AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. OLD BUSINESS

A. 1204 Sherman Avenue (L) — App. # 19PRES-245 – Judy and Achim Ashworth apply for a Certificate of Appropriateness to replace the existing double-hung wood windows (other window types include picture, awning and glass block windows) with double-hung PVC clad wood windows. The windows are visible from Sherman Avenue, and the alley at the rear, both public ways. Applicable standards: [Alteration 1-10] [Continued from 11/12/2019, and 12/10/2019] To be continued to February 11, 2020 at the request of the applicant


C. PUBLIC HEARING - 2404 RIDGE AVE. (L) App. # 19PRES-0266 - Chris Sweitzer, applicant, submits for a Certificate of Economic Hardship, following the Preservation Commission’s denial on August 6, 2019, of a Certificate of Appropriateness for post-approval alterations to the barn at 2404 Ridge Av, that the Commission had approved in 1997 and re-issued by City staff in 2000. The applicant claims that returning the barn back to the 1997/2000 approved alterations would result in economic hardship or the denial of all reasonable use of and return from the property. Applicable standard 2-8-10 (B). [Continued from 12/10/19 without discussion] To be continued to 2/11/2020 at the request of the applicant

3. NEW BUSINESS

A. 2138 Orrington Ave. Case # 19PRES-0281 - Garry Shumaker applies for a Certificate of Appropriateness to demolish an existing detached 2-car stucco
garage and construct a new detached 2-car garage with brick and lap cedar siding exterior finish, gable roof with dormers on the east (front) and west (rear) elevations, aluminum-clad double-hung windows, clad garage door, and asphalt shingle roof. Applicable standards: [Construction 1-5, 7, 8, 10, 11, 13, 14 and 16]; and Demolition 1-6]

**B. 612 Judson Ave. Case # 20PRES-0001** - Joel and Rada Portzer apply for a Certificate of Appropriateness for the replacement of 21 existing double-hung wood windows (in different divided light configurations) with double-hung vinyl windows with grilles between the panes of glass (6 on the north side elevation; 13 on the south side elevation; and 2 on the west rear elevation. The front elevation wood windows on the east façade will remain. Applicable standards: [Alteration 1-10]


5. **STAFF REPORTS**

   A. Preservation and Sustainability Collaboration - Update

   B. 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 - Update

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

   A. 2020 Preservation Commission Retreat

7. **ADJOURNMENT**

Next Meeting: TUESDAY, February 11, 2020 at 7:00 P.M. (Subject to change)

The agenda and packet(s) are posted online 48 hours before the respective scheduled meeting at **Preservation Commission Agendas & Minutes**

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at Preservation Commission Questions can be directed to Carlos Ruiz at 847-448-8687 or at cruiz@cityofevanston.org The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible. **Español** - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz en la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible.
2. OLD BUSINESS

A. 1204 Sherman Avenue (L) — App. # 19PRES-245 — Judy and Achim Ashworth apply for a Certificate of Appropriateness to replace the existing double-hung wood windows (other window types include picture, awning and glass block windows) with double-hung PVC clad wood windows. The windows are visible from Sherman Avenue, and the alley at the rear, both public ways. Applicable standards: [Alteration 1-10] [Continued from 11/12/2019, and 12/10/2019] To be continued to February 11, 2020 at the request of the applicant.
2. OLD BUSINESS

Carlos D. Ruiz  
Senior Planner/Preservation Coordinator  
Community Development Department/Planning and Zoning Division  
Lorraine H. Morton Civic Center  
City of Evanston  
2100 Ridge Avenue | Evanston, IL 60201

