2. OLD BUSINESS

A. 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].
# Section A. Required Information (Print) *Refer to the Supplemental Information for guidance [page 1v fifth below].

<table>
<thead>
<tr>
<th>1) Property Address:</th>
<th>FOR STAFF USE ONLY Application Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>413 Grove St</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2) Owner’s Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jeffrey and Janet Clements</td>
<td>413 Grove St</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>Evanston</td>
<td>IL</td>
<td>60201</td>
<td>773-383-4432</td>
<td><a href="mailto:jkc3346@gmail.com">jkc3346@gmail.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3) Architect’s Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fred Polito</td>
<td>1544 Shermer Road</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>Northbrook</td>
<td>IL</td>
<td>60201</td>
<td>847-272-3625</td>
<td><a href="mailto:fparch01@comcast.net">fparch01@comcast.net</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4) Contractor’s Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Krusmari, Inc</td>
<td>1619 Sherman 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>Evanston</td>
<td>IL</td>
<td>60201</td>
<td>847-220-2089</td>
<td><a href="mailto:jhccsb@gmail.com">jhccsb@gmail.com</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>6) Within Local Historic District:</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, Lakeshore</td>
<td>Ridge</td>
<td>Northeast Evanston</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; □ Minor Zoning Variance; □ Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages).</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.

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>☒ Construction</td>
<td>☒ Residential</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>☐ Front ☐ Side ☒ Rear</td>
<td>☐ Yes ☐ No</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</td>
<td>☒ Yes ☐ No</td>
</tr>
<tr>
<td>☒ Doors ☐ Storm Doors</td>
<td>☐ Front ☐ Side ☒ Rear</td>
<td>☐ Yes ☐ No</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>☐ 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>
### 3) Checklist for Exterior Materials—Check all that apply.

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
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<tr>
<td>☐</td>
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<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

- Façades/Front Porch & Rear Porch Material
  - Wood Frame
  - Stone
  - Brick
  - Stucco
  - Synthetic Stucco
  - Wood Siding
  - Aluminum Siding
  - Vinyl Siding
  - Shingle, Material: ______________
  - Other: ______________

- Flashing Material
  - Copper
  - Sheet Metal
  - Other: ______________

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

- Fences
  - Wood
  - Wrought Iron
  - Aluminum
  - Other: ______________

- Roofing Material
  - Wood Shingles
  - Wood Shakes
  - Slate
  - Clay Tile
  - Asphalt Shingles
  - Metal Sheet
  - Other: ______________

- Door Material
  - Wood
  - Metal
  - Clad
  - Other: ______________

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

- Chimney Material
  - Brick
  - Stone
  - Other: ______________

- Driveway Material
  - Asphalt
  - Poured Concrete
  - Brick Pavers
  - Concrete Pavers
  - Crushed Stone
  - Other: ______________

- Gutters/Downspouts
  - Copper
  - Aluminum
  - Galvanized Sheet
  - Other: ______________

- Window Type
  - Double Hung
  - Casement
  - Other: ______________

- Window Material
  - Wood
  - Aluminum
  - Steel
  - Other: ______________

- Muntins
  - Not existing
  - True divided lights
  - Simulated divided lights

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

---

### 4) Applicant’s Signature: ____________________________

**Print Name:** Jeffrey and Janet Clements  
**Date:** 4/13/18

Progress 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 detriment 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.).
PLAT of SURVEY

LEGAL DESCRIPTION:

THE WEST 40 FEET OF SUB LOTS 5, 6 & 7 (EXCEPT THE NORTH 10.00 FEET OF SAID SUB LOT 5) IN THE RESUBDIVISION OF LOTS 4, 5 & 6 IN BLOCK 25 IN THE CITY OF EVAHSTON, COUNTY OF COOK, STATE OF ILLINOIS, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

COMMONLY KNOWN AS: 413 GROVE STREET, EVAHSTON, ILLINOIS.
EXISTING SITE PLAN
SCALE: 1" = 20'0"

PROPOSED SITE PLAN
SCALE: 1" = 20'0"

LOT
5336 SQ/FT

EXISTING BUILDING COVERAGE
W/ DETACHED GARAGE
1266 SQ/FT 1668 SQ/FT 31%

PROPOSED BUILDING COVERAGE
W/ DETACHED GARAGE
1437 SQ/FT 1839 SQ/FT 34%
EXISTING FOUNDATION PLAN
SCALE: 1/8" = 1'0"

PROPOSED FOUNDATION PLAN
SCALE: 1/8" = 1'0"
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'0"

PROPOSED NORTH ELEVATION - OPTION A
SCALE: 1/8" = 1'0"

FRED POLITO     Architect
1544 Shermer Road, Northbrook, Il.
(847) 272-3625    fparch01@comcast.net

OF :  6
06/08/18
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'0"

PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'0"
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'0"

PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'0"

1 STORY ADDITION FOR JEFF AND JANET CLEMENTS
413 Grove St, Evanston, IL.
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"
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
Sub sill: Standard Sub sill
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 door and storm door on new west entrance

Corner of addition offset 12" from current dining room corner

Existing exterior wall line

Expanded kitchen

Informal family dining and pantry

Dining room

Living room

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
413 Grove Basement Window Detail

East Basement 37” x 29” window to be used as an 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. All DIMENSIONS are based on perpendicular interior finish material on all four sides and those dimensions vary depending on the wall construction, the thickness and the design of the interior finish material.
2. VELUX SKYLIGHTS are designed for installation in new construction. For installation in existing construction, consult Velux.

VSS - Solar Venting Skylight

This drawing is an instrument of service and is provided for informational use only.
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: 413 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: http://www. Evanston . org )

Proposed Project:

☒ 1,845 SQ. FT. REAL, 1-STORY FRAME ADDITION W/BASEMENT
TO EXIST 2-STORY FRAME RESIDENCE W/BASEMENT

APPLICANT
Name: ANA S. WOLFE

Organization: ASWOLFE DESIGN, PC

Address: 3407 N. KEELER AVE  City, State, Zip: CHICAGO, IL 60641

Phone: (773) 304-0400  Cell: (312) 401-5604

E-mail: ASWDESIGNINC@AME TECH. NET

PROPERTY OWNER (if different than applicant)
Name: MR & MRS. J. CLEMENTS

Address: 413 GROVE ST.  City, State, Zip: EVANSTON, IL 60201

Phone: ____________________________  Cell: ____________________________

Email:

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

☐ same  ☐ builder/contractor  ☒ architect  ☐ real estate agent
☐ attorney  ☐ lessee  ☐ other: ____________________________
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 TOD Areas or ten (10) or more residential units outside of TOD Areas. This includes new for sale, or rental developments, and condominium conversions.

