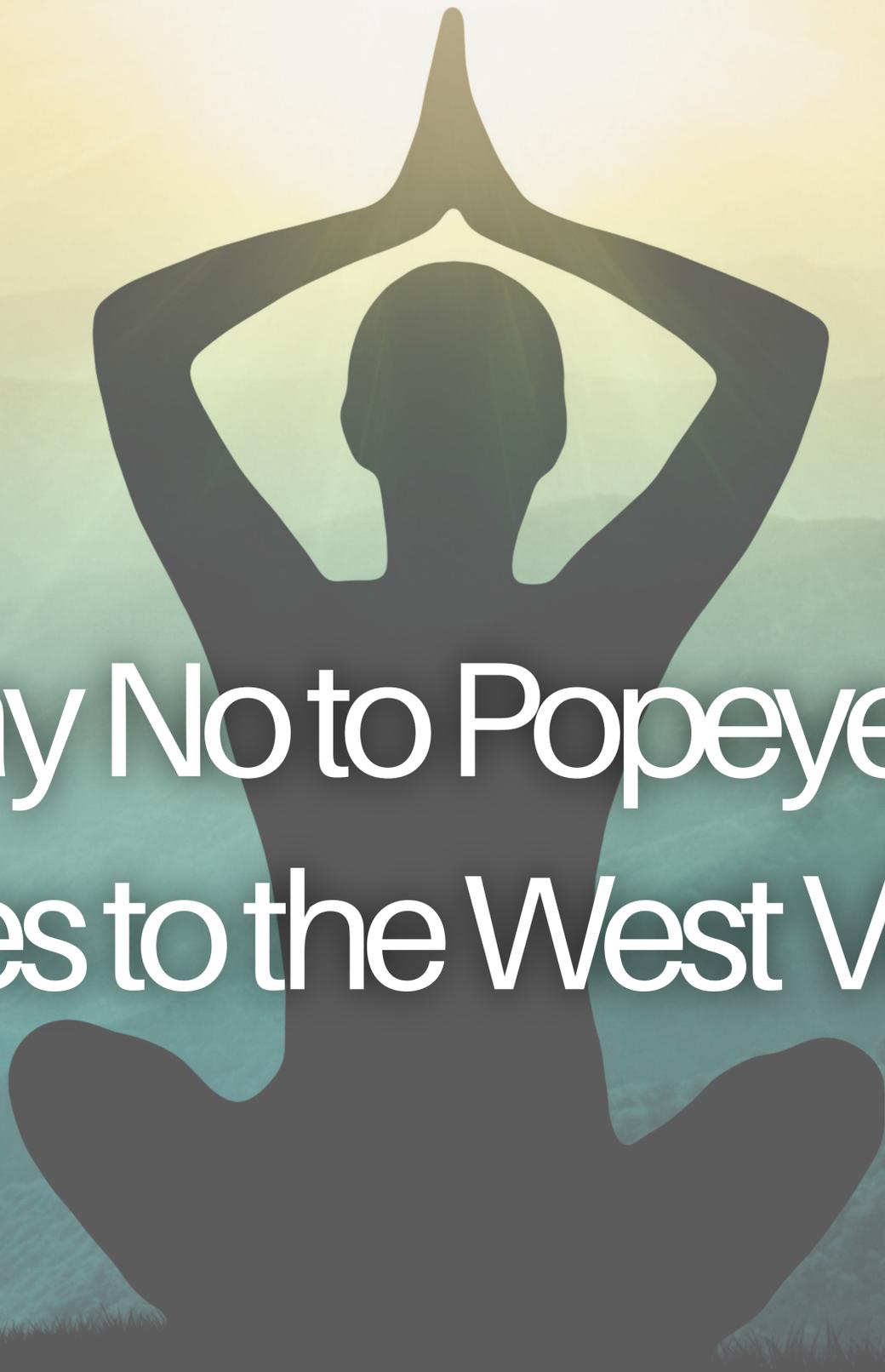




HEARTWOOD

center for body mind spirit



Say No to Popeyes

Say Yes to the West Village

Opposing a Special Use for Popeyes at 1826-1830 Dempster  
Evanston Land Use Commission - September 24, 2025

# Say No To Popeyes - Opposition to Special Use Request

## Land Use Commission, September 24, 2025

### Contents

#### 1. Property History Related to Popeyes Request

A chronological explanation of the lack of transparency and appropriate zoning process for the Popeyes request at 1826 - 1830 Dempster since May 2025 that has furthered neighborhood opposition and distrust of city processes and regulation.

#### 2. Neighbor Opposition

Substantial opposition from stakeholders in the surrounding area regarding any Popeyes approval has been submitted since June 2025 including a petition with +350 signatures, +250 emails to the entire City Council, opposition from surrounding local businesses, a protest mural and rally at the site, and substantial public comments submitted directly to the LUC and/or city staff.

#### 3. Heartwood Center's Opposition

As an anchor business of the West Village for over 15 years and owner of the Heartwood facility, 6 affordable housing units on Dempster, and a parking lot featuring parking for adjacent local businesses, Heartwood is significantly invested in the health and wellbeing of the surrounding business district, neighborhood, and greater community.

#### 4. Standard B Not Met

Popeyes at 1826-1830 Dempster conflicts with the adopted 2000 Comprehensive General Plan, the current Zoning Code, and the anticipated Envision Evanston Comprehensive Plan.

#### 5. Standard C Not Met

Popeyes at 1826-1830 Dempster will cause a negative cumulative effect with +20 Special Use approvals within 500 feet of the site and including +11 chain fast food Special Uses within 300 feet, which is the largest concentration of chain fast food restaurants and Special Uses anywhere in the city.

#### 6. Standard D Not Met

Popeyes at 1826-1830 Dempster will diminish the value of surrounding properties, including Heartwood next door where practitioners have indicated they will leave and cause the facility to close.

#### 7. Standard F Not Met

Traffic congestion in the Dempster/Dodge area is already significant, with drive-through traffic regularly backing up onto Dempster Street from other similar nearby uses (that operate with Special Use approval). The parking lot at 1826-1830 Dempster includes 10 parking spaces, less than half the on-site parking that any other similar Type 2 Restaurant nearby features, and problematic curb cut locations.

#### 8. Standard I Not Met

Popeyes at 1826-1830 Dempster does not comply with Evanston Thrives, the EPLAN, and CARP.

#### 9. Staff Recommended Conditions

Conditions recommended by city staff clarify there are negative impacts and therefore the Standards for Special Use are not met. Conditions for parking and traffic management are acknowledged but are inadequate. There are no conditions that prohibit grease exhaust/black iron ventilation to limit the negative impact and negative cumulative effect on adjacent properties.

#### 10. Summary

The current Zoning Code requirements are clear - Type 2 Restaurant Special Use requests cannot be approved unless every Standard for Special Use is met. Popeyes does not meet Standards B, C, D, F, and I and therefore CANNOT be recommended for approval by the LUC or approved by the City Council.

# Property History related to Popeyes Request

Chronologically

Type 2 Restaurant (quick-serve) - original request:

1. Poonja submitted a Zoning Analysis application on or around May 4, 2025 for a Determination of Use for a Popeyes Restaurant. City staff confirmed the use is a Type 2 Restaurant and then processed an Administrative Review Use for the requested Popeyes Restaurant.
2. Administrative Review Use staff memo processed May 16, 2025. The staff memo does not mention any community concerns or opposition. Memo states some Standards may not be met.
3. Staff approval of the Administrative Review Use for a Type 2 Restaurant was provided, with 6 conditions (instead of the typical 4) on June 27, 2025.
4. A petition against Popeyes circulated that now has +350 signatures.
5. City staff confirmed approval of Popeyes to Heartwood on July 1, 2025. Heartwood indicated an Appeal would be submitted to trigger a Special Use.

Type 1 Restaurant (full-service) - modified request:

6. Poonja submitted a new request for Determination of Use for a Type 1 Restaurant on July 21, 2025. It does not appear a new application or fee was required, and the most notable change provided is the use of reusable dishware at the proposed Popeyes Restaurant.
7. With no other substantial changes, city staff approved Popeyes as a Type 1 Restaurant with seating for 8-10 customers.
8. The Type 1 request and its July 23, 2025 approval were not noted in the City Manager's Weekly Report that lists all processed and pending zoning requests, so the public was unaware a Type 1 was requested. This was not listed anywhere publicly. By this time, Councilmembers and senior city staff received over 250 emails against Popeyes in addition to the submitted petition.
9. Following comments from Councilmember Harris, Heartwood realized something more was approved at the property. At this time Heartwood was preparing for the initial Type 2 Administrative Review Use approval's Appeal. Heartwood asked city staff the status of the original approval on August 11, 2025.
10. On August 12, 2025, city staff confirmed Poonja withdrew the original Type 2 request, submitted a Type 1 request, city staff approved it in 2 days on July 23, 2025, and did not publicly list any of the changed applications or approvals in that 3 week period until Heartwood specifically asked.
11. Heartwood immediately indicated an Appeal would be submitted against the city since Popeyes does not meet the definition of a Type 1 Restaurant.

Type 2 Restaurant (quick-serve) - current request:

12. On August 19, 2025, city staff contacted Heartwood and stated Poonja resubmitted as a Type 2 Restaurant with the request that it proceed to the Land Use Commission as a Special Use.
13. On August 20, 2025, Heartwood asked if the Type 1 approval remained valid and therefore in need of Appeal and city staff confirmed yes, both determinations currently stand. This meant there would be an Appeal of a Type 1 Restaurant staff determination with the LUC as the determining body, and a concurrent Type 2 Restaurant Special Use with the City Council as the determining body - both with nearly identical applications and restaurant operations.
14. On August 22, 2025, city staff updated Heartwood that the Type 1 approval was rescinded by the city so an Appeal is no longer necessary.
15. On the evening of September 19, 2025, city staff posted the Land Use Commission public hearing materials and staff recommendation for Popeyes on the City website. This is the first the public is able to see the staff review, staff comments, resulting staff recommendation with conditions that have been under review since submittal on August 19, 2025, as well as details related to the site plan that were redacted in FOIA requests.

# Neighbor Opposition

## Past Precedent & Current Status

Many Type 2 Restaurant requests across Evanston are approved without contention as an Administrative Review Use or Special Use. In the last 10 years, most Type 2 Restaurant approvals included common conditions (that are now codified suggested conditions for Administrative Review Use Type 2 Restaurants), and occasionally included one or two additional conditions if appropriate and necessary.

On rare occasion, a Type 2 Restaurant Special Use request generated substantial concern and opposition by the surrounding neighborhood. In these instances, concerns were raised regarding the negative impacts on the surrounding neighborhood due to increased traffic, parking, noise, pollution and odors, and reduction in existing walkability. Given the concerns, which directly correlate with the Standards for Special Use, these heavily opposed Special Use requests were not approved.

Examples within the last 10 years:

### Nic's Organic Fast Food, 2628 Gross Point Road

- A small regional chain submitted applications to the city to locate a 2-story fast-food restaurant and drive-through at the vacant property just north of the Crawford and Gross Point intersection in NW Evanston. Concerns varied among many issues, though the most substantial concern related to the substantial negative impact the new Type 2 Restaurant would incur on traffic.
- With a busy vehicle-oriented intersection adjacent, neighbors felt the addition of a business that specifically intends to get many customers in and out quickly (whether dining-in at the underparked property, or stacking the drive-through queue backed up into the street) would make a dangerous and difficult intersection worse. Moreover, the added vehicles would reduce the walkability of the area to the north and virtually eliminate walkability surrounding the intersection.
- Additional concerns pointed to surrounding existing Type 2 Restaurant Special Uses. With The Little Island restaurant, a Subway and Starbucks (with drive-through) to the south less than 350 away, one more Type 2 Restaurant was viewed as a negative cumulative effect.
- The Special Use request was denied once by the City Council following a negative recommendation from the Zoning Board of Appeals (predating LUC), and withdrew during a second attempt that did not resolve the neighborhood concerns.

### McDonalds, 2500 Gross Point Road

- McDonalds submitted applications to the city to locate a fast-food restaurant and drive-through at the NW corner of Harrison and Gross Point.
- Traffic circulation problems were noted by city staff both within the property for internal vehicle circulation around the building, and spilling onto the public streets and into the busy intersection. Vehicle entry/exit to the site was placed close to pedestrian crosswalks and was deemed inappropriate by the DAPR Committee.
- Since the request created traffic and vehicle circulation problems while also reducing the walkability of the surrounding areas, city staff strongly recommended denial of the request - to such extent the application was withdrawn prior to public hearing meetings.

### Popeyes, 1826-1830 Dempster Street

- Petition against Popeyes with +350 signatures to date
- + 250 Emails against Popeyes to the City Council
- Many emails to city staff and public comments submitted to the Land Use Commission

- Protest mural and rally
- Condemnation of the original Administrative Review Use approval that did not follow the intent of the Administrative Review Use process that should have deferred to the Land Use Commission given the opposition.
- Condemnation of the secondary approval that disingenuously approved Popeyes as a Type 1 Restaurant where operations would mimic McDonalds operations with kiosk ordering, though with seating for 8-10 customers total.
- Condemnation of the withholding of information from the public regarding the various Popeyes applications, processes, approvals, and denied FOIA documents.
- Letters of Opposition from surrounding businesses within the West Village (see attached).

The past precedent indicates that when a substantial number of neighbors raise concerns and find the Standards for Special Use are not met, Type 2 Restaurant Special Uses are denied. In both past precedent examples of denial, the proposed restaurant locations were not within a fast food swamp with fast food chains on all other intersection corners like Dempster and Dodge, nor were they in areas with 20 or more approved Special Uses in the vicinity like the Dempster and Dodge area.

The request for and opposition to Popeyes at 1826-1830 Dempster continues to generate discussion throughout the greater community and at nearby Evanston Township High School, where two articles were recently featured in The Evanstonian student newspaper (see attached).

I own Spex Hand Car Wash & Detailing at 1235 Dodge Ave. I OPPOSE Popeyes opening a fast food restaurant at 1826-1830 Dempster for the following reasons:

1. Customers wishing to get their vehicles cleaned and detailed drive through our building. They exit immediately across the alley from the back of proposed restaurant. I'm concerned delivery vehicles for Popeyes will block the alley during the day, making it very difficult or impossible for our us to service customers while the trucks are there. As you may know, that alley is also used as a cut through for people trying to avoid the light at Dempster & Dodge. Delivery vehicles in the alley will cause that traffic to back up, further compounding the harm a new restaurant will cause our business. If word gets out that you can stuck at Spex because the alley is blocked, I will lose business, and the value of my investment goes down.
2. I'm also concerned that Popeyes employees will park in the alley. The City staff says the property does not have enough parking for its own customers and staff. I understand the restaurant will occupy less than half the building. What about the other half of the building? What business is going in there and where will their customers and staff park? If the alley fills up with cars and trucks parked there by employees of these new businesses, how are my customers supposed to get out of Spex?
3. Finally, I'm worried about litter and garbage from the new restaurant, and the rats and skunks it will attract. I just spent a substantial sum resurfacing the building to make it more attractive for my customers. A bunch of food wrappers and other garbage from Popeyes, and the animals it will attract, will take away from the value of my business.

For these reasons, I urge you to DENY Popeyes request to open a restaurant at Dempster and Dodge.

Shahid Pervais  
9/21/2025

Hi. My name is Alfonso Nieves Ruiz, but most people know me as Piloto. I have owned Zentli restaurant at 1813 Dempster St. since 2019. We serve traditional Mexican street food that I learned from my mother and grandmother in Querétaro, Mexico. We use the best locally sourced ingredients we can find to create and serve our healthful food in a warm and joyful environment. For the last 20 years, I have also worked with a number of people in Evanston on community-based public art. I'm opposed to Popeyes opening on the corner of Dempster and Dodge.

When we decided to open a restaurant, Nancy Floy and the people at the Heartwood Center invited us to look in the West Village neighborhood. One of the main things that attracted me to the area was the emphasis on the arts and wellness we found here. Once our business opened, I got involved with the West Village Business Association to work on the Evanston Thrives initiative in order to expand on that vision.

As we talked with our neighbors as part of Evanston Thrives, we discovered that many of them think we already have enough fast food restaurants in the area. Instead, they want more locally-owned, sit-down restaurants offering a variety of healthful cuisines. We want to make that a reality. Allowing a new fast food restaurant to move into the West Village specifically conflicts with the Evanston Thrives initiative adopted by the City Council in 2023.

On a practical level, street parking near my restaurant is limited, so my customers use the Heartwood parking lot. If Popeyes is allowed to move in and forces Heartwood to close, the loss of that parking could result in a loss of customers for Zentli, creating a loss in value for my business.

As a result, I request the Land Use Commission deny Popeyes Special Use application.



I own the Windy City Flavors/Dempster Snack Shop at 1806-1808 Dempster St. I am very concerned about Popeyes moving into the building at Dempster and Dodge because I think it will result in parking and litter problems for my business.

Currently, my customers rely on the on-street parking in front of our business. I'm worried the building on the corner doesn't have enough parking for the customers and staff of Popeyes plus whatever other businesses that would locate there, so their employees would take the spots in front of my building.

Nancy Floy allows us to use the Heartwood Center parking lot just to the west of my business for customers who can't find parking on the street. She says Heartwood will probably close if Popeyes is allowed to come in. I don't know how I'll replace the parking my customers need if I lose the use of her lot.

I'm also worried about the increased litter another fast food restaurant would bring. I already have to pick up discarded wrappers and drink cups from restaurants farther down the block and on the other side of the street. I suspect bringing in Popeyes would increase the amount of litter.

For these reasons, I ask the Land Use Commission to DENY Popeyes Special Use application.

Thank you.

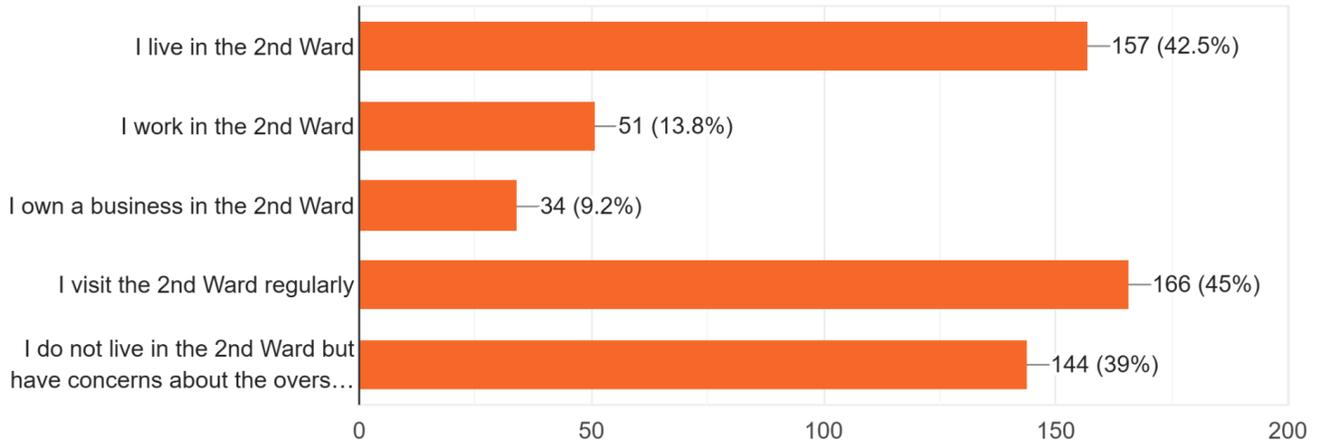
A handwritten signature in cursive script, appearing to read "P. Shear". The signature is written in dark ink and is centered on the page.

