DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)

Wednesday, April 10, 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: April 3, 2019, DAPR Committee meeting will be reviewed at the April 17, 2019, meeting.

III. OLD BUSINESS

1. 619 Howard Street
   Thomas Ahleman, architect, submits for a Special Use permit for a Banquet Hall Facility in the B3 Business District.

IV. NEW BUSINESS

1. 2121 Ashland Avenue
   Mike Chookaszian, applicant, submits for building permit for interior and exterior alteration of a 2-story commercial structure for a brew pub and banquet hall facility, Double Clutch Brewery, in the MXE Mixed Use Employment District.

2. 1223 Chicago Avenue
   Lea Pinsky, applicant, submits for approval a mural for the south facade of 1223 Chicago Avenue (Soapies), in the B1 Business District.

V. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, April 17, 2019, at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.
Design and Project Review (DAPR)

619 Howard St.

Recommendation to ZBA
619 Howard St

March 25, 2019

- User drawn points
- Tax Parcels

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619 Howard St.
Tuesday, April 2nd, 2019

City of Evanston
C/o Melissa Klotz
Planning & Zoning Division
Community Development Department
Morton Civic Center

To whom it may concern:

Palmhouse Productions LLC is seeking an approval of an allowed special use for the space at 619 Howard Street. Our intent is to open up a Venue Space for public and private events utilizing the 9929 sq. ft, including a full catering kitchen, green room, bathrooms, and divisible event space. Please see our proposed summary of operations below:

Overview:
In a collaboration between Peckish Pig & Mohamed Eldibany, “Palmhouse Productions” hopes to fill a need in the Evanston community for access to venue space that rivals the best of Chicago event spaces. Operating events such as private events ranging from weddings to fundraisers, bar/bat mitzvahs to gala dinners. As the owners of Peckish Pig, an existing business across the street on Howard street, we have seen the need for large scale event space and have hosted over 70 weddings in the 5 years, as well as events for Piven Theater, Beacon Academy, Howard Area Community Center, Nichols Middle School, Y.O.U, Theo Ubique Theater, and more. As it stands, many Evanston events travel to Chicago to host events without a variety options for the larger headcounts. All of the larger event spaces in Evanston are currently more traditional hotel banquet style spaces, and we hope to provide a modern industrial alternative.

Operations:
Palmhouse will operate from the hours of 8am to 11pm, Sunday – Thursday and 9am – 12am Friday - Saturday. While these will be the maximum operation hours, the space may not actually be occupied during every hour listed, as events vary in time frame.

We anticipate this new space will host an average somewhere between 10-15 events per month in the first year. Events may be scheduled during the day time and/or evening, with the earliest start at 8am and the latest end event concluding by 12am. The larger - scale events
would be centralized to Friday / Saturday evening bookings, while smaller scale events will fill the weekday and weekend daytime events.

Catering for Palmhouse will be provided either in house within the catering kitchen, or with outside caterers who will be limited to drop off during scheduled hours, and then prepare menu on site. Peckish Pig will serve as the primary caterer, and as so should not add any parking or traffic requirements for additional staffing. Any additional outside caterers will be required to shuttle their staff in and drop off during scheduled delivery hours.

Palmhouse will seek a liquor license from the City of Evanston and be the sole liquor provider for any and all events on site and hold the liquor liability insurance for the building. Palmhouse expects to employ 2-3 full time employees and 4 part-time employees between office & event bar staff. 50% of these employees are current Peckish Pig staff who will move into new roles Palmhouse, the remainder will be highly encouraged to use public transit and will be provided with public transportation allowance.

The current building at 619 Howard street includes 21 parking spaces, with one loading and one ADA space. In addition to our current parking lot, we are in negotiations securing 20 off site spaces as a monthly lease for evening events at the parking lot at 525 Howard, to be utilized by shuttles and/or valet service. Palmhouse is less than .5 miles from the red/purple/yellow line station at Howard, and also directly on the 201/206 CTA bus lines which stop at Howard & Custer and also at Howard & Clyde. We will encourage public transit and rideshare, utilize valet parking (free to guests of events to encourage use) and shuttle services to and from the Howard street train station/Gateway Parking Structure. Nearby Gateway Parking structure at 7474 N. Rogers has 592 spaces in their structure and have assured us they would have no problem securing 100 or more spaces or more on a Friday or Saturday evening to provide supplemental parking options as their heaviest traffic is for park & ride commuters to the Howard street train station. We have additionally contacted the owner of the parking lot at Howard and Clyde to negotiate use of the parking lot in the evenings for events.