☑️ Two (2) Copies of Plat of Survey
  Date 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
  Date of Drawings:
  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

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>5,356.80 sq ft</td>
<td>SAME</td>
</tr>
<tr>
<td>Lot Width (frontage)</td>
<td>40' 0&quot;</td>
<td>SAME</td>
</tr>
<tr>
<td>Dwelling Units / Rooming Units</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Open Parking Spaces</td>
<td>NONE</td>
<td>1</td>
</tr>
<tr>
<td>Enclosed Parking Spaces</td>
<td>2</td>
<td>2</td>
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<tr>
<td>Off-site Parking Spaces</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Loading Berths - Short</td>
<td>NA</td>
<td>NA</td>
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<tr>
<td>Loading Berths - Long</td>
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<td>NA</td>
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<tr>
<td>Employees</td>
<td>NA</td>
<td>NA</td>
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### BUILDING SETBACKS

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<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>22'-6&quot;W</td>
<td>SAME</td>
</tr>
<tr>
<td>Street side yard (if corner lot)</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Interior side yard (1)</td>
<td>± 20'-3&quot;</td>
<td>± 20'-3&quot;</td>
</tr>
<tr>
<td>Interior side yard (2)</td>
<td>6'-8&quot;</td>
<td>6'-8&quot;</td>
</tr>
<tr>
<td>Rear yard</td>
<td>60'-1&quot;3/8</td>
<td>54'-6&quot;7/8</td>
</tr>
</tbody>
</table>
### BUILDING SETBACKS

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</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>
</tr>
</tbody>
</table>

### RESIDENTIAL & TRANSITIONAL CAMPUS DISTRICTS ONLY

### BUILDING LOT COVERAGE

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Structure Footprint (excluding front porch)</td>
<td>1,142.898</td>
<td>1,327.209</td>
</tr>
<tr>
<td>Roofed Front Porch (receives 50% credit)</td>
<td>114.048</td>
<td>114.048</td>
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<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>
</tr>
<tr>
<td><strong>TOTAL BUILDING LOT COVERAGE</strong></td>
<td>1,660.637</td>
<td>1,844.948</td>
</tr>
</tbody>
</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>132.222</td>
<td>132.222</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>100.356</td>
<td>100.356</td>
</tr>
<tr>
<td>Driveways</td>
<td>N.A</td>
<td>N.A</td>
</tr>
<tr>
<td>Decks</td>
<td>N.A</td>
<td>N.A</td>
</tr>
<tr>
<td>Stairs/Landings</td>
<td>30.367</td>
<td>30.367</td>
</tr>
<tr>
<td><strong>Other Impervious Areas</strong></td>
<td>185.906</td>
<td>167.740</td>
</tr>
<tr>
<td><strong>SUB-TOTAL</strong></td>
<td>440.957</td>
<td>481.511</td>
</tr>
<tr>
<td>+ Building Lot Coverage</td>
<td>1,660.637</td>
<td>1,844.948</td>
</tr>
<tr>
<td><strong>TOTAL IMPERVIOUS SURFACE AREA</strong></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>
ALL OTHER DISTRICTS (Business, Commercial, Downtown, Industrial, Mixed Use, University)

<table>
<thead>
<tr>
<th>Basement</th>
<th>1st floor</th>
<th>2nd floor</th>
<th>3rd floor</th>
<th>4th floor</th>
<th>5th floor</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking/Landing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Devel. Limits</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hi-Speed Elevator/Lobby</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mec./Sanitary Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Crops</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal Lot Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Floor / net</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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 2 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 rafter's 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 uses accessory to the building, off-street parking and loading.

BUILDING REGULATIONS

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

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 information on the property.

Community Development Department
2100 Ridge Ave
Evanston, IL 60201
0 847-448-4311 & 847-448-8126 @ zoning@cityofevanston.org www.cityofevanston.org/zoning
# Zoning Analysis Summary

**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>
<th>Overlay District</th>
<th>Preservation District</th>
</tr>
</thead>
<tbody>
<tr>
<td>413 GROVE ST</td>
<td>R1</td>
<td>None</td>
<td>Lakeshore</td>
</tr>
</tbody>
</table>

**Applicant:** Ana S. Wolfe  
**Phone Number:**

**Signature**  
**Date:** 10-24-17

**Zoning Section Comments**

**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

<table>
<thead>
<tr>
<th>Zoning Section:</th>
<th>Comments:</th>
</tr>
</thead>
</table>
| 6-8-2-7 | Non-compliant:  
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%.

<table>
<thead>
<tr>
<th></th>
<th>Proposed building lot coverage is within the threshold to be reviewed as a minor variation.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>
**City of Evanston**

**ZONING ANALYSIS REVIEW SHEET**

**APPLICATION STATUS:** October 02, 2017  
**RESULTS OF ANALYSIS:** Non-Compliant

**Z.A. Number:** 17ZONA-0249  
**Purpose:** Zoning Analysis without Bld Permit App

**Address:** 413 GROVE ST  
**District:** R1  
**Overlay:** None  
**Preservation:** None  
**Lakeshore:** None

**Applicant:** Ana S. Wolle  
**Reviewer:** Michael Griffth

**THIS APPLICATION PROPOSES (select all that apply):**
- New Principal Structure  
- Charge of Use  
- Sidewalk Cut  
- Other  
- New Accessory Structure  
- Retention of Use  
- Flat of Resubdiv.(Crisol)  
- Business License  
- Home Occupation

**X Addition to Structure**  
**Altention to Structure**  
**Retention of Structure**

**Proposal Description:** 1-STORY ADDITION TO REAR OF SFR

**ANALYSIS BASED ON:**
- Plan 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>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td></td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

Minimum Lot Width (LF)
- **USE:** Single Family Detached
- Minimum Lot Width (LF) 35  
- Existing 40  
- Proposed 40  
- Determination Compliant

**Comments:**

Minimum Lot Area (SF)
- **USE:** Single Family Detached
- Minimum Lot Area (SF) 7,200 sqft  
- Existing 5337  
- Proposed 5337  
- Determination No Change

**Comments:**

Dwelling Units:
- Comments:

Rooming Units:
- Comments:

Building Lot Coverage (SF) (defined including subtractions & additions):
- **Comments:**

