



MEETING MINUTES
ZONING BOARD OF APPEALS

Tuesday, January 23, 2018

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: Scott Mangum
Presiding Member: Mary Beth Berns

Declaration of Quorum

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

New Business

1239 Asbury Ave./1224 Dempster St.

ZBA 17ZMJV-0100

Michael Finnegan, board member, applies for major zoning relief to subdivide a property to split Beth Emeth The Free Synagogue from a single family residence in the R1 Single Family Residential District. The applicant requests 33.3% building lot coverage where 32.3% currently exists and 30% is permitted (Zoning Code Section 6-8-2-7), 65.6% impervious surface coverage where 63.8% currently exists and 45% is permitted (Zoning Code Section 6-8-2-10), and a 5' south interior side yard setback where 15' is required for open parking for a non-residential use, all for the synagogue property. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Ms. Cullen motioned to continue the case without discussion to the February 20, 2018 ZBA hearing. Ms. McAuley seconded the motion, which was unanimously approved.

1233-1235 Hartrey Ave.

ZBA 17ZMJV-0109

Evanston Township High School submits for a Special Use for a Special Educational Institution- Public in the I2 General Industrial Zoning District in order to operate a high-school for students with behavioral and emotional needs (Zoning Code Section 6-14-3-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Mr. Mangum read the case into the record.

Mary Rodino, CFO for ETHS, explained the proposal:

- Students are currently transported out of the district.
- The District explored multiple Evanston properties including Shore School, which needed repairs.
- 22 students will be brought back to the community by locating at 1233-1235 Hartrey, as well as 12-18 full time staff positions.

- The layout of the space works well and an architect has been consulted.
- The location is 3 blocks from ETHS which will allow students to transition to the main campus for activities.

Ms. McAuley asked the applicant to expand on the size of the building and other uses and businesses in the building and area. Ms. Rodino responded:

- There is warehouse space contiguous to the proposed school space.
- Rimland Services is to the north and is not a concern.
- Other uses include Sammic restaurant supply distribution.
- There is no manufacturing immediately adjacent to the proposed school space.
- A meeting was conducted on January 9, 2018 with Alderman Braithwaite and 6 attendees from the surrounding area.
- DAPR Committee had concerns about public parking. There are 120 spaces at Hartrey/Dempster that are only 50% utilized. Staff and visitors will park in off-site lots.
- There will not be any outdoor activities. All physical education components will occur indoors. Extra-curricular activities will occur at the main ETHS campus.
- Bicycle parking will be added, some students drive, some students walk, and transportation will be provided if necessary – likely with one 14-passenger bus for drop off and one for pick up.
- Anticipate 22 students and not more than 40 students.
- Some deliveries will be made to the space via the loading dock to the north.
- The school will function with a closed campus with no student travel during the day.
- Security officers will be present during the day.

Ms. Cullen noted there was a truck located at the adjacent business at 1pm when she went by the property. Ms. Rodino responded that the truck is not observed often.

Ms. Cullen asked about the myriad of uses at the property, and Mr. Mangum explained text amendments have allowed some additional uses in Industrial Districts over time, some existing businesses are legally nonconforming, and Goldfish Swim School obtained a special use for commercial indoor recreation. Ms. Rodino noted the use of the property has changed over time. There are other uses within the building that are for kids.

Mr. Mirintchev inquired about ADA compliance and the parking lot, and Ms. Rodino responded:

- There are ramps at the front so the entrance is ADA compliant.
- Parking spaces are deep but will not be used for tandem parking.
- Safety staff will enforce the parking.
- Distance between entrances is compliant and both suites are fully sprinkled to meet the minimum travel distance and separation between the two doors.
- Current door to the adjacent space will be infilled.
- 10 year lease signed.
- 14-student van will be parked at ETHS, but vans may use the drop-off spaces.

Chair Berns asked how the applicant will ensure there are no drop-offs on the west side of the street, and the applicant responded safety staff will be on site directing drop-offs and the bus drop-off on the street with the stop arm out.

Chair Berns asked how quickly enrollment will get to 40 students and what the long-term goal of the space is, and the applicant responded:

- There will be 22 students to start, and a few will be added each year.
- The ultimate goal is to transition kids back to the main campus.
- Hope to stay at the site for more than 10 years.
- Currently 92 students are served off-campus, which is down from the peak of 130 students. A lot of money is currently spent using other facilities for these students.
- Food deliveries will be made by a cargo van once per day from the ETHS kitchen.
- Patching and repair of parking lot and curb will be done, exterior doors will be replaced, wall signage is proposed, and signage will be provided for the ETHS parking and three adjacent tenants.
- Hours of operation will be 8:15am – 3pm for the Director of Special Education and 8am – 4pm for teachers. Evening events are not currently planned other than occasional open houses.

Ms. Dziekan asked if there has been communication with parents about the proposal, and the applicant responded not yet, but anticipate most will be favorable.

Darlene Cannon, 1317 Pitner Ave., stated the facility will be used for behavior disorder students and mostly minorities, but the school told the public it will be used for white kids from Highland Park. The process is not fair since property owners were not notified of the text amendment.

Betty Ester, 1921 Dewey Ave., explained school zone crime is an issue for the police and citizens.

Trisha Connolly, 908 Greenwood St., stated a text amendment should be noticed to residents and the issue should be taken up with the City Manager.

Tasha Finely, 1915 Pitner, asked why the students cannot be served at ETHS?

Kiera Kelly, 2436 Orrington Ave., stated she has concerns and the case should be re-noticed.

Mr. Mangum noted there is no mailed notice requirement for text amendments, but both the text amendment and special use are noticed in the Evanston Review newspaper.

The ZBA deliberated:

Ms. McAuley explained she understands the community concerns but the use is consistent with other uses in this I2 District.

Ms. Dziekan added that she understands the notice concerns, and that students are best served in their own community philosophically, and the applicant addressed concerns that were raised.

Mr. Mirintchev stated he is in support of the proposal and is okay with the location as long as ample signage is provided and safety personnel are on the street in the mornings.

Ms. Cullen stated she agrees that the location is appropriate since it is near the high school and other child oriented uses, but would prefer more community support.

Ms. Arevalo stated she supports the project.

Chair Berns noted she agrees with the Board's comments, and the proposal will bring money and kids back into the community.

The Standards for Special Use were addressed:

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

Ms. Cullen motioned to recommend approval of the special use with the following conditions:

1. Employees shall park off-site.
2. Signage for parking spaces is required.
3. 12 bicycle parking spaces are required.
4. The parking lot shall be improved including patching, sealcoating and striping.
5. Street drop-off is prohibited.
6. School zone signage shall be added.
7. Hours of operation shall not exceed 6am – 10pm.
8. The project shall be developed in substantial compliance with the documents and testimony on record.

The motion was seconded by Ms. McAuley and unanimously approved.

Other Business

There was no other business.

Discussion

There was no additional discussion.

The meeting adjourned at 8:29pm.