



## **Zoning Board of Appeals**

Tuesday, January 23, 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. OLD BUSINESS**

#### **3. NEW BUSINESS**

##### **A. 1701 Main Street**

**17ZMJV-0110**

##### **(case withdrawn; pending re-notice for a future hearing date)**

Brian Foote, architect, applies for major zoning relief to construct a 2-story, 133,000 sq. ft. community center (with ice rinks, gymnasium, public library, preschool, multi-purpose rooms) and exterior site work including new parking lot, athletic fields and landscaping in the OS Open Space District. The applicant requests a FAR of 0.18 where a maximum FAR of 0.15 is allowed (Zoning Code Section 6-15-9-6), to provide 225 off-street parking spaces where 331 off-street parking spaces are required (Zoning Code Section 6-16-3-5, Table 16-B), to provide zero loading docks where 2 long loading docks are required (Zoning Code Section 6-16-5, Table 16-E). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**Action: none**

##### **B. 1239 Asbury Avenue/1224 Dempster Street**

**17ZMJV-0100**

Michael Finnegan, board member, applies for major zoning relief to subdivide a property to split Beth Emet The Free Synagogue from a single family residence in the R1 Single Family Residential District. The applicant requests 33.3% building lot coverage where 32.3% currently exists and 30% is permitted (Zoning Code Section 6-8-2-7), 65.6% impervious surface coverage where 63.8% currently exists and 45% is permitted (Zoning Code Section 6-8-2-10), and a 5' south interior side yard setback where 15' is required for open parking for a non-residential use (Zoning Code Section 6-8-2-8-B-3), all for the synagogue property. The Zoning Board of

**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-apeals/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).*

Appeals makes a recommendation to City Council, the determining body for this case.

**Action: Continued without discussion to February 20, 2018**

**C. 1233-1235 Hartrey Avenue**

**17ZMJV-0109**

Evanston Township High School submits for a Special Use for a Special Educational Institution- Public in the I2 General Industrial Zoning District in order to operate a high-school for students with behavioral and emotional needs (Zoning Code Section 6-14-3-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**Action: Unanimous recommendation for approval with conditions for employee parking, bicycle parking, parking lot improvements, signage, hours of operation, and no street drop-offs.**

#### **4. DISCUSSION**

#### **5. ADJOURNMENT**

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, February 20, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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