



## **Zoning Board of Appeals Actions**

Tuesday, September 25, 2018

7:00 P.M.

Evanston Civic Center, 2100 Ridge Avenue, Room G300

### **AGENDA**

#### **1. CALL TO ORDER / DECLARATION OF QUORUM**

#### **2. APPROVAL OF MEETING MINUTES from September 4, 2018.**

**Action: Unanimously approved with 3 abstentions.**

#### **3. OLD BUSINESS**

##### **A. 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: Zoning Administrator's determination upheld; approval of proposal based on additional information provided.**

##### **B. 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 Zoning Board of Appeals is the recommending body, and the City Council is the determining body for this case.

**Action: Unanimously recommended for denial; conditions for architectural plans, statement of explanation of work to be done by property owner,**

**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](mailto: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).*

**elevations, building materials, and timeframe for completion of work if the proposal is approved by City Council.**

#### **4. NEW BUSINESS**

**A. 2626 Reese Ave.**

**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: Unanimously recommended for denial.**

**D. 1919 Dempster St.**

**18ZMJV-0080**

James E. Olguin, attorney, applies for a special use permit for a Type 2 Restaurant, McDonalds, and a special use permit for a Drive Through Facility, at 1919 Dempster Street in the C2 Commercial District (Zoning Code Section 6-10-4-3). The applicant proposes a 91 square foot building addition for a new Drive-Through window, and a second ordering lane for a dual Drive-Through Facility. The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**Action: Case continued without discussion to the next regularly scheduled meeting as requested by the applicant.**

#### **5. DISCUSSION**

#### **6. ADJOURNMENT**

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, October 16, 2018** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

***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](mailto: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).*