Zoning Board of Appeals  
Tuesday, March 19, 2019  
7:00 P.M.  
Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers  

AGENDA  

1. CALL TO ORDER / DECLARATION OF QUORUM  

2. APPROVAL OF MEETING MINUTES from February 19, 2019.  

3. NEW BUSINESS  

A. 140 Chicago Ave.  
Eric Eriksson, architect, applies for Special Use permit for an Automobile Service Station, Mobile, and a Special Use permit for a Convenience Store at 140 Chicago Avenue in the C1 Commercial District (Zoning Code Section 6-10-2-3), and applies for major zoning relief to reduce the required driveway aisle width adjacent for 90-degree parking stalls from 24’ to 21’ (Zoning Code Section 6-16-2-7, Table 16-A). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.  

4. OTHER BUSINESS  

5. DISCUSSION  

6. ADJOURNMENT  

The next Zoning Board of Appeals meeting is scheduled for Wednesday, April 10, 2019 at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.  

Order & Agenda Items are subject to change. Information about the ZBA is available at: http://www.cityofevanston.org/government/agendas-minutes/agendas-minutes---zoning-board-of-appeals/index.php  
Questions can be directed to Melissa Klotz at mklotz@cityofevanston.org or 847-448-4311. 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 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.  

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las que no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
Meeting Minutes

Zoning Board of Appeals

Tuesday, February 19, 2019
7:00 PM
Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Lisa Dziekan, Mary Beth Berns, Myrna Arevalo, Mary McAuley, Kiril Mirintchev, Violetta Cullen

Members Absent: Scott Gingold

Staff Present: Melissa Klotz

Presiding Member: Mary Beth Berns

Declared of Quorum

With a quorum present, Chair Berns called the meeting to order at 7:00 p.m.

Minutes

Ms. Dziekan motioned to approve the meeting minutes of January 15, 2019, which were seconded by Ms. McAuley and approved 5-0 with one abstention.

Old Business

2510 Green Bay Rd. ZBA 18ZMJV-0106

Michael Meiners, lessee, applies for a special use permit for a Banquet Hall in the B1a Business District (Zoning Code Section 6-9-5-3) and oCSC Central Street Overlay District. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Ms. Klotz read the case into the record.

Steven Bauer., attorney, explained the proposal:

- Request to operate a banquet hall at the facility.
- 10 on-site parking stalls are located in the front of the property.
- As requested by the DAPR Committee, the operator created a parking plan, valet plan, and conducted the noise study at varying times of day.
- Submitted updated Valet Parking, Waste Management, and Noise Mitigation Plan following DAPR.
- Applicant agrees to all DAPR conditions.

Chair Berns asked what valet route would be used because Prairie is a one way street so it would be enticing for valet drivers to cut through the alley, which is not appropriate for that volume of vehicles. Michael Meiners, operator, explained the preferred route from Haven or Kingsley would be to take Lincoln to Poplar to Central and then south down Green Bay.
Ms. McAuley asked how the operations for the Beacon Academy event worked since it had over 200 attendees. Mr. Meiners explained valet parking was at Haven and it worked well with no complaints. There was DJ music at that event and there were no known noise complaints. All other events were for less than 50 people and valet parking was not needed.

Mr. Meiners explained there are no hours of operation proposed because each event will be unique. The alley will not be used from 10pm-8am. Events like weddings may function until midnight.

Ms. Dziekan asked what steps have been taken regarding parking agreements with the off-site parking lots. Mr. Meiners said he has had conversations with Haven and Kingsley schools (roughly 140 stalls combined) and understands their process, and has been through it once. The parking lot to the north of the site has been used before (43 stalls).

Mr. Meiners explained he considered making the space a large art studio/gallery, but this is the only economically viable use of the space other than renting it out to someone else.

Mr. Meiners continued:
- 20 large events of +100 people are needed per year to break even.
- Workshop space at the back of building will remain and be used by Mr. Meiners for art and building things which are also a revenue generator.

Ms. McAuley noted one large event was successfully held, and Ms. Klotz confirmed the DAPR recommendation includes a condition that the special use and parking be reevaluated after one year, at which time the special use could be modified to include additional conditions or the special use could be revoked.

Ms. Dziekan asked what would happen on NU game days, and Mr. Meiners responded he would treat those days the same as any other day, so it is probable that a large event would not be held then since securing a parking agreement would probably be difficult.

Heather Bublick, Feast & Imbibe caterer, explained the one large event that was held was catered by her company and there were no parking, valet, noise, or other issues. The catering kitchen is a 2-minute drive away, and there are 2 parking spaces at 2500 Green Bay Rd. Catering employees park at 1601 Payne (Feast & Imbibe) and are then shuttled over to HackStudio, which works well.

Scott Rodgers, 2504 Green Bay Rd., stated large parties that go until midnight will hurt the value of adjacent properties. Concerns include overuse of the alley, noise, and loud/drunk attendees walking around the area at night. Bass drum and bass guitar noise travels much more than higher pitched noise.

Claire Regan, 2515 Prairie Ave., lives in the building behind HackStudio and has concerns that no hours of operations are proposed. There will be a temptation to use the alley at night. The 2528 Green Bay Rd. parking lot is directly across the alley from
residential so noise will travel from people walking to their cars parked there after events.