With the current adjacent lot, any party under 40 would be able to use the parking lot without valet. Any event over 40 people would be required to utilize the valet service. With the additional 20 spaces for the total of 41 secured spaces, we would be able provide parking for 80-100 guests utilizing a valet service to ensure traffic flow between spaces. For events over 100, we will require hosts to shuttle guests from either the hotels, ceremony site or from the gateway parking structure. We have reached out to several local shuttle services to provide information and quotes on wedding shuttles which we will retain, and also provide to event hosts.

In order to ensure smooth traffic flow upon guest arrival, event guests would pull into the parking lot off street to give their cars to valet, who would then continue north in the parking lot to the alley and exit to fill the secondary lot before filling the lot adjacent to the building.
Building changes:
Our plan is to renovate the property into a beautiful addition to the Howard street scape. As far as changes to the building, we will be doing a full renovation of the interior and while we plan to expose the bowstring trusses, we will be looking to install a new roof with additional insulation for both energy and sound purposes. We will consult with acoustical professionals to ensure sound travel does not disturb surrounding buildings, and plan to conduct decibel testing to ensure any sound travel through the alley to residential lines does not exceed 60 decibels. Will submit decibel testing report to city once project is completed but prior to opening for business.

We will be replacing the large storefront with new double paned windows to help reduce sound and provide privacy for events within the space. 619 Howard will receive new HVAC, plumbing, and electrical, as well as a new fence and gate to the parking lot on both the street and alley facing sides. Palmhouse will adhere to all Evanston noise ordinances for amplified sound as outlined in ordinance 9-5-20, which states no amplified sound will be played from Sunday – Thursday After 10pm, and before 7am, and Friday – Saturday after 11pm, and before 7am. We operate weddings at Peckish Pig currently, including on our patio, and hosts understand these parameters, and have no complaints to complying with the noise ordinance when planning their DJ/Band/Amplified sound.

Loading & Waste Management:

Deliveries to and from the building will only be allowed occur between the 9am-4pm hours, and delivery vehicles will load into the building from the alley behind the building, or the parking lot in the same drop off as the shuttles. To enter the alley without disturbing or entering the surrounding neighborhood we will have trucks head north on Custer and turn east into the alley behind Bumper to Bumper Auto Parts.

Waste Management: Palmhouse will contract with Groot for Waste Management services for all waste management. We will contract that any and all garbage disposal or pickup is not allowed after 10pm, or before 7am. We will employ 2 commercial dumpsters, one dedicated to recycling and one dedicated to garbage/refuse. Any and all garbage or recycling collected at the end of the event will be stored within the building until the following day to ensure noise protection for the buildings behind 619 Howard Street. Employees will be restricted to using the north doors facing the alley after 10pm to minimize any disturbance to surrounding areas.

Deborah Evans: 

India McKay: 

Mohamed Eldibany: ME
SPECIAL USE APPLICATION

PALMHOUSE EVENT SPACE
619 HOWARD ST.
EVANSTON, IL 60626

04/05/19
EXISTING ASPHALT PARKING (22 SPACES)

#619-621 HIGH 1 STORY BRICK BUILDING
** NO CHANGE TO EXISTING FOOTPRINT **

NEW 6'-0" TALL WOOD SLAT FENCE AT FRONT AND REAR WITH SLIDING GATES

DUMPSTERS ON CONCRETE PAD WITH OPAQUE ENCLOSURE

NO DELIVERY OR GUEST DROP OFF ON STREET
CLEAN AND PAINT EXISTING STONE AND BRICK, TYP.

