JOINT MEETING OF THE
EVANSTON PLAN COMMISSION AND
ZONING BOARD OF APPEALS

Wednesday, August 8, 2018
7:00 P.M.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, James C. Lytle Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. NEW BUSINESS

A. TEXT AMENDMENT, SPECIAL USE AND MAJOR ZONING RELIEF

2119-2125 Ashland Street               18PLND-0064
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). The City may propose additional
modifications to alcohol producing uses within the Business, Commercial, Downtown,
Transitional Manufacturing, and Industrial Zoning Districts (various Zoning Code Sections
6-9 through 6-15) and within Definitions (Section 6-18-3). The applicant also requests a
special use permit for a brewpub and a banquet hall in the MXE Mixed-Use Employment
District (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’
and 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. The Plan Commission and
Zoning Board of Appeals make recommendations to the City Council, the determining
body for this case.

B. TEXT AMENDMENT AND SPECIAL USE

1108 Dodge Avenue       18PLND-0040 & 18ZMJV-0061
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 (Zoning Code
Section 6-10-2, Title 6 of the City Code). The applicant also requests a special use permit
for auto sales with accessory auto repair and towing in the C1 Commercial District (Zoning
Code Section 6-10-2-3). The Plan Commission and Zoning Board of Appeals make

Order of agenda items are subject to change. Information about the Plan Commission is available online at:
hftp://www.cityofevanston.org/plancommission. Questions can be directed to the Neighborhood and Land Use Planner,
Meagan Jones, at 847-448-8170 or by e-mail at mmjones@cityofevanston.org. Information about the Zoning Board of
Appeals is available online at hftp://www.cityofevanston.org/zba. Questions can be directed to Melissa Klotz, Zoning Planner,
at 847-448-8153 or via e-mail at mklotz@cityofevanston.org. The City of Evanston is committed to making all public meetings
accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the
Community and Economic Development Department 48 hours in advance of the scheduled meeting so that accommodations
can be made at 847-448-8170 (Voice) or 847-448-8064 (TTY).
recommendations to City Council, the determining body for this case.  *This case has been withdrawn from the agenda and will be reviewed at a date uncertain.*

3.  **ADJOURNMENT**

The Zoning Board of Appeals will convene immediately following adjournment of the meeting.

The next regular Plan Commission meeting is scheduled for **WEDNESDAY, September 12, 2018** at 7pm in **COUNCIL CHAMBERS** of the Lorraine H. Morton Civic Center.
Plan Commission & Zoning Board of Appeals

2119-2125 Ashland Ave.

Text Amendment, Special Use and Major Variations
Memorandum

To: Chair and Members of the Plan Commission & Zoning Board of Appeals

From: Johanna Leonard, Director of Community Development
      Scott Mangum, Planning and Zoning Administrator
      Michael Griffith, Development Planner
      Torrance Gardner, Intern

Subject: Zoning Ordinance Text Amendment, Special Use and Major Zoning Relief
2119-2125 Ashland Avenue
18PLND-0064

Date: August 2, 2018

Request
The applicant is requesting a text amendment to allow Brew Pubs in the MXE Mixed-Use Employment District. The owner is also requesting a special use permit for a Banquet Hall in the MXE Mixed-Use Employment District and major zoning relief for 0’ front yard setback where 10’ is required, a 0’ interior side yard setback where 5’ is required, a 0’ rear yard setback where 5’ is required, and to eliminate 1 required short loading dock.

The applicant proposes to create a location that includes three different concepts: Brew Pub, event space (Banquet Hall) and an area to display classic cars. The Brew Pub will include a full service bar, full service restaurant and will serve the beer that is brewed on-premises. The applicant envisions the different spaces to be used separately and together, depending on the occasion.

Notice – Published in the Evanston Review on July 19, 2018
The applications have been filed in conformance with applicable procedural and public notice requirements.

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). The City may propose additional modifications to alcohol producing uses within the Business, Commercial, Downtown, Transitional Manufacturing, and Industrial Zoning Districts (various Zoning Code Sections 6-9 through 6-15) and within Definitions (Section 6-18-3). The applicant also requests a special use permit for a brewpub and a banquet hall in the MXE Mixed-Use Employment District (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’ and 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. The Plan Commission and Zoning Board of Appeals make recommendations to the City Council, the determining body for this case.

General Information
Applicant: Mike Chookaszian
1167 Wilmette Avenue, Suite 201
Wilmette, IL 60091

Owner: Nine Seas Investment, LLC
Dennis Chookaszi
1100 Michigan Avenue
Wilmette, IL 60091

Existing Zoning: MXE Mixed-Use Employment District

Existing Land Use: Vacant commercial building/Commercial Indoor Recreation

Property Size: 21,426 sq. ft. total

PINs: 10-12-422-017-0000

<table>
<thead>
<tr>
<th>Surrounding Zoning and Land Uses</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>MXE Mixed-Use Employment</td>
<td>Single-Family Residence</td>
</tr>
<tr>
<td>South</td>
<td>MXE Mixed-Use Employment</td>
<td>Surface Parking Lot</td>
</tr>
<tr>
<td>East</td>
<td>MXE Mixed-Use Employment</td>
<td>Multi-Family Dwelling, Single-Family Residence, Mixed-Use Commercial</td>
</tr>
<tr>
<td>West</td>
<td>MXE Mixed-Use Employment</td>
<td>Mixed-Use Commercial, Multi-Family Dwelling</td>
</tr>
</tbody>
</table>
Analysis

Background
The subject property, 2119-2125 Ashland Avenue, is located on the east side of Ashland Avenue between Payne Street to the north and Simpson Street to the south. The property contains a 1 and 2-story commercial building with surface parking adjacent to the building at the south end of the property. The property is 147.1’ wide and 146.0’ deep, 21,426 square feet. The property has frontage and access to Ashland, along with access to an alley along the east rear property line. The building was formerly occupied by CrossFit e-town.

The surrounding area is a mix of residential, commercial, light industrial and religious institutional uses.

Proposal

Text Amendment:
The applicant is requesting approval of a Text Amendment to allow Brew Pubs in the MXE Mixed-Use Employment District. Currently, a Craft-brewery is a permitted use in the MXE District, but the definition of a Craft-brewery specifically does not include a restaurant. A Type-1 or a Type-2 Restaurant is neither a permitted use nor a special use in the MXE District.

