Zoning Board of Appeals  
Tuesday, July 16, 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 June 18, 2019.  

3. OLD BUSINESS  
   A. 747 Howard St. (case will not be heard) 19ZMJV-0040  
      Girce 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.  
   B. 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. NEW BUSINESS  
   A. 2510 Green Bay Rd. 19ZMJV-0060  
      Bane Srdjevic, potential lessee, applies for a special use permit for a Commercial Indoor Recreation facility, Lock Chicago, in the B1a Business District and oCSC Central Street Overlay District (Zoning Code Sections 6-9-5-3 & 6-15-14-7). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.  

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 (TYY) 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).
B. 1000 Florence Ave. 19ZMJV-0062
Patrick Coleman, contract purchaser, applies for major zoning relief for a second story addition that aligns with the first floor, and for an addition to a detached garage in the R3 Two-Family Residential District. The applicant requests a 3.5’ street side yard setback where 15’ is required (Zoning Code Section 6-8-4-7-A-2) and a 1.41’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7-A-3) for the house addition, a 5.2’ street side yard setback for the garage addition where 15’ is required (Zoning Code Section 6-8-4-7-B-2), and a 10’ street side yard setback for a roofed deck where 15’ is required (Zoning Code Section 6-8-4-7-C-2). The Zoning Board of Appeals is the determining body for this case.

C. 1321 Brummel St. 19ZMJV-0056
Farrukh Ali, property owner, applies for major zoning relief to convert a 2-family residence into a multiple family 4-unit residence in the R4 General Residential District. The applicant requests a lot width of 40’ (existing) where 50’ is required for multiple family residential uses (Zoning Code Section 6-8-5-5), 4 dwelling units where 2 dwelling units are permitted due to the lot size (Zoning Code Section 6-8-5-4), zero additional parking spaces where 3 additional parking spaces are required (Zoning Code Section 6-16-2 Table 16B), and a building height of 3 stories (31.5’ at the highest point of the flat roof) where a maximum building height of 35’ or 2.5 stories is permitted (Zoning Code Section 6-8-5-8). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

4. OTHER BUSINESS

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for Tuesday, August 27, 2019 at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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