EVANSTON PRESERVATION COMMISSION
Tuesday, September 19, 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

A. 2014 Orrington Av. (NEHD) – Dov Hillel Klein, applicant. 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 rear 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 for additions, front porch, rear balcony. 6-4-1-9-A-3 Block average’s front yard setback (to house facades, not porches) is 34’ and existing setback is 27.3’. Proposed front yard setback 27.3’ (extending higher than existing). 6-4-1-9-B Eaves may extend 10% into a setback or a minimum of 6”. Front porch eave setback = 27.6’. Proposed front porch eave setback is 24.8’. Applicable standards: [Alteration] 1-10; [Construction] 1-16; [Demolition] 1-5; [Zoning Variation] A and C.
Action: At the request of the applicant, this item was continued to the Preservation Commission meeting of October 17, 2017. Vote: 7 – 0.

B. 1011 Forest Av. (LSHD) – DonnaLee Floeter, applicant. Construct a one-story addition and new wood deck with pergola at rear of existing 2 ½-story stucco single family residence. Relocate front door 3’-6” farther south along façade (at location of existing window). Door location to be filled in with window and stucco to match existing. Applicable standards: [Alteration] 1-10; [Construction] 1, 3, 5, 7, 8, 10, and 12-16; [Demolition] 1-5.
Action: Approved 7 – 0 Alteration, construction and demolition respectively.

3. NEW BUSINESS

A. 1310 Main St. (L) – Lisa Conforti, applicant. On the front elevation, restore double hung windows in attic dormer. Install two skylights on house hip roof (one facing east and the other facing west). Applicable standards: [Alteration] 1-10.
Action: Approved 7 – 0 with the condition that staff will review the specifications for the installation of the skylights and the restoration of the front dormer windows.

B. 2001 Sheridan Rd. - Lot 1 (Located within 250 Ft. of Sheridan Rd. right-of-way)  
Per Resolution 58-R-15 for Advisory Feedback Only). Chris Meigel, applicant. The project is a renovation of the existing 330,000 GSF building with small (approximately 14,000 GSF) additions to the 6th floor and two ground level entry vestibules. The 6th floor addition creates more usable space on the 6th floor while the two entry vestibules provide updated accessible entry points to the existing building. Applicable standards: [Alteration] 1-10; [Construction] 1, 3, 7, 8, 10, 12-15; [Demolition] 1-5.  
Action: The Commission thanked Chris Meigel for the presentation.

C. 630 Clinton Pl. (L) – Celeste Robbins, applicant. Revisions to previously approved north, south, east and west elevations, including: 1. No chimney at the south end of the Family Room addition. Stucco and “timber” trim are proposed continuous along south elevation of addition. 2. No brick and wood garden wall around rear terrace. 3. Substituted arched limestone surround at front door with Tudor arched limestone surround to match president’s house (Wieboldt house). 4. Substituted brackets at front door portico. Proposed brackets to match tower and Family Room brackets. 5. No new French doors at southeast corner of main house. There are currently non-original casement windows there now. We are proposing removing windows and infilling with brick to match. See base of tower on south elevation, and 6. Driveway to be resurfaced and remain in current location. Rear BBQ terrace no longer proposed.  
Applicable standards: [Alteration] 1-10.  
Action: Approved 7 – 0.

D. 929 Sherman Av. (L) - Doug Nichols, applicant. Construct a 28’x22’ detached garage at rear of lot. [Construction] 1-5, 7, 8, 10-13, and 16.  
Action: Approved 7 – 0.

E. 1030 Maple Av. (L) – David Reid, applicant. Construct a 22’x20’ detached garage at rear of lot. [Construction] 1-5, 7, 8, 10-13, and 16.  
Action: Approved 7 – 0.

Action: Approved 7 – 0. Zoning variance recommended for approval 7 – 0.

G. 704 Judson Av. (L/LSHD) – Garry Shumaker, applicant. Re-roofing existing roof, replacing one dormer on the front of the house, the addition of a dormer on the south side elevation, rebuilding of the front porch stairs, and the addition of screens to the existing front roof porch. Applicable standards: [Alteration] 1-10 and [Demolition] 1-5.  
Action: Approved 7 – 0.
H. 601 Davis St. (L) - Vermilion Enterprises, LLC, applicant. A Planned Development and Special Uses at 601-611 Davis Street and 1604-1610 Chicago Avenue for construction of a 33-story building with ground floor retail, a financial institution with a drive-through facility, and 318 dwelling units above, within a 27,841 square-foot zoning lot that includes the 2-story Evanston landmark building (University Building) at 601 Davis Street. The landmark building is to remain. Site Development Allowances are requested for 1) Number of dwelling units (318 where 92 allowed); 2) Floor Area Ratio (approximately 12.25 where 8.0 allowed as a site development allowance); 3) Building height (313-feet where 220-feet allowed as a site development allowance); 4) Number of parking spaces (176, including 36 compact, where 452 required); 5) A curb cut/driveway on Davis Street, where it is not allowed; 6) A ziggurat setback of 28’ at 63’ building height along Davis Street where 40’ at 56’ building height is required; 7) A ziggurat setback of 21.6’ at 63’ building height along North property line where 40’ at 56’ required; and 8) 2 short loading berths where 4 short are required. In addition, the applicant may seek and the Plan Commission may consider additional Site Development Allowances as may be necessary or desirable for the proposed development.

The Preservation Commission’s makes advisory recommendations to the Plan Commission regarding the planned development application per City Code/Zoning Ordinance Section 6-15-11-4. Applicable standards: [Construction] 1-13, and 16.

**Action:** The Commission continued this item to a special meeting on October 10, 2017 at 7 pm. Vote: 6 ayes, 1 abstention (Commissioner Simon).


**Action:** Minutes approved as corrected. Vote: 7 – 0.

5. COMMITTEE REPORTS (Working Groups)

A. Preservation Ordinance Review / Rules and Procedures Subcommittee
   - Setting date and time for next meeting
     **Action:** The Subcommittee will meet on November 2, 2017 at 8 am to continue its review of the Rules and Procedures.

6. VOLUNTEER REPORTS

A. Design Guidelines Volunteers – Update: Carlos Ruiz will meet on September 21, 2017 with Hillary Beata (Digital services Specialist) to receive training how to post the PDF files that the design Guidelines Volunteers submitted to staff.

7. STAFF REPORTS

A. The Commission Assistance and Mentoring Program (CAMP®) is the signature training offered by the National Alliance of Preservation Commissions (NAPC). Evanston, Saturday, November 18, 2017, 8:30 – 5:00 pm.
This event will take place in the L.H. Morton Civic Center, 2100 Ridge Avenue.

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

9. ADJOURNMENT
   Action: The meeting was adjourned at 8:55 pm, on Tuesday, September 19, 2017.

Next Meeting: TUESDAY, October 17, 2017 at 7:00 P.M. (Subject to change)