2. OLD BUSINESS

A. 629 Foster St. (NEHD) – Fernando Gertzenstein, applicant. Redesign of front facade and entry. The new design looks to create larger openings to bring in more natural light to the community spaces and reduce the demand for artificial lighting; by keeping the new modifications within the same proportions, heights, and materials. Applicable standards: [Alteration 1-5, 9 and 10]; [Demolition 1-5]
Revisions:
1. Preservation Review
2. Revised Elevations 04/17/2018

FIEDLER
PRESERVATION REVIEW PRESENTATION
APRIL 17, 2018
1. Preservation Review

Revised Elevations 04/17/2018
1. Preservation Review

Revised Elevations 04/17/2018

G1.3 Streetscape

M I K E   S H I V E L Y
A R C H I T E C T U R E
9 1 0  W .  V a n  B u r e n  S t .  2 0 5
C h i c a g o ,  I L  6 0 6 0 7
7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1
P r o j e c t  N u m b e r :  1 7 2 0

Plot Date:
1. Preservation Review

2. Revised Elevations 04/17/2018

EXISTING RENDERING
1/8" = 1'-0"

PROPOSED RENDERING
1/8" = 1'-0"
1. Preservation Review

2. Revised Elevations 04/17/2018

A4.2

Concept Sketch

MASSING LOOKING NORTH-EAST

N.T.S.
1. Preservation Review

2. Revised Elevations 04/17/2018

N.T.S.

1. MASSING LOOKING SOUTH-WEST

Project Number: 1720

1126 W. Van Buren St. 205
Chicago, IL 60607
773 272 0022
mikeshively.com

620 FOSTER ST
Evanston, IL 60201

F I E D L E R
A R C H I T E C T U R E
M I K E   S H I V E L Y
9 1 0  W .  V a n  B u r e n  S t .  2 0 5
C h i c a g o ,  I L  6 0 6 0 7
7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

A R C H I T E C T U R E
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7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

A R C H I T E C T U R E
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7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

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m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

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7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

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m i k e s h i v e l y . c o m

F I E D L E R
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7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

A R C H I T E C T U R E
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C h i c a g o ,  I L  6 0 6 0 7
7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

A R C H I T E C T U R E
M I K E   S H I V E L Y
9 1 0  W .  V a n  B u r e n  S t .  2 0 5
C h i c a g o ,  I L  6 0 6 0 7
7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

A R C H I T E C T U R E
M I K E   S H I V E L Y
9 1 0  W .  V a n  B u r e n  S t .  2 0 5
C h i c a g o ,  I L  6 0 6 0 7
7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

A R C H I T E C T U R E
M I K E   S H I V E L Y
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7 7 3  2 7 2  0 0 2 2
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F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

A R C H I T E C T U R E
M I K E   S H I V E L Y
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C h i c a g o ,  I L  6 0 6 0 7
7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

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M I K E   S H I V E L Y
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C h i c a g o ,  I L  6 0 6 0 7
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m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1

A R C H I T E C T U R E
M I K E   S H I V E L Y
9 1 0  W .  V a n  B u r e n  S t .  2 0 5
C h i c a g o ,  I L  6 0 6 0 7
7 7 3  2 7 2  0 0 2 2
m i k e s h i v e l y . c o m

F I E D L E R
E V A N S T O N ,  I L  6 0 2 0 1
3. NEW BUSINESS

A. 1228 Oak St. St. (L) – Hongchen Zhang, applicant. Replace damaged green and white aluminum and vinyl siding in 3, 4 and 8 inches exposure, gutters, downspouts, etc. Install new aluminum gutters/downspouts and new vinyl siding (same exposure throughout). Applicable standards: [Alteration 1-10].
Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) & Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit one (1) hard copy of the fully completed application and attachments including: plat of survey, site plan, floor plans, elevation drawings of the existing and proposed, 3D drawings of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one (1) digital copy in PDF format of the same no less than 15 business days before the next scheduled Preservation Commission meeting. The Preservation Commission meetings are on the second Tuesday of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA 15 business days prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. Incomplete applications will not be accepted. Refer to the Supplemental Information, pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, applicants must submit to this office electronically via email, or a flash drive with the current and updated list of all names and mailing addresses of property owners within 250 feet of the subject property (in Excel format). The updated list must be submitted before or no later than the submission of the COA deadline. Contact City staff to obtain a preliminary list of mailing addresses. Zoning Analysis must be completed by the City of Evanston's Zoning staff before or by no later than the submission deadline of the completed COA application. Zoning staff requires typically 10 business days to complete a zoning analysis, depending on the case load. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the second Tuesday of the month [see schedule on page (v) below].

Section A. Required Information (Print) * Refer to the Supplemental Information for guidance [page i" fifth page below].

<table>
<thead>
<tr>
<th>1) Property Address:</th>
<th>FOR STAFF USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1228 Oak Ave.</td>
<td>Application Number:</td>
</tr>
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<table>
<thead>
<tr>
<th>2) Owner's Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.L. Realty &amp; Management, LLC</td>
<td>240 Westmoreland Drive</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wilmette</td>
<td>IL</td>
<td>60091</td>
<td>(312) 953-6780</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3) Architect's Name:</th>
<th>Address:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
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</table>

<table>
<thead>
<tr>
<th>4) Contractor's Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excel Home Exteriors, Inc.</td>
<td>2N418 Diane Ave.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City:</th>
<th>State:</th>
<th>Zip:</th>
<th>Phone:</th>
<th>Email/Fax:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glen Ellyn</td>
<td>IL</td>
<td>60137</td>
<td>(773) 807-7159</td>
<td><a href="mailto:excelhomeexteriors@gmail.com">excelhomeexteriors@gmail.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5) Landmark:</th>
<th>Yes</th>
<th>No</th>
<th>* Refer to the Supplemental Information for guidance on page (i) (fifth page below)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>6) Within Local Historic District:</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, Lakeshore Ridge Northeast Evanston Apartment Thematic Resources</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Zoning Variance</td>
</tr>
</tbody>
</table>

Check if your project requires: Special Use Planned Development Refer to Supplemental Information on page (i) below. |
Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

This property suffered storm damages on its aluminum siding and gutters, etc. and the owner filed an insurance claim. Insurance adjuster and the public adjuster had an agreement on the scope of damage. The owner now is responsible to use the insurance proceeds to replace the damaged siding, gutters, downspouts, etc. Currently, there are different colors (green and white) and styles (aluminum and vinyl, in 3”, 4” and 8”) sidings on the building and it looks very messy. We will tear off all existing siding and put on premium vinyl siding in one color for the entire building, making an clean, neat, and beautiful outlook.

2) Checklist (Check all that apply and attach any additional information)

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Construction</td>
<td>□ Residential □ Other:</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>☐ Demolition</td>
<td>□ Partial □ Total</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>☐ Alteration ☐ Restoration</td>
<td>□ Front □ Side □ Rear</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>☐ Addition □ Landscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage: ☐ New ☐ Replacement ☐ Rehabilitation</td>
<td>□ Front □ Side □ Rear</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>☐ Windows ☐ Storm Windows</td>
<td>☐ New ☐ Replacement ☐ Restoration Style/Materials:</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>☐ Doors ☐ Storm Doors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof: ☐ New ☐ Re-roof</td>
<td>□ Front □ Side □ Rear</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Fence / Gate: ☐ New ☐ Replacement</td>
<td>□ Front □ Side □ Rear</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>Siding: ☐ New ☒ Replacement</td>
<td>☒ Front ☒ Side ☒ Rear</td>
<td>☒ Yes ☒ No</td>
</tr>
<tr>
<td>Material: Premium vinyl siding</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Sign ☐ Awning</td>
<td>☐ New ☐ Replacement ☐ Restoration</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>☐ Air Conditioning Unit</td>
<td>☐ New ☐ Replacement</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>☐ Relocation</td>
<td>New Address for Relocation:</td>
<td></td>
</tr>
</tbody>
</table>

Adopted October 19, 2004/Updated December 22, 2017
3) Checklist for Exterior Materials—Check all that apply.

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Façades/Front Porch &amp; Rear Porch Material</td>
<td>Flashing Material</td>
</tr>
<tr>
<td>Wood Frame</td>
<td>Copper</td>
</tr>
<tr>
<td>Stone</td>
<td>Sheet Metal</td>
</tr>
<tr>
<td>Brick</td>
<td>Other:</td>
</tr>
<tr>
<td>Stucco</td>
<td></td>
</tr>
<tr>
<td>Synthetic Stucco</td>
<td></td>
</tr>
<tr>
<td>Wood Siding</td>
<td></td>
</tr>
<tr>
<td>Aluminum Siding</td>
<td></td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td></td>
</tr>
<tr>
<td>Shingle, Material:</td>
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<tr>
<td>Other:</td>
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<table>
<thead>
<tr>
<th>Roofing Material</th>
<th>Door Material</th>
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<tbody>
<tr>
<td>Wood Shingles</td>
<td>Wood</td>
</tr>
<tr>
<td>Wood Shakes</td>
<td>Metal</td>
</tr>
<tr>
<td>Slate</td>
<td>Clad</td>
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<tr>
<td>Clay Tile</td>
<td>Other:</td>
</tr>
<tr>
<td>Asphalt Shingles</td>
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<tr>
<td>Metal Sheet</td>
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<td>Other:</td>
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<table>
<thead>
<tr>
<th>Chimney Material</th>
<th>Window Type</th>
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<tbody>
<tr>
<td>Brick</td>
<td>Double Hung</td>
</tr>
<tr>
<td>Stone</td>
<td>Casement</td>
</tr>
<tr>
<td>Stucco</td>
<td>Other:</td>
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<tr>
<td>Other:</td>
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<table>
<thead>
<tr>
<th>Gutters/Downspouts</th>
<th>Window Material</th>
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</thead>
<tbody>
<tr>
<td>Copper</td>
<td>Wood</td>
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<tr>
<td>Aluminum</td>
<td>Aluminum</td>
</tr>
<tr>
<td>Galvanized Sheet</td>
<td>Steel</td>
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<tr>
<td>Other:</td>
<td>Other:</td>
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<table>
<thead>
<tr>
<th>Muntins</th>
<th>Add Other Materials/Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not existing</td>
<td>Not Listed Here (Explain and Attach Information As Needed):</td>
</tr>
<tr>
<td>True divided lights</td>
<td></td>
</tr>
<tr>
<td>Simulated divided lights</td>
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</table>

4) Applicant's Signature: 
Print Name: 

Proceed to Section C if you are requesting a zoning or fence variation and/or special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].

Adopted October 19, 2004/Updated December 22, 2017

Date: 04-09-2018

Page 3 of 6
PROJECT PROPOSAL

Project Address: 1228 Oak Ave. Evanston, IL 60202
Owner/Manager: CL Realty and Management, LLC
Project Manager: Hongchen Zhang (773) 807-7159

CURRENT CONDITION AND ISSUES

- Fascia over the front door needs to be replaced and customized to be horizontal;
- Hail dents were found on the siding;
- Front siding falling apart;
- Front gutter system not functioning properly.
Detached siding, scratches, marks, dents on existing siding.

Insulation and house wrap would be applied under the new siding.
Rotten wood would be replaced.

FRONT & RIGHT ELEVATION

Two types of siding of different colors on right elevation. We will install same color siding to help the house have a unit look. Existing gutter is falling off. We will replace the fascia board and wrap it with aluminum trim and install new gutters.
Green aluminum siding with white vinyl siding on right elevation.

Messy rear elevation with a mix of stucco, white vinyl siding and faded white aluminum siding. Fascia was damaged. We will install one type siding and power wash the stucco wall. Entire fascia in the back would be replaced to have the same color looking.
We will power wash the stucco wall and replace existing siding with same siding.

We will replace all the gutter and downspouts.
- Replace all existing siding with MASTIC QUEST premium vinyl siding in DESERT SAND color and traditional style;
- Replace all rotten wood under the siding and install insulation board and moister barrier (house wrap);
- Trim windows with storm damages;
- Replace front and rear fascia with customized aluminum fascia in white;
- Replace all the gutter and downspouts with 4 inch seamless gutter and 2 inch by 3 inch downspouts. New gutter and downspouts will be in white color.
3. NEW BUSINESS

B. 413 Grove St. (LSHD) – Jeffrey and Janet Clements, applicants. Add a single story six foot addition to rear of home for new kitchen. The six wood windows are in the same style as the existing kitchen windows. The proposed addition requires a minor Zoning variance for lot coverage from 31.6% to 34.5%. Applicable standards: [Construction 1, 3, 7, 8, 10, and 12-15]; [Demolition 1-5]; [Zoning Variance A and C]
Adopted October 19, 2004/Updated January 10, 2017

Section A. Required Information *(Print)* *Refer to the Supplemental Information for guidance [page 5 below].*

1) Property Address: FOR STAFF USE ONLY

2) Owner’s Name: Address:

   Jeffrey and Janet Clements

   413 Grove St

   City: State: Zip: Phone: Email/Fax:

   Evanston IL 60201 773-383-4432 jkc3346@gmail.com

3) Architect’s Name: Address:

   Fred Polito

   1544 Shermer Road

   City: State: Zip: Phone: Email/Fax:

   Northbrook IL 60201 847-272-3625 fparch01@comcast.net

4) Contractor’s Name: Address:

   Krummari, Inc

   1619 Sherman Ave

   City: State: Zip: Phone: Email/Fax:

   Evanston IL 60201 847-220-2089 jhccsb@gmail.com

5) Landmark: ☐ Yes ☒ No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).

6) Within Local Historic District: ☒ Yes ☐ No;
   If yes, Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

   ☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance ➔ If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use ➔ Complete section B only.

   Check if your project requires: ☐ Special Use ☐ Planned Development ➔ Refer to Supplemental Information on page (i) below.
Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

Add 6 feet to kitchen area at the back of house by extending rear wall and adding windows and sky lights to provide a more open inviting space for family gathering. Project can be thought of a large bay window extending across the rear of the house. A single story shed roof will match the existing one, updated wood windows that are the same style and proportions of the existing ones which will provide better insulation, and sky lights will provide additional natural light.

The back door and stair will be moved to west side of the house to better align with the path to the existing garage.

When completed the rear of the house will align with the rear of neighboring home to the east which completed a similar rear addition in recent years.

2) Checklist (Check all that apply and attach any additional information)

<table>
<thead>
<tr>
<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>![X] Construction</td>
<td>Residential</td>
<td>![X] Yes ![ ] No</td>
</tr>
<tr>
<td>![X] Demolition</td>
<td>Partial</td>
<td>![X] Yes ![ ] No</td>
</tr>
<tr>
<td>![ ] Alteration</td>
<td>![ ] Restoration</td>
<td></td>
</tr>
<tr>
<td>![X] Addition</td>
<td>![ ] Landscaping</td>
<td></td>
</tr>
<tr>
<td>Garage: ![X] New</td>
<td>![ ] Replacement</td>
<td>![ ] Yes ![ ] No</td>
</tr>
<tr>
<td>![ ] Rehabilitation</td>
<td>![ ] New</td>
<td>![X] Yes ![ ] No</td>
</tr>
<tr>
<td>![X] Windows</td>
<td>![ ] Storm Windows</td>
<td>![X] Yes ![ ] No</td>
</tr>
<tr>
<td>![X] Doors</td>
<td>![ ] Storm Doors</td>
<td>![ ] Yes ![ ] No</td>
</tr>
<tr>
<td>![X] New</td>
<td>![X] Replacement</td>
<td>![X] Yes ![ ] No</td>
</tr>
<tr>
<td>![ ] Roof</td>
<td>![ ] New</td>
<td>![X] Yes ![ ] No</td>
</tr>
<tr>
<td>![ ] Fence / Gate</td>
<td>![ ] New</td>
<td>![ ] Yes ![ ] No</td>
</tr>
<tr>
<td>![ ] Siding</td>
<td>![X] New</td>
<td>![X] Yes ![ ] No</td>
</tr>
<tr>
<td>![ ] Sign</td>
<td>![ ] New</td>
<td>![ ] Yes ![ ] No</td>
</tr>
<tr>
<td>![ ] Air Conditioning Unit</td>
<td>![ ] New</td>
<td>![ ] Yes ![ ] No</td>
</tr>
<tr>
<td>![ ] Relocation</td>
<td>![ ] New</td>
<td>![ ] Yes ![ ] No</td>
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</table>

New Address for Relocation:
3) Checklist for Exterior Materials—Check all that apply.

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
<th>Existing</th>
<th>Proposed</th>
<th>Existing</th>
<th>Proposed</th>
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<tr>
<td>Façades/Front Porch &amp; Rear Porch Material</td>
<td></td>
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<tr>
<td>Wood Frame</td>
<td></td>
<td>x</td>
<td>x</td>
<td></td>
<td></td>
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<tr>
<td>Stone</td>
<td></td>
<td></td>
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<tr>
<td>Brick</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stucco</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Synthetic Stucco</td>
<td></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>Aluminum Siding</td>
<td></td>
<td></td>
<td>x</td>
<td>x</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Vinyl Siding</td>
<td></td>
<td></td>
<td></td>
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<td>Shingle, Material:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Other:</td>
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<td></td>
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</table>

| Flashing Material |          |          |          |          |          |          |          |
| Copper |          |          |          |          |          |          |          |
| Sheet Metal |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Fascias, Soffits, Rakeboards, Trim |          |          |          |          |          |          |          |
| Wood |          |          |          |          |          |          |          |
| Metal |          |          |          |          |          |          |          |
| Synthetic Material, Type: |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Height: |          |          |          |          |          |          |          |
| Length: |          |          |          |          |          |          |          |

| Terraces, Patios, Decks |          |          |          |          |          |          |          |
| Wood |          |          |          |          |          |          |          |
| Stone |          |          |          |          |          |          |          |
| Brick Pavers |          |          |          |          |          |          |          |
| Concrete Pavers |          |          |          |          |          |          |          |
| Poured Concrete |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Roofing Material |          |          |          |          |          |          |          |
| Wood Shingles |          |          |          |          |          |          |          |
| Wood Shakes |          |          |          |          |          |          |          |
| Slate |          |          |          |          |          |          |          |
| Clay Tile |          |          |          |          |          |          |          |
| Asphalt Shingles | x | x |          |          |          |          |          |
| Metal Sheet |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Door Material |          |          |          |          |          |          |          |
| Wood |          |          |          |          |          |          |          |
| Metal |          |          |          |          |          |          |          |
| Clad |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Window Type |          |          |          |          |          |          |          |
| Double Hung |          | x | x |          |          |          |          |
| Casement |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Chimney Material |          |          |          |          |          |          |          |
| Brick |          |          |          |          |          |          |          |
| Stone |          |          |          |          |          |          |          |
| Stucco |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Window Material |          |          |          |          |          |          |          |
| Wood |          |          |          |          |          |          |          |
| Aluminum |          |          |          |          |          |          |          |
| Steel |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Gutters/Downspouts |          |          |          |          |          |          |          |
| Copper |          |          |          |          |          |          |          |
| Aluminum |          |          |          |          |          |          |          |
| Galvanized Sheet | x | x |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Muntins |          |          |          |          |          |          |          |
| Not existing |          |          |          |          |          |          |          |
| True divided lights |          |          |          |          |          |          |          |
| Simulated divided lights |          |          |          |          |          |          |          |

| Driveway Material |          |          |          |          |          |          |          |
| Asphalt |          |          |          |          |          |          |          |
| Poured Concrete |          |          |          |          |          |          |          |
| Brick Pavers |          |          |          |          |          |          |          |
| Concrete Pavers |          |          |          |          |          |          |          |
| Crushed Stone |          |          |          |          |          |          |          |
| Other: |          |          |          |          |          |          |          |

| Add Other Materials/Alterations |          |          |          |          |          |          |          |
| Not Listed Here (Explain and Attach Information As Needed): |          |          |          |          |          |          |          |
| Air Conditioning Unit |          |          |          |          |          |          |          |

4) Applicant’s Signature: ____________________________

Print Name: Jeffrey and Janet Clements

Date: 4/13/18

Proceed to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].
Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: (submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

The addition will have no visibility by neighbors or passers-by and will not adversely affect the historical architecture of the house. The changes will provide much needed living space without impacting neighbors or the character of the house. The house now has aluminum siding, a mix of wooden and aluminum storm windows, and a mix of original and replacement windows with inconsistent materials and styles on the front, sides and back of the house. There is no evidence that current historic preservation guidelines were followed when this work was done. It is our intent to improve on the overall appeal of the home while honoring the aesthetic character of the neighboring homes, which also have had additions and updated windows.

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

This house has not been updated in over 35 years. Without a more ample kitchen area, the value of the home will be limited.

C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

This is a small addition to the rear of the house and will have no material detrimental effects.

4) Applicant’s Signature: ___________________________ Date: 4/13/18

Print Name: Jeffrey and Janet Clements

NOTE: The deadline for submission of Certificate of Appropriateness applications is the last Tuesday of the month or no less than 15 business days before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the third Tuesday of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).
413 Grove 3D rendering
413 Grove Neighborhood Context
413 Grove North/Rear Views with porch and rear door
Existing rear kitchen windows to be replaced with Marvin wood windows to match.

Rear kitchen windows

Window detail interior

Window detail exterior
413 Grove Proposed Replacement Windows to match existing double hung wood windows

SPECIFICATIONS
Brand: Marvin
Series: Wood
Rough Opening: 38 3/8" X 73 3/16"
Frame Size: 37 3/8" X 72 11/16" (Nominal 38 3/8"
Masonry Opening: 40 1/2" X 74 1/4"
Sash Opening: 38 3/8" X 73 3/16"
Inside Opening: 38 3/8" X 73 3/16"
Jamb Depth: 6 9/16"
Interior Trim: None
Exterior Casing: Special Casing 3
Subjill: Standard Subjill
413 Grove—proposed first floor rear addition to kitchen area

Current kitchen is very narrow with no room for island or informal dining

Reuse existing wood doors and storm door on new west entrance

Corner of addition offset 12" from current dining room corner

Expanded kitchen

Informal family dining and pantry

Dining room

Living room

Existing exterior wall line

Corner of addition offset 12" from current dining room corner

Dining room

Living room

Expanded kitchen

Informal family dining and pantry

Dining room
413 Grove Basement Window Detail

East Basement 37” x 29” window to be use a alternate exit
413 Grove Proposed Skylight for rear addition Velux VSS 30” x 46”

<table>
<thead>
<tr>
<th>Size</th>
<th>Rough Opening Width</th>
<th>Frame Width</th>
<th>Frame Aperture Width</th>
<th>Skylight Width</th>
<th>Rough Opening Height</th>
<th>Frame Height</th>
<th>Frame Aperture Height</th>
<th>Skylight Height</th>
<th>Daylight Area (Sq. Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>M06</td>
<td>30 1/16</td>
<td>30 9/16</td>
<td>25</td>
<td>31 3/8</td>
<td>45 3/4</td>
<td>46 1/4</td>
<td>39 5/16</td>
<td>47 1/4</td>
<td>6.86</td>
</tr>
</tbody>
</table>

NOTES:
1. The Rough Opening and Frame Dimensions are based on estimated critical breadth in foot and will vary depending on the use and ventilation; the tolerance and the design of the interior finish material.
2. Minimum opening 1” of the sides and bottom.
ZONING ANALYSIS
APPLICATION

I am applying for a zoning review of a:

☑ Construction project of less than 10,000 sq. ft.
☐ Construction project of 10,000 sq. ft. or more
☐ Determination of Use
☐ Other

PROPERTY

Address: 13 GROVE ST, EVANSTON, IL 60201

☐ Mixed-use
☐ Non-Residential
☑ Residential
# of Units 1

For projects required to comply with Inclusionary Housing Ordinance:

☐ In TOD Area
☐ Outside of TOD Area

(for more information visit:)

Proposed Project:

☑ 10' x 40' SQ.FT. REAR, 1-STORY FRAME ADDITION W/BASEMENT
☐ TO EXIST 2-STORY FRAME RESIDENCE W/BASEMENT

APPLICANT

Name: ANA S. WOLFE
Organizations: ASWOLFE DESIGN, PC
Address: 3407 N. KEELER AVE, City, State, Zip: CHICAGO, IL 60641
Phone: (773) 304-0800, Cell: (312) 401-5664
E-mail: ASWDESIGNING@ANEMYTC.COM

PROPERTY OWNER (if different than applicant)

Name: MR & MRS. J. CLEMENTS
Address: 413 GROVE ST, City, State, Zip: EVANSTON, IL 60201
Phone: __________________________ Cell: __________________________
E-mail: __________________________

What is the relationship of the applicant to the property owner?

☐ same
☐ builder/contractor
☑ architect
☐ real estate agent
☐ attorney
☐ lessee
☐ other:

Community Development Department
2100 Ridge Ave
847-448-4311, 847-448-6126, zoning@cityofevanston.org, www.cityofevanston.org/zoning
Evanston, IL 60201
REQUIRED DOCUMENTS AND MATERIALS

Please submit the following:

☑️ (This) Completed Application Form

☐ Completed Inclusionary Housing Plan Proposal Form

If the project includes five (5) or more new residential units in T0O Areas or ten (10) or more residential units outside of T0O Areas. This includes new for sale, or rental developments, and condominium conversions.

☑️ Two (2) Copies of Plat of Survey

Plat of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc. that is currently on the property. Copies must be legible for all dimensions and details.

☑️ Two (2) Sets of Building Plans

Building plans must be drawn to scale and must include interior floor plans and exterior elevations. For simple projects such as flat-work patios, plans may be hand drawn to scale directly onto the Plat of Survey.

☐ Determination of Use Description

If you are applying for a Determination of Use, skip to the end of the application, sign and date, include a simple site plan of the proposed use (interior floor layout, seating, parking, etc.) and a one page letter that describes all aspects of the use (employees, hours of operation, loading/unloading, deliveries, parking, noise, etc.).

☑️ Application Fee

Amount $100.00

Application Fees may be paid by cash, check, or credit card.

Zoning Analysis Applications take up to 10 business days for initial review. Alterations or modifications that require re-review may take longer. Feel free to contact the Zoning Office directly at 847.448.8230 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston
Zoning Division, Room 3202
2100 Ridge Avenue
Evanston, IL 60201

PROPERTY INFORMATION

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<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>5,330 sq ft</td>
<td>SAME</td>
</tr>
<tr>
<td>Lot Width (frontage)</td>
<td>40'</td>
<td>SAME</td>
</tr>
<tr>
<td>Dwelling Units / Rooming Units</td>
<td>ONE</td>
<td>11</td>
</tr>
<tr>
<td>Open Parking Spaces</td>
<td>NONE</td>
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<td>Enclosed Parking Spaces</td>
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<td>Off-site Parking Spaces</td>
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<td>Loading Berths - Short</td>
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<tr>
<td>Loading Berths - Long</td>
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<tr>
<td>Employees</td>
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## Building Setbacks

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<tbody>
<tr>
<td>Front yard</td>
<td>22' - 0&quot;</td>
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<tr>
<td>Street side yard (if corner lot)</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Interior side yard (1)</td>
<td>± 2L-3/12</td>
<td>± 3L-3/8</td>
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<tr>
<td>Interior side yard (2)</td>
<td>6L-0&quot;</td>
<td>6L-8&quot;</td>
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<tr>
<td>Rear yard</td>
<td>60'-13/8</td>
<td>54L-5'/4&quot;</td>
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## Residential & Transitional Campus Districts Only

### Building Lot Coverage

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<tr>
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<th>Existing</th>
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</thead>
<tbody>
<tr>
<td>Principal Structure Footprint (excluding front porch)</td>
<td>1,142.898</td>
<td>1,387.209</td>
</tr>
<tr>
<td>Roofed Front Porch (receives 50% credit)</td>
<td>228.097 x 50%</td>
<td>228.097 x 50%</td>
</tr>
<tr>
<td>Detached Garage Footprint</td>
<td>403.691</td>
<td>403.691</td>
</tr>
<tr>
<td>Other Accessory Structures' Footprints</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Other Roofed Areas</td>
<td>NA</td>
<td>NA</td>
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### Total Building Lot Coverage

## Impervious Surface Coverage

### Impervious Surface Coverage (hard surfaced areas not under a roof: asphalt, concrete, decks, brick pavers, etc.)

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patios &amp; Terraces (brickwork receives 30% credit)</td>
<td>165.278 x 20%</td>
<td>165.278 x 20%</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>(100.356 FRONT CONC.)</td>
<td>(100.356 FRONT CONC.)</td>
</tr>
<tr>
<td>Driveways</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Decks</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Stairs/Landings</td>
<td>OPEN FROM TAIL (X) 30.367</td>
<td>(X) 30.367 + 50.826 CONC. + TILES</td>
</tr>
<tr>
<td>Other Impervious Areas</td>
<td>Misc. Bricks 027.219 x 20%</td>
<td>Misc. Bricks 029.636 x 20%</td>
</tr>
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</table>

