Owner/applicant or representative is required to attend the meeting

EVANSTON PRESERVATION COMMISSION
Tuesday, May 16, 2017, 7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. OLD BUSINESS


3. NEW BUSINESS

   A. 640 Emerson St. (L) – Dan Weese, applicant. From east elevation remove, steps, stone patio and concrete sidewalk. Construct new masonry accessible ramp at the main entrance of the building from grade to 1st floor at the east side of the building. Rework existing mechanical louver in attic at the north elevation for code required upgrade to kitchen exhaust system. Applicable standards: [Alteration] 1, 2, 3, 5, 6, 9, and 10; [Construction] 1, 2, 4, 6, 7, and 10-15; [Demolition] 1-5.

   B. 736 Michigan Av. (LSHD) – Adam Chiss, applicant. Replace existing hip-roofed detached garage with new 22’x 20’ garage. The structure will have a gable roof, 12” overhangs, asphalt shingle roof and wood double hung windows to match the existing residence. The new siding (Hardie 6” reveal) will match the color of the existing home. Applicable standards: [Construction] 1-5, 7, 8, 10-13, and 16; [Demolition] 1-5.


F. **811 Clinton Pl. (L)** – Wendy Vasquez, Applicant. Construct 2nd-story addition over existing building footprint; replace eight double-hung windows on second floor; restore eleven casement windows in first floor sunroom; demolish existing garage and replace with slightly larger 2-car garage; replace existing poured concrete patio with brick pavers. Requires minor Zoning Variation: 6-8-2-7 Maximum allowed building lot coverage in the R1 District is 30%. Existing is 33%. Proposed is 33.6 5. Applicable standards: [Alteration] 1-10; [Construction] 1, 3, 5, 7, 8, 10, and 12-16; [Demolition] 1-5.

G. **2014 Orrington Av. (NEHD)** – Interior remodeling for up to date use of religious institution; interior and exterior remodeling for ADA accessibility; partial 3rd floor/attic addition to accommodate needed spaces; updated front and rear facades; new elevator for ADA accessibility. Requires Zoning Variations: 6-8-2-4 special use permit for a religious institution required due to increase in building/impact 6-8-2-9-A Maximum height permitted is 35' to peak or 2.5 stories, whichever is less Proposed height 35' to peak of roof (excluding front parapet and elevator overrun) However, knee-wall exceeds 3' and therefore constitutes a full 3rd story 6-18-3 Exterior knee-walls shall not exceed three (3) feet in height. 6-8-2-8-B-3 15' interior side yard setbacks required for non-residential structure Propose 5.4’ north interior side yard setback and 9.5’ south interior side yard setback 6-4-1-9-A-3 Block average's front yard setback (to house facades, not porches) is 34’ Proposed front yard setback 26.9’ (extending higher than existing) Applicable standards: [Alteration] 1-10; [Construction] 1-16; [Demolition] 1-5.

H. **2771 Crawford Av. (L)** – National Register Nomination. Preservation Commission’s advisory review to the Illinois Historic Sites Advisory Council (IHSAC) - The City of Evanston as a Certified Local Government, through the Chief Elected Official and Preservation Commission has an opportunity to advise why the subject place does or does not satisfy the National Register criteria and explain the reasons for the advice. The written recommendation must be received by the IHPA before June 30, 2017.

4. **APPROVAL OF MEETING MINUTES** of March 21 and April 18, 2017.

5. **COMMITTEE REPORTS** (Working Groups)
   A. Preservation Ordinance Review Subcommittee - Update.

6. **VOLUNTEER REPORTS**
   A. Design Guidelines Volunteers - Update

7. **STAFF REPORTS**

8. **DISCUSSION** (No vote will be taken)

9. **ADJOURNMENT**

Next Meeting: TUESDAY, June 20, 2017 at 7:00 P.M. (Subject to change)