NEW 5'X4' CLERESTORY WINDOWS (HEAD HEIGHT @ 10'-0")

EXISTING LIMESTONE RELIEF PAINTED GOLD

NEW PANELS

SIGNAGE ON CEDAR SLATS

NEW CEDAR FENCE AND GATE

NEW STOREFRONT WINDOWS

NEW 10'-0" TALL WOOD DOORS

NEW CLERESTORY WINDOWS

NEW PANELS

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

1/8" = 1'-0"

1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com | © 2019

SD2.0
NEW 5'X4' WINDOWS

NEW 6'-0" CEDAR FENCE AT REAR

TRASH AND RECYCLING DUMPSTERS & OPAQUE ENCLOSURE

PROPOSED NORTH ELEVATION
1/8" = 1'-0"

PROPOSED EAST ELEVATION
1/8" = 1'-0"

PALMHOUSE EVENT SPACE
Date: 04/05/19 619 HOWARD ST.
Project # 1907
1. PROPERTY

Address: 6019 Howard Street, Evanston 60202
Permanent Identification Number(s):
PIN 1: 11-30-210-014-0000 PIN 2: 11-30-210-017-0000
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.)

2. APPLICANT

Name: Thomas Ashelman
Organization: Studio Talo Architecture, Inc.
Address: 1734 Sherman Ave. #20
City, State, Zip: Evanston, IL 60202
Phone: Work: 847.733.3300 Home: 
Fax: Work: 
E-mail: thomas@studiotalo.com

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

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

Cell/Other: 773.620.7252
Please circle the primary means of contact.

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

Name(s) or Organization: Mohamed Eldibany
Address: 2819 Edmond Ave.
City, State, Zip: Evanston, IL 60201
Phone: Work: 847.530.2949 Home: 
Fax: Work: 
E-mail: m.medibany@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."

Mohamed Eldibany 3.14.19

Property Owner(s) Signature(s) – REQUIRED Date

4. SIGNATURE

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

Applicant Signature – REQUIRED Date

PAGE 1 OF 6
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- [ ] Completed and Signed Application Form
- [ ] Plat of Survey Date of Survey: 5/13/18
- [ ] Project Site Plan Date of Drawings: Forthcoming
- [ ] Plan or Graphic Drawings of Proposal (If needed, see notes)
- [ ] Non-Compliant Zoning Analysis
- [ ] Proof of Ownership Document Submitted: "Owner Authorization"
- [ ] Application Fee Amount $_________

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 proposed special use is a Banquet Hall that may be used for gatherings such as wedding receptions, that may include the provision of food, drink and/or entertainment.

APPLICANT QUESTIONS

a) Is the requested special use one of the special uses specifically listed in the Zoning Ordinance? What section of the Zoning Ordinance lists your proposed use as an allowed special use in the zoning district in which the subject property lies? (See Zoning Analysis Review Sheet)

YES. 6-9-4-3 Special Uses

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?

Note both questions

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

Yes. The location is on major bus routes and is near a CTA El station. There is also additional parking available nearby at the CTA Howard street parking garage.
d) Will the requested special use cause undue traffic congestion?
   
   No.


e) Will the requested special use preserve significant historical and architectural resources?
   
   Yes. By reusing a large historical structure on a main street, and making facade improvements that highlight the historical character of the building we are preserving part of Evanston's historical architectural character.

f) Will the requested special use preserve significant natural and environmental features?
   
   The requested special use will have no impact on natural or environmental features.


g) Will the requested special use comply with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation?
   
   Yes.
City of Evanston
DISCLOSURE STATEMENT
(This form is required for all Major Variances and Special Use Applications)

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

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made: Does not apply.

   USER OF LAND IS LISTED ON PAGE 1.

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.)

   NA

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.

PROPERTY OWNER LISTED ON #3/ PAGE 7.
OWNER AUTHORIZATION

Zoning Office
City of Evanston
Civic Center Room 3700
2100 Ridge Avenue
Evanston, Illinois 60201

RE: 619 Howard Street, Evanston, Illinois 60202
PIN(s): 11-30-210-016-0000; 11-30-210-017-0000; 11-30-210-018-0000; 11-30-210-019-0000 &
11-30-210-020-0000 (the “Property”)

To Whom It May Concern:

The undersigned (the “Owner”) is the current owner of the Property. Pursuant to that certain
Mainstreet Organization of Realtors Commercial Sales Contract dated December 6, 2018, as amended, (the
“Contract”), Owner has agreed to convey the Property to Mohamed Eldibany, or his nominee or assignee
(“Purchaser”). Owner hereby acknowledges that Purchaser will be pursuing a Petition for a Special Use
Permit with respect to the Property (the “SUP Application”). Owner hereby consents to Purchaser and/or
his attorneys making all necessary and appropriate submissions to the applicable governmental authorities
in connection with the SUP Application; provided, however, (i) Owner shall have the right to appear at all
hearings in connection with the SUP; (ii) Owner’s will have the right to approve the terms and conditions
of the SUP; and (iii) nothing herein shall be deemed to authorize the Purchaser to impose limitations on the
use of the Property or change the current zoning of the Property as of the date of this Authorization without
Owner’s prior written consent.

