MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

Tuesday, September 19, 2017
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404
7:00 P.M.

Members Present: Robert Bady, Elliott Dudnik, Ken Itle, Sally Riessen Hunt, Mark Simon, Tim Schmitt, and Diane Williams

Members Absent: Julie Hacker and Karl Vogel

Staff Present: Scott Mangum, Planning and Zoning Administrator, Division Manager
Carlos Ruiz, Senior Planner/Preservation Coordinator

Presiding Member: Diane Williams, Chair

CALL TO ORDER / DECLARATION OF QUORUM

Chair Williams called the meeting to order at 7:05 pm with a quorum present.

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.

At the request of the applicant, Commissioner Riessen Hunt made a motion to continue 2014 Orrington Av. to the Preservation Commission meeting of October 17, 2017, seconded by Commissioner Bady. The motion passed. 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.

Donna Lee Floeter presented the application with revised elevations. On the front elevation the existing entry door and adjacent window are trading places. The main change is the roof line on the addition, with an extended flared out gable and a higher pitch; on the rear elevation, a second story window in the stairway has been removed and the bathroom window is half the height of the existing window, allowing an 8/12 roof pitch. On the addition north elevation the windows are now double hung windows. The existing kitchen windows on the south elevation are now together.

Commissioner Schmitt made a motion to issue a COA for the project at 1011 Forest Av. in that the standards for alteration 1-10 apply, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

Commissioner Schmitt made a motion to issue a COA for the project at 1011 Forest Av. for the addition with a gable roof, in that the standards for construction 1, 3, 5, 7, 8, 10, and 12-16 apply, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

Commissioner Schmitt made a motion to issue a COA for the project at 1011 Forest Av. for demolition of the rear porch, in that the standards 1-5 are met, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

**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.

Lisa Conforti, owner, presented the application for the addition of two skylights, one on the east side and the other on the west side of the house roof, and the restoration of the front dormer windows.

Commissioners did not have issue with the proposed work. However, they wished the architect had provided what the skylights are going to be in terms of appearance, placement, and the dimensions.

Commissioner Itle made a motion to issue a COA for 1310 Main St. with applicable standards for alteration 1-10, with the provision that the applicant will review with City staff (Carlos Ruiz) the dimensions, the exact placement of the skylights, and the actual approach, dimensions and details for the front dormer windows restoration, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.
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.

Chris Meigel presented the project at 2001 Sheridan Rd. the Jacob Center at Northwestern University campus. The project includes the renovation of the building and an addition (the 6th floor of the building). The building has is U-shaped, originated form two buildings that were added on to four times. Two out of the five primary entrances are being redone. The entrance facing Foster St. will be accessible; the walkway to the south of the building is being adjusted. A new set of stairs is on the west side of the building. The proposed 6th story addition is on the south elevation and wrapping itself on the east elevation. All windows will be replaced. The existing 5th floor cornice and stone piers on the south elevation will be re-built.

The Commission noted that the proposed addition ties together all the buildings. 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 in-filling 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.

John Jacobs presented the application with changes to the previously approved application. The curb cut on the east side has been removed, leaving the existing driveway in place; the rear patio is reconfigured (south of the main house) and the proposed patio (southeast corner) has been eliminated. The BBQ patio is being removed. The fireplace on the proposed south end of the family room addition is being removed; the low garden wall on the rear patio is being removed. The French doors that led to that patio are being removed. That section of wall will be bricked in with a recessed panel.

On the front elevation a proposed new limestone arched doorway and portico will be substituted with a Tudor arched limestone surround. On the south elevation, the proposed chimney is being removed; the wall is stucco and half timbering. The brackets on the front portico have been scaled down to match the tower brackets.
Commissioners noted that on the south elevation, the flat brick panel, compared to the rest of the house, shows a lack of articulation.

Commissioner Dudnik made a motion to approve revisions to previously approved COA for 630 Clinton Pl. for alterations, standards 1-10, to incorporate various revisions to the originally approved on the first floor, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

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.

Doug Nichols presented the application to construct a 28’x22’ detached garage at the rear east side of the lot. The new garage exterior is finished with 5” siding, and the 8/12 pitch of the roof matches that of the house. Double doors face the house.

Commissioner Simon made a motion to issue a COA for 929 Sherman Av. for construction of a garage at the rear of the lot. Standards for construction 1-5, 7, 8, 10-13, and 16 apply, seconded by Commissioner Bady. The motion passed. Vote: 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.

David Reid presented the application for the construction of a 22’x20’ detached garage at rear of the lot. It has 4” lap siding, 6” trim, a 12/12 roof pitch with a dormer facing the house. There will be a room above the garage.

