EVANSTON PRESERVATION COMMISSION
Tuesday, October 17, 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.

3. NEW BUSINESS

   A. 100 Greenwood St. (LSHD) - David & Susan Abraham, applicants. Construction of a single family home with attached garage. Approximately 6,000 SF, on a vacant lot, including a fence variance for: Replacement of a 5’-0” high existing metal picket fence along the east property line with a new custom metal picket-style fence and 36” high planters, which also serve as retaining walls. A 6’-6” high metal privacy fence parallel to the north property line within the front yard setback. Applicable standards: [Construction 1-13 and 16] and [Fence Variation] A and B.

   B. 911 Edgemere Ct. (L/LSHD) - Healy Rice, applicant. Construct ADA ramp along north side of house for access to elevated 1st floor. Install new access door. Applicable standards: [Construction] 1, 5, 7, 10, and 12-15. [Applicant has requested to continue the application to December 19, 2017]
4. APPROVAL OF MEETING MINUTES of September 19, 2017.

5. COMMITTEE REPORTS (Working Groups)

   A. Preservation Ordinance Review / Rules and Procedures Subcommittee
      - Update.
      - Setting date and time for next meeting

6. VOLUNTEER REPORTS

   A. Design Guidelines Volunteers – Update

7. STAFF REPORTS

8. DISCUSSION (No vote will be taken)

9. ADJOURNMENT

Next Meeting: TUESDAY, November 14, 2017 at 7:00 P.M. (Subject to change)