### Sub-Total

### Total Impervious Surface Area

## Building Height

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<th>Proposed</th>
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<tbody>
<tr>
<td>Principal Structure - Peak Height</td>
<td>± 35'-1&quot;</td>
<td>14'-0&quot;</td>
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<tr>
<td>Principal Structure - Number of Stories</td>
<td>2 1/2</td>
<td>2 1/2</td>
</tr>
<tr>
<td>Detached Garage - Peak Height</td>
<td>± 15'-0&quot;</td>
<td>± 15'-0&quot;</td>
</tr>
<tr>
<td>Other Accessory Structures - Peak Height</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>
### BUILDING SETBACKS

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street side yard (if corner lot)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior side yard (1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior side yard (2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard</td>
<td></td>
<td></td>
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</table>

### RESIDENTIAL & TRANSITIONAL CAMPUS DISTRICTS ONLY

### BUILDING LOT COVERAGE

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>Principal Structure Footprint (excluding front porch)</td>
<td>1,182.898</td>
<td>1,327.209</td>
</tr>
<tr>
<td>Roofed Front Porch (receives 50% credit)</td>
<td>114.048</td>
<td>114.048</td>
</tr>
<tr>
<td>Detached Garage Footprint</td>
<td>403.691</td>
<td>403.691</td>
</tr>
<tr>
<td>Other Accessory Structures' Footprints</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Other Roofed Areas</td>
<td>NA</td>
<td>NA</td>
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<tr>
<td>TOTAL BUILDING LOT COVERAGE</td>
<td>1,690.637</td>
<td>1,844.948</td>
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</table>

### IMPERVIOUS SURFACE COVERAGE (hard surfaced areas not under a roof: asphalt, concrete, decks, brick pavers, etc.)

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patios &amp; Terraces (brickwork receives 20% credit)</td>
<td>732.222</td>
<td>732.222</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>100.356</td>
<td>100.356</td>
</tr>
<tr>
<td>Driveways</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Decks</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Stairs/Landings</td>
<td>90.367</td>
<td>90.367 (CONC)</td>
</tr>
<tr>
<td>Other Impervious Areas</td>
<td>157.356</td>
<td>157.740</td>
</tr>
<tr>
<td>SUB-TOTAL</td>
<td>1,460.951</td>
<td>1,611.511</td>
</tr>
<tr>
<td>+ Building Lot Coverage</td>
<td>1,660.637</td>
<td>1,844.948</td>
</tr>
<tr>
<td>TOTAL IMPERVIOUS SURFACE AREA</td>
<td>2,109.488</td>
<td>2,306.459</td>
</tr>
</tbody>
</table>

### BUILDING HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Structure – Peak Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Structure – Number of Stories</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached Garage – Peak Height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Accessory Structures – Peak Height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Existing and Proposed Floor Area

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking/Loading</td>
<td>Parking/Loading</td>
</tr>
<tr>
<td>Dwelling Units</td>
<td>Dwelling Units</td>
</tr>
<tr>
<td>Net/Heat/ Elev/Lobby</td>
<td>Net/Heat/ Elev/Lobby</td>
</tr>
<tr>
<td>Mechanical/ Ac/elevator</td>
<td>Mechanical/ Ac/elevator</td>
</tr>
<tr>
<td>Residential/facilities</td>
<td>Residential/facilities</td>
</tr>
<tr>
<td>Lease/Basement</td>
<td>Lease/Basement</td>
</tr>
<tr>
<td>Gross Floor/Total</td>
<td>Gross Floor/Total</td>
</tr>
<tr>
<td>Basement</td>
<td></td>
</tr>
<tr>
<td>1st Floor</td>
<td></td>
</tr>
<tr>
<td>2nd Floor</td>
<td></td>
</tr>
<tr>
<td>3rd Floor</td>
<td></td>
</tr>
<tr>
<td>4th Floor</td>
<td></td>
</tr>
<tr>
<td>5th Floor</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>

**GROSS FLOOR AREA:** The sum of areas of all floors of a building measured from the exterior walls or from the center line of walls separating two buildings. The gross floor area of a building shall also include but not be limited to: basements, interior balconies and mezzanines, enclosed porches, and attic space finished or unfinished having minimum 5-foot floor-to-ceiling height. The following areas shall be excluded from the calculation of gross floor area: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical, and mechanical penthouses, refuse rooms, and areas accessory to the building, off-street parking and loading.

### Building Regulations

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Structure – Peak Height</td>
<td></td>
</tr>
<tr>
<td>Principal Structure – Number of Stories</td>
<td></td>
</tr>
<tr>
<td>Other Accessory Structures – Peak Height</td>
<td></td>
</tr>
<tr>
<td>FAR (Floor to Area Ratio)</td>
<td></td>
</tr>
</tbody>
</table>

### Authorizing Signature

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

**Ana S. Wolfe**

**Print Name**

Applicant’s Signature: [Signature]

Date: Sep. 29, 2017

Please refer to the Zoning Ordinance at www.cityofevanston.org/zoning for all City of Evanston zoning regulations.

To determine which zoning district a property is located in, visit the City’s website at www.cityofevanston.org, click on the Resident link on the City’s home page, then click on About My Place from the drop-down menu. Enter the house number in the field provided and select the street from the drop-down menu. Press the “Get Info” button. This will either take you directly to the information for the property, or a list of all tax parcels at the inputted address that may be selected for more information on the property.

Community Development Department
2100 Ridge Ave
Evanston, IL 60201

Call 847-448-4311 or 847-448-8126 or email zoning@cityofevanston.org
### Case Number:
17ZONA-0249

### Case Status/Determination:
Non-Compliant

### Proposal:
1-STORY ADDITION TO REAR OF SFR

### Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>413 GROVE ST</td>
<td>R1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Overlay District</th>
<th>Preservation District</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td>Lakeshore</td>
</tr>
</tbody>
</table>

### Applicant:
Ana S. Wolfe

### Phone Number:

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Signature]</td>
<td>10-24-17</td>
</tr>
</tbody>
</table>

### Zoning Section

<table>
<thead>
<tr>
<th>Comments</th>
</tr>
</thead>
</table>

### Recommendation(s):
Click on the link(s) below to access online application(s)
### Zoning Analysis

#### Summary

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>Case Status/Determination:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17ZONA-0279 – 413 GROVE STREET</td>
<td>NON-COMPLIANT</td>
</tr>
</tbody>
</table>

#### Proposal:

1-STORY ADDITION TO REAR OF SFR

#### Zoning Section: Comments:

<table>
<thead>
<tr>
<th>6-8-2-7</th>
<th>Non-compliant:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In the R1 zoning district, the maximum permitted amount of building lot coverage is 33%. Proposed addition increases building lot coverage from 31.6% existing to 34.5%.</td>
</tr>
</tbody>
</table>

|         | Proposed building lot coverage is within the threshold to be reviewed as a minor variation. |

|         | Applying for a minor variation does not mean the variation will be approved. When applying for the minor variation, the hardship must be identified and the variation requested is the least deviation feasible among various options. |
# City of Evanston

## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** October 02, 2017

- **Z.A. Number:** 17ZONA-0249
- **Address:** 413 GROVE ST
- **Applicant:** Ana S. Wolle

**RESULTS OF ANALYSIS:** Non-Compliant

**Purpose:** Zoning Analysis without Blt Permi App

**District:** R1
**Overlay:** None
**Preservation:** Lakeshore

**Reviewer:** Michael Griffith

**THIS APPLICATION PROPOSES (select all that apply):**
- New Principal Structure
- New Accessory Structure
- Addition to Structure X
- Alteration to Structure
- Retention of Structure