Commissioner Bady made a motion to issue a COA for 1030 Maple Av. for the construction of a 22’x20’ detached garage at the rear of the lot. Standards for construction 1-5, 7, 8, 10-13, and 16 apply, seconded by Commissioner Dudnik. The motion passed. Vote: 7 – 0.


Jim Meyers presented the application for the construction of a 22’x22’ detached garage at rear of lot. The exterior finish will match the siding, the roof, and the trim of the house. The garage door faces the alley. The garage requires a minor Zoning variance for the proposed lot coverage of 32.4%; maximum allowed is 30%.

Commissioner Itle made a motion to issue a COA for the construction of a 22’x22’ detached garage at 1043 Hinman Av. Standards for construction 1-5, 7, 8, 10-13, and 16 apply, seconded by Commissioner Dudnik. The motion passed. Vote: 7 ayes, 0 nays.
Commissioner Itle made a motion to recommend to the Zoning Administrator that the minor variance be granted for the garage at 1042 Hinman Av. Standards A and C apply, seconded by Commissioner Simon. The motion passed. Vote: 7 ayes, 0 nays.

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.

Garry Shumaker presented the application for the removal of an existing dormer and the addition of a larger dormer on the east facade of the house; the partial reconstruction of the front porch with a deeper landing and new painted wrought iron railings. Also, work includes the installation of screened panels in the front porch openings, and the addition of one dormer on the south side façade. Two windows in the back dormer of the house will be replaced with casement windows to match the windows on the south facade.

Commissioner Simon made a motion to issue a COA for 704 Judson Av. for re-roofing the existing roof, replacing dormer, addition of a dormer on the south side, rebuilding the front porch stairs, addition of screens to the existing front roof porch, in accordance to the applicable standards for alteration 1-10, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.

Commissioner Simon made a motion to issue a COA for 704 Judson Av. for the limited demolition to accomplish the alterations, in accordance to the standards for demolition 1-5, seconded by Commissioner Riessen Hunt. The motion passed. Vote: 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.
Chair Williams said that in discussion with City staff, it was decided to have a special meeting for 601 Davis St. There will be questions regarding the zoning issues. Commissioner Simon noted that it would be helpful to determine what aspect of Planned Development is the preservation aspect. As well as having a framework on what the Commission is supposed to decide. And having an introductory statement for the public on what the Preservation Commission’s meeting is about, and what other City bodies will decide.

Other issues to be clarified include:
- Is the Planned Development coming back to the Commission after DAPR if revisions occur.
- Is the Commission expected to make a recommendation on the zoning variations, or just how it affects the landmark building (University Building)
- If the goal is to decide to the preservation issues, and have the public speak to the preservation issues, should City staff instruct the developer that the purpose of the meeting is to speak to the preservation issues, and that they should gear their presentation to those, rather than to the larger density or other issues not related to preservation.

Chair Williams asked City staff to provide the Commission with the background and timeline of the project.

Commissioner Riessen Hunt made a motion to continue this item to a special meeting on October 10, 2017 at 7 pm, seconded by Commissioner Bady. The motion passed. Vote: 6 ayes, 1 abstention (Commissioner Simon).

**APPROVAL OF MEETING MINUTES of August 29, 2017.**

Commissioner Simon made a motion to approve the August 29, 2017 minutes subject to corrections, seconded by Commissioner Bady. The motion passed. Vote: 7 – 0.

**COMMITTEE REPORTS (Working Groups)**

A. Preservation Ordinance Review / Rules and Procedures Subcommittee

The Subcommittee will meet on November 2, 2017 at 8 am to continue its review of the Rules and Procedures.

**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.
STAFF REPORTS

Carlos Ruiz reminded Commissioners that the November meeting is on November 14, 2017.

A. The Commission Assistance and Mentoring Program (CAMP®) is the signature training offered by the National Alliance of Preservation Commissions (NAPC).

Chair Williams said the City and the Commission will host this training through an in kind contribution. This event will take place Saturday, November 18, 2017, 8:30 – 5:00 pm at the L.H. Morton Civic Center, 2100 Ridge Avenue.

Commissioners were encouraged to attend the training.

DISCUSSION (No vote will be taken)

No discussion.

ADJOURNMENT

Before adjourning the meeting, Suzi Reinhold, new appointee to the Preservation Commission was introduced to the Commission. Commissioner Reinhold, is a licensed architect with 15 years of experience at Klein & Hoffman in Chicago, has her own architectural firm in Evanston since 2015 and specializes in façade restorations.

Commissioner Dudnik made a motion to adjourn the meeting at 8:55 pm, on Tuesday, September 19, 2017, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator