EVANSTON PRESERVATION COMMISSION
Tuesday, October 1, 2019, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

   Action: Meeting called to order at 7:06 pm with a quorum of six Commissioners present (Elliott Dudnik, Julie Hacker, Ken Itle, Mark Simon, Suzi Reinhold, and Aleca Sullivan). Commissioner Karl Vogel arrived right afterwards.

2. OLD BUSINESS

   A. 2404 RIDGE AVE. (L) CASE # 19PRES-0094 Advisory review on proposed subdivision - Chris Sweitzer, applicant. The proposed subdivision includes the division of 1 lot into 2 lots. The proposed lot #1 will include the existing principal and secondary structures. The proposed lot #2 is existing vacant land. Thus, the landmark structures are preserved and will remain as a part of their own parcel, and not adversely affected. Applicable standards [2-8-12 (B) 1 (a), (b), (c), (d), (e) and 2] (Continued from 6/11/2019, 7/9/2019, 8/6/2019 and 9/10/2019) to be continued to 11/12/2019

      Action: Continued to 11/12/2019. Vote: 6 ayes, 0 nays.

   B. 835 MICHIGAN AVE. (LSHD) CASE #19PRES-0172 - Franz Allen, contractor, submits for a Certificate of Appropriateness for window replacements at the east front façade. First floor: remove existing casement clad windows (with transoms) and trim, replace with Marvin double hung aluminum clad windows with simulated divided lights and transoms. Remove picture window and transom above; replace with a Marvin aluminum clad picture window with transom above. Second floor - Remove casement clad windows with simulated divided lights and replace with Marvin double hung aluminum clad windows with simulated divided lights. Simulated divided lights have different configuration and the trim is James Hardie cement. Visible from the public way via Michigan Avenue. Applicable standards: [Alteration 1-5] Continued from 9/10/2019

      Action: Approved. Vote: 7 ayes, 0 nays (Commissioner Vogel had arrived)

3. NEW BUSINESS
A. 1330 LAKE STREET (RHD) - CASE # 19PRES-0200 - Chad Rogers applies for removing stucco finish and exposed wood siding from all exterior walls and replace with no-knot cedar siding to match siding when it was originally built in 1889. Visible from Lake Street and Wesley Avenue. Applicable standards: [Alteration 1-7]

Action: Approved. Vote: 7 ayes, 0 nays.

B. 834 MADISON STREET (L) - CASE # 19PRES-0202 - Garry Shumaker applies for the repair and refinish the existing stucco finishes on all exterior facades, repair and replace in-kind existing trim and painted wood details. The existing painted wood Marvin windows (rear sunporch) will remain. The existing selected wood windows will be replaced with Pella “Traditional” Architectural series clad double hung windows. Existing vinyl windows (east elevation) will be removed and replace with Pella “Traditional” Architectural series windows. Selected windows on the lower level front porch as well as the west facing bay (both first and second level) will be fully restored and fitted with new factory finished storm windows. Basement windows will be replaced with clad “Traditional” Architectural series awning windows. Muntin patterns on prosed new windows will match existing. Visible from Madison St. and Elmwood Ave. Applicable standards: [Alteration 1-7]

Action: Approved. Vote: 7 ayes, 0 nays.

C. 2727 LINCOLN STREET (L) - CASE # 19PRES-0199 - DonnaLee Floeter, architect, applies for certificate of appropriateness to construct a one and two-story additions at rear of existing 2 1/2-story brick and stucco single family home, including one story brick extension to existing attached garage on rear of home. The applicant requests a 23.5'5 rear-yard setback where 30' is required (Zoning Code Section 6-8-2-8). Visible from the rear public alley. Applicable standards: [Construction 1-5, 7, 8 and 10-15] [Zoning A and C]

Action: Continued to 11/12/2019. Vote: 7 ayes, 0 nays.

D. 1224 OAK AVENUE (RHD) - CASE # 19PRES-0201 - Noreen Edwards, owner, applies for the construction of an attached garage with a rooftop screen porch and open deck, raise the roof height of the house with dormers (attic addition) from 31'-10" to 35', replace selected windows, install French doors, build deck at grade and install two A/C condensers on the south side. Visible from Oak Avenue and the public alley at rear. Applicant applies for major zoning relief to construct the attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3’ rear yard setback where 30’ is required (Zoning Code Section 6-8-4-7), a 3.2’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1’ south interior side yard setback for an accessory structure (deck) where 5’ is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot
coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The
Zoning Board of Appeals is the determining body for this case. Applicable
standards: [Construction 1-5, 7, 8 and 10-15] [Zoning A and C]

**Action:** Continued to 11/12/2019. Vote: 7 ayes, 0 nays.

**E. 601 DAVIS STREET (L) - CASE # 19PRES-0197-** Davis Street Development
Company 2015, LLC, submits a special use and planned development
applications to construct a 19-story Class A office building with 40 parking
spaces and 4,510 SF of ground floor retail space with a Chase Bank drive
through facility. The proposed development will preserve the landmarked
University Building at the corner of Davis Street and Chicago Avenue. Site
development allowances are being requested for 1) an FAR of 9.67 where 4.5 is
allowed, 2) a proposed height of 220 feet where 85 feet (excluding parking) is
allowed, 3) 40 parking spaces where 521 are required, 4) A 15 foot Ziggurat
setback is proposed above 29 feet along Davis where a 40 foot Ziggurat setback
is required above 42 foot height and 5) A 5 foot Ziggurat setback is requested
along the north property line at 29 foot height where a 25 foot Ziggurat setback is
required above 42 foot height. Seeking advisory review from the Preservation
Commission. **To be continued to November 12, 2019**

**Action:** Continued to 11/12/2019: Vote: 6 ayes, 0 nays (this action occurred at
the beginning of the meeting)

4. **APPROVAL OF MEETING MINUTES of September 10, 2019.**

**Action:** Approved as revised by Commissioner Dudnik. Vote: 7 ayes, 0 nays.

5. **STAFF REPORTS**

**A.** Alderman Robin Rue Simmons, 5th Ward, referral to EPC to work on the 1995
initiative: “Preserving Integrity Through Culture and History” (PITCH) for cultural
landmarking, honoring some businesses and other historically significant sites in
the 5th Ward.

**B.** Design Guidelines Update

6. **DISCUSSION** (No vote will be taken)

7. **ADJOURNMENT**

The meeting was adjourned at 9:55 pm on Tuesday, October 1, 2019. Vote: 7 ayes, 0
nays.

Next Meeting: TUESDAY, November 12, 2019 at 7:00 P.M. (Subject to change)