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.
   Action: Approved

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.
      Action: Recommendation for approval with conditions for employee parking, hours of operation, and sustainability.

   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.
      Action: Recommendation for approval with conditions for employee parking, hours of operation, sustainability, and bicycle parking.

   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.

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 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).
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 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.

Action: Recommendation for approval with conditions for hours of operation, signage, employee parking, patient parking, access to patient parking in garage, and no commercial advertising on window coverings.

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.