# Petition Results

As of September 17, 2025

Please check which best describes the way you engage the 2nd Ward

369 responses



## Petition: Invest in Local Businesses — No Popeyes, No More Fast Food at Dodge and Dempster, 2nd Ward

We, the undersigned residents, workers, and community members of Evanston, strongly oppose the proposed Popeyes fast food development at Dodge and Dempster currently under consideration by the City of Evanston.

This proposal is more than a single project—it's part of a broader trend that is saturating our neighborhoods with corporate fast food. These corporations harm public health, displace small local businesses, contribute to environmental degradation, and offer only low-wage jobs that do not build community wealth. We want community business development of healthy food options, local entrepreneurs, and community-serving businesses and centers.

For years work has been done to change the nature of this intersection by adding creative arts, healing-centered, and locally owned businesses; Popeyes would undermine those efforts.

**We are asking the City of Evanston and council person Krissie Harris to ensure that the Popeyes proposal either be denied or go through the Land Use Commission for special use review and public input.**

If you agree, please sign this petition **and** attend the 2n Ward Meeting on **June 17th at 7pm** at the **Robert Crown Center**.

\* Indicates required question



Popeyes development on Dodge and Dempster, Evanston's 2nd ward and **ask that the Popeyes proposal either be denied or go through the Land Use Commission for special use review and public input.**

Please write first and last name below.

Your answer

Please check which best describes the way you engage the 2nd Ward \*

You can select multiple answers

- I live in the 2nd Ward
- I work in the 2nd Ward
- I own a business in the 2nd Ward
- I visit the 2nd Ward regularly
- I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village

Submit

Clear form

Never submit passwords through Google Forms.

This content is neither created nor endorsed by Google. - [Contact form owner](#) - [Terms of Service](#) - [Privacy Policy](#)

Does this form look suspicious? [Report](#)

Google Forms



6/12/2025 14:41:33	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	alice wang
6/14/2025 0:32:03	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Berry Gustafson
6/10/2025 12:14:19	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Cari O'Donnell
6/10/2025 16:41:47	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Carla Hayden
6/10/2025 18:55:46	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Carol Bobrow
6/10/2025 13:16:20	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Carrie Shork
6/11/2025 19:18:19	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Christine Leone
6/11/2025 19:16:41	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	David Sulthard
6/18/2025 8:34:12	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Deborah Peters
6/10/2025 23:20:12	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Diane Thodos
6/10/2025 15:04:25	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Ed Ballinger
6/12/2025 17:50:10	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Ellie Feddersen
6/10/2025 21:57:28	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Emily Zarefsky
6/13/2025 10:37:20	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Erica torelli
6/11/2025 19:47:49	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Gini Ohlson
6/10/2025 12:26:51	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Jamie Noll
6/10/2025 13:36:25	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Jennifer Matthews
6/13/2025 13:50:45	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kathryn Nydegger
6/10/2025 17:31:54	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kathy Rospenda
6/13/2025 8:49:22	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kimberley A. Spivey
6/9/2025 7:55:56	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Larry Luckett
6/14/2025 8:07:26	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Marie Cabiya
6/11/2025 13:22:08	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Marimar Gallardo
6/10/2025 17:15:36	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Marisa Walstrum
6/9/2025 8:41:42	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Mary Dudek
6/9/2025 9:41:58	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Mary Ellen Viskocil
6/10/2025 16:50:08	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Meg Welch
6/10/2025 18:24:57	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Meghan Koons
6/11/2025 15:17:14	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Meleika Gardner
6/12/2025 21:13:14	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Michael Oriatti
6/10/2025 21:13:12	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Ms. Willie Shaw
6/13/2025 21:41:53	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Paul Breslin
6/13/2025 21:42:26	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Paul Breslin
6/12/2025 14:55:13	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Peggy Pearson
6/12/2025 13:18:00	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Porsha Wang
6/12/2025 21:47:27	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Robert Gill II
6/13/2025 10:38:17	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Robin Brown
6/12/2025 13:48:53	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Sandi Quentere
6/10/2025 10:31:53	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Seren Payne
6/16/2025 12:58:55	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Stephen McMillan
6/10/2025 19:19:04	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Susan Cahill
6/12/2025 22:54:32	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Tammy Johnson
6/10/2025 16:24:43	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Terri Turner
6/15/2025 9:38:33	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	The west end is quickly becoming nothing but fa
6/10/2025 17:58:42	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Tierney Wilson
6/28/2025 18:21:31	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Susan Handler
7/30/2025 8:58:09	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Amy Hodgman
6/16/2025 11:58:06	I live in the 2nd Ward	Abigail Lynn
6/16/2025 18:29:40	I live in the 2nd Ward	Adam Bulwa
6/11/2025 10:57:21	I live in the 2nd Ward	Adam Taylor
6/11/2025 0:30:41	I live in the 2nd Ward	Aimee Patke-Kubes
6/15/2025 15:50:01	I live in the 2nd Ward	Alice George
6/9/2025 0:07:00	I live in the 2nd Ward	Allie Harned
6/10/2025 22:46:43	I live in the 2nd Ward	Allison Kamen
6/10/2025 13:57:01	I live in the 2nd Ward	Andrea Martinez
6/10/2025 14:19:29	I live in the 2nd Ward	Andrea S
6/10/2025 14:23:02	I live in the 2nd Ward	Aniel Gaines
6/9/2025 9:29:47	I live in the 2nd Ward	Asa Gezellius
6/12/2025 14:50:48	I live in the 2nd Ward	Audrey Rose
6/19/2025 12:17:30	I live in the 2nd Ward	Barbara King
6/9/2025 16:45:16	I live in the 2nd Ward	Catherine R Grund
6/9/2025 15:59:23	I live in the 2nd Ward	Charles West
6/11/2025 16:51:03	I live in the 2nd Ward	Christine Kenny
6/17/2025 11:13:16	I live in the 2nd Ward	Christopher Bulwa
6/9/2025 0:14:20	I live in the 2nd Ward	Chuck Wasserburg
6/10/2025 12:56:33	I live in the 2nd Ward	Cindy Eigler
6/10/2025 9:06:09	I live in the 2nd Ward	Claire Bain
6/13/2025 9:58:25	I live in the 2nd Ward	Clarence Berry
6/9/2025 13:30:26	I live in the 2nd Ward	Coby Adamczyk
6/16/2025 12:20:23	I live in the 2nd Ward	corinne guerra
6/9/2025 7:55:26	I live in the 2nd Ward	Dani Garza
6/8/2025 22:19:00	I live in the 2nd Ward	Darlene Cannon
6/12/2025 13:35:27	I live in the 2nd Ward	Deborah DeManno
6/8/2025 23:11:37	I live in the 2nd Ward	Devron Enarson
6/9/2025 7:54:56	I live in the 2nd Ward	El Garza Larson
6/10/2025 12:47:52	I live in the 2nd Ward	Elizabeth Smith
6/8/2025 22:31:58	I live in the 2nd Ward	Emma Sepmeier
6/11/2025 18:39:43	I live in the 2nd Ward	Erin Ogunsanya
6/11/2025 17:00:37	I live in the 2nd Ward	Fortino Leon
6/16/2025 12:17:46	I live in the 2nd Ward	Frank Warren
6/12/2025 12:37:13	I live in the 2nd Ward	Gabriella Abonce
6/16/2025 17:26:00	I live in the 2nd Ward	Garrett Ellison
6/10/2025 10:14:31	I live in the 2nd Ward	George Paul
6/9/2025 9:18:53	I live in the 2nd Ward	Glen Malyon
6/19/2025 8:54:26	I live in the 2nd Ward	Grant Upson
6/8/2025 21:34:35	I live in the 2nd Ward	Hanna Selekman
6/11/2025 16:57:54	I live in the 2nd Ward	Harvine Brown
6/9/2025 11:45:35	I live in the 2nd Ward	Heather Sweeney
6/10/2025 19:56:00	I live in the 2nd Ward	Ida Salusky
6/11/2025 19:53:39	I live in the 2nd Ward	Jeff Boarini
6/13/2025 23:59:48	I live in the 2nd Ward	Jessica Lynn
6/9/2025 14:24:04	I live in the 2nd Ward	Joanne Zolomij
6/11/2025 22:51:05	I live in the 2nd Ward	John Watts
6/9/2025 9:02:25	I live in the 2nd Ward	Kaitlin Foley
6/10/2025 19:01:49	I live in the 2nd Ward	Katherine tyo
6/10/2025 9:04:43	I live in the 2nd Ward	Kelly Demoz
6/16/2025 17:03:16	I live in the 2nd Ward	Kimberly Bulwa
6/10/2025 11:40:34	I live in the 2nd Ward	Kirsten coleman
6/9/2025 11:40:33	I live in the 2nd Ward	Kristen Hren
6/10/2025 23:27:12	I live in the 2nd Ward	Kristen White
6/9/2025 10:36:29	I live in the 2nd Ward	Kristin Alexander
6/12/2025 8:02:58	I live in the 2nd Ward	Laura Grant
6/8/2025 22:42:31	I live in the 2nd Ward	Lela Beem
6/9/2025 15:44:23	I live in the 2nd Ward	Lesley Reagan
6/11/2025 15:25:42	I live in the 2nd Ward	Leslie O'Brad
6/10/2025 19:24:04	I live in the 2nd Ward	Lilliana Zarnowiecki
6/9/2025 9:18:34	I live in the 2nd Ward	Linda Makyon
6/10/2025 13:04:35	I live in the 2nd Ward	Lisa Levine
6/9/2025 6:06:43	I live in the 2nd Ward	Lucas Christain
6/10/2025 13:53:24	I live in the 2nd Ward	Madeline Nelinas
6/10/2025 20:12:25	I live in the 2nd Ward	Marcelo Ferrer
6/10/2025 10:12:30	I live in the 2nd Ward	Maria Romero Yuste
6/11/2025 10:03:54	I live in the 2nd Ward	Marie Lecoupt
6/10/2025 20:18:14	I live in the 2nd Ward	Marilyn F Ruiz
6/9/2025 15:17:12	I live in the 2nd Ward	Marjory Basso
6/10/2025 9:56:56	I live in the 2nd Ward	Mary McCulloch
6/9/2025 8:36:39	I live in the 2nd Ward	Matthew Selekman
6/10/2025 13:32:41	I live in the 2nd Ward	Meera Sundareson
6/12/2025 14:16:16	I live in the 2nd Ward	Miguel Sanchez
6/20/2025 12:26:10	I live in the 2nd Ward	Molly Cusick
6/13/2025 11:33:07	I live in the 2nd Ward	Myron Jackson
6/16/2025 12:20:40	I live in the 2nd Ward	N Walker
6/19/2025 22:47:23	I live in the 2nd Ward	Nicole Davies

6/11/2025 22:19:25	I live in the 2nd Ward	No popeyes!!!
6/10/2025 14:59:52	I live in the 2nd Ward	Nora O'Connor Kean
6/10/2025 17:43:57	I live in the 2nd Ward	Patricia Broughton
6/12/2025 9:36:26	I live in the 2nd Ward	Patricia Warren—
6/13/2025 15:49:28	I live in the 2nd Ward	Paula Berry
6/9/2025 8:54:18	I live in the 2nd Ward	Peter Beckman
6/9/2025 7:55:13	I live in the 2nd Ward	R Garza Larson
6/9/2025 15:40:52	I live in the 2nd Ward	Rachel King
6/9/2025 2:54:07	I live in the 2nd Ward	Rebecca Shereikis
6/10/2025 16:55:04	I live in the 2nd Ward	Robert Peterson
6/12/2025 18:08:33	I live in the 2nd Ward	Robin Sloan
6/12/2025 12:36:03	I live in the 2nd Ward	Rose Campbell
6/12/2025 12:56:59	I live in the 2nd Ward	Rose Campbell
6/10/2025 22:51:49	I live in the 2nd Ward	sara jerousek
6/8/2025 21:47:32	I live in the 2nd Ward	Sarah Abu-Absi
6/11/2025 8:56:52	I live in the 2nd Ward	Sarah Ferrer
6/16/2025 17:21:34	I live in the 2nd Ward	Sharon Cortes
6/10/2025 9:18:55	I live in the 2nd Ward	Solomon Valore-Caplan
6/9/2025 22:54:31	I live in the 2nd Ward	Stephanie Gerberding
6/10/2025 16:20:51	I live in the 2nd Ward	Susan Ani
6/19/2025 12:17:03	I live in the 2nd Ward	Susan King
6/10/2025 9:35:01	I live in the 2nd Ward	Susan Sieja
6/11/2025 11:28:13	I live in the 2nd Ward	Sydney Cornell
6/13/2025 12:30:06	I live in the 2nd Ward	Tim Visitsuttapong
6/8/2025 23:11:02	I live in the 2nd Ward	Timothy Enarson
6/16/2025 12:03:54	I live in the 2nd Ward	Traci Wozniak
6/10/2025 12:39:50	I live in the 2nd Ward	Trisha Connolly
6/13/2025 3:34:02	I live in the 2nd Ward	Valerie Werner
6/13/2025 14:55:18	I live in the 2nd Ward	Vanessa Brechling
6/9/2025 9:19:25	I live in the 2nd Ward	Were
6/22/2025 21:20:22	I live in the 2nd Ward	Yarina Liston
6/17/2025 16:59:30	I live in the 2nd Ward	Yes I want a Popeyes
6/24/2025 22:14:19	I live in the 2nd Ward	Annie Carlson
6/28/2025 20:25:01	I live in the 2nd Ward	Deborah Uhl
6/27/2025 23:16:00	I live in the 2nd Ward	Ben Schapiro
6/30/2025 12:40:02	I live in the 2nd Ward	Suzannah Martin
7/25/2025 16:40:49	I live in the 2nd Ward	Anna Holcombe
8/3/2025 11:04:46	I live in the 2nd Ward	Amy Sheffield
8/3/2025 12:12:26	I live in the 2nd Ward	Hilda Morales
8/14/2025 9:55:15	I live in the 2nd Ward	Lynn Fuller
8/15/2025 13:42:09	I live in the 2nd Ward	Evelyn Renteria
6/11/2025 0:05:47	I live in the 2nd Ward, I own a business in the 2nd Ward	Catherine Ryan
6/9/2025 8:51:47	I live in the 2nd Ward, I own a business in the 2nd Ward	Laura Montenegro
6/9/2025 11:35:22	I live in the 2nd Ward, I own a business in the 2nd Ward	Melissa Blount
6/9/2025 7:56:10	I live in the 2nd Ward, I own a business in the 2nd Ward	Seah Simmons
6/11/2025 15:48:46	I live in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Laura Lindroth
6/11/2025 20:28:27	I live in the 2nd Ward, I visit the 2nd Ward regularly	Anabelle Doulas
6/21/2025 21:56:23	I live in the 2nd Ward, I visit the 2nd Ward regularly	Archana Sood
6/11/2025 21:00:57	I live in the 2nd Ward, I visit the 2nd Ward regularly	Hope Horn
6/9/2025 10:13:31	I live in the 2nd Ward, I visit the 2nd Ward regularly	Judith Iglori
6/21/2025 21:52:59	I live in the 2nd Ward, I visit the 2nd Ward regularly	Karan Sood
6/10/2025 19:57:51	I live in the 2nd Ward, I visit the 2nd Ward regularly	Lindsay Powers
6/10/2025 13:34:00	I live in the 2nd Ward, I visit the 2nd Ward regularly	Liz Dombeck
6/13/2025 7:40:46	I live in the 2nd Ward, I visit the 2nd Ward regularly	Michelle Young
6/12/2025 14:51:50	I live in the 2nd Ward, I visit the 2nd Ward regularly	Sarah McLaughlin
6/21/2025 21:56:37	I live in the 2nd Ward, I visit the 2nd Ward regularly	Sonia Sood
7/21/2025 11:12:56	I live in the 2nd Ward, I visit the 2nd Ward regularly	Alex Schiffer
6/10/2025 16:33:16	I live in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rebecca Nino
6/20/2025 20:08:22	I live in the 2nd Ward, I work in the 2nd Ward	Alison Rodriguez
6/8/2025 23:40:35	I live in the 2nd Ward, I work in the 2nd Ward	Daniel MacAvey
6/10/2025 13:39:13	I live in the 2nd Ward, I work in the 2nd Ward	Gareth Proctor
6/17/2025 16:55:39	I live in the 2nd Ward, I work in the 2nd Ward	I AM ALL FOR THE POPEYES BEING THERE.
6/9/2025 8:34:08	I live in the 2nd Ward, I work in the 2nd Ward	Karen Callam
6/9/2025 9:41:01	I live in the 2nd Ward, I work in the 2nd Ward	Larry Akey
6/9/2025 9:14:25	I live in the 2nd Ward, I work in the 2nd Ward	Michael Montenegro
6/9/2025 12:51:00	I live in the 2nd Ward, I work in the 2nd Ward	Sarah Zegree
6/10/2025 13:37:27	I live in the 2nd Ward, I work in the 2nd Ward	Valerie Proctor
6/16/2025 12:18:21	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward	Anthony at Buffalo Wild wings
6/12/2025 15:15:27	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward	Danielle Dean
6/9/2025 22:25:40	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward	David Becker
6/8/2025 21:31:15	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward	Dickelle Fonda
6/16/2025 12:18:54	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward	Dimetrius Shavers
6/10/2025 13:26:32	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward	Erin Ekeberg
6/9/2025 7:25:55	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward	Jevoid simmons
6/9/2025 11:20:44	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward	Nancy Floy
6/9/2025 9:37:33	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Christine Escobar
6/23/2025 9:05:24	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Denie Popeyes. When Starbucks took over KFC
6/9/2025 18:09:10	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Ella-Marie West
6/10/2025 17:00:32	I live in the 2nd Ward, I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Laura Montenegro
6/9/2025 12:51:03	I live in the 2nd Ward, I work in the 2nd Ward, I visit the 2nd Ward regularly	Ausberto Acevedo
6/10/2025 12:18:43	I live in the 2nd Ward, I work in the 2nd Ward, I visit the 2nd Ward regularly	Lisa Andrews
6/9/2025 16:10:33	I own a business in the 2nd Ward	Baba Rashid
6/16/2025 12:19:55	I own a business in the 2nd Ward	Ed Henderson
6/9/2025 12:38:13	I own a business in the 2nd Ward	Karyn Forman
6/9/2025 12:16:22	I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Marsha Smith
6/10/2025 13:05:18	I own a business in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rachael Posnak
6/9/2025 21:14:22	I visit the 2nd Ward regularly	Aaron Nessel
6/10/2025 16:59:47	I visit the 2nd Ward regularly	Alissa Borro
6/10/2025 15:03:10	I visit the 2nd Ward regularly	Amanda Ives
6/10/2025 12:41:41	I visit the 2nd Ward regularly	Andrea Caruso
6/9/2025 22:10:22	I visit the 2nd Ward regularly	Ariene Faulk
6/12/2025 15:26:58	I visit the 2nd Ward regularly	Caleb Faille
6/11/2025 17:38:47	I visit the 2nd Ward regularly	Carolina Benitez
6/12/2025 13:11:10	I visit the 2nd Ward regularly	Christina Andre
6/12/2025 18:11:37	I visit the 2nd Ward regularly	Clara Hales
6/12/2025 15:08:46	I visit the 2nd Ward regularly	Corinne Peterson
6/11/2025 14:56:58	I visit the 2nd Ward regularly	Donna Kuo
6/10/2025 18:15:26	I visit the 2nd Ward regularly	Erin Shelley
6/12/2025 14:42:22	I visit the 2nd Ward regularly	Hilary Truchan
6/10/2025 10:27:45	I visit the 2nd Ward regularly	Irene Perkins
6/11/2025 16:42:10	I visit the 2nd Ward regularly	James Carrane
6/11/2025 17:11:43	I visit the 2nd Ward regularly	Janet belton
6/14/2025 9:15:53	I visit the 2nd Ward regularly	Jennifer Dougherty
6/8/2025 21:28:58	I visit the 2nd Ward regularly	Jersey Shabazz
6/14/2025 12:52:04	I visit the 2nd Ward regularly	Jo walla
6/13/2025 5:03:32	I visit the 2nd Ward regularly	Joann Greaves
6/10/2025 13:53:15	I visit the 2nd Ward regularly	Joanna Ballinger
6/11/2025 16:40:51	I visit the 2nd Ward regularly	Joanna Michel
6/10/2025 17:42:01	I visit the 2nd Ward regularly	John Moore
6/10/2025 14:38:37	I visit the 2nd Ward regularly	Joy Phillips
6/12/2025 11:11:06	I visit the 2nd Ward regularly	Julie Burkett
6/12/2025 13:44:09	I visit the 2nd Ward regularly	Karen Daughtry
6/11/2025 16:10:06	I visit the 2nd Ward regularly	Kate Lauderbaugh
6/10/2025 15:28:58	I visit the 2nd Ward regularly	Katelyn Varhely
6/10/2025 20:19:59	I visit the 2nd Ward regularly	Maria Knowles
6/11/2025 6:51:18	I visit the 2nd Ward regularly	Mary Claire Peceny
6/10/2025 9:00:12	I visit the 2nd Ward regularly	Maurya Delaney
6/13/2025 9:25:21	I visit the 2nd Ward regularly	Miya DeBaker
6/10/2025 23:53:37	I visit the 2nd Ward regularly	Sara Chatfield
6/10/2025 22:12:39	I visit the 2nd Ward regularly	Shawna Myers
6/11/2025 18:56:19	I visit the 2nd Ward regularly	Simone Hampton
6/12/2025 0:58:51	I visit the 2nd Ward regularly	Simone Hampton
6/12/2025 16:55:23	I visit the 2nd Ward regularly	Tanya Sugarman