RE: 2390 Orrington Avenue

Dear Mr. Ruiz,

On behalf of North Shore Builders, we ask that you share this letter with the Preservation Commission. As you and the Commission know, North Shore Builders applied for approval of a single-family residence at 2390 Orrington Avenue in May 2019. This home was to be the final home constructed pursuant to Resolution 13-R-11 “Approving a Plat of Subdivision for 2408 Orrington Avenue, Former Site of Kendall College.” Since the passage of that Resolution by the City Council, North Shore Builders has built 18 homes in conformity with the Resolution and all applicable Evanston codes. As part of the Resolution, North Shore Builders also agreed to save a large Oak tree on what has been identified as Lot 8 of the Subdivision. North Shore Builders also agreed to terminate the alley to Lincoln Street to save that tree, and at the City’s request submitted a new Tree Preservation Plan, ultimately approved by the City Council and the Mayor. As the Commission well knows, the Tree Preservation Plan marked trees as “To Remain”, “To Remain if Possible” and “To Remove.” North Shore Builders has kept all trees marked “To Remain.” At the Commission’s request, North Shore Builders hired a third-party arborist to determine the extent of the root systems for the trees on Lot 8 and to suggest a plan consistent with best forestry practices to retain those trees identified as “To Remain if Possible” on Lot 8. The Commission has received the report from Nels Johnson stating that the best plan to keep two of the three trees marked “to Remain if Possible” was to remove one of trees by cutting down at the stump (not rooting), pruning dead branches, treating the other tree’s root system to strengthen them and constructing a tree protection fence around it. North Shore Builders intends to follow the recommendation of Nels Johnson if permitted to build the single-family residence.

The single-family residence before the Commission is compliant with all zoning requirements, material requirements and those comments we have received from the Preservation Committee. Moreover, the home’s lot coverage is similar or less than most other homes in the applicable District, and the size is similar and, in most cases, smaller than other homes we built in Evanston.

In short, North Shore Builders has custom designed a home and modified it three times at the Commission’s request so that the height, colors, proportion of openings, rhythm of covered porches and architectural design was more visually compatible with adjacent structures and the District. North Shore Builders has made every reasonable effort to preserve as many of the trees approved as “To Remain if Possible” by the City Council and Mayor in 13-R-11. Tonight, North Shore Builders respectfully requests a positive vote on the Certificate of Appropriateness. Thank you for your thoughtful consideration of this matter over these past months.

Respectfully,

[Signature]

Joseph A. Balistreri, VP
2390 Orrington

We’re not asking for any exceptions, we’re just asking to be given the same opportunity and parameters granted to everyone else.

<table>
<thead>
<tr>
<th>Requirement/Request for COA</th>
<th>In Compliance</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning Analysis</td>
<td>✔️</td>
<td>Completed and Approved- Adhered to all setback/lot coverage requirements set by City of Evanston</td>
</tr>
<tr>
<td>Architectural style fit for the community</td>
<td>✔️</td>
<td>Similar to many other Prairie style houses in Evanston. 1318 Isabella, Irving House, 741 Sherman, Charles A Brown House, Frances Willard House, William G. Hempstead House 1833 Ashbury Avenued</td>
</tr>
</tbody>
</table>
| Size/lot coverage compared to neighboring homes | ✔️           | • Lot coverage is the same or less than all other 17 neighboring homes we built. Size is the less than most surrounding homes. Height is the same or less than the surrounding homes.  
• 2350 Orrington- Corner lot/smaller lot/larger house- Lot: 7344 SF, Main Floor: 2168. Lot Coverage, 2188.25 SF - 29.8%(30% is limit)- percentage of impervious material- 40.6%  
• Our Proposed Home at 2390 Orrington- 7975 SF Lot (600+SF larger). 1736 SF Main Floor (332 SF smaller), 2310 SF Max Building Lot coverage: 28.98% (30% is the limit), percent of impervious material- 38.7% (45% is the limit) |
| Materials/Samples                           | ✔️            | Materials/samples provided |
| Tree Protection Plan/Agreement              | ✔️            | • Agreed that Evanston entered into an agreement with North Shore Builders and agreed that 3 of the trees were Keep if Possible. Re planting the homes from 20-18- approved by Mayor in 2011, resolution 13-R-11 to save large Oak.  
• Arborist confirmed the tree extends to the old Kendall College Foundation (at least), which would allow an insufficient buildable area.  
• These trees were NOT marked as “to remain”, if they were the parcel of land would have been replotted with larger lots and higher prices.  
• We have complied with Zoning. Architectural style, size, lot coverage, materials, and are in compliance with the tree protection plan, actually saving 2 of the 3 “remain if possible” trees and have agreed to follow the requirements for tree replacement |
A RESOLUTION

