business only at present time.

J. Velan noted that there is additional parking for use in that area that could be utilized.

I. Eckersberg cited that they may have to consider stormwater control plan regarding potential renovations or additions made to this particular building.

J. Hyink encourages bicycle parking on their lot due to its location and potential customers. Recommends they follow APBP (Association of Pedestrian & Bicycle Professionals) guidelines when creating bike station or racks.
J. Nelson cited they will need to have proper backflow preventers on the water service and any equipment; this will need a CCCD Permit. Since they will need to increase the water service for Fire this would need a WSNS permit.

M. Tristan cited change of use group classification and new building construction will require automatic sprinkler installation.

Applicant stated exterior renovations will occur. G. Gerdes said they will need to come back and present those plans to DAPR.

G. Gerdes made a motion for a positive recommendation for approval of the project to ZBA & Plan Commission, seconded by L. Biggs.

The Committee voted, 10-0, to recommend positive approval of the project to ZBA & Plan Commission.

5. 1108 Dodge Ave.  Recommendation to Plan Commission & ZBA
Steve Tuszynski, property owner, requests a text amendment to permit auto and recreational vehicle sales as a Permitted Use and auto storage lots, auto body repair, auto towing, and auto salvage as Special Uses in the C1 Commercial District. The applicant also requests a special use permit for auto sales with accessory auto repair and towing in the C1 Commercial District.

APPLICATION PRESENTED BY: Uri Adler (representing Steve Tuszynski, applicant)

DISCUSSION:
- S. Mangum cited aesthetically building could be improved. Applicant understands that but says it's difficult due to being a tenant with a short-term lease.
- S. Mangum recommends more transparency on front facade, removing glass block where customers can see inside and a showroom at the front.
- L. Biggs recommends replacing industrial looking external facade with a more inviting looking facade that makes the building more commercial for the block.
- S. Mangum asked about volume of cars at the site. Applicant said 25-30 cars are on-site.
- S. Mangum asked about hours of operation. 9am -6pm Monday through Friday.
- J. Hyink would encourage a glass overhead garage door facing sidewalk
- J. Nelson will need to have proper backflow preventers on the water service and any equipment. All floor or trench drains must be connected to a gas and oil interceptor.
- Paul Zalmezak (Economic Development Division Manager) cited how historically this building has been an eye sore for residents and an underutilized asset in the community.

L. Biggs made a motion to hold in committee and applicant must come with a revised site plan with a focus on exterior modifications, seconded by S. Mangum.

The Committee voted, 10-0, to hold in committee and applicant must come with a revised site plan with a focus on exterior modifications, seconded by S. Mangum.
Adjournment

S. Mangum moved to adjourn, seconded by G. Gerdes. The Committee voted unanimously, 10-0, to adjourn. Meeting adjourned at 3:47 pm.

The next DAPR meeting is scheduled for Wednesday, August 1, 2018, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Torrence Gardner
Design and Project Review (DAPR)

1108 Dodge Ave.

Recommendation to Plan Commission and ZBA
Business/Site Plan
for City of Evanston Special Use Application
1104, 1108, 1110 Dodge Avenue, Evanston, IL 60202
by Auto Finance Chicago

The Business
• **Name.** Auto Finance Chicago, LLC
• **Organization Type.** Illinois Limited Liability Corporation
• **Doing Business As.** dba Eden Auto Group (EAG)
• **Owner.** Mr. Uri Adler
• **Purpose of Business.**
  – Used Auto Sales
  – Customized car searches nationwide per individual customer needs
  – Both in-person and web-based sales

Current Operations on Dempster Street
• **Current Location.** EAG is currently located and operating at 2421 Dempster St, Unit B, Evanston, IL 60201
• **Location History.** EAG has been at the Dempster Street location since 2016
• **Phones.** 847-869-6084
• **Web Site.** [www.autofinancechicago.com](http://www.autofinancechicago.com)
• **Business Hours.** Typical business hours are 9 am to 6 pm.
• **Business Days.** Monday-Saturday, closed Sunday
• **Number of Employees.**
  – 2-3 employees
  – Not all employees are there at the same time during hours of operation
  – Use an average of 1.5 employees at the site for planning purposes
• **Current Inventory.** 35 cars for sale shown on the current web site
• **Constraints to Current Operations.** Sales volume is constrained and limited by the small lot and small building sizes at the Dempster Street location

