

34-O-21

AN ORDINANCE

**Granting a Special Use Permit for a Business or Vocational School
Located at 2223 Washington Street in the I1 Industrial/Office and oRD
Redevelopment Overlay Districts**

WHEREAS, the Zoning Board of Appeals (“ZBA”) met on February 16, 2021, pursuant to proper notice, to consider case no. 21ZMJV-0008, an application filed by Juli Kaufmann (the “Applicant”), contract purchaser representative for the property legally described in Exhibit A, attached hereto and incorporated herein by reference, commonly known as 2223 Washington Street (the “Subject Property”) and located in the I1 Industrial/Office and oRD Redevelopment Overlay Districts, for a Special Use Permit to establish, pursuant to Subsections 6-14-2-3 and 6-15-13-7.5 of the Evanston City Code, 2012, as amended (“the Zoning Ordinance”), a Business/Vocational School 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 Business/Vocational School met the standards for Special Uses in Section 6-3-5 of the Zoning Ordinance and recommended City Council approval thereof; and

WHEREAS, at its meeting of April 12, 2021, 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 approved the application in case no. 21ZMJV-0008; and

WHEREAS, at its meetings of April 12, 2021 and April 26, 2021, 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 Business/Vocational School on the Subject Property as applied for in case no. 21ZMJV-0008.

SECTION 3: Pursuant to Subsection 6-3-5 of the Zoning Ordinance, the City Council hereby imposes the following conditions on the Applicant's Special Use Permit, 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. 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.
- B. 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 4: 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."

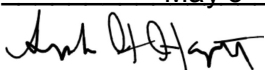
SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 6: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7: 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 8: 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: April 12, 2021
Adopted: April 26, 2021

Approved:
May 3, 2021

Stephen H. Hagerty, Mayor

Attest:
Eduardo Gomez
Eduardo Gomez, Deputy City Clerk

Approved as to form:
Nicholas E. Cummings
Nicholas E. Cummings, Corporation Counsel

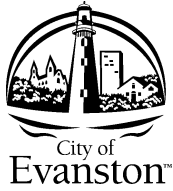
EXHIBIT A

LEGAL DESCRIPTION

Lots 13, 14, and 15 in Block 2 of Traver's Subdivision of the North $\frac{1}{2}$ of the North $\frac{1}{3}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, together with that part of the vacated Pitner Street lying westerly of and adjoining said Lots 13, 14 and 15, in Cook County, Illinois.

COMMONLY KNOWN AS 2223 WASHINGTON STREET

PIN # 10-24-301-017-0000



Memorandum

To: Chairperson and Members of the Planning and Zoning Commission

From: David D. Stoneback, Public Works Agency Director
Lara Biggs, P.E., Bureau Chief – Capital Planning / City Engineer
Rajeev Dahal, Senior Project Manager

Subject: Proposed Development at 2223 Washington Street

Date: February 15, 2021

The Public Works staff has reviewed the public infrastructure surrounding the subject development site and we have concerns regarding pedestrian access to the site.

Northern access to the site from Main Street would likely occur via an alley, commonly referred to as Pitner Alley. Pitner Alley, between Main Street and Washington Street truly functions as an alley with adjacent garages having minimum setbacks from the alley. The alley is narrow and has speed humps installed. Since it is an alley, this section of pavement is not consistently plowed after snow events which may make it difficult for vehicle use. Given all these conditions, potential pedestrian usage of the alley is concerning but should be expected if the development occurs.

From the south, the site is accessible from Oakton Street via Hartrey Avenue, Cleveland Street, Pitner Avenue and Washington Street. These streets do get plowed during snow events. However, Pitner Avenue north of Cleveland Street does not have any public sidewalks making it unsuitable for pedestrian access as well.

Vehicular access from the east is not possible due to the cul-de-sac on Washington Street just east of the proposed site, but it is a safe pedestrian access route as there is a public sidewalk on the south side of the street. This may cause some to park to the east of the cul-de-sac and walk to the site. Pedestrians from the north and south may also use the sidewalks on Hartrey Avenue to Washington Street to access the site.

There is an indication that a “pass through to shared lot” is being considered between the proposed development and the parking lot to the west at the Main Street Marketplace. Insufficient information has been provided at this time to determine if this is feasible for vehicular traffic. The “pass through” would not create a safe pedestrian alternative.

The site itself is not bordered by public sidewalk, which increases the challenge of safe pedestrian access. Pedestrians accessing the site from Washington Street would need to cross at the mid-block to access the building. If the site owner could install a section of sidewalk on the north side of Washington Street, pedestrians could cross the street

near the Pitner Alley corner which would have better sight lines than at mid-block. The existing site topography may create a challenge to do this easily.



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>

Tue, Feb 16, 2021 at 2:11 PM

Reply-To: noreply@formstack.com

To: mklotz@cityofevanston.org



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/16/21 2:11 PM

Name: Chandra Ritter

Address of Residence: 738 Hartrey Ave

Phone: (847) 475-5718

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here:

I strongly oppose the removal of the cul-de-sac on Washington Ave between Hartrey Ave & Pitner. There are numerous families with children that live near this cul-de-sac, and it would pose a great threat to their safety if the block was open to cars without any obstacles. There are already a lot of cars who drive through the neighbourhood at speeds well above the posted speed limits and another straight away that would allow cars to drive without this cul-de-sac forcing them to decrease their speed would endanger children playing in or near the street and riding bicycles in the area. Please reconsider the removal of this cul-de-sac.

Agenda Item (or comment on item not on the agenda):

Removal of cul-de-sac on Washington Ave between Hartrey & Pitner

**Position on
Agenda
Item:**

Opposed

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Melissa Klotz <mklotz@cityofevanston.org>

Concerns Regarding Proposed Business on Pitner and Washington

1 message

TonicVision <tonicvisiondesign@gmail.com>
To: zoning@cityofevanston.org

Mon, Feb 15, 2021 at 8:14 AM

Hello,

I am a property owner at [2224 Washington St.](#) in Evanston and I was recently made aware of the intention to open a vocational school on Washington and Hartrey (directly opposite my property).