- **USE:** Single Family Detached
- Building Lot Coverage (SF) 1,688.9  
- Existing 1,639.1  
- Proposed 31.6%  
- Non-Compliant  
- Determination 34.5%  
- Proposed 41.6%  
- Compliance 42.4%

**Comments:**

Impervious Surface Coverage (SF, %)
- **Comments:**

- **USE:** Single Family Detached
- Impervious Surface Coverage (SF, %) 2,222.8  
- Existing 2,265.2  
- Proposed 2401.65  
- Determination Compliant

**Comments:**

Accessory Structure
- Rear Yard Coverage:
- Comments:
<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>35</th>
<th>35</th>
<th>ADDITION = 14</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Front Yard(1) (FT)</th>
<th>32.24</th>
<th>32.24</th>
<th></th>
<th>No Change</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Side Yard (FT)</th>
<th>27</th>
<th></th>
<th></th>
<th>No Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT)</th>
<th>0.0</th>
<th>2.3</th>
<th>ADDITION = 0.0</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT)</th>
<th>0.0</th>
<th>6.7</th>
<th>6.8</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>30.0</th>
<th>60</th>
<th>54.5</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<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>
</tbody>
</table>

### MISCELLANEOUS REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement (1):</th>
<th>OPEN STAIRS/STOOP</th>
<th>MIN 10 FROM PROPERTY LINE</th>
<th>WEST = 1.8</th>
<th>Compliant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requirement (2):</th>
<th>OOF OVERHANG - ADD/TOI</th>
<th>MATCH OVERHANG ON EXISTING SFR</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Requirement (3):           |                         |                                 |            |           |
|----------------------------|                         |                                 |            |           |
| Comments:                  |                         |                                 |            |           |

### COMMENTS AND/OR NOTES

Analysis Comments
<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]  [Date: 10-24-17]
MINOR VARIATION
APPLICATION
CASE #: 18ZMV - 0029

1. PROPERTY
Address: 413 GROVE STREET
Permanent identification Number(s):
PIN 1: 1118409 01170000 PIN 2: [Space]
(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: (773-385-4432) Cell/Other:
Fax: Work: Home: 
E-mail: JKC.33446@gmail.com Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?
☐ same ☐ builder/contractor ☐ potential purchaser ☐ potential lessee
☐ architect ☐ attorney ☐ leasee ☐ real estate agent
☐ officer of board of directors ☐ other:

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: Please circle the primary means of contact.

"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."

I. (Signature(s)) — REQUIRED
Date: 3/29/18

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."

Applicant Signature — REQUIRED
Date: 3/29/18
5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

☐ (This) Completed and Signed Application Form Date: 9/21/17
☐ 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 DAY LIGHTS 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. 6-1-3-4, 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>1</td>
<td><strong>6.1.2.1</strong> REQUIRES MAXIMUM BUILDING LOT COVERAGE 300'</td>
<td><strong>INCREASING BUILDING LOT COVERAGE FROM 316' EXISTING TO 345'</strong></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9. PRACTICAL DIFFICULTY

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

THE KITCHEN SPACE IS SMALL & CONSTRUCTED BY THE FIREPLACE. THE ONLY PLACE TO GO IS 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 TO 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 A SMALL 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 SIZE & HOUSE WAS ORIGINALLY ALMOST THE SAME SIZE AS Ours AND HAS HAD SEVERAL MODIFICATIONS RECENTLY.
Warranty Deed

ILLINOIS

To be executed.

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 90/100 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: 11-18-409-917-0000

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

The date of this deed of conveyance is 08.07.2017

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

State of Illinois
County of S.S.

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(there) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal 08.07.2017

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
03/04/2017
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
JANET H. CLEMENTS
413 Grove
Evanston, Illinois 60201

Recorder-mail recorded document to:
Katharine Haught
9340 Forestview Rd.
Evanston, IL 60203

© By FNTIC 2017
3. NEW BUSINESS

A. 2341 Pioneer Rd (L) – Lawrence & Ann L. Eiben, applicants. Modification to exterior of dwelling, including changes to the existing kitchen main level roof line and door replacement. Also, door and window modifications to existing family room on the east elevation and windows on the south elevation. 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 18 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 cruze@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 1" fifth below].

1) Property Address: 2341 PIONEER RD.  FOR STAFF USE ONLY Application Number:

2) Owner’s Name: LAWRENCE EIBEN Address: 2341 PIONEER RD.

City: EVANSTON State: IL Zip: 60201 Phone: (312) 315-4762 Email/Fax: annbowman@aol.com

3) Architect’s Name: KIMBERLEE L. SMITH Address: 811 N. EAST AVE.

City: OAK PARK State: IL Zip: 60302 Phone: (773) 934-9124 Email/Fax: ksmith@smith-asc.com

4) Contractor’s Name: SAM THOMAS Address: 1017 MCDANIEL AVE.

City: EVANSTON State: IL Zip: 60202 Phone: 847-460-3034 Email/Fax: sam@roostercircle.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.

Adopted October 19, 2004/Updated December 22, 2017  Page 1 of 6
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.

Proposed work includes exterior modifications that include the following:

- Changes to roof line of 1 story structure at the rear of the 2 story original structure
- Window + Door changes:
  - 3 door changes (1 eliminate, two replace in kind)
  - 7 window changes (5 eliminate, 2 new locations)

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>
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<tr>
<td>□ Demolition</td>
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<tr>
<td>□ Landscaping</td>
<td></td>
<td></td>
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<tr>
<td>Garage:</td>
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<tr>
<td>☑ New □ Replacement</td>
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<tr>
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<tr>
<td>☑ Storm Windows</td>
<td>□ New Replace □ Style/Materials:</td>
<td></td>
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<tr>
<td>☑ Doors</td>
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<td></td>
</tr>
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<tr>
<td>☑ New □ Re-roof</td>
<td></td>
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</tr>
<tr>
<td>Fence / Gate:</td>
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<td>☑ New □ Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Siding:</td>
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<tr>
<td>☑ New □ Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ Replacement</td>
<td></td>
<td></td>
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<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>
May 18, 2018

The landmark residence located at 2341 Pioneer Rd. has applied for building permits which would result in modifications to the exterior of the dwelling and therefore require the approval of the commission. Modifications to the exterior resulting from the proposed work include the following;

- Changes to roof line of one story structure at the rear of the two story original structure.
- Window and Door Changes
  - Three door modifications (1 door elimination and two door replacements in kind)
  - Seven window modifications (5 window eliminations and two new window locations)

Roof line proposed modification is undertaken to achieve uniform ceiling heights on main level. Within the proposed work, the shallow pitched roof at the rear of the main level (before the peninsula shaped dropped portion after), would raise approx. eight inches at the roof’s edge in relation to the existing. Proposed roof would be of bitumen in the now flater roof with a heavier pitched slanted portion in the overhang which would be shingled to match existing.

