DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, March 6, 2019
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

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

II. APPROVAL OF MINUTES: February 6, 2019, DAPR Committee minutes

III. NEW BUSINESS

1. 140 Chicago Avenue Recommendation to ZBA
   Eric Eriksson, architect, submits for a special use permit for an Automobile Service Station, Mobile, and a special use permit for a Convenience Store in the C1 Commercial District, and zoning relief for a 21’ wide driveway aisle where 24’ is required.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, March 13, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
February 6, 2019

Voting Members Present:  J. Hyink, I. Eckersberg, D. Cueva, M. Tristan, S. Mangum, L. Biggs, M. Klotz, M. Jones

Staff Present:  J. Velan, E. Golden

Others Present:  Ald. Revelle

Presiding Member:  S. Mangum

A quorum being present, S. Mangum called the meeting to order at 2:31 pm.

Approval of Minutes

January 23, 2019, DAPR Committee meeting minutes.

M. Tristan made a motion to approve the January 23, 2019, meeting minutes, seconded by M. Jones.

The Committee voted, 6-0, to approve the January 23, 2019, meeting minutes, there were 2 abstentions.

New Business

1.  824 Noyes Street

H.M. Witt & Co. Signs, submits a Sign Variation application to install an illuminated wall sign at a height of 16'-10" where 15'-6" is permitted, in the B1 Business District.

APPLICATION PRESENTED BY: H.M. Witt & Co Signs

DISCUSSION:

- Sign height of 16'-10" needed due to architectural features of building facade. Brick to be painted, lettering to be backlit.
- Sign will be 32’ long and 3’ in height.
- Alderman supports variation, one letter in objection.
- Original building facade features kept.
- Sign lighting should be turned off within an hour of closing, tenant would like to keep sign lit at all times.

L. Biggs made a motion to approve the sign variation subject to sign is not to be illuminated after 1:00 a.m., seconded by M. Tristan.
The Committee voted, 8-0, to approve the sign variation subject to the condition noted above.

2. 2510 Green Bay Road

Recommendation to ZBA

Michael Meiners, owner, submits a Special Use application for a Banquet Hall in the B1a Business District and the oCSC Central Street Overlay District.

APPLICATION PRESENTED BY: Michael Meiners, owner
Steve Bauer, Attorney

DISCUSSION:

- The building is 16,000 sf, there are 10 parking spaces on the property.
- Hackstudio, current tenant, has rented space for events previously.
- Concerned with noise, refuse removal, and parking.
- Noise reading taken last year indicated marginally higher than ambient noise level during the day. Garbage removal does not occur after 10:00 pm. Parking evaluation done, proposed maximum of 100 attendees for any event without use of off-site parking. In the event of attendance greater than 100, off-street parking will be obtained at adjacent office and school parking lots.
- J. Velan asked if recent events had more than 100 attendees.
- M. Meiners stated a recent event had approximately 200 people, used nearby Haven School parking lot. He stated other events have been around 20 attendees.
- J. Velan asked how will smaller event parking be addressed.
- M. Meiners stated employee policy is for them not to park on the street or in spaces. He stated the site is located near public transit. He stated employees will be asked to park at least 500’ away from the site.
- J. Velan stated parking evaluation could be done after a certain amount of time.
- L. Biggs stated the site is located along Green Bay Road, how will valet circulation occur.
- M. Meiners stated there is more than a car length behind parking spaces.
- I. Eckersberg stated nothing prevents people turning in from different points because there is one continuous curb cut.
- M. Meiners stated cones and/or horses could be put out, will have a person directing traffic.
- L. Biggs stated she would like to see a narrative and diagram describing how event parking and valet parking will operate and for what size of event. She would like to see a more stable parking agreement with off-site entities.
- Hours of operation discussed, hours not confirmed, would depend on the event.
- Ten maximum larger events to start, likely to increase over time.
- Waste management plan needed.
- Walls have sound insulation as do the doors and the roof.
Public Comment:

- Claire Regan asked if windows will be open in Summer, concerned with noise when people leave events, concerned with deliveries and traffic, asked if the noise ordinance applies.
- M. Meiners stated windows are not operable.
- S. Mangum asked if Chase Bank had been contacted for off-site parking.
- M. Tristan stated catering deliveries occur off Green Bay Road, where will caterers park? He asked how food will be heated, the Fire Department needs to know how prep will occur and to determine if ventilation is needed.
- Ald. Revelle questioned whether the Central Street Overlay District allows a banquet hall, whether a text amendment is needed. She asked if the special use will address valet parking.
- A text amendment addressing this use has been noticed for the February 13, 2019, Plan Commission meeting.
- S. Mangum stated conditions can be added to the special use.
- E. Golden license will change to Food Establishment and will be required to meet those standards.