The opening of a business like this would impact the relative safety and quiet of the neighborhood and it is me and my neighbors' primary concern that if this business opens, that **the cul-de-sac on Washington and Pitner remain closed and the parking on Washington St. become permitted only.** This is not just for the quality of living on our street, but also concerns of safety for kids and pets with more through traffic if this cul-de-sac is opened up for additional access to the business.

We would all like additional information as this is a major concern for all residents who directly face the proposed business site.

Thank you,

-Charlie

Charlie Bernatowicz
Creative Director
Tonic Vision Design, Inc.
www.tonicvisiondesign.com
773.450.5059



Melissa Klotz <mklotz@cityofevanston.org>

Zoom link for Zoning Board meeting Feb 16th, 7PM / EZ Spud 2223 Washington1 message

Elliott, Clark <elliott@depaul.edu>

Fri, Feb 12, 2021 at 2:50 PM

To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>, "zoning@cityofevanston.org" <zoning@cityofevanston.org>

Cc: "fkalokagathos@aol.com" <fkalokagathos@aol.com>

Dear Ms. Klotz,

Please send me the Zoom link for the Zoning Board of Appeals meeting on February 16th, 2021 at 7:00 PM.

I would prefer to have a short live conversation about 2223 Washington / EZ Spud property. I have no problem with supporting businesses in Evanston, and maybe we need not have any concerns. But there is an unfortunate history in this neighborhood where our trust has been betrayed in the past.

Please call if you can. (847) 644-5672 (cell / no voicemail / text is fine). I left a message on your voicemail.

Note: your online form for registering for the meeting (see below) says "leave your phone number (...) or email (for comment through Zoom platform)" but the software ONLY accepts phone numbers. There is no place to put an email address.

There should be no change in the zoning for the 2223 Washington / EZ Spud property without absolute guarantees from the City of Evanston that they will not seek to open the cul-de-sacs on Washington, on Hartrey, or at any other location in our neighborhood in the decades to come. Research is clear that cul-de-sacs reduce crime and make neighborhoods safer for children. Our beautiful neighborhood is defined by the safety of our cul-de-sacs, and our property values are at stake as well. If Pitner Alley is not sufficient to bear the traffic for retail businesses and private schools the re-zoning should be denied. We should have guarantees that in the future should traffic prove a problem for Pitner Alley then the retail businesses must leave. We support business, and the right of commercial property owners, but not through sweet deals with the city at the expense of our neighborhood. Pitner Alley and Hartrey south of Cleveland provide an essential barrier between our wonderful, stable, family-oriented neighborhood and the commercial district to the west.

Unfortunately, the City of Evanston has proven itself duplicitous and unethical in the past on these matters during the re-development of the neighboring Marquette Coal Company / Sam's Club property. We would like to feel that we can trust the city now. Is the city planning on developing this property, only to claim later that the cul-de-sacs have to be opened "for safety reasons"?

Do not approve this zoning change prior to official guarantees from the city that our cul-de-sacs will never be removed, and we have both a publicly-available projection of traffic on Pitner Alley (including the intersection at Main Street) and an analysis of overflow parking problems in our residential areas.

Dr. Clark Elliott

No slot in which to leave email address for Zoom invite, only a phone number:

https://arts.formstack.com/forms/zoning_board_of_appeals_public_comment_sign_up_form



Melissa Klotz <mklotz@cityofevanston.org>

RE: [EXT] Re: Zoom link for Zoning Board meeting Feb 16th, 7PM / EZ Spud 2223 Washington

1 message

Elliott, Clark <elliott@depaul.edu>

Fri, Feb 12, 2021 at 7:14 PM

To: Melissa Klotz <mklotz@cityofevanston.org>

Cc: "zoning@cityofevanston.org" <zoning@cityofevanston.org>, "fkalokagathos@aol.com" <fkalokagathos@aol.com>

Dear Ms. Klotz,

Thank you for the prompt reply and the link.

We'll have to think about the implications for a curb-cut that opens access to all the stores in Main Street Commons from Pitner Alley.

On the one hand it alleviates concerns about parking in the residential area, but it also opens up a major shortcut from Oakton to Sam's Club and Main Street Commons (and vice versa). For example if you wanted to get from Home Depot to Food 4 Less you could avoid four stop lights, and all the traffic on Oakton, McCormack and Main, or alternatively the tall speed bumps on Pitner Alley and the left turn through traffic on Main Street plus the stoplight.

Who owns the "Sam's Club" back parking lot? Why not...

- a. Wait and see if overflow parking is needed, and if so...
- b. If the city owns the "Sams's Club back lot" then just seal off a small portion of it for the necessary parking, but with no neighborhood barriers broken?

If Sam's Club owns the lot, why would they want others to use it, unless it is to encourage traffic through the new opening into Main Street Commons and as a way to get another access to Sam's Club—which was already disallowed as part of the original agreement?

Best regards,

Clark Elliott

From: Melissa Klotz <mklotz@cityofevanston.org>**Sent:** Friday, February 12, 2021 4:11 PM**To:** Elliott, Clark <elliott@depaul.edu>**Cc:** zoning@cityofevanston.org; fkalokagathos@aol.com**Subject:** [EXT] Re: Zoom link for Zoning Board meeting Feb 16th, 7PM / EZ Spud 2223 Washington

Elliott,

I received your public comment form and have included it in the ZBA packet. The Zoom link for ZBA meeting is on the agenda that is posted [here](#)

There is no proposal or recommendation to open any cul de sac. The proposal does include a curb cut connection for overflow parking for AUX to drive directly from Washington into the parking lot further west behind Sam's Club. That would in essence create a connection via the back of Sam's Club on up to Main Street.