OWNER:

619 Howard LLC,
an Illinois limited liability company

By: [Signature]
Name: James Troutman
Title: Manager
Date: 01-25-19
Design and Project Review
(DAPR)

2121 Ashland Avenue

Preliminary/Final Review
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
Aerial Map - 2121 Ashland Avenue

April 5, 2019

- User drawn points
- Tax Parcels

City of Evanston IL, Imagery courtesy Cook County GIS

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1. THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. REPRODUCTION IS PROHIBITED. COPYRIGHT 2018 SCALAPLUS INC.

2. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL FIGURED DIMENSIONS AND CONDITIONS AT THE JOBSITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION OF ANY WORK. NO REFERENCE OR DESIGNATION WITHIN THESE DOCUMENTS SHALL BE CONSIDERED TO ESTABLISH A CONSTRUCTION TOLERANCE.

3. DO NOT SCALE THESE DRAWINGS.
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3. DO NOT SCALE THESE DRAWINGS.
AN ORDINANCE

Granting a Special Use Permit and Major Variations for a Banquet Hall and a Brew Pub Located at 2119-2125 Ashland Avenue in the MXE Mixed-Use Employment District ("Double Clutch Brewing Company")

WHEREAS, the Zoning Board of Appeals ("ZBA") met on August 8, 2018, pursuant to proper notice, to consider case no. 18ZMJV-0064, an application filed by Mike Chookaszian (the "Applicant"), operator of the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 2119-2125 Ashland Avenue (the "Subject Property") and located in the MXE Mixed-Use Employment Zoning District, for a Special Use Permit to establish, pursuant to Subsection 6-13-4-3 of the Evanston City Code, 2012, as amended ("the Zoning Ordinance"), a Banquet Hall and a Brew Pub, "Double Clutch Brewing Company," and Major Variations pursuant to Subsections 6-13-4-6 and 6-16-4-5 of the Zoning Ordinance on the Subject Property; and

WHEREAS, the Applicant requests the following Major Variations:

(A) The Applicant requests to have a zero foot (0') front yard setback, where a ten foot (10') front yard setback is required on the Subject Property;

(B) The Applicant requests to have a zero foot (0') north interior side yard setback, where a five foot (5') north interior side yard setback is required on the Subject Property;

(C) The Applicant requests to have a zero foot (0') rear yard setback, where a five foot (5') rear yard setback is required on the Subject Property; and
(D) The Applicant requests to have zero (0) short loading docks, where one (1) short
loading dock is required on the Subject Property; and

WHEREAS, the ZBA, after hearing testimony and receiving other evidence,
made a written record and written findings that the application for a Special Use Permit for
a Banquet Hall and a Brew Pub and Major Variations met the standards for Special Uses in
Section 6-3-5 and for Major Variations in Section 6-3-8-12 of the Zoning Ordinance and
recommended City Council approval thereof; and

WHEREAS, at its meeting of September 17, 2018, the Planning and
Development Committee of the City Council ("P&D Committee") considered the ZBA's
record and findings and recommended the City Council accept the ZBA's
recommendation and approve the application in case no. 18ZMJV-0064; and

WHEREAS, at its meeting of September 17, 2018 and October 8, 2018,
the City Council considered and adopted the respective records, findings, and
recommendations of the ZBA and P&D Committee, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: The foregoing recitals are found as fact and incorporated
herein by reference.

SECTION 2: The City Council hereby approves the Special Use Permit
for a Banquet Hall and Brew Pub and the Major Variations on the Subject Property as
applied for in case no. 18ZMJV-0064.