With proposed changes to the interior layout, one existing door and five existing windows would be eliminated. Exterior stucco and wood trim elements would be blended to match within in-filled areas. Additionally, two new window locations are proposed within the original structure. One new location is within the existing powder room and the other would be in front of the sink of the new kitchen layout. New windows to be all wood and matching existing windows in style as best as possible.

Two exterior sliding door units at the rear of the dwelling are to be replaced with similar units with slight changes to swing related issues (one unit to change from slider to in-swing and other slider to have active/in-active layout reversed). Existing units are late 80’s era aluminum clad wood units and proposed new units are the same in description. Window and door details for proposed work are provided in this document.

Thank you for your attention in this matter

The Eiben Family
3) Checklist for Exterior Materials—Check all that apply.

<table>
<thead>
<tr>
<th>Existing Proposed</th>
<th>Existing Proposed</th>
<th>Existing Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Façades/Front Porch &amp; Rear Porch Material</td>
<td>Flashing Material</td>
<td>Fences</td>
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<tr>
<td>Wood Frame</td>
<td>Copper</td>
<td>Wood</td>
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<tr>
<td>Stone</td>
<td>Sheet Metal</td>
<td>Wrought Iron</td>
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<tr>
<td>Brick</td>
<td>Other: ___________</td>
<td>Aluminum</td>
</tr>
<tr>
<td>Stucco</td>
<td></td>
<td>Other: ___</td>
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<tr>
<td>Synthetic Stucco</td>
<td>Fascias, Soffits, Rakeboards, Trim</td>
<td>Height: ________</td>
</tr>
<tr>
<td>Wood Siding</td>
<td>Wood</td>
<td>Length: ________</td>
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<tr>
<td>Aluminum Siding</td>
<td>Metal</td>
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<tr>
<td>Vinyl Siding</td>
<td>Synthetic Material, Type:</td>
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<td>Shingle, Material: ______</td>
<td>Other: ______</td>
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<tr>
<td>Other: ______________</td>
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<tr>
<td>Roofing Material</td>
<td>Door Material</td>
<td>Terraces, Patios, Decks</td>
</tr>
<tr>
<td>Wood Shingles</td>
<td>Wood</td>
<td>Wood</td>
</tr>
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<td>Wood Shakes</td>
<td>Metal</td>
<td>Stone</td>
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<td>Slate</td>
<td>Clad</td>
<td>Brick Pavers</td>
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<td>Clay Tile</td>
<td>Other: ______</td>
<td>Concrete Pavers</td>
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<td>Asphalt Shingles</td>
<td></td>
<td>Poured Concrete</td>
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<tr>
<td>Metal Sheet</td>
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<td>Other: ______</td>
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<tr>
<td>Other: BITUMEN</td>
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<td></td>
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<tr>
<td>Chimney Material</td>
<td>Window Type</td>
<td>Driveway Material</td>
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<tr>
<td>Brick</td>
<td>Double Hung</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Stone</td>
<td>Casement</td>
<td>Poured Concrete</td>
</tr>
<tr>
<td>Stucco</td>
<td>Other: _______</td>
<td>Brick Pavers</td>
</tr>
<tr>
<td>Other: ______________</td>
<td></td>
<td>Concrete Pavers</td>
</tr>
<tr>
<td>Gutters/Downspouts</td>
<td>Window Material</td>
<td>Crushed Stone</td>
</tr>
<tr>
<td>Copper</td>
<td>Wood</td>
<td>Other: ___________</td>
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<td>Aluminum</td>
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<td>Galvanized Sheet</td>
<td>Steel</td>
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<tr>
<td>True divided lights</td>
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<tr>
<td>Simulated divided lights</td>
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<tr>
<td>4) Applicant's Signature:</td>
<td>Date: 05/18/18</td>
<td></td>
</tr>
<tr>
<td>Print Name: ANN L. EIBEN</td>
<td></td>
<td></td>
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</tbody>
</table>

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].
On May 15th 2018, the above listed zoning planner conducted an inspection of the work proposed in permit application and determined "no zoning analysis needed".
All exterior walls and interior bearing walls shall be insulated, starting at grade as required by local codes. All foundation excavations shall be performed as required by local codes, with the responsibility of the General Contractor, at the owner's expense.

The contractor shall coordinate stair construction with the architect prior to installation. All grout lines shall be installed using assembly only. Double vapor barriers shall not be used in the fabrication of construction.

Provide insulation in accordance with local codes, standards indicated. Refer to General Conditions for specifications and as needed to achieve the following finish factors.

The contractor shall inspect all electrical locations, plumbing, etc., and as required. This includes but is not limited to the following:

- Finishing of stonework shall be no closer than 6" to any glass or window channel.
- Thickness of stonework will be manifested as necessary to avoid cracking, abraded, or damaged in other ways during deflection testing. A sufficient capacity and withstand stress shall be provided at locations including but not limited to the following:
  - All corners of plaster, concrete, or similar walls
  - All exterior walls and interior bearing walls shall be insulated, starting at grade as required by local codes. All foundation excavations shall be performed as required by local codes, with the responsibility of the General Contractor, at the owner's expense.

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5.5" open cell polyicynene insul
5/8" gyp bd

Typ roof construction
stucco siding
metal lath
tyvek house wrap
plywd sheathing
2x6's @ 16" o.c.