L. Biggs made a motion to recommend approval to ZBA, seconded by S. Mangum, subject to the following conditions:

1. Requiring off-site parking agreement/valet for events with greater than 75 attendees,
2. Submittal of a report with event attendance required after 12 months,
3. Garbage management plan, and

The Committee voted, 8-0, to recommend approval to ZBA subject to the conditions noted above.

3. 821-823 Chicago Avenue

Shawn Decker and Cesar Marron, lessees, submit a Special Use application to expand Craft Alcohol Production Facility, Sketchbook Brewing Co., in the C1a Commercial Mixed-Use District.

APPLICATION PRESENTED BY: Shawn Decker, lessee
Cesar Marron, lessee

DISCUSSION:

- Sketchbook Brewing Co. has been at their current location for 4 years, tap room has been there for 2 years.
• Current space is small. The adjacent business to the north is relocating, proposing to expand into that space.
• No change to brewing operations, no change to bar area.
• Two bathrooms will be added for a total of 4 bathrooms. One bathroom will comply with ADA requirements.
• Will create a vestibule for entryway and operable windows.
• M. Tristan asked if changing food service.
• C. Marron stated small bar snacks are provided; customers are able to have food delivered. No change to brewing capacity.
• L. Biggs stated ADA accessible entries are desirable, one entrance currently meets ADA requirements.

L. Biggs made a motion to recommend approval subject to the existing conditions in the current special use approval, seconded by M. Tristan.

The Committee voted, 8-0, to recommend approval subject to the condition noted above.

4. 2425 Oakton Street Planned Development
HPCW, LLC, submits a Planned Development application in order to construct a car wash facility with 20 vacuum spaces and 4 parking spaces. The application is seeking one site development allowance for an accessory structure that is 3’ from the principal structure where 10’ is required, in the I1 Industrial District and oRD Redevelopment Overlay District. Recommendation to Plan Commission.

APPLICATION PRESENTED BY: Mark Daniel, attorney
Hafiz Yaqoob, owner

DISCUSSION:
• Stormwater detention will be at north extension of the property, same for trash enclosure.
• Entry off of Oakton Street is located at east end of property. The adjacent driveway goes to Philip Lochman Co. Phased landscape will leave an apron for trucks to enter that driveway. Should that business leave, landscaping will be extended.
• Right turn in/out for ingress/egress. Signage to indicate no left turn onto property and no left turn out per City’s request.
• Monument sign materials to match buildings along Oakton Street.
• Sound from mechanized car wash likely not to carry to residential areas a large distance away.
• High efficiency car wash equipment will be less than threshold for recycling water during busy periods.
• Pay stations at northern portion of the lot, 2 lanes to get to this station as well as a bypass lane to go directly to vacuum uses or to exit.
DAPR meeting minutes, February 6, 2019...page 5

- 1 or 2 employees on-site.
- 3 parking spaces and 1 ADA space.
- 20 vacuum spaces, including 1 ADA space.
- Vending machines intended to provide typical snack items and small vehicle items.
- Overhead utility line to be relocated, not buried.
- Distance between canopy and building triggers approval of a site development allowance. The canopy can be attached, but would prefer canopy to be disconnected due to weight load on building as well as it looks better.
- Bike rack in vicinity of front ADA space.
- Access lane for vehicles to exit prior to car wash and for garbage trucks to access trash enclosure.
- Employee will ensure there is no litter on-site. Trash enclosure to have a gate.
- Adjacent bus stop proposed as public benefit, willing to pave bus stop or provide cash-in-lieu for improvements.
- J. Hyink stated this bus stop is no longer active so should not be a public benefit. She stated a bus stop on south side of Oakton Street would be better for improvement.
- L. Biggs asked for an estimate to pave so they know pricing, if the existing bus stop is not improved the money can be escrowed and used for another bus stop.
- L. Biggs stated water recycling would be preferred in general, will push for full recycling.
- M. Daniel stated provisions can be made to flip a switch to recycle water if 30 gal/vehicle threshold is met.
- J. Hyink stated sustainability is a big concern and should be a public benefit per discussion with Ald. Fleming.
- M. Daniel stated they will work with other entities to find sustainable solutions for utility use.
- L. Biggs stated the traffic plan is good but would like to add condition to revisit traffic at this site in the future. She stated the City will likely be adding this condition to other uses with stacking spaces.
- M. Jones stated the traffic study recommends revisiting right-in/right-out access points.
- H. Yaqoob stated they do not anticipate issues with stacking, but they have ways to mitigate heavy traffic flow through the site by speeding up the car wash and/or utilizing staff to direct vehicles more efficiently.
- S. Mangum stated the bike rack should be relocated to a visible location and within a curbed area.
- S. Mangum stated signage is a separate process.
- J. Hyink stated a 10’x10’ concrete pad at bus stops is typically required by the CTA.
- Hours of operation noted as 5:00 am to 12:00 midnight, lighting to be dimmed at close.