I hope that helps. You will definitely have a chance to speak at ZBA. ZBA is the recommending body so the request will proceed on to P&D and City Council for a final determining body. I will see you there.

Thanks,

Melissa Klotz
Zoning Administrator
Planning & Zoning Division
Community Development Department
Morton Civic Center
City of Evanston
2100 Ridge Ave. | Evanston, IL 60201 | 847-448-4311
mklotz@cityofevanston.org | cityofevanston.org



Step Up! Support our neighbors most impacted by COVID-19.

Donate to the Evanston Community Rapid Response Fund at cityofevanston.org/EvanstonCares

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

On Fri, Feb 12, 2021 at 2:50 PM Elliott, Clark <elliott@depaul.edu> wrote:

Dear Ms. Klotz,

Please send me the Zoom link for the Zoning Board of Appeals meeting on February 16th, 2021 at 7:00 PM.

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Please call if you can. (847) 644-5672 (cell / no voicemail / text is fine). I left a message on your voicemail.

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Unfortunately, the City of Evanston has proven itself duplicitous and unethical in the past on these matters during the re-development of the neighboring Marquette Coal Company / Sam's Club property. We would like to feel that we can trust the city now. Is the city planning on developing this property, only to claim later that the cul-de-sacs have to be opened "for safety reasons"?

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Dr. Clark Elliott

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https://arts.formstack.com/forms/zoning_board_of_appeals_public_comment_sign_up_form



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>

Sat, Feb 13, 2021 at 6:30 PM

Reply-To: noreply@formstack.com

To: mklotz@cityofevanston.org



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/13/21 6:30 PM

Name: Daniel Tornheim

Address of Residence: 805 Grey Avenue

Phone: (773) 818-1739

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I have a question for clarification. Currently, there is a dead-end at Washington Street just East of Hartrey. The proposed site plan (dated February 8, 2021) doesn't show that information. Is that dead-end at Washington to remain or is it being opened to traffic? I am opposed to connecting the commercial district to the residential neighborhood via Washington.
Thank you for taking the time to answer my question.

Agenda Item (or comment on item not on the agenda): 2223 Washington Street ZBA 21ZMJV-0008

Position on Agenda Item: Other: See written comments

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Melissa Klotz <mklotz@cityofevanston.org>

Re: Zoom link for Zoning Board meeting Feb 16th, 7PM / EZ Spud 2223 Washington

1 message

fkalokagathos@aol.com <fkalokagathos@aol.com>

Fri, Feb 12, 2021 at 3:22 PM

Reply-To: fkalokagathos@aol.com

To: "elliott@depaul.edu" <elliott@depaul.edu>, "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>, "zoning@cityofevanston.org" <zoning@cityofevanston.org>

Dear Dr. Elliott,

As a neighbor on the area of the proposed business, I agree with your assessment of the situation.

Several neighbors have expressed similar concerns in my conversations with them. If I have your permission, I will pass your concerns to them.

We are all very worried about this proposed business and the possible consequences that will affect negatively the lives of our families, and the value of our property, which we bought trusting that we were buying into a family neighborhood with cul de sacs and no businesses. It is unfair to change the neighborhood situation after we have bought properties here. We strongly agree with your statements on the action to be taken (and not taken!):

"If Pitner Alley is not sufficient to bear the traffic for retail businesses and private schools the re-zoning should be denied."
"

"Do not approve this zoning change prior to official guarantees from the city that our cul-de-sacs will never be removed, and we have both a publicly-available projection of traffic on Pitner Alley (including the intersection at Main Street) and an analysis of overflow parking problems in our residential areas."

Sincerely,

Dario Fernandez

-----Original Message-----

From: Elliott, Clark <elliott@depaul.edu>

To: mklotz@cityofevanston.org <mklotz@cityofevanston.org>; zoning@cityofevanston.org <zoning@cityofevanston.org>

Cc: fkalokagathos@aol.com <fkalokagathos@aol.com>

Sent: Fri, Feb 12, 2021 2:50 pm

Subject: Zoom link for Zoning Board meeting Feb 16th, 7PM / EZ Spud 2223 Washington

Dear Ms. Klotz,

Please send me the Zoom link for the Zoning Board of Appeals meeting on February 16th, 2021 at 7:00 PM.

I would prefer to have a short live conversation about 2223 Washington / EZ Spud property. I have no problem with supporting businesses in Evanston, and maybe we need not have any concerns. But there is an unfortunate history in this neighborhood where our trust has been betrayed in the past.

Please call if you can. (847) 644-5672 (cell / no voicemail / text is fine). I left a message on your voicemail.

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stake as well. If Pitner Alley is not sufficient to bear the traffic for retail businesses and private schools the re-zoning should be denied. We should have guarantees that in the future should traffic prove a problem for Pitner Alley then the retail businesses must leave. We support business, and the right of commercial property owners, but not through sweet deals with the city at the expense of our neighborhood. Pitner Alley and Hartrey south of Cleveland provide an essential barrier between our wonderful, stable, family-oriented neighborhood and the commercial district to the west.