Typ wall construction
aluminum coping
wood trim
for paint
flashing
overframe to meet existing ridge
over family room valley flashing
new arch lam asphalt shingles on overframed section to match existing over 30#roofing felts on plywood
class a architectural laminated asphalt shingles
modified bit. roofing 30# building felt 3/4" plywd sheath.
2x6 to create slope
2x12 wood rafters
batt insulation w/ 6 mil v.b. warm side
5/8" gyp bd clg

3.19.18
exp 11/18
PROPOSED WEST EXT ELEV
1/8"=1'-0"
EXIST NORTH EXT ELEV
1/8"=1'-0"

PROPOSED NORTH EXT ELEV
1/8"=1'-0"

EIBEN RESIDENCE
2341 PIONEER
EVANSTON, IL 60201
PROPOSED EAST EXT ELEV
1/8" = 1'-0"

EIBEN RESIDENCE
2341 PIONEER
EVANSTON, IL 60201

SMITH ARCHITECTURE
ARCHITECTURE  HISTORIC PRESERVATION  RENOVATION  GRAPHIC DESIGN

ARCHITECTURE  ADDITION  NEW CONSTRUCTION
DOOR 1

61\(\frac{5}{8}\)" RO

60\(\frac{5}{8}\)" FS

19\(\frac{19}{32}\)" DLO

19\(\frac{19}{32}\)" DLO

82" FS

82\(\frac{1}{2}\)" RO

66\(\frac{1}{8}\)" DLO

DOOR 1
Jamb

DOOR JAM DETAIL
WINDOW A

Dimensions:
- 30\(\frac{1}{8}\)" OM
- 25" RO
- 24" FS
- 18\(\frac{7}{32}\)" DLO
- 23\(\frac{7}{32}\)" DLO
- 32\(\frac{1}{16}\)" FS
- 32\(\frac{9}{16}\)" RO
- 36\(\frac{3}{16}\)" OM
3. NEW BUSINESS

B. 1625 Judson Av. (LSHD) – Mark Shapiro, applicant. Construction of a wood porch with trellis along the south side yard and east rear yard. Remove rear stairs. Applicable standards: [Construction 1, 7, 8, 10, and 12-15]; [Demolition 1-5].
Section A. Required Information (Print)  

1) Property Address: 1625 Judson Ave.  

2) Owner's Name:  
   Address: P.O. Box 18248  
   Phone: 847-830-3480  
   Email/Fax:  

3) Architect's Name: Studio SAF LTD  
   Address: 1818 Busse Hwy  
   Phone: (847) 980-7440  
   Email/Fax:  

4) Contractor's Name: Mark Shapiro  
   Address: P.O. Box 18248  
   Phone: (847) 320-3480  
   Email/Fax:  

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.**

Adopted October 19, 2004/Updated December 22, 2017  
Page 1 of 6
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.

1. Remove existing framed step and framed porch on rear and side elevation.
2. Remove existing stone patio in rear yard.
3. Construct new impervious wood deck & partially covered w/ open from trellis.

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>
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<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>
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<tr>
<td>☑ Addition ☐ Landscaping</td>
<td>☐ Front ☐ Side ☐ Rear</td>
<td>☐ Yes ☐ No</td>
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<td>Garage: ☐ New ☐ Replacement ☐ Rehabilitation</td>
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<tr>
<td>☐ Windows ☐ Storm Windows</td>
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<td>☐ Yes ☐ No</td>
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3) Checklist for Exterior Materials—Check all that apply.

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<tr>
<th>Existing</th>
<th>Proposed</th>
<th>Existing</th>
<th>Proposed</th>
<th>Existing</th>
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</tbody>
</table>

- **Facades/Front Porch & Rear Porch Material**
  - Wood Frame
  - Stone
  - Brick
  - Stucco
  - Synthetic Stucco
  - Wood Siding
  - Aluminum Siding
  - Vinyl Siding
  - Shingle, Material: __________
  - Other: __________

- **Fascias, Soffits, Rakeboards, Trim**
  - Wood
  - Metal
  - Synthetic Material, Type: __________
  - Other: __________

- **Roofing Material**
  - Wood Shingles
  - Wood Shakes
  - Slate
  - Clay Tile
  - Asphalt Shingles
  - Metal Sheet
  - Other: __________

- **Chimney Material**
  - Brick
  - Stone
  - Stucco
  - Other: __________

- **Gutters/Downspouts**
  - Copper
  - Aluminum
  - Galvanized Sheet
  - Other: __________

- **Flashing Material**
  - Copper
  - Sheet Metal
  - Other: __________

- **Fences**
  - Wood
  - Wrought Iron
  - Aluminum
  - Other: __________
  - Height: __________
  - Length: __________

- **Terraces, Patios, Decks**
  - Wood
  - Stone
  - Brick Pavers
  - Concrete Pavers
  - Poured Concrete
  - Other: __________

- **Door Material**
  - Wood
  - Metal
  - Clad
  - Other: __________

- **Window Type**
  - Double Hung
  - Casement
  - Other: __________

- **Window Material**
  - Wood
  - Aluminum
  - Steel
  - Other: __________

- **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: __________

Date: 5/21/18

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].
STUDIO SAF, LTD
1018 BUSSE HWY PARK RIDGE, IL T. 847.980.7440 WEB: STUDIOSAF.COM

PROPOSED SITE PLAN
1625 JUDSON AVE. EVANSTON IL

SCALE: 1\(\frac{1}{16}\)" = 1'-0"

DATE: 05.14.18

LOT AREA: 11,600 SF

TOTAL IMPERVIOUS SURFACE AREA INCLUDING
PROPOSED DECK (45% ALLOWED):
- 1ST FLOOR: 2,217 SF
- DETACHED GARAGE: 529 SF
- PAVEMENT/WALK/STOOPS: 961 SF
- PROPOSED DECK: 1,032 SF

4,739SF (40.9%)
NOTE:
NO CHANGES TO EXISTING WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS
NOTE:
NO CHANGES TO EXISTING WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS
NOTE:
NO CHANGES TO EXISTING WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS
VIEW FROM NORTH

1625 JUDSON AVE. EVANSTON IL

SCALE: N.T.B.
DATE: 05.14.18

STUDIO SAF, LTD

1018 BUSSE HWY PARK RIDGE, IL T. 847.980.7440 WEB: STUDIOSAF.COM
EXISTING CONDITIONS
1625 JUDSON AVE. EVANSTON IL

VIEW FROM EAST

VIEW FROM SOUTH EAST
PROPOSED CHANGE:
EXISTING FRAMED STOOP TO BE REMOVED

STUDIO SAF, LTD
SCALE: N.T.S.
DATE: 05.14.18
1018 BUSSE HWY PARK RIDGE, IL T. 847.980.7440 WEB: STUDIOSAF.COM
EXISTING CONDITIONS

1625 JUDSON AVE. EVANSTON IL

STUDIO SAF, LTD

VIEW FROM EAST
PROPOSED CHANGE:
EXISTING FRAMED STOOP TO BE REMOVED, EXISTING STONE PATIO TO BE REMOVED

VIEW FROM NORTH EAST
PROPOSED CHANGE:
EXISTING FRAMED PORCH TO BE REMOVED
Case Number: 18ZONA-0031  
Case Status/Determination: Compliant

Proposal:
REMOVE EXISTING REAR STOOP, REAR PORCH (RETAIN ROOF), STONE PATIO, NEW REAR DECK

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>1625 JUDSON AVE</th>
<th>Zoning District:</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td>None</td>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Mark Shapiro

Phone Number: 

Signature 4-25-18  
Date

Zoning Section  Comments

Recommendation(s): Click on the link(s) below to access online application(s)
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: March 14, 2018
RESULTS OF ANALYSIS: Compliant

Z.A. Number: 18ZONA-0031
Address: 1625 JUDSON AVE
Applicant: Mark Shapiro

Purpose: Zoning Analysis without Bld Permit App
District: R1
Overlay: None
Preservation District:

Reviewer: Michael Griffith

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

Change of Use: Sidewalk Cafe
Retention of Use: X Other
Plat of Resubdiv./Consol.:
Business License:
Home Occupation:

ANALYSIS BASED ON:
- Plans Dated: NOT DATED
- Prepared By: STUDIO SAF LTD
- Survey Dated: 10-16-17
- Existing Improvements: SFR AND DET-GARAGE

Proposal Description:
REMOVE EXISTING REAR STOOP. REAR PORCH (RETAIN ROOF). STONE PATIO. NEW REAR DECK

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS
The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

Front Porch Exception (Subtract 8%)
Total Eligible
Front
Front Porch
Regulatory Area

Pavers/Pervious Paver Exception (Subtract 20%)
Total Paver Area
Paver Regulatory Area

Open Parking Debit (Add 200sqff/open space)
# Open Required Spaces
Addtn. to Bldg Lot Cov.

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></td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

Minimum Lot Width (LF)
USE: Single Family Detached

Minimum Lot Area (SF)
USE: Single Family Detached

Building Lot Coverage (SF) (defined including subtractions & additions)
58 0
11600
3480

Comments:

Compliant

Dwelling Units:
Comments:

Rooming Units:
Comments:

Building Lot Coverage (SF) (defined including subtractions & additions)
49
25.3%
293

Comments:
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Impervious Surface Coverage (SF, %)</td>
<td>5220</td>
<td>4403.1</td>
<td>4318.4</td>
</tr>
<tr>
<td>38.0%</td>
<td>37.2%</td>
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<td></td>
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</tbody>
</table>

**Comments:**

Accessory Structure Rear Yard Coverage:

- Comments:

Gross Floor Area (SF) Use:

- Comments:

Height (FT)

- Comments:

Front Yard(1) (FT) Direction:

- Street:

- Comments:

Front Yard(2) (FT) Direction:

- Street:

- Comments:

Street Side Yard (FT) Direction:

- Street:

- Comments:

Interior Side Yard(1) (FT) Direction:

- Comments:

Interior Side Yard(2) (FT) Direction:

- Comments:

Rear Yard (FT) Direction:

- Comments:

**ACCESSORY USE AND STRUCTURE**

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Permitted Districts:</td>
<td>Deck or Patio (raised)</td>
<td>Deck or Patio (raised)</td>
<td>Compliant</td>
<td></td>
</tr>
</tbody>
</table>

- Comments:

Permitted Required Yard:

| Rear Yard | Rear Yard | Compliant |

- Comments: INTERIOR SIDE YARD WITHIN BUILDING ENVELOPE

Additional Standards:

- Comments:

Height (FT)

- Comments:
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>Distance from Principal Building:</td>
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<td></td>
<td></td>
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<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1A) (FT)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
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<td></td>
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<td>Comments:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard(1B) (FT)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Street:</td>
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<td></td>
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<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Side Yard (FT)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(1A) (FT)</td>
<td>3.0</td>
<td>3.0+</td>
<td>5.7</td>
</tr>
<tr>
<td>Direction: N</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

| Interior Side Yard(1B) (FT) | 5.0 | 3.0 | 12.2 | Compliant |
| Direction: S | | | | |

**Comments:**

| Rear Yard (FT) | 3.0 | 3.0+ | 3.0+ | Compliant |
| Direction: E | | | | |

**Comments:**

**ACCESSORY USE AND STRUCTURE 2**

<table>
<thead>
<tr>
<th>Use(2):</th>
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<th>Determination</th>
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<tbody>
<tr>
<td>Permitted Districts:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

| Permitted Required Yard: | | | | Interior Side Yard | Compliant |

**Comments:**

**Additional Standards:**

**Comments:**

**Height (FT)**

**Comments:**

**Distance from Principal Building:**

**Comments:**

<p>| Front Yard(2A) (FT) | | | | |
| Direction: | | | | |
| Street: | | | | |
| Comments: | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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<tbody>
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<td>Front Yard(2B) (FT)</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
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<tr>
<td>Street:</td>
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<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>
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<td></td>
</tr>
<tr>
<td>Street:</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>Interior Side Yard(2A) (FT)</td>
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<td>Direction:</td>
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</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard(2B) (FT)</td>
<td>4.0</td>
<td>12.2</td>
<td></td>
<td>Compliant</td>
</tr>
<tr>
<td>Direction:</td>
<td>S</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></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Direction:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Comments:</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**COMMENTS AND/OR NOTES**

Analysis Comments

**RESULTS OF ANALYSIS**

Results of Analysis: This Application is Compliant

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

*SIGNED* 4-25-18
3. NEW BUSINESS

C. 1805 Wesley Av. (L/RHD) – Mat Rappaport & Shana Stein, applicants. Construct 2nd story addition on current footprint of existing portion of residence, at north-east corner of structure. Change windows in existing end floor master bedroom, changing double hung windows into French doors in kitchen, new casement window to the north elevation of existing kitchen. Restore cedar siding and trim details. Remove roof and trim over existing one-story kitchen. Applicable standards: [Alteration 1-10]; [Demolition 1-5]
# 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 below].

