EVANSTON PRESERVATION COMMISSION
Tuesday, March 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 [continued from February 13, 2018].

3. OLD BUSINESS

   A. 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] [To be continued to April 10, 2018].

   B. 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, 7-13 and 16]; [Demolition 1-5]; [Zoning Variance A and C]

4. NEW BUSINESS

   A. 1200 Judson Av. (LSHD) – Demolition of existing garage. Construction of new 2-car detached garage. Applicable standards: [Construction 1, 3, 7, 8, 10, and 12-15]; [Demolition 1-5].

   B. 1303 Maple Av. (L) – Requesting to remove all (444) original single-pane wood windows & replace with Quaker historic clad/wood double hung/double-pane insulated windows with brick mold on a 52-unit apartment building. Applicable standards: [Alteration 1-10]; [Demolition 1-5].
C. 115 Dempster (L/LSHD) – Removing existing terrace and front walk, install new paver walks, terrace, outdoor BBQ, fire pit and in ground pool, fence in front yard and utility screen. Zoning Variations: 6-4-6-3, Table 4-A Non-compliant: Swimming pools are permitted within rear yards; proposed pool is located within the front yard; 6-4-6-7-F-2-a Non-compliant: Fences are permitted in rear, interior side and street side yards, at least 3’ back from the front façade of the residence; proposed 4’ tall fence located within the front yard ; 6-4-6-3, Table 4-A Non-compliant: Patios, detached from the residence, are permitted within rear yards; proposed patios are located within the front and street side yards. Applicable standards: [Construction 1 5, 7, 9, 10 and 12-15]; [Demolition 1-5]; [Zoning Variations A, B and C].

5. APPROVAL OF MEETING MINUTES of February 13, 2018.

6. COMMITTEE REPORTS (Working Groups)
   A. Preservation Ordinance Review / Rules and Procedures Subcommittee
      - Update.

7. VOLUNTEER REPORTS
   A. Design Guidelines Volunteers – Update

8. STAFF REPORTS
   A. 2018 Preservation Awards – Call for Nominations
   B. 2018 CLG Grant Application Update

9. DISCUSSION (No vote will be taken)

10. ADJOURNMENT

Next Meeting: TUESDAY, April 10, 2018 at 7:00 P.M. (Subject to change)