Zoning Board of Appeals
Tuesday, September 4, 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 the August 28, 2018 meeting.

3. OLD BUSINESS

4. NEW BUSINESS

A. 514 Custer Ave. 18ZMJV-0062
   William Lensky, project manager, applies for a special use permit for a Public Utility, ComEd, in the R3 Two-Family Residential District (Zoning Code Section 6-8-4-3). The applicant also requests zoning relief for a concrete wall (fence) that is 20’ in height where concrete material is not permitted for fences (Zoning Code Section 6-4-6-7-F-1) and a maximum fence height of 8’ is allowed (Zoning Code Section 6-4-6-7-F-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

B. 413 Grove St. 18ZMJV-0068
   Jeffrey K. & Janet H. Clements, property owners, appeal the Zoning Administrator's decision to partially deny minor zoning relief (case number 18ZMNV-0029) to construct a one-story addition with 34.6% building lot coverage where 30% is allowed (Zoning Code Section 6-8-2-7). The appellant was granted approval for 33.1% building lot coverage to allow a smaller one-story addition. The Zoning Board of Appeals is the determining body for this case.

C. 2626 Reese Ave. (rescheduled and re-noticed to Sept. 25, 2018) 18ZMJV-0078
   William James, contractor, applies for major zoning relief to construct a single family residence and detached garage in the R1 Single Family Residential District. The applicant requests 42.5% building lot coverage where a maximum 30% is allowed.
(Zoning Code Section 6-8-2-7), a 3' south interior side yard setback where 5' is required for the principal structure (Zoning Code Section 6-8-2-8-A-3), a 3.5' street side yard setback (Hartzell Street) where 15' is required for the principal structure (Zoning Code Section 6-8-2-8-A-2), an 8.5' street side yard setback where 15' is required for a deck, 10' street side yard setback where 15' is required for the accessory structure (detached garage) and a 1’ street side yard setback where 15’ is required for open parking (Zoning Code Section 6-8-2-8-C-2). The Zoning Board of Appeals is the recommending body, and the City Council is the determining body for this case.

D. 2415 Wade St. 18ZMJV-0076
Phillip Kupritz, applicant, applies for major zoning relief to construct a 1-car attached garage, a rear addition and deck to an existing single-family residence in the R2 Single-Family Residential District. The applicant requests building lot coverage of 50% where 40% is permitted (Zoning Code Section 6-8-3-6), to reduce the minimum required front yard setback from 25.9’ to 19.8’ (Zoning Code Sections 6-8-3-7 and 6-4-1-9), to reduce the required west interior side yard setback from 5’ to 0’ and to reduce the required east interior side yard setback from 5’ to 2.9’ (Zoning Code Section 6-8-3-7), to reduce the required off-street parking from 2 spaces to 1 space for a single-family residence (Zoning Code Section 6-16-3-5, Table 16-B). The Zoning Board of Appeals is the recommending body, and the City Council is the determining body for this case.

5. DISCUSSION

6. ADJOURNMENT
The next Zoning Board of Appeals meeting is scheduled for Tuesday, September 25, 2018 at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.