Approving a Plat of Subdivision for 2408 Orrington Avenue,
Former Site of Kendall College

WHEREAS, the City of Evanston, Cook County, Illinois, (the "City") is a
home rule unit of government under the Illinois Constitution of 1970; and

WHEREAS, Article VII, Section 6a of the Illinois Constitution of 1970
confers certain powers upon home rule units, among which are the powers to regulate for
the protection of the public health, safety, and welfare, and

WHEREAS, the power to regulate land use, including subdivisions, is a
legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Smithfield Properties XXXII, LLC ("Smithfield"), seeks to
subdivide the property bounded by Orrington Avenue, Colfax Street, Sherman Avenue,
and Lincoln Street, located in the City and commonly known as 2408 Orrington Avenue,
the former site of Kendall College (the "Subject Property"), which is depicted in Exhibit
A, attached hereto and incorporated herein by reference, into nineteen (19) lots, located
in the City's R1 Residential Zoning District, for future residential development; and

WHEREAS, at its meeting of September 21, 2010, the Preservation
Commission held a public hearing, pursuant to proper notice, to review the proposed
subdivision of the Subject Property, received testimony and made written findings
pursuant Section 2-9-12 of the Evanston City Code of 1979, as amended (the "City
WHEREAS, at its meetings of January 24, 2011, and February 14, 2011, the Planning and Development Committee of the City Council ("P&D Committee") considered and discussed the proposed subdivision of the Subject Property, including the proposed alleyways and protection of trees on the Subject Property, and recommended City Council approval thereof, and

WHEREAS, the City Council has exhaustively considered citizen input and participation, and evaluated economic, zoning, planning, landuse, due process, and other relevant factors in the course of its legislative deliberations regarding this Resolution, and


WHEREAS, The City Council and Smithfield have agreed to modify the proposed subdivision in order to protect an existing oak tree that is located in the original proposed alleyway and that the City Council finds that such revision to the alleyway is minor and does not result in a significant modification to the original proposed subdivision and therefore does not require any further review by the Preservation Commission or the P&D Committee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:
SECTION 1: That the foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: That, pursuant to Title 4, Chapter 13 of the City Code, the City Council hereby approves the Plat of Subdivision, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 3: That Smithfield shall develop and use the Subject Property in substantial compliance with all applicable resolutions and ordinances, its testimony and representations to the Preservation Commission, P&D Committee and the City Council. Exhibit A, the Plat of Subdivision, the Tree Preservation Plan attached hereto as Exhibit B and incorporated herein by reference; and the Public Alley Construction Agreement attached hereto as Exhibit C and incorporated herein by reference.

SECTION 4: That, pursuant to the Tree Preservation Plan, Smithfield shall use commercially reasonable efforts to not remove or damage any trees located in the parkway and indicated with green circles on said Plan during Smithfield's construction of the public alleys. The provisions of this Section 4 shall be effective against Smithfield, but shall not be effective against any subsequent purchaser of a lot or lots for development of a single family home.

SECTION 5: That, pursuant to the Public Alley Construction Agreement and permits issued by the City, Smithfield shall construct the proposed alleys on the Subject Property, as indicated on the Plat of Subdivision.

SECTION 6: That Smithfield shall execute and record a covenant against Lot 8 in the Subdivision granting an option for the benefit of the City to obligate the owner of said Lot 8 to dedicate to the City, for no compensation, that portion of said Lot 8,
as depicted on Exhibit D attached hereto and incorporated herein by reference (the
"Future Dedication Parcel") provided: (a) the oak tree existing on the Future Dedication
Parcel as of the date hereof is removed or is destroyed; (b) the City agrees to improve,
at the City’s sole cost and expense, the Future Dedication Parcel as a public alley; and
(c) the City exercises such option by written notice to the owner of said Lot 8 not later
than three (3) years after the oak tree is removed or destroyed.

SECTION 7: That, within sixty (60) days of the effective date of this
Resolution, Smithfield shall record, at its cost, a certified copy of this Resolution
and all exhibits, with the Recorder of Deeds in Cook County, Illinois.