**Analysis Based On:**
- Sidewalk Code
- Other

**Analyst Based On:**
- Plane Dated:
- Prepared By: AS WOLF DESIGN, INC
- Survey Dated: 7/27/2017
- Existing
- Improvements: SFR-DET AND DET-GARAGE

## ZONING ANALYSIS

### Principal Use and Structure

<table>
<thead>
<tr>
<th>USE</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE</td>
<td>Dwelling - SF Detached</td>
<td>Dwelling -SF Detached</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

- **Minimum Lot Width (LF):** 35 | 40 | 40 | Compliant |

**USE:** Single Family Detached

**Comments:**

- **Minimum Lot Area (SF):** 7,200 sqft | 5337 | 5337 | No Change |

**USE:** Single Family Detached

**Comments:**

- **Dwelling Units:**
- **Rooming Units:**

**Comments:**

- **Building Lot Coverage (SF) (defined including subtractions & additions):**
  - 1631.1 | 1688.9 | 1639.1 | Non-Compliant |
  - 31.6% | 31.6% | 31.6% |

**Comments:**

- **Impervious Surface Coverage (SF, %):**
  - 2401.65 | 2222.8 | 2265.2 | Compliant |
  - 41.6% | 42.4% |

**Comments:**

- **Accessory Structure**
- **Rear Yard Coverage:**

**Comments:**

---

**Page 1**

- **LF:** Linear Feet
- **SF:** Square Feet
- **FT:** Feet
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area (SF)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (FT)</td>
<td>35</td>
<td>35</td>
<td>ADDITION = 14</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1) (FT)</td>
<td>27</td>
<td>32.24</td>
<td>32.24</td>
<td>No Change</td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(2) (FT)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side Yard (FT)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(1) (FT)</td>
<td>6.0</td>
<td>2.3</td>
<td>ADDITION = 5.0</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(2) (FT)</td>
<td>5.0</td>
<td>6.7</td>
<td>6.6</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: E</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard (FT)</td>
<td>30.0</td>
<td>60.0</td>
<td>54.5</td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction: N</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>MISCELLANEOUS REQUIREMENTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Requirement (1):              |          |          |              |               |
| OPEN STAIRS/STOOP             | MIN 10 FT FROM PROPERTY LINE | WEST = 1.8 | Compliant     |
| Comments:                     |          |          |              |               |
| Requirement (2):              |          |          |              |               |
| OPEN OVERHANG - ADIT/OPEN     | MATCH OVERHANG ON EXISTING SFR |              |               |
| Comments:                     |          |          |              |               |
| Requirement (3):              |          |          |              |               |
| Comments:                     |          |          |              |               |

**Analysis Comments**
## RESULTS OF ANALYSIS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
</table>

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Not Required**

See attached comments and/or notes.

![Signature](signature) ![Date](date)

10-24-17
MINOR VARIATION
APPLICATION

CASE #: 182MN-0024

1. PROPERTY

Address: 413 GROVE STREET

Permanent Identification Number(s):
PIN 1: [141840921170000] PIN 2: =-=-=-=-=-
(Note: An accurate plat of survey for all properties that are subject to this application must be submitted with the application.

2. APPLICANT

Name: JEFF CLEMENTS & JANET CLEMENTS

Organization:
Address: 413 GROVE STREET
City, State, Zip: EVANSTON IL 60201
Phone: Work: (773-383-4432) Cell/Other: Home:
Fax: Work: Home:
E-mail: JKC3346@gmail.com

What is the relationship of the applicant to the property owner?

☐ same ☐ architect ☐ builder/contractor ☐ potential purchaser
☐ officer of board of directors ☐ attorney ☐ lessee ☐ potential lessee
☐ other: ☐ real estate agent

3. PROPERTY OWNER (Required if different than applicant: All property owners must be listed and must sign below.)

Name(s) or Organization:
Address:
City, State, Zip:
Phone: Work: Home: Cell/Other:
Fax: Work: Home:
E-mail:

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

J. Clements
3/24/18

Property Owner(s) Signature(s) – REQUIRED

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

J. Clements
3/24/18

Applicant Signature – REQUIRED

Date

Page 1 of 4
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form
☐ Plat of Survey  Date of Survey: 9/21/17
☐ Project Site Plan  Date of Drawings: 9/24/17
☐ Project Zoning Analysis  Date: 9/24/17  ID#: 17ZONA-0249
☐ Proof of Ownership  Document Submitted: DEED
☐ Application Fee  Amount $______ plus postage for two public notice mailings

Notes:

- Incomplete applications will not be accepted. Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the zoning office.
- Documents, drawings, or other materials submitted as part of other applications (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.
- Plats of survey must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all extant improvements, dimensions between structures and from structures to property boundaries.
- Site Plans must be legible when reproduced on letter-size paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- Project Zoning Analysis - Prior to filing for a variance, you must have first applied for zoning certification (zoning analysis or by way of a building permit application), and received a "non-compliant" zoning analysis result that identified all non-complying elements of the proposed plan. You will need information from that document in order to fill out this application.
- Proof of Ownership - Accepted documents for proof of ownership include: deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents). A tax bill cannot be accepted as proof of ownership.
- Application Fees may be paid by cash, check, or credit card.
- Public Notice Mailings - A third party is used to mail notices of the application and of the determination, a total of two mailings. The applicant will be billed for these mailings by the third party.
- Return this form and all required additional materials in person to:

   City of Evanston, Zoning Office
   2100 Ridge Avenue, Room 3202
   Evanston, IL  60201

   Hours of Operation:
   Monday – Friday, 8:30am – 5:00 pm
   Excluding holidays
6. PROPOSED PROJECT

A. Briefly describe the proposed project:

**EXPANDING THE SMALL KITCHEN TO INCLUDE A SMALL EATING AREA & STORAGE THROUGH THE WINDOWS ACROSS THE BACK OF THE HOUSE WITH A RELOCATION OF THE KITCHEN DOOR & BASEMENT DOOR.**

B. Have you applied for a Building Permit for this project?

☑ NO  □ YES (Date: __________ Building Permit Application ID: __________)

8. REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant.

<table>
<thead>
<tr>
<th>(A) Section (e.g. 6-8-3-4, See Zoning Analysis)</th>
<th>(B) Requirement to be Varied (e.g., &quot;requires a minimum front yard setback of 27 feet&quot;)</th>
<th>(C) Requested Variation (e.g., &quot;a front yard setback of 25.25 feet&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-8-2-7</td>
<td><strong>REQUIRES MAXIMUM BUILDING LOT COVERAGE</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>30 FT</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>INCREASING BUILDING LOT COVERAGE FROM 31.67 TO 34.57</strong></td>
<td></td>
</tr>
</tbody>
</table>

2

3
9. PRACTICAL DIFFICULTY

What characteristic(s) of the property prevent compliance with the requirements of the Zoning Ordinance?

