



Zoning Board of Appeals Actions

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.

Action: Unanimously approved

3. OLD BUSINESS

A. 747 Howard St. (case will not be heard)

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/no action taken

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.

Action: Continued to the August 27, 2019 ZBA hearing & pending revisions to reduce the proposal.

4. NEW BUSINESS

A. 2510 Green Bay Rd.

19ZMJV-0060

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).

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.

Action: Unanimously recommended for approval

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.

Action: Unanimously approved

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.

Action: Unanimously recommended for denial

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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