Current Business License with the City
• EAG has a business license with the City
• EAG has a good relationship with the City’s business license department

Description of the 1108 Dodge Avenue Location
• Total of 25,000 square feet
  – 3,500 square feet single-story commercial/industrial building
  – 21,500 square feet outdoor (yard) space
    ▪ Approx. 18,300 sf of 8” thick concrete
    ▪ Approx. 3,200 sf white crushed driveway gravel
    ▪ Three narrow strips of compacted dirt
• Lot perimeter
  – Frontage facing east along Dodge Avenue is concrete block faced with expensive residential-grade yellow brick with red brick accents
  – Building wall, concrete wall and chain link fencing along alley to the north
  – Concrete wall along alley to the west
  – Cedar fence and neighboring building along south boundary

**Planned Use of Building Interior Space (3,500 sf)**
- Roughly one-quarter of the interior space will be dedicated to office space
- Roughly one-quarter of the interior space will be dedicated to displaying high-end cars
- Roughly one-half of the interior space will be dedicated to prep area for newly purchased inventory

**Planned Use of Yard Space (21,500 sf)**
- Keep an inventory of cars
  – Ready for sale
  – Waiting for prep
  – Sold but waiting for financing to complete and for customer pick-up
- Anticipate 50-75 cars will be in inventory in the lot after operations and sales expand

**A Unique and Very Helpful Aspect of the Building Design**
- The west wall of the building, which directly faces the rear yard, has a floor-to-ceiling, large vehicular door that directly opens into the rear yard.
- This means that auto inventory can be moved:
  – Directly from the yard into the building without impacting:
    ▪ Either the vehicular traffic on Dodge Avenue
    ▪ Or, the foot traffic on the Dodge avenue sidewalk
  – Or, directly from the inside of the building into the yard without impacting:
    ▪ Either the vehicular traffic on Dodge Avenue
    ▪ Or, the foot traffic on the Dodge avenue sidewalk

**Three Entrances to the Yard**
- There are three entrances to the rear yard, none of which impact vehicular or foot traffic along Dodge Avenue
  – A large gate in the west wall
  – A large gate in north alley fencing
  – From inside the building through the rear vehicular door

**Auto Towing**
- The only towing that will be done will be to bring sales inventory to the lot as is usual and customary for this type of business
- No commercial towing will be done for outside customers
Auto Body Repair
- The only auto body repair that will be done will be the incidental body repair that is usual and customary to prep vehicles for sale for this type of business
- No commercial auto body repair will be done for outside customers

Auto Mechanical Repair
- The only auto mechanical repair that will be done will be the usual and customary incidental mechanical repair that is required to prep vehicles for sale for this type of business
- No commercial auto mechanical repair will be done for outside customers

Auto Salvage
- No auto salvage will be done
- No auto towing for salvage will be done

Impact on Traffic
- There will be no adverse impact on Dodge Avenue traffic
- Inventory will be brought onto the lot from one of the two alleyways servicing the property

Loudspeakers
- No outdoor loudspeakers will be used
Applicant's name:  **DODGE AVENUE LLC (STEVE W.) TUSZYNSKI**  
I am filing this application in relationship to the use of the property at this address or location (if no address):  
1108 DODGE AVENUE, EVANSTON, IL 60202  
Zip:  
(This may not apply.)

