AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES from May 21, 2019.

3. OLD BUSINESS

A. 1124 Florence Ave. 19ZMJV-0038
   James Ticus, property owner, applies for major zoning relief for a second story
   addition to a commercial building in the B1 Business District with a 7' south interior
   side yard setback for an eave (yard obstruction) where 9’ is required (Zoning Code
   Section 6-4-1-9), and for 3 parking spaces where 4 parking spaces are required
   (Zoning Code Section 6-16-3-1 Table 16-B). The Zoning Board of Appeals makes a
   recommendation to City Council, the determining body for this case.

4. NEW BUSINESS

A. 2024 Ewing Ave. 19ZMJV-0049
   Kevin Davitt & Jacquelyn McGuire, property owners, apply for major zoning relief for
   a second story addition that aligns with the first floor in the R1 Single Family
   Residential District, with a 5’ street side yard setback where 15’ is required (Zoning
   Code Section 6-8-2-8), and a 4.1’ street side yard setback for eaves (yard
   obstruction) where 13.5’ is required (Zoning Code Section 6-4-1-9). The Zoning
   Board of Appeals is the determining body for this case.

B. 1136B Sherman Ave. 19ZMJV-0047
   Matt Rodgers, zoning consultant, applies for major zoning relief to construct first
   and second floor additions to a single family residence in the R3 Two Family
   Residential District. The applicant requests to increase the habitable area of a
   legally nonconforming residential use and structure (Zoning Code Section 6-6-4-4),

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las
quienes 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).
with a 0’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7-A-3) and a 3’ rear yard setback where 30’ is required (Zoning Code Section 6-8-4-7-A-4). The Zoning Board of Appeals is the determining body for this case.

C. 747 Howard St. (continued to July 16, 2019 ZBA)  19ZMJV-0040
Gircel Cunningham, lessee, applies for a special use permit for a Religious Institution in the B3 Business District (Zoning Code Section 6-9-4-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

D. 2211 Maple Ave.  19ZMJV-0054
Adam Wilmot, architect, applies for major zoning relief to construct a 5-story, 15 dwelling unit multiple family residence with off-site parking in the R5 General Residential District. The applicant requests a 40’ lot width (existing) where 50’ is required for multiple family residences (Zoning Code Section 6-8-7-5), and 15 dwelling units where 9 dwelling units are allowed including the Inclusionary Housing Bonus (Zoning Code Section 6-8-4-7). The Zoning Board of Appeals is the determining body for this case.

4. OTHER BUSINESS

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for Tuesday, July 16, 2019 at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.