SECTION 3: The Major Variations approved hereby are as follows:
(A) Approval to have a zero foot (0') front yard setback. Subsection 6-13-4-6 requires a ten foot (10') front yard setback on the Subject Property;

(B) Approval to have a zero foot (0') north interior side yard setback. Subsection 6-13-4-6 requires a five foot (5') north interior side yard setback on the Subject Property;

(C) Approval to have a zero foot (0') rear yard setback. Subsection 6-13-4-6 requires a five foot (5') rear yard setback on the Subject Property;

(D) Approval to have zero (0) short loading docks. Subsection 6-16-4-5 requires one (1) short loading dock is required on the Subject Property; and

SECTION 4: Pursuant to Subsection 6-9-5-3 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit and Major Variations, violation of any of which shall constitute grounds for penalties or revocation of said Permit pursuant to Subsections 6-3-5 of the Zoning Ordinance:

A. Compliance with Applicable Requirements: The Applicant shall develop and use the Subject Property in substantial compliance with: all applicable legislation; the Applicant's testimony and representations to the ZBA, the P&D Committee, and the City Council; and the approved plans and documents on file in this case, including but not limited to: the Sustainability Practices.

B. Hours of Operation: The Applicant may operate the Banquet Hall and Brew Pub authorized by this ordinance only between the hours of 11:00 a.m. and 10:00 p.m. on any given Monday through Friday and between the hours of 11:00 a.m. and 1:00 a.m. on any given Saturday through Sunday. Special events must be finished by 1:00 a.m.

C. Parking: The Applicant or its Employees shall not park on the streets near the Subject Property. The Applicant agrees to enter into agreements for off-site parking as needed.

D. Noise Abatement: The Applicant must also consider and implement noise abatement processes to minimize noise carrying throughout the neighborhood.
E. **Alley Maintenance:** The Applicant agrees to coordinate with neighboring businesses on the alley to maintain the alley on a yearly basis as needed.

F. **Designated Smoking:** The Applicant shall also have a designated smoking area on the Subject Property so as to eliminate any nuisances.

G. **Recordation:** Before it may operate the Special Use authorized by the terms of this ordinance, the Applicant shall record, at its cost, a certified copy of this ordinance with the Cook County Recorder of Deeds.

**SECTION 5:** When necessary to effectuate the terms, conditions, and purposes of this ordinance, "Applicant" shall be read as "Applicant's agents, assigns, and successors in interest."

**SECTION 6:** This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**SECTION 7:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 8:** If any provision of this ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable.

**SECTION 9:** The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.
Introduced: September 17, 2018
Adopted: October 3, 2018

Attest:
Devon Reid, City Clerk

Approved:
October 26, 2018

Stephen H. Hagerty, Mayor

Approved as to form:

Michelle L. Masoncup, Corporation Counsel
EXHIBIT A

LEGAL DESCRIPTION

LOTS 12, 13 AND 14 IN BLOCK 11 IN EVANSTON CENTER ADDITION IN SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING FROM THE AFORESAID TAKEN AS A TRACT THE SOUTH 3.0 FEET THEREOF.

PIN: 10-12-422-017-0000

COMMONLY KNOWN AS: 2119-2125 Ashland Avenue, Evanston, Illinois.
Design and Project Review (DAPR)

1223 Chicago Avenue

Preliminary/Final Review
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
MAIN DEMPSTER MILE SOAPIES MURAL  
Description for City of Evanston’s DAPR meeting 4/10/19

For the past year, the Main Dempster Mile has been working closely with Art Encounter’s Evanston Mural Arts Program (EMAP) to facilitate the coordination of a mural on the exterior wall of the south side of building at 1233 Chicago Avenue, where Soapie’s dry-cleaning business is. This wall is currently purple, and faces the Lot 65 (Trader Joe’s) parking lot.

Following a process that collected community input, the artist invited to create this mural is Louise Chen (www.louisechen.com), a Detroit-based artist who travels the country and world painting beautiful large scale native botanicals. The team has worked closely with the building owner Michael Gardner, who has approved the mural design, and has kept the Evanston Arts Council and Alderman Melissa Wynne abreast of this project, as well as the, with no objections. Louise is planning to paint this mural in late April 2019, weather permitting.

Contacts for this mural include:
Dustin Harris and Lea Pinsky, EMAP, Art Encounter
Katherine Gotsick, Main Dempster Mile
Michael Garder, 1233 Chicago Ave building owner

emap@artencounter.org
katherine@maindempstermile.com
michael@thornwoodllc.com