



Zoning Board of Appeals

Tuesday, June 19, 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 May 15, 2018

3. OLD BUSINESS

4. NEW BUSINESS

A. 2901 Central St.

18ZMJV-0037

Kathia Jones and Ryan Jones, lessees, apply for a special use permit for a Type 2 Restaurant, Gata Bee Karma In. DBA – Gotta B Crepes, in the B1a Business District and oCSC Central Street Overlay District (Zoning Code Section 6-9-5-3). 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 hours of operation, employee parking, and sustainability plan.

B. 1822 Lyons St.

18ZMJV-0047

Cooper Kerins, property owner, applies for major zoning relief to establish a third dwelling unit in an existing two-family residence in the R4 General Residential District. The applicant requests a multiple family residence on a lot width of 40' where a lot width of 50' is required (Zoning Code Section 6-8-5-5), a total lot size of 2,358 square feet where a lot size of 2,500 square feet per dwelling unit is required (Zoning Code Section 6-8-5-4), and the addition of zero parking spaces where 2 additional parking spaces are required (Zoning Code Section 6-16-3-5). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Unanimous recommendation for approval with conditions that the basement unit must be an affordable unit at 80% AMI for 10 years, the

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).

property be owner occupied, and City Council explore making Lyons St. a permit zone.

C. 750 Chicago Ave.

18ZMJV-0044

Thomas Ahleman, architect, applies for major zoning relief to establish an outdoor seating area at FireHouse Grill in the C1a Commercial Mixed-Use District. The applicant requests to eliminate two ADA parking spaces for a total of zero parking spaces where 28 parking spaces were originally required and 2 parking spaces currently exist (Zoning Code Section 6-16-3-5 Table 16B), a 3' tall wood fence (continuous planter box) that is 1' behind the front building facade (Chicago Ave.) where fencing must be at least 3' behind the front building façade (Zoning Code Section 6-4-6-7-F-2-e), and an 8' tall wood fence with a 0' street side yard setback (Madison St.) where the maximum allowed fence height is 6' and a 2' street side yard setback is required (Zoning Code Section 6-4-6-7-F). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Recommend approval amended site plan with 1 ADA space, and planter box fence in front yard. Recommend denial of 8' wood fence in street side yard.

D. 2112 Ewing Ave.

18ZMJV-0051

Margaret Henz, property owner, applies for major zoning relief to eliminate conditions imposed on granted variation case ZAR 01-33-M to allow the coach house to be legally occupied and rented by persons who are not members of the family occupying the principal dwelling unit (as would otherwise be allowed by City Code if not for the variation conditions) (Zoning Code Section 6-3-8-14). The Zoning Board of Appeals is the determining body for this case.

Action: Approved with the condition that the coach house be an affordable unit for 10 years at 80% Area Median Income.

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, July 17, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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