SECTION 8: That, when necessary to effectuate the terms, conditions,
and purposes of the resolution, "Smithfield" shall be read as "Smithfield’s agents,
assigns, and successors in interest"; provided, however, it shall not be deemed to
include the purchase of a lot or lots for development of a single family home.

SECTION 9: The City agrees that the City will provide Lots 8, 9, 10 within
the Subdivision with services similar in scope and nature to the services provided to the
other lots in the Subdivision.

SECTION 10: That the City Manager or his designee is hereby authorized
and directed to sign any documents necessary to implement this Resolution.

SECTION 11: That this Resolution shall be in full force and effect from
and after its passage and approval in the manner provided by law.
EXHIBIT D

TREE PRESERVATION PLAN

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY
13-R-11

A RESOLUTION

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Former Site of Kendall College

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subdivision of the Subject Property, received testimony and made written findings
pursuant Section 2-9-12 of the Evanston City Code of 1979, as amended (the “City
Code"), that the proposed subdivision met the applicable standards, and recommended City Council approval thereof; and

WHEREAS, at its meetings of January 24, 2011, and February 14, 2011, the Planning and Development Committee of the City Council ("P&D Committee") considered and discussed the proposed subdivision of the Subject Property, including the proposed alleyways and protection of trees on the Subject Property, and recommended City Council approval thereof; and

WHEREAS, the City Council has exhaustively considered citizen input and participation, and evaluated economic, zoning, planning, land use, due process, and other relevant factors in the course of its legislative deliberations regarding this Resolution; and

WHEREAS, at its meetings of February 14, 2011, February 28, 2011, March 14, 2011 and March 28, 2011, the City Council considered and adopted the records and recommendations of the P&D Committee,

WHEREAS, The City Council and Smithfield have agreed to modify the proposed subdivision in order to protect an existing oak tree that is located in the original proposed alleyway and that the City Council finds that such revision to the alleyway is minor and does not result in a significant modification to the original proposed subdivision and therefore does not require any further review by the Preservation Commission or the P&D Committee,

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SECTION 9: The City agrees that the City will provide Lots 8, 9, 10 within the Subdivision with services similar in scope and nature to the services provided to the other lots in the Subdivision.

SECTION 10: That the City Manager or his designee is hereby authorized and directed to sign any documents necessary to implement this Resolution.

SECTION 11: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.
Attest:

Rodney Greene, City Clerk

Adopted: March 28, 2011
EXHIBIT A

PLAT OF SUBDIVISION
EXHIBIT B

TREE PRESERVATION PLAN
PARKWAY TREE SUMMARY

TR EES TO BE PROTECTED: 24
TR EES TO BE REMOVED: 2
TOTAL TREES: 26
EXHIBIT C

PUBLIC ALLEY CONSTRUCTION AGREEMENT
PUBLIC ALLEY CONSTRUCTION AGREEMENT

This Public Alley Construction Agreement (this "Agreement") is made as of May 25, 2011, by and between Smithfield Properties XXXII, L.L.C., an Illinois limited liability company ("Developer") and the City of Evanston, an Illinois home rule municipality (the "City").

RECITALS

A. Developer owns that certain block of property in the City of Evanston bounded by Lincoln Avenue, Orrington Street, Colfax Street, and Sherman Avenue which is legally described on Exhibit A attached hereto (the "Block").

B. Developer applied to the City for a Subdivision of the Block, known as the Evanston Homes Resubdivision (the "Subdivision"). The City approved the Subdivision on March 28, 2011. Developer recorded the Subdivision with the Cook County Recorder of Deeds on May 18, 2011 as Document Number 1113834038.

C. The Subdivision includes a dedication of a new public alley (the "Alley"). The Developer and the City have agreed that the Alley will not connect to Lincoln Street but instead the Alley will dead-end 35 feet south of the south line of Lincoln Street. The land which is the continuation of the Alley to Lincoln Street is part of Lot 8 ("Lot 8") in the Subdivision (such portion of Lot 8 referred to as the "Future Dedication Parcel").

D. The Developer is responsible for paying for and constructing the improvements to the Alley in accordance with plans and specifications approved by the City (the "Plans").

E. The Developer agrees to execute and record a covenant against Lot 8 (the "Lot 8 Covenant") granting an option for the benefit of the City to obligate the owner of Lot 8 to dedicate to the City, for no compensation, the Future Dedication Parcel provided:
(a) the oak tree existing on the Future Dedication Parcel as of the date hereof is removed or is destroyed, (b) the City agrees to improve, at the City’s sole cost and expense, the Future Dedication Parcel as a public alley; and (c) the City exercises such option by written notice to the owner of Lot 8 not later than 3 years after the oak tree is removed or destroyed.

NOW, THEREFORE, in consideration of the mutual promises and agreements herein contained and other good and valuable consideration, Developer and the City covenant and agree as follows:

1) **Construction of the Alley.** Developer covenants and agrees to construct the Alley at Developer’s sole cost and expense in accordance with the Plans. Subject to the approval of the Plans by the City, Developer will promptly commence construction of the Alley and diligently proceed to complete such construction, provided that Developer covenants to complete construction of the Alley in accordance with the Plans not later than two (2) years after the date the City approves the Plans.

2) **License to Construct Alley.** The City hereby grants Developer, and Developer’s contractors, a license to construct the Alley in accordance with the Plans.

3) **Insurance.** Developer, at its sole cost and expense, shall maintain and keep in effect and shall cause its contractor’s to maintain and keep in effect, comprehensive commercial general liability insurance in the minimum amount of $2,000,000, covering, without limitation, any liability for personal injury, bodily injury (including, without limitation, death) and property damage arising out of Developer’s acts or omissions in connection with the construction of the Alley. All general liability policies of insurance required herein shall name the City as an additional insured.

4) **Certificate of Completion.** Developer shall request from the City a certificate of completion ("Certificate of Completion") upon the completion of the Alley in accordance with the Plans. Within forty-five (45) days after receipt of a written request by Developer for a Certificate of Completion, the City shall provide Developer with either the Certificate of Completion or a written statement indicating in adequate detail how Developer has failed to complete the Alley in conformity with the Project, or is otherwise in default, and what measures or acts will be necessary, in the opinion of the City, for Developer to take or perform in order to obtain the Certificate of Completion. The Certificate of Completion shall be in recordable form, and shall, upon recording, constitute a conclusive determination of satisfaction and termination of the covenants in this Agreement with respect to Developer’s obligations to construct the Alley.

5) **Building Permits.** The City shall have no obligation to issue a building permit for a single family home to be constructed on the Block until: (a) the issuance of the Certificate of Completion and (b) the Developer has executed and recorded with the Cook County Recorder of Deeds the Lot 8 Covenant against Lot 8.
6) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

7) Counterparts. This Declaration may be executed in counterparts, each of which upon such execution shall be deemed an original.

[Signatures on following pages]
SIGNATURE PAGE

Developer and the City have caused this Agreement to be executed and delivered as of the date first above written.

Developer:
Smithfield XXXII, L.L.C., an Illinois limited liability company

HARRIS MANAGEMENT, LTD.
By: 
Name: W. Harris Smith
Its: A Manager

NORWOL CORPORATION
By: 
Name: Robert Buono
Its: A Manager

The City:
City of Evanston, a home rule unit of local government located in Cook County, Illinois

By: Wally Bobkiewicz
Name: Wally Bobkiewicz
Its: City Manager

Approved as to form:

W. Grant Farrar
Corporation Counsel
STATE OF ILLINOIS)  
) SS 
COUNTY OF COOK)  

LAWRENCE M. GRITTON

I, _______________________, a Notary Public in and for said county, DO HEREBY CERTIFY that _______________________, President of HARRIS MANAGEMENT, LTD, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the use and purposes therein set forth.

GIVEN under my hand and official seal this __th day of ____________, 2011.