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Dr. Clark Elliott

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Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
To: mklotz@cityofevanston.org

Sun, Feb 14, 2021 at 9:41 AM



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/14/21 9:41 AM

Name: DARIO FERNANDEZ

Address of Residence: 720 HARTREY AVE

Phone: (847) 869-5294

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: A number of the zoning standards are not met by this proposed set of businesses:
c) [the proposed set of businesses] Does not cause a negative cumulative effect in combination with existing special uses or as a category of land use:

YES, IT DOES CAUSE A NEGATIVE CUMULATIVE EFFECT; IT WILL INCREASE PARKING AND TRAFFIC CONGESTION IN OUR RESIDENT AREAS R2 BECAUSE THE PREVIOUS BUSINESS IN THE NOW VACANT SPACE, AND THIS IS IMPORTANT TO CONTRAST WITH THE PROPOSED BUSINESS, THE PREVIOUS BUSINESS WAS A LIMITED TYPE OF BUSINESS, WITH A VERY LIMITED NUMBER OF EMPLOYEES, AND NO CUSTOMERS TO SIT AROUND AND BE CATERED TO, AND A LIMITED NUMBER OF VEHICLES; BUT THE PROJECTED VERY LIVELY BUSINESS INCLUDES A VOCATIONAL SCHOOL, A NAIL SALON, A CAFÉ, AMONG OTHER THINGS, ALL OF WHICH IS INTENDED PRECISELY, INTENTIONALLY, TO ATTRACT A MUCH LARGER NUMBER OF PEOPLE AND NECESSITATES A MUCH LARGER NUMBER OF EMPLOYEES, ALL

OF IT WITH A CONCOMITANT MUCH LARGER FOOTPRINT, WHICH WILL INEVITABLY SPILL OVER ONTO THE STREETS AND GARAGE ALLEYS, WHICH ARE PAVED AND HAVE NO BUMPS, OF THE RESIDENT AREA NEARBY. MOREOVER, THE LOT HAS LIMITED ACCESS THROUGH PITNER ALLEY, WHICH WILL AGAIN FILL THE NEARBY AREA WITH TRAFFIC AND PEDESTRIANS ACCESSING THIS VERY LIVELY SET OF BUSINESSES, AND IT WILL HAVE THE RELATED EFFECT OF INCREASING NOT ONLY LITTERING, BUT EVEN OTHER WORSE FORMS OF DELINQUENCY IN THE RESIDENT AREA.

d) Does not interfere with or diminish the value of property in the neighborhood: Standard met - the proposed use will occupy a currently vacant space and improve the parking lot.

THIS STANDARD IS NOT AT ALL MET; THE PROPERTIES IN THE NEIGHBORHOOD WERE BOUGHT IN A QUIET AND RELATIVELY SAFER NEIGHBORHOOD; THE CHANGES WILL NULLIFY THE REASONS PEOPLE HAD TO MOVE HERE AND DO HAVE TO MOVE HERE AS OPPOSED TO OTHER VERY LIVELY AREAS WITH VERY LIVELY BUSINESSES "FULL OF AMENITIES" AS IN CHICAGO OR EVEN OTHER LIVELY PARTS OF EVANSTON. THEREFORE IT WILL DIMINISH OUR PROPERTIES' VALUE.

e) Is adequately served by public facilities and services: Standard met if a pedestrian path is added along Pitner Alley. NO, THE STANDARD IS NOT MET WITH A PEDE3STRIAN PATH; ACCESS THROUGH AN ALLEY, PITNER ALLEY, IS LIMITED IN SPACE AND DIRECTNESS; IT SERVED THE SIMPLE PREVIOUS BUSINESS, BUT WILL NOT SERVE WELL THIS METASTATIC BUSINESS THAT SHOULD NOT EXIST BY A RESIDENT NEIGHBORHOOD; IT SHOULD LOCATE SOMEWHERE ELSE IN EVANSTON; THERE ARE MANY VACANT SPACES WHERE SUCH A BUSINESS COULD LOCATE

f) Does not cause undue traffic congestion:

YES IT WILL CAUSE CONGESTION BECAUSE OF THE LIMITED ACCESSIBILITY THROUGH PITNER ALLEY AND THE MUCH LARGER NUMBER OF PEOPLE VISITING THIS PROPOSED BUSINESS, UNLIKE THE CASE OF THE PREVIOUS BUSINESS; THE VACANT AREA OF BUSINESS IS ON PITNER ALLEY! THE 2223 WASHINGTON ADDRESS IS EVEN A MISNOMER! IT IS ON PITNER ALLEY, AND THAT IS THE TRUTH.

Agenda Item (or comment on item not on the agenda):

Proposed mixed used business on 2223 Washington St.

Position on Agenda Item:

Opposed



Melissa Klotz <mklotz@cityofevanston.org>

Virtual meeting for Zoning Board of Appeals Tues, Feb. 16 7pm

1 message

'**JL CHAPIN**' via Zoning <Zoning@cityofevanston.org>
Reply-To: JL CHAPIN <chapin53@aol.com>
To: "zoning@cityofevanston.org" <zoning@cityofevanston.org>

Sun, Feb 14, 2021 at 5:41 AM

We would like to attend the virtual zoning meeting on Feb 16 @ 7pm for 2223 Washington St. (special use zoning).

Thank You,
Jan Chapin
Ann Robbins
[832 Hartrey Ave](#)
[Evanston, IL 60202](#)
847-650-5079



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
To: mklotz@cityofevanston.org

Mon, Feb 15, 2021 at 12:05 PM



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/15/21 12:05 PM

Name:	Laura Bauknecht
Address of Residence:	
Phone:	
How would you like to make your public comment?:	Written (see below)
Provide Written Comment Here:	Do not direct traffic through Washington Street at Pitner. Loss of culdesac will cause drastically negative safety effects and diminish property value.
Agenda Item (or comment on item not on the agenda):	Washington culdesac removal
Position on Agenda Item:	Opposed

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
To: mklotz@cityofevanston.org

Tue, Feb 16, 2021 at 5:01 PM



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/16/21 5:01 PM

Name: Mary Gegenhuber

Address of Residence: 2010 Washington St.

Phone: (847) 650-4133

How would you like to make your public comment?: Written (see below)

Provide Written Comment Here: I have no opposition to the businesses at that location. I 100% oppose opening the west end of Washington St. to Pinter Alley. Traffic will come through the neighborhood trying to avoid the light at Dodge and Main. People are in a hurry and speed through the neighborhood even in spite of the speed bumps. They already do it on Brown St. This is a danger to the people in our residential neighborhood.