When looking at similar uses allowed in the zoning code, both Craft-brewery and Craft-distillery or micro-distillery uses are permitted uses in the MXE District, with separate but similar definitions. Where allowed, these uses are treated the same.
In addition to the applicant’s requested Text Amendment, staff recommends several modifications to alcohol producing uses:

1. Creating a new use, Brew Pub, which includes a Type 1 Restaurant and accessory production facilities.
2. Allowing Brew Pubs in the same zoning districts where Type-1 Restaurants are allowed, in addition to allowing them in the MXE, MUE and MU Districts as permitted uses.
3. Combining both Craft-brewery and Craft-distillery or Micro-Distillery uses into one use category, Craft Alcohol Production Facility, with one definition which includes beer, wine and other alcohol production and no change to the districts where they are allowed.
4. Allowing a Type-1 Restaurant as an accessory use to Craft Alcohol Production Facility.
### Existing Definitions

| **Craft-Brewery** | A commercial facility that: (1) produces fermented malt beverages on site in quantities compliant with all applicable local, state, and federal regulations; and (2) includes an accessory tasting room in zoning districts where the facility is a Special Use. Product sampling or retail sale as may be defined and regulated by Title 3, Chapter 4 of the City Code at the facility allows customers to taste samples of products manufactured on-site and purchase related sales items. Any sale of alcohol in the tasting room or otherwise in the facility which is manufactured outside the facility is prohibited. A craft-brewery does not include restaurants with accessory brewing facilities. |
| **Craft-Distillery or Micro-Distillery** | A facility that: (1) produces alcoholic beverages in quantities compliant with all applicable local, state, and federal regulations; and (2) includes an accessory tasting room in zoning districts where the facility is a Special Use. A tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured outside the facility are prohibited. |
| **Restaurant, Type-1** | An establishment in which the principal use is the service of prepared food and beverages for consumption on the premises. All service of prepared food and beverages for consumption on the premises shall require customers to order at a table, booth, or dining counter with service by a waiter or waitress at said table, booth, or dining counter and shall also require the use of reusable (nondisposable) flatware and dishware. Drive-through facilities are prohibited. |

### Proposed Definitions

<p>| <strong>Craft Alcohol Production Facility</strong> | A commercial facility that: (1) Produces beer, wine or other alcoholic beverages in quantities compliant with applicable local, state and federal regulations; (2) Includes an accessory tasting room in zoning districts where the facility is a Special Use. Tasting room allows customers to taste samples of products manufactured on-site and purchase related sales items. Sales of alcohols manufactured off-site are prohibited; and (3) A Type-1 Restaurant is permitted as an accessory use. |
| <strong>Brew pub</strong> | A Type-1 Restaurant, the principal use, that brews beer or produces wine or other alcoholic beverages as an accessory use on-site, either for consumption on-site or off-site in hand-capped, sealed containers compliant with applicable local, state and federal regulations. |</p>
<table>
<thead>
<tr>
<th>District</th>
<th>Craft-brewery</th>
<th>Craft-distillery or micro-distillery</th>
<th>Craft Alcohol Production Facility</th>
<th>Restaurant – Type 1</th>
<th>Brew Pub</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>B2</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
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<tr>
<td>B3</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>B1a</td>
<td>S</td>
<td>S</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>C1</td>
<td>S</td>
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<td>P</td>
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<td>C1a</td>
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<td>S</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
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<tr>
<td>MXE</td>
<td>P</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>MU</td>
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<td>I1</td>
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<tr>
<td>I3</td>
<td>P</td>
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</tr>
</tbody>
</table>

Language to be removed noted as stricken, proposed language underlined (and shaded in table).

The parking standards for Type-1 Restaurants will also apply to Brew Pubs, which is how they have previously been applied. Parking standards for Light Manufacturing and Type-1 Restaurant are to be applied to Craft Alcohol Production Facility based on the components of the respective floor plans.
The following similar uses/businesses currently exist in Evanston:

<table>
<thead>
<tr>
<th>Business Name</th>
<th>Address</th>
<th>Zoning Classification</th>
<th>Evanston Liquor</th>
<th>State Liquor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peckish Pig</td>
<td>623 Howard St</td>
<td>Type-1 restaurant with accessory brewing (B3)</td>
<td>Class J (Brew Pub)</td>
<td>1C - Brew Pub</td>
</tr>
<tr>
<td>Smylie Bros Restaurant and Brewery</td>
<td>1615 Oak Ave</td>
<td>Type-1 restaurant with accessory brewing (D2)</td>
<td>Class J (Brew Pub)</td>
<td>1C - Brew Pub</td>
</tr>
<tr>
<td>Few Spirits</td>
<td>918 Chicago Ave</td>
<td>Special use for micro-distillery (C1a)</td>
<td>Class P (Craft Distillery)</td>
<td>3X - Craft Distiller</td>
</tr>
<tr>
<td>Sketchbook Brewing Co.</td>
<td>821 Chicago Ave</td>
<td>Special use for craft brewery (C1a)</td>
<td>Class P2 (Craft Brewery)</td>
<td>3C - Brewer/3Y - Class 1 Brewer</td>
</tr>
<tr>
<td>Temperance Beer Company</td>
<td>2000 Dempster St</td>
<td>Micro-brewery with tap room (I2)</td>
<td>Class P2 (Craft Brewery)</td>
<td>3C - Brewer</td>
</tr>
<tr>
<td>North Shore Cider Company</td>
<td>707 Howard St</td>
<td>Special use for a micro-brewer (cider) (B3)</td>
<td>Class P3 (Craft Winery)</td>
<td>1E - Wine Maker's Retailer/3F - 1St Class Wine Maker</td>
</tr>
</tbody>
</table>

Chapter 13, Transitional Manufacturing Districts, where the proposed Brew Pub use would be permitted by right and where restaurants are currently not permitted, contains the following purpose statements:

The MXE mixed use employment district is intended to address those distinctive areas in Evanston where manufacturing and industrial uses have coexisted with residential uses in a manner in which neither have been affected adversely. The MXE district will incorporate uses currently located in the area while also permitting those uses normally associated with manufacturing and industrial operations.

The MUE transitional manufacturing - employment district is intended to address those distinctive areas in Evanston where manufacturing uses have coexisted in a compatible manner with residential uses. The MUE district recognizes the fact that these areas, while primarily manufacturing in nature, contain thriving residential neighborhoods that are desired to be preserved. Therefore, the MUE district is oriented towards manufacturing uses while also allowing, through the special uses procedure, residential uses. The MUE district shall provide for the continuance of the district’s distinctive character through the requirement of adequate site controls and the site plan review process.

The MU transitional manufacturing district is intended to address those distinctive areas in Evanston where manufacturing and industrial uses have coexisted with residential uses in a
manner in which neither have been affected adversely. The MU district will incorporate uses currently located in the area while also permitted those uses normally associated with manufacturing and industrial operations.

**Brew pub:**
Assuming the text amendment to allow Brew Pubs as a permitted use in the MXE district is approved, the applicant has provided the following information concerning the brew pub:

- **Food Service:** Lunch and dinner prepared and served on-site.
- **Hours of operation:**
  - Monday through Thursday: 11:00 am to 12:00 am
  - Friday and Saturday: 11:00 am to 1:00 am
- **Number of employees:** Approximately 4-10.
- **Seating:** Up to 100.
- **Deliveries:** Daily delivery of supplies, during normal business hours, via the alley, by box truck.

The brewery is set up and intended for on-site consumption related to the Brew Pub and Banquet Hall. Off-site consumption is anticipated to be less than 10% of beer brewed. The brewing will take place in the proposed addition at the northeast corner of the building, next to the alley, with fermenting and serving tanks located throughout the space to create the feel of a brewery.