__________________________
Notary Public

My Commission Expires: ________________________________________________________________________________________________

STATE OF ILLINOIS)  
) SS 
COUNTY OF COOK)  

LAWRENCE M. GRITTON

I, _______________________, a Notary Public in and for said county, DO HEREBY CERTIFY that _______________________, President of NORWOL CORPORATION, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the use and purposes therein set forth.

GIVEN under my hand and official seal this __th day of ____________, 2011.

__________________________
Notary Public

My Commission Expires: ________________________________________________________________________________________________
STATE OF ILLINOIS  )
COUNTY OF COOK  ) ss.

I, Susanne Hall, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Wally Bobkiewicz, City Manager of the City of Evanston, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such City Manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes there set forth.

GIVEN under my hand and official seal, this 25 day of May, 2011.

[Signature]
Notary Public

My Commission Expires: 10/18/14
EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 19, inclusive, in Evanston Homes Resubdivision, being a resubdivision of Evanston Homes Subdivision, being a subdivision of that part of the Southwest Quarter of Section 7, Township 41 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

Common Address: Block bound by Lincoln Street, Orrington Avenue, Colfax Street and Sherman Avenue

PINs: 11-07-110-015-0000
       11-07-110-016-0000
       11-07-110-017-0000
       11-07-110-018-0000
       11-07-110-019-0000
       11-07-110-020-0000
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       11-07-110-029-0000
       11-07-110-030-0000
       11-07-110-031-0000
       11-07-110-032-0000
       11-07-110-033-0000
       11-07-110-034-0000
       11-07-110-035-0000
EXHIBIT D

FUTURE DEDICATION PARCEL
1. CONTRACTOR SHALL PROTECT EXISTING TREES IN THE PARKWAY DURING CONSTRUCTION TO PREVENT DAMAGE TO PRESERVED TREES.

2. DRIVEWAYS AND SIDEWALKS TO BE REMOVED FROM THE PARKWAY PRECAUTIONS SHALL BE MADE WHEREVER POSSIBLE TO ENSURE SUCCESSFUL TRANSPLANTS. SPECIAL TECHNIQUES SHALL BE USED, AS DESCRIBED IN THE MANUAL OF SPECIAL GUIDELINES, TO ENSURE SUCCESSFUL TRANSPLANTS.

3. EXISTING ON-SITE TREES TO REMAIN IF POSSIBLE. IF THIS IS NOT POSSIBLE, THOSE EXISTING TREES THAT ARE HEALTHY, OF DESIRABLE TREE STANDS OR OTHER NATURAL SITE AS TO WHETHER DESIRABLE TREE STANDS OR OTHER NATURAL

4. EXISTING TREES TO REMAIN If this is not possible, those existing trees that are healthy, of desirable tree stands or other natural site as to whether desirable tree stands or other natural

5. ALL TREES SHALL BE AMPLY PROTECTED AGAINST INJURY OR DISFIGUREMENT SHEDS SHALL NOT BE PLACED WITHIN SIX INCHES (6") OF ANY TREE, AND

6. 6. SATISFACTORY TO THE DIRECTOR OF PUBLIC WORKS . . . 7-2-5-10(A) BY SUITABLE BOXES OR OTHER PROTECTIVE DEVICES AND IN A MANNER

7. CONSIDER FERTILIZER/VERTICAL MULCH PROGRAM (HEALTH STIMULATOR - INHIBITS SHOOT GROWTH - BETTER WITHSTAND STRESS)

8. -TREAT WITH GROWTH REGULATOR CAMBISTAT

9. -PRUNE DEADWOOD

10. -INSTALL PROTECTION FENCING

11. -ROOT PRUNING BY LICENSED ARBORIST

12. 6. TOTAL TREES:                    26 TREATMENT PLANNED FOR EACH PROJECT FOR THE SUCCESSFUL TRANSPLANTATION OF TREES.

13. TOTAL TREES: 26

14. TREES TO BE REMOVED:       2 TREES TO BE PROTECTED: 24

15. PARKWAY TREE SUMMARY

16. TREES TO BE PROTECTED: 24 TREES TO BE REMOVED: 2

17. TOTAL TREES: 26

18. PARKWAY TREE SUMMARY

19. TOTAL TREES: 26
CITY COUNCIL

ROLL CALL – PRESENT:

Alderman Holmes       Alderman Fiske
Alderman Tendam       Alderman Braithwaite
Alderman Grover       Alderman Wynne
Alderman Rainey       Alderman Wilson
Alderman Burrus       

A quorum was present.

