



**Zoning Board of Appeals**  
Tuesday, November 19, 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 October 15, 2019.**

**3. NEW BUSINESS**

**A. 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 12.03.2019**

**B. 1804 Maple Avenue**

**19ZMJV-0093**

PharmaCann LLC, lessee, submits for a special use for a Cannabis Dispensary, to establish sales of recreational cannabis and expand the existing medical cannabis space in the RP Research Park District (Zoning Code Section 6-12-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**C. 2715 Hurd St.**

**ZBA 19ZMJV-0094**

The Salvation Army, contract purchaser, submits for a special use for a Religious Institution to provide Sunday and mid-week worship service, after school programming including a music program, senior programming, a food pantry, youth character building, a women's ministry program, and summer day camps, in the R1

**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).*

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. **Case has been withdrawn at the request of the applicant.**

**D. 1012-1014 Davis Street**

**19ZMJV-0085**

Grant Manny, broker, submits for a special use, Daycare Center-Child, for Guidepost Montessori to provide daycare services for children 6 years and younger, in the D2 Downtown Retail Core District (Zoning Code Section 6-11-3-4). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**E. 1031 Sherman Avenue**

**19ZMJV-0096**

Katherine G. Bills, attorney, applies for major zoning relief to expand a legally non-conforming use to construct an accessory parking lot and outdoor storage area in the MUE Transitional Manufacturing Employment District, and R3 Two-Family Residential District where the expansion of a legally nonconforming use is not permitted (Zoning Code Section 6-6-3-5). The applicant requests to expand the legally non-conforming use for an office and trade contractor where said uses are not an eligible permitted or special use in the R3 Two-Family Residential District (Zoning Code Section 6-8-4). The applicant further requests to locate open off-street parking 166 feet from the rear yard's east lot line where within 30' is required (Zoning Code Section 6-4-6-3 (B) Table 4-A 18.), construction of an outdoor storage area abutting a residential use and District where abutting non-residential uses and Districts is required, and an outdoor storage area which exceeds 25% of the total area of the zoning lot where less than 25% is required (Zoning Code Section 6-13-1-8). The Zoning Board of Appeals is the determining body for this case. **Continued to 12.03.2019**

**4. OTHER BUSINESS**

**A. 2020 ZBA Schedule**

**5. DISCUSSION**

**A. Celebration of 10 years of service by ZBA member Scott Gingold**

**6. ADJOURNMENT**

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, December 3, 2019** at 7:00pm in James C. Lytle City Council Chambers of the Lorraine H. Morton Civic Center.

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