Morgan Shubert, 2515 Prairie Ave., noted the City’s noise ordinance limits sound and the noise from a DJ or bass from a band will travel and violate that. There are other uses for the property that would blend with the rest of the neighborhood.

Robert Schubert, 2515 Prairie Ave., explained the alley will be overloaded with congestion when the loading dock is in use, and it will be used because the front door will be congested with event patrons.

Michael Retgild, 2515 Prairie Ave., agrees with everything previously stated and believes there will be “party time behavior” that occurs twice a month or more and is not acceptable in a neighborhood.

Kathleen Johnson, 1843 Lincoln Ave., explained she received a flyer in the mail from HackStudio that states the proposal is for daytime events such as birthday parties and only briefly mentions at the end that nighttime events such as weddings would also occur. Smaller daytime events are fine but large nighttime events that increase alley congestion and create noise are not appropriate. There is no extra street parking in the area, and there is only parking on one side of the street on Lincoln Ave. Also, it is not appropriate to serve alcohol that close to a school.

David Bice, 1843 Lincoln Ave., agreed with previous statements and noted FedEx trucks use that alley frequently so additional alley traffic would be too much.

Frank Callahan, 1849 Lincoln Ave., agreed daytime events are acceptable but nighttime events are not appropriate.

Ira Smith, 1835 Lincoln Ave., explained his alley garage is the closest building behind HackStudio and the alley is already heavily used by commercial traffic and cannot handle additional traffic.

Octavio Vargis, 2515 Prairie Ave., explained street parking in the area is already very difficult and it can take 10 minutes of driving around before finding a street spot when weather is bad. Additional vehicles parking in the neighborhood would be detrimental.

Michael Gray, 2501 Prairie Ave., stated many people will park in the neighborhood to avoid the valet parking so there will be many vehicles driving through the neighborhood.

Mr. Meiners responded:
- Agree that some attendees will avoid valet parking but is unable to control that.
- Agrees that a condition could be placed on the decibel level allowed within the building.

Ms. McAuley noted a bow-truss roof typically has insulation for noise dampening on the exterior of the roof. It may be beneficial to work with neighbors to determine what sound level is acceptable.
Ms. McAuley asked if it is feasible to create an indoor loading dock to address concerns of overcrowding in the alley. Mr. Meiners responded he has had two instances in the past of large deliveries (construction materials that are much more than a catering or DJ delivery) and the large deliveries work well going through the front door. A condition not to use the alley would be fine, as well as a condition limiting hours of operation.

Ms. Dziekan asked if the business model works with daytime events only, since neighbors have concerns with the larger evening events. Mr. Meiners responded the daytime events are supplementary and the nighttime events are necessary to make the business model viable.

Mr. Meiners agreed that street parking in the neighborhood is already challenging. He disagreed with neighbor comments that it is inappropriate to serve alcohol near a school.

Mr. Bauer summarized there is a needed venue for events like this and Mr. Meiners has been approached for this type of use. Some events have already been held and there are no known complaints from those events. If any City regulations such as noise violations occur then Mr. Meiners would be held liable for that and could be fined or have the special use revoked. Conditions for hours of operation, parking, noise, no alley use, etc. are all acceptable.

Deliberation:
Ms. Cullen explained a one year review is too far in the future, and instead the proposal should come up with more clear details and answers regarding things like alley usage, the loading dock, noise, parking, valet, etc.

Ms. McAuley noted rowdy behavior will only go through the front door and hours of operation can be limited, so concerns can be appropriately addressed. A trial period is a good idea and can flush out any potential problems or else find the use is not compatible with the neighborhood. The business will only be successful if it fits well with the neighborhood and does not impose negatively on neighbors.

Ms. Dziekan commended the applicant for attempting to work with the neighborhood. Conditions are needed, and the threshold for off-site parking is too high at 75 and should be reduced.

Ms. Arevalo stated she finds the proposal acceptable, but wondered if attendees would individually pay for the valet parking or if it would be free to them. Valet parking should be free to encourage attendees to use it instead of parking in the neighborhood. If a valet company is used then off-site parking agreements would not be needed from Mr. Meiners - the valet company would handle all of it.

Mr. Mirintchev stated the proposal does not fit with the neighborhood because there is not adequate parking. The off-site parking and valet would not work well because people tend to congregate near parked vehicles to socialize. The building is not well suited to dampen noise.
Chair Berns noted there is no other good use for the site - it doesn’t work well for retail or office, and if it were a residential use then there would not be adequate parking. Given that, the proposed adaptive reuse of the building is acceptable. Ensuring valet parking is free will help a lot and encourage attendees to utilize the valet parking. Soundproofing (acoustic panels) inside the building should be considered and analyzed by an acoustic engineer. A 6 month review, and 12 month report, should be required.

ZBA Members agreed that off-site parking should be required for events of 50 attendees or more. Hours of operation should be 8am - 10pm Sunday-Thursday and 8am-midnight Friday-Saturday.

