



Zoning Board of Appeals

Tuesday, January 15, 2019

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 from December 18, 2018.

3. NEW BUSINESS

A. 1905 Church St.

18ZMJV-0105

Jacqueline B. Hoffman, lessee, applies for a special use permit for a Type 2 Restaurant, Spice, in the B2 Business District (Zoning Code Section 6-9-3-3) and the oWE West Evanston Overlay District (Zoning Code Section 6-15-15). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

B. 1030 Davis St.

18ZMJV-0104

Marty Cless, property owner, applies for a special use permit for a Type 2 Restaurant, Philz Coffee, in the D2 Downtown Retail Core District (Zoning Code Section 6-11-3-4). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

C. 2510 Green Bay Rd. (continued to February 19, 2019 ZBA)

18ZMJV-0107

Michael Meiners, lessee, applies for a special use permit for a Banquet Hall in the B1a Business District (Zoning Code Section 6-9-5-3) and oCSC Central Street Overlay District. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

D. 524 Main St.

18ZMJV-0106

Jeremy Hall, potential lessee, applies for a special use permit for a ground-floor Medical Office, North Shore University Health System, in the C1a Commercial Mixed-Use District and the oDM Dempster-Main Overlay District (Zoning Code

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 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).

Section 6-15-17-5), and for major zoning relief for parking. The applicant requests an increase of zero parking spaces where an increase of 7 parking spaces is required for a Medical Office, and where a parking reduction for a total of 152 spaces (including 25 off-site) was granted by Planned Development Ord. 32-O-14 (Zoning Code Section 6-16-3-5 Table 16B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

4. OTHER BUSINESS

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, February 19, 2019** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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