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

<table>
<thead>
<tr>
<th>Zoning Ordinance Section #</th>
<th>This section presently states the following (this does not apply to a new section):</th>
<th>I request the Zoning Ordinance text to be amended in the following manner:</th>
</tr>
</thead>
</table>
| C1-C2                     | 6-10-2, 3, 4 AUTO BODY REPAIR  
ONLY C2 SPECIAL              | CHANGE TO C1 SPECIAL  
(CAD)                           |
|                           | AUTODY REC, SALES  
C2 PERMITTED                        | CHANGE TO C1 PERMITTED  
(CAD)               |
|                           | AUTO STORAGE LOT  
52-5PC + I3 PERMITTED              | CHANGE TO C1 SPECIAL  
(CAD)               |
|                           | AUTO TOWING  
I1 PERMITTED                              | CHANGE TO C1 SPECIAL  
(CAD)             |
|                           | AUTO SALVAGE  
I3 PERMITTED                              | ADD TO C1 SPECIAL       |

...
2. The Zoning Ordinance states that the "amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy." (§6-3-4-1) The Ordinance establishes standards that "the City Council should ... consider, among other factors." (§6-3-4-5) Please, explain how your proposed amendment relates to or satisfies each of the following standards.

(A) Is the proposed amendment consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council? (Copies of the 2000 Plan are available from the Zoning Division or the Planning Division of the Community Development Department.)

Yes. The property was improved to perform automotive-related services. The services were performed at the site for over 30 years. The City required the Tuszynski family owners to construct a well 8-10' deep along the Dodge Avenue property line or face eviction from the property by the City. The purpose of the well was to shield the neighbors and traffic along Dodge Avenue from the sights and sounds of the automotive-related business being conducted on the property. The Dodge Avenue well has been effective at accomplishing this.

The property has remained vacant for several years because rental applicants all want to conduct an automotive-related business. Having a tenant in the property would reduce litter and graffiti. Wind-blown trash from neighboring properties would be picked up regularly.
(B) Is the proposed amendment compatible with the overall character of existing development in the immediate vicinity of the subject property, if so, how so?

Yes. All automotive-related activities would not be visible to the neighborhood or passing traffic.

1. A transmission repair shop is immediately adjacent along the south side of the property.

2. The transmission shop has an unpaved dirt yard on the site property where damaged cars are stored.

3. The south side of the property faces the rear loading docks of the Thruway Plaza shopping center.

4. A car repair business operating out of a house that is immediately to the west of the property. Inoperable cars are also stored in the open yard on the property.

   a. Loading docks for semi-trucks to north
   b. Auto repair & junk yard to south
   c. Auto repair & junk yard to west

(C) Will the proposed amendment have an adverse effect on the value of adjacent properties, if not, how not?

Having tenants in the property - as opposed to having a continuously vacant property - will have a positive value effect on neighboring properties.
(D) Are public facilities and services adequate to serve the effects the proposed amendment may have, if so how so?

1. Public facilities and services are adequate. There is a
   fire station 50 feet from the property.
2. No new public facilities or services are needed.
3. There will be no impact on traffic.
4. Customers will be able to drive their vehicles onto the
   property from either the Greenleaf St. driveway or through
   the Olive Avenue side parking lot.

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

[Signature]

Applicant's signature

3/27/18

Date
1. PROPERTY

Address: 108 DODGE AVENUE, EVANSTON, IL 60202
Permanent Identification Number(s): 16-24-109-028-0000
PIN 1: 16-24-109-028-0000 PIN 2: 16-24-109-028-0000
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: STEVE TUSZYNSKI
Organization: DODGE AVENUE LLC
Address: P.O. BOX 4505
City, State, Zip: PALOS VERDES PEN., CA 90274
Phone: Work: Home: 310-750-6936 Cell/Other:
Fax: Work: Home: E-mail: STEVETUS@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:

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

Name(s) or Organization:
Address:
City, State, Zip:
Phone: Work: Home: Cell/Other:
Fax: Work: Home:
E-mail:

"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."

Steve W. Tuszyński Property Owner(s) Signature(s) -- REQUIRED 3-26-18 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."