Standards:
1. Yes
2. Yes
3. Yes; No - Mr. Mirintchev
4. Yes; No - Ms. Cullen
5. Yes
6. Yes
7. Yes; No - Ms. Dziekan, Ms. Cullen
8. Yes
9. Yes

Ms. McAuley motioned to recommend approval of the request with the following conditions:
1. No valet traffic in the alley
2. No loading/unloading via the alley
3. Acoustical dampening required
4. Free valet or shuttle service required when off-site parking is required.
5. Off-site parking required for events of more than 50 attendees.
6. Submit a preliminary report after 6 months and final report after 12 months that are reviewed by staff and the ZBA Chair.
7. Hours of operation are limited to 8am-10pm S-Th and 8am-midnight on F and S.
8. No employee park on the premises during events.
9. Sustainability Practices
10. Substantial compliance with the documents and testimony on record.

The motion was seconded by Ms. Arevalo. With a vote of 3-3 the case moves forward with no recommendation by ZBA.

New Business

821-823 Chicago Ave. ZBA 19ZMJV-0006
Shawn Decker & Cesar Marron, lessees, apply for a special use to expand a Craft Alcohol Production Facility, Sketchbook Brewing Co., in the C1a Commercial Mixed-Use District (Zoning Code Section 6-10-3-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Ms. Klotz read the case into the record.
Shawn Decker & Cesar Marron, operators, explained the proposal:
- Sketchbook has operated for the last 4 years and has special use approval currently.
- The existing tap room is very small and with extremely limited seating.
- No changes are proposed to the brewing facility.
- No additional food will be added.
- Sketchbook is extremely involved with the community and is a neighborhood establishment.
- Changes to the exterior of the building include ADA compliant doorways with vestibules, possibly operable windows, and a new awning.

Deliberation:
ZBA Members agreed the request is appropriate and this type of business expansion is encouraged by the Comprehensive General Plan.

Standards:
1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes

Ms. McAuley motioned to recommend approval of the special use expansion with the same conditions as the existing special use. Ms. Dziekan seconded the motion, which was unanimously approved.

1118 Harvard Terr.  ZBA 18ZMJV-0002
Stacey Christie, property owner, appeals the Zoning Administrator’s decision to deny minor zoning relief (case number 18ZMNV-0095) to construct a one-story addition with a 3.8’ west interior side yard setback where 5’ is required (Zoning Code Section 6-8-3-7) in the R2 Single Family Residential District. The Zoning Board of Appeals is the determining body for this case.

Ms. Klotz read the case into the record.

The appellant confirmed additional information is provided to the ZBA since the Zoning Administrator’s determination.

Ms. Dziekan motioned to deny the appeal and reaffirm the Zoning Administrator's decision that was made based on the information available at that time, which was seconded by Ms. Cullen and approved 5-1 to uphold the Zoning Administrator's decision.
John Cook, contractor, explained the additional information that was provided and that the proposal now meets the following Standards:

1. The practical difficulty is not self-created.
2. The request will not have a substantial adverse impact on adjacent properties since the next door neighbor is in favor of the zoning relief.
3. Since the Zoning Ordinance allows for variations, the proposal meets the intent of the Comprehensive General Plan.

Ms. McAuley asked staff why the Zoning Administrator felt the proposal does not meet the intent of the Comprehensive General Plan, and Ms. Klotz responded that side yard setbacks are meant as an open space buffer between properties, and since there is a compliant alternative available, there is no reason to extend into the required setback and reduce that open space buffer which is a requirement of the Zoning Ordinance and intent of the Comprehensive General Plan. Ms. Klotz noted that the other Standard that was not met was that there is a compliant alternative available so the request was not the least deviation necessary.

Susan Johnson, adjacent neighbor at 1122 Harvard Terr. submitted a letter of support that was omitted from the ZBA packet, and explained the design with the 3.8’ west interior side yard setback is superior because the addition will blend more with the existing house, have a better roofline, and will provide more light to get to the adjacent home.

Michael Locke, 1022 Harvard Terr., explained he had the same variation request in or around 2003 and it was approved.

Lawrence McCarthy 1104 Harvard Terr., explained the addition will look nice but it won’t even be visible from the street.

Donald Soul, 1114 Harvard Terr., noted the compliant alternative makes the rear yard smaller and makes the addition more visible from the property to the west.

Stacey Christie, appellant, explained the letter of support from the neighbor is new information since the original variation denial.

Chair Berns summarized that the new information provided is regarding aging in place, ADA accessibility, and the additional letter from the neighbor.

Ms. Klotz clarified the Zoning Administrator affirms the denial of the zoning relief, and also explained there was an initial discussion with the appellant where staff indicated a side yard setback variation sounded appropriate since the kitchen windows prohibit the addition from moving further east. At that time, there were no formal plans and it was a theoretical discussion. Once staff saw the dimensions of the addition and found the addition could be rotated and then comply without losing functionality of the space, staff’s recommendation changed.

Deliberation:
Mr. Mirintchev found the zoning relief is appropriate because the same amount of green space is preserved, just in a different yard, and the roofline would look odd if the addition jogged in to feature a compliant addition. Ms. Arevalo and Ms. Cullen agreed.

Ms. Dziekan found the new information provided clarifies that there is no longer a compliant alternative, therefore the proposal should now be granted. Ms. McAuley agreed.

Chair Berns agreed with the Zoning Administrator and noted there are other compliant alternatives available.

Standards:
1. Yes
2. Yes
3. Yes; No - Chair Berns
4. Yes
5. Yes; No - Chair Berns

Ms. Cullen motioned to grant approval of the requested zoning relief for a 3.8’ west interior side yard setback for a one story addition based on the additional information provided to the ZBA, which was seconded by Ms. Dziekan and granted 5-1.

Adjourned 9:55pm
140 Chicago Ave.
19ZMJV-0014

ZBA Recommending Body
Memorandum

To: Members of the Zoning Board of Appeals

From: Johanna Leonard, Director of Community Development
Scott Mangum, Planning and Zoning Manager
Melissa Klotz, Zoning Administrator

Subject: 140 Chicago Ave. – ZBA 19ZMJV-0014
ZBA Recommending Body
City Council Determining Body

Date: March 15, 2019

Notice – Published in the Evanston Review on February 28, 2019
Eric Eriksson, architect, applies for Special Use permit for an Automobile Service Station, Mobile, and a Special Use permit for a Convenience Store at 140 Chicago Avenue in the C1 Commercial District (Zoning Code Section 6-10-2-3), and applies for major zoning relief to reduce the required driveway aisle width adjacent for 90-degree parking stalls from 24’ to 21’ (Zoning Code Section 6-16-2-7, Table 16-A). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Recommendation
City Staff recommend approval of a special use permit to reconstruct an Automobile Service Station, Mobile, and Convenience Store, as well as major zoning relief for a 21’ parking drive aisle where 24’ is required, in the C1 Commercial District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

Site Background
140 Chicago Ave. is located on the west side of Chicago Ave. north of Howard St. The property is located in the C1 Commercial District, and is surrounded by the following zoning districts:

<table>
<thead>
<tr>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1 Commercial District</td>
<td>B3 Business District</td>
<td>I2 General Industrial District</td>
<td>C1 &amp; R5 Commercial District (Metra tracks) &amp; R5 General Residential District.</td>
</tr>
</tbody>
</table>
The property is surrounded by Metra tracks to the west, the CTA switching yard to the east, a recently approved planned development for a mixed-use commercial and residential development to the south, and a CTA building to the north.

Proposal
140 Chicago Ave. has operated as an Automobile Service Station and Convenience Store for decades. The applicant proposes to demolish the Convenience Store building, gas pumps, and canopy and construct a larger Convenience Store, attached canopy, and reconfigured gas pumps. All existing structures and landscaping will be replaced, but operations will not change. An Automobile Service Station is defined in the Zoning Ordinance as:

Automobile A building, property, or structure the principal use of which dispenses or offers for retail sale of automotive fuels or oils and incidental convenience goods; having pumps and storage tanks thereon, and where battery, tire and other similar services, are rendered, but only if rendered wholly within lot lines. "Automobile service stations" shall not include an automobile body repair establishment or a car wash.

A Convenience Store is defined in the Zoning Ordinance as:

Any food store establishment having a building size or occupying a sales floor space under three thousand two hundred (3,200) square feet.

The applicant proposes to construct a one story, 1,500 square foot Convenience Store building and gas station pumps for 10 vehicles under an attached canopy. The property will also offer customer and employee parking, vacuum and tire pressure machines, and one diesel gas pump. In addition to the requested special use permits, zoning relief is needed for a 21’ two-way drive aisle adjacent to the customer parking on the north end of the site.

Proposed Site Plan (N ←):
The Zoning Ordinance requires parking for any new commercial structure, but allows a 2,000 square foot discount to the size of the structure before applying the parking requirement. Since the proposed Convenience Store building is 1,500 square feet, there is no required parking for the use. The applicant proposes 4 customer parking stalls, including one ADA stall, at the north end of the property for customers they may visit the Convenience Store without parking at a gas pump. Two parallel employee parking stalls are also proposed towards the south end of the property. The employee parking at the north end of the property includes a compliant 5' landscaped north interior side yard setback, which then squeezes the two-way drive aisle so that only 21’ is provided where 24’ is required. The drive aisle is proposed as a two-way aisle so that customers that can exit the property without navigating through the pump area. Staff feels the property would better circulate with an ingress only curb cut and one way traffic flow. A one-way drive aisle requires 24’ as well since the parking are 90 degree spaces.

The remainder of the property features one way traffic flow with 12’ drive aisles and egress at the south end of the property. All curb cuts on the property are existing but will be reduced in size. The applicant proposes the south curb cut at 30’ in width to provide adequate truck turning, and for vehicles to exit the property by maneuvering around other vehicles that are waiting to turn out of the property in the opposite direction.

The proposed building is one story, with a height of 20.3’ to the top of the parapet. The canopy connects to the building over the main entrance, and extends over the gas pumps at a height of 18’. The building features brick veneer on the front and side facades, and EFIS on the rear adjacent to the Metra embankment. Storefront windows will remain transparent. A 4 inch diameter steel pipe is proposed around the base of the building as a bumper guard to stop vehicles from accidentally running into the building.

