



# ZONING BOARD OF APPEALS

Tuesday, November 17, 2020

7:00 P.M.

Via Virtual Meeting

## AGENDA

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, Zoning Board members and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at the meeting. Those wishing to make public comments at the Zoning Board meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by calling/texting 847-448-4311 or completing the Zoning Board online comment form available by clicking [here](#) or visiting the Zoning Board webpage: <https://www.cityofevanston.org/government/agendas-minutes/zoning-board-of-appeals> and clicking on Public Comment Form.

Community members may watch the Zoning Board meeting online through the Zoom platform:

### Join Zoom Meeting

<https://zoom.us/j/94267163473?pwd=U3NlclRmV2JZSIZtbkJ2SXdiWm8xUT09>

Meeting ID: 942 6716 3473

Passcode: 571034

+1(312)-626-6799, US (Chicago)

1. CALL TO ORDER / DECLARATION OF QUORUM
2. SUSPENSION OF THE RULES: Members participating electronically or by telephone
3. APPROVAL OF MEETING MINUTES: October 20, 2020

*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 (TYY) 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).*

#### 4. NEW BUSINESS

##### A. 900 Edgemere Court

**ZBA 20ZMJV-0069**

Amy Reichert, architect, applies for major zoning relief to construct a roofed connection between the existing detached coach house and principle structure in the R1 Single-Family Residential District and Lakeshore Historic District. The applicant requests a 0' rear-yard setback for a principle structure where 30' is required and 0' is the existing legal non-conforming condition as an accessory structure (Zoning Code Section 6-8-2-8 (A) 4.). The Zoning Board of Appeals is the determining body for this case.

##### B. 1235 Dodge Avenue

**ZBA 20ZMJV-0057**

Mohammed Ali, lessee, submits for a special use for a Convenience Store, Munchies, in the C1 Commercial District (Zoning Code Section 6-10-2-3). The Zoning Board of Appeals makes a recommendation to City Council, the determining body for this case.

##### C. 3038 Isabella Street

**ZBA 20ZMJV-0070**

Thomas Skidmore, appellant and neighboring property owner, seeks to overturn the determination of the Zoning Administrator permitting construction of an accessory structure less than 200 square feet in the R1 Single-Family Residential District. Specifically, the appellant repudiates the determination of compliance regarding the maximum permitted building lot coverage (Zoning Code Section 6-8-2-7), and maximum permitted impervious surface ratio (Zoning Code Section 6-8-2-10). The Zoning Board of Appeals is the determining body for this case.

#### 5. ADJOURNMENT

The next meeting of the Zoning Board is scheduled for **December 15, 2020**.

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