The bump out shown on the south building elevation and rendering does not match the 2nd floor plan. The drawings will need to be corrected prior to review by DAPR which is required before a building permit is issued. The second floor bump out does not appear to have an impact on any zoning requirements.

**Standards for Approval of a Text Amendment**
Staff believes the proposed text amendments meet the standards of approval outlined below:

**6-3-4-5 Standards for Amendments**
The wisdom of amending the text of the Zoning Ordinance or the Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one standard. In making their determination, however, the City Council should, in determining whether to adopt or deny, or to adopt some modification of the Plan Commission's recommendation consider, among other factors, the following:

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council; The 2000 Comprehensive General Plan designates the subject property and properties to the north as industrial, areas to the south are designated mixed low density residential and retail and mixed-use. The proposed use is consistent with the overall mixed-use character of the area and
provides a buffer between areas designated as residential/retail and industrial, which is similar to other Transitional Manufacturing areas.

2. Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property; The proposed text amendment will allow a use that is compatible with the overall character of the immediate vicinity and other similar Transitional Manufacturing areas.

3. Whether the proposed amendment will have an adverse effect on the value of adjacent properties; The proposed text amendment will not have any adverse effect on the value of adjacent properties. The subject property is currently vacant, and the text amendment allows for reuse of buildings in transitional areas with another active use.

4. The adequacy of public facilities and services; The property, and other similar Transitional Manufacturing areas, will continue to be adequately served by public facilities and services with adjustments as necessary for the proposed use.

Special Use:
The applicant requests to operate a Banquet Hall. As noted earlier in the memo, the banquet space may be used with the Brew Pub and classic car display area or separately.

The applicant has provided the following information regarding the banquet hall use:

<table>
<thead>
<tr>
<th>Food service:</th>
<th>Catered by others.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours:</td>
<td>Monday through Thursday: 11:00 am to 12:00 am</td>
</tr>
<tr>
<td></td>
<td>Friday and Saturday: 11:00 am to 1:00 am</td>
</tr>
<tr>
<td>Employees/staff:</td>
<td>Approximately 10-30.</td>
</tr>
<tr>
<td>Parking:</td>
<td>Valet or self-parking at off-site locations. While the site plan shows they will be compliant with the required amount of off-street parking, the applicant states they plan to reach agreements to allow event attendees to park in nearby parking lots owned by others.</td>
</tr>
<tr>
<td>Events per month:</td>
<td>2-5 events, upon booking.</td>
</tr>
<tr>
<td>Size of Events:</td>
<td>20-300 people attending.</td>
</tr>
<tr>
<td>Seating:</td>
<td>Removable seats in the event space as needed.</td>
</tr>
<tr>
<td>Event Types:</td>
<td>Weddings, corporate events, family gatherings, beer tastings, community events, and gourmet sit down dinners with beer pairings (shall work in conjunction with local executive chefs).</td>
</tr>
</tbody>
</table>
The site plan shows 29 parking spaces, accessed from Ashland Avenue, where 21 spaces are required. Two of these spaces are handicapped accessible. To determine required parking, the standard for “cultural facilities (not including college/university facilities)” was used: 1 space/2 employees + 1 space/10 fixed seats + 1 space/500 gross sq. ft. because the ordinance is silent for a Banquet Hall use and this standard was most similar to the proposed project. The number required based on number of employees is based on 11-13 employees for events.

**Ordinance Identified for Requested Relief:**

Section 6-13-4-3. – Special Uses. The following uses may be allowed in the MXE District, subject to the provisions set forth in Section 6-3-5, “Special Uses” of this Title:

Banquet hall (among other listed uses)
Special Use Standards, Section 6-3-5-10:
For the ZBA to recommend that City Council grant a special use, the ZBA must find that the proposed special use:

1. Is one of the listed special uses for the zoning district in which the property lies; Banquet Hall is a listed special use in the MXE district.

2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance; The subject property is located in an industrial area where expansion or adaptive-reuse may occur and employment retention is encouraged. The proposed use will reuse an existing commercial building.

3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use; Proposed use is compatible with the mixed use nature of the surrounding area which includes residential, commercial and industrial uses. There are no other alcohol producing uses or Brew Pubs in the area.

4. Does not interfere with or diminish the value of property in the neighborhood; The proposed use is compatible with the mixed use nature of the surrounding area which includes residential, commercial and industrial uses.

5. Is adequately served by public facilities and services; The site is adequately connected to public facilities and services.

6. Does not cause undue traffic congestion; Proposed use is not anticipated to cause undue traffic congestion, required off-street parking is being provided and the applicant is exploring additional off-street parking locations for events.

7. Preserves significant historical and architectural resources; The existing building and property are not located within a historic district nor are landmarked.

8. Preserves significant natural and environmental resources; The property does not have significant natural and environmental resources.

9. Complies with all other applicable regulations. Use is required to comply with all other applicable regulations, such as building, fire and health codes at the time of permitting.

Major Zoning Relief:
The applicant proposes to construct 1-story additions at the front and rear of the northern portion of the building. The building is currently non-conforming concerning required front yard and north interior side yard.
Given the proposed gross floor area of 11,325.4 sq. ft., 1 short loading dock is required. The applicant is not proposing a loading dock.

The following variations are requested:

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard setback</td>
<td>10 ft.</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>North interior side</td>
<td>5 ft.</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>yard setback</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>5 ft.</td>
<td>12.5 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Loading dock – Cultural Facility</td>
<td>1 short / 10,000-20,000 gross floor area</td>
<td>1 short</td>
<td>none</td>
</tr>
<tr>
<td></td>
<td>10 ft. x 35 ft.</td>
<td>14 ft. vertical clearance</td>
<td></td>
</tr>
</tbody>
</table>

The existing front yard and north interior side yard setbacks are non-conforming. The proposed front and rear additions will align with the existing building at the front and north side. However, the proposed rear addition will extend the building closer to the rear property line than the current condition; the current setback is 12.5’, where 0’ is proposed. The proposed setbacks are generally consistent with the industrial buildings within the immediate area.

One short loading dock is required based on the gross floor area. Currently, there is one short loading dock and two overhead doors off the alley. The applicant is requesting to eliminate the loading dock, which is where the rear addition will be located. The applicant described daily delivery of supplies, during normal business hours, via the alley, by box trucks. The applicant should confirm how many daily deliveries are anticipated.
Ordinances Identified for Requested Relief:
Section 6-13-4-6 - Yard Requirements
Section 6-16-4-5 – Loading Requirements

Variation Standards, Section 6-3-8-12-E:
For a variation to be approved, the ZBA must find that the proposed variation:

1. Will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties; The existing building was built for commercial and/or light industrial uses, generally built to property lines, the proposed setbacks are consistent with similar buildings and uses in the surrounding area, the anticipated volume of deliveries can be accommodated off the alley.

2. Is in keeping with the intent of the zoning ordinance; Proposed variations are in keeping with the intent of the zoning ordinance by allowing an appropriate reuse of the existing commercial building which will conserve and enhance the taxable value of land and buildings throughout the City.

