



## **Zoning Board of Appeals Actions**

Tuesday, June 18, 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 May 21, 2019.**

**Action: Unanimously approved**

#### **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.

**Action: Unanimously recommended for approval**

#### **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.

**Action: Unanimously approved**

##### **B. 1136B Sherman Ave.**

**19ZMJV-0047**

**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).*

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), 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.

**Action: Unanimously approved**

**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.

**Action: Case not heard; Continued to July 16, 2019**

**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.

**Action: Continued with testimony open to July 16, 2019**

#### 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.

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