



1200 Wilmette Avenue
Wilmette, Illinois 60091-0040

MEETING MINUTES

ZONING BOARD OF APPEALS

WEDNESDAY, NOVEMBER 4, 2020

7:00 P.M.

REMOTE MEETING

Members Present: Chairman Reinhard Schneider (joined by video later)
Brad Falkof
Christine Norrick
Ryrie Pellaton
Bob Surman
Maria Choca Urban

Members Absent: None

Staff Present: Lucas Sivertsen, Business Development Coordinator
Lisa Roberts, Assistant Director of Community Development

I. Call to Order

Chairman Schneider called the meeting to order at 7:04 p.m.

II. Opening Remarks and Swearing In

Chairman Schneider reviewed the meeting procedures for remote meetings and how the Zoning Board of Appeals will conduct business. All applicants and interested parties present were sworn in.

III. 2020-Z-35 1215 Washington Avenue

See the complete case minutes attached to this document.

IV. 2020-Z-36 1515 Sheridan Road

See the complete case minutes attached to this document.

V. Public Comment

There was no public comment.

VI. Adjournment

Ms. Choca Urban moved to adjourn the meeting. Mr. Pellaton seconded the motion. Voting yes: Mr. Falkof, Ms. Norrick, Mr. Pellaton, Mr. Surman, Ms. Choca Urban, and Chairman Schneider. Voting no: None. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Lisa Roberts
Assistant Director of Community Development

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Eric Olson, applicant
1215 Washington Avenue

3.2 Summary of presentations

3.21 Mr. Sivertsen introduced Case 2020-Z-35, requesting a special use for a small medical clinic (React Physical Therapy). This is for an expansion of an existing special use in the building adding an adjacent space. The Village Board will hear this case on November 24, 2020.

3.22 Mr. Olson shared they have had a great experience in Wilmette. The reason for the expansion is to serve the community. There are 5 other locations around Chicago of similar size. This space would include private space for clients and laundry facilities on-site, etc. There are currently 3 full-time therapists which would not increase. He noted reviews speak highly of this business.

3.23 Ms. Choca Urban asked the petitioner to expound on the expansion plans along with advising what space is currently occupied and what space is being added.

Mr. Olson stated their space is in the back (rather than the frontage); adjacent to the alley. The expansion includes street frontage (like the other clinics) facilitating natural light for patients, a private room for privacy, and space for exercising.

3.24 The site plan was shown. Mr. Sivertsen identified the main entrance, the existing space and the new additional space which includes a washer/dryer, private room.

3.25 Mr. Pellaton shared he visited the space and actually was a patient in the past. He remembers it being very professional, and noted the adjacent space has been vacant for some time.

3.26 Chairman Schneider asked and Mr. Sivertsen highlighted other tenant spaces.

3.27 Mr. Surman identified a shared hallway as a common area.

Mr. Olson concurred.

3.28 Ms. Choca Urban asked if hours of operation would change due to the expansion.

Mr. Olson advised they would not.

3.29 Mr. Falkof inquired if a physical therapy aide would be added to the staff of 3 therapists.

Mr. Olson stated there is one physical therapy aide currently and one is being added.

- 3.30 Mr. Falkof asked, after surmising there would be a staff of 5, if their hours are the same or staggered.

Mr. Olson advised their hours are staggered.

- 3.31 Mr. Falkof noted he went there at 7:30 a.m. this morning, and noticed parking is limited due to sports fitness programs (from the business to the east). He asked if staff arrives after the morning fitness rush.

Mr. Olson advised most client appointment times are from 6 a.m. until mid-day with a lighter number of appointments in the afternoon.

- 3.32 Mr. Pellaton asked how many patients may be seen at one time and how many in total per day.

Mr. Olson advised with two therapists coinciding, there could be 4-5 patients per hour; 70-80% capacity on most days. Weekly targets may be 150 patient visits with 2-3 therapists. He noted, prior to Covid, that target was achieved at 70%.

- 3.33 Ms. Norrick asked if this is in the Village Center with no parking requirements.

Mr. Sivertsen confirmed the use is exempt from required parking because it is located in an existing building in the Village Center.