L. Biggs made a motion to recommend approval, seconded by J. Hyink, subject to reviewing traffic operation on Oakton should concerns arise.
The Committee voted, 8-0, to recommend approval to Plan Commission subject to the condition noted above.

Adjournment

L. Biggs made a motion to adjourn, seconded by M. Jones. The Committee voted, 8-0, to adjourn. Meeting adjourned at 4:24 pm.

The next DAPR meeting is scheduled for Wednesday, February 13, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Michael Griffith
Design and Project Review (DAPR)

140 Chicago Ave.

Recommendation to ZBA
140 Chicago Ave.

February 28, 2019

- User drawn points
- Tax Parcels

The 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.
ERIKSSON ARCHITECTURE
3816 LIZETTE LN  GLENVIEW, IL 60026
erikssonarchitecture@comcast.net
847-370-6550

EXT'G BUILDING
421 SF
MOBIL GAS STATION RENOVATION
140 N Chicago Ave, Evanston
SITE PLAN 24  27.2 deg, 5 DOUBLE SIDED PUMPS
scale: 1" = 15'  2-22-2019
SITE AREA - 12,931 SF (0.29 ACRES)
MOBIL GAS STATION RENOVATION
140 N Chicago Ave, Evanston

ERIKSSON ARCHITECTURE
3816 Lizette Ln, Glenview, IL 60026
erikssonarchitecture@comcast.net
847-370-6550
Zoning Analysis
Summary

**Case Number:**

<table>
<thead>
<tr>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19ZONA-0010 – 140 CHICAGO AVE</td>
</tr>
</tbody>
</table>

**Proposal:**

DEMO EXISTING BUILDING, PUMPS AND CANOPY, CONSTRUCT NEW BUILDING, CANOPY AND 5 DOUBLE FUEL PUMPS

**Zoning Section:**

<table>
<thead>
<tr>
<th>Comments:</th>
<th>Plan dated: 02-19-19, No. 22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 6-10-2-3</td>
<td>Property is zoned C1 Commercial, automobile service and convenience store establishments require special use approval by City Council.</td>
</tr>
<tr>
<td>6-16-1-4</td>
<td>Exempt from parking requirement. The first 2,000 sf for any building on a non-residential lot in the C1 district is exempt from required off-street parking spaces. Site plan provides 5 parking spaces plus 1 handicapped accessible parking stall.</td>
</tr>
<tr>
<td>6-16-2-4</td>
<td>Concerning the two parallel parking spaces located south of the proposed building, the minimum required size is 8’ x 21.</td>
</tr>
<tr>
<td>6-10-2-8</td>
<td>Also, a 5’ wide landscape area is required adjacent to these parking stalls. Please revise the site plan to reflect the above.</td>
</tr>
<tr>
<td>6-16-2-7, Table 16-A</td>
<td>Non-compliant: Minimum required driveway aisle width adjacent to 90-degree parking stalls is 24’, 21’ proposed. Since the site is being redeveloped, the maximum permitted driveway width at the street curb line is 35’, with the maximum driveway width is 24’; width exceeds 35’ at the street curb and is greater than 24’. Contact Juhn-Pelayo Enerio, Right-Of-Way permits, <a href="mailto:penerio@cityofevanston.org">penerio@cityofevanston.org</a> or at 847-448-4311. At the northeast corner of the site adjacent to parking spaces, the paved area to the east of the parking spaces should be removed and replaced with landscaping. Concerning plantings in the public right-of-way, contact Paul D’agostino, <a href="mailto:pdagostino@cityofevanston.org">pdagostino@cityofevanston.org</a> or at 847-448-4311. Is it necessary for the proposed building to be located as shown on the site plan? Is a different building location and layout feasible in order to provide more space for vehicle maneuvering around the fuel pumps and site and to provide required landscape strip along Chicago Avenue? The following building setbacks apply:</td>
</tr>
</tbody>
</table>
Front yard setback (east): 0'
Side yard setbacks (north and south): 5'
Rear yard setback (west): 0'
## Zoning Analysis

