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.  
   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.  
   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:  
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 (TYY) 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 que 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.  
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.  
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.  
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.  
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.