



Zoning Board of Appeals

Tuesday, August 27, 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 July 16, 2019.

Action: Approved

3. OLD BUSINESS

A. 2211 Maple Ave.

19ZMJV-0054

Adam Wilmot, architect, applies for major zoning relief to construct a 4-story, 12 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 12 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: Unanimously approved with the condition for a parking covenant to be recorded tying the off-site parking to the development.

4. NEW BUSINESS

A. 1009 Harvard Terr.

19ZMJV-0068

Joshua W. Burton & Deborah S. Burton, property owners, appeal the Zoning Administrator's decision to partially deny minor zoning relief (case number 19ZMNV-0045) to construct a tandem 2-car detached garage with 40.9% building lot coverage where 40% is allowed (Zoning Code Section 6-8-3-6), 55.7% impervious surface coverage where 55% is allowed (Zoning Code Section 6-8-3-9) a 1' west interior side yard setback where 3' is required (Zoning Code Section 6-4-6-2-E), and an 8' separation between the principal structure and accessory structure where 10' is required (Zoning Code Section 6-4-6-2-C) in the R2 Single Family

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).

Residential District. The appellant was granted partial relief to either A. Construct a 1-car detached garage not to exceed 22' in depth and a 1' setback from the west interior side property line with the ability to maintain the existing driveway from the street, OR B. Construct a 2-car detached garage with building lot coverage of 40.9%, located at least 3' from the west interior side property line with access from the alley and removal of the existing driveway from the street. The Zoning Board of Appeals is the determining body for this case.

Action: Unanimous approval to affirm the Zoning Administrator's determination was not erroneous and approving Option A for a one-car detached garage.

B. 3101 Central St.

19ZMJV-0076

Lakeside Auto Rebuilders Inc., submits for major zoning relief to expand a legally nonconforming use and a legally nonconforming structure, Lakeside Auto Rebuilders, to construct a 580 sq. ft. one-story garage bay enclosure (Zoning Code Sections 6-6-4-4 & 6-6-4-5). The applicant requests to expand the legally nonconforming use for an Automobile Repair Service Establishment and an Automobile Body Repair Establishment where said uses are not eligible permitted or special uses in the R4 General Residential District (Zoning Code Sections 6-8-5-2 & 6-8-5-3) or an eligible Active Ground Floor Use in the oCSC Central Street Overlay District (Zoning Code Section 6-15-14-7). The applicant also requests the addition of zero parking spaces where one additional parking space is required due to the expansion, for a total of 21 on-site parking spaces where 28 parking spaces are required (Zoning Code Section 6-16-3-5- 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 with conditions that the corner of the property be landscaped/beautified (but not all the way down Central St.), parking lot striping is not required, and the existing conditions of the 1987 variation approval are carried forward.

C. 1245 Hartrey Ave.

19ZMJV-0070

Becky Trisko & Meaghan Tower, potential lessees, submit for a special use for Daycare Center – Domestic Animal, and a special use for a Kennel, for Unleashed in Evanston, in the I2 General Industrial District (Zoning Code Section 6-14-3-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Unanimously recommended for approval with the conditions that the rooms are soundproofed.

D. 2412 Wade St.

19ZMJV-0071

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Nathan Kipnis, architect, submits for major zoning relief to construct a new single family residence in the R2 Single Family Residential District. The applicant requests a 27.5' front yard setback (Wade St.) where 50' is required due to the block average (Zoning Code Section 6-4-1-9-5-b), and a detached accessory structure located closer to the street side yard (Leland Ave.) than the principal structure (Zoning Code Section 6-4-6-3). The Zoning Board of Appeals is the determining body for this case.

Action: Unanimously approved with the conditions the principal structure be located no closer than 10' from the west property line, the garage may not encroach any further to the east but could shift west, and the property owner is not responsible for construction of sidewalks.

4. OTHER BUSINESS

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, September 17, 2019** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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