



Zoning Board of Appeals

Tuesday, May 15, 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

A. 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: Unanimously approved.

3. NEW BUSINESS

A. 1215 Church St. & 1726-1730 Ridge Ave.

18ZMJV-0034

Karen Singer, President/CEO, applies for a special use to expand a Community Center – Public and Recreation Center – Public, the YWCA Evanston/North Shore, in the R4 General Residential District (Zoning Code Section 6-8-5-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Unanimously recommended for approval with the condition the properties at 1217 Church St. and 1713 Asbury Ave. remain as single family residences.

B. 1943 Sherman Ave. (case to be continued without discussion) 18ZMJV-0035

Marko Radman, attorney, applies for major zoning relief to convert a single family residence to a 3-unit multiple family residence in the R5 General Residential District. The applicant requests a 22' rear yard setback for a three-story stair (yard

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).

obstruction) where 22.5' is required (Zoning Code Section 6-4-1-9), and a 9' two-way drive-aisle width where 24' is required (Zoning Code Section 6-16-2-7 Table 16-B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Withdrawn by applicant without discussion; pending new submittal.

4. DISCUSSION

5. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, June 19, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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