PRESIDING: Mayor Elizabeth B. Tisdahl

The OFFICIAL REGULAR MEETING of the City Council convened at 7:23 P.M. after the Roll Call and a quorum was present.

Mayor Proclamations and Public Announcements:

Mayor Tisdahl made the following Proclamations:
National Fair Housing Month, April 2011
National Public Health Week, April 7-13
Shore Community Services 60th Anniversary, April 9, 2011

Introduction of Dwight Hohl as Fire Division Chief of Life Safety Services was accomplished by Chief Klaiber Evanston Fire Department. Chief Klaiber gave a brief statement concerning Chief Hohl’s fitness for the job as he apologized for not formally introducing the Chief earlier.

Chief Klaiber announced the Promotion of Office for Geoff Block to Fire Division Chief of Training and Administrative Services. After giving a short background of his accomplishments, the City Clerk administered the Oath of Office to the New Chief.

City Manager Public Announcements and Presentations
Presentation by William Geiger, President and CEO of McGaw YMCA, gave a short power-point presentation of the 125th year of service to the community. He pointed out that there are two “Y’s” in Evanston, YMCA and the YWCA. He wanted to provide a clear understanding of what the YMCA in Evanston is all about. He
also stated the YMCA will now be known as the “Y”.

Environmental Hall of Fame Award was presented by Ms. Deborah Vercondon, for Evanston creating a sustainability project. She then named a few of the accomplishments that qualified the City of Evanston for receiving the Hall of Fame recognition. The plaque was presented to the Mayor.

**Communications:**

City Clerk Greene announced the closing of early voting on this Thursday, March 31, 2011. He also stated the April 5, 2011 Election Day will have polling places open from 6 am-6 pm.

**Citizen Comment**

The following persons spoke on P1 & P2

Attorney Douglas R. Cannon spoke on behalf of Padma Rao and B.K. Rao and Their question in light of the Environmental Hall of Fame Award, how can the City of Evanston considering destroying 24 or more mature trees. Give some thought when you decide the fate of these trees was his remarks as he concluded by saying, “an award without true action, is no reward at all”.

Leigh Skinner, 1123 Noyes St stated she has a Master degree in Elm Trees and she stated it is less expensive to inoculate than to cut down the trees. She asked the Council to vote for option 1 tonight.

Virginia Mann, 3004 Normandy Place stated Evanston has have a long history of preserving trees, and that the economics of tree inoculations outweigh the cutting them down and to vote for option 1.

**Affordable Housing supporters**

Jill Willis, 8938 Forestview Rd. stated she was very pleased with the City’s decision to address the issue of affordable housing. She is upset with the non-Evanston entity that has control of the funds who do not include the Evanstonian contractors to participate in the project.

Keith Banks, 2125 Washington St. stated he was upset that the CHODOS were not given an opportunity to participate in the rehab and rebuilding of the houses in Evanston. The outside developer was not required to be partners with the Evanston developers, and contractors, and need to be a fairer distribution of the wealth.

Ben Johnson, 708 Washington St. spoke for the Evanston Minority Business Consortium, Inc. he then introduced members of the Consortium and invited all to Attend their meetings that are held on every Saturday morning.

**Person(s) speaking on item A5**

Robert Buchanan, 914 Brown Ave. stated the reason for him being here was to voice his opposition to the paving project. His reasons were: 1) It would increase traffic flow; 2) It is an unnecessary expense to the City and the residents.
Kevin O’Connor, 1227 ½ Isabella spoke on how to solve the budget deficit of the City of Evanston: 1) Take the $400,000 in the City Manager’s contingency fund; 2) Dismantle the 311 Center (which cost $611,000) This would reduce the City’s Deficit by $200,000 + or -. There are many inconsistencies in the City Manager’s proposed budget from last week.

