



Zoning Board of Appeals
Tuesday, February 19, 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 January 15, 2019.

Action: Unanimously approved with one abstention.

3. OLD BUSINESS

A. 2510 Green Bay Rd.

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 (Zoning Code Section 6-15-14-7). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Motion of 3-3 to recommend approval (so no recommendation is made) with conditions for use of alley, valet and shuttle service, off-site parking, hours of operation, employee parking, review of special use after 6 months and 12 months, and sustainability practices.

4. NEW BUSINESS

A. 821-823 Chicago Ave.

19ZMJV-0006

Shawn Decker & Cesar Marron, lessees, apply for a special use to expand a Craft Alcohol Production Facility, Sketchbook Brewing Co., in the C1a Commercial Mixed-Use District (Zoning Code Section 6-10-3-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Unanimously recommended for approval with carryover of existing special use conditions.

B. 1118 Harvard Terr.

19ZMJV-0002

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).

Stacey Christie, property owner, appeals the Zoning Administrator's decision to deny minor zoning relief (case number 18ZMNV-0095) to construct a one-story addition with a 3.8' west interior side yard setback where 5' is required (Zoning Code Section 6-8-3-7) in the R2 Single Family Residential District. The Zoning Board of Appeals is the determining body for this case.

Action: Zoning Administrator's determination upheld; based on new information provided, case approved 5-1.

5. OTHER BUSINESS

6. DISCUSSION

7. ADJOURNMENT

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

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