Agenda Item (or comment on item not on the agenda): Washington St Businesses

Position on Agenda Item: Other: See comments

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Formstack, [11671 Lantern Road, Suite 300, Fishers, IN 46038](#)



Melissa Klotz <mklotz@cityofevanston.org>

proposed business on Pitner and Washington 21ZMJV-0008

1 message

Meg Simonton <msimonton@gmail.com>

Mon, Feb 15, 2021 at 9:08 AM

To: zoning@cityofevanston.org

I am writing in response to the above referenced proposal with 3 concerns: increased traffic resulting in increased need for security, and lack of information about the other accessories mentioned. My house is arguably the most impacted in the whole neighborhood because I live directly across from this property at 2224 Washington St. 60202.

Currently the traffic is fairly busy as people come in from Main to the north and Oakton from the south, but this will cause decrease in parking space in front of my house, and a big increase in foot and vehicular traffic to the area. This will most likely increase property thefts, especially if the barrier now in place across Washington is removed to allow quick exit.

I moved here precisely because this is a cul de sac. What are these other accessories mentioned? Please listen to your residents, not just business interests. Thank you.

Meg Simonton



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
To: mklotz@cityofevanston.org

Sun, Feb 14, 2021 at 1:45 PM



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/14/21 1:45 PM

Name:	Michael Aubry
Address of Residence:	2127 Washington St
Phone:	(630) 561-8293
How would you like to make your public comment?:	Video (Through Zoom platform)
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	2223 Washington Street Special use 21ZMJV-0008
Position on Agenda Item:	

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Melissa Klotz <mklotz@cityofevanston.org>

2223 Washington meeting

1 message

Ted Fancher <ted.fancher@gmail.com>

Sat, Feb 13, 2021 at 8:30 PM

To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

Hello-

I would like to request 2-3 minutes to discuss the proposal at 2223 Washington. What do I need to do to get on the agenda?

Also- I have a few other neighbors who live on my block who are also interested in speaking but live outside of the 500ft radius (all under 1000ft), is it possible for them to speak? Since we will all be affected by this proposed building.

Thank you!

Ted



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
To: mklotz@cityofevanston.org

Tue, Feb 16, 2021 at 12:27 PM



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/16/21 12:27 PM

Name:	Ted Fancher
Address of Residence:	2125 Madison Pl
Phone:	(773) 896-8162
How would you like to make your public comment?:	Video (Through Zoom platform)
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	2223 Washington
Position on Agenda Item:	Other:

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Melissa Klotz <mklotz@cityofevanston.org>

EZ Spuds building.

1 message

Tom Ward <tom@wardmfgco.com>

Mon, Feb 15, 2021 at 12:36 PM

To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

Melissa,

I think it is important that the new venture understands what Ward Manufacturing does, how long we have been doing it, and what our long term future here looks like.

I don't want them to be surprised or shocked that we plan on expanding our facility into our open lot, and that our equipment does make some noise.

I will be in the virtual meeting tomorrow night. Call me if you have any questions.

Regards

Tom Ward



2230 Main Street,
Evanston, IL 60202
Phone: (847) 864-4786 Fax: (847) 864-4945
www.wardmfgco.com

Tom@wardmfgco.com



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
To: mklotz@cityofevanston.org

Mon, Feb 15, 2021 at 12:41 PM



Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/15/21 12:41 PM

Name:	Ward Manufacturing Ward
Address of Residence:	2230 Main Street
Phone:	(847) 864-4786
How would you like to make your public comment?:	Phone In
Provide Written Comment Here:	
Agenda Item (or comment on item not on the agenda):	Want to make sure "The Aux" understands what there neighbor, (Ward) does. Dont want any future conflict
Position on Agenda Item:	Other:

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Melissa Klotz <mklotz@cityofevanston.org>

2223 Washington, potential solution, images

1 message

Elliott, Clark <elliott@depaul.edu>

Wed, Feb 17, 2021 at 5:59 PM

To: Melissa Klotz <mklotz@cityofevanston.org>

Cc: "csterling@cityofevanston.org" <csterling@cityofevanston.org>, "zoning@cityofevanston.org" <zoning@cityofevanston.org>

Dear Mr. Sterling and Ms. Klotz,

F.Y.I. this is from an email I sent to the prospective developer of the 2223 Washington property. I've no idea if anything might come of this, but it seems worth clarifying what I had in mind, since it would solve so many problems if it could be worked out.

[...]

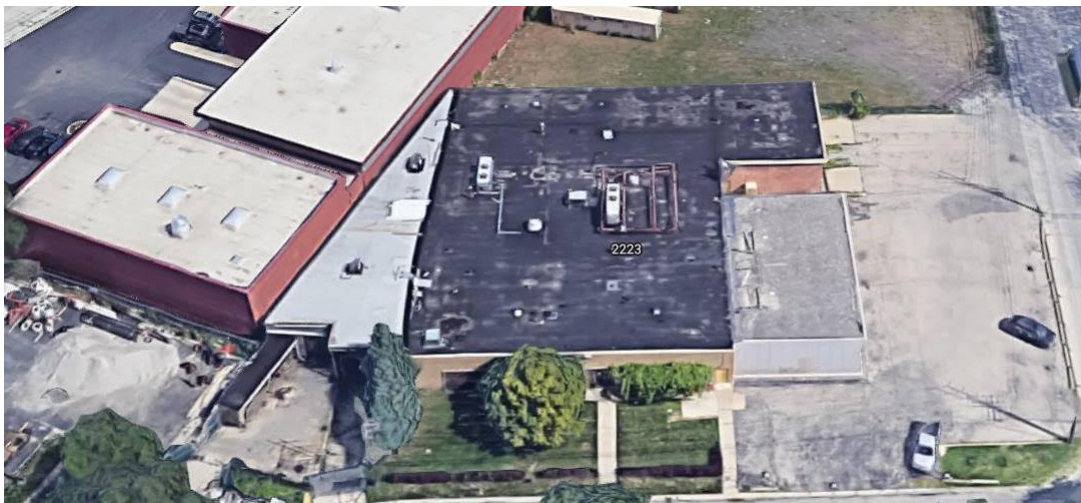
In my blue-sky suggestion regarding access to your building from the west, in fact I was thinking that you would have all but the same on-site parking, and that if it worked out you would not have to redesign anything in your building (except maybe emphasizing a main entrance?), depending on whether the south apron is wide enough. In looking at the overhead view, the area to the south is roughly equivalent to the area to the east, on your property. The only thing you'd need (in a perfect world) is a guarantee for easement access from whoever owns the Main Street Commons parking lot next to your property.