3. Has a hardship or practical difficulty that is peculiar to the property; Proposed variations will allow the expansion of the existing commercial building in a manner consistent with similar properties in the surrounding area, and will provide adequate space for the various uses to function properly, facilitating the
establishment’s success. The additions will align with portions of the building that were built with nonconforming setbacks.

4. Property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience; Proposed variations provide adequate space for the various uses to function properly, facilitating the establishment’s success.

5. Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived; Proposed variations provide a public benefit by converting a currently vacant commercial structure to an active use within the immediately surrounding area of residential, commercial and industrial uses, and a further benefit to primarily residential areas in surrounding areas.

6. Does not have a hardship or practical difficulty that was created by any person having an interest in the property; The property was platted at its current size and the buildings on the property built prior to the current ownership or applicant’s interest in the property.

7. Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty; Proposed variations are the minimum change necessary to alleviate the particular hardship or practical difficulty and to allow the active, commercial use within the neighborhood.

Comprehensive Plan:
The Evanston Comprehensive General Plan encourages the adaptive reuse of existing structures and vacant, blighted properties. The Comprehensive Plan also recognizes the importance of cohesive and mutually beneficial mixed-use areas that feature residences as well as neighborhood business. The Comprehensive Plan specifically includes:

General Lane Use: The subject property is in an area designated as an industrial area where expansion or adaptive-reuse may occur; employment retention is encouraged, Map 2.

Objective: Promote the growth and redevelopment of business in existing commercial and mixed-use locations that would benefit from redevelopment.

The proposed brew pub and banquet hall will occupy a currently vacant structure, with façade changes proposed to improve the aesthetics of the property, and will provide an active use within the neighborhood.

Design and Project Review (DAPR) Discussion and Recommendation:
At the July 25, 2018, DAPR meeting, DAPR recommended approval of the project.
**Recommendation**

Staff believes the proposed text amendments to create a new use, Brew Pub, to allow Brew Pubs in the same zoning districts where Type-1 Restaurants are allowed in addition to allowing them in the MXE, MUE and MU Districts, and to clean up the uses and definitions for Craft Brewery and Craft Distillery or Micro-Distillery meet the standards for approval. Brew Pubs as proposed are similar to Type-1 Restaurants and should be allowed where Type-1 Restaurants are allowed. Further, Brew Pubs are compatible with other uses within areas where there is a mix of residential, commercial and industrial uses, such as the MXE, MUE and MU Districts.

The proposed special use for a Banquet Hall in the MXE Mixed-Use Employment District and major zoning relief for a 0’ front yard setback where 10’ is required, a 0’ interior side yard setback where 5’ is required, a 0’ rear yard setback where 5’ is required, and to eliminate 1 required short loading dock meet the standards of approval as well.

Staff recommends the Plan Commission make a positive recommendation to City Council regarding the text amendments, and the Zoning Board of Appeals make a positive recommendation to City Council regarding the special use and major zoning relief.

**Attachments**

- Zoning Map of the Area
- Zoning Map of the City with MXE, MUE Districts highlighted
- Aerial Map of the Area
- Street View
- Plat of Survey
- Site Plan
- Building Elevations
- Text Amendment Application
- Special Use Application
- Major Variance Application
- Zoning Analysis
- DAPR Meeting Minutes Excerpt – July 25, 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.
City Map showing areas zoned MXE and MUE
ZONING ORDINANCE
TEXT AMENDMENT
Application

1. PROPERTY, IF APPLICABLE

Address: 2121-2125 Ashland Ave Evanston, IL
Permanent Identification Number(s):
PIN 1: 10-12-472-017-0000 PIN 2: 11-11-11-11-11-11
Plats of survey for all properties that are subject to this petition must be included. Surveys must be accurate as of the current date.

2. APPLICANT

Name: Mike Chookazian
Organization: Double Clutch Brewing Company
Address: 1162 Wilmette Ave STE 201
City, State, Zip: Wilmette, IL 60091
Phone: Cell: 773-209-2489
E-mail: Mike@retastreet.com

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

Name: Nine Seas Investment, LLC (Dennis Chookazian)
Address: 1100 Michigan Ave
City, State, Zip: Wilmette, IL 60091
Phone: Cell: 847-778-2971
E-mail: Dennis@Chookazian.com

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

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

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

[Signature]

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

Date 6/20/18

4. SIGNATURE OF APPLICANT

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

[Signature]

Applicant Signature -- REQUIRED

Date 6/20/18
6. ZONING TEXT AMENDMENT

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

<table>
<thead>
<tr>
<th>Zoning Ordinance Section Number</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>
<tbody>
<tr>
<td>16-13-4-3</td>
<td>MXE district does not specify brew pub</td>
<td>Allow brew pub that includes restaurant</td>
</tr>
</tbody>
</table>

Copy this form if necessary for a complete listing.
8. PROPOSED AMENDMENT

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

We intend to use the existing building, parking lot and additions to create a brew pub with event space. In the MXE district, a craft brewery is permitted. However, the definition does not include a restaurant.

9. STANDARDS

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

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

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

Our goal is to create a business that brings current residents from the immediate area and also from other towns near and far. Our use fits well in the MXE district and our neighbors have all been supportive and encouraging after understanding our vision. While a brew pub with full service restaurant is not clearly approved in MXE, we feel the location is a perfect fit and should be approved.

¹ Available from the Planning and Zoning Division.
(B) In what ways is the proposed amendment compatible with the overall character of existing development in the immediate vicinity of the subject property?

We intend to maintain the character of the existing structure but due to the surrounding area being industrial and we intend to maintain the industrial character.

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

No to the contrary. The larger pub with event space and classic car displays will draw new people to the area which the surrounding businesses may benefit from. We plan to make some structural improvements to the property which will in turn increase the property values in the surrounding area. We have met most of our neighbours and they have been very positive and supportive about our vision.
(D) What change to existing public facilities and services, if any, will be required to serve the effects of the proposed amendment?

Note that we are aware of the need to install new water service and electricity to the building, however, we do not anticipate any changes to existing public facilities.

Thank you for your consideration.

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

Applicant's signature 6-20-18

Date

Applicant's signature

Date
SPECIAL USE
APPLICATION

CASE #: __________________________

1. PROPERTY

Address: 2119-2125 Ashland Ave Evanston, IL
Permanent Identification Number(s):
PIN 1: 1012422017000000 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: Mike Chodoraszian
Organization: Double Clutch Brewing Company
Address: 1167 Wilmette Ave Ste 201
City, State, Zip: Wilmette, IL 60091
Phone: Work: ___________________________________ Home: ___________________________
Fax: Work: ___________________________________ Home: ___________________________
E-mail: Mike@retastreet.com

What is the relationship of the applicant to the property owner?
☐ same ☐ builder/contractor ☐ potential purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ lessee ☐ real estate agent
☐ officer of board of directors ☐ other: family/operator

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

Name(s) or Organization: Nine Seas Investment LLC
Address: 1100 Michigan Ave
City, State, Zip: Wilmette, IL 60091
Phone: Work: ___________________________ Home: ___________________________
Fax: Work: ___________________________ Home: ___________________________
E-mail: Dennis@Chodoraszian.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 of 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

6-20-18

PAGE 1 OF 6
A. Briefly describe the proposed Special Use:

To use the existing building & parking lot and build 2 small additions to create a Brew Pub. The building will include a full restaurant, event space, and classic car display. Full bar service and restaurant open daily.

