



Zoning Board of Appeals

Tuesday, October 15, 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 August 27, 2019.

Action: Unanimously approved

3. NEW BUSINESS

A. 2503 Eastwood Ave./2510 Ashland Ave./1615 Lincoln St. 19ZMJV-0073

Saint Athanasius Parish, lessee, submits for a special use for, Education Institution – Private, and a special use for, Religious Institution, for Saint Athanasius School and Parish to expand off-street parking and construct a play area, in the R1 Single-Family Residential District (Zoning Code Section 6-8-2-4). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

Action: Unanimously recommended for denial; with conditions if approved:

- 1. The south parking lot shall not be rented out for non-St. A's events such as NU games.**
- 2. A traffic study shall be conducted that addresses concerns raised by neighbors by means of signage, one-way traffic, no waiting, etc.**
- 3. The applicant shall work with the Alderman and neighbors to have a productive conversation that addresses the problems.**
- 4. The north parking lot can be rented out but a management plan for tailgating issues shall be enacted.**

B. 1570 Oak Ave./1555 Ridge Ave. 19ZMJV-0081

Oak Ridge Property Evanston LLC, property owner, applies for major zoning relief to lease 57 required off-street parking spaces in a lot more than 1,000 feet from the subject property, in the R6 General Residential District (Zoning Code Section 6-16-2-1. B.2). 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 (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).

Action: Unanimously recommended for approval

C. 1224 Oak Avenue

19ZMJV-0084

Donna Lee Floeter, architect, applies for major zoning relief to construct an attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3' rear yard setback where 30' is required (Zoning Code Section 6-8-4-7), a 3.2' north interior side yard setback where 5' is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1' south interior side yard setback for an accessory structure (deck) where 5' is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The Zoning Board of Appeals is the determining body for this case. **(Continued to 11/19/19)**

Action: Continued without discussion to the November 19, 2019 ZBA hearing

4. OTHER BUSINESS

5. DISCUSSION

6. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, November 19, 2019** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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