Steve W. Tuszyński Applicant Signature – REQUIRED 3-26-18 Date
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

1. [ ] (This) Completed and Signed Application Form  
   Date of Survey: **OCT. 4, 2016**, ATTACHED
2. [ ] Plat of Survey  
   Date of Survey: **SEE ATTACHMENT**
3. [ ] Project Site Plan  
   Date of Drawings: **SEE ATTACHMENT**
4. [ ] Plan or Graphic Drawings of Proposal (If needed, see notes)  
   Document Submitted: **SEE ATTACHMENT-COUNTY RECORDER**
5. [ ] Non-Compliant Zoning Analysis  
   **SEE ATTACHMENT**
6. [ ] Proof of Ownership  
   Document Submitted: **SEE ATTACHMENT-COUNTY RECORDER**
7. [ ] Application Fee  
   Amount $600  
   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.
3  PROJECT SITE PLAN

1. NO MODIFICATIONS PLANNED FOR SITE

2. FENCING MODIFICATIONS COMPLETED PER CITY REQUIREMENTS
I. No Changes Proposed
November 30, 2017

VIA FIRST CLASS MAIL

Steve Tuszynski
P.O. Box 4505
Palos Verdes Peninsula, CA 90274

RE: 1108 Dodge Avenue

Mr. Tuszynski,

We are in receipt of your communication dated November 9, 2017 contesting our determination that the prior use is discontinued and cannot be grandfathered in as an allowable use. The previous use of the property as an automobile body repair establishment was a nonconforming use in the C1 zoning district. The non-conforming use ceased in 2014 and has been vacant with no commercial business operating at the location for 3 years.

In your letter, you provide a detailed chronology of your family's ownership and use of the property. In addition, you outlined the periods of time that the property was marketed with real estate listing agents for future rental from August 2014 to the present (over 3 years). Lastly, you offer context for this property and the surrounding zoning districts.

Section 6-15-16-5 is not applicable here, your property is not included within the subareas of the West Evanston Master Plan. Assuming for purposes of argument, that the property was included, Section 6-15-16-5 provides the same conclusion based on the facts presented. The section provides that an existing use after 18 months, even if it is marketed for lease, is deemed discontinued.

"(B) An existing use shall be deemed discontinued if: 1) the use or occupancy of the structure is discontinued for twelve (12) consecutive months with no ongoing attempts to sell or lease the property for a permitted or special use under this Chapter; or 2) failure to resume the use or occupancy within eighteen (18) months, even though there may be ongoing efforts to sell or lease the property for a permitted or special use under this Chapter. The City Council may, in its discretion, grant an extension to the foregoing eighteen (18) month period if it determines the applicant..."
Letter re 1108 Dodge
Page 2

has used reasonable diligence to sell or lease the property for a permitted or special use during such period." (emphasis added)

As previously stated, Section 6-6-3-9 of the Zoning Code states in part "[w]hen a nonconforming use of a part or all of a complying structure is discontinued or abandoned for a period of one (1) year, regardless of any intent to resume or not to abandon such use, such use shall not thereafter be re-established or resumed." Thus, three years later with no current auto repair tenant or operation at the facility, the previous use cannot be re-established or resumed. The equipment remaining at the property does not convert the property into a use based classification. Further, the efforts to market the property over three years, while necessary, do not stop the discontinuation of the use under the City’s Zoning Code.

If you seek to use the property for a use not listed in the C1 permitted or special uses, you must apply for a zoning text amendment to add this use as a special use in the C1 District. In addition, you would need to apply for a special use for the proposed auto repair business. These applications can be processed concurrently and typically take 60-90 days to process. Please contact Meagan Jones, Neighborhood and Land Use Planner to file the text amendment and special use applications at 847.448.8170 or via email at mmjones@cityofevanston.org.