6/12/2025 12:44:20	I visit the 2nd Ward regularly	Tim Flood
6/21/2025 22:01:59	I visit the 2nd Ward regularly	Trevon Mayne
6/12/2025 14:26:01	I visit the 2nd Ward regularly	Valentina Nenciu
6/9/2025 3:03:14	I visit the 2nd Ward regularly	Valerie Velho
7/23/2025 19:57:02	I visit the 2nd Ward regularly	Colin Goss
7/27/2025 11:02:13	I visit the 2nd Ward regularly	Iay bomberg
8/4/2025 17:37:56	I visit the 2nd Ward regularly	Tierney Wilson
8/7/2025 13:56:30	I visit the 2nd Ward regularly	Linda L. Steiner
8/14/2025 21:18:20	I visit the 2nd Ward regularly	Sharon Kristjansson
6/21/2025 22:01:21	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Alexis Urbina
6/11/2025 20:37:47	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Alicja Pulit
6/10/2025 13:58:41	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Amanda Cheng
6/12/2025 19:10:51	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Amy Landolt
6/19/2025 11:41:53	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Andrea Versenyi
6/10/2025 14:57:09	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Anne Hansen
6/21/2025 22:01:37	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Arpit Pathak
6/11/2025 15:53:09	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Ashley BRenner
6/12/2025 16:08:52	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	B Jane Young
6/10/2025 20:06:36	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Becky Biller
6/10/2025 14:11:33	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Becky Gallivan
6/10/2025 18:37:46	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Brian G. Becharas
6/12/2025 13:44:56	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Bryant Guy
6/12/2025 4:09:30	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Carin Queen
6/12/2025 0:56:11	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Carla Eason
6/16/2025 17:16:42	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Catherine Ellison
6/12/2025 13:52:27	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Catherine Hales
6/11/2025 15:41:21	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Catherine Way
6/13/2025 8:50:55	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Chelsea Elward
6/12/2025 12:56:14	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Corinne D Peterson
6/12/2025 12:20:48	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Danya Ruttenberg
6/10/2025 13:14:09	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Dara Ury
6/12/2025 17:52:00	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Destini Brown
6/10/2025 19:54:37	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Diana Morrow
6/8/2025 21:49:46	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Donovan Mixon
6/12/2025 0:29:23	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Elizabeth Iwenty
6/12/2025 16:58:20	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Elizabeth Sevensz
6/10/2025 13:26:22	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Gabrielle Roeder
6/21/2025 21:56:53	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Harish Kumar
6/10/2025 16:31:01	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Heather Butz
6/11/2025 9:59:58	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Jamie Rapoport
6/10/2025 21:36:10	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Jennifer Bishop
6/12/2025 17:08:08	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Joseph Zurawski
6/12/2025 14:03:29	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Julie Kaufman
6/12/2025 14:17:49	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kara Jewell
6/12/2025 15:50:28	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Katrina Gansavljevic
6/12/2025 12:53:23	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kathleen Grady
6/11/2025 6:57:47	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kathy Schaefer
6/10/2025 15:26:13	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Katrina Nordine
6/10/2025 19:38:47	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kerri-Simone Adediji
6/9/2025 15:09:42	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kevin Brown
6/12/2025 13:19:12	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kristen Hemingway
6/12/2025 13:25:49	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kristen Kenney
6/10/2025 16:29:04	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Lara Fickes
6/12/2025 13:09:02	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Larissa Mapua
6/11/2025 1:32:48	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Laura Florian
6/10/2025 21:12:12	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Lindsay White
6/11/2025 20:33:24	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Lori Osborne
6/14/2025 8:23:35	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Margaret Croft
6/11/2025 8:45:40	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Maria Hoeller
6/10/2025 18:04:43	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Marianna Mazzucato
6/12/2025 13:46:52	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Marides Heidari
6/12/2025 15:20:55	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Mary Zehnder
6/12/2025 21:28:41	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Max Weinberg
6/12/2025 14:58:38	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Maxwell Ruther
6/10/2025 15:15:10	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Michele Anderson
6/12/2025 17:03:16	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Michelle Ariola
6/11/2025 17:46:57	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Miriam Barnett
6/22/2025 2:18:56	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Monique Louis
6/10/2025 17:57:59	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Nancy Sreanan
6/8/2025 23:41:09	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	nel good
6/10/2025 15:17:19	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Nicole Berger
6/19/2025 17:43:55	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rebecca Paulin-Liston
6/12/2025 14:14:14	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rebecca Strehlow
6/12/2025 17:45:59	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rebecca Sturgeon
6/13/2025 20:54:28	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rebecca Weaver-Gill
6/17/2025 18:49:39	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rene Sutherland
6/10/2025 20:16:08	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rhonda Goldstein
6/18/2025 13:18:52	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rose Cannon
6/9/2025 11:48:17	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Sally Mandell
6/11/2025 22:30:11	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Sarah Glazer
6/11/2025 22:19:53	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Sergio Hernandez
6/10/2025 13:01:29	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Shari Palkack
6/11/2025 9:33:03	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Stephanie Skelskey
6/12/2025 14:59:21	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Steve Rogne
6/8/2025 21:52:36	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Susan Bov
6/13/2025 20:08:19	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Susan Sikiok
6/15/2025 6:38:33	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Virginia Illich
6/9/2025 21:54:27	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Yury Vichicko
6/26/2025 11:31:18	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Iay bomberg
7/29/2025 16:16:20	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Linda Sinclair
7/30/2025 9:22:10	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kelli Kaul
8/6/2025 14:51:01	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Laurie Fuller
8/7/2025 11:54:53	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	GEORGETTE VERDIN
8/14/2025 9:23:28	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Diane Morgan
8/14/2025 10:10:33	I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Kathleen Grady
6/12/2025 21:07:29	I work in the 2nd Ward	Angela Barnks-Stewart
6/12/2025 12:16:29	I work in the 2nd Ward	Carrie Estrada
6/18/2025 9:38:16	I work in the 2nd Ward	Hina Pitroda
6/12/2025 16:21:41	I work in the 2nd Ward	Jeanne Phenany
6/10/2025 0:27:52	I work in the 2nd Ward	Judith Roeder
6/9/2025 11:54:02	I work in the 2nd Ward	Nancy Paul
6/12/2025 16:52:47	I work in the 2nd Ward	Natalia Moreno Polomarkakis
6/9/2025 12:57:34	I work in the 2nd Ward	Paula Rosenfeld
6/9/2025 11:31:44	I work in the 2nd Ward	Tara LaDieu
6/9/2025 12:52:40	I work in the 2nd Ward, I own a business in the 2nd Ward	Debra Brunk
6/9/2025 14:50:39	I work in the 2nd Ward, I own a business in the 2nd Ward	Heidi Sauhammel Marinoff
6/9/2025 17:08:06	I work in the 2nd Ward, I own a business in the 2nd Ward	Mildred Abone
6/9/2025 14:17:57	I work in the 2nd Ward, I own a business in the 2nd Ward	Sarah M Bernauer
6/9/2025 11:49:18	I work in the 2nd Ward, I own a business in the 2nd Ward	Sarah Westbrook
6/16/2025 12:19:25	I work in the 2nd Ward, I own a business in the 2nd Ward	Teds snack shop
6/9/2025 11:31:32	I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Lisa Meyerson
6/12/2025 23:27:46	I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Nathan Torrence
8/6/2025 20:48:27	I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly	Jacoba Cruz
6/12/2025 13:38:50	I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Huong Nguyen
6/9/2025 13:53:47	I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Janet Sushinski
6/9/2025 11:45:37	I work in the 2nd Ward, I own a business in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Jill Bowman
6/9/2025 13:37:16	I work in the 2nd Ward, I visit the 2nd Ward regularly	Joe Ingrassia
6/9/2025 12:33:34	I work in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Anu Dewan
6/19/2025 15:46:38	I work in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Gabriel Weiss
6/10/2025 13:49:05	I work in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Jodie Ford
6/12/2025 21:14:00	I work in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Maria Malliou
6/9/2025 16:44:45	I work in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Rainer Huemer
6/12/2025 12:45:43	I work in the 2nd Ward, I visit the 2nd Ward regularly, I do not live in the 2nd Ward but have concerns about the oversaturation of corporate food options in West Village	Sarah Valle

# Say No to Popeyes Email List - Email to City Councilmembers

Timestamp	Email Address	From:	Address:
7/29/2025 8:56:42	jaffleps@gmail.com	Julie Fleps	2151 Forestview Rd 60201
7/29/2025 9:50:22	sugrcreek@aol.com	Dickelle Fonda and Jevod Simmons	1220 Darrow Ave
7/29/2025 10:20:27	maria.romero.yuste@gmail.com	Maria Romero	1208 Florence Ave
7/29/2025 10:34:09	timflood1907@gmail.com	Tim Flood	
7/29/2025 11:01:10	moletwins@gmail.com	Mark Hollander	1018 Darrow Ave, Apt 2
7/29/2025 11:01:51	hollyb.reid@gmail.com	Holly Reid	
7/29/2025 11:06:08	hillorloff57@gmail.com	Hill Orloff	
7/29/2025 11:07:16	kraftcheese@comcast.net	Marci	
7/29/2025 11:10:01	meganriesgo2023@gmail.com	Megan Riesgo	1018 Darrow Ave Unit 1 Evanston, IL 60202
7/29/2025 11:19:26	ariesgo25@gmail.com	Mandy Riesgo	1018 Darrow Avenue Unit 1 Evanston IL 60202
7/29/2025 11:32:10	krisi.petrova@gmail.com	Kristina Grigorova	Ashland Ave, Evanston
7/29/2025 11:44:07	aware.loggias.2c@icloud.com	Devron Enarson	1139 Darrow Ave. evanston IL.
7/29/2025 11:46:15	grigorov.nikolai@gmail.com	Nikolay Grigorov	933 Ashland Ave, Evanston
7/29/2025 11:48:01	smithhuemer@gmail.com	Marsha	1866 Sherman, Evanston
7/29/2025 11:56:44	Lundy813@gmail.com	Larry Lundy	1117 Florence Avenue, Evanston
7/29/2025 11:56:46	lakey0752@gmail.com	Larry	1814 Dempster
7/29/2025 11:59:27	stumby@gmail.com	Jennifer Stumbaugh	2210 Lake St
7/29/2025 12:03:55	alycebarry6@gmail.com	Alyce Barry	1630 Main St., Evanston IL 60202
7/29/2025 12:04:08	floyn@heartwoodcenter.com	Nancy Floy	1814 Dempster
7/29/2025 12:14:06	andrew.c.segall@gmail.com	Andrew Segall	1318 Greenleaf, 60202
7/29/2025 12:14:14	red_barronn@yahoo.com	Erica Whitmore	
7/29/2025 12:17:15	petrap@gmail.com	Petra S	Evanston resident
7/29/2025 12:17:18	Heather.Christain@gmail.com	Heather Christain	Heather.Christain@gmail.com
7/29/2025 12:26:33	rachelmariehope@gmail.com	Rachel	1026 Darrow Ave, Evanston IL
7/29/2025 12:28:37	jmccar45@comcast.net	Jane McCarthy	2130 Harrison St
7/29/2025 13:12:15	kindonm@gmail.com	kindon mills	1322 Darrow Ave
7/29/2025 13:15:06	tracey@talentedfish.com	Tracey Wallace	1310 Darrow Ave
7/29/2025 13:31:22	serendasha@gmail.com	Seren Payne	1205 Ashland Ave
7/29/2025 14:03:42	davidrobertbecker@gmail.com	David Becker	1131 Darrow
7/29/2025 14:07:23	kaitlinclairefoley@gmail.com	Kaitlin Foley	1131 Darrow Ave
7/29/2025 14:11:36	everinbloom23@yahoo.com	Rosendo looez	1315 Darrow Ave.
7/29/2025 14:36:14	kellygpape@gmail.com	Kelly	Dempster st
7/29/2025 15:56:41	holly.roeske@gmail.com	Holly Roeske	1013 Wesley Ave #1, Evanston, IL 60202
7/29/2025 16:20:04	rhondamgoldstein@gmail.com	Rhonda Goldstein	1415 Elinor Place
7/29/2025 16:45:01	mchb2257@gmail.com	Margaret C Brill	1629 Monroe St Evanston, IL 60202
7/29/2025 16:48:32	tara.ladieu@heartwoodcenter.com	Tara	
7/29/2025 16:54:28	p.rosenfeld2@gmail.com	Paula	
7/29/2025 17:20:34	moran.molly@gmail.com	Molly Moran	820 Forest Ave., Apt. D-3, Evanston, IL 60202
7/29/2025 17:31:13	adewan28@gmail.com	Anu Dewan	
7/29/2025 17:44:28	mindydebes@me.com	Mindy Debes	1110 Michigan Avenue, Evanston, IL 60202
7/29/2025 17:50:32	mid-saunas3d@icloud.com	Paula Oneil	1509 Washington st
7/29/2025 17:55:15	agez24@aol.com	Åsa Gezelius	1819 Crain Street
7/29/2025 17:55:41	karengcallam@gmail.com	Karen Girolami Callam	1106 Florence Avenue
7/29/2025 18:22:01	Sarah@RadianceRevealed.com	Sarah Bernauer	1818 Dempster St
7/29/2025 18:29:16	wtpmtv@gmail.com	Wtpmtv@gmail.com	Meleika Gardner
7/29/2025 18:42:35	sylviajuzwa@gmail.com	Sylvia Wooller	1322 Main Street, Evanston 60202
7/29/2025 20:05:17	lisameyerson@gmail.com	Lisa Meyerson	531 Michigan Avenue , Evanston IL 60202
7/29/2025 20:26:18	shalana@hotmail.com	Shalana Jaquess	1107 Oakton Evanston
7/29/2025 21:10:07	ferrer.sarah@gmail.com	Sarah Ferrer	1800 Crain St, Evanston

