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.  
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.  
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:  
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).
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.