New landscaping is proposed along the north and south side yard property lines, and new sod will be added around the existing street trees in the right-of-way. Brick banding is proposed to delineate between the public sidewalk and the adjacent drive aisle that navigates around the gas pumps.

The proposed redevelopment will not change the use of the property. The current site features 6 gas pumps for 12 vehicles, while the new proposal will reduce the intensity by decreasing to 5 gas pumps for 10 vehicles to provide better circulation throughout the property. The Convenience Store currently operates 24 hours a day and typically has one employee per shift. The expanded Convenience Store will provide a needed business in the area that is walkable from Howard St. and the new mixed-use development immediately south of 140 Chicago Ave. that is currently under
construction, as well as for the residential neighborhood to the west who may access
the Convenience Store via the Mulford St. pedestrian viaduct underpass to Chicago
Ave. The applicant intends to start construction as soon as possible so that construction
will align with the new mixed-use development to the south that is already underway.
Staff is not aware of any objections to this proposal, and has not received any
complaints or zoning violations related to the 24-hour operations.

Ordinances Identified for Requested Relief:
6-10-2-3 The following uses may be allowed in the C1 Commercial District, subject to
the provisions set forth in Section 6-4-2, “Special Uses,” of this Title:
   Automobile Service Station
   Convenience Store (among other listed uses)
6-16-2-7 Table 16-A Off-Street Parking Dimensions:
   90 degree parking stalls: 24’ drive aisle

Comprehensive Plan:
The Evanston Comprehensive General Plan encourages the redevelopment of existing
properties to improve business and increase the tax base. The Comprehensive Plan
specifically includes:

   Objective: Promote the growth and redevelopment of business, commercial,
               and industrial areas.

   Objective: Retain and attract businesses in order to strengthen Evanston’s
               economic base.

The proposed Automobile Service Station and Convenience Store will allow an existing
business to improve functionality, vehicular navigation, and aesthetics, which will in turn
increase the business’s economic viability and the City’s tax base.

Design and Project Review (DAPR) Discussion and Recommendation:
The DAPR Committee found the proposal would improve the functionality and
aesthetics of the property. The Committee suggested the north curb cut could be
ingress only, and requested updates to the submitted site plan prior to ZBA (which were
submitted on March 14, 2019):
Recommendation: Unanimous recommendation for approval with the following
conditions regarding additional information:
   1. Add visual demarcation separating the public sidewalk and drive-aisle
   2. Add vehicular navigation arrows at ingress/egress on pavement
   3. Reduce the south curb cut width to 35’ or less
   4. Eliminate the noted pedestrian path to the building entrance since it is not ADA
      compliant
   5. Change parkway landscaping from mulch to grass
   6. Add bicycle rack
   7. Provide color rendering
   8. Provide lighting plan (to be submitted at ZBA)
Special Use Standards:
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: Per Zoning Code Section 6-10-2-3, an Automobile Service Station and a Convenience Store are eligible special uses in the C1 Commercial District.
2. Complies with the purposes and the policies of the Comprehensive General Plan and the Zoning ordinance: The Comprehensive General Plan encourages revitalization and redevelopment of existing businesses.
3. Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use: There is not a proliferation of Automobile Service Stations, Convenience Stores, or other special uses in the immediate area. The closest Automobile Service Station with a Convenience Store is located at the northwest corner of Howard St. and Chicago Ave.
4. Does not interfere with or diminish the value of property in the neighborhood: The redeveloped property will increase the aesthetics and landscaping of the property.
5. Is adequately service by public facilities and services: Adequate public facilities and services are already provided to the property.
6. Does not cause undue traffic congestion: The property is located along a major vehicular corridor. Most vehicular trips to the business will be taken by vehicles already navigating the corridor.
7. Preserves significant historical and architectural resources: NA
8. Preserves significant natural and environmental resources: There are no significant natural or environmental resources at this site.
9. Complies with all other applicable regulations. The Automobile Service Station and Convenience Store uses comply with other applicable regulations.

Variation Standards:
For a variation to be recommended for approval, 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 property is located along a major vehicular corridor and is adjacent to high impact uses including the CTA yard and the Metra embankment. The proposal will be an improvement to the mixed-use development to the south that is currently under construction, as well as the residential neighborhood west of the Metra embankment.
2. Is in keeping with the intent of the zoning ordinance: The proposal complies with all zoning requirements except for the requested drive-aisle width, which is necessary in order to fit the required side yard landscaped setback and customer parking that is not required per the Zoning Ordinance but is needed.
3. Has a hardship or practical difficulty that is peculiar to the property: The property is long and skinny, which makes adequate site circulation difficult.
4. Property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience: Without the requested zoning relief,
the proposal must be redesigned with a substantially smaller building that is not economically feasible to redevelop, or all customer parking must be eliminated.

5. Is not based exclusively upon a desire to extract additional income from the property or public benefit to the whole will be derived: The redeveloped site will improve site circulation for better vehicular navigation and less opportunity for vehicular conflicts or accidents.

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 size and shape prior to the current ownership.