Sincerely,

Michelle L Masoncup
Michelle Masoncup
Deputy City Attorney

cc: Wally Bobkiewicz, City Manager
Scott Mangum, Zoning Administrator
Melissa Klotz, Zoning Planner
Notice of Probate and Release of Estate's Interest in Real Estate (Rev.4/26/99) CCP 8421

NOTICE OF PROBATE UNDER SUPERVISED OR INDEPENDENT ADMINISTRATION

The undersigned, who was appointed representative of the Estate of Stephen Joseph Tuszynski aka Stephen J. Tuszynski deceased, on July 3, 2007 by the Circuit Court of Cook County, County Department, Probate Division (Case No. 2007 P 4231,) and is currently acting as representative, gives notice pursuant to § 5/20-24(a) of the Probate act that:

Decedent of (address) 34 Crosswind, Plymouth, MA, died on March 3, 2005 owning the following described real estate: (INSERT OR ATTACH LEGAL DESCRIPTION. If decedent had a partial interest, state the extent of the interest.)

Permanent Real Estate Index Nos.: 10-24-109-021-0000, 10-24-109-022, 10-24-109-023
The street address of the real estate is: 1104, 1108 & 1110 Dodge Avenue, Evanston, IL 60202

RELEASE OF ESTATE'S INTEREST IN REAL ESTATE UNDER INDEPENDENT ADMINISTRATION

Pursuant to § 5/28-8(i) and § 5/28/-10(a) of the Probate Act, the undersigned independent representative released the estate's interest in the above real estate and confirms that title passed at decedent's death to the following heirs or legates (INSERT OR ATTACH LIST)

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve W. Tuszynski</td>
<td>750 South Bundy Drive, Los Angeles, CA 90049</td>
<td>100%</td>
</tr>
</tbody>
</table>

Dated: Sept. 12, 2007

Representative(s)
Antoinette Nancy Nolan Independent Ancillary Executor

Address(s): 20 Brook Road, Plymouth, MA 02360

State of Illinois
County of Cook

Acknowledged before me this 19 day of Sept., 2007 by

* a duly authorized officer of a corporation, on behalf of the corporation.

DARRYL SPIVEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/20/10

Notary Public

This instrument was prepared by and should be mailed to: Edmund Gronkiewicz, Hinshaw & Culbertson, 222 N. LaSalle Suite 300 Chicago, Illinois 60601

Send subsequent tax bills to: Stephen W. Tuszynski 750 South Bundy Drive, #304, Los Angeles, CA 90049

CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

Box 400-CTCC
Commonwealth of Massachusetts  
County of Plymouth  

Re: Adele and Stephen J. Tuszynski Trust dated October 8, 1991  

I, Antoinette Nancy Nolan individually, and as beneficiary under the referenced trust, hereby consent and have no objection to the transfer of any interest of 1104, 1108 & 1110 Dodge Ave., Evanston, Illinois to Steve W. Tuszynski.

[Signature]
Antoinette Nancy Nolan

SUBSCRIBED and SWORN to  
before me this 19th day of September, 2007.

[Signature]
Rebecca Jewith Harris  
Notary Public  

[Seal]
Commonwealth of Massachusetts  
My Commission Expires May 2, 2008
EXHIBIT A

LOTS 9, 10 AND 11 IN BLOCK 1 IN PITNER'S THIRD ADDITION TO EVANSTON IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

RETURN SITE TO PRIOR AUTOMOTIVE-RELATED USES LISTED BELOW.


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)

1. AUTO BODY REPAIR (C2-SPECL)
2. AUTO & REG. SALES (C2-PERMITTED)
3. AUTO STORAGE LOT (C2 SPECL + C3 PERMITTED)
4. AUTO TOWING (C1 PERMITTED)
5. AUTO SALVAGE (C3 PERMITTED)

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. NO.

HAVING A TENANT IN THE PROPERTY WILL INCREASE THE VALUE OF PROPERTY IN THE NEIGHBORHOOD. THE PROPERTY WILL BE OCCUPIED; GREATLY DECREASED GRAFFITI CUSTOMERS COMING & GOING. REDUCED ATTRACTION TO VAGABANTS, ETC.

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

YES. NO INCREASED PUBLIC FACILITIES OR SERVICE REQUIRED.
d) Will the requested special use cause undue traffic congestion?