That is, might we not get (almost?) the same number of parking spaces by creative use of space for handicapped parking, staff parking, and the trash? The city might pay for the access easement to make the headache of Pitner Alley go away [including the expense of a traffic study]. And, they might see this as an opportunity to help develop the big (and always unused) lot into a retail area. You could put trees/bushes along the street to make it attractive for the houses on the south side of the street.

Additionally, if your green space is on Pitner Alley, you now have a relatively quiet street that does NOT face the houses on Washington, for something attractive like outdoor café tables and/or a kids' play area which might help attract business. Picture how many of us showed up at McDonald's on Dempster so the kids could play outside in the play area--and that was an ugly, traffic-noise bombarded, treeless space compared to the quite, landscaped area you could provide.

It's just a thought, but at this point words don't cost much, right?

Here is the visual I am looking at:



Where...



Is possibly even larger than:



... so that your onsite parking area is roughly equivalent. Might work? Worth a call or two? This would solve all your problems with the issues the neighbors and zoning board members raised, and gets the city off the hook as well for things like plowing Pitner Alley.

Good luck.

Best regards,

Clark



Melissa Klotz <mklotz@cityofevanston.org>

Zoning Board of Appeals Public Comment Sign Up Form

1 message

noreply@formstack.com <noreply@formstack.com>
Reply-To: noreply@formstack.com
To: mklotz@cityofevanston.org

Tue, Feb 16, 2021 at 6:45 PM



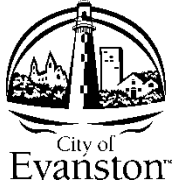
Formstack Submission For: **Zoning Board of Appeals Public Comment Sign Up Form**

Submitted at 02/16/21 6:45 PM

Name:	Beyan Kao
Address of Residence:	2095 washington st
Phone:	(708) 320-8194
How would you like to make your public comment?:	Written (see below)
Provide Written Comment Here:	As a homeowner in the affected area with an 18 month old son, I am concerned about the future ramifications of this zoning change. I reject this change without guarantees that the residential area will remain safe with low traffic.
Agenda Item (or comment on item not on the agenda):	Ez spud zoning
Position on Agenda Item:	Opposed

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Memorandum

To: Johanna Nyden, Community Development Director

From: David Stoneback, Public Works Agency Director
Lara Biggs, Bureau Chief - Capital Planning/City Engineer

Subject: 2223 Washington Traffic Study

Date: March 31, 2021

Summary:

Staff has been requested to provide a traffic analysis for pedestrian, bicycle and vehicle safety in the area around 2223 Washington Street.

Conclusions:

Because of its location, the site poses unique challenges for access. It will likely increase pedestrian and vehicular traffic in the surrounding areas. There are limited options for safe pedestrian access, and there are no simple infrastructure improvements that would dramatically increase safety of pedestrians accessing the site from the north and south directions. A more detailed list of conclusions is as follows:

1. Northern access to the site from Main Street would likely occur via an alley, commonly referred to as Pitner Alley. Potential pedestrian usage of the alley is concerning but should be expected if the development occurs. Bicycle and vehicle usage would also be expected to increase.

Pitner Alley between Main Street and Washington Street truly functions as an alley with adjacent garages having minimum setbacks from the alley. The alley is narrow and has speed bumps installed. Many of these speed bumps are in need of repair, which could be done with the approval of the residents.

During the daytime there is traffic in the alley more typical of a residential street than of an alley. Minor speeding occurs occasionally, but significant speeding is not standard. The narrowness of the alley and the configuration of parking and garages would make it challenging to add a protected sidewalk or walking area. Since it is an alley, this section of pavement is not consistently plowed after snow events which may make it difficult for vehicle use. Given all these conditions, pedestrian safety in the alley is an area of significant concern.

2. From the south, the site is accessible from Oakton Street via Hartrey Avenue, Cleveland Street, Pitner Avenue and Washington Street. These streets do get plowed during snow events. Pitner Avenue south of Washington does have some speed humps, but more could be added to control speeding if there is concurrence from the residents.

Pitner Avenue north of Cleveland Street does not have any public sidewalks making it unsuitable for pedestrian access as well. A combination of power lines, mature trees and grade changes makes adding a sidewalk very challenging.

3. Vehicular access from the east is not possible due to the cul-de-sac on Washington Street just east of the proposed site, but it is a safe pedestrian access route as there is a public sidewalk on the south side of the street. This may cause some patrons to park to the east of the cul-de-sac and walk to the site. Pedestrians from the north and south may also use the sidewalks on Hartrey Avenue to Washington Street to access the site.

The site itself is not bordered by a public sidewalk, which increases the challenge of safe pedestrian access. Pedestrians accessing the site from Washington Street would need to cross at the mid-block to access the building. If the site owner could install a section of sidewalk on the northside of Washington Street, pedestrians could cross the street near the Pitner Alley corner which would have better sight lines than at mid-block. The existing site topography may create a challenge to do this easily.