Timestamp	Email Address	From:	Address:
7/30/2025 6:36:19	joyreenehillips22@yahoo.com	Joy Phillips	1724 Hovland Ct
7/30/2025 6:37:11	robert.haidari@gmail.com	Robert Haidari	
7/30/2025 6:41:19	christine.s.leone@gmail.com	Christine Leone	235 Custer, 8th Ward and I work in the 2nd ward.
7/30/2025 8:39:46	danaptyoga@gmail.com	Dana Podell	
7/30/2025 9:04:49	widmaier.julia@gmail.com	Julia Widmaier	
7/30/2025 9:13:05	jimlaltabak@gmail.com	Jim Lal-Tabak	2716 Park Place
7/30/2025 9:52:21	kristenhren@gmail.com	Kristen Hren	1211 Dewey Ave
7/30/2025 10:37:54	marcy1011@comcast.net	Marcy Lichterman	2767 Girard Ave
7/30/2025 10:41:11	sarah.thomson17@gmail.com	Sarah Thomson	3030 Payne St, Evanston IL
7/30/2025 10:47:21	taichi0722@hotmail.com	Arlene Faulk	1 E Scott Street, Chicago, IL 60610
7/30/2025 10:47:27	rebeccashereikis@yahoo.com	Rebecca Shereikis	1825 Crain Street
7/30/2025 11:17:39	rogueberto@yahoo.com	Robert Peterson	1424 Darrow
7/30/2025 11:30:23	matyrosinski@gmail.com	Mary rosinski	1729 chancellor evanston
7/30/2025 11:34:16	mdudekpa@gmail.com	Mary	6544 N. Fairfield Avenue, Chicago, IL 60645
7/30/2025 12:49:17	sethgm@gmail.com	Seth Thomson	3030 Payne St
7/30/2025 13:09:58	mcp_purple@yahoo.com	Mary Claire Peceny	
7/30/2025 13:33:12	anita@rambhajan.com	Anita	Evanston IL
7/30/2025 13:56:08	spiropolo@gmail.com	Spiro Polomarkakis	327 Florence Ave.
7/30/2025 13:57:55	nattypolo@gmail.com	Natali Moreno Polomarkakis	327 Florence Ave -60202
7/30/2025 14:02:09	marimazhotmail@gmail.com	Marianna mazzuccato	1148 wesley avenue
7/30/2025 14:17:27	lhpacific@gmail.com	Lori	900 Chicago Ave
7/30/2025 14:28:03	amtaidan@gmail.com	Aidan Thomson	3030 Payne St
7/30/2025 14:44:36	m.mamala@att.net	Maria mamala	1521 Mulford
7/30/2025 15:07:48	theyogamap@gmail.com	Sarah Westbrook	1019 Simpson St. Evanston, IL 60201
7/30/2025 15:38:27	suzie.moore@gmail.com	Suzie moore	1703 Keeney St
7/30/2025 15:53:32	johrami@hotmail.com	Johanna Fraga	816 Washington St
7/30/2025 18:05:14	t-higgins@u.northwestern.edu	Tim Higgins	1819 greenwood st
7/30/2025 19:10:03	vhandwerk@earthlink.net	Victoria Handwerk	9517 Springfield
7/30/2025 19:38:35	wernervalerie@gmail.com	Valerie Werner	1215 Dodge Avenue
7/30/2025 19:55:15	kristinf12@gmail.com	Kristin Ross	703 Seward st apt 1, 60202
7/30/2025 22:00:01	carehb1@comcast.net	C Hirsh Blechman	1435 Dempster Evanston
7/30/2025 22:07:40	jeanbutzen@gmail.com	Jean Butzen	931 Ashland
7/30/2025 23:04:36	mattselekman@me.com	Matthew Selekmn	1819 Crain Street, Evanston, IL 60202
7/31/2025 0:35:41	dthodos@ameritech.net	Diane Thodos	2668 Orrington
7/31/2025 7:26:54	strickler47@comcast.net	Jim Strickler	931 Ashland Avenue
7/31/2025 8:26:04	Jingraffia@msn.com	Joe Ingrassia	1818 Dempster
7/31/2025 8:34:27	trishab2001@yahoo.com	Trisha Connolly	1428 Darrow Avenue
7/31/2025 8:39:53	c.wasserburg@comcast.net	Chuck Wasserburg	1428 Darrow Ave., Evanston
7/31/2025 9:53:59	jeaninebrownell@yahoo.com	Jeanine Brownell	339 Florence Ave.
7/31/2025 10:50:28	jsweeney0707@sbcglobal.net	John Sweeney	1031 Florence, Evanston, IL
7/31/2025 12:52:01	tziporah.michelle@gmail.com	Michelle Dayan	Crawford Ave., Skokie, IL
7/31/2025 13:49:08	pwoodard@gmail.com	Pat Woodard	132 Dewey Ave
7/31/2025 15:28:48	srhandler@comcast.net	Dr. Susan Handlet	1460 Asbury
7/31/2025 16:30:45	christianwwacker@gmail.com	Christian Wacker	
7/31/2025 16:43:25	alicew02@vt.edu	Alice wang	
7/31/2025 16:55:22	nanlcsw@gmail.com	Nancy Levy	636 Church Street in Evanston
7/31/2025 17:17:52	drepperly@gmail.com	Bill Epperly	1262 W Columbia, APT 1, Chicago IL
7/31/2025 21:15:27	michellebobier@me.com	Michelle Bobier	2839 West Jerome St. Chicago
7/31/2025 21:18:40	livingheartcentered@gmail.com	Katarina Stanisljevic	1135 W. Lunt Ave #305, Chicago, IL 60615

Timestamp	Email Address	From:	Address:
7/31/2025 21:21:12	kathychiwah@yahoo.com	Kathy Chiwah	942 Ridge Ct. Evanston, IL 60202
7/31/2025 23:27:25	abuabsi.sarah@gmail.com	Sarah Abu-Absi	1006 Darrow Ave., #1, Evanston IL 60202
7/31/2025 23:42:18	hpevanston@gmail.com	Huong Nguyen	922 Judson Ave, Unit 1, Evanston IL 60202
8/1/2025 0:03:16	heidi@bodychemistri.com	Heidi Marinoff	1818 Dempster Ave (office)
8/1/2025 6:33:28	s_bova@msn.com	Sue Bova	940 Asbury Ave
8/1/2025 7:31:49	amymartin@gmail.com	Amy Martin	1801 Seward st Evanston 60202
8/1/2025 7:37:18	steve.drajpuch@gmail.com	Steve Drajpuch	1801 Seward St, Evanston 60202
8/1/2025 8:08:39	jenniferkline7@gmail.com	Jenny	1218 Forest Ave
8/1/2025 9:15:36	christine.carlsen@gmail.com	Christine Benson	9407 Ewing Evanston IL
8/1/2025 9:46:09	alexandra.olsavsky@gmail.com	Alexandra Olsavsky	1530 Madison St. evanston, IL 60202
8/1/2025 11:24:40	12maryhelen@gmail.com	Mary Misiewicz Meyerhof RN	3123 Central Street Evanston IL Heartwood Center is a
8/1/2025 12:41:56	calyn.carbery@gmail.com	Calyn Carbery	1934 Dempster Street, Evanston, IL 60202 (business a
8/1/2025 13:24:28	jb1126@outlook.com	Jeff Boarini	1800 Ridge Avenue , #104
8/1/2025 15:33:21	laltabak@mac.com	Archana Lal-Tabak	2716 Park Place
8/1/2025 15:59:59	latishaclark616@gmail.com	Smith	
8/1/2025 16:53:31	marj2chuck@sbcglobal.net	Marjory Basso	1030 Darrow Ave. Evanston
8/1/2025 17:18:37	graciela corona161@gmail.com	Graciela Corona	2316 Isabella St
8/1/2025 17:29:28	jacie.mchaney@gmail.com	Jacie McHaney	1715 Dempster St
8/1/2025 17:32:31	ewest@wustl.edu	Ella West	1030 darrow
8/1/2025 18:08:04	ka5858@yahoo.com	K Abrahamson	
8/1/2025 18:08:08	susan_banach@cable.comcast.com	Susan.banach@gmail.com	1137 Darrow Ave Evanston IL 60202
8/1/2025 18:23:08	jojjudith3@gmail.com	Judith	
8/1/2025 18:39:26	jkstatza@yahoo.com	JohnStatza	2228 Pioneer, Evanston, IL 60201
8/1/2025 19:13:54	melanhead45@gmail.com	melanie a	melanhead45@gmail.com
8/1/2025 19:59:31	lynnlipman@yahoo.com	Lynn Simon Lipman	731 Michigan Ave Evanston
8/1/2025 20:04:02	dhjtd@comcast.net	David Johnson LCSW	1003 Hinman 60202
8/1/2025 22:00:59	Kriscortez365@gmail.com	Kris	
8/1/2025 22:04:38	eoh91005@gmail.com	Elisa	1821 Crain st
8/1/2025 22:11:26	emmasofialoren@gmail.com	Emma	1821 Crain St, Evanston 60202
8/2/2025 7:15:38	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson Street • Evanston, IL 60201
8/2/2025 7:17:10	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson Street • Evanston, IL 60201
8/2/2025 7:22:04	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson • Evanston, IL 60201
8/2/2025 7:35:24	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson Street • Evanston 60201
8/2/2025 8:00:02	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson Street • Evanston, IL 60201
8/2/2025 8:02:34	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson Street • Evanston, IL 60201
8/2/2025 8:05:46	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson Street • Evanston, IL 60201
8/2/2025 8:10:00	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson Street • Evanston, IL 60201
8/2/2025 8:14:02	yourbelovedbody@gmail.com	Deborah Smith	1019 Simpson Street • Evanston, IL 60201
8/2/2025 8:37:30	katkor76@yahoo.com	KATARZYNA KORNECKA	1029 Darrow Ave, Evanston 60202
8/2/2025 8:51:09	karynbforman@gmail.com	Karyn Forman	815 Grey Ave
8/2/2025 9:04:13	sarah.zegree@gmail.com	Sarah Zegree	1721 Crain St
8/2/2025 14:58:55	2Collietastic@gmail.com	Kim Shaw	825 Grey Street
8/2/2025 18:32:13	niachicago@mac.com	Myrna Weinman	1727, Crain St.
8/2/2025 22:32:42	kitten-bipeds-9s@icloud.com	Erica Ledzion	2145 Ridge Ave, Evanston Il 60201
8/3/2025 7:21:39	litztulli@gmail.com	Alicja Pulit	2674 Prairie Ave, Evanston IL 60201
8/3/2025 9:45:21	maryalewis@gmail.com	Mary Lewis	2744 Garrison Ave
8/3/2025 10:33:40	kennedyfarrell2@gmail.com	John Kennedy-Farrell	1503 Washington Street, Evanston
8/3/2025 12:58:22	philya@ameritech.net	Yarina Birnbaum	1029 Darrow avenue, Evanston IL 60202
8/3/2025 20:15:53	idasalusky@gmail.com	ida saluksy	1229 Dewey Ave

Timestamp	Email Address	From:	Address:
8/3/2025 21:09:48	ausberto.acevedo@gmail.com	Ausberto Acevedo	815 Grey
8/3/2025 23:07:05	Sjswan61@att.net	Steve Swanson	1227 dewey
8/4/2025 9:10:53	alice@alicegeorge.org	Alice George	1324 Ashland Ave., Evanston, IL 60201
8/4/2025 9:25:57	riskoneely@yahoo.com	Julie Risko Neely	1328 Ashland #1 evanston
8/4/2025 9:37:01	calderox04@gmail.com	Calder Neely	1328 Ashland ave
8/4/2025 10:30:21	chinni65@gmail.com	sara Subban	1224 dewey avenue evanston il 60202
8/4/2025 11:32:05	sdecker@saic.edu	Shawn Decker	1324 Ashland Ave., Evanston, IL 60201
8/4/2025 11:39:07	david@suttonstudios.com	David B. Sutton	2617 Central Street, #3 Evanston
8/4/2025 12:04:22	ademers99@gmail.com	Andrea DeMers	1623 Greenwood Street
8/4/2025 12:08:49	janefultonalt@gmail.com	Jane Alt	2203 Orrington Avenue, Evanston
8/4/2025 12:23:56	KatinaPridemore@gmail.com	Katina Pridemore	1228 Dewey Ave
8/4/2025 12:55:40	donovanmixon@gmail.com	Donovan	1135 Cleveland St
8/4/2025 13:23:49	mbschaye@gmail.com	Mary Beth Schaye	2602 Central St.
8/4/2025 14:11:24	erlene.k.howard@gmail.com	Erlene Howard	838 Brown Ave, Evanston 60202
8/4/2025 15:40:58	renee.x.gatsis@gmail.com	Renee.x.gatsis@gmail.com	838 Brown Avenue
8/4/2025 16:20:58	carriemazur@sbcglobal.net	Carolyn Elsberg	1206 Dewey Ave
8/4/2025 16:36:33	dgthirdstone@gmail.com	David Gordon	1620 Payne Street, Evanston 60201
8/4/2025 17:31:46	mikevanhaelewyn@gmail.com	Mike Van Haelewyn	1210 Dewey Ave
8/4/2025 22:42:14	lapacegreen@gmail.com	Lapacegreen@gmail.com	1321 Monroe Street, Evanston
8/5/2025 6:47:11	j4444e@gmail.com	Jeremy Elsberg	1206 Dewey Ave
8/5/2025 7:11:44	scourtright2000@gmail.com	Steve Courtright	1629 Brummel
8/5/2025 7:30:43	karencourtright@gmail.com	Karen Courtright	1629 Brummel St.
8/5/2025 8:42:03	shantiwendy@comcast.net	Wendy warnimont	Evanston
8/5/2025 10:12:18	debibuzil@gmail.com	Debi Buzil	Debibuzil@gmail.com
8/5/2025 12:30:31	lisa.applegate1@gmail.com	Lisa Applegate	1210 Dewey Ave. Evanston 60202
8/5/2025 14:57:06	kathymcgroartytorres@gmail.com	Kathy McGroarty-Torres	1110 Dewey Avenue, Apt. 1
8/5/2025 16:29:05	riandavis@deweyhouse.org	Rian Davis	1222 Dewey
8/5/2025 16:52:02	jsushinski1@gmail.com	Janet Sushinski	1019 Harvard terrace
8/5/2025 18:08:25	natorrence1@gmail.com	Nathan Torrence	Heartwood Center: 1818 W Dempster St, Evanston IL
8/5/2025 21:00:14	trelalela@gmail.com	Sarah Galanis	2014 Lake St. Evanston 60201
8/6/2025 5:33:43	caitlin_brigid@hotmail.com	Caitlin Hibdon (born and raised in Evanston)	
8/6/2025 6:28:27	deangolemis@gmail.com	Dean Golemis	
8/6/2025 12:25:45	Paulabattaglio@gmail.com	Paula Battaglio	
8/6/2025 13:41:31	vancies@hotmail.com	Vanessa Senecal	208 Dodge Ave, Evanston, IL
8/7/2025 11:37:36	kristen@hemingwaystrategies.com	Kristen Hemingway	2319 Hartzell Street, Evanston, IL
8/7/2025 12:49:46	tierneywilson@aol.com	Tierney Wilson	Evanston, Illinois
8/7/2025 12:56:45	larissa.mapua@gmail.com	Larissa Mapua	larissa.mapua@gmail.com
8/7/2025 14:29:21	klauderbaugh@gmail.com	Kate Lauderbaugh	2214 Payne St
8/7/2025 18:29:22	luckyredcloud@gmail.com	Sandra	
8/7/2025 22:59:26	frankie.c.frank@gmail.com	Amy Frank	1623 Dempster St. Evanston
8/8/2025 6:07:49	liliancabrera02@yahoo.com	Lily	
8/8/2025 12:54:30	llamamama4@yahoo.com	Lauren Marquez-Viso	1533 Dempster St Evanston
8/8/2025 12:59:09	christiehandlerstahl@gmail.com	Christie Stahl	
8/8/2025 15:58:03	zaharako@gmail.com	Sarah Zaharako	1044 Dewey Avenue, Evanston, IL 60202
8/8/2025 16:08:25	perney@gmail.com	Eric Perney	1044 Dewey Ave, Evanston, IL 60202
8/8/2025 16:31:07	maridesserrano@gmail.com	Marides Haidari	8868 Kenneth Dr. 2E Des, Plaines IL 60016
8/10/2025 9:56:37	virginiailich@gmail.com	ginny ilich	1935 w newport ave 60657
8/10/2025 13:59:25	anabelle.douglas@gmail.com	Anabelle Douglas	
8/10/2025 22:24:55	jeff.franzen22@gmail.com	Jeff Franzen	1440 Sheridan Rd., Wilmette, IL

Timestamp	Email Address	From:	Address:
8/11/2025 8:30:27	jillkbowman77@gmail.com	Jill Bowman	Jillkbowman77@gmail.com
8/11/2025 9:34:12	lilysmart5@gmail.com	Lily	
8/11/2025 9:41:33	fredsmart70@gmail.com	Fred Smart	
8/11/2025 15:53:46	carlynjanus@gmail.com	Carlyn janus	60202
8/11/2025 15:58:14	molina@northwestern.edu	Michelle Molina	1633 Hinman Ave
8/11/2025 17:19:22	caitlin_brigid@hotmail.com	Caitlin	3915 Kirk st Skokie
8/11/2025 21:50:40	bgephart@icloud.com	Brian Gephart	1518 Seward Street
8/12/2025 14:33:42	david@davidellzey.com	David Ellzey	838 Hinman Ave
8/12/2025 14:52:51	wiscpd@gmail.com	Paul Donahur	1432 Wilder St Apt 1, Evanston
8/13/2025 11:22:23	mexicanmadeline@yahoo.com	Madeline Neinas	1233 Darrow Ave. 60202
8/13/2025 11:42:33	beckie.anne@gmail.com	Rebecca Weaver-Gill	1860 Sherman Ave., 60201
8/13/2025 11:43:13	masalgado3@gmail.com	Mark salgado	
8/13/2025 11:51:27	danellefoster@gmail.com	Danelle Foster	9038 Forestview Rd
8/13/2025 12:02:34	michael.brennan@cbexchange.com	Michael Brennan	314 1/2 , South Blvd.Evanston
8/13/2025 12:04:25	karedek@gmail.com	Karen Brennan	314 1/2 South Blvd, evanston IL 60202
8/13/2025 12:11:04	bga1225bga@gmail.com	Beatriz Gomez	9400 Ewing avenue
8/13/2025 12:29:55	rhaught11@gmail.com	Rachel Haught	1006 Florence Ave
8/13/2025 12:46:03	mbknowles@icloud.com	Maria Knowles	507 South Blvd
8/13/2025 12:58:04	jkpollack@gmail.com	Jennifer pollack	
8/13/2025 13:40:26	diana.n.morrow@gmail.com	Diana.n.morrow@gmail.com	936 Ridge Court, 60202
8/13/2025 14:05:56	girlnora@hotmail.com	Nora Kean	
8/13/2025 14:11:34	tappy1@yahoo.com	Terri Turner	
8/13/2025 15:10:44	pnuto3@aol.com	Lindsay Powers	1920 Grant Street Evanston IL 60201
8/13/2025 15:13:53	Thomas.hight@yahoo.com	thomas.hight@yahoo.com	1920 Grant St Evanston IL 60201
8/13/2025 15:49:57	reneesfeldman@gmail.com	Renee Feldman	1427 Noyes
8/13/2025 15:53:27	kathrynmlong@gmail.com	Katie Walker	3027 Payne St., Evanston, IL
8/13/2025 17:02:25	ddleavitt@gmail.com	Diane Wang	8724 St. Louis Avenue. Skokie IL (D202 & D65 househ
8/13/2025 18:28:41	jaggard@gmail.com	Kate Tyo	1728 Wesley Ave, Evanston
8/14/2025 6:03:57	kwchicago2002@yahoo.com	Kristen White	1611 Thelin Court, Evanston, IL 60201
8/14/2025 7:11:53	old1100@gmail.com	Jen Baustad	3251 Park Place
8/14/2025 7:36:35	isabelle.reiniger@me.com	Isabelle Reiniger	1924 Keeney St.
8/14/2025 8:14:57	marisa.c.walstrum@gmail.com	Marisa Walstrum	1614 Keeney St
8/14/2025 20:03:09	myers.shawna@gmail.com	Shawna Myers	1043 Hinman Ave Evanston IL 60202
8/15/2025 0:04:45	rita.pyrillis@gmail.com	Rita Pyrillis	
8/15/2025 15:47:06	chute6@aol.com	Stephanie	
8/16/2025 12:19:15	alwcae@aol.com	Annette Wallace	1524 Dempster St.
8/16/2025 16:08:18	jgoodrichemail@gmail.com	Josh Goodrich	4847 N Kenmore Ave
8/16/2025 16:33:14	chellechellie75@gmail.com	MWere	1205 Dodge Ave
8/16/2025 17:33:37	cestrada@nwcasa.org	Carrie Estrada	Work in Evanston
8/16/2025 19:38:24	sylvia@inclusiveinsight.net	Sylvia Corcoran	807 Judson Avenue
8/16/2025 20:11:58	omahoneyjean@gmail.com	Jean O'Mahoney	2145 Bennett avenue,m
8/16/2025 22:44:06	jen.kamm313@gmail.com	Jennifer Kamm	2617 Central St; Evanston, IL 69201
8/17/2025 9:22:34	kg.rogers@comcast.net	Katherine Rogers	1329 Elmwood Ave.
8/17/2025 13:05:39	StookybobLVH5@gmail.com	Luc Van Haelewyn	1210 dewey ave.
8/17/2025 13:26:27	ppporshawxy@gmail.com	Porsha	
8/17/2025 21:34:01	bbeck9778@yahoo.com	Brenda Beck	1025 Hull Terr, 1
8/17/2025 21:41:46	tbock9778@gmail.com	Tim B	
8/18/2025 10:07:19	dattalo.jl@gmail.com	Jessica dattalo	1818 Dempster
8/18/2025 13:52:39	kellikaul@gmail.com	Kelli Kaul	9411, Drake Avenue, Evanston, IL

