EVANSTON PRESERVATION COMMISSION
Tuesday, June 20, 2017, 7:00 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

The meeting was called to order at 7:11 pm with a quorum present.

2. OLD BUSINESS


Action: At the request of the applicant a motion to continue the item to July 18, 2017 passed. Vote: 7 ayes, 0 nays.

B. 2014 Orrington Av. (NEHD) – Dov Hillel Klein, applicant. Exterior remodeling for ADA accessibility; partial 3rd floor/attic addition; updated front and rear facades; new elevator for ADA accessibility. Requires Zoning Variations: 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; [Zoning Variation] A and C. - To be continued to July 18, 2017

Action: At the request of the applicant a motion to continue the item to July 18, 2017 passed. Vote: 7 ayes, 0 nays.

3. NEW BUSINESS

A. 324 Dempster St. (LSHD) – Abas Fard, applicant. Reconstruct rear stairs to the 1st and 2nd floor, install new rear patio, and reinstall the skirt on the front porch below the deck floor. Applicable standards: [Alteration] 1-10; [Construction] 1, 6, 7, 10, 12, and 13.

Action: A motion to approve the COAs for alteration and construction administratively passed. Vote: 7 ayes, 0 nays.


Action: A motion to approve the COAs for alteration and demolition administratively passed. Vote: 7 ayes, 0 nays.

C. 811 Clinton Pl. (L) – Wendy Vasquez, Applicant. Construct 2nd-story addition over existing foundation. Originally approved plan (10/20/16) called for the second story to cantilever slightly over the first floor. Revised proposal calls for first floor to be cantilevered from existing foundation in order to change the shape of the interior family room. Zoning Variation required 6-8-2-7 Maximum allowed building lot...
coverage in the R1 District is 30%. 33% existing building lot coverage (variation approved). 33.6% proposed building lot coverage. Applicable standards: [Construction] 1, 3, 7, 8, 10, and 12-15; [Demolition] 1-5; Zoning Variation] A and B.

**Action:** Motions to approve COAs for construction (with the recommendation to bring flash the exterior wall and entrance on the east elevation) and demolition passed respectively. Vote: 6 ayes, 1 nay, 1 abstention (Commissioner Bady came in late). A motion to recommend approval of the Zoning Variation passed. Vote: 7 ayes, 0 nays, 1 abstention.

D. **2145 Sheridan Rd. Lot 1 (Located within 250 Ft. of Sheridan Rd. right-of-way) Per Resolution 58-R-15 for Advisory Feedback Only** – Teri Wright, applicant. Northwestern University Technological Institute A-B Wing Infill project The new addition will provide approximately 46,800 net square feet to the existing building (roughly 920,000 net square feet). The use of the new addition is similar in function to the existing building providing offices, research laboratories and instructional areas. Applicable standards: [Construction] 1, 3, 7, 8, 10, 12-15; [Demolition] 1-5.

**Action:** The presentation did not generate advisory feedback. The Commissioners thanked the applicant for the presentation.

E. **2331 Sheridan Rd. (L)** – Dan Weese, applicant. North Elevation: new wood exit door and exterior metal exit stair; new sheet metal mechanical louvers; and new masonry infill to replace existing basement windows; remove existing non-original brick infill and replace with new historic wood windows. West Elevation: new basement door with glass to replace existing of same size and material; new masonry infill to replace existing basement window, new sheet metal louver to replace existing in same location and of same size. South Elevation: new exit doors with glass at fire escape to replace existing of same size and material; new sheet metal mechanical louvers. East Elevation (please note that this elevation is not visible from the public way): new wood main entry door to replace existing. Applicable standards: [Alteration] 1-10; [Demolition] 1-5.

**Action:** Motions to approve COAs for alteration and demolition passed respectively. Vote: 8 ayes, 0 nays.

F. **325 Greenwood St. (LSHD)** – Paul Janicki, applicant. Remove existing rear mudroom bay and exterior stairs. Add a new bay and exterior stairs. Demo existing garage; add pavers to replace asphalt driveway and also poured concrete at front entry steps. Applicable standards: [Alteration] 1-10; [Demolition] 1-5; [Zoning Variation] A and C.

**Action:** Motions to approve COAs for alteration and demolition passed respectively. Vote: 8 ayes, 0 nays. A motion to recommend approval of the Zoning Variation passed. Vote: 8 ayes, 0 nays.

G. **2126 Orrington Av. (NEHD)** - John Issa, applicant. Revised elevations for previously approved project to replace the existing non-historic, 2-story addition on east facing front façade with an open, wrap-around porch; replace all windows; replace the rear deck and garage, and add a 3-season porch to the SW corner of the house. Applicable standards: [Alteration] 1-10; [Construction] 1-15; [Demolition] 1-5.

**Action:** Motions to approve COAs for alteration, construction and demolition passed respectively (staff will approve administratively revisions to window replacements). Vote: 6 ayes, 2 nays.


**Action:** Motions to approve COAs for construction and demolition passed respectively. Vote: 8 ayes, 0 nays.

**Action:** Motions to approve COAs for alteration, construction and demolition passed respectively. Vote: 8 ayes, 0 nays.

4. **APPROVAL OF MEETING MINUTES of May 16, 2017.**

The May 16, 2017 minutes will be for approval on the July 18, 2017 meeting agenda.

5. **COMMITTEE REPORTS (Working Groups)**


Chair Williams said that Commissioner Simon submitted additional text amendments to the Preservation Ordinance text amendments draft. Also, the Rules and Procedures will be reviewed at the July 13, 2017 Subcommittee meeting.

6. **VOLUNTEER REPORTS**

A. Design Guidelines Volunteers – Update

Commissioner Hacker said the volunteers submitted for staff comments the historic preservation information to be placed online.

7. **STAFF REPORTS**

A. **2771 Crawford Avenue** – 2771 Crawford Ave. - Letter of Support for Listing in the National Register (for approval)

The Commission passed a motion approving the letter supporting the listing of 2771 Crawford Ave. in the National Register of Historic Places. Vote: 8 ayes, 0 nays.

B. **2017 Preservation & Design Awards** – Update, August 14, 2017 Awards Presentation

Carlos Ruiz reported that on June 9, 2017, the Jury for the 2017 Preservation and Design Awards selected 5 nominations as award recipients out of eleven nominations. The awards presentation is scheduled on August 14, 2017.

C. **CMAP Workshop** – June 27, 2017

Carlos Ruiz reminded Commissioners of the CMAP Workshop on June 27, 2017.

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

No discussion.

9. **ADJOURNMENT**

The meeting was adjourned at 9:26 pm.

Respectfully submitted:

Carlos D. Ruiz
Senior Planner/Preservation Coordinator