**Summary**

<table>
<thead>
<tr>
<th>Case Number:</th>
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<tr>
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</table>

### Proposal:

DEMO EXISTING GAS STATION BLDG, CANOPY AND FUEL PUMPS, CONSTRUCT NEW BUILDING, NEW CANOPY AND FUEL PUMPS - MOBILE GAS STATION

### Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>140 CHICAGO AVE</th>
<th>Zoning District:</th>
<th>C1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>None</td>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

| Applicant:        | Eric Eriksson  | 2-20-19         | |
| Phone Number:     |                | Signature       | |

### 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: 19ZONA-0010 – 140 CHICAGO AVE
Case Status/Determination: NON-COMPLIANT

Proposal:
DEMO EXISTING BUILDING, PUMPS AND CANOPY, CONSTRUCT NEW BUILDING, CANOPY AND 5 DOUBLE FUEL PUMPS

<table>
<thead>
<tr>
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<th>Comments</th>
<th>Plan dated: 02-19-19, No. 22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 6-10-2-3</td>
<td>Property is zoned C1 Commercial, an automobile service establishment requires special use approval by City Council.</td>
<td></td>
</tr>
<tr>
<td>6-16-1-4</td>
<td>Exempt from parking requirement. The first 2,000 sf for any building on a non-residential lot in the C1 district is exempt from required off-street parking spaces. Site plan provides 5 parking spaces plus 1 handicapped accessible parking stall.</td>
<td></td>
</tr>
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<td>6-10-2-8</td>
<td>Also, a 5' wide landscape area is required adjacent to these parking stalls. Please revise the site plan to reflect the above.</td>
<td></td>
</tr>
<tr>
<td>6-10-2-8</td>
<td>Non-compliant: Landscape setback required along Chicago Avenue, specific width not defined; landscape strip not proposed. Landscape strip setback subject to site plan review by Design and Project Review Committee (DAPR).</td>
<td></td>
</tr>
<tr>
<td>6-16-2-7, Table 16-A</td>
<td>Non-compliant: Minimum required driveway aisle width adjacent to 90-degree parking stalls is 24', 21' proposed. Since the site is being redeveloped, the maximum permitted driveway width at the street curb line is 35', with the maximum driveway width is 24'; width exceeds 35' at the street curb and is greater than 24'. Contact Juhn-Pelayo Enerio, Right-Of-Way permits, <a href="mailto:penerio@cityofevanston.org">penerio@cityofevanston.org</a> or at 847-448-4311. At the northeast corner of the site adjacent to parking spaces, the paved area to the east of the parking spaces should be removed and replaced with landscaping. Concerning plantings in the public right-of-way, contact Paul D'agostino, <a href="mailto:pdagostino@cityofevanston.org">pdagostino@cityofevanston.org</a> or at 847-448-4311.</td>
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</tr>
</tbody>
</table>
Is it necessary for the proposed building to be located as shown on the site plan? Is a different building location and layout feasible in order to provide more space for vehicle maneuvering around the fuel pumps and site and to provide required landscape strip along Chicago Avenue?

The following building setbacks apply:
- Front yard setback (east): 0’
- Side yard setbacks (north and south): 5’
- Rear yard setback (west): 0’
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: January 15, 2019
RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 192ZONA-0010
Address: 140 CHICAGO AVE
Applicant: Eric Eriksson

Purpose: Zoning Analysis without Bld Permit App
District: C1
Overlay: None
Preservation District:

Reviewer: Michael Griffith

THIS APPLICATION PROPOSES (select all that apply):

<table>
<thead>
<tr>
<th>New Principal Structure</th>
<th>Change of Use</th>
<th>Sidewalk Cafe</th>
<th>ANALYSIS BASED ON:</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
<td>Plane Dated:</td>
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<table>
<thead>
<tr>
<th>Addition to Structure</th>
<th>Retention of Use</th>
<th>Other</th>
<th>Survey Dated:</th>
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<tr>
<td>X</td>
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<td>02-22-12</td>
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<table>
<thead>
<tr>
<th>Alteration to Structure</th>
<th>Business License</th>
<th>Home Occupation</th>
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<tbody>
<tr>
<td>Retention of Structure</td>
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</tbody>
</table>

Proposed Description:
DEMO EXISTING GAS STATION BLDG, CANOPY AND FUEL PUMPS, CONSTRUCT NEW BUILDING, NEW CANOPY AND FUEL PUMPS - MOBILE GAS STATION

Existing Improvements:
AUTOMOBILE SERVICE STATION (GAS STATION)

RESIDENTIAL DISTRICT CALCULATIONS

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

Front Porch Exception (Subtract 60%)

<table>
<thead>
<tr>
<th>Total Eligible</th>
<th>Total Paver Area</th>
<th>Paver Regulatory Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regulatory Area</td>
<td></td>
<td></td>
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</table>

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>USE: Auto Service Station</th>
<th>USE: Other</th>
<th>USE: Nonresidential</th>
</tr>
</thead>
</table>

Dwelling Units:

<table>
<thead>
<tr>
<th>Minimum Lot Width (LF)</th>
<th>Minimum Lot Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Requirement</td>
<td>No Requirement</td>
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</table>

Rooming Units:

<table>
<thead>
<tr>
<th>Minimum Lot Width (LF)</th>
<th>Minimum Lot Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>216.7</td>
<td>12931</td>
</tr>
</tbody>
</table>

Comments: SPECIAL USE APPROVAL REQUIRED

Building Lot Coverage

(SF) (defined, including subtractions & additions):

<table>
<thead>
<tr>
<th>LF: Linear Feet</th>
<th>SF: Square Feet</th>
<th>FT: Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Page 1</td>
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</tbody>
</table>

Comments:

Comments:
<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NONE</td>
<td></td>
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</table>

**Comments:**

**Accessory Structure Rear Yard Coverage:**

**Comments:**

<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>1.00 or 12931 sqft</th>
<th>3397.5</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use:</strong></td>
<td></td>
<td>0.26</td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong> BLDG AND CANOPY INCLUDED IN FAR</td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>45</th>
<th>CANOPY: 18</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Comments:</strong> 20.3 TO PARAPET; 15 TO BLDG ROOF</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Yard(1) (FT)</th>
<th>0.0</th>
<th>7.0</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction:</strong> E</td>
<td></td>
<td></td>
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</tbody>
</table>

| Street: | | | |
|---------| | | |
| **Comments:** LANDSCAPE PARKING SETBACK Req: NOT PROVIDED - NON-COMPLIANT | | | |

| Front Yard(2) (FT) | | |
|---------------------|---------------|
| **Direction:** | | |
| **Street:** | | |
| **Comments:** | | |

| Street Side Yard (FT) | | |
|-----------------------|---------------|
| **Direction:** | | |
| **Street:** | | |
| **Comments:** | | |

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT)</th>
<th>5.0</th>
<th>53.0</th>
<th>Compliant</th>
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<tbody>
<tr>
<td><strong>Direction:</strong> N</td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong> 5' PARKING SETBACK Req: 0' PROVIDED - NON-COMPLIANT</td>
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<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT)</th>
<th>5.0</th>
<th>51.4</th>
<th>Compliant</th>
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</thead>
<tbody>
<tr>
<td><strong>Direction:</strong> S</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong> 5' PARKING SETBACK Req: PARKING NOT SHOWN - COMPLIANT</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>0.0</th>
<th>0.0</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction:</strong> W</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong> 0' PARKING SETBACK Req: 2.5' PROVIDED - COMPLIANT</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Automobile Service Station</th>
<th>1 PER 200 GROSS FLOOR AREA</th>
<th>5</th>
<th></th>
</tr>
</thead>
</table>