Timestamp	Email Address	From:	Address:
8/20/2025 3:14:08	elizabethmea@gmail.com	Elizabeth Meadows	1200 wesley avenue
8/20/2025 17:14:23	siokosacupsy@aol.com	Susan Siokos	PO Box 5129, Evanston, IL 60204-5129
8/20/2025 23:29:00	kalitreeia@yahoo.com	Vivian Sakellariou	6008 N. Olympia Ave
8/24/2025 22:04:46	jilich632001@yahoo.com	Jovan Ilich	1935 West Newport Avenue
8/26/2025 10:33:56	river.jessica@gmail.com	Jessica Iverson Wu	Work in Evanston (Evanston Public Library)
9/13/2025 17:48:55	danielelliottbennett@gmail.com	Daniel Bennett	1708 Dempster St
9/18/2025 14:56:35	saranovy@gmail.com	Sara	

# Say No to Popeyes Sample Email



## Say NO to Popeyes!

1 message

**Concerned Citizen** <notopopeyes@gmail.com>

Tue, Jul 29, 2025 at 9:50 AM

Reply-To: sugrcreek@aol.com

To: dbiss@cityofevanston.org, cityclerk@cityofevanston.org, ckelly@cityofevanston.org, kharris@cityofevanston.org, siles@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, parielledavis@cityofevanston.org, mrodgers@cityofevanston.org, jgeracaris@cityofevanston.org, lstowe@cityofevanston.org, csanchez@cityofevanston.org, sflax@cityofevanston.org, pzalmezak@cityofevanston.org, sugrcreek@aol.com

Mayor Biss, City Councilmembers, and City Manager Stowe,

I am writing to you in opposition to the Popeyes fast food restaurant that is proposed at the southeast corner of Dempster and Dodge. Support the local business community in their opposition to Popeyes **by holding city staff accountable**. Popeyes is a Type 2 Restaurant and should trigger the special use process. Popeyes is NOT a Type 1 Restaurant and cannot realistically operate within the Zoning Code's Type 1 Restaurant requirements.

**Say NO to Popeyes at Dempster and Dodge!**

### Email address

[sugrcreek@aol.com](mailto:sugrcreek@aol.com)

**I am opposed to Popeyes at Dempster & Dodge because I want ALL of Evanston to THRIVE:**

**There are already too many similar businesses in the area including Burger King, McDonalds, Starbucks, Dunkin Donuts/Baskin Robbins, Buffalo Wild Wings, and Rosati's, which creates a negative cumulative effect on the surrounding area.**

**No other area of Evanston has as many fast food chain restaurants in such close proximity.**

**The agglomeration and increase of unhealthy food options perpetuates environmental inequities on the west side.**

**I am opposed to Popeyes at Dempster & Dodge because Popeyes cannot in good faith operate in compliance as a full-service Type 1 restaurant:**

**There are no full-service Type 1 Popeyes restaurants operating in the United States.**

**Change in operations for Popeyes to comply as a Type 1 include a multi-step process to amend a franchise agreement and obtain written corporate approval.**

**To comply as a Type 1 restaurant, full table service is required with waitstaff, bussing, reusable dishware and utensils, and more than 50% of customers dining in.**

**I am opposed to Popeyes at Dempster & Dodge because the site is not appropriate for a Popeyes:**

**There is not enough parking at the property, and traffic is likely to back up into the intersection similar to what occurs at Starbucks and McDonalds regularly.**

**The smell of fried food grease from the one-story building exhaust are detrimental to adjacent businesses, especially those in the health and wellness industry.**

**I am opposed to Popeyes at Dempster & Dodge because I do not want a precedent set for staff approval of unhealthy fast food across all of Evanston:**

**Evanston has said NO to fast food in other parts of the community in the past, and the West Village deserves the same.**

**Sites previously denied, especially in north Evanston, are likely to redevelop with more fast food chain restaurants that staff would approve.**

**I am opposed to Popeyes at Dempster & Dodge because it does not align with city plans, goals, and policies:**

**The West Village is special to me because:**

**I want to help revitalize the vacant property and be a part of the solution. I hope the property can be used as:**

**If Popeyes reapplies as a Type 1 full-service restaurant, city staff needs to conduct a comprehensive review of the operations proposed, require proof of corporate approval, and be realistic to conclude the requirements for a Type 1 full-service restaurant ARE NOT MET.**

**From:**

**Address:**

**Popeyes at Dempster & Dodge does not align with economic goals of Evanston Thrives.**

**Popeyes at Dempster & Dodge does not align with future seen in Envision Evanston.**

**Popeyes at Dempster & Dodge does not align with the health goals of the E-Plan.**

**Popeyes at Dempster & Dodge does not align with the community goals of the Environmental Inequities Investigation.**

**We have raised our family here over the past 45 years and have watched the gentrification of our community- so we oppose further development of Dempster Dodge and instead support more small local businesses for that area, as opposed to corporate food chains.**

**A community gathering spot with small local health and wellness businesses with outdoor space for folks to gather.**

**Hold city staff accountable and deny Popeyes!**

**Dickelle Fonda and Jevold Simmons**

**1220 Darrow Ave**



# A pillar of the Evanston community, Heartwood Center risks closure

**Anya Gill, Feature Editor**

Heartwood Center has provided yoga classes, cancer treatments, meditation, acupuncture, psychotherapy, and a plethora of other kinds of holistic healthcare to Evanston residents for 26 years. However, due to developments on the corner of Dodge and Dempster earlier this summer, they are in jeopardy of closing.

Founded in 1999 by Nancy Floy, a practitioner of Asian medicine and current Director of the center, Heartwood began as a small collective of holistic healthcare providers on Maple and Davis. Floy rented space to healthcare providers at an affordable cost, encouraging burgeoning small businesses to set up offices through Heartwood. Since moving to their current location at 1818 Dempster and acquiring a significantly bigger space, Heartwood has become home to acupuncturists, psychotherapists, tai-chi instructors, and many other practitioners. Multiple meditation classes are freely offered each week, and their Skylight room, seating 300 people, is open to the community for events. Heartwood also offers its parking lot to other local businesses on the block. With about 1,000 people walking through its doors each week, the resources it provides have made Heartwood an anchor of the West Village neighborhood.

“We never turn anyone away,” says Floy. Heartwood provides free holistic healthcare services for those in need, many of them elders. Floy raises money through donations and grant-writing to pay practitioners for work in Heartwood’s free healthcare programs. Their longest running program, the Heartwood Free Cancer Program, provides services at no cost for low-income women, men, and children living with cancer. Heartwood reaches beyond the Evanston community; Many of the patients in the cancer program are women from the south and west sides of Chicago with cancer in the final stage, who come to receive holistic treatments such as acupuncture, bodywork, or massage, and Heartwood pays for their rides home. Delivering free holistic healthcare to over 300 people a year, the community benefits from Heartwood’s commitment to care.

(Anya Gill)Heartwood is not only there for the neighborhood’s healthcare needs, but they are dedicated to social justice. Floy sees it as her duty to help change an Evanston-wide problem: lack of affordable housing. In 2010, Heartwood bought three houses divided into seven apartments on the block of 1818 Dempster to rent to families at a reduced cost. These apartments are always full and Heartwood has even allowed rent-to-buy agreements in some cases. In this agreement, the tenants, many of whom can no longer afford their homes in the Second Ward due to gentrification, will eventually be able to buy the apartments, becoming property owners. In a primarily Haitian, Jamaican, African-American, and Latino neighborhood, Floy believes that ownership of the 1818 block of Dempster needs to return to those communities. “We displaced them, and it’s up to white people to remedy that situation,” Floy states.

However, the programs Heartwood provides may cease to exist due to the potential purchase of the property next door by a Popeyes fast food franchise. The restaurant intends to apply to open a location at 1830 Dempster, adjacent to Heartwood. The project has received support from Evanston Mayor Daniel Biss, City Manager Luke Stowe, and Second Ward Alderwoman Krissie Harris. The possible opening has been met with vehement backlash from the neighborhood for a multitude of reasons: traffic concerns, more unhealthy food choices (especially so close to ETHS), and the impact on independently-owned small businesses. On top of this, the opening of a Popeyes could have detrimental impacts on healthcare providers practicing at Heartwood, with those on the west side of the building considering relocating or closing down their practices entirely.

Many of them, like yoga therapist Sarah Westbrook, whose practice space is five feet from 1830 Dempster, are expecting strong odors of grease and car exhaust as well as an increase in noise on the already busy corner. With a disturbance to the calm and meditative spaces Heartwood upholds, the practitioners feel they would have to move. Without the income from these practitioners, Heartwood cannot survive financially. “This is how serious it is for us,” Floy says.

But Floy and the Heartwood community are not giving in, instead persisting in their vision of a block of independently-owned businesses. In late July, Heartwood offered to purchase the property, with the support of generous donors. Their plan for 1830 Dempster involves bringing in two local, Black-woman owned businesses: 4 Suns, an organic cafe and juice bar, and Whole Woman Fitness, an exercise studio. “These businesses fit our community,” says Floy, disappointed by the lack of support from the city council. “Why are they pushing Popeyes so hard?” Heartwood has attracted media attention for the controversy, with outlets like NPR interested in investigating the motives behind the city’s promotion of the restaurant.

Over 26 years, Heartwood has hosted weddings, provided relief to people at the end of their lives, helped birth babies, and the community hasn’t forgotten. Floy says the most rewarding part of directing Heartwood has been invitations to the life events of the people Heartwood helps, such as Quinceañeras and Bar and Bat Mitzvahs. Many of their biggest donors in the bid to buy 1830 Dempster are clients whose lives have been impacted by Heartwood’s services, and are now repaying the favor.

For now, Heartwood and concerned neighbors are working hard to get their message out. This week, driving by the corner of Dodge and Dempster, one may notice a formerly white wall on one side of Heartwood Center vibrantly spray-painted with a call to action – the Heartwood and West Village community holding the cans.



# Dispute over Dempster/Dodge development rages on

**Charlie Edwards, Assistant Feature Editor**

The battle over the proposed Popeyes on the corner of Dempster and Dodge has continued to evolve. Since the plans for the Popeyes have been revealed to the public, opposition from the West Village community has been strong. The Heartwood Center, a holistic healthcare center directly next to the planned Popeyes, has led this opposition.

“A group of neighbors asked us if we would join them and oppose,” said Heartwood’s director, Nancy Floy. “We joined them, and we have been opposing.”

Floy and Heartwood’s fight evolved further when, on August 14th, a rally was held in the Heartwood parking lot. The backdrop was a mural on the side of Heartwood that said “Mayor Biss, say no to Popeyes” in bright red letters. In attendance was Gabi Walker-Aguilar, owner of 4 Suns Juice Bar, who is looking to open a healthier alternative to Popeyes in the same location.

“The neighbors came to us and said, ‘we don’t want another fast food restaurant, we want healthy food,’ explained Floy. “They told me to go to Gabi and see if she would come in.”

The politics of the event went beyond the mural. Kat Abughazaleh, who is running against Biss for the vacant seat in Evanston’s congressional district, spoke at the event. Her speech highlighted local businesses and her appreciation for the people who came to protest a community issue they care about.

“I had someone reach out telling me that there was a community protest – a lot of people were talking about small businesses, and about the Popeyes,” said Abughazaleh on her appearance. “The main thing that we wanted to highlight was talking to people in the community.”

Shortly after the rally, Popeyes changed a part of its proposal that had come under criticism. Originally, Popeyes was to operate as a type-two (quick-serve) fast-food restaurant; however, the proposal was shortly changed to a type-one (sit-down) restaurant. However, Heartwood’s pushback on this decision led the chain’s owner, Karim Poonja, to reapply as a type-two. This means the fast-food joint will now go through Evanston’s land use commission, a board of residents who oversee developments and special permits for buildings.

“All we were asking was that they follow the law, because Popeyes is not a type-one restaurant,” stated Floy. “Our message got heard and we won.”



Addison Weaver

The mural painted on the wall of the Heartwood Center sends a message to Mayor Daniel Biss.

The vocal opposition to Popeyes has garnered Heartwood plenty of attention, perhaps even too much. On August 20th, a complaint was filed against Heartwood by neighbor Adam Finlayson, regarding Heartwood's status as a tax-exempt Buddhist Temple. Finlayson's reasoning is that he believes Heartwood does not operate like a religious institution.

"It's conducting health care services, personal services, coaching, all valuable things, but not church activities," explained Finlayson. "Renting out apartments is not a church activity, and certainly, hosting a congressional campaign is strictly, strictly forbidden, even for nonprofits."

Floy vehemently disagrees. "Our attorneys have reviewed, and there's nothing in the complaint that's accurate that challenges our status, nothing," she said.. "As a Buddhist Church, which we are legally, everything that we do is part of our Buddhist church activities."

Heartwood was previously registered as a charity; however, its registration was changed to a religious organization in 2016. With this classification, Heartwood is not required to disclose the majority of its finances. This raised red flags for Finlayson, who believes that if Heartwood is to operate like a charity, its finances should be treated as such before it makes a bid for the proposed Popeyes' land.

"I'd like to see them switch their IRS status back to being a public charity, and to see their finances disclosed," said Finlayson. "If they're like, 'block this Popeyes proposal and approve our proposal, all the details are secret, and we promise we'll tell you after you block Popeyes,' that seems kind of suspicious to me."

At the moment, the only thing that seems certain about the controversy is even more uncertainty. With public hearings coming up on September 24th, answers regarding the future of the southeast corner of Dempster and Dodge may be coming soon.

# Heartwood Center's Opposition

## Invested In Community

Heartwood Center for Body Mind Spirit at 1818 Dempster Street is a Buddhist religious 501(c)3 organization. As a Buddhist religious organization, all Heartwood activities are in alignment with the Buddhist faith. Nancy Floy is the Heartwood Founder, Director, and Board President, and is also the Co-Founder and President of the Evanston West Village Business Association.

Heartwood Center's Buddhist activities center around religious classes, workforce development, housing, and healthcare:

1. Religious Buddhist classes are offered 3 times per week including Sunday Sangha (religious worship).
2. Workforce development includes job training and startup incubator space for holistic healthcare for 50 practitioners.
3. 6 affordable housing units are provided (including a 4-bedroom house) that are subsidized on a need basis determined by the Heartwood Board.
4. Holistic healthcare including acupuncture, massage, yoga, tai chi, support groups, and advocacy, with free cancer treatment services and free care for anyone in need (no one is turned away due to cost), and partnership with community groups including Evanston-based Erie Family Health Center.

As a Buddhist temple, Heartwood has nearly 4,000 Sangha members. In direct support of the mission and purposes of the Buddhist faith, Heartwood Center owns the following properties noted in blue:



- 1 1818 Dempster - Buddhist activities/classes, shrine for meditation and prayer, healthcare, free programming and services, workforce/job training (+50 practitioners), holistic healthcare incubator
- 2 1814 Dempster - 2 affordable\* dwelling units for Heartwood community members
- 3 1810-12 Dempster - Double-lot surface parking lot for Heartwood (which also allows parking for adjacent businesses Zentli and Dempster Snack Shop)
- 4 1809 Dempster - 2 affordable\* dwelling units for Heartwood community members (a 4-bedroom house and ADU)
- 5 1807 Dempster - 2 affordable\* dwelling units

Affordable dwelling units are filled in partnership with Connections for the Homeless and The Ark Chicago. Affordable unit housing cost is determined by the Board of Directors based on need and is subsidized by Heartwood Center for Body Mind Spirit. Given the substantial presence of Heartwood Center within the West

Village, investment in the community and local business district, commitment to affordable housing, and +15 year presence as an anchor on Dempster Street (and 28 years total in Evanston), there is much that could be lost if Popeyes locates at 1826-1830 Dempster Street with detrimental effects that cause many practitioners and members to leave. Heartwood Center firmly believes operation of a Popeyes within a few feet of holistic practitioners and religious activities will quickly lead to the closure of all Heartwood properties and the elimination of the workforce/job training, free healthcare, and affordable housing.

If Popeyes locates next door, many of Heartwood's 50 workforce/job training practitioners intend to leave and relocate elsewhere where negative effects do not impact the health work. If Heartwood's practitioners leave, Heartwood will close. Practitioners have been vocal for months that they will be forced to leave, largely due to the grease smell that conflicts with holistic health work. Practitioners have provided further detail on the devastating effect Popeyes would cause to adjacent properties, and what that means for the practitioners and Heartwood as a whole. See attached practitioner letters.