- 3.34 Chairman Schneider asked Mr. Sivertsen if there was any other comment on the case.

Mr. Sivertsen said there was one else in the meeting and no comments on Teams chat.

Ms. Roberts said there were no comments in the YouTube chat.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Mr. Surman stated he's glad to see a Wilmette business is growing; nice to see the storefronts lit up again. He supports the project.

- 5.2 Mr. Pellaton concurred and said Wilmette would benefit from a business continuing to thrive and grow especially in a vacant space. This soon will have ample space for more patients as he recalled having to walk across the room when exercising from knee surgery. Traffic would not be an impact. He supports this.

- 5.3 Ms. Choca Urban concurs, and stated the applicant has done a good job to meet the standards of review. She is happy to support the expansion.

- 5.4 Mr. Falkof concurred and supports this.
- 5.5 Ms. Norrick agrees and would support this.
- 5.6 Chairman Schneider supports the expansion.

6.0 DECISION

6.1 Mr. Surman moved to recommend granting a request for a special use for a small medical clinic (React Physical Therapy) at 1215 Washington Avenue in accordance with the plan submitted. The use shall run with the use.

6.11 Mr. Pellaton seconded the motion and the vote was as follows:

Chairman Reinhard Schneider	Yes
Brad Falkof	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Bob Surman	Yes
Maria Choca Urban	Yes

Motion carried.

6.2 Ms. Choca Urban moved to authorize the Chairman to prepare the report and recommendation for case number 2020-Z-35.

6.21 Mr. Falkof seconded the motion and the vote was as follows:

Chairman Reinhard Schneider	Yes
Brad Falkof	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Bob Surman	Yes
Maria Choca Urban	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request meets the special use standards of Section 5.3 of the Zoning Ordinance. The proposed use in this location is consistent with the goals and policies of the Comprehensive Plan. The proposed use in this location is consistent with the Comprehensive Plan to encourage a vibrant commercial district in the Village Center. The proposed use will not be detrimental to or endanger the public health, safety or general welfare nor will it be injurious to the use or enjoyment of other property. The request is for an expansion to the existing use. The overall number of patients or

employees in the building will not be increasing to a level that would be injurious to the enjoyment of other properties in the neighborhood. The proposed use will not impede the normal and orderly development and improvement of surrounding properties nor will it diminish property values. The proposed use will complement existing businesses. Adequate utilities, road access, and other facilities already exist. Adequate measures already exist to provide ingress and egress to the proposed use. Existing on-street and off-street parking exists on the block. The proposed use will be consistent with the community character. The use is located in an existing office building with other similar office and personal service uses. No known archaeological, historical or cultural resources will be impacted. No buffers, landscaping or other improvements are necessary. No other standards of Article 12 apply.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a special use for a small medical clinic (React Physical Therapy) at 1215 Washington Avenue in accordance with the plans submitted. The use shall run with the use.

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

3.11 Mr. Reed Merdinger, applicant
1515 Sheridan Road

3.2 Summary of presentations

3.21 Mr. Sivertsen introduced Case 2020-Z-36, a special use for a limited service restaurant (Clucker's Charcoal Chicken). This space was previously occupied by No Man's Land Pizza and has been vacant since 2017. The Village Board will hear this case on November 24, 2020.

Mr. Merdinger said this space is in Plaza del Lago. He stated they have two other operations by the same name in Highwood and Libertyville since 2008. Both operations are successful. They pride themselves on quality charcoal chicken. These are full-service restaurants. At this location in Wilmette, the hope is to have a pick-up and to-go model that offers a more limited menu. During this pandemic, it is believed to be an opportune time to try this. In both current locations, 80% of the business now is pick-up and delivery. They have their own delivery trucks (with chickens on top), so they are moving billboards. The service area for both existing restaurants is from Highwood to Gurnee. Due to repeat customers, they have weathered the storm during these tough times by keeping their employees working and customers fed.

3.22 Mr. Surman asked if there are dedicated parking spaces for drivers (of the delivery trucks).

Mr. Merdinger said the shopping center owner has no issue with parking these in the parking lot.