Junad Rizki, 2262 Ridge stated the proposed budget seminars is a total waste of time and energy on the City staffs efforts as well as the citizens. He stated the Council should look carefully at all the spending strategies of the City.

SPECIAL ORDER OF BUSINESS

Mr. Steve Griffin, Director of Community and Economic Development introduced the staff members of the various divisions of the Department: Sarah Flax, CDBG Grants Administrator, Jolene Saul, Housing Specialist with NSP2, Mary Ellen Pool, Housing Planner.

Sarah Flax stated the meaning of Affordable Housing is a family of modest means who are likely to spend more than 30% of gross income on housing. She gave an overview of what the Department division are involved in.

Mayor Tisdahl thanked Mrs. Flax for helping to bring the $18,000,000 for the NSP2 program.

Ms. Jolene Saul presented the NSP2 prospective as trying to stabilize the communities that were hardest hit by the foreclosure issues. She gave her report explaining what has occurred since the funds were received. She also stated the five units that have been started will be completed by this summer/fall.

Ms. Mary Ellen Pool manages the Federal Home Program and the Local Federal Housing Fund which are the two main funds used for housing in Evanston. These funds are used to assist homeowners with rehab and they have also partnered with Interfaith who supplies counseling to affected families of foreclosures and homelessness.

Questions and Concerns

1) You stated in your presentation that the houses that already begun repairing will be completed this summer or is it next summer?  
   Answer: Those houses will be completed this summer.

2) How soon will the house next to mine have the work started again, and when will it be completed?  
   Answer: Work will begin hopefully next week and it will take a number of months to complete. The house came with a lot of challenges and we jokingly said it came with an amenity a skate
park in the living room with a warped floor.

3) Please expand on how the marketing and looking for these subcontractors.

Answer: The City has done the following:

- qualifies as many contractors or businesses as possible after receiving their paperwork
- Evanston businesses, Women owned as well
- Compiled a list of 200 businesses and most are Evanston businesses
- Give priority to the Evanston businesses
- Using geographic data Evanston contractors are considered first, especially Evanston Section 3
- They run adds, send out complete packets and try other ways to inform the businesses and contractors

(NonLatinText)

(Affordable Housing Update)

Affordable Housing is one of the 13 City Council goal areas. Affordable Housing is defined as rental and ownership housing that is affordable for households of modest means and who, based on local housing market conditions, are likely to spend more than 30% of gross income on housing.

For Action

Items not approved on Consent Agenda

(A3.1) Approval of Contract Award for the Crown Park Phase I and Phase II Environmental Site Assessment and Preliminary Geotechnical Engineering Services to Environmental Protection Industries (RFP 11-53)

Staff recommends City Council approval of a contract award for the Crown Park Phase I and Phase II Environmental Site Assessment and Preliminary Geotechnical Engineering Services to Environmental Protection Industries (EPI) (16650 South Canal, South Holland, IL) at a total cost of $7,510. This study is to determine if potential environmental concerns exist on the property, evaluate those concerns, and conduct preliminary geotechnical investigations to determine potential foundation systems for a new Crown Center prior to releasing an RFP to prequalified vendors. Funding will be provided by Capital Improvement Program Account #415555, with a budget of $143,000.

For Action

(A3.2) Approval of Contract Award for Crown Market Validation and Financial Feasibility Study to HVS Convention, Sports & Entertainment Facilities Consulting (RFP 11-59)

Staff recommends City Council approval of a contract award for the Crown Market Validation and Financial Feasibility Study to HVS Convention, Sports & Entertainment Facilities Consulting (205 West Randolph, Suite 1650, Chicago, IL) at a total cost of $49,500. This study is to validate the market feasibility and financial strategy of the proposed project prior to releasing an RFP to prequalified vendors.
For Action  
(A3.4) Approval of Three Year Schedule for Public Elm Tree Injection Program
Staff recommends that the City Council approve a three-year schedule for the Elm Tree Injection Program. At the November 22, 2010 Council meeting approving the FY2011 budget, staff was directed by Council to include all public elm trees above 10” diameter, thus adding 840 additional trees. At that time, a report was requested by Council to outline how the additional trees would be added to the program.

