



Zoning Board of Appeals

Tuesday, July 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 June 19, 2018

3. OLD BUSINESS

4. NEW BUSINESS

A. 710 Main St.

18ZMJV-0055

Adam Paronto, lessee, applies for a special use permit for a Type 2 Restaurant, Reprise Coffee Roasters, in the B2 Business District (Zoning Code Section 6-9-3-3). 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. 3318 Grant St.

18ZMJV-0054

Phil & Marcia Vickman, property owners, apply for major zoning relief to enlarge a one-car attached garage into a two-car attached garage in the R1 Single Family Residential District. The applicants request 32.1% building lot coverage where 30% is allowed and 30.7% currently exists (Zoning Code Section 6-8-2-7), a 0.82' west interior side yard setback where 5' is required and 0.82' currently exists (Zoning Code Section 6-8-2-8-A-3), and a 26.5' rear yard setback where 30' is required and 28.7' currently exists (Zoning Code Section 6-8-2-8-A-4). The Zoning Board of Appeals is the determining body for this case.

Action: Motion for approval tied 3-3 so case continues with testimony closed to the August 28, 2018 ZBA hearing for the final vote to be cast.

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).

C. 2118-2120 Ashland Ave., 1625 Payne St., & 2147-2149 Dewey Ave.

18ZMJV-0058

Kathy Lichtenstein, lessee, applies for special use permits for a Daycare Center – Domestic Animal, and a Kennel, Rex’s Place, in the MXE Mixed-Use Employment District (Zoning Code Section 6-13-4-3). The applicant proposes a special use permit to expand the current Daycare Center – Domestic Animal at 2120 Ashland Ave. to include 2118-2120 Ashland Ave., and to include 2147 Dewey Ave. as the manager’s residence with outdoor animal space and 2149 Dewey Ave. as the business owner’s residence with outdoor animal space. The applicant also proposes a special use permit to expand the existing Kennel at 1625 Payne St. (that was previously approved as an accessory use to the Daycare Center – Domestic Animal at 2120 Ashland Ave.), and to include a Kennel at 2118 Ashland Ave. with outdoor animal space at 2147-2149 Dewey Ave. 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 for drop-offs and pick-ups, established drop-off zone, sound abatement measures, and no dog walking in Twiggs Park or the grassy areas of the neighborhood.

D. 90-92 Kedzie St.

18ZMJV-0059

Matt Rodgers, zoning consultant, appeals the Zoning Administrator’s decision to deny minor zoning relief (case number 18ZMNV-0046) to construct a 6’ fence in the front yard where 6’ front yard fences are not permitted (Zoning Code Section 6-4-6-7-F). The Zoning Board of Appeals is the determining body for this case.

Action: Unanimously approved for a front yard fence between 3’ – 4’ in height as determined by City staff who will determine the appropriate height by measuring all front yard fences on the adjacent block of Sheridan Rd. between Kedzie St. and Main St.

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, August 28, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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