1818 Dempster Street  
Evanston, IL 60202  
847-491-9858

City of Evanston Land Use Commission and City Councilmembers,

I am the founder, co-director and president of the board for Heartwood Center for Body Mind Spirit, a Buddhist temple and holistic health care collective operating at 1818 Dempster, immediately adjacent to the property proposed for a Popeye's Louisiana Kitchen. We offer three opportunities a week for meditation and study of Buddhist principles to a congregation (in our faith tradition called a "sangha") of more than 4000. We also offer job training, work space and marketing help to some fifty independent holistic health care practitioners, as well as affordable housing.

Heartwood was founded in 1999 under the guidance of His Holiness Penor Rinpoche, a contemporary of the Dalai Lama and considered by some his religious equal. That makes Heartwood among the longest-running, continuously active convert Buddhist centers in the Chicagoland area. For reasons outlined in this letter, we OPPOSE the application for a Type 2 Restaurant next door to us.

At the time of our founding, Penor Rinpoche suggested we follow the model he and other Tibetan leaders had established for monasteries in India for the Tibetan community-in-exile by providing health care and housing in addition to religious and spiritual opportunities. Although it has taken longer than we had hoped at the outset, we now make that vision a reality, providing free health care to many of our neighbors and to those who are surviving cancer, as well as six units of affordable housing, in addition to all our religious and spiritual activities. Over the years, we have been blessed by an array of visiting teachers from a variety of Buddhist and other spiritual traditions. We also host an internationally recognized program for survivors of guru and teacher abuse.

When we moved to our current location in 2010, we purchased a foreclosed building that had previously housed a uniform factory and a plumbing warehouse. The building was in disrepair with bullet holes in some of the windows. Over the years we have worked diligently to improve our neighborhood, including working with the Evanston Police to stop drug trafficking and other illegal activities in the West Village. We actively recruited first Curt's Cafe and then Zentli to our block.

We oppose the application to locate a Popeyes adjacent to our property because we believe it will have a severe negative financial impact on our organization by adversely affecting the small businesses that make up the members of our holistic health care collective. We rely heavily on the membership fees paid by our members to keep the organization going. A number of members on the west side of the building closest to the proposed restaurant have already told us the increased noise, congestion and odor would make it impossible for them continue operating their businesses at our location. As a religious 501(c)(3), we simply don't have a large enough financial cushion to sustain those losses.

If Popeyes is permitted to open, we most likely will not have the financial capacity to continue our operations. After conversations with Realtors and real estate appraisers, we also believe a fast food restaurant moving in next door would significantly reduce the value of our property

Roughly a thousand patients, clients and students from around the Chicagoland area come through our doors every week. Many of them shop, eat or recreate in Evanston as part of their visit to Heartwood. The fifty small businesses that make up the membership of our holistic health care collective try to source as much of their business needs locally as they can. If Heartwood fails to survive the revenue loss due to the location of a fast food restaurant next door, much of that economic activity will dry up.

Heartwood is also concerned about the lack of parking. City staff observed that the proposed property lacks adequate parking for staff, let alone customers of whatever other business Mr Poonja might bring in. If we do find a way to replace the revenue lost from Popeyes opening next door, allowing us to remain open, we are worried employees' vehicles and overflow parking from customers will end up in our lot at 1810 Dempster, displacing clients and patients, many of them elderly and/or infirm, forcing them to park farther away.

For these reasons, I strongly urge the Land Use Commission to DENY this application.

Thank you,

Nancy Floy  
Heartwood Center for Body Mind Spirit Founder, Director, Board President  
West Village Business Association Co-Founder & President

# Heartwood Practitioner Letters

Hi Nancy-

With the hope of maintaining my office space on the west side of the Heartwood building, this email serves to provide my perspective of the detrimental impact of an intrusive business located directly outside my treatment room window.

As a solo practitioner providing acupuncture treatments that treat both the physical and emotional wear on people's bodies, it's important to provide an atmosphere of calm and quiet. If an establishment such as Popeyes were to move next store, the noise from construction as well as the high volume of patrons, along with the smell, will force me to have to move my practice.

Outside of giving practitioners a home base to operate out of, Heartwood, unlike yet another fast food establishment, plays a vital role in the community from those seeking a spiritual path to those needing access to treatments related to managing cancer treatments side effects.

I think there are better options for both the heartwood and neighborhood community.

Thank you,

Heidi Marinoff, Acupuncturist  
Body Chemistri

--

Heidi Sauhammel Marinoff, Dipl.OM., L.Ac.

[BodyChemistri.com](http://BodyChemistri.com)

Wicker Park | Evanston

773-977-4889

**From:** Tara LaDieu <[tara.ladieu@heartwoodcenter.com](mailto:tara.ladieu@heartwoodcenter.com)>

**Date:** September 17, 2025 at 11:14:39 AM CDT

**To:** Nancy Floy <[floyn@heartwoodcenter.com](mailto:floyn@heartwoodcenter.com)>

**Subject:** 1826-1830 Dempster

To whom it may concern,

I am a reiki practitioner who works on the west side of Heartwood. I would need to relocate my office if Popeyes was to take over the building next door due to noise and odor.

I understand the financial challenges to Heartwood because I am also Co-Director of Heartwood. If Popeyes is approved many of our practitioners will leave and this will be financially devastating for Heartwood.

Please say No to Popeyes.

Hi Nancy-

The space at Heartwood Center where I have my office space is cherished and very important as in the work I do necessitates a sense of sanctuary and safety, It is a true mandate not a luxury. This email implores you to have empathy and true understanding and healing must have a culture of quiet and devoid of traffic and intrusive smells. In fact, I relocated my office and signed a binding lease based on these tenets.

As a mental health professional providing care to support healing emotionally and to offer care to those suffering from trauma bodies, it's important to provide an atmosphere of calm and quiet. If an establishment such as Popeyes were to move to the next store, the noise from construction as well as the high volume of customers along with the smell, will force me to move my practice.

In my profession, there is much research, documentation, and strong professional agreement on the idea of a "holding environment" This with a thoughtful and intentional focus on creating peacefulness in the space I facilitate care. Heartwood is the positive epitome of this type of care at a micro and macro level, from the lobby and offices to the larger community.

If Popeyes comes to be next door to Heartwood, I will have to relocate. It is like having a factory with odors/smoke next to a medical facility, and displays no concern for the folks who need care.

I KNOW there are better options for both the heartwood and neighborhood community.

Thank you,  
Warm regards,  
Monica Garcia LCSW ( She/ Her/Hers )

**From:** Sarah Westbrook <[theyogamap@gmail.com](mailto:theyogamap@gmail.com)>

**Date:** September 17, 2025 at 5:01:20 PM CDT

**To:** Nancy Floy <[floyn@heartwoodcenter.com](mailto:floyn@heartwoodcenter.com)>

**Subject: I plan to leave Heartwood if Popeye's moves in next door.**

My name is Sarah Westbrook. I am an IAYT-Certified Yoga Therapist. I have been a small business owner for 29 years. My business is located inside Heartwood; I rent a 600sq ft. studio space on the west side of the building, separated from the proposed Popeye's by about 4' of space.

I moved my business from Wilmette to Heartwood during the pandemic. It was a positive change in a dark time. A fellow yoga teacher referred me to Heartwood saying it acts as a small business incubator.

And that's what my, and many other, businesses needed at that time: an incubator to protect us while over 70% of my fellow yoga instructors quit or were fired and several studios permanently closed.

And now another threat looms, forcing me to consider relocation, most likely outside of Evanston due to how high the rents are, and with it the pains of generating capital, looking for a new space and the twin burdens of losing old regulars and generating new customers.

One single business, Popeye's, will benefit if they are allowed to move in next door, while up to 50 neighboring small businesses inside Heartwood may permanently lose their space.

The pervasive smell of Popeyes seeping through Heartwood's walls and windows is fundamentally incompatible with my wellness business' crucial requirement of creating and fostering a healthy, relaxing and safe atmosphere.

Part of my job is create conditions crucial to helping clients return to good health, exercise and practice breathing correctly. I cannot fight smell. Noise can be tuned out or dampened with white noise machines or soft music, but the heavy grease smell Popeye's is famous for is undefeatable.

I lived close to a Popeye's for eleven years in Chicago. We would roll up our windows to drive past. You could smell it for blocks. Popeye's smell takes fast food's impact to a whole other level.

Saying yes to Popeye's is Evanston saying no to Heartwood, a 15 year positive contributor to this neighborhood and corner.

Saying yes to Popeye's is Evanston saying no to the almost 50 businesses that call Heartwood home.

Because if Evanston says yes to Popeye's, Heartwood will lose so many businesses, that it may need to close permanently.

Saying yes to Popeye's puts me out of business.

Please say no to Popeye's.

Thank you,

Sarah Westbrook

Sarah Westbrook, YACEP, C-IAYT Certified Yoga Therapist

[www.YogaTherapywithSarah.com](http://www.YogaTherapywithSarah.com)

[theyogamap@gmail.com](mailto:theyogamap@gmail.com)

847.544.9571

Hi Nancy,

I really enjoy being a practitioner at Heartwood as the space speaks to what I and other practitioners provide—which is improving health and wellbeing of the population.

As many things as are wonderful, having a fast-food restaurant right next door to where people would enter would be detrimental to my business in many ways.

Psychologically, they would be getting the message of all the food that is around in the neighborhood and right next door.

Fast food contributes to the ill-health of a large part of the population and many chronic diseases as much evidence-based research shows. Having it right next to my office, where the smell, and constant customers would seriously make me reconsider providing wellness services at this location and I would need to move my office out of this area.

I take my practice of supporting individuals in managing their chronic diseases seriously, and a fast-food restaurant next door sends all the wrong messages and temptations that my clients works so hard to resist.

Again, the traffic, smell, and extra busyness would mean I would relocate. I am hoping that there would be better choices for the neighborhood and wellness of the community.

I appreciate you taking this into consideration.

Hina Pitroda

*Hina Pitroda, MA, NBC-HWC  
Founder, BloomandBelong*

*Health and wellness coaching | Meditation | Self-Compassion | Confident Parenting*

Dear Nancy,

My name is Christine Leone and I am a licensed therapist who occupies an office at Heartwood to see clients. I am writing to express my concerns about Popeyes moving in next door. One of the most beneficial parts of seeing clients at Heartwood is the calm and often pleasant smelling environment, which clients comment on frequently. This calm and pleasant atmosphere is an integral support for the work that I do and the clients I work with. If Popeyes were to move next to Heartwood, basically right in front of our window, it would undoubtedly cause significant disturbance to my clients and to my work. The strong smell would make the environment unpleasant and the additional foot traffic and noise would cause distraction and reduce the sense of peace, security and confidentiality that is so important for this work. If Popeyes is allowed to move next door it would mean, unfortunately, that I would have to move my office elsewhere. I hope the City of Evanston makes the right decision by not allowing Popeyes to move in next door to Heartwood and ruin all of the good that happens at Heartwood.

Thank you,

Christine Leone, LCSW

**From:** janet sushinski <[jsushinski1@gmail.com](mailto:jsushinski1@gmail.com)>

**Date:** September 18, 2025 at 8:41:39 AM CDT

**To:** Nancy Floy <[floyn@heartwoodcenter.com](mailto:floyn@heartwoodcenter.com)>

**Subject:** Popeye's concern

Hello Nancy, I wanted to share my concerns about the possibility of Popeye's taking over the space next to Heartwood. I am strongly against this and hope that the city agrees with my sentiments.

Since starting my private practice at Heartwood last year, as well as being a client who receives acupuncture treatments for over 20 years from Heartwood, I feel strongly that the addition of yet another fast food restaurant will do damage to the work being done at Heartwood. I have always found peace and solace at Heartwood. From the calming designs to the quiet space, I have always enjoyed my time there as both a client and a practitioner. I am very concerned about how a fast food restaurant will impact all of that. I would imagine some practitioners may choose to leave due to the smells and noise level. What would that mean for the future of Heartwood? This worries me tremendously.

As an Evanston community member who is often at the intersection of Dempster and Dodge, I am well aware of the traffic issues that arise from the Starbucks parking lot at certain times of the day. During the morning hours, there are often cars backed up on Dempster that are not only blocking traffic, they are blocking the walkway. This is during a time that hundreds of high school students are making their way to ETHS. I have seen this back up during other times of the day. If we allow yet another fast food restaurant to occupy that corner, I am extremely worried about the safety of our young people during the lunch hour and after school. These students are often engaged in conversations with their peers and/or focused on their phones, and as a result are not always watching their surroundings as they should. I shudder to think about their safety, as well as the cars trying to make their way through that intersection. Imagine the back up if cars are trying to make their way into the parking lot of the proposed Popeye's? There are a limited amount of spaces on that property and that will lead to people on Dodge or Dempster waiting to turn into their lot until a spot opens. This will cause mayhem and may even lead to people avoiding that intersection, which would impact all of the existing businesses.

As an Evanstonian I have seen far too many small businesses come and go over the past several years. Empty storefronts do not entice consumers to come to our great city. Let's not add another stressor that could impact our city.

Respectfully, Janet Sushinski

To whom it may concern,

I am a health care provider with an office on the west side of Heartwood Center which overlooks the parking lot of 1830 W Dempster. I have been in my office for about four years and have some concerns about the possibility of a Popeyes fast food restaurant moving into the building next door. I believe the nature of the traffic, the noise associated with a fast food restaurant, the absence of space for a drive thru, and the small and awkward parking lot will have a detrimental impact on my business.

I understand that the intersection of Dempster and Dodge is a busy one. I live in the neighborhood, and my child is a student at ETHS. I see firsthand the traffic that occurs at this intersection, and have seen multiple potential accidents due to the abundance of traffic, and the narrowing lanes on Dempster in front of the proposed new fast food establishment. In addition to the car traffic, each day there is an overflow of drive thru traffic going into Starbucks, Burger King, and McDonald's contending with the countless students walking, biking and driving to and from school. I believe that adding another fast food restaurant to this already overburdened intersection will impact the safety of the students, and all of the businesses nearby. I also believe it will be an increased burden on customers entering and exiting the parking lot for Heartwood.

I also understand that the Envision Evanston goals were created with the hopes of bringing more local business to this rapidly evolving part of Evanston. I support those goals and think they are worth continuing to work towards before all the businesses here are corporate chains. I love being a small business owner in Evanston. Having a safe and welcoming space to offer my clients at Heartwood is important to me. I hope we can envision a positive move forward in regards to this matter,

Thanks for your time and consideration,  
Karyn Forman L.Ac.

**From:** David David H Johnson <[david@davidhjohnsonlcsw.com](mailto:david@davidhjohnsonlcsw.com)>

**Date:** September 18, 2025 at 3:15:22 PM CDT

**To:** Nancy Floy <[floyn@heartwoodcenter.com](mailto:floyn@heartwoodcenter.com)>

**Subject:** Say No to Popeye's

Nancy, I am very concerned that a fast food restaurant wants to locate within 500 feet of the office I rent on the west side of the Heartwood building at 1818 Dempster. The traffic, noise and foul smell will cause me to terminate my rental agreement and relocate elsewhere in Evanston.

David H Johnson, LCSW

[www.davidhjohnsonlcsw.com](http://www.davidhjohnsonlcsw.com)

**From:** Mirel Castle <[mcpsyd@gmail.com](mailto:mcpsyd@gmail.com)>

**Date:** September 21, 2025 at 8:21:47 PM CDT

**To:** Nancy Floy <[floyn@heartwoodcenter.com](mailto:floyn@heartwoodcenter.com)>

**Subject: Popeye's**

Hi Nancy,

I'm emailing to say that I am in agreement with the other clinicians at Heartwood and share the same concerns as they do in regards to Popeye's moving in next door to Heartwood.

Sincerely,

Mirel Castle

--

Mirel Castle, Psy.D.

Licensed Clinical Psychologist

1818 Dempster Street

Evanston, IL 60202

773.831.4090

The Juniper Center, Suite 320

1440 Renaissance Drive

Park Ridge, IL 60068

## Standard B Not Met

(B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;

***This Standard is NOT met*** - Popeyes at 1826-1830 Dempster conflicts with the adopted 2000 Comprehensive General Plan, the current Zoning Code, and the anticipated Envision Evanston Comprehensive Plan.

### **2000 Comprehensive General Plan:**

The Dempster & Dodge area includes a neighborhood business district to the east, and residential areas to the north and south beyond the immediate intersection corners. The (currently adopted) Comp Plan states the following within Chapter 2 - Neighborhoods:

Goal: Help to enhance the existing assets of neighborhoods while recognizing that each neighborhood contributes to the overall social and economic quality of Evanston.

Objectives: Maintain the appealing character of Evanston's neighborhoods while guiding their change; Promote activities that help strengthen communities and improve neighborhood quality of life; Recognize the effect of housing on the quality of neighborhoods.

Yet another chain fast food Type 2 Restaurant (then making 4 of 4 intersection corners filled with chain fast food Type 2 Restaurants) at Dempster & Dodge cannot be considered an enhancement of the existing assets of the neighborhood. A Popeyes restaurant does not maintain the appealing character of the neighborhood nor does it strengthen community or improve neighborhood quality of life.

Popeyes is not an enhancement to the neighborhood, whereas a locally owned and operated minority restaurant business with a variety of food options including healthy food choices with a variety of cooking methods would be a substantial enhancement and is an option.



The Comp Plan states the following in Chapter 4 - Business, Commercial & Industrial Areas:

Continued redevelopment potential within areas already zoned for commercial uses exists at the Evanston Plaza shopping center at Dodge Avenue and Dempster Street, as well as at other commercial properties in that vicinity. Marked by increased vacancies, the shopping center has suffered tenant losses relating to corporate decisions made outside of Evanston. Bringing new life to this commercial center will involve evaluating its potential market niche(s) and attracting new tenants to meet that demand. While such a redevelopment effort is primarily the concern of the property's owners and their management and leasing agents, Evanston as a whole has an interest in the success of this important intersection and should support redevelopment plans that will enhance the commercial area.

The last sentence of the excerpt is important as it highlights “the success of this important intersection” matters to Evanston as a whole, and therefore redevelopment that “will enhance the commercial area” should be supported. The redevelopment of 1826-1830 Dempster into a Popeyes restaurant would not enhance the commercial area. Instead, a Popeyes restaurant would further result in the most chain fast food Type 2 Restaurant Special Uses in one area, perpetuating and enhancing negative cumulative effects on the surrounding neighborhood, far more than anywhere else in Evanston.

