Zoning Board of Appeals Actions  
Tuesday, February 18, 2020  
7:00 P.M.  
Evanston Civic Center, 2100 Ridge Avenue, Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. APPROVAL OF MEETING MINUTES from January 21, 2020.  
Action: Unanimous approval (6-0).

3. OLD BUSINESS

A. 1224 Oak Avenue  
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.  

An open motion for conditional approval, with testimony closed, was considered by members not present at the preceding (01.21.20) meeting.  

Action: Approved with a condition to remove the roofed screen porch on the second floor of the proposed garage (6-1).

4. NEW BUSINESS

A. 1327 Chicago Avenue / 528 Greenwood Street  
Richard A. Shapiro, applicant, submits for a special use for an Office, for Richard Shapiro Attorney At Law, in the R5 General Residential District (Zoning Code...
Order & Agenda Items are subject to change. Information about the ZBA is available at:
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 que 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).

Section 6-8-7-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

**Action:** Continued with discussion to the March 17, 2020 ZBA hearing.

**B. 1825 Lemar Avenue, Unit C  20ZMJV-0005**
Oniel Johnson, applicant, submits for major zoning relief to construct an open front porch and fence in the R2 Single-Family Residential District. The applicant requests a 19’ front yard setback where 22.5’ is required (Zoning Code Section 6-4-1-9 (B) 1.) and a fence located in the front yard where the required front yard is not adjacent to a Type 1 Street (Zoning Code Section 6-4-6-7 (F) 2. (a)). The Zoning Board of Appeals is the determining body for this case.

**Action:** Continued without discussion to March 17, 2020.

5. OTHER BUSINESS

6. DISCUSSION

7. ADJOURNMENT

The next Zoning Board of Appeals meeting is scheduled for **Tuesday, March 17, 2020** at 7:00pm in Council Chambers of the Lorraine H. Morton Civic Center.