### 1) Property Address:

<table>
<thead>
<tr>
<th>1805 WESLEY</th>
</tr>
</thead>
</table>

**FOR STAFF USE ONLY**

<table>
<thead>
<tr>
<th>Application Number:</th>
</tr>
</thead>
</table>

### 2) Owner’s Name:

<table>
<thead>
<tr>
<th>MAT RAPPAPORT AND SHANA STEIN</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Address: 1805 WESLEY</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>City: EVANSTON</th>
<th>State: IL</th>
<th>Zip: 60201</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Phone: 414-807-4971</th>
<th>Email/Fax: <a href="mailto:MAT@MEME01.COM">MAT@MEME01.COM</a></th>
</tr>
</thead>
</table>

### 3) Architect’s Name:

<table>
<thead>
<tr>
<th>KRIS LACERDA with re/DESIGN LLC</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Address: 5454 W HENDERSON ST</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>City: CHICAGO</th>
<th>State: IL</th>
<th>Zip: 60641</th>
</tr>
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<table>
<thead>
<tr>
<th>Phone: 773-505-4882</th>
<th>Email/Fax: <a href="mailto:KRIS.LACERDA@REDESIGNCHI.COM">KRIS.LACERDA@REDESIGNCHI.COM</a></th>
</tr>
</thead>
</table>

### 4) Contractor’s Name:

<table>
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<table>
<thead>
<tr>
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<table>
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<tr>
<th>State:</th>
<th>Zip:</th>
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</table>

<table>
<thead>
<tr>
<th>Phone:</th>
<th>Email/Fax:</th>
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</thead>
</table>

### 5) Landmark: [X] Yes [ ] No

* Refer to the Supplemental Information for guidance on page (i) (fifth page below).

### 6) Within Local Historic District: [X] Yes [ ] No;

If yes, [ ] Lakeshore [X] 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.

REQUEST TO CONSTRUCT 2ND STORY ADDITION ON CURRENT FOOTPRINT OF EXISTING 1-STORY PORTION OF RESIDENCE, AT NORTH-EAST CORNER OF STRUCTURE.

SCOPE TO ALSO INCLUDE CHANGING WINDOWS IN EXISTING 2ND FLOOR MASTER BEDROOM (FACING EAST- REAR YARD), CHANGING EXISTING DOUBLE HUNG UNITS AT KITCHEN INTO FRENCH DOORS OFF REAR DECK (1ST FLOOR FACING EAST- REAR YARD) AND ADDING CASEMENT WINDOW TO NORTH ELEVATION OF EXISTING KITCHEN WHERE THERE IS CURRENTLY NO WINDOW AT PRESENT (1ST FLOOR FACING NORTH).

WILL REQUIRE RESTORING CEDAR SIDING AND TRIM DETAILS ON 1ST FLOOR KITCHEN ELEVATION TO ACCOMMODATE NEW PROPOSED WINDOW.

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><strong>X</strong> Construction</td>
<td>Residential</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>☐ Front ☐ Side ☐ Rear</td>
<td>☐ Yes ☐ No</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</td>
<td>☑ Yes ☐ No</td>
</tr>
<tr>
<td>☐ Doors ☐ Storm Doors</td>
<td>Style/Materials: CASEMENT, PICTURE, FR DRS: ALL CLAD WOOD UNITS</td>
<td>☑ Yes ☐ No</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>☐ 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>
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</table>
3) Checklist for Exterior Materials—Check all that apply.

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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<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>☑️ Sheet Metal</td>
<td>☑️ Other: ____________</td>
</tr>
<tr>
<td>☑️ Stone</td>
<td>☑️ Wood</td>
</tr>
<tr>
<td>☑️ Brick</td>
<td>☑️ Metal</td>
</tr>
<tr>
<td>☑️ Stucco</td>
<td>☑️ Synthetic Material, Type: ____________</td>
</tr>
<tr>
<td>☑️ Other: ____________</td>
<td>☑️ Other: ____________</td>
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<tr>
<td>☑️ Wood Siding</td>
<td>☑️ Fascias, Soffits, Rakeboards, Trim</td>
</tr>
<tr>
<td>☑️ Aluminum Siding</td>
<td>☑️ Wood</td>
</tr>
<tr>
<td>☑️ Vinyl Siding</td>
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</tr>
<tr>
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<td>☑️ Other: ____________</td>
</tr>
<tr>
<td>☑️ Other: ____________</td>
<td>☑️ Height: ____________</td>
</tr>
<tr>
<td>☑️ Other: ____________</td>
<td>☑️ Length: ____________</td>
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<td>☑️ Roofing Material</td>
<td>☑️ Terraces, Patios, Decks</td>
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<tr>
<td>☑️ Wood Shingles</td>
<td>☑️ Wood</td>
</tr>
<tr>
<td>☑️ Wood Shakes</td>
<td>☑️ Stone</td>
</tr>
<tr>
<td>☑️ Slate</td>
<td>☑️ Brick Pavers</td>
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<tr>
<td>☑️ Clay Tile</td>
<td>☑️ Concrete Pavers</td>
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<td>☑️ Asphalt Shingles</td>
<td>☑️ Poured Concrete</td>
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<td>☑️ Metal Sheet</td>
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<td>☑️ Other: ____________</td>
<td>☑️ Driveway Material</td>
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<tr>
<td>☑️ Brick</td>
<td>☑️ Poured Concrete</td>
</tr>
<tr>
<td>☑️ Stone</td>
<td>☑️ Brick Pavers</td>
</tr>
<tr>
<td>☑️ Stucco</td>
<td>☑️ Concrete Pavers</td>
</tr>
<tr>
<td>☑️ Other: ____________</td>
<td>☑️ Crushed Stone</td>
</tr>
<tr>
<td>☑️ Other: ____________</td>
<td>☑️ Other: ____________</td>
</tr>
<tr>
<td>☑️ Gutters/Downspouts</td>
<td>☑️ Add Other Materials/Alterations</td>
</tr>
<tr>
<td>☑️ Copper</td>
<td>☑️ Not Listed Here (Explain and Attach Information As Needed):</td>
</tr>
<tr>
<td>☑️ Aluminum</td>
<td>☑️ Air Conditioning Unit</td>
</tr>
<tr>
<td>☑️ Galvanized Sheet</td>
<td>☑️ Steel</td>
</tr>
<tr>
<td>☑️ Other: ____________</td>
<td>☑️ Other: ____________</td>
</tr>
<tr>
<td>☑️ Other: ____________</td>
<td>☑️ Window Material</td>
</tr>
<tr>
<td>☑️ Wood</td>
<td>☑️ Wood</td>
</tr>
<tr>
<td>☑️ Aluminum CLAD WOOD UNITS</td>
<td>☑️ Other: ____________</td>
</tr>
<tr>
<td>☑️ Steel</td>
<td>☑️ Other: ____________</td>
</tr>
</tbody>
</table>

4) Applicant’s Signature: [Signature]

Print Name: KRIS LACERDA

Date: MAY 21, 2018

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].
LOT 38 IN THE RESUBDIVISION OF THAT PART NORTH OF LYONS STREET OF BLOCK 2 IN LYONS, GILBERT AND WOODFORD'S ADDITION TO EVANSTON, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1805 WESLEY AVENUE, EVANSTON, ILLINOIS
P.L.N. 10-13-219-024

SCALE: 1"=15'

FOUND LINE NOTCH 0.02 S. OF LINE EXTENDED

N. LINE OF LYONS STREET

GENERAL NOTES:

1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

2) THIS Survey SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS EMBLEMATIC OF LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.