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)

6-13-4-3 MXE Mixed Use Employment District - Benjies Hall is listed as allowable use.

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, to the contrary. The brew pub, event space, and classic cars will draw new people to the area and increase the value of surrounding properties. We have met most of our neighbors and they are all positive & excited.

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

Yes, we do not anticipate any need for services that are not existing.
d) Will the requested special use cause undue traffic congestion?

We do not anticipate a traffic concern. Our lot will be extended from the existing 26 spaces and will include 30 spaces.

---

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

We will maintain the existing industrial character of the building with much clean up and improvements.

---

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

We are not changing the height of the existing building. We intend to add many windows on new building lighting.

---

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. The new use fits well in the MXE district and also will be complimentary to the surrounding businesses.
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.

   Agent: Mike Chodraszian
   816 Lake Ave, Wilmette, IL 60091
   847.209.2489
   Mike@reta.street.com

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 1 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.

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.

   Nine Seas Investment, LLC (Dennis Chodraszian)
   1100 Michigan Ave, Wilmette, IL 60091
   847.278.2977
   Dennis@Chodraszian.com
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.

Joe #3
1. PROPERTY

Address: 2119-2125 Ashland Ave Evanston, IL
Permanent Identification Number(s):
PIN 1: 10-13-4712-017-0000 PIN 2: [redacted] (Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Mike Chodraszian
Organization: Double Clutch Brewing Company
Address: 1167 Wilmette Ave Suite 201
City, State, Zip: Wilmette, IL 60091
Fax: Work: [redacted] Home: [redacted] E-mail: Mike@retastreet.com

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

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

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

Name(s) or Organization: Nine Seas Investment LLC
Address: 1100 Michigan Ave
City, State, Zip: Wilmette, IL 60091
Phone: Work: [redacted] Home: [redacted] Cell/Other: 847-728-2971
Fax: Work: [redacted] Home: [redacted] E-mail: Dennis@Chodraszian.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 6-20-18

Page 1 of 6
**6. PROPOSED PROJECT**

A. Briefly describe the proposed project:

To use the existing building, parking lot, and build 2 small additions to create a Brew Pub, Full restaurant, event space, and classic curbside.

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)

<table>
<thead>
<tr>
<th>(A) Section (ex. &quot;6-8-3-4&quot;)</th>
<th>(B) Requirement to be Varied (ex. &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (ex. &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6-13-4-6  Requires front yard setback 10'  Requires side yard setback 5'  Requires rear yard setback 5'</td>
<td>Existing building O New Addl O Proposed O</td>
</tr>
</tbody>
</table>

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

| 2                             | 6-13-4-5  1 short loading dock required | 0 proposed |

| 3 | | |

Page 3 of 6
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?

The existing building is on the property line on front and side yards and only a few feet from rear yard.

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.

Since the existing structure does not comply, this condition has existed for many years.
The impact to neighbor should not change.

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.

If variances are not granted the property would have to tear down and rebuild 3 sides of the building. The new additions are consistent with the existing structure.

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.

Granting the variation is based on allowing the existing building to remain and to build additions that are similarly to the existing building and complimentary.

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

The building was built more than 50 years ago. The owner purchased it in 2017.
5. Have other alternatives been considered, and if so, why would they not work?

We do not want to tear down the existing building.

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.

Agent: Mike Chodkaszian
876 Lake Ave, Wilmette, IL 60091
773-209-2489
Mike@retastreet.com

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 1 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 1 above, or indicated below.

Dennis Chodkaszian
Nine Seas Investment LLC
1100 Michigan Ave, Wilmette, IL 60091
847-778-2971
Dennis@Chodkaszian.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.

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.

See #3
CHICAGO ASSOCIATION OF REALTORS
APARTMENTS/INVESTMENTS PURCHASE AND SALE CONTRACT

This Contract is intended to be a Binding Real Estate Contract

Buyer: (Name)

Seller: (Name)

1. Description: This Apartment/Investments Purchase and Sale Contract ("Contract") is made by and between ____________ ("Buyer") and ____________ ("Seller") for the price of $________, in the form of ____________ ("Down Payment") for the purchase of the following premises:

   a. _ ____________ Avenue, ________ City, ________ State, ________ Zip Code.
   b. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   c. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   d. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   e. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   f. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   g. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   h. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   i. _ ____________ Street, ________ City, ________ State, ________ Zip Code.

2. Property: The premises are located at ____________ Avenue, ________ City, ________ State, ________ Zip Code.

3. Description: The premises consist of the following:

   a. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   b. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   c. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   d. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   e. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   f. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   g. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   h. _ ____________ Street, ________ City, ________ State, ________ Zip Code.
   i. _ ____________ Street, ________ City, ________ State, ________ Zip Code.

4. Price: The purchase price for the property (including the fixtures and personal property) is $________.

5. Listing Broker: ____________ (Name of Listing Broker)

6. Financing: The financing for this transaction is provided by ____________ (Lender's Name)

7. Closing Date: The closing date for this transaction is ____________.

8. Seller Disclosure: Seller discloses that the premises are subject to the following restrictions:

9. Buyer's Representation: Buyer represents that the premises are in good condition and free from any encumbrances.

10. Closing: The closing shall occur on ____________.

11. Title Transfer: Seller shall transfer title to Buyer at the closing.

12. Transfer Taxes: Transfer taxes shall be the responsibility of ____________.

13. Escrows: Buyer shall deposit ____________ in escrow for ____________ purposes.

14. Recording: Seller shall record the deed at ____________.

15. Damage: In the event of damage to the premises, Buyer shall be entitled to ____________.

16. Tenant Rights: Tenants shall be entitled to ____________.

17. Access: Buyer shall have access to the premises ____________.

18. Attorney Fees: Seller shall pay all attorney fees ____________.

19. Delinquent Taxes: Seller shall pay all delinquent taxes ____________.

20. Insurance: Buyer shall pay all insurance ____________.

21. Maintenance: Buyer shall maintain the premises ____________.

22. Environmental Remediation: Buyer shall perform ____________.

23. Warranty: Seller shall provide a warranty ____________.

24. Termination: This Contract may be terminated ____________.

25. Confidentiality: All information obtained during the negotiation of this Contract shall be kept confidential ____________.

26. Additional Terms: ____________ (Additional Terms)

27. Signature: ____________ (Buyer's Signature)

28. Signature: ____________ (Seller's Signature)
44. Closing. Buyer shall deliver all of the balance of the Purchase Price (less the amount of the Earnest Money, plus or minus adjustments and credits, if any) to Seller and Seller shall execute and deliver the Deed (as defined below) to Buyer at "Closing." Closing shall occur on or prior to May 17, 2015 at a time and location mutually agreed upon by the Parties ("Closing Date"). Buyer must provide Buyer with good and merchantable title prior to Closing.