7. Is limited to the minimum change necessary to alleviate the particular hardship or practical difficulty: The applicant has worked with staff to modify the proposal to improve the site circulation while also providing adequate customer parking. The applicant considered angling the customer parking so that the drive-aisle width could be reduced and comply. However, doing so reduces the number of parking spaces and creates a conflict at the north ingress/egress with the furthest northeast parking space.

Attachments
Special Use Application, submitted February 21, 2019
Variation Application, submitted February 21, 2019
Zoning Analysis
Plat of Survey
Site Plans & Elevations
Landscape Plan
Truck Turning Diagram
Zoning Map of Property
Aerial View of Property
Image of Property
DAPR Draft Meeting Minutes – March 6, 2019
1. PROPERTY

Address: 140 CHICAGO AVE, EVANSTON IL 60202
Permanent Identification Number(s):
PIN 1: 141130212604000000 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 ERWISON
Organization: ERWISON 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: ERWISONARCHITECTURE@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: MAZAR HUSAIN
Address: 5816 LILACOLES AVE
City, State, Zip: MORTON GROVE, IL
Phone: Work: 847-889-2920 Home: Cell/Other: 773-794-2482
Fax: Work: Fax: 847-349-2950 Home: 
E-mail: EVANSTONMOJILCO.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."

[Signature]
Property Owner(s) Signature(s) – REQUIRED
Date: 2/21/2019

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."

[Signature]
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: 2/22/2012
- Project Site Plan Date of Drawings: 2/19/2019
- Plan or Graphic Drawings of Proposal (if needed, see notes) - SITE PLAN
  - BUILDING PLAN & ELEVATIONS
  - LANDSCAPE PLANS
  - TOPOGRAPHIC DRAWINGS
- Non-Compliant Zoning Analysis
- Proof of Ownership Document Submitted:
- Application Fee Amount $CAD for $V

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 1,560 S.F. MART BUILDING. THE EXISTING PUMPS, CANOPY AND BUILDING WILL BE DEMO'D.

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 PATTERN IN CHICAGO AND SHOULD BE A CONVENECE TO THE NEW RESIDENTIAL DEVELOPMENT TO THE SOUTH. 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.

Page 3 of 6
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 IN VICTORVILLE WITH THIS PROJECT.

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

WE ARE GENERALLY REMOVAL THREAT REPLACING 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 ENDEavored TO COMPLY WITH ALL KNOWN CODES EXCEPT OFF COURSE THE NEED FOR A SPECIAL USE AS A GAS STATION WITHIN THE RESTRICTIONS OF A LONG AND SOMEWHAT NARROW SITE PLAN.
City of Evanston
DISCLOSURE STATEMENT
(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.
   
   BUSINESS SITE & MAL.COM KARIN LLC
   P.O. BOX 82028
   CHICAGO, IL 60682
   PHONE: 866-2920
   EMAIL: KETAH@BHAI

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.

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 1 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 # 16ZMV-004

1. PROPERTY

Address: 140 CANTERBURY AVE, EVANSTON, IL 60202
Permanent Identification Number(s):
PIN 1: 111-30-22120100666 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: ERIC BRYSON
Organization: ERICSON ARCHITECTURE LLC
Address: 3816 LIZEETE LN
City, State, Zip: GLENVIEW, IL 60026
Phone: Work: [Redacted] Home: [Redacted] Cell/Other: 847-370-6550
Fax: Work: [Redacted] Home: [Redacted]
E-mail: ERICSON 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: MAZHUR HUSSAIN
Address: 5816 LINCOLN AVE
City, State, Zip: MORTON GROVE, IL
Fax: Work: 847-769-2910 Home: [Redacted]
E-mail: EVANSTON MUSICAL@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

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

Page 1 of 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [X] 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 informs 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 EXIST GAS STATION AND INSTALL NEW GAS STATION IN EXIST BUILDING, CARRY 8 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>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>REQUIRE 24&quot; WIDE AISLE FOR TWO-WAY TRAFFIC</td>
<td>REQUEST A 21' WIDE AISLE AT THE NORTH END OF THE DRIVE SITE ACCESS FOR TWO-WAY TRAFFIC</td>
</tr>
</tbody>
</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?

THE SITE HAS FUNCTIONED WELL AS A GAS STATION FOR DECADES.
THE SITE IS WELL SUITED AS A GAS STATION BUT IS A NARROW SITE
AND WE WANT TO IMPROVE SAFETY FOR TRAFFIC ENTERING
THE SITE AT THE NORTH DRIVEWAY. THIS VARIANCE WOULD HELP.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

THE SITE IS VERY ISOLATED FROM NEIGHBORING SITES
DUE TO ITS LOCATION ABOUT 600 FEET FROM THE
RAIL YARD TO THE EAST A UTILITY BLDE TO SOUTH.
THIS VARIANCE ENHANCES SAFETY ON THE SITE ONLY AND
WILL HAVE NO IMPACT ON ADJOINING 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.

