



**MEETING MINUTES**  
**ZONING BOARD OF APPEALS**

Tuesday, October 16, 2018

7:00 PM

Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Lisa Dziekan, Mary Beth Berns, Myrna Arevalo,  
Scott Gingold, Mary McAuley, Kiril Mirintchev

Members Absent: Violetta Cullen

Staff Present: Scott Mangum, Melissa Klotz

Presiding Member: Mary Beth Berns

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**Declaration of Quorum**

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

**Minutes**

Ms. McAuley motioned to approve the meeting minutes of September 25, 2018, which were seconded by Ms. Arevalo and unanimously approved.

Mr. Mirintchev arrived.

**Old Business**

**1919 Dempster St.**

**18ZMJV-0080**

James E. Olguin, attorney, applies for a special use permit for a Type 2 Restaurant, McDonalds, and a special use permit for a Drive Through Facility, at 1919 Dempster Street in the C2 Commercial District (Zoning Code Section 6-10-4-3). The applicant proposes a 91 square foot building addition for a new Drive-Through window, and a second ordering lane for a dual Drive-Through Facility. 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, and noted two additional truck turning diagrams were submitted.

James Olguin, attorney, explained the proposal:

- Parking spaces that are closest to ingress/egress on Dempster and Dodge will be removed so that there will be fewer vehicular conflicts and to increase landscaping
- Providing better pedestrian access with striped walkways
- Adding bike rack
- New dumpster facility
- Upgrade outdoor eating area in front of building
- Facade upgrade to modern, clean design
- Second drive through window will add functionality that helps customers go through the drive through more quickly

- Company owned store (not franchise)
- Small addition to the building in the northwest corner
- Increased drive through queue length which will help orders go more quickly
- One drive through lane can be accessed from the Dodge Ave. ingress
- Landscaping in front of the building will not exceed 3' in height so there will be adequate visibility for vehicles exiting onto Dempster St.

Mr. Gingold suggested signage should be added at the Dempster St. ingress and egress to clarify which is the one-way-in entrance and one-way-out exit.

Mr. Olguin continued:

- There is ample room for vehicles to navigate around the back of the building behind the drive through
- Drive through stacking will mostly queue off of Dempster St. in one stacking lane, but can also be accessed from Dodge Ave.
- Reduction from 62 parking spaces to 47 parking spaces, which is adequate and comparable to other McDonalds sites
- Roughly 70% of business is via the drive through, and that typically increases a little bit with a dual drive through
- Many employees take public transportation or carpool with other employees
- There is no specific bus parking on-site and buses are not anticipated at this location, but buses could park in the large parking area in the northeast area of the property if necessary.

Ms. Dziekan asked if the site has too much parking and the northeast area of the property could be better utilized for something else. The applicant responded that parking is needed, and McDonald's standards are for more than 40 parking spaces per site.

Chair Berns noted the signage at the Dodge Ave. entrance is inadequate so people are not aware that is an entrance to McDonald's. The increased landscaping at the Dodge Ave. entrance should make that more obvious, but there should also be better signage.

Mr. Mirintchev asked if signage will be provided to note ADA parking is only accessed from Dempster St. and the applicant responded there was no plan to.

Chair Berns noted there are very few restaurants in Evanston that are open 24 hours and most have limited hours of operation imposed by special use conditions. The applicant responded McDonald's would not be amenable to that change and would likely scale the entire restaurant back, not remodel, and would be economically detrimental to the business so it may then close or locate elsewhere.

Ms. McAuley asked if staff is aware of any nuisance or police issues that occur during overnight hours, and Ms. Klotz responded she is not aware of any specific incidents. Chair Berns added staff should reach out to the Police Department for confirmation prior to City Council.

Ms. Dziekan asked if there is anything that can be done to improve the drive through functionality of Starbucks next door, and the applicant responded there is nothing McDonald's can do to address that issue.

The applicant summarized that the proposed improvements should increase the functionality of the drive through and site navigation.

Deliberation:

Ms. McAuley asked staff to confirm incident reports between midnight and 5am with the police department, and if there are not significant incident reports then 24 hour operation is appropriate.

Mr. Gingold noted clear signage in addition to painted ground signage is needed at all entrances and exits, and the egress onto Dempster St. should be a no left turn.

Mr. Mirintchev stated signage should be added at the Dodge Ave. entrance that ADA parking is only accessed from the Dempster St. entrance so that vehicles needing ADA parking do not loop through the property and have to turn left out onto Dempster to circle back in. Also, the parking spaces closest to the exit should be short term parking for vehicles awaiting longer/larger orders.

Ms. Dziekan noted the additional bicycle parking, pedestrian striping, landscaping, and new drive through stacking make this a good project.

Chair Berns commended staff for pushing for facade improvements to the building, which are greatly needed, and noted it would be great if an ADA parking space could be added in the north parking area so that vehicles entering via Dodge Ave. have an ADA parking option.

Chair Berns and Ms. McAuley discussed whether the percentage of business conducted between midnight and 5am should matter or if hours of operation should only be related to police incident reports.

The Standards were addressed:

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

Mr. Gingold motioned to recommend approval of the special uses with conditions, which was seconded by Ms. Dziekan and unanimously recommended for approval.

Conditions:

1. Additional signage is required at all ingress/egress to alert customers to the Dodge Ave. entrance/exit, and to alert customers to the one way in and one way out on Dempster St.
2. City Council shall use information provided by staff and the applicant regarding police incidents and percentage of sales conducted between midnight and 5am to determine if a reduction in hours of operation is necessary.
3. Substantial compliance with the documents and testimony on record.
4. ADA parking shall be accessible from all vehicular entrances and therefore shall be added in the parking area west of the building.
5. Short term parking for customers awaiting orders shall be located in the parking area west of the building.
6. City Council shall determine if a no left turn is appropriate at the Dempster St. exit.

The meeting adjourned at 8:15 pm.