**THE KITCHEN SPACE IS SMALL & CONSTRINED BY THE FIREPLACE. THE ONLY PLACE TO GO (S TO ADD SPACE ON THE BACK.**

10. ALTERNATIVES

A. Have you considered revising the proposed project so that a variation is not necessary?

**YES, WE LOOKED AT THE POSSIBILITIES BUT NONE WERE FEASIBLE. WE ARE LIMITED THE KITCHEN LAYOUT TO THE MINIMAL.**

B. Have you considered revising the proposed project so that a smaller variation can be requested?

**YES, WE REDUCED THE AREA TO THE SMALLEST POSSIBLE INCREASE THAT STILL ENABLE US TO HAVE SPACE FOR ADDITIONAL EATING & NEEDED STORAGE.**

C. How have you minimized the impact that the variance will have on adjoining property owners?

**YES, THE INCREASE TO THE BACK OF THE HOUSE IS LESS THAN OUR NEIGHBOR'S RECENT ADDITION. IT WILL HAVE MINIMAL IMPACT. THE NEIGHBOR'S LOT SITE & HOUSE WAS ORIGINALLY ALMOST THE SAME SIZE AS OURS AND HAS HAD SEVERAL MODIFICATIONS RECENTLY.**
Warranty Deed

ILLINOIS

[Handwritten text]

THE GRANTOR JOHN N. PHIFER, as Trustee under the provisions of a Self Declaration Trust dated May 29, 1992 of the City of Evanston, County of Cook, State of Illinois for and in consideration of TEN and 0/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to JANET CLEMENTS & JEFFREY CLEMENTS as of,

Evanston, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See page 2 for legal description attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2nd installment of 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanen Real Estate Index Number: 11-18-409-017-0000

Address of Real Estate:
413 Grove St Evanston Illinois 60201-4601

The date of this deed of conveyance is 08-07-2017

[Signature]

[Seal]

JOHN N. PHIFER, as Trustee under the provisions of a Self Declaration Trust dated May 29, 1992.

State of Illinois
County of SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN N. PHIFER, as Trustee under the provisions of a Self Declaration Trust dated May 29, 1992 personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

[Notary Seal]

Given under my hand and official seal 08-07-2017

[Signature]

Notary Public

© By FNTIC 2017
LEGAL DESCRIPTION

For the premises commonly known as: 413 Grove St, Evanston, Illinois 60201-4601

Legal Description:

The West 40 feet of Sub-Lots 5, 6 and 7 (except the North 16 feet of said Sub-Lot 5) in the Resubdivision of Lots 4, 5 and 6 of Block 25 in the City of Evanston of Cook County Illinois, in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

CITY OF EVANSTON 032004

Real Estate Transfer Tax
by Clerk’s Office

PAID
04/01/2017
AMOUNT $3175.00
Agent

This instrument was prepared by
Hiten Gardi
Gardi & Haught, Ltd.
939 N. Plum Grove Rd., Ste. C
Schaumburg, IL 60173

Send subsequent tax bills to:
JEFFREY K. CLEMENTS
413 Grove
Evanston, Illinois 60201

Recorder-mail recorded document to:
Katherine Haught
1316 Forrestview Rd.
Evanston, IL 60202

© By FNTIC 2017
3. NEW BUSINESS

C. 2735 Sheridan Rd. (LSHD) – Eric Mullendore, applicant. Construct a two-story addition to the north side of the house containing a residential elevator serving grade, first and second floor. Applicable standards: [Construction 1-5, 7, 8, 10, and 11-15]; [Demolition 1-5]
Section A: Required Information (Print) * Refer to the Supplemental Information for guidance (page 5) (Top Half)

1) Property Address: 2735 Sheridan Road, Evanston

2) Owner's Name: Charles Lewis

3) Architect's Name: Eric Mullendore

4) Contractor's Name: Tire - not yet selected

5) Landmark: Yes No

6) Within Local Historic District: Yes No

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

   - Major Zoning Variance
   - Minor Zoning Variance
   - Fence Variance
   - If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use, Complete Section B only.

   Check if you project requires: Special Use - Planned Development

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

   The owners are seeking to make their house, which sits considerably above grade on all sides, accessible for their guests as well as themselves, since they intend to "live in place." Because there is no practical means to install an elevator within the house's current footprint, a two-story addition to its south side is the only way to accommodate one.

   The elevator will travel from grade to the first and second floors. As you see in the renderings, the addition will be essentially indistinguishable from the original house, to which other additions had been added prior to the time the current owners bought it in 2004.

   Because the addition will be made to an Evanston Landmark, and it will be visible from the public way, a Certificate of Appropriateness is required for this project.

2) Checklist (Check all that apply and attach any additional information)

   Type of Exterior Activity Location / Details Visible from Public Way (e.g. Streets and Alley)?

   - Construction Residential Other
   - Demolition Other
   - Alteration Restoration
   - Addition Landscaping
   - Garage New Replacement MIA
   - Windows New Replacement Style/Manufacturer
   - Doors New Replacement
   - Roof New Roofing Material
   - Fence / Gate New Replacement Material
   - Sign Averaging New Replacement Material
   - Air Conditioning Unit New Replacement
   - Rebar New Address for Rebarist?
3) Checklist for Exterior Materials—Check all that apply.

<table>
<thead>
<tr>
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<th>Proposed</th>
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<tr>
<td>Façades/Front Porch &amp; Rear Porch Material</td>
<td>Flasching Material</td>
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<tr>
<td>Wood Frame</td>
<td>Copper</td>
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<tr>
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<td>Brick</td>
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<tr>
<td>Stucco</td>
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<tr>
<td>Synthetic Stucco</td>
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<tr>
<td>Wood Siding</td>
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<td>Aluminum Siding</td>
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<tr>
<td>Vinyl Siding</td>
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<tr>
<td>Shingle, Material: Other:</td>
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<td>Wood Shingles</td>
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<tr>
<td>Wood Shakes</td>
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<td>Clay Tile</td>
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<td>Asphalt Shingles</td>
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<td>Stucco</td>
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<td>Other:</td>
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<td>Gutters/Downspouts</td>
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<td>Copper</td>
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<td>Galvanized Sheet</td>
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<td>Other:</td>
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</table>

4) Applicant’s Signature: **ERIC MULLENDORE**

Print Name: **ERIC MULLENDORE**

Date: **4.10.18**

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Proceed to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page i] below. For Planned Development refer to Supplemental Information [page i] below.
SALVAGE NON-ORIGINAL MATERIAL: PORCH BRACKETS, LIGHT FIXTURES & EXTERIOR DOOR FOR REUSE IN PROPOSED PROJECT.

EXISTING - NORTH ELEVATION
EXISTING FENCE

EXISTING BUILDING HEIGHT: 15' 7" NO CHANGE
GRADE

PROPOSED - NORTH ELEVATION
EXISTING FENCE

PROPOSED BUILDING HEIGHT: 15' 7" NO CHANGE
GRADE

EXISTING SIDEWALK/WALKWAY Width: 5' NO CHANGE

EXISTING FOUNDATION Wall Height: 5' NO CHANGE

EXISTING WALLS Height: 15' 7" NO CHANGE

EXISTING DOORWAY Width: 2.5' NO CHANGE

EXISTING WINDOW Width: 2' 6" NO CHANGE

EXISTING GUTTER Width: 8" NO CHANGE

EXISTING ROOF Width: 15' 7" NO CHANGE

EXISTING SCONCES Height: 7' 7" NO CHANGE

EXISTING ELECTRICAL OUTLETS Height: 4' NO CHANGE

EXISTING PLUMBING OUTLETS Height: 4' NO CHANGE

EXISTING RADIATOR Height: 6' NO CHANGE

EXISTING FURNACE Height: 6' NO CHANGE

EXISTING OVEN Height: 4' NO CHANGE

EXISTING ZIP CODE 60657

-sheet no. 10

Proposed Addition to
2707 Sheridan Rd.
 Evanston, Illinois

Eric Mullendore, Architect
2943 North Seminary Ave.
Chicago, Illinois 60657

Scale: 1" = 10'

