



Zoning Board of Appeals

Tuesday, August 28, 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 8, 2018 Joint Meeting of the Plan Commission & ZBA, and the August 8, 2018 ZBA Meeting.

Action: Meeting minutes approved.

3. OLD BUSINESS

A. 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: Approved 4-3.

B. 2004 Central St.

18ZMJV-0065

John Kim, property owner, applies for a special use permit to expand a Type 2 Restaurant, Backlot Coffee, from 2006 Central St. to include 2004 Central St. 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: Recommend approval with conditions for hours of operation, employee parking, and sustainability plan.

4. NEW BUSINESS

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 mklotz@cityofevanston.org or 847-448-4311. 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 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made.

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).

- A. 1724 Sherman Ave. 18ZMJV-0072**
James Shepherd, lessee, applies for a special use permit for a Type 2 Restaurant, Kilwins Chocolates, in the D2 Downtown Retail Core District (Zoning Code Section 6-11-3-4). The Zoning Board of Appeals is the recommending body, and the City Council is the determining body for this case.
Action: Recommend approval with conditions for hours of operation, delivery hours, employee parking, and sustainability plan.
- B. 2200 Main St. 18ZMJV-0067**
DonnaLee Floeter, architect, applies for a special use permit and major zoning relief to expand a Daycare Center – Child, Infant Welfare Society of Evanston, in the R2 Single Family Residential District (Zoning Code Section 6-8-3-3), and a west interior side yard setback of 6.1’ where 15’ is required for non-residential structures (Zoning Code Section 6-8-3-7-B-3). The Zoning Board of Appeals is the recommending body, and the City Council is the determining body for this case.
Action: Recommend approval with conditions for hours of operation, employee parking, and sustainability plan.
- C. 348 Custer Ave. 18ZMJV-0060**
Graciela Lopez, property owner, applies for major zoning relief to convert an existing 2-flat to a 3-dwelling unit, multi-family dwelling in the R5 General Residential District. The applicant requests a lot area of 3,993 sf (existing) where 4,500 sf is required (Zoning Code Section 6-8-7-4-D), a lot width of 33’ (existing) where 50’ is required (Zoning Code Section 6-8-7-5-D), and to provide 3 off-street parking spaces (existing) where 4 are required (Zoning Code Section 6-16-3-5, Table 16-B) for a 3-dwelling unit, multifamily dwelling. The Zoning Board of Appeals is the recommending body, and the City Council is the determining body for this case.
Action: Recommend approval with the condition the basement unit shall be an affordable unit for 10 years at 80% AMI.
- D. 1943 Sherman Ave. 18ZMJV-0073**
Angie Radman, property owner, 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 an increase of zero additional parking spaces where 3 additional parking spaces are required, for a total of 1 parking space on-site where 5 parking spaces are required for a 3-unit multiple family residence (Zoning Code Section 6-16-3-5 Table 16-B). The

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Action: Continued to the September 25, 2018 ZBA hearing for the submittal of a timeframe for completion of work, estimated construction costs, digital file of the building permit documents, and for the property owner to be present to answer questions.

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, September 4, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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