45. Deed. At Closing, Seller shall execute and deliver to Buyer, or cause to be executed and delivered to Buyer, a recordable warranty deed ("Deed") for all the interests in real property described in the Deed (if applicable, subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; use shall be or suffered through Buyer; existing leases and tenancies; and, if any, all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

46. Real Estate Taxes. Seller represents that the 2015 general real estate taxes were $22,053 General real estate taxes for the Property are subject to the following exemptions (check box if applicable): □ Senior Citizen's □ Spouse Personal General real estate taxes shall be prorated based on % of the most recent ascertainable writing prior to the expiration of the Attorney Approval Period.

47. Liens. Buyer shall deliver to Buyer a complete copy of all existing taxes affecting the Property and a rent roll within 3 business days of the Acceptance Date. Seller reserves and warrants that (a) existing taxes, if any, will be paid and any assumption agreement mutually acceptable to the Parties and (b) the present monthly rental income is $1,935.00

48. Leases. Buyer shall notify Buyer, prior to Closing, of any (b) new leases; (c) modifications or amendments to the existing leases; and (d) changes in the monthly gross rental income.

49. Disclosure. Buyer has received the following (check yes or no): (a) Illinois Residential Property Disclosure Report □ Yes □ No; (b) How Disclosure □ Yes □ No; (c) Lead Paint Disclosure and Pamphlet □ Yes □ No; and (d) Hazard Disclosure and Pamphlet □ Yes □ No.

50. Zoning Certification. If the Property is located in the City of Chicago and contains four dwelling units or less, Seller shall provide zoning certification to Buyer at least 3 days prior to the Closing Date.

51. Due Diligence. The Parties confirm that they have previously consented to (check below): □ Seller Due Diligence Agent in providing extraordinary services on behalf of the Parties and specifically consent to Due Diligence on the transaction covered by this Contract.

52. Attorney Modifications. Within 5 business days after the Acceptance Date ("Attorney Approval Period"), the Parties' respective attorneys may propose written modifications to this Contract ("Proposed Modifications") as matters other than the Purchase Price, broker's compensation and dates. Any Proposed Modifications that are set forth in writing and accepted by the other party shall become terms of this Contract as if originally set forth in this Contract. If, within the Attorney Approval Period, the Parties cannot reach agreement regarding the Proposed Modifications, then, at any time after the Attorney Approval Period, either Party may terminate this Contract by written notice to the other Party. In that event, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. IN THE ABSENCE OF DELIVERY OF PROPOSED MODIFICATIONS PRIOR TO THE EXPIRATION OF THE ATTORNEY APPROVAL PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

53. Inspections. Within 20 business days after the Acceptance Date ("Inspection Period"), Buyer may conduct, at Buyer's sole cost and expense (unless otherwise provided by law) home, radon, environmental, lead-based paint and/or radon-based paint hazards (unless separately waived), wood infestations, and/or mold inspections of the Property ("Inspections") by one or more property licensed or certified inspection personnel (each, an "Inspector"). The Inspections shall include only major components of the Property, including, without limitation, central heating, central cooling, plumbing, well, and electric systems, roof, walls, windows, ceilings, floors, appliances, and foundations. A major component shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a health or safety threat. Buyer shall indemnify Seller from and against any loss or damage to the Property or personal injury caused by the Inspections, Buyer, or Buyer's Inspector. Prior to expiration of the Inspection Period, Buyer shall notify Seller or Seller's attorney in writing ("Buyer's Inspection Notice") of any defects discovered by the Inspectors that are unacceptable to Buyer, together with a copy of the pertinent pages of the relevant Inspections report. Buyer agrees that minor repairs and maintenance costing less than $250 shall not constitute defects covered hereunder. If the Parties have not reached written agreement resolving the inspection issues within the Inspection Period, then either Party may terminate this Contract by written notice to the other Party. In the event of such notice, this Contract shall be null and void and the Earnest Money shall be returned to Buyer. IN THE ABSENCE OF WRITTEN NOTICE PRIOR TO EXPIRATION OF THE INSPECTION PERIOD, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

54. General Provisions, Riders and Addendums. THIS CONTRACT WILL BECOME A LEGALLYBINDING CONTRACT WHEN SIGNED BY BUYER AND SELLER AND DELIVERED TO BUYER OR BUYER'S DESIGNATED AGENT. THIS CONTRACT INCLUDES THE GENERAL PROVISIONS ON THE LAST PAGE OF THIS CONTRACT AND RIDERS (List Rider numbers here) AND ADDENDUM (List Addendum numbers here) ATTACHED TO AND MADE A PART OF THIS CONTRACT.

(Signature Page Follows)
ACCEPTANCE DATE: 4/4/2017

SELLER'S INFORMATION:

Seller's Name: Fred G. Shelby
Address: 1425 Clayton Place, Evansville, IN 47715
City: Evansville
State: IN
Zip: 47715
Office Phone: (812) 485-5011
Cell Phone: (812) 485-5011
Email: jstuenkel@comcast.com

BUYER'S BROKER'S INFORMATION:

Michael Choockazlan
1401 Ashland Ave
Wilmette, IL 60091
Office Phone: 847-512-0903
Fax: 847-512-0903
Email: thuis@realstreet.com

BUYER'S INFORMATION:

Buyer's Name: Nine Seas Investment, LLC
Address: 1100 Michigan Ave
Wilmette, IL 60091
City: Wilmette
State: IL
Zip: 60091
Office Phone: 312-288-2971
Fax:
Email: dennig@choockazlan.com

BUYER'S ATTORNEYS INFORMATION:

Nick Hynes
Hynes Law Group, P.C.
1650 Northwest Hwy, Suite 304
Chicago, IL 60666
City: Chicago
State: IL
Zip: 60666
Office Phone: 773-345-8812
Fax: 773-345-8818
Email: njn@hyneslawgroup.com

BUYER'S LENDER'S INFORMATION:

Mortgage Broker's Name:
Address:
City: State: Zip:
Office Phone:
Fax:
Email:

SWEET'S ATTORNEYS INFORMATION:

Attorney Name: Andrew Worth
Firm: Central Law Group
Office Address: 2322 Central St
City: Evanston
State: IL
Zip: 60204
Office Phone: 847-866-0124
Fax: 847-866-0111
Email: ADW@CENTRALLAWGROUP.NET
GENERAL PROVISIONS

A. Provisions. These terms and conditions of this Agreement. If any, any additional terms or conditions specified in the Purchase Order, the Specifications, the Statement of Work, the Purchase Agreement, the Bid Documents, the Bid Addenda, the Proposal, the Additional Agreement, the Work or the Priced Work shall prevail, to the extent not inconsistent herewith. Water and other items shall be provided at the Seller's expense, unless otherwise specified. The provisions of the Purchase Agreement, the Bid Documents, the Bid Addenda, the Purchase Order, the Specifications, the Statement of Work, the Statement of Probability, the Bid Addenda, the Proposal, the Statement of Probability, the Bid Addenda, the Proposal, the Additional Agreement, the Work or the Priced Work shall prevail, to the extent not inconsistent herewith.