**NO. BUSINESS OPERATED AT THIS LOCATION SINCE 1930a, WITHOUT-causing undue traffic congestion.**

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

**NO HISTORICAL OR ARCHITECTURAL RESOURCES AT THIS LOCATION.**

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

**THERE ARE NO SIGNIFICANT NATURAL OR ENVIRONMENTAL FEATURES.**

**THE ENVIRONMENT WILL BE PRESERVED IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL RULES & REGULATIONS.**

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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.**
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:  

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.)

   PROPERTY IS OWNED BY THE DODGE AVENUE LLC

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.

   STEVE W. TUZYNISKI
   P.O. BOX 4505
   PALOS VERDES PENINSULA, CA 90274
   310-750-6936

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.

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.

STEVE W. TUSZYNSKI
P.O. BOX 4505
PALOS VERDES PENINSULA, CA 90274
310-750-6936
Design and Project Review (DAPR)

701 Main St./901Custer Ave.

Preliminary and Final Review
Zoning Map - 701 Main St./901 Custer Ave.

City of Evanston IL, Imagery courtesy Cook County GIS

July 27, 2018

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.

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Hi Meagan,
Thanks for this info.

Please find attached the drawing of the mural. It is blackboard chalk with white paint creating the lined patterns on plywood. There are two sheets of plywood that will be mounted horizontally on an exterior brick wall. There will be a laminated instruction sheet affixed to the edge of the mural with a plastic cable tie. The four corners of each plywood sheet will be screwed securely to the mortar of the brick wall, per the advice of a professional sign hanger, who will perform the installation. The building owners, Virag Jewelers, are apprised of the project and support it fully. The location of the mural will be on the building at the northwest corner of Main and Custer, on the east facing wall on Custer. Currently it is a blank brick wall.

Please let me know if this is sufficient information.

Thank you,
Julie Cowan
artist
312-907-7887

On Jul 13, 2018, at 11:46 AM, Jennifer Lasik <jlasik@cityofevanston.org> wrote:

See below.
[Quoted text hidden]
### Address:

<table>
<thead>
<tr>
<th>VOTING MEMBERS</th>
<th>STAFF</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Director of Community Development</td>
<td>Johanna Leonard Chair</td>
<td></td>
</tr>
<tr>
<td>Planning and Zoning Administrator</td>
<td>Scott Mangum Vice Chair</td>
<td></td>
</tr>
<tr>
<td>CMO/Economic Development</td>
<td>Paul Zalmezak</td>
<td></td>
</tr>
<tr>
<td>Director of Public Works Agency or Representative</td>
<td>Dave Stoneback</td>
<td></td>
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<tr>
<td>City Engineer</td>
<td>Lara Biggs</td>
<td></td>
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<tr>
<td>Rep. from the Fire Department</td>
<td>Mario Tristan</td>
<td></td>
</tr>
<tr>
<td>Rep. from Public Works, Division of Distribution/Sewer</td>
<td>Jim Nelson</td>
<td></td>
</tr>
<tr>
<td>Zoning Planner or Development Planner</td>
<td>Melissa Klotz or Michael Griffith</td>
<td></td>
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<tr>
<td>Building &amp; Inspection Services Division Manager</td>
<td>Gary Gerdes</td>
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<tr>
<td>Neighborhood and Land Use Planner</td>
<td>Meagan Jones Secretary</td>
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<tr>
<td>Civil Engineer/Stormwater Management</td>
<td>Ingrid Eckersberg</td>
<td></td>
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<tr>
<td>Transportation &amp; Mobility Coordinator</td>
<td>Jessica Hyink</td>
<td></td>
</tr>
<tr>
<td>Sustainability Coordinator</td>
<td>Kumar Jensen</td>
<td></td>
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</tbody>
</table>

**Quorum:** A quorum shall consist of the Director of Community Development or his/her designee, one other representative from the Department of Community Development, a representative from the Department of Public Works, and two additional Voting Members, and shall be required in order to conduct any official committee business.
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