4. Because this site is embedded in a residential area, bicycle access via the south and east is feasible utilizing the neighborhood streets. Bicycles are not encouraged to utilize alleys, but this is likely to occur. Bicycle parking should be provided onsite to encourage and support this mode of transportation.

Pitner Alley Traffic Study

Main Street to Washington Street

Background:

The Public Works Agency conducted a traffic study of Pitner Alley between Main Street and Washington Street. The data was collected for one week from March 9, 2021 to March 15, 2021. The counter was placed in the mid-section and in between the existing speed bumps. See attached table for the raw data.

Summary:

The recorded data indicates that the alley's average daily traffic volume during this period was 445 vehicles. The average hourly traffic volume between 7 AM and 7 PM ranged from 20 to 42 vehicles which correlate to a vehicle traversing the alley every minute and half to three minutes.

During the study period, the average speed in the alley was recorded at 15 mph. About 378 vehicles traveled at or under 19 mph, and about 67 vehicles exceeded the 15 mph speed limit. During the one week study period, three vehicles were recorded to exceed 30 mph. Some of the existing asphalt speed bumps have broken off and need to be scheduled for replacement. If the adjacent residents desire, an additional speed bump can be considered for placement near where the data counter was placed.

Pitner Avenue to the south of Washington Street has speed humps installed with a posted advisory speed of 15 mph to address speeding concerns along this stretch. If there is a consensus among the Washington Street residents, the installation of a speed hump can be considered on this segment as well to address similar concerns.

There is a standard sidewalk on the south side of Washington Street which connects to the sidewalk network to the east side of the neighborhood. There are no sidewalks on Pitner Alley or Pitner Avenue, and constructing a sidewalk would be difficult due the existing conditions, primarily related to limited right of way, utility poles, and topography. Pedestrians accessing this area should be encouraged to use Washington Street sidewalk from the east instead of walking along the Pitner alley.

There are 15 private parking spaces on the west side by the north end of the alley and about eight garages on the east side. There are approximately seven parking spaces on the south side of Washington Street between Pitner Alley and Pitner Avenue.

City of Evanston
Public Works Agency
Bureau of Capital Planning & Engineering

Pitner Alley (Main Street – Washington Street) Traffic Study
March 2021

Location	Date	Average Daily Traffic	Average Speed	*85 th Percentile Speed	High End Speed
Pitner Alley Washington St - Main St	03/09 – 03/15	445	14.9 mph	19 mph	32 to 37 mph 3 vehicles

*Speed at which 85% of the drivers are driving at or under.

Average Hourly Traffic – Northbound											
7 - 8 AM	8 - 9 AM	9 – 10 AM	10 - 11 AM	11 – 12 AM	12 – 1 PM	1 - 2 PM	2 – 3 PM	3 - 4 PM	4 – 5 PM	5 – 6 PM	6 – 7 PM
11	12	11	12	18	21	17	20	20	18	19	12

Average Hourly Traffic - Southbound											
7 - 8 AM	8 - 9 AM	9 – 10 AM	10 - 11 AM	11 – 12 AM	12 – 1 PM	1 - 2 PM	2 – 3 PM	3 - 4 PM	4 – 5 PM	5 – 6 PM	6 – 7 PM
9	13	15	14	15	17	18	16	22	20	15	11

Note: Data counter placed in the mid-section of the alley by 816 Hartrey Avenue



MEETING MINUTES EXCERPT
ZONING BOARD OF APPEALS
Tuesday, February 16, 2021
7:00 PM
Via Virtual Meeting

Members Present: Violetta Cullen, Kiril Mirintchev, Max Puchtel, Myrna Arevalo, Lisa Dziekan

Members Absent: Mary McAuley, Jill Zordan

Staff Present: C.W. Sterling, M. Klotz

Presiding Member: Violetta Cullen

2223 Washington St.

21 ZBA ZMJV-0008

Juli Kaufmann, contract purchaser representative, submits for a Special Use for a Mixed-Use business model that includes a Business/Vocational School in addition to other principal and accessory uses, in the I1 Industrial/Office District and the oRD Redevelopment Overlay District (Zoning Code Sections 6-14-2-3; 6-15-13-7.5). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Mr. Sterling read the case into the record and Ms. Klotz noted additional public comments and PWA memo that were submitted today.

The applicant explained the proposal:

- Mixed-use business concept that includes a high end laundromat, well-being services and holistic medicine, hair salon, catering kitchen, outdoor garden, entrepreneur pop-up area, and meditation studio.
- Laundromat will be one of the larger anchors, and will close around 8:30pm.
- Access in is via Pitner Alley into the private 30 space parking lot and then out onto Pitner Alley as well.
- Planning to have overflow parking in the adjacent parking lot. An agreement is in place with that adjacent property owner.
- The parking lot is adjacent but there is a grade change so there will be a pedestrian stair or bridge and possibly a vehicular connection, or there may be a better option a little further down next to the building.

Member Dziekan asked if any traffic study has been done and the applicant stated no.

Ms. Klotz noted the building is currently vacant but was last occupied by EZ Spuds which included retail. Ms. Klotz also noted ZBA Members were given additional public comments and a Public Works memo that addresses the comments via email at 5pm.

Clark Elliott stated the cul de sacs were almost removed when the Sam's Club development was done. It was a neighborhood fight to keep those streets closed. The use should not be approved unless there is a guarantee that the cul de sacs will not be open. There should be no vehicle access into the parking lot via Washington St. There should be no proposal to open Washington St. to Main Street Commons for vehicles. There is noise from 3 Com Ed poles that the City should address. What will the City do if there is a traffic problem later - will the City say since there are businesses there we need to open the streets?

Member Dziekan asked if neighbors were able to discuss the proposal with the applicant or if it was discussed at a Ward meeting. Alderman Peter Braithwaite stated the proposal was discussed at a 2nd Ward Meeting and he is not aware of any cul de sac removals due to businesses. There is no plan to remove any cul de sac as they relate to the proposed business.