THE SITE STRUCTURE ARE OLD AND TIGHT. A NEW GAS STATION
WOULD BE A BIG ASSET TO BURLINGTON BUT THE SITE IS
LONG AND NARROW SO THERE ARE PREVIOUS TOWN DESIGN
SOLUTIONS. THIS IS THE BEST SITE SOLUTION BUT IT
NEEDS A LITTLE HELP FROM THIS VARIANCE REQUEST.
IT IS A MATTER OF TRAFFIC FLOW SAFETY, NOT CONVENIENCE.

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.

WE DONT EXPECT MUCH ADDITIONAL INCOME FROM THIS
VARIANCE. IT JUST ALLOWS US TO GET A GOOD, ORDERLY
SAFER SITE PLAN AND A NICE NEW CLEAN GAS
STATION TO REPLACE THE OLD BETTER FUNCTION.

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 DIDNT 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
   847-486-7920
   MR. KAPLAN BHAH

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.
### Zoning Analysis Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19ZONA-0010 – 140 CHICAGO AVE</td>
<td>NON-COMPLIANT</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>comment</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>
</tbody>
</table>
| 6-16-2-7, Table 16-A | 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, penerio@cityofevanston.org 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, pdagostino@cityofevanston.org 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:
Front yard setback (east): 0’
Side yard setbacks (north and south): 5’
Rear yard setback (west): 0’
Zoning Analysis
Summary

Case Number: 19ZONA-0010
Case Status/Determination: Non-Compliant

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>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District:</td>
<td>C1</td>
</tr>
<tr>
<td>Overlay District:</td>
<td>None</td>
</tr>
<tr>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Eric Eriksson
Phone Number: 

Signature [Signature]
Date 2-20-19

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

### Zoning Section:  
### Comments:  
### Plan dated: 02-19-19, No. 22

<table>
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<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>
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<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>
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<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>
</tbody>
</table>
| 6-16-2-7, Table 16-A | 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, penerio@cityofevanston.org 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, pdagostino@cityofevanston.org 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:
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: 19ZONA-0010
Purpose: Zoning Analysis without Bld Permit App
Address: 140 CHICAGO AVE
District: C1
Applicant: Eric Eriksson
Overlay: None
Reviewer: Michael Griffith
Preservation District:

THIS APPLICATION PROPOSES (select all that apply):

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

ANALYSIS BASED ON:

- Plane Dated: 02-19-19
- Prepared By: ERIKSSON ARCHITECTURE
- Survey Dated: 02-22-12
- Existing Improvements: AUTOMOBILE SERVICE STATION (GAS STATION)

Proposal Description:

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

RESIDENTIAL DISTRICT CALCULATIONS

**Front Porch Exception (Subtract 6%)**

<table>
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<th>USE</th>
<th>Standard</th>
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**Pavers/Pervious Paver Exception (Subtract 20%)**

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**Open Parking Debit (Add 200sqft/open space)**

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**PRINCIPAL USE AND STRUCTURE**

**Comments:** SPECIAL USE APPROVAL REQUIRED

Minimum Lot Width (LF)

<table>
<thead>
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<th>USE</th>
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Minimum Lot Area (SF)

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**Building Lot Coverage (SF) (defined, including subtractions & additions):**

NONE

**Comments:**

Dwelling Units:

<table>
<thead>
<tr>
<th>Comments:</th>
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<tr>
<td></td>
</tr>
</tbody>
</table>

Rooming Units:

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

Building Lot Coverage

<table>
<thead>
<tr>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

LF: Linear Feet  SF: Square Feet  FT: Feet
Page 1
## 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>

### Comments:

#### Accessory Structure Rear Yard Coverage:

<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>
<td></td>
</tr>
</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>
<td></td>
<td></td>
</tr>
</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>Street:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong> LANDSCAPE PARKING SETBACK REQ: NOT PROVIDED - NON-COMPLIANT</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT)</th>
<th>5.0</th>
<th>53.0</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction:</strong> N</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Comments:</strong> 5' PARKING SETBACK REQ; 0' PROVIDED - NON-COMPLIANT</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT)</th>
<th>5.0</th>
<th>51.4</th>
<th>Compliant</th>
</tr>
</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>
<td></td>
<td></td>
</tr>
</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>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Parking Requirements

| Use(1): Automobile Service Station | | | |
|-----------------------------------| | | |
| **Standard:** 1 PER 200 GROSS FLOOR AREA | | | |
| **Existing:** | | | |
| **Proposed:** 5 | | | |
| **Determination:** | | | |

#### Comments:

**Use(2):**

**Comments:**
<table>
<thead>
<tr>
<th>Use(s):</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL REQUIRED:** 0 5 Compliant
Comments: 2000 SF EXEMPTION APPLIES, BLDG IS LESS THAN 2000 SF

**Handicap Parking Spaces:**
- Sec. 6-16-2-6
- 1 Compliant

**Access:**
- Sec. 6-16-2-2
- Comments:

**Vertical Clearance (LF):**
- 7"
- OPEN
- Compliant

**Surfacing:**
- Sec. 6-16-2-8 (E)
- HARD SURFACE
- Compliant

**Location:**
- Sec. 6-4-5-2

**Comments:**

**Angle(1): 90 Degree**

| Width(W) (FT) | 8.5 | 9.0 | Compliant |
| Depth(D) (FT) | 15.0 | 18.0 | Compliant |
| Alise(A) (FT) | 24.0 | 21.0 | Non-Compliant |
| Module (FT) | SL 42.0, DL 60.0 | SL 39.0 | Non-Compliant |

