EVANSTON PRESERVATION COMMISSION
Tuesday, February 13, 2018, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
James C. Lytle City Council Chambers, Room 2800

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. PUBLIC HEARING

A. 2010 Dewey Av. (Family Focus) – Nomination for Evanston landmark designation [City staff recommends continuing the public hearing to March 13, 2018].

3. OLD BUSINESS

A. 1239 Asbury Av. (L/RHD) – Michael Finnegan, applicant. Plat of subdivision to split Beth Emet The Free Synagogue from a single family residence at 1239 Asbury Av. Major variation required to subdivide the synagogue property. The maximum building lot coverage in the R1 District is 30%. House property complies with 24%. The synagogue property is 32.3%; 32.7% is proposed. The maximum impervious surface coverage in the R1 is 45%. House property complies with 41%. The synagogue property is 63.8%; 65.1% is proposed. Major variation is required. The Preservation Commission’s review on the subdivision is advisory to City Council. The major variations are advisory to the Zoning Board of Appeals. Applicable standards: [2-8-12 (B) 1. (a) – (e) and (B) 2.], and [Zoning Variance 6-15-11-5 A, B, and C].

4. NEW BUSINESS

A. 321 Lake St. (LSHD) – Corinne Rocca, applicant. Replace six basement and two above grade steel windows with Fibrex windows. Applicable standards: [Alteration 1-10]; [Demolition 1-5].

B. 1023 Michigan Av. (LSHD) – Christopher Winslow, applicant. Construct a one-story mudroom on south side elevation of existing addition. Applicable standards: [Construction 1, 3, 7, 8, 10 and 12-15]; [Demolition 1-5].

C. 1625 Judson Av. (LSHD) – Mark Shapiro, applicant. Restore windows, moldings cornices and siding. Relocate one window and remove seven windows, replace three double hung windows at the attic with casement windows. Provide new metal guard rail at the top of the existing parapet wall of second floor balcony rear elevation. Applicable standards: [Alteration 1-10]; [Demolition].

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D. 710 Forest Av. (LSHD) – David Cornes, applicant. Remove existing rear wood deck and replace with 2 level deck. From existing rear addition: remove fireplace and chimney, add in its place French doors facing the rear yard, remove dormer window and replace with larger fixed window. South elevation, first floor: Remove two existing windows and replace with casement windows. Applicable standards: [Alteration 1-10]; [Construction 7, 10 and 12 -15] and [Demolition 1-5].

E. 117 Kedzie St. (LSHD) – Matt Berry, applicant. Construct a new 1-story mudroom and 2nd-story dormer addition at rear of house. Applicable standards: [Construction 1, 3, 7, 8, 10, and 12-15]; [Demolition 1-5].

F. 1224 Dempster St. (RHD) – Eric Eichler, applicant
   A. Site improvements to provide a universally-accessible main entrance, as well as an accessible egress route and improved paving at existing east egress doors. Associated with this work are:
      1. Demolition of existing concrete paving and steps, landscaped areas, and stone planter at the main entry, and replacement with new concrete paving, steps, and accessible ramp, stone planter and seat wall, and landscaped areas
      2. Demolition and replacement of existing paving, steps, planter, and landscaped areas at the east egress doors and replacement with new paving, steps, accessible ramp, and landscaped areas.
   B. Building improvements to replace aged materials and add exterior openings, including:
      1. The replacement of exterior doors to match existing at the main entry (north facade) and egress doors (east facade)
      2. Removal of select area of east facade to accommodate addition of new windows for sanctuary (east facade)
      3. Addition of an exhaust grill (south facade) to accommodate new toilet rooms.
   Applicable standards: [Alteration 1-10]; [Construction 1-7 and 9 - 16]; Demolition [1-5]

G. 550 Judson Av. (L/LSHD) – Garry Shumaker, applicant. Removal of broken skylights on south-facing first floor roof, two replaced and one filled in, removal of two double-hung windows on south house elevation to be filled in around two new awning windows with matching diamond grille to match existing windows on front elevation, Demolish existing 1-car garage and construct new 2-car garage. Requires Zoning variations: The maximum building lot coverage in the R1 district is thirty percent (30%). Existing (32.95%); proposed (35.83%). The maximum impervious surface ratio for the R1 district is forty-five percent (45%). Existing (45.8%); proposed (49.3%). Applicable standards: [Alteration 1-7, 9 and 10]; [Construction 1-5, 7- 13 and 16]; [Demolition 1-5].

H. 711 Judson Av. (LSHD) – Roshan Patel, applicant. Front west elevation: replace two windows on second story. Side north elevation: remove two double hung windows and install new window on the first floor and a tall window from the first
floor from the second floor. New 1 story frame addition to the south side of existing home. Demolition of an existing covered 2 story porch on east (rear) side of home and construction of a new 2 story frame addition on east (rear) side of home. Demolition of existing 1 story garage and construction of new 2 story 3 car frame garage. The maximum building lot coverage in the R1 district is thirty percent (30%) Seeking a minor variance for proposed building lot coverage of 33.2%. Applicable standards: [Alteration 1-10]; [Construction 1- 5, 7, 8 and 10-16]; [Demolition 1-5]

5. APPROVAL OF MEETING MINUTES of January 9, 2018.

6. COMMITTEE REPORTS (Working Groups)
   

7. VOLUNTEER REPORTS
   
   A. Design Guidelines Volunteers – Update

8. STAFF REPORTS
   
   A. 2018 Preservation Awards
   
   B. 2018 CLG Grant open for applications

9. DISCUSSION (No vote will be taken)

10. ADJOURNMENT

Next Meeting: TUESDAY, March 13, 2018 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 cruiz@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 cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible.