



Zoning Board of Appeals
Tuesday, February 20, 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 January 16, 2018 and January 23, 2018
Action: Unanimous approval

3. OLD BUSINESS

4. NEW BUSINESS

A. 1239 Asbury Ave./1224 Dempster St.

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 32.7% building lot coverage where 32.3% currently exists and 30% is permitted (Zoning Code Section 6-8-2-7), and 65.1% impervious surface coverage where 63.8% currently exists and 45% is permitted (Zoning Code Section 6-8-2-10), both for the synagogue property. The Zoning Board of Appeals is the determining body for this case.

Action: Unanimous approval

B. 1601-1801 block of Main St., including the current 1701 Main St. and proposed 1801 Main St. Robert Crown Community Center

17ZMJV-0110

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 a minimum of 334 off-street parking spaces are required (Zoning Code Section 6-16-3-5, Table 16-B), to provide 23' wide two-way drive aisles where a minimum of 24' is required (Zoning Code Section

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).

6-16-2-7, Table 16-A), to provide zero loading docks where a minimum of 2 long loading docks are required (Zoning Code Section 6-16-5, Table 16-E). The City Council is the determining body for this case.

Action: Unanimous approval of variations for FAR, loading docks, and number of parking spaces; denial of two-way drive aisle width

C. 3233-3249 Central St.

18ZMJV-0003

Highlands on Central, LLC, property owner, applies for major zoning relief to construct a 14 unit multiple-family residence with a detached garage and open parking in the R4 General Residential District and the oCSC Central Street Overlay District. The applicant requests 14 dwelling units where a maximum 10 dwelling units are allowed (Zoning Code Section 6-8-5-4-C), 55% building lot coverage where a maximum 40% is allowed (Zoning Code Section 6-8-5-6), and 62.1% impervious surface coverage where a maximum 55% is allowed (Zoning Code Section 6-8-5-9). The Zoning Board of Appeals is the determining body for this case.

Action: Denied

5. DISCUSSION

6. ADJOURNMENT

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

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