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.

Action: Staff and two Commissioners will provide guidance and feedback to the project architect to resolve design issues such as the first floor and or openings, and if there is a way to lighting up the window divisions on the front elevation dormer. A motion to continue this item to November 14, 2017 passed. Vote: 7 ayes, 0 nays.

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 C.
**Action:** A motion to issue a COA for the construction of the proposed single family house passed. Vote: 5 ayes, 2 nays.

A motion recommending approval of the requested Zoning variations passed. Vote: 5 ayes, 2 nays.

**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]

**Action:** A motion to continue the item to the December 19, 2017 meeting passed. Vote: 7 ayes, 0 nays.

4. **APPROVAL OF MEETING MINUTES of September 19, 2017.**

**Action:** A motion to approve the September 19, 2017 minutes as corrected passed. Vote: 6 ayes, 1 abstention.

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

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

The Subcommittee is in the process of reviewing the Rules and Procedures. The next scheduled meeting is Thursday, November 2, 2017 at 8 am.

6. **VOLUNTEER REPORTS**

   **A. Design Guidelines Volunteers – Update**

Carlos Ruiz informed the Commission that he had met with Hillary Beata, the City’s Digital Services Specialist, and received instructions how to post the PDF documents that the Design Guidelines volunteers provided to City staff.

7. **STAFF REPORTS**

Carlos Ruiz confirmed that the CAMP training for Preservation Commissioners will take place in Evanston on Saturday, November 18, 2017 from 8:30 am to 5 pm.

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

No discussion.
9. ADJOURNMENT

Action: A motion to adjourn the meeting at 9:32 pm on Tuesday, October 17, 2017 passed. Vote: 7 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator

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