**Comments:**

**Use(2):**

**Comments:**
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use(s):</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Comments:</strong></td>
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<td></td>
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<td><strong>TOTAL REQUIRED:</strong></td>
<td>0</td>
<td></td>
<td>5</td>
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</tr>
<tr>
<td><strong>Comments:</strong> 2000 SF EXEMPTION APPLIES, BLDG IS LESS THAN 2000 SF</td>
<td></td>
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<tr>
<td><strong>Handicap Parking Spaces:</strong></td>
<td>Sec. 6-16-2-6</td>
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<td><strong>Access:</strong></td>
<td>Sec. 6-16-2-2</td>
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<td>7&quot;</td>
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<td><strong>Surfacing:</strong></td>
<td>Sec. 6-16-2-8 (E)</td>
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<td>HARD SURFACE</td>
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<td><strong>Location:</strong></td>
<td>Sec. 6-4-5-2</td>
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**Angle(1): 90 Degree**

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<tr>
<td><strong>Width(W) (FT):</strong></td>
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<td><strong>Depth(D) (FT):</strong></td>
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**Angle(2): 0 Degree**

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<td><strong>Module (FT):</strong></td>
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<td><strong>Comments:</strong></td>
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**Garage Setback from Alley Access (FT):**

**Comments:**

**COMMENTS AND/OR NOTES**

**Analysis Comments**
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

**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: 2-20-19]
1. PROPERTY

Address: 140 CHICAGO AVE, EVANSTON IL 60202
Permanent Identification Number(s):
PIN 1: [11-30-2112-040-6000] 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: ERIC ERVSSON
Organization: ERVSSON ARCHITECTURE LLC
Address: 3816 LIZETTE LN
City, State, Zip: GLENVIEW, IL 60026
Phone: Work: [ ] Home: [ ] Cell/Other: 847-370-6550
Fax: Work: [ ] Home: [ ]
E-mail: ERVSSONARCHITECTURE@COMCAST.NET

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:

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

Name(s) or Organization: MAZHAR HUSSAIN
Address: 5816 MILEY CREEK AVE
City, State, Zip: MORTON GROVE IL
Phone: Work: 847-869-2920 Home: [ ] Cell/Other: 773-294-2482
Fax: Work: 847-869-2950 Home: [ ]
E-mail: EVANSTONMOBILE@yahoo.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."

MAZHAR HUSSAIN
Property Owner(s) Signature(s) – REQUIRED
Date: 7/21/2019

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."

ERIC ERVSSON
Applicant Signature – REQUIRED
Date: 2/26/2019
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☑ (This) Completed and Signed Application Form
☑ Plat of Survey Date of Survey: 2/22/2019
☑ Project Site Plan Date of Drawings: 2/19/2019
☐ Plan or Graphic Drawings of Proposal (If needed, see notes)
☐ Non-Compliant Zoning Analysis
☐ Proof of Ownership Document Submitted:
☐ Application Fee Amount $400.00

Notes: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey
(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan
(1) One copy of site plan or floor plans, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal
A Special Use application requires graphic representations for any elevated proposal—garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).
• Tax bill will not be accepted as Proof of Ownership.

Non-Compliant Zoning Analysis
This document informed you that the proposed change of use is non-compliant with the Zoning Code and requires a variance.

Application Fee
The application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.
6. PROPOSED PROJECT

A. Briefly describe the proposed Special Use:

THE SITE HAS FUNCTIONED AS A GAS STATION WITH SIX PUMPS, A DIESEL PUMP AND A SMALL MART BUILDING FOR DECADES. THE SITE IS VERY WELL SUITED AS A GAS STATION. WE WANT TO RENOVATE THE SITE WITH 5 NEW GAS PUMPS & DIESEL PUMP, A NEW CANOPY AND A NEW 1,500 S.F. MART BUILDING. THE EXISTING PUMPS, CANOPY AND BUILDING WILL BE DEMOLISHED.

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)

ZONE C1 - ORD 6-10 - 2-3 SPECIAL USES - AUTOMOBILE SERVICE STATION.

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

THE SITE HAS FUNCTIONED AS A GAS STATION FOR DECADES WITHOUT PROBLEMS. IT IS LOCATED IN A COMMERCIAL AREA OF CHICAGO AND SHOULD BE A CONVENIENCE TO THE NEW RESIDENTIAL DEVELOPMENT TO THE SOUTH. SO, NO, IT SHOULD NOT DIMINISH LOCAL PROPERTY VALUES OR CAUSE A NEGATIVE CUMULATIVE EFFECT.

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

THE SITE IS ALREADY WELL SERVED BY ALL NECESSARY UTILITIES AND IS READILY ACCESSIBLE TO TRUCK TRAFFIC INCLUDING FIRE TRUCKS.
d) Will the requested special use cause undue traffic congestion?

