



**MEETING MINUTES**  
**ZONING BOARD OF APPEALS**

Tuesday, May 15, 2018

7:00 PM

Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Scott Gingold, Mary McAuley, Violetta Cullen, Myrna Arevalo, Kiril Mirintchev

Members Absent: Mary Beth Berns, Lisa Dziekan

Staff Present: Melissa Klotz, Scott Mangum

Presiding Member: Violetta Cullen

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**Declaration of Quorum**

With a quorum present, Vice Chair Cullen called the meeting to order at 7:00 p.m.

**Old Business**

**2035 Dodge Avenue**

**ZBA 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.

Ms. Klotz read the case into the record.

Junior Anderson, property owner, explained the proposal:

- Both units will be rental
- One unit will be affordable to a household at 80% of Area Median Income for a period of 10 years
- Submitted revisions May 8, 2018 that addressed the inconsistencies in the previous plans.

Ms. Klotz agreed that the revised plans addressed the previous inconsistencies.

Mr. Gingold asked why a 3-car garage is proposed rather than a smaller 2-car garage, and the applicant responded he prefers 3 parking spaces at the property so that there is an extra space if one tenant has 2 vehicles. Ms. Klotz noted the parking requirement for a 2-family residence is 3 spaces.

Deliberation:

Mr. Gingold noted the applicant worked hard with the City to minimize the impact and comply with all zoning requirements other than the lot size, which is the one issue that cannot be revised into compliance. The willingness to provide one affordable unit is significant, therefore any impact from the development is mitigated by the benefit of the affordable unit.

Ms. McAuley agreed, noting there is a big need for 3 bedroom, 2 bathroom affordable units. Ms. Arevalo agreed.

Mr. Mirintchev agreed, but noted the facades need additional improvements.

Vice Chair Cullen also agreed and praised the applicant for providing an affordable unit.

Standards:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes

Mr. Gingold motioned for approval, which was seconded by Ms. Arevalo, and unanimously approved.

### **New Business**

#### **1215 Church Street & 1726-1730 Ridge Avenue**

**ZBA 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.

Ms. Klotz read the case into the record.

Hal Frank, attorney, explained the proposal:

- YWCA plans to expand in about 3 years. Purchased home at 1726 Ridge 2 years ago and home at 1730 Ridge last year in preparation for the expansion.
- For now, need to use 1730 Ridge house for temporary employee offices for 10-12 existing employees.

Vice Chair Cullen asked what ADA compliance will be done to the home.

Kristen White, YWCA COO, explained:

- ADA ramp will be added to the side entrance to the house to get to the first floor.
- Second floor cannot be made ADA compliant.
- Able-bodied employees who are willing to work on the second floor have already been identified.

Ms. McAuley asked if the 1730 Ridge home will be demolished after the 2-3 year interim period, and Ms. White stated it will either be torn down or made fully code compliant.

Mr. Gingold asked if the YWCA agrees to comply with the conditions of the previous special use ordinance, and the applicant agreed that the conditions are acceptable. Ms. Klotz noted the previous conditions are not expressly recommended by staff, but if the

ZBA feels they are appropriate, the conditions should be added to this special use recommendation to ensure they carry forward.

Tom Wallen, 1735 Asbury Ave., explained that as a nearby neighbor, neighborhood input should be sought when designing the future expansion. Light shed and acoustic issues should be addressed during design.

Deliberation:

Ms. McAuley stated the proposal is reasonable as an interim solution. This temporary solution meets all ADA requirements feasibly possible and addresses safety for the employees.

Ms. Arevalo noted this is a good proposal, and Mr. Mirintchev agreed.

Standards:

1. Yes
2. Yes
3. Yes
4. Yes
5. Yes
6. Yes
7. Yes
8. Yes
9. Yes

Mr. Gingold motioned to recommend approval of the requested special use, which was seconded by Ms. Arevalo and unanimously recommended for approval with the following conditions:

1. That the two properties known as 1217 Church St. and 1713 Asbury Ave. shall be sold or maintained by the YWCA and all successors in title for single-family use only so long as the property is zoned R1.
2. Substantial compliance with the documents and testimony on record.

**1943 Sherman Avenue**

**ZBA 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 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.

Vice Chair Cullen noted 1943 Sherman Ave. withdrew their application.

**Other Business**

Ms. Klotz noted a specially scheduled joint meeting with the Plan Commission may occur in the next month or two.

**Discussion**

There was no additional discussion.

The meeting adjourned at 7:33pm.