B. Uniform Commercial Code. The provisions of the Uniform Commercial Code in effect in the State of Illinois in which the Purchasing Agent is located shall control and govern all sales and purchases of services, supplies, materials, and equipment under this Agreement.

C. Title. At least 5 days prior to the Closing Date, Seller shall deliver to the Closing Agent or his agent evidence of title to the property described herein.

D. Notice. Seller shall give written notice to Buyer at least 30 days before the date of sale or transfer of the property to the government, state, or local government.

E. Disposition of Earnest Money. In the event of default by Buyer, the Earnest Money paid shall be paid to Seller. If Seller defaults, the Earnest Money paid shall be paid to the government, state, or local government.

F. Code Violations. Seller warrants that no notice from any day, week, or governmental authority of a violation of the Code is currently in effect. Seller shall promptly cure any violation.

G. Insulation Disclosure Requirements. If the Property is new construction, Buyer and Seller shall provide with all inspections required to be provided by law.

H. Federal, State, and Local Occupancy. Seller shall comply with all federal, state, and local occupancy requirements.

I. Code Violations. Seller shall provide with all inspections required to be provided by law.

J. Affidavit of Title ALTA. Seller agrees to furnish to Buyer an affidavit of the subject only to those encumbrances set forth in this Contract, and an ALTA form if required by Buyer.

K. Legal Description. The Purchaser may amend this Contract to effect a complete and correct legal description of the Property.

L. RESPA. Buyer and Seller shall make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974, as amended.

M. 1811 Exchange. The Parties agree that at any time prior to the Closing Date, Buyer and Seller may agree to effect a simultaneous exchange of one existing property for another, in accordance with the provisions of Section 1811 of the Internal Revenue Code, as amended. Each party expressly agrees to cooperate with the other party in connection with any exchange in which it may participate.

N. Transfer Taxes. Seller shall pay the amount of any stamp tax imposed by the State or county on the transfer of title, and Seller shall provide to Seller or Seller's agent a receipt for the amount paid. All costs and duties related to the assignment of any rights and obligations hereunder to an exchange entity, which may be necessary to accommodate any exchange required to be made after the Closing Date, shall be paid by the party benefiting from the exchange.

O. Removal of Personal Property. Seller shall remove from the Property the Transaction Documents and Seller's personal property not conveyed by bill of sale or agreement.

P. Guaranty. Seller agrees to provide a guaranty of the Property in the same conditions as set forth in the Closing Documents, ordinary wear and tear excepted, subject to Paragraph 3 of the General Provisions of this Contract. To the extent that Seller fails to comply with this provision, Seller shall be responsible for the payment of the total cost related to this violation of $250,000.

Q. Time. Time is of the essence for purposes of this Contract.

R. Numbers. Any number, sentence, paragraph, or section of this Agreement may be referred to in this Agreement in a plural context.

S. Flood Plain Insurance. In the event the Property is in a flood plain, flood insurance is required by the U.S. Federal Government, and this Agreement shall be subject to the Flood Insurance Requirement.

T. Business Days and Time. Any reference in this Agreement to "day" or "days" shall mean business days, not calendar days, including Monday, Tuesday, Wednesday, Thursday, Friday, and excluding all federal, state, and local holidays.

U. Patent Act. Seller and Buyer represent and warrant that they are not acting, directly or indirectly, as a party to an agreement to sell, lease, or otherwise transfer or assign any of Seller's or Buyer's intellectual property, as defined in the Agreement, to any person, firm, or corporation, including any government agency, state, or local government, that is a party to any agreement to sell, lease, or otherwise transfer or assign any of Seller's or Buyer's intellectual property, to any person, firm, or corporation, including any government agency, state, or local government, that is not a party to this Agreement.

V. Seller's Agreement. Seller agrees to pay the amount of any stamp tax imposed by the State or county on the transfer of title, and Seller shall provide to Seller or Seller's agent a receipt for the amount paid. All costs and duties related to the assignment of any rights and obligations hereunder to an exchange entity, which may be necessary to accommodate any exchange required to be made after the Closing Date, shall be paid by the party benefiting from the exchange.

W. Brokers. The real estate brokers named in this Agreement shall be compensated in accordance with their agreement with Seller and/or any other offer made by them.

X. Original Executed Contract. The listing broker shall hold the original fully executed copy of this Agreement.

[Signatures]
# Zoning Analysis

## Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>18ZONA-0019</td>
<td>Non-Compliant</td>
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</tbody>
</table>

### Proposal:

RENOVATE EXISTING BLDG FOR A BREWPUB, BANQUET HALL AND GARAGE FOR CLASSIC CAR DISPLAY; 1-STORY ADDITION AT FIRST FLOOR

### Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2119 Ashland</td>
<td>MXE</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Phone Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mike Chockaszian</td>
<td></td>
</tr>
</tbody>
</table>

Signature: [Signature]

Date: 8-2-18

### Zoning Section

**Comments**

SEE FOLLOWING SHEET FOR SUMMARY COMMENTS.

**Recommendation(s):**

Click on the link(s) below to access online application(s)
Zoning Analysis
Summary

Case Number: 18ZONA-0019 – 2119-2125 ASHLAND AVE
Case Status/Determination: NON-COMPLIANT

Proposal:
RENOVATE EXISTING BLDG FOR A BREWPUB, BANQUET HALL AND GARAGE FOR CLASSIC CAR DISPLAY; 1-STORY ADDITION AT FIRST FLOOR

Zoning Section: Comments: REVISED PLAN: NOT DATED
6-13-4-2; 6-13-4-3 Proposed use includes a brewpub with full restaurant and bar.
In the MXE district, a craft brewery is permitted. However, the zoning code definition of craft brewery does not include a restaurant.
A type-1 or type-2 restaurant is neither a permitted nor special use in the MXE district.
A text amendment is needed to allow a brew pub in the MXE district, likely to be a special use.
Following zoning approvals required:
Text amendment: brew pub in the MXE district as a special use
Special uses: banquet hall and brew pub in the MXE district
Major variations: Reduce required front, side and rear yard setbacks; eliminate required loading dock
6-13-4-6 Non-compliant:
Minimum required front yard setback is 10'; 0' proposed.
6-13-4-6 Non-compliant:
Minimum required interior side yard setback is 5'; 0' proposed from north side property line.
6-13-4-6 Non-compliant:
Minimum required rear yard setback is 5'; 0' proposed.
6-16-4-5 Non-compliant:
For cultural facility with a gross floor area of 11,325.4 sq. ft., 1 short loading dock required; 0 proposed.
6-16-3-5, Table 16B To determine required parking, the standard for "cultural facilities (not including college/university facilities)" was used for the entire facility, most similar standard to accommodate all proposed uses/activities:
1 space/2 employees + 1 space/10 fixed seats + 1 space/500 sq. ft. of gross floor
area devoted to non-seated assembly.

75 seats/10 = 7.5
Non-seated assembly gross floor area = 3280.4/500 = 6.6
(2000 sq. ft. exemption applied, per Section 6-16-1-4)

7.7 + 6.6 = 14 parking spaces; 29 spaces provided

Review by the Design and Project Review Committee required.

