AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

The meeting was called to order at 7:05 pm with a quorum present. Vice- Chair Ken Itle presided the meeting.

2. OLD BUSINESS

A. 2014 Orrington Av. (NEHD) - 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, and 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’.

Action: Approved, 7-1. Zoning variations recommended for approval, 7-1.

3. NEW BUSINESS

A. 1104 Greenwood St. (LSHD) - Construct a wood deck/pergola to a remodeled kitchen. Window openings of the south/rear elevation will be modified to allow for a French door and smaller double hung windows.

Action: Approved, 8-0.

B. 1308 Elmwood Av. (L) - Proposed work: 1. Demolition of existing open porch (added on in 1979). Replace with new open porch; 2. Demolition of existing raised wood deck and stairs (added to residence in 1979). Replace with new raised wood deck and stairs. 3. Repair and refinish of all existing wood lap siding; 4. Repair of all original existing windows at original residence; 5. Replacement or removal of all windows and doors on existing rear addition; 6. Tear-off of existing asphalt shingle roofing and replace with new asphalt shingle roofing; 7. New patio door leading to rebuilt raised wood deck at south elevation; 8. Demolition of existing 2-car garage - replaced with new 2-car garage; 9. Installation of new air conditioning unit at rear of residence.
Action: Approved with the recommendation to match the construction details of the existing front porch balustrade and skirt below the deck on the rebuilt rear porch, 8-0.

C. 708 Forest Av. (LSHD) – Re-build back porch and deck. Tear down existing 3-car garage (detached) and build new 3-car garage (detached).

Action: Continued to December 19, 2017, 8-0.

D. 818 Colfax St. (NEHD) – Demolish existing garage in the rear south of the property and construct a new garage with workshop above. The design reflects the existing house and character of the district by utilizing similar materials, colors and articulation.

Action: Continued to December 19, 2017, 8-0.

E. 1027-1031 Michigan Av. (LSHD) – Construct a new detached 2-car covered garage frame structure on the 1027 Michigan garden property at the rear alley.

Action: Approved, 8-0.

F. 1308 Judson Av. (L/LSHD) – Construct a new 28’x24’ detached garage in place of an existing 18’20 garage at the rear of the lot. The new garage will have a gable roof with 6” overhangs, asphalt shingle roof, 4” LP Smart siding and single hung windows.

Action: Approved, 8-0.

4. APPROVAL OF MEETING MINUTES of October 10 and October 17, 2017.

Action: The October 10, 2017 Special Meeting minutes approved, 8-0.

5. COMMITTEE REPORTS (Working Groups)

   A. Preservation Ordinance Review / Rules and Procedures Subcommittee

      Action: Next Subcommittee is scheduled to December 14, 2017 at 8 am.

6. VOLUNTEER REPORTS

   A. Design Guidelines Volunteers – No update

7. STAFF REPORTS

Staff reported that the CAMP training that was scheduled on November 18, 2017 was cancelled. City staff did not receive from the Illinois Department of Natural Resources (IDNR) the documentation of the agreement, whereby the IDNR would reimburse the City $7,000 to cover the cost of the CAMP training offered by the National Alliance of Preservation Commissions (NAPC). If funds are still available CAMP training could be offered in the first quarter of 2018.
8. DISCUSSION (No vote will be taken)

   No discussion.

9. ADJOURNMENT

   Action: The meeting was adjourned at 9:37 pm on Tuesday, November 14, 2017, 8-0.

Next Meeting: TUESDAY, December 19, 2017 at 7:00 P.M. (Subject to change)

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: http://www.cityofevanston.org/government/boards-commissions/preservation-commission/index.php. Questions can be directed to Carlos Ruiz at 847-448-8687 or at cruz@cityofevanston.org. The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible. Español - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible.