



MEETING MINUTES
ZONING BOARD OF APPEALS

Tuesday, January 15, 2019

7:00 PM

Civic Center, 2100 Ridge Avenue, Council Chambers

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

Members Absent: Violetta Cullen

Staff Present: Melissa Klotz

Presiding Member: Mary Beth Berns

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 December 18, 2018, which were seconded by Ms. Dziekan and approved 3-0 with three abstentions.

New Business

Mr. Mirintchev recused himself from the case as his architecture firm is contracted with the applicant.

1905 Church St.

ZBA 18ZMJV-0105

Jacqueline B. Hoffman, lessee, applies for a special use permit for a Type 2 Restaurant, Spice, in the B2 Business District (Zoning Code Section 6-9-3-3) and the oWE West Evanston Overlay District (Zoning Code Section 6-15-15). 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.

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Jacqueline Hoffman, applicant, explained the proposal:

- Plan to open a family oriented business that is owned and operated by family.
- Operator does not have any other restaurant, but currently caters for friends and other groups in the neighborhood
- Hours of operation are planned for 9am - 8 or 9pm
- Street parking is typically available
- 2 employees with 1 vehicle total
- 1 vehicle - will park on the street

Ms. McAuley noted the operator should get in touch with the Church St. Merchants' Association if that group still meets.

- Trash pickup is done by Groot and the operator will see what options they have for recycle and composting.
- Deliveries will occur by passenger vehicle daily by the operator, via the rear.
- Plan to sign a 3 year lease.
- The space has been vacant for about 6 months.

Carlis Sutton, 1813 Darrow Ave., would like to see the restaurant approved.

Deliberation:

Ms. Arevalo noted it is a good project that should be approved. Ms. Dziekan agreed and commended the applicant for being flexible on DAPR concerns such as no styrofoam.

Ms. Klotz noted a nearby Type 2 Restaurant, Papa Philly's, is restricted to hours of 10am-10pm, and Chair Berns noted the convenience store next door is open by 8am.

Standards:

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

Mr. Gingold motioned to recommend approval of the special use for a Type 2 Restaurant with the following conditions:

1. Hours of operation shall not exceed 8am-10pm.
2. Employees shall not use metered parking on Church St. & Dodge Ave.
3. Sustainability Plan required including no Styrofoam.

The motion was seconded by Ms. Arevalo and unanimously recommended for approval.

1030 Davis St.

ZBA 18ZMJV-0104

Marty Cless, property owner, applies for a special use permit for a Type 2 Restaurant, Philz Coffee, in the D2 Downtown Retail Core District (Zoning Code Section 6-11-3-4). 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.

Marty Cless, property owner, explained the proposal:

- The building is being divided into 2 spaces and Philz will occupy the north unit.
- Employees will be encouraged to utilize public transportation or will park in a City garage or elsewhere off of the street.

- The other unit is in lease negotiations with a chiropractic office that is currently located in the 500 block of Davis St.
- Philz is largely based out of California, but has 5 stores in Washington D.C. They are under lease now in Wicker Park, Hyde Park, another in Chicago, and the Evanston location.
- There are over 20 coffee blends available and every cup is made to order.
- Pastries from a local bakery and light menu of breakfast sandwiches will be offered.
- Hours of operation will be 6am - 8pm and 7am-7pm on weekends.
- 4-10 employees will work per shift.
- At other locations, 90% of employees take public transportation or bike to the facility.
- Trash will be taken out the Oak Ave. entrance and wheeled down the sidewalk to the rear alley.
- Deliveries will occur in the rear alley and will be done by vans.
- Trash is typically taken out twice a day - the business is ecofriendly and composts a lot of the waste.
- There is a bicycle rack by the post office and a seasonal bicycle rack across the street. Another bicycle rack could be added if needed, but the preference is not to locate it in the sidewalk bump out as suggested by DAPR.
- All storefront windows will be transparent.
- The entire building will get new windows and the Davis St. windows will open and have air curtains.