November 2018 Google Street View of Site



The Comp Plan also states the following from Chapter 16 - Environment:

Goal: A clean and attractive environment that preserves natural resources and promotes health and a high quality of life.

Objective: Promote awareness of environmental issues and encourage practices that sustain a healthful environment.

A Popeyes restaurant does not comply with the above goal or objective given the odorous grease smell that would linger from the one-story building's exterior exhaust, the (still current) use of styrofoam materials and lack of compostable to-go containers, and the lack of quality-paying jobs beyond minimum wage.

**Zoning Code:**

Section 6-3-5-13. - No Presumption of Approval states:

The listing of a special use within each zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each proposed special use shall be evaluated on an individual basis, in relation to its compliance with the standards and conditions set forth in this Section 6-3-5 and with the standards for the district in which it is located, in order to determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed.

This means every single Standard must be met (“compliance with the standards”) in order to recommend approval of/approve a Special Use. Popeyes does not meet Standards B, C, D, F, and I and therefore CANNOT be recommended for approval by the LUC or approved by the City Council.

Beyond the Standards for Special Use, the property is not currently in compliance with the Zoning Code (nor is it legally nonconfirming). Section 6-10-2-1, Purpose Statement (C1 District) requires “appropriate boundary landscaping” around front yard parking. While the front yard parking is an existing condition, the existing landscaping has deteriorated over time and is in violation of the district requirement. In past similar instances (ex. Fox Animal Hospital Special Use expansion approved in 2024 with a condition to replace dead/missing landscaping around the front yard parking in a C1 District), landscaping to comply with the district requirement was a condition recommended by city staff. The property is currently in violation.

### **Envision Evanston Comprehensive Plan:**

Though not yet adopted, the Envision Evanston Comprehensive Plan is likely only weeks away from adoption by the City Council and is available in nearly-final form for public review.

The public engagement process for Envision Evanston found one community priority as “Support local businesses: Provide more resources and initiatives to local and family-owned businesses, instead of large franchises”. This priority is laudable as it keeps money and resources within the community, reinvests, and leads to better paying job opportunities. 1826-1830 Dempster is the perfect example of this situation, where a large franchise can and should be rightfully denied for Special Use since the Standards for Special Use are not met, and then a local and family-owned business can occupy the space and reinvest in the community.

The Envision Evanston draft includes the following Policy Statements (among others listed):

- 2) Ensure new development, infrastructure improvements, and zoning decisions implement the Comprehensive Plan and land use map.
- 3) Evaluate development and redevelopment proposals to measure their impact.

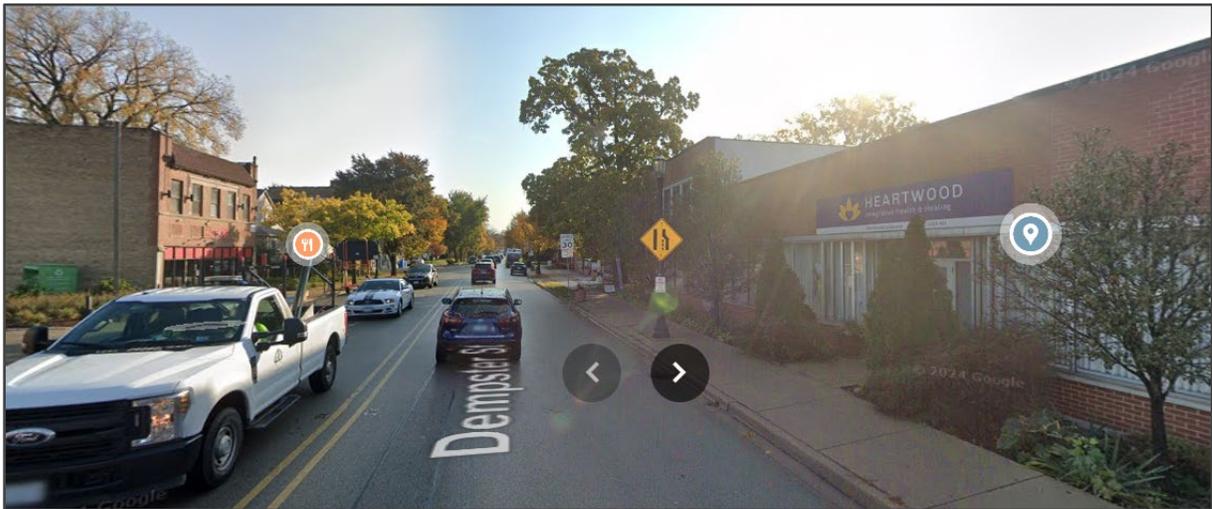
It does not appear there has been any measure of the *impact* of the surrounding 19 or more approved Special Uses in the area, the substantial number of fast food restaurants, vehicle-oriented restaurant options, or the lack of healthy food options in the immediate area. Such impact measurement would determine the appropriate zoning decision as limiting any further negative effects by denying a 20th Special Use in the immediate Dempster & Dodge area. The staff memo does not list all of the active Special Uses within 500 feet of the site, and do not address what conditions are within those existing Special Use approvals.

Goals listed in the nearly-adopted Envision Evanston Comprehensive Plan include:

- Foster a Healthy Community
- Strengthen the Local Economy
- Create Equitable Opportunities for All
- Celebrate Arts & Culture

A surplus of unhealthy food options with very limited healthy options in the area does not foster a healthy community. A chain fast food restaurant such as Popeyes does not strengthen the local economy in the same way a locally owned and operated business can. Popeyes does not create equitable opportunities for all since it perpetuates minimum wage labor with little opportunity for advancement. A Popeyes at 1826-1830 Dempster Street will result in a loss of culture when it results in the closure of Heartwood and its Buddhist values.

West Village Neighborhood - view approximately from the proposed Popeyes site looking east



## Standard C Not Met

(C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;

***This Standard is NOT met*** - Dempster/Dodge has the most fast food of the entire city including 7 chains - and 4 that have drive throughs. That's 11 chain Type 2 Restaurant Special Uses within 300 feet of the proposed Popeyes, and at least 19 Special Uses within the 500 foot notification zone

### 11 Chain Restaurant Special Uses:

Burger King (2)

McDonalds (2)

Starbucks (2)

Dunkin Donuts/Baskin Robbins (2)

Subway

Rosatis

Buffalo Wild Wings (closed, but may be substituted with the same use of the same intensity)

### 3 Local Restaurant Special Uses:

Panino's Pizzeria

Kingston Grill

Windy City Flavors

### 5 Other Special Uses:

Goodwill (2)

Munchiezz

Sharp Edge Crossfit

Dempster Snack Shop

At least 19 Special Uses exist within the 500 foot notification area as well as more just beyond the area - more Special Uses exist at Dempster & Dodge than anywhere else in Evanston besides the downtown...but in the downtown most are not chain restaurants, and most or all do not vent grease-smelling exhaust at the first floor.

Exhaust from deep frying requires a black iron ventilation system, and is required by the building code to vent above the roof of the building. In the downtown, tall building height carries the noxious smell away. Dempster & Dodge features one-story buildings. The proposed Popeyes building is one-story, and will vent the deep-fried grease smell out at a height of roughly 16 feet where it will linger and increase the negative cumulative effect of the grease smell from Burger King, McDonalds, Rosati's, Kingston Grill, and Panino's Pizzeria.

Additionally, since the area is already largely automobile-oriented, the surrounding (and proposed) fast food restaurants feature substantial vehicle traffic both on-site and spilling onto Dempster and Dodge. Vehicle accidents and fender benders are common in the area, oftentimes due to drive-through and parking lot back-up into the street, or vehicles cutting the wrong way down Dempster to loop into a parking space quickly.

Considering the surrounding fast food chain Type 2 Restaurants all have more than double the amount of on-site parking as the proposed Popeyes site, it is probable the 10 parking spaces and curb cut nearly into the traffic intersection are inadequate and will exacerbate the substantial negative cumulative effect that already exists in the area.

#### **Past Consideration of Negative Cumulative Effect at Dempster & Dodge:**

Past Special Use requests in the Dempster & Dodge area resulted in significant consideration regarding the negative cumulative effect. For example, the approval of Dunkin Donuts at 1900 Dempster was approved subject to a Special Use condition that no black-iron exhaust be allowed, which in essence eliminates deep frying. This Special Use and condition regarding negative cumulative effect was adopted nearly 25 years ago when there were a variety of uses (including chain fast food restaurants) in the area, but far less than 20 Special Uses as there will be today if Popeyes is approved. *It is currently unknown if other approved Special Uses in the vicinity have conditions regarding negative cumulative effect. A FOIA request to review those Special Use ordinances was not fulfilled by the city.*

#### **Evanston-Wide Implications:**

If it is determined that 11 fast food chain Type 2 Restaurant Special Uses and a total of 19 existing Special Use approvals within the Dempster & Dodge area are not too many and do not create a negative cumulative effect, the understood implication is that there is no threshold for negative cumulative effect (or other Standards) and all Special Uses throughout Evanston will be granted moving forward - including new chain fast food requests that may be along Chicago Avenue, Central Street, Florence/Greenleaf, Main Street, Emerson, and Green Bay Road in all commercial and business districts.

Since the negative cumulative effect of the 19 existing Special Uses in the immediate neighborhood would increase with a 20th Special Use to allow a Popeyes Type 2 Restaurant, the Standard for Special Use is CLEARLY not met and the Popeyes Special Use must be denied.

#### **Further Information & Consideration Needed:**

The staff memo does not acknowledge some of the existing Special Uses within 500 feet of the site such as Goodwill (2) or Crossfit. More importantly, the staff memo does not provide information about those existing Special Uses and what mitigating conditions they may have in place due to the potential for a negative cumulative effect. City Staff found Standard C to be met because they did not consider complete data and realize just how many intense active Special Uses are in the area and what the past concern (and then conditions) were for those Special Uses. When taking all of those Special Uses and their past considerations and conditions into account, Standard C is not met.

# ENVISION EVANSTON 2045

If City Council approves Popeyes, the precedent is set for fast food chains everywhere in Evanston.

Enough at Dempster & Dodge! Say NO to Popeyes!



Who next?  
Where next?



The North Shore's New  
Fast Food Grease Capital



# ENVISION EVANSTON 2045

Is this the future Evanston wants?  
Say NO to Popeyes!



~~Shop Small~~

~~Keep Your Money In Your Community~~

~~Support Local Businesses~~

The North Shore's New  
Fast Food Grease Capital



## Standard D Not Met

(D) It does not interfere with or diminish the value of property in the neighborhood;

***This Standard is NOT met*** - A Popeyes at 1826-1830 Dempster will certainly interfere with and diminish the value of property in the neighborhood since it will lead to the closure of Heartwood, which is an anchor tenant of West Village Business Association and a significant presence with 6 total properties within the 1800 block of Dempster.

Because of the intensity that typically encompasses fast food restaurants, it is common knowledge that adjacent properties with less-intense uses are negatively impacted and are likely to see diminished value of property. A simple Google search for “property values near fast food restaurant” results in an AI Response of:

Property values near a fast-food restaurant are impacted by proximity, with properties immediately adjacent to the restaurant likely experiencing lower values due to noise and traffic, while those within a convenient driving distance may see values stable or even benefit from the convenience. Factors such as the specific restaurant's brand, its overall aesthetics, and the local economic context also play significant roles in determining the impact on property value.

Heartwood is the closest proximity to the proposed Popeyes location, and expects noise and traffic, in addition to other negative effects including smell, deliveries and refuse pickup (especially since Popeyes has noted almost daily truck use given the site constraints), will result in lower property value.

Additionally, there is nowhere to locate a dumpster enclosure. All other chain fast food restaurant Special Uses in the area utilize dumpster enclosures to help control litter and rat infestations. Since Popeyes cannot propose a dumpster enclosure, litter and debris will blow through the neighborhood when the dumpster overflows or garbage is spilled or animals get into it, and a rat infestation is likely. With additional litter, debris, and a rat infestation, surrounding properties will lose value.

1826-1830 Dempster is a currently vacant building. Other businesses are hopeful and ready to locate at the site, which means a denial of Popeyes will not result in the continuation of a vacant building. Instead, the property could be occupied by a locally owned and operated minority business with a variety of food options and substantially reduced/eliminated negative impacts such as grease exhaust smell compared to Popeyes.

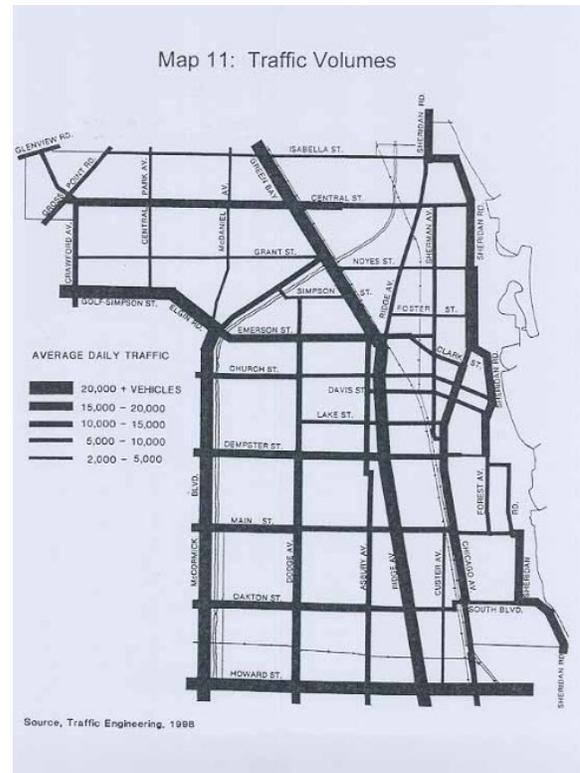
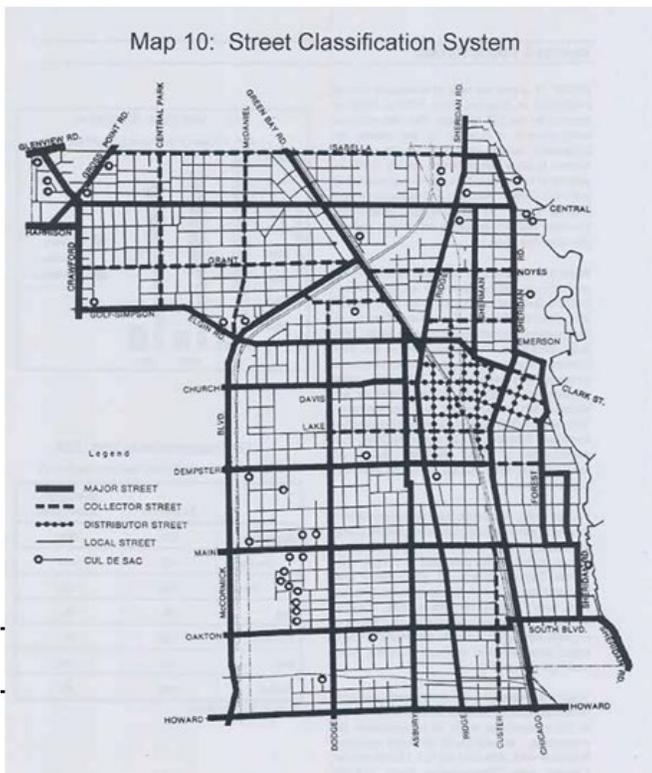


# Standard F Not Met

(F) It does not cause undue traffic congestion;

**This Standard is NOT met** - Substantial traffic congestion already exists in the Dempster and Dodge area, which will be further exacerbated if Popeyes locates at 1826-1830 Dempster to complete fast food chain restaurants at all four corners of the intersection.

The adopted Comp Plan is outdated and includes traffic volume data that is over 25 years old. However, it appears vehicular use in this area of Dempster and Dodge has remained consistent over the years. Using the Comp Plan data/maps shown below, both Dempster and Dodge are Major Streets with the highest level of vehicular use of any street type within Evanston. Average daily traffic is shown as 15,000 - 20,000 vehicles per day. This confirms the Dempster and Dodge area is automobile-oriented, and additional automobile-oriented businesses such as Popeyes, in conjunction with a substantially underparked on-site parking lot and two problematic curb cuts nearly into the street intersection, will exacerbate an already congested traffic area.



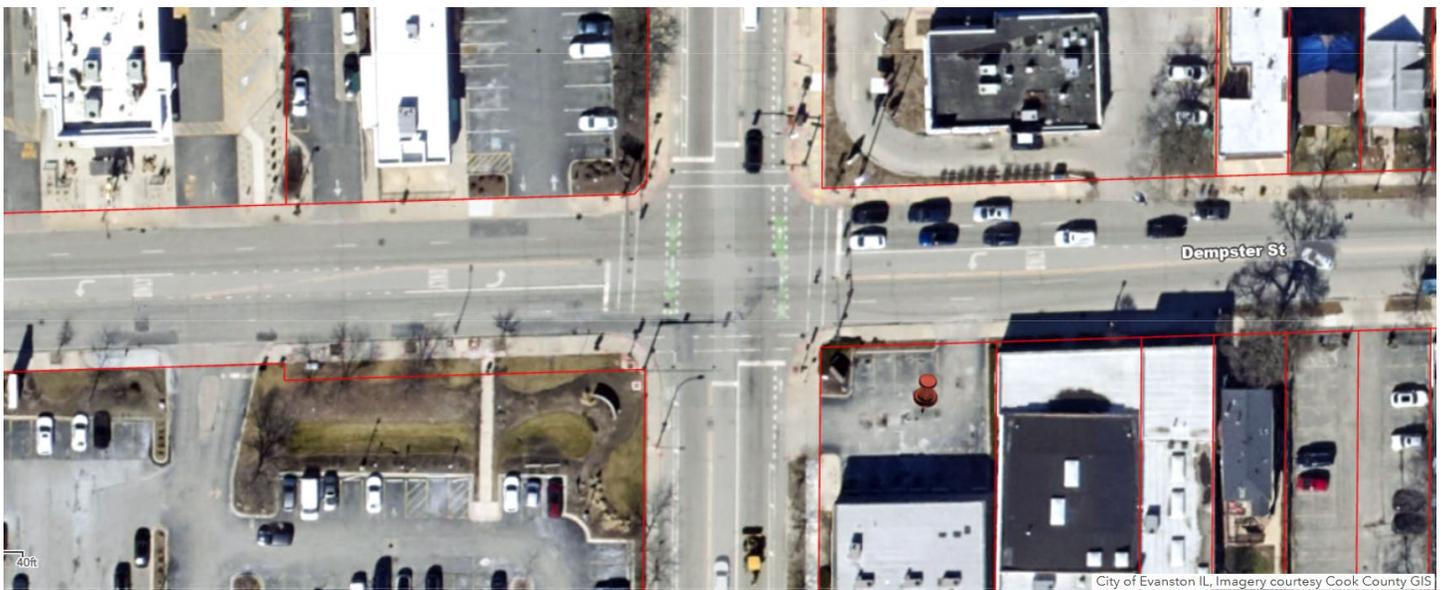
Nearby fast food chain restaurants regularly increase traffic congestion in the area. In instances where a fast food chain restaurant requests a Special Use in an automobile-oriented area, a Traffic Study should be required. Traffic Studies were required for McDonalds (originally, and when the drive-through extended to a double-drive through), Starbucks, and when Burger King requested a double drive-through in 2023-2024 (which was denied by city staff since the double drive-through would extend queueing onto the street and block on-site vehicle circulation). A Traffic Study is needed to determine how much on-site parking is necessary for Popeyes, the impact of the traffic circulation with the existing curb cuts that allow vehicles to exit into the Dempster-Dodge intersection, and the anticipated frequency of backups onto the street and potential for traffic accidents. A Traffic Study will undoubtedly show substantial traffic congestion already exists in the Dempster and Dodge area, which will be further exacerbated by an underparked Popeyes restaurant.