**Angle(2): 0 Degree**

| Width(W) (FT) | 8.0 | 8.0 | Compliant |
| Depth(D) (FT) | 21.0 | 21.0 | Compliant |
| Alise(A) (FT) | 12.0/24.0 | 12.0+ | Compliant |
| Module (FT) | SL 20.0/32.0, DL 28.0/40.0 | SL 20.0 | Compliant |

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

**Comments:**

**Analysis Comments**

---

*LF: Linear Feet  SF: Square Feet  FT: Feet*
Results of Analysis: This Application is Non-Compliant

Site Plan & Appearance Review Committee approval is: Required

See attached comments and/or notes.

[Signature] [Date: 2-21-19]
Eriksson Architecture
3816 Lizette Ln, Glenview, IL 60026
erikssonarchitecture@comcast.net
847-370-6550

Mobil Gas Station Renovation
140 N Chicago Ave, Evanston

Site Plan 26 - 27.2 deg. 5 double-sided pumps
Site Area - 12,931 SF (0.29 Acres)

Scale: 1" = 15'
3-11-2019
MOBIL GAS STATION RENOVATION
140 N Chicago Ave, Evanston

ERIKSSON ARCHITECTURE
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MOBIL GAS STATION RENOVATION
140 N Chicago Ave, Evanston

CANOPY AND BUILDING ELEVATIONS 26
3-12-2019
1/8" = 1'-0"  EFIS: BEIGE FINISH

**EAST ELEVATION**

- **Canopy Connection**
- 12"x24"x1.5 Rough Faced Cast Stone Veneer
- Double Pane Glass in Clear Aluminum Finish Alum Framing
- 4"x24 Cast Stone Bullnose (12x24x1) 5 Rough Faced Cast Stone Veneer
- Painted Gray Composite Molding
- 4" Dia Steel Horz Pipe and Post Bumper Guard for Building

**SOUTH ELEVATION**

- **Canopy Connection**
- Mutted Red Brick Veneer
- Double Pane Glass in Clear Aluminum Finish Alum Framing
- 4"x24 Cast Stone Bullnose (12x24x1) 5 Rough Faced Cast Stone Veneer
- Painted Gray Composite Molding

**WEST ELEVATION**

- **Canopy Connection**
- EFIS: Beige Finish

**NORTH ELEVATION**

- **Canopy Connection**
- 4" DIA STEEL HORZ PIPE AND POST BUMPER GUARD FOR BUILDING

140 Chicago Ave, Evanston  
Eriksson Architecture LLC  
847-370-6550  
Elevations: 3-11-2019
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
March 6, 2019


Staff Present: J. Velan

Others Present: Ald. Rainey

Presiding Member: J. Leonard

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

Approval of Minutes

February 6, 2019, DAPR Committee meeting minutes.

L. Biggs made a motion to approve the February 6, 2019, meeting minutes, seconded by S. Mangum.

The Committee voted, 7-0, with two abstentions to approve the February 6, 2019, meeting minutes.

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.

APPLICATION PRESENTED BY: Eric Eriksson, architect

DISCUSSION:

- Service station has been at this location for approximately 40 years.
- Site is narrow.
- Plan includes new underground fuel tanks.
- Need curb cut width for truck turning. South curb cut width is currently 50’, 35’ proposed. Will replace curb where reduced. Truck turning radius diagram shows trucks don’t need 35’ width, but it’s needed for customer vehicles to go around a truck when a truck is there.
- A visual demarcation or physical barrier such as a curb and/or fence separating public sidewalk and driveway aisle is needed.
● Signage and arrows on pavement needed to direct traffic flow.
● South curb cut width needs to be reduced.
● South curb cut to be egress only. North curb cut to be in/out.
● G. Gerdes, pedestrian path to building entrance should not be the drive aisle, the word “sidewalk” needs to be removed near the building because the area shown does not meet required width for ADA access.
● On landscape plan, change parkway mulch to grass.
● Add a bike rack.
● Clearly mark an ADA fuel pump with notification button.
● Provide a color rendering of the building.
● Will be a 24-hour convenience store.
● LED lighting needs to be aimed down, provide a photometric plan.

L. Biggs made a motion to recommend approval to ZBA subject to the following conditions:

1. Provide visual demarcation separating the public sidewalk and driveway aisle;
2. Add signage arrows on pavement and directional signage indicating traffic flow;
3. Reduce south curb cut width;
4. Remove the word “sidewalk” near building;
5. Change parkway mulch to grass on landscape plan;
6. Add bike rack;
7. Clearly mark ADA fuel pump with notification button;
8. Provide color rendering of building;
9. Provide a photometric plan;

seconded by G. Gerdes

The Committee voted, 9-0, to recommend approval to ZBA subject to the conditions noted above.

Adjourment

L. Biggs made a motion to adjourn, seconded by G. Gerdes. The Committee voted, 9-0, to adjourn. Meeting adjourned at 4:24 pm.

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.

Respectfully submitted,
Michael Griffith