For zoning applications, please provide the following additional details:
1. Building elevations, all four sides, new materials and noted.
2. Landscape plan
3. Exterior lighting plan, if exterior lighting proposed
4. On site plan, note removal of existing chain link fence and indicate proposed fence along alley.
APPLICATION STATUS: Pending Review  March 09, 2018

Z.A. Number: 18ZONA-0019
Address: 2110 Ashland
Applicant: Mike Chookaszian

Purpose: Zoning Analysis without Bld Permit App

District: MXE  Overlay: None  Preservation
Reviewer: Michael Griffith  District:

THIS APPLICATION PROPOSES (select all that apply):
New Principal Structure
New Accessory Structure
X Addition to Structure
Alteration to Structure
Retention of Structure

Change of Use
Retention of Use
Plat of Resubdv./Consol
Business License
Home Occupation

Sidewalk Cafe
Other

ANALYSIS BASED ON:
Plans Dated: NOT DATED
Prepared By: SEBASTIAN ARDELEAN, CONSULTANT
Survey Dated: 05-31-17
Existing Improvements: TWO BRICK COMMERCIAL BUILDINGS

Proposal Description:
RENOVATE EXISTING BLDG FOR A BREWPUB, BANQUET HALL AND GARAGE FOR CLASSIC CAR DISPLAY; 1-STORY ADDITION AT FIRST FLOOR

ZONING ANALYSIS

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

Front Porch Exception (Subtract 20%)
Total Eligible
Front Porch
Regulatory Area

Pavers/Pervious Paver Exception (Subtract 20%)
Total Paver Area
Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space)
# Open Required Spaces
Addin. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE:</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments: PROPOSED USES: BREWPUB (RESTAURANT & BAR), BANQUET SPACE AND TO DISPLAY CLASSIC CARS

Minimum Lot Width (LF)
USE: Other

Minimum Lot Area (SF)
USE: Nonresidential

Comments:

Dwelling Units:
Comments:

Rooming Units:
Comments:

Building Lot Coverage (SF) (defined, including subtractions & additions):
None

Comments:

LF: Linear Feet  SF: Square Feet  FT: Feet
### Impervious Surface Coverage (SF, %)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Accessory Structure Rear Yard Coverage:

#### Comments:

<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>1.5 or 32130 sqft</th>
<th>9331.0</th>
<th>11325.4</th>
<th>Compliant</th>
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</thead>
<tbody>
<tr>
<td>Use:</td>
<td>Non-Residential</td>
<td>0.44</td>
<td>0.53</td>
<td></td>
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</tbody>
</table>

**Comments:** GFA EXCLUDES STORAGE AREAS AND OTHER ACCESSORY SPACES, ESTIMATED FROM FLOOR PLAN

#### Height (FT)

| 41 OR 3 STORIES | HEIGHT NOT NOTED, 2 STORIES | No Change |

#### Front Yard(1) (FT)

| Direction: W | 10.0 | 0 | ADDITION = 0 | Non-Compliant |

#### Street Side Yard (FT)

| Street: | Comments: |

#### Street Side Yard (2) (FT)

<table>
<thead>
<tr>
<th>Direction:</th>
<th>5.0</th>
<th>5.0+</th>
<th>5.0+</th>
<th>Compliant</th>
</tr>
</thead>
</table>

#### Interior Side Yard (1) (FT)

| Direction: N | 5.0 | 0.0 | ADDITION = 0.0 | Non-Compliant |

#### Interior Side Yard (2) (FT)

| Direction: S | 5.0 | 5.0+ | 5.0+ | Compliant |

#### Rear Yard (FT)

| Direction: E | 5.0 | 12.5 | ADDITION = 0.0 | Non-Compliant |

### PARKING REQUIREMENTS

#### Use(1):

<table>
<thead>
<tr>
<th>Cultural Facility (not including College/University Facility)</th>
<th>1 per 2 employees, 1 per 10 fixed seats, and 1 per 500 sqft gross floor area of non-seated assembly.</th>
</tr>
</thead>
</table>

**Comments:** 13 EMPLOYEES ANTICIPATED = 8.5 PARKING SPACES REQUIRED

#### Use(2):

| Comments: |

---

**LF:** Linear Feet  **SF:** Square Feet  **FT:** Feet

Page 2
| Use(3): |
|----------------------------------|---|---|---|---|
| **Standard** | **Existing** | **Proposed** | **Determination** |
| Comments: |
| TOTAL REQUIRED: | 21 | 23 | 29 | Compliant |
| Comments: 2000 SQ FT EXEMPTION APPLIED |
| Handicap Parking Spaces: | 2 | 0 | 2 | Compliant |
| Comments: |
| Access: | Sec. 6-16-2-2 | STREET | STREET | No Change |
| Comments: |
| Vertical Clearance (LF) | 7' | OPEN TO SKY | OPEN TO SKY | No Change |
| Comments: |
| Surfacing: | Sec. 6-16-2-8 (S) | ASHPALT | ASHPALT | No Change |
| Comments: |
| Location: | Sec. 8-6-6-2 | INTERIOR SIDE YARD | INTERIOR SIDE YARD | No Change |
| Comments: |

| Angle(1): 60 Degree |
|---------------------|---|---|---|---|
| **Comments:** |
| Width(W) (FT) | 8.5 | 8.5 | Compliant |
| Comments: |
| Depth(D) (FT) | 18.0 | 18.0 | Compliant |
| Comments: |
| Aisle(A) (FT) | 24.0 | 24.0 | Compliant |
| Comments: |
| Module (FT) | 24.0, UL 50.0 | 60.0 | Compliant |
| Comments: |

| Angle(2): |
|----------------|---|---|---|---|
| **Comments:** |
| Width(W) (FT) | | |
| Comments: |
| Depth(D) (FT) | | |
| Comments: |
| Aisle(A) (FT) | | |
| Comments: |
| Module (FT) | | |
| Comments: |

Garage Setback from Alley Access (FT)

**Comments:**

### LOADING REQUIREMENTS

| Loading Use: |
|---------------------|---|---|---|---|
| **Standard** | **Existing** | **Proposed** | **Determination** |
| Cultural Facility | 1 short 10K to 20K, 1 long 20K to 100K, 1 long each addtl. | 1 | 0 | Non-Compliant |
| Comments: 1 SHORT LOADING DOCK REQUIRED BASED ON 11,325.4 GFA |
| TOTAL (long): | | | |
| TOTAL (short): | | | |
| Long Berth Size (FT) | 12' wide x 50' deep | | | |

**Comments:**
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
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<th>Determination</th>
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<tbody>
<tr>
<td>Short Berth Size (FT)</td>
<td>10' wide x 35' deep</td>
<td>APPROX 13 X 20</td>
<td></td>
<td>Non-Compliant</td>
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<tr>
<td>Vertical Clearance (FT)</td>
<td>14'</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Location:</td>
<td>Sec. 6-16-4-1</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**Analysis Comments**

**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: 8-2-18]
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
July 25th, 2018


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.

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.