McDonalds backs up into the street when delivery semis are on the property blocking proper on-site circulation and when other vehicles are backing out of parking spaces. A substantial number of traffic accidents have occurred over the years near the McDonalds entry point on Dempster. The addition of a double-drive through (and additional Special Use) has helped the traffic circulation, but backups still occur. Vehicles sometimes drive the wrong way on the wrong side of the street to maneuver in and out of the two curb cuts on Dempster to exit onto Dodge via the third parking lot access point and avoid the busy intersection altogether.

Starbucks regularly backs up onto Dempster Street and into the intersection when the drive-through queue extends - often during rush hour. Complaints about these dangerous vehicular backups continue to occur, and past discussions with elected officials on how to remedy the situation found no appropriate solution. Backups impede the Dempster bus route since there is a bus stop westbound on Dempster just east of the intersection within that same travel lane. It does appear vehicular backups occur less than in previous years, though that may be due to reduced hours of operation and a reduced customer base at the restaurant.

Without a Traffic Study, it appears the proposed Popeyes will increase traffic as an automobile-oriented business that features inadequate on-site parking and circulation and a lack of employee parking anywhere in the vicinity. It does not appear any nearby property features "extra" available parking (other than Heartwood) that may be legally leased for off-site parking for Popeyes employees. City staff previously indicated Popeyes employees might park illegally along the edge of the alley behind the building. That area is not legal parking and would result in vehicles extending into the public alleyway, which would be substantially problematic for Spex Hand Car Wash that uses the alley for vehicle circulation.

Aerial view of Dempster and Dodge intersection



*Note the proximity of the curb cuts at 1826-1830 Dempster (proposed Popeyes) to the intersection - closer than any other fast food property.*

Given the existing data, existing fast food chain restaurants with high traffic demand, and expected traffic issues at an underparked Popeyes, this Standard for Special Use is not met. Any contemplation that this Standard is met should result in a Traffic Study to confirm. One nearby Traffic Study example that noted the significant number of traffic circulation problems in the area was from the McDonald's drive-through expansion request in 2018 - which can be found in past ZBA documents [here](#). With the site constraints at 1826-1830 Dempster, what are the impacts on the intersection for a vehicle oriented business model? As with the case of Starbucks,

McDonald's, or any other Type 2 Restaurant, once a Special Use is granted and operations/site constraints incur traffic issues, there is not much that can be done to resolve the situation.

*Parking & the Impact on Traffic:*

1826-1830 Dempster is extremely underparked for a chain fast food restaurant in an automobile oriented area. While local businesses are likely to draw many customers from the surrounding neighborhood who can walk to the site, the Popeyes business model is likely to draw customers from further away who are therefore likely to arrive by car (since a chain model strives for consistency and known quantity). With 10 total on-site parking spaces, the Popeyes site has less than half the on-site parking of Starbucks, Burger King, McDonalds, or Dunkin Donuts. The applicant has indicated 1-2 employees will park on-site. With the ADA space considered, only 7 regular parking spaces are available for customer use. There is no street parking available in front of the property on either Dempster or Dodge. Vehicles maneuvering in the parking lot will cause backups into the street and into the intersection. Altogether, these conditions show the underparked site cannot handle a high intensity vehicle-oriented business. The parking and traffic circulation issues that will occur with Popeyes as a fourth chain fast food restaurant at the Dempster and Dodge corners, and as the 20th Special Use in the area, would exacerbate traffic problems for the corridor.

## Standard I Not Met

(B) It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

***This Standard is NOT met.*** Adopted city plans beyond the 2000 Comprehensive General Plan, current Zoning Code, and drafted Envision Evanston Comprehensive Plan are applicable ordinances. The request specifically conflicts with the following plans/ordinances:

### **Evanston Thrives**

Evanston Thrives is a Retail District Action Plan to encourage a healthy and diverse economic base across all of Evanston. The Goals of Evanston Thrives are listed as:

- **Reimagine our neighborhood business districts, balancing market realities with bold and creative design.**
- **Protect and reinforce our city's most precious assets at the neighborhood level.**
- **Celebrate the unique identity of each district—past, present and future stories—through branding and placemaking.**
- **Identify the ideal use of ground floor space for each district and citywide.**
- **Build a toolkit to ensure more equitable investment and support for local businesses.**
- **Inform the City's business recruitment and retention efforts in these areas.**

The proposed Popeyes site is 88 feet from the West Village's B1 Business District designation, which is composed of residences, local businesses, and mixed-use properties. As indicated in the Evanston Thrives Goals, market realities (other buyers and businesses are interested in the property), protecting precious neighborhood assets (religious institutions and health providers that give back to the community), identity through placemaking (Buddhist Sangha), ideal ground-floor space (1,000 on-site per week and substantially pedestrian traffic), support for local business (Choice Food Hall local, minority-owned and operated restaurant with healthy food options would like to locate in the space), and business recruitment and retention efforts (Choice Food Hall option is an expansion of established local, minority-owned and operated juice bar 4Suns) are achievable goals that can be accomplished when supporting local - not chain fast food businesses that negatively impact these business districts.

For Evanston to Thrive everywhere, businesses such as chain fast food must be limited so that the negative cumulative effect does not overpower adjacent properties and cause the decline of local business districts who rely on a 'shop-small and support local' mentality.

Economically, franchises tend to export wealth from a community while local businesses build wealth within the community. Franchise businesses, such as a Popeyes restaurant, export annual sales (franchise fees) and higher wage jobs (corporate management) out of Evanston while minimum wage jobs and limited revenue remain in the community.

In order for all of Evanston to Thrive, Special Use Standards should be upheld that limit the negative cumulative effects of Special Uses. In this instance, the negative cumulative effects are substantial and do not align with Evanston Thrives, therefore the Popeyes Special Use must be denied.

Evanston Thrives specifically acknowledges:



## The City acts reactively while the business community seeks proactive support and communication.

- ▶ **City business communications aren't clear enough for owners:** Business owners want more proactive communication about projects and initiatives that impact or benefit Evanston businesses.
- ▶ **Business owners don't feel that City staff are as available as they once were:** Many business owners aren't sure the best way to get questions answered in a timely manner, particularly if it requires multiple departments. Business owners desire a more collaborative disposition toward problem-solving and policy leniency from the City.
- ▶ **Evanston doesn't have a strong reputation as a place that supports small businesses and entrepreneurship:** Small business owners are worried about the reputation of Evanston compared to places like Skokie and Wilmette. Business owner survey respondents identify, "Supporting businesses and economic growth" (56%), "Marketing your commercial area or retail district within Evanston" (28%), and "Drawing new visitors to Evanston" (25%) among the most important priorities for their commercial areas. These priorities should drive the actions of the Economic Development and other staff working on behalf of Evanston's retail districts.

### EPLAN

The Evanston Project for the Local Assessment of Needs (EPLAN) is a public health plan that establishes goal-driven efforts towards identified health priorities. The City website states the EPLAN focuses on health outcomes by considering:

Upstream social, systemic, and structural factors that are beyond individual control such as access to safe and affordable housing, access to healthy food, and racial discrimination. The 2022 EPLAN vision is geared towards strengthening equitable access to resources, closing the racial life expectancy gaps, and establishing pathways that promote optimal health and well-being.

The current EPLAN has identified three health priorities in which to focus health priorities:

- Advancing Health and Racial Equity
- Improving Mental and Emotional Wellbeing
- Strengthening Climate Resilience

The addition of a Popeyes restaurant at 1826-1830 Dempster, which would establish at 20th Special Use in the area (or more), would not advance health equity and would instead do the opposite by adding another unhealthy but lower priced and convenient to obtain fried food option from a fast food chain.

Additionally, franchise businesses typically operate on a strict supply chain system that requires most of the goods to be purchased through exclusive contracts with national suppliers and corporate farms. Local sourcing with sustainable measures and limited transport is often an unattainable afterthought.

Alternatively, Heartwood Center provides holistic healthcare that improves mental and emotional well-being and has done so in the West Village for over 15 years. If Popeyes locates at 1826-1830 Dempster and Heartwood loses practitioners and closes, the institutional holistic healthcare that has been provided to the area for many years will cease, including the free programs.

### CARP

The Climate Action and Resilience Plan (CARP) is a city-wide sustainability plan aimed at achieving carbon neutrality by 2050. CARP calls for various forms of renewable energy and products.

While many Type 2 Restaurants in Evanston use compostable to-go containers, Popeyes does not. Popeyes currently uses styrofoam which is not recyclable and does not break down in landfills. Popeyes also uses plastic utensils rather than compostable utensils. Since Popeyes includes a substantial amount of compostable material (chicken bones), composting service should be provided. Without composting and the other sustainability items suggested above - and based on the Special Use application submitted, Popeyes does not align with CARP.

CARP's guiding principles include:

### **Equity-Centered**

Climate change affects everyone. However, not all people are equally impacted. People of color, immigrants, refugees and lower-income populations experience increased exposure and sensitivity to environmental and climate hazards and a reduced capacity to adapt. To ensure that actions within this plan align with equity principles in Evanston, this plan will employ an equity-centered lens that is approved by City Council and implemented by the Office of Equity and Empowerment with advisory support from the Equity and Empowerment Commission. In the absence of a City definition of equity-centered, guidance will be sought from external leaders within the urban sustainability and equity fields throughout implementation of the plan. By following an equity-centered approach, the City seeks to achieve environmental justice for all its community members, which includes fair treatment and meaningful involvement with respect to environmental decisions and policies, regardless of race, color, national origin or income.

### **Outcome-Focused**

Meaningful progress toward reducing Evanston's contribution to climate change and increasing resilience to climate change impacts are most effectively demonstrated through measurable outcomes. Identified within the plan are measurable outcomes that reflect the goals of the plan. Example outcomes include reducing greenhouse gas emissions, increasing the use of renewable energy, increasing building efficiency, and reducing waste. Although there are actions within the plan that focus on behavior change, education and improving community awareness and understanding, those actions are anticipated to support the achievement of improved measurable outcomes.

These guiding principles should be used to consider the additional environmental impacts Popeyes will bring to the Dempster and Dodge area and in turn show that Standard I is not met.

# Staff Recommended Conditions

Conditions recommended by city staff show Popeyes' anticipated negative impact on the area. The Conditions do not alleviate the impact or the negative cumulative effect - so the Standards for Special Use are not met.

City Staff Recommended Conditions:

1. Hours of operation shall not exceed 6am - 10pm during the week and on Saturday, and 6am-9pm on Sunday. If after one year of issuance of a Certificate of Occupancy the applicant has a demonstrable record of no complaints relative to nuisances after 9pm (which shall be at the discretion of the City), they may request, and the City may administratively approve at their discretion, hours of operation on a Sunday from 6am-10pm. However, the City reserves the right to revoke any such adjustment to the hours of operation at its sole discretion.

**Response: This condition acknowledges nuisances are anticipated at the property in the evening. This is not a typical condition for a Type 2 Restaurant Special Use. Of the many public comments sent to the City and Councilmembers, few to none suggested nuisances at the property are a significant concern, or that nuisances after 9pm are more likely. Additionally, it is odd that this condition rewards the Applicant for compliance with the City Code (no nuisances) but does not enforce against noncompliance - as evidenced by discussion and statements from City staff on the record at the July 9, 2025 Land Use Commission public hearing. Overall, this condition is troublesome and indicates staff believes nuisances are likely to occur at the property in the evening time, which is not a positive impact on the West Village.**

2. Sustainability: On-site recycling for employees and customers shall be made available, use of recyclable or compostable to-go containers shall be required, the use of Styrofoam to-go containers is strictly prohibited, litter patrol and pickup within 250' of the business location shall be required, tap water available to customers shall be required.

**Response: The sustainability requirements noted conflict with the operation details described within the application and Popeyes corporate requirements. Additionally, given the amount of biodegradable material from the food type (chicken bones), composting should be required. However, there is no room at the property for a waste enclosure, so adequate storage of garbage, recycling, and composting is impossible. With only garbage and recycling storage at the back of the property (with no waste enclosure), a rat problem is certain to ensue - especially with chicken bones in the dumpsters.**

3. Deliveries shall occur via the rear alley or on-site parking lot and shall be scheduled outside of rush hour traffic times. However, the City reserves the right to restrict delivery hours further in the future should nuisances related to deliveries be documented.

**Response: This Condition is problematic. The alley is significantly residential. In this type of instance, Special Uses typically prohibit overnight deliveries since they disrupt sleep, so this should be added. However, the property features significant site constraints that are problematic for deliveries: a truck delivery within the parking lot will block nearly all parking spaces and will block 1 or 2 curb cuts; and a truck delivery in the alley will block Spex traffic flow and other alleyway users. Between garbage pickup and commissary deliveries, 1-2 trucks will visit the site per day. The property, its parking lot, the alley behind, and the busy surrounding Dempster and Dodge intersection cannot handle that additional impact.**

4. Employees shall not use the on-site parking lot or on-street parking spaces while working.

**Response: This Condition is appropriate and is in direct conflict with the application materials that say 1-2 management employees will park on-site. Clarification is needed. If management employees (and other employees) cannot park on-site, where will they park?**

5. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain permission for employee usage of off-street parking spaces from a neighboring property owner (that has a surplus of onsite parking relative to Code requirements). Such spaces shall conform to the locational standards of Section 6-16-2-1(B) of the Zoning Ordinance and shall be in an amount no less than the peak number of employees working within Popeye's at any time (estimated at 6 employees).

**Response: This Condition should be required now to ensure such parking truly is available. Section 6-16-2-1(B) states the parking must be within 1,000 feet and must be a surplus of onsite parking relative to Code requirements. It is probable such extra parking does not exist and this Condition cannot be met. The area does not generally feature a surplus of parking, and any area that may (Evanston Plaza) will not lease parking to surrounding properties - especially ones who are in direct competition to their own tenants. This requirement should be met prior to any Special Use approval to ensure the Condition is feasible.**

6. Should the operation of Popeyes result in on-site vehicular circulation or parking issues, and/or result in traffic safety issues, which shall be at the discretion of the City, the applicant shall implement strategies to address any such issues to the satisfaction of the City, which may include, but is not limited to, restrictions on vehicle movements in/out of the site, designation of certain spaces with timing restrictions (e.g. "5-minute parking"), and reduction or removal of interior seating areas. If the applicant is unsuccessful in resolving any such issues, the City reserves the authority to revoke the Special Use Permit.

**Response: This Condition is disingenuous because there are no useful on-site vehicular circulation strategies that can improve vehicle movements at the site. The parking lot is existing and is appropriate for businesses that are not heavily automobile oriented, but it is not appropriate for a use that will encourage many vehicles with quick turnover that brings more traffic to the area. The potential reduction or removal of interior seating would only exacerbate the situation by encouraging more people to come and go quickly. Revocation of a Special Use is extremely unlikely and has not occurred in decades.**

7. The Applicant shall construct the associated improvements to the Subject Property as described herein, as authorized by the terms of this ordinance in substantial compliance with all applicable City Code requirements and the Applicant's testimony and representations to the Land Use Commission, the P&D Committee, and the City Council.

**Response: This Condition is appropriate.**

8. Applicant to record Ordinance amending the existing Special Use with the Cook County Recorder of Deeds

**Response: This Condition is appropriate.**

**Additional Condition Necessary:**

**The request does not meet the Standards for Special Use so it shall not be approved. If it is somehow determined the Special Use should be granted, the following Conditions should be required:**

- 9. Prohibition of grease exhaust/black iron ventilation to limit the negative impact and negative cumulative effect on adjacent properties.**

**Response: At least one other Type 2 Restaurant within 500 feet features this condition within its Special Use approval. It is not currently known (due to unfulfilled/denied FOIA requests) how many current Special Uses feature this Condition or another Condition that may address impact and negative cumulative effect.**

# Summary

Special Use Standards B, C, D, F, and I are not met.

The current Zoning Code requirements are clear - Type 2 Restaurant Special Use requests cannot be approved unless every Standard for Special Use is met (Section 6-3-5-10). Popeyes does not meet Standards B, C, D, F, and I and therefore CANNOT be recommended for approval by the LUC or approved by the City Council.

The Standards for Special Use below are not met, therefore the Special Use cannot be approved:

- (A) It is one of the special uses specifically listed in the zoning ordinance;
- (B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;  
**Standard Not Met: Popeyes at 1826-1830 Dempster conflicts with the adopted 2000 Comprehensive General Plan, the current Zoning Code, and the anticipated Envision Evanston Comprehensive Plan.**
- (C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;  
**Standard Not Met: Popeyes at 1826-1830 Dempster will cause a negative cumulative effect with +20 Special Use approvals within 500 feet of the site and including +11 chain fast food Special Uses within 300 feet, which is the largest concentration of chain fast food restaurants and Special Uses anywhere in the city.**
- (D) It does not interfere with or diminish the value of property in the neighborhood;  
**Standard Not Met: Popeyes at 1826-1830 Dempster will diminish the value of surrounding properties, including Heartwood next door where practitioners have indicated they will leave and likely cause the facility to close.**
- (E) It can be adequately served by public facilities and services;
- (F) It does not cause undue traffic congestion;  
**Standard Not Met: Traffic congestion in the Dempster/Dodge area is already significant, with drive-through traffic regularly backing up onto Dempster Street from other similar nearby uses (that operate with Special Use approval). The parking lot at 1826-1830 Dempster includes 10 parking spaces, less than half the on-site parking that any other similar Type 2 Restaurant nearby features.**
- (G) It preserves significant historical and architectural resources;
- (H) It preserves significant natural and environmental features; and
- (I) It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.  
**Standard Not Met: Popeyes at 1826-1830 Dempster does not comply with Evanston Thrives, the EPLAN, and CARP.**