3.23 Mr. Surman cited a concern from a resident about the waste area.

Mr. Merdinger advised they have waste service with two different companies. In Wilmette, Advanced Disposal is the vendor so this company would be used. Existing restaurants, depending on time of year, typically have 2 to 3 pick-ups weekly. The receptacles would be enclosed in the rear for easy access.

3.24 Mr. Surman asked if they have a deep fryer.

Mr. Merdinger advised they do, and the waste company places a grease receptacle and has monthly pick-up.

3.25 Mr. Surman asked about smoke issues with a strong odor near resident areas.

Mr. Merdinger said their restaurant in Highwood is adjacent to an apartment complex, and the restaurant in Libertyville is adjacent to a significant resident area. He noted there is smoke but the exhaust system is of high quality to manage this. There are 3 separate hoods with 1 for the rotisserie currently (used previously as pizza ovens).

- 3.26 Mr. Falkof asked if there is limited seating in the front of restaurant at the entrance.

Mr. Merdinger stated there was seating but there won't be seating anymore; just registers for pick-up. There will be outdoor seating on a small patio in the spring and summer.

- 3.27 Mr. Falkof asked when the restaurant will open.

Mr. Merdinger advised January 1, 2021. Very little works needs to be done inside; just painting.

- 3.28 Chairman Schneider asked Mr. Sivertsen if there was any other comment on the case.

Mr. Sivertsen said there was one else in the meeting and not comments on Teams chat.

Ms. Roberts said there were no comments in the YouTube chat or via email.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

- 5.1 Ms. Choca Urban said she is delighted to see a space that's been vacant for 3 years reopened under new management. She is surprised a restaurant is opening during a pandemic but based on the business being mainly take-out and delivery, this is what Illinois' phase now requires. She supports this.

- 5.2 Mr. Falkof concurs and believes the former restaurant didn't do well because there was a problem with the food. This is a great addition. His wife raved about the Highwood location.

- 5.3 Mr. Surman concurs and supports this.

- 5.4 Mr. Pellaton said since this was a restaurant and now will have no indoor seating, he supports this.

- 5.5 Ms. Norrick concurs and is glad to see a business opening in Plaza del Lago.

- 5.6 Chairman Schneider agrees, is happy to have another option, and supports this.

6.0 DECISION

6.1 Ms. Choca Urban moved to recommend granting a special use for a limited service restaurant (Clucker’s Charcoal Chicken) at 1515 Sheridan Road in accordance with the plan submitted. The use shall run with the use.

6.11 Mr. Surman seconded the motion and the vote was as follows:

Chairman Reinhard Schneider	Yes
Brad Falkof	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Bob Surman	Yes
Maria Choca Urban	Yes

Motion carried.

6.2 Ms. Choca Urban moved to authorize the Chairman to prepare the report and recommendation for case number 2020-Z-36.

6.21 Mr. Falkof seconded the motion and the vote was as follows:

Chairman Reinhard Schneider	Yes
Brad Falkof	Yes
Christine Norrick	Yes
Ryrie Pellaton	Yes
Bob Surman	Yes
Maria Choca Urban	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds the request meets the special use standards of Section 5.3 and the use standards of Section 12.3.X of the Zoning Ordinance. The proposed use in this location is consistent with the goals and policies of the Comprehensive Plan to maintain commercial areas where a variety of goods and services are offered. The proposed use will not be detrimental to or endanger the public health, safety or general welfare nor will it be injurious to the use or enjoyment of other property. The proposed use replaces a limited-service restaurant that previously operated there without issue. Proper waste collection and ventilation will be provided. The proposed use will not impede the normal and orderly development and improvement of surrounding properties nor will it diminish property values. The proposed use will complement existing businesses. Adequate utilities, road access, and other facilities already exist. Adequate measures already exist to provide ingress and egress to the use. The proposed use will be consistent with the community character. No known archaeological, historical or cultural resources will be impacted. No

buffers, landscaping or other improvements are necessary. Use standards contained in Section 12.3.X have been satisfied.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting request for a special use for a limited service restaurant (Clucker's Charcoal Chicken) at 1515 Sheridan Road in accordance with the plan submitted. The use shall run with the use.