THE GAS STATION FUNCTIONS SMOOTHLY IN REGARD TO VEHICULAR TRAFFIC. WE EXPECT A MODEST INCREASE IN TRAFFIC BUT NOT IN VOLUMES THAT WOULD CAUSE A PROBLEM.

---

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

THERE ARE NO PARTICULAR HISTORIC OR ARCHITECTURAL SIGNIFICANT STRUCTURES INVOLVED WITH THIS PROJECT.

---

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

WE ARE GENERALLY REMOVING THE EXISTING SIMILAR FEATURES ON THE SITE AND WOULD BE EFFECTING ANY ENVIRONMENTAL FEATURES TO ANY GREAT EXTENT.

---

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?

WE HAVE ENDED THE DESIGN PROCESS TO COMPLY WITH ALL KNOWN CODES EXCEPT OF COURSE THE NEED FOR A SPECIAL USE AS A GAS STATION WITHIN THE RESTRAINTS OF A LONG AND SOMEWHAT NARROW SITE PLAN.
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:  

   BUSINESS SITE: TAZAC, KAREN LLC
   1490 EATON AVE
   EVANSTON, IL 60202
   847-869-7920
   N. MARTIN

   Does not apply.

2. If a person or organization owns or controls the proposed land user, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number 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.
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.
MAJOR VARIATION
APPLICATION
CASE #: 14271V-0014

1. PROPERTY

Address: 140 CATHEDRAL AVE, EVANSTON, IL 60202
Permanent Identification Number(s):
PIN 1: 111-30-212-010-0000 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: ERIC BRUSSEL
Organization: ERIKSSON ARCHITECTURE LLC
Address: 3816 LIZETTE LN
City, State, Zip: GLENVIEW, IL 60026
Phone: Work: ___________ Home: ___________ Cell/Other: 847-330-6550
Fax: Work: ___________ Home: ___________ E-mail: ERIKSSON ARCHITECTURE@COMCAST.NET

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: ___________

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

Name(s) or Organization: MAZHIRE HUSSAIN
Address: 5816 LINCOLN AVE
City, State, Zip: MORTON GROVE, IL
Phone: Work: 847-769-2920 Home: ___________ Cell/Other: 773-294-2987
Fax: Work: 847-769-2910 Home: ___________ E-mail: EVANSTON MUSELIC @ YAHOO.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: 2/26/2019

4. SIGNATURE

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

Applicant Signature – REQUIRED

Date: 2/26/19
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

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

Note: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey
(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan
(1) One copy of site plan, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal
A Major Variance application requires graphic representations for any elevated proposal—garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership
Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

• Tax bill will not be accepted as Proof of Ownership.

Non-Compliant Zoning Analysis
This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee
* IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.
6. PROPOSED PROJECT

A. Briefly describe the proposed project:

DEMO EXISTING GAS STATION AND INSTALL NEW GAS STATION INTO BUILDING CANS WOULD 5 PUMPS.

B. Have you applied for a Building Permit for this project?  X 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>
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</thead>
<tbody>
<tr>
<td>TABLE 16-A</td>
<td>REQUIRE 24' WIDE AISLE FOR TWO-WAY TRAFFIC</td>
<td>REQUEST 21' WIDE AISLE AT THE NORTH DRIVE'S SITE ACCESS FOR TWO-WAY TRAFFIC</td>
</tr>
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</table>

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

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.

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.

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 §6-3-8-3.

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

   The site is good for a car station but narrow. We didn't create this. This variance enhances the best site plan solution.
5. Have other alternatives been considered, and if so, why would they not work?

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.

   Business Name: FAZAL KAZIM LLC
   140 E CHICAGO AVE
   EVANSTON, IL 60202
   847-969-2920
   MR KAZAN BHA1

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

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

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: January 16, 2019

RESULTS OF ANALYSIS: Non-Compliant

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<th>Z.A. Number:</th>
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<tr>
<td>Address:</td>
<td>140 CHICAGO AVE</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Eric Eriksson</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
</tbody>
</table>

| Purpose: Zoning Analysis without Bld Permit App |
|-------------------|------------------|
| District: C1       | Overlay: None    |
| Reviewer: Michael Griffith |

**THIS APPLICATION PROPOSES (select all that apply):**
- X New Principal Structure
- X New Accessory Structure
- Change of Use
- Retention of Use
- Addition to Structure
- Plat of Resubdiv./Consol.
- Alteration to Structure
- Business License
- Retention of Structure
- Home Occupation