3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.

4) MONUMENTS; WERE NOT SET, AT THE CLIENT REQUEST.

5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREIN.

6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

MICHAEL J. LOPEZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 33229

STATE OF ILLINOIS
COUNTY OF COOK

SURVEY ORDERED BY:

PREPARED BY:

PROFESSIONAL LAND SURVEY CORPORATION
NO. 116
STATE OF ILLINOIS

P.S.L. NO. 96253

APRIL 2008

GIVEN UNDER MY HAND AND SEAL:

MICHAEL J. LOPEZ

[Stamp]
EXISTING ELEMENTS TO BE EDITED AS PART OF REMODEL/ ADDITION SCOPE:

- DOUBLE HUNG WINDOWS AT 2ND FLOOR MASTER BEDROOM

REMOVE TO PREPARE FOR NEW UNITS WITH PICTURE UNIT

- DOUBLE HUNG WINDOWS AT KITCHEN LEADING TO REAR DECK REMOVE AND REPLACE WITH FRENCH DOORS

- LOW SLOPE ROOF OVER KITCHEN TO BE REMOVED IN PREPARATION FOR 2ND FLOOR ADDITION OVER SAME FOOTPRINT WITH FLAT ROOF BEHIND PARAPET

- NEW WINDOW IN KITCHEN @ SINK WHERE THERE IS NO WINDOW AND CURRENTLY PAINTED IN-FILL PANELS

PROPOSED EXTERIOR ELEMENTS

- NEW EGRESS CASEMENT UNITS WITH PICTURE UNIT FEATURING SIMULATED DIVIDED LITE PATTERN PRESENT IN ATTIC AND STREET FACING PICTURE WINDOW

PICTURE UNITS AND OPERABLE CASEMENT IN NEW MASTER BATH ADDITION

- NEW CASEMENT UNIT IN KITCHEN FOR ADDED DAYLIGHT

NEW FRENCH DOORS OFF KITCHEN TO DECK FOR FUNCTION AND DAYLIGHT

EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

1805 WESLEY AVE, MAY 21, 2019
1/8" = 1'-0" ON 11X17
sketch showing proposed 2nd floor addition

view from alley looking west/ southwest

1805 WESLEY AVE,
MAY 21, 2018
not to scale  8.5 x 11
FLANKING CASEMENTS MEET EGRESS REQUIREMENTS, HAVE 2" SDL TO SIMULATE DESIGN OF DOUBLE HUNG UNITS TYPICAL OF GABLE END UNITS

1805 WESLEY AVE- existing 2nd floor window facing north is a clad wood double hung unit with no lites

PROPOSED WINDOWS AND FRENCH DOORS
PELLA TRADITIONAL SERIES- CLAD WOOD UNITS
DETAILS ON NEXT PAGE
**Case Number:** 18ZONA-0058  
**Case Status/Determination:** Compliant

**Proposal:**
2nd floor addition of 117sf on top of existing first floor footprint.

**Site Information:**

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>Zoning District:</th>
<th>Overlay District:</th>
<th>Preservation District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1805 WESLEY AVE</td>
<td>R1</td>
<td></td>
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</table>

**Applicant:** Kris Lacerda

**Phone Number:**

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
</table>

**Zoning Section**

**Comments**

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

**APPLICATION STATUS:** April 27, 2018

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>18ZONA-0058</th>
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</thead>
<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>1805 Wesley Ave</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Kris Lacerda</td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td></td>
</tr>
</tbody>
</table>

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

**District:** R1

**Overlay:** Preservation

**Reviewer:** Nicholas Zettel

**RESULTS OF ANALYSIS:** Compliant

**THIS APPLICATION PROPOSES (select all that apply):**
- New Principal Structure
- New Accessory Structure
- Addition to Structure
- Alteration to Structure
- Retention of Structure
- Change of Use
- Retention of Use
- Plat of Resubdiv./Consol.
- Business License
- Home Occupation

**Proposal Description:**
2nd floor addition of 117sf on top of existing first floor footprint.

**Zoning Analysis**

**Residential District Calculations**

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<table>
<thead>
<tr>
<th>Front Porch Exception (Subtract 50%)</th>
<th>Pavers/Pervious Paver Exception (Subtract 20%)</th>
<th>Open Parking Debit (Add 200sqft/open space)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Eligible</td>
<td>Total Paver Area</td>
<td># Open Required Spaces</td>
</tr>
<tr>
<td>Front Porch Regulatory Area</td>
<td>Paver Regulatory Area</td>
<td>Addtn. to Bldg Lot Cov.</td>
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</table>

**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><strong>R1</strong></td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments:**

Minimum Lot Width (LF)

| USE: Single Family Detached | 35 | 50 | 50 |

**Minimum Lot Area (SF)**

| USE: Single Family Detached | 7,200 sqft | 8750 | 8750 |

**Building Lot Coverage (SF) (defined, including subtractions & additions):**

| Building Lot Coverage (SF) | 2625 | 2165 | 2165 |

**Comments:**

Dwelling Units: 1 1 1 Compliant

Rooming Units: No Change

Building Lot Coverage (SF): 24.742857142857144% 24.742857142857144%

**Analysis Based On:**
- Plans Dated: 3/19/18
- Prepared By: Nicholas Zettel
- Survey Dated: 3/19/18
- Existing Improvements:
<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Impervious Surface Coverage (SF, %)</strong></td>
<td>3937.5</td>
<td>3453</td>
<td>3453</td>
<td>Compliant</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>39.462857142857146%</td>
</tr>
</tbody>
</table>

**Comments:**

Accessory Structure Rear Yard Coverage: 40% of rear yard

**Comments:**

Gross Floor Area (SF)

**Comments:**

Height (FT)

**Comments:**

Front Yard(1) (FT)

**Comments:**

Interior Side Yard(1) (FT)

**Comments:**

**COMMENTS AND/OR NOTES**

Analysis Comments

**RESULTS OF ANALYSIS**

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

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

**SIGNATURE**  __________________________  **DATE**