



Zoning Board of Appeals

Tuesday, April 17, 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 March 20, 2018

3. OLD BUSINESS

4. NEW BUSINESS

A. 825 Church St.

18ZMJV-0021

James Pomerantz, lessee, applies for a special use permit for a Type 2 Restaurant, Falcon Eddy's in the D2 Downtown Retail Core District (Zoning Code Section 6-11-3-4). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Unanimously recommended for approval with conditions for hours of operation, employee parking, and Sustainability Plan.

B. 1503 Church St.

18ZMJV-0016

Angelo Frigo, property owner, appeals the Zoning Administrator's decision to deny minor zoning relief (case number 18ZMNV-0002) to construct a 26.5' x 29.5' detached garage with a proposed building height of 27' where 20' is the maximum permitted building height for a detached accessory structure in the R1 Single-Family Residential District (Zoning Code Section 6-4-6-2-G). The Zoning Board of Appeals is the determining body for this case.

Action: Unanimous denial of the appeal; Zoning Administrator's decision upheld.

C. 3233-3249 Central St.

18ZMJV-0025

Highlands on Central, LLC, property owner, applies for major zoning relief to construct a 12 unit multiple-family residence with a detached garage and open

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).

parking in the R4 General Residential District and the oCSC Central Street Overlay District. The applicant requests 12 dwelling units where a maximum 10 dwelling units are allowed (Zoning Code Section 6-8-5-4-C), and 46.5% building lot coverage where a maximum 40% is allowed (Zoning Code Section 6-8-5-6), The Zoning Board of Appeals is the determining body for this case.

Action: Unanimous approval with the condition all 6 ground-floor units be constructed as fully ADA accessible units.

D. 2035 Dodge Ave.

18ZMJV-0022

Junior Anderson, property owner, applies for major zoning relief to construct a 2-family residence with a detached garage in the R3 Two-Family Residential District. The applicant requests 2 dwelling units on a total lot size of 5,943 sq. ft. where a minimum 7,000 sq. ft. lot size is required for 2-family residences (Zoning Code Section 6-8-4-4). The Zoning Board of Appeals is the determining body for this case.

Action: Continued to May 1, 2018, for additional information (corrected site plans and elevations) to be provided.

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, May 15, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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).