



Zoning Board of Appeals

Tuesday, January 9, 2018

7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, James C. Lytle City Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES of December 19, 2017

3. NEW BUSINESS

A. 1723 Simpson Street

ZBA 17ZMJV-0103

Robert Crayton, lessee, applies for a special use for a Type 2 Restaurant, dba Gold Star Enterprises, in the B1 Business District (Zoning Code Section 6-9-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

B. 2014 Orrington Avenue

ZBA 17ZMJV-0018

Rabbi Dov Hillel Klein, property owner, applies for a special use permit for the expansion of a Religious Institution, Lubavitch Chabad of Evanston, LLC, in the R1 Single Family Residential District (Zoning Code Section 6-8-2-4). The applicant also requests major zoning relief for an addition including a third story with a 35' peak height and exterior knee-wall above 3' where 2.5 stories with a peak height of 35' and a maximum 3' exterior knee-wall are permitted (Zoning Code Sections 6-8-2-9-A & 6-18-3), a 5.4' north interior side yard setback and 9.5' south interior side yard setback where 15' is required for a non-residential structure (Zoning Code Section 6-8-2-8-B-3), a 27.3' front yard setback where 34' is required (Zoning Code Section 6-4-1-9-A-3), and a 24.8' front yard porch eave setback where 27.6' is required (Zoning Code Section 6-4-1-9-B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

C. 2626 Reese Avenue

ZBA 17ZMJV-0077

William James, contractor, applies for major zoning relief to construct a 2-story single family residence in the R1 Single Family Residential District. The applicant

Order & Agenda Items are subject to change. Information about the ZBA is available at:

<http://www.cityofevanston.org/government/agendas-minutes/agendas-minutes---zoning-board-of-appeals/index.php>
Questions can be directed to Melissa Klotz at 847-448-8153. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8153 (Voice) or 847-448-8064 (TTY).

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

requests 37.9% building lot coverage where a maximum 30% is allowed (Zoning Code Section 6-8-2-7), a 4' street side yard setback (Hartzell Street) where 15' is required for the principal structure (Zoning Code Section 6-8-2-8-A-2), a 3' street side yard setback where 15' is required for the accessory structure (detached garage) (Zoning Code Section 6-8-2-8-C-2), an accessory structure in a street side yard closer to the street than the principal structure (Zoning Code Section 6-4-6-2-F), and a 1' street side yard setback where 13.5' is required for the porch (yard obstruction) (Zoning Code Section 6-4-1-9-B-1). The Zoning Board of Appeals is the determining body for this case.

4. OTHER BUSINESS

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, January 23, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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