



Zoning Board of Appeals Actions

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.

Action: Unanimously approved

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.

Action: Unanimously recommended for approval.

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.

Action: Open motion for approval 3-1; case continues to the next regularly scheduled meeting to achieve four concurrent votes.

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).

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.

Action: No action taken; case rescheduled at the applicant's request.

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.

Action: Recommend approval 3-1 with conditions for the existing garage foundation and fencing along the rear property line.

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.

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