Ms. Dziekan asked if the applicant analyzed the market to determine if Evanston needs another coffee shop, and the applicant responded yes but also noted this is a different type of coffee - it is not milk based like most coffee shops, and coffee is ground and brewed right in front of customers. The space is intended to be a gathering location.

Deliberation:

Ms. Dziekan noted she is excited to see this street corner activated, and believes there is still room in the coffee market in Evanston based on how busy other coffee shops are and lack of available seating. Mr. Gingold agreed.

Ms. McAuley added this business already has a successful prototype so she is excited to watch them succeed at this location. Ms. Arevalo and Mr. Mirintchev agreed. Mr. Mirintchev supported adding a bike rack.

Chair Berns agreed, and agreed a bike rack should not be located in the sidewalk bump out, but felt a bike rack south of the bus stop in the greenspace is needed.

Standards:

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

8. Yes
9. Yes

Mr. Gingold motioned to recommend approval of the special use with conditions:

1. Hours of operation shall not exceed 6am - 10pm.
2. Employees shall not park on the street.
3. Implementation of Sustainability Plan.
4. Installation of a bike rack at an appropriate location not on the corner sidewalk bump out.
5. Substantial compliance with the documents and testimony on record.

Ms. Dziekan seconded the motion, which was unanimously approved.

524 Main St.

ZBA 18ZMJV-0106

Jeremy Hall, potential lessee, applies for a special use permit for a ground-floor Medical Office, North Shore University Health System, in the C1a Commercial Mixed-Use District and the oDM Dempster-Main Overlay District (Zoning Code Section 6-15-17-5), and for major zoning relief for parking. The applicant requests an increase of zero parking spaces where an increase of 7 parking spaces is required for a Medical Office, and where a parking reduction for a total of 152 spaces (including 25 off-site) was granted by Planned Development Ord. 32-O-14 (Zoning Code Section 6-16-3-5 Table 16B). 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.

Kent Swanson, Riverside Development, explained the proposal:

- Apartments in the building are currently 90-97% leased, office is 100% leased, and commercial spaces are all leased except for one.
- The second floor office uses do not park in the parking garage at all.
- North Shore will have 8 parking spaces in the garage for patient parking, and 3 in the off-site parking lot for employees.

Ms. Dziekan asked if the other retail space is under lease negotiations and Mr. Swanson explained it was pre-leased but that fell through and another business has not yet been secured.

John Zahara, project manager for North Shore, continued:

- 3,200 sq ft space that will feature an urgent care facility
- Urgent care is a benefit to the community because it is a faster option than seeing a personal doctor since it is walk-in without appointment, and it is cheaper than going to an emergency room for immediate care in a non-emergency.
- Hours of operation will be 8am-9pm Sunday – Thursday and until 8pm on weekends.
- There are 2100 patients of North Shore within the 60202 zip code that will now be able to stay within their neighborhood for care.
- There will be 3 employees per shift, who will park in the off-site parking lot.
- Parking garage has exit door onto Chicago Ave. and that door will remain unlocked from the outside during operational hours of the urgent care clinic.

- Deliveries will arrive by van at the loading dock off of the alley, at most two times per week
- Medical waste is disposed of by a special waste company that comes into the clinic to get it a few times a week.

Ms. Dziekan inquired about the Chicago Ave. window treatments. The applicant explained the only way the interior layout works is with the patient rooms along Chicago Ave. The applicant is currently exploring what kind of window coverings or graphics will be used, and understands the coverings will be reviewed by the City as signage. Ms. Dziekan stated it would be great if the window graphics could be done in conjunction with the business district. Mr. Swanson agreed and noted some newer artistic $\frac{3}{4}$ window graphics in the area that would be great to replicate.

Mr. Mirintchev noted the front door is not set up well for a stretcher to get in and out. The applicant explained a stretcher would only need to get through there if 911 were called, just like any other business.

Ms. Dziekan asked if there is a drop off area on the street, and the applicant explained no, but cars might pull up north of the street parking for drop offs. Ms. Klotz verified a drop off parking space will not be added on the street. Mr. Gingold asked how free patient parking will be promoted, and the applicant stated it will be noted on their website.

Chair Berns asked if signage for no patient drop offs should be installed. Ms. McAuley noted there are already a lot of drop offs in that area for the CTA and Metra station, so the neighborhood is already used to drop offs and a few more won't make a difference.

The applicant explained the underground parking is full, the off-site parking is $\frac{1}{3}$ full, and the retail parking garage is very lightly used - maybe $\frac{1}{3}$ full, so there is more than enough parking available for the entire building and all uses.

Jason Mutz, 811 Hinman Ave., stated he is a huge proponent of good healthcare but this is a terrible location for an urgent care clinic. The parking in the neighborhood is very tight. Most surrounding businesses have pedestrian customers but an urgent care will bring people by vehicle.

Mr. Gingold agreed that street parking in the neighborhood is extremely difficult, but stated the 8 garage parking spaces for patients sounds adequate to serve an average of 22 customers a day so this use should not further impact the street parking situation.

Chair Berns stated staff could monitor the street parking and if staff finds an issue that can be addressed informally or through the Parking Division.

Yun Park, 1231 Chicago Ave., owner of Soapies, stated that as a frequent visitor to The Main, there is always parking in the garage but it seems like most people are not aware there is free parking there.

Katherine Gotsick, Executive Director of the Main-Dempster Mile, stated there are a range of opinions about this use within the merchant group so there is no official stance in support or opposition.

Mr. Swanson explained he did reach out to many surrounding businesses and it appeared the businesses located west of the train tracks did not seem to care either way about this proposal.

Ms. Dziekan asked if the developer would be amenable to a commitment to lease the last remaining space in the building to a retail tenant, and the property owner responded he cannot guarantee that since leasing has proved difficult.

Chair Berns noted signage that points out free patient parking should help alert the community that there is parking in the garage. Ms. Dziekan agreed, and stated the retail parking sign may not be clear enough to indicate it is parking for patients too.

Deliberation:

Mr. Gingold noted the parking is a big issue for the neighborhood, but this is a small urgent care facility with three employees who will park in the off-site lot, and the eight designated patient parking spaces in the garage sounds adequate given there are only 3 exam rooms. The building needs parking signage that specifies there is free parking for patients (not just retail).

Ms. McAuley and Ms. Dziekan agreed, and Ms. Dziekan noted it can be difficult to find a retail tenant.

Ms. Arevalo agreed that signage can alleviate the parking concern. Mr. Mirintchev agreed, and noted a different business than a Medical Office in that space might have a larger parking demand and make the neighborhood parking situation worse.

Chair Berns stated the window coverings should have local art, no branding or advertising, and the 70/30 coverings that allow some natural light into the exam rooms are desirable.

Standards for Variation:

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

Standards for Special Use:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes

6. Yes
7. Yes
8. Yes
9. Yes

Mr. Gingold motioned to recommend approval of the special use and major variation with the following conditions:

1. Hours of operation shall not exceed 8am-9pm.
2. "No drop off" parking signage is required.
3. Additional signage clearly signaling that free patient parking is located within the building.
4. Employees shall park in the off-site parking lot.
5. 8 dedicated parking spaces within the garage are required for patients.
6. No advertising/commercial nature on the window coverings.
7. Chicago Ave. parking access door must remain unlocked during operational hours.

The motion was seconded by Ms. Arevalo and unanimously recommended for approval.

Discussion:

Chair Berns asked ZBA Members how they feel about possibly combining the Plan Commission and ZBA in the future.

Mr. Gingold stated committees that have different standards for approval should not be combined.

Ms. Klotz clarified this is a long range goal that is in initial discussion, and that many other changes would need to occur first such as reducing the number of cases that head to boards and committees.

Mr. Mirintchev added that if committees are being combined, ZBA should combine with DAPR rather than with Plan Commission.

Adjourned 9:15