



PUBLIC NOTICE OF A MEETING

Zoning Board of Appeals Tuesday, September 5, 2017 7:00 p.m.

Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Evanston
James C. Lytle City Council Chambers

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM

II. APPROVAL OF MEETING MINUTES OF August 15, 2017

III. OLD BUSINESS

IV. NEW BUSINESS

A. 633 Howard Street

ZBA 17ZMJV-0074

Pascal Berthoumieux, potential lessee, applies for a special use permit for a Type 2 Restaurant, Café Coralie, 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.

B. 1224 Dempster Street

ZBA 17ZMJV-0070

Anne McGuire, architect, applies for major zoning relief to construct a one-story roofed entry at Beth Emet The Free Synagogue in the R1 Single Family Residential District. The applicant requests 32.3% building lot coverage where a maximum 30% is permitted (Zoning Code Section 6-8-2-7). The Zoning Board of Appeals is the determining body for this case.

C. 1029 South Boulevard

ZBA 17ZMJV-0071

Dale & Candace Fochs, property owners, apply for major zoning relief to split one zoning lot into 2 zoning lots in the R2 Single Family Residential District. The applicant requests a 3.1' west interior side yard setback where 5' is required for a principal structure (Zoning Code Section 6-8-3-7-A-3), and a 3.2' west interior side yard setback where 4.5' is required for a front porch (yard obstruction) (Zoning Code Section 6-4-1-9-B), for the east zoning lot. The applicant also requests an accessory structure (detached garage) on a property without a principal structure (Zoning Code Section 6-4-6-2-A) for the west zoning lot. The Zoning Board of Appeals is the determining body for this case.

D. 2620 Central Street

ZBA 17ZMJV-0075

Michael Fruchter, property owner, applies for major zoning relief to add one dwelling unit to an existing multiple family residence in the R5 General Residential District and oCSC Central Street Overlay District. The applicant requests 20 dwelling units where 17 dwelling units are permitted and 19 currently exist (Zoning Code Section 6-8-7-4-D), and to maintain 21 existing parking spaces where an increase of 2 additional parking spaces are required for a total of 31 required parking spaces (Zoning Code Section 6-16-3-5-Table 16B). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

V. OTHER BUSINESS

VI. DISCUSSION

A. Text Amendments to Refer to Plan Commission

VII. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Zoning Board of Appeals 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, Zoning Planner, at 847.448.8153 or mklotz@cityofevanston.org. The City of Evanston is committed to ensuring accessibility for all citizens; If an accommodation is needed to participate in this meeting, please contact the Facilities Management Office at 847.866.2916 at least 48 hours in advance so that arrangements can be made for the accommodation if possible.

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).