Ted Fancher stated his support for business but has concerns about this proposal. There is traffic but no traffic controls (no stop signs, yield signs, or speed humps). It will be more convenient for people to park on the residential street where there is no permit requirement. How will increased foot traffic be addressed? There is no direct access to the street to public transit since there are no sidewalks. People walk down Pitner Alley which is dangerous. There needs to be a traffic study. The alley is small and does not seem adequate for the business. The parking offered by Sam's Club is great but it won't be used and people will park on the street instead. What is the actual capacity of the building? There are too many concerns that show this is not the right location for this business.

Jan Chapin & Ann Robins, 832 Hartrey, concur that any opening up of Washington St. or cul de sacs is not appropriate. Pitner Alley is already fairly busy.

Judith Campbell, 820 Hartrey, stated her support of the business but concern for the traffic. Pitner Alley is called an alley but it has the traffic of a street. There are speed bumps that are small and broken down. A traffic study of Pitner Alley is needed. There have been many close calls getting hit inching out of the garage into Pitner Alley. Additionally, the alley is not plowed. The City needs to decide if that area is an alley or a street.

Tom Ward, Ward Manufacturing, stated his business has operated for over 70 years and is thriving and growing. Mr. Ward wants to ensure both his business (manufacturing) and the proposed Aux operations will not bother each other. Manufacturing can be noisy and the EZ Spuds building is only 5 feet away from that noise. The back lot between the two businesses will be expanded into soon and will feature more noisy equipment. There is concern about use of the alley and traffic, but largely wants to be clear that Ward Manufacturing can be noisy and will be expanding so any potential new business nearby should be aware.

Michael Aubrey, 2127 Washington, stated his main concern is the cul de sacs. Also, the street layout is confusing to get to the building with a Washington St. address. Pitner Alley is an alley and is not wide enough to be a street. Vehicles swerve around the speed bumps.

Mary Gegenhuber, 2010 Washington, agreed with the points other neighbors mentioned.

Clark Elliott stated the cul de sacs were resolved to be removed years back and were only left in due to the overwhelming effort of the neighborhood. There should not be any removal of the cul de sacs and that must be guaranteed. The previous cul de sac (almost) removal was done under Alderman Dennis Drummer or Baptiste.

Alderman Braithwaite noted the previous cul de sac issue occurred over 20 years ago. There are clearly traffic issues in the area so the Alderman would like to meet with concerned neighbors and appropriate City staff to discuss and remedy the situation and ensure the business will not have a negative impact on the residential neighborhood. Alderman Braithwaite asked Mr. Elliott to be the point of contact for the neighborhood.

Michael Aubrey noted the cul de sac at the end of Washington is already compromised.

The applicant addressed the concerns stated:

- There is no intention to do anything to any cul de sac
- A Pitner Alley address would be preferable.
- Had an accepted offer at a Church St property and then the offer was rescinded without explanation and that location fell through
- Understand it is a diverse environment that includes smells and noises
- Hope that the business will add more eyes on the street and increase safety in the area as a good neighbor

Member Mirintchev asked if it was suggested that the applicant do a traffic study, and the applicant stated no, the City did not ask for one.

Ted Fancher asked about signage and the applicant stated signage has not been designed yet but likely will not be illuminated. This will be a destination location via word of mouth rather than attracting customers via signage.

Member Puchtel asked if the five DAPR recommendations were addressed by the applicant. The applicant stated all were addressed on the updated site plan except for the pedestrian path.

Alderman Cicely Fleming stated her ward shares a boundary with Pitner Alley and that area should be considered a full street since it is a major thoroughfare. That should be addressed by the City and should not hold up the proposal. A traffic study should be done and should not be at the cost of any business. The City should do a study but perhaps not during Covid.

The applicant noted the developer of this project is a non-profit who intends to eventually turn over the wealth-building to be community owned.

Deliberation:

Member Dziekan stated the proposal is complex and a great use for the building. Only one of the proposed uses requires a special use. The traffic is an existing issue that

should have been addressed years ago. It is difficult to determine if there will be a negative impact due to the proposal. Chair Cullen asked for guidance from staff on a potential traffic study.

Ms. Klotz stated a full traffic study is not appropriate and would be inaccurate due to Covid so it is not recommended, but staff could conduct a smaller study to gauge what the traffic issue is currently. That could be done prior to P&D, or prior to an Action vote at City Council, or could be held at ZBA.

Member Puchtel noted all of the other uses can proceed even if the Business/Vocational School is denied.

Member Dziekan stated it is difficult to make a determination without the traffic information.

Member Mirintchev stated there may be a negative cumulative effect on the surrounding neighborhood. The intersection of the alley at Main St. is problematic and must be resolved regardless. Member Mirintchev supports the business and the location but noted the City needs to fix the traffic problem.

Member Arevalo stated her support for the business.

Member Puchtel stated the traffic conditions, site access and parking are existing, and most of the businesses proposed are permitted uses. The one special use requested does not change those things therefore Member Puchtel supports the proposal.

Standards:

1. Yes
2. Yes
3. Yes - Members Puchtel, Mirintchev, Arevalo)
No unless further information determines so – Member Dziekan, Chair Cullen
4. Yes
5. Yes if appropriately conditioned
6. Yes – Members Puchtel, Mirintchev, Arevalo)
No – Member Dziekan, Chair Cullen
7. NA
8. NA
9. Yes

Member Dziekan motioned for approval with conditions:

1. Address be considered for Pitner rather than Washington Street.
2. City staff shall conduct a study and analysis to determine if there is a negative cumulative effect of traffic, parking and pedestrian activity in the area.
3. City staff shall analyze whether the site is adequately served by public facilities and services such as snowplowing and sidewalks.

Seconded by Member Mirintchev, and recommended for approval 4-1 (Member Dziekan nay).

Adjourned 9:45pm