**Proposition Description:**
 DEMO EXISTING GAS STATION BLDG, CANOPY AND FUEL PUMPS, CONSTRUCT NEW BUILDING, NEW CANOPY AND FUEL PUMPS - MOBILE GAS STATION

**ANALYSIS BASED ON:**
- Plans Dated: 02-19-19
- Prepared By: ERIKSSON ARCHITECTURE
- Survey Dated: 02-22-12

**Existing Improvements:**
- AUTOMOBILE SERVICE STATION (GAS STATION)

---

### RESIDENTIAL DISTRICT CALCULATIONS

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 50%)</th>
<th>Pavers/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debit (Add 200sqft/open space)</th>
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<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
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<tr>
<td>Front Porch Regulatory Area</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cov.</td>
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### PRINCIPAL USE AND STRUCTURE

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<th>Determination</th>
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<tr>
<td>USE:</td>
<td>Auto Service Station</td>
<td>Auto Service Station</td>
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**Comments:** SPECIAL USE APPROVAL REQUIRED

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<th>Minimum Lot Width (LF)</th>
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<td>USE: Other</td>
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<table>
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<th>Minimum Lot Width (LF)</th>
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<tbody>
<tr>
<td>USE: Other</td>
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**Comments:**

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<th>Minimum Lot Area (SF)</th>
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**Comments:**

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<tr>
<th>Minimum Lot Area (SF)</th>
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<tr>
<td>USE: Nonresidential</td>
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**Comments:**

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<th>Dwelling Units:</th>
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<tbody>
<tr>
<td>Comments:</td>
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<table>
<thead>
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<th>Rooming Units:</th>
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<tbody>
<tr>
<td>Comments:</td>
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**Building Lot Coverage (SF) (defined, including subtractions& additions):**

<table>
<thead>
<tr>
<th>Building Lot Coverage (SF)</th>
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</thead>
<tbody>
<tr>
<td>NONE</td>
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</tbody>
</table>

**Comments:**
## Impervious Surface Coverage (SF, %)

- **Standard**: NONE
- **Existing**: NONE
- **Proposed**: NONE
- **Determination**: NONE

**Comments:**

## Accessory Structure

### Rear Yard Coverage:

**Comments:**

## Gross Floor Area (SF)

- **Standard**: 1.00 or 12931 sqft
- **Existing**: 3397.5
- **Proposed**: 0.26
- **Compliance**: Compliant

**Comments**: BLDG AND CANOPY INCLUDED IN FAR

## Height (FT)

- **Standard**: 45
- **Existing**: CANOPY: 18
- **Proposed**: 20.3 TO PARAPET; 15 TO BLDG ROOF
- **Compliance**: Compliant

## Front Yard(1) (FT)

**Direction**: E

**Comments**: LANDSCAPE PARKING SETBACK REQ: NOT PROVIDED - NON-COMPLIANT

## Front Yard(2) (FT)

**Direction**:

**Comments:**

## Street Side Yard (FT)

**Direction**:

**Comments:**

## Interior Side Yard(1) (FT)

**Direction**: N

**Comments**: 5' PARKING SETBACK REQ; 0' PROVIDED - NON-COMPLIANT

## Interior Side Yard(2) (FT)

**Direction**: S

**Comments**: 5' PARKING SETBACK REQ: PARKING NOT SHOWN - COMPLIANT

## Rear Yard (FT)

**Direction**: W

**Comments**: 0' PARKING SETBACK REQ: 2.5' PROVIDED - COMPLIANT

### PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Use(1): Automobile Service Station</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
<tr>
<td>1 PER 200 GROSS FLOOR AREA</td>
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**Comments:**
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<td>TOTAL REQUIRED:</td>
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<td>2000 SF EXEMPTION APPLIES, BLDG IS LESS THAN 2000 SF</td>
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<td>Handicap Parking Spaces:</td>
<td>Sec. 6-16-2-6</td>
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<td>Vertical Clearance (LF)</td>
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<tr>
<td>Surfacings:</td>
<td>Sec. 6-16-2-8 (E)</td>
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**Comments:**

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**Garage Setback from Alley Access (FT)**

| Comments: | | | | |

**Analysis Comments**

LF: Linear Feet SF: Square Feet FT: Feet
<table>
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<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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**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.

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SIGNATURE | DATE