North Elevation - Exist. & Prop.
Window & Door Types:
Existing - Type "A": 1st Floor, Main Entry - stained wood w/ original art glass panel & side-lights;
Existing - Type "B": 1st Floor, Small Casement @ Terrace doors - painted wood, fixed casemen;
Existing - Type "C": 2nd Floor (Typ.) - painted wood, double-hung, 6 over 1 lites;
Existing - Type "D": 1st Floor, center of Living Room trio - painted wood, double-hung, 6 over 1 lites;
EXISTING WINDOW TYPE C - SECOND FLOOR DOUBLE-HUNG

EXISTING WINDOW TYPE D - FIRST FLOOR DOUBLE-HUNG (BASIS DIMENSIONS / DETAILS ONLY)
Proposed Window & Sidelight Assembly A

Prop. Side-Lights A (In Assembly)

Elevation:
- 2 1/4" - Wall face to glass
- 3/8" - Prop. Door
- 3/8" - Prop. Glass Panel
- 3/8" - Prop. Art Glass Panel
- 3/8" - Glass

Detail/Plan:
- 2 1/4" - Wall face to glass
- 3 1/8" - Prop. Door
- 3/8" - Glass

Prop. Painted Wood Cap @ Top of Window 2 1/2" H x 2 1/2" D
Prop. Painted Wood Casing (4 1/8" W x 1 1/2" D)
Prop. Painted Wood Blind Stop 3/8" D x 3/4" H
Prop. Art Glass Side-Light Sashes (7" H)
Prop. Painted Wood Frame to Match Exist. At Front Entry on West Elev.
Prop. Permanent "Storm Window" Side-Light Sashes to Cover & Protect Prop. Art Glass Side-Lights
Prop. Painted Wood Siding
Prop. Painted Wood Sill (2 1/4" H)
Prop. Painted Wood Sill Apron Trim (3" H)

Note: Proposed window & associated details, including relationship to exterior wall, etc., to copy & resemble existing, as closely as possible.
EXISTING WINDOW B - ELEVATION

EXIST. PAINTED WOOD CASING (4" W x 1" D)
EXIST. PAINTED WOOD BLIND STOP (D x 3" W)
EXIST. PAINTED WOOD SASH (TOP RAIL: 2 1/4" H w/ PUTTY BEVEL)
EXIST. PAINTED WOOD SASH (SIDE STILE: 2 1/4" H w/ PUTTY BEVEL)
EXIST. PAINTED WOOD MUNTIN (1 1/2" W x 1" D @ EXTERIOR)
EXIST. PAINTED WOOD SIDING

EXIST. PAINTED WOOD SASH (BOTTOM RAIL: 3 1/2" H w/ PUTTY BEVEL)
EXIST. PAINTED WOOD SILL - 2 1/4" H
EXIST. PAINTED WOOD SILL APRON TRIM - 3" H

SILL APRON TO MATCH EXIST.

1/8" WALL FACE TO SASH

EXISTING WINDOW B - SECTION

1/8" WALL FACE TO SASH

1 1/8" - EXIST. SASH WIDTH

EXISTING WINDOW B - DETAIL / PLAN

EXIST. SASH HEIGHT 3 1/2"
PROPOSED WINDOW B - ELEVATION

- 2\(\frac{1}{4}\)" - PROP. SASH HEIGHT
- 1\(\frac{1}{4}\) - PROP. SASH HEIGHT

PROPOSED WINDOW B - SECTION

- 2\(\frac{1}{4}\)" - WALL FACE TO SASH
- 4\(\frac{1}{4}\) - WALL FACE TO SASH

PROPOSED WINDOW B - DETAIL PLAN

- 2\(\frac{1}{4}\)" - PROP. SASH WIDTH
- 3\(\frac{1}{2}\) - PROP. SASH WIDTH
- 2\(\frac{3}{4}\)" - PROP. SASH WIDTH
NOTE
THE EXIST. 3 WINDOW & PLASTER ASSEMBLY
FOR REFERENCE ONLY. CENTER WINDOW
TO BE USED AS WINDOW TYPE B.
### Zoning Analysis

#### Summary

**Case Number:** 18ZONA-0017  
**Case Status/Determination:** Compliant

**Proposal:**  
2-STORY ADDITION TO INCLUDE RESIDENTIAL ELEVATOR

### Site Information:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Zoning District</th>
<th>Overlay District</th>
<th>Preservation District</th>
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<tbody>
<tr>
<td>2735 SHERIDAN RD</td>
<td>R1</td>
<td>None</td>
<td>Landmark</td>
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**Applicant:** Eric Mullendore  
**Signature:** [Signature]  
**Date:** 3-7-18

**Phone Number:**

### Zoning Section

**Comments**

**Recommendation(s):** Click on the link(s) below to access online application(s)
# Zoning Analysis Review Sheet

## City of Evanston

### Zoning Analysis Review Sheet

**Application Status:** February 03, 2016

**RESULTS OF ANALYSIS:** Complete

**Z.A. Number:** 182094-0017

**Address:** 2736 Sheridan Rd

**District:** R2

**Ownership:** Notes

**Preservation:**

**Applicant:** Mr. Michael Reardon

**Reviewers:**

**Purpose:** Zoning Analysis without BMI Permit App

**Phone:**

**Zoning Analysis Proposal:** (describe all that apply)

- New Principal Structure
- Change of Use
- New Housing Structure
- Additions/Alterations
- Existing Structure
- New Building
- New Lot
- New Education Structure
- New Commercial Structure
- New Institutional Structure
- New Public Facility
- New Residential Structure
- New Warehouse

**Proposal Description:**

- 2-STORY ADDITION TO INCLUDE RESIDENTIAL ELEVATOR

**Residential Height Calculation:**

- Street
- Rear
- Side
- Front

<table>
<thead>
<tr>
<th>Street Height Calculation</th>
<th>Rear Height Calculation</th>
<th>Rear Side Height Calculation</th>
<th>Side Height Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.5'</td>
<td>41.8'</td>
<td>40'</td>
<td>42.2'</td>
</tr>
</tbody>
</table>

**Zoning Analysis Comments:**

- Standard
- Existing
- Proposed
- Determination

**Use:**

- Yard:
  - Front
  - Rear

**Land Use:**

- Single Family Dwelling

**Lot Area:**

- Minimum Lot Area (SF)

<table>
<thead>
<tr>
<th>Minimum Lot Area (SF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>7,000 SF</td>
<td>148.3</td>
<td>148.3</td>
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</tr>
</tbody>
</table>

**Style:**

- Single Family Dwelling

**County Planning Region:**

- 1

**Conservation:**

- CLASH HOUSES: NO KITCHEN PER OWNER

**Zoning:**

- Single Family Dwelling

**Lot Size:**

- Standard
- Existing
- Proposed
- Determination

**Floor Area:**

- Standard
- Existing
- Proposed
- Determination

**Planting Area:**

- Standard
- Existing
- Proposed
- Determination

**Appendix:**

- Zoning Analysis

**Results of Analysis:**

- This Application is Compliant

**Issuing Authority:**

**Document:**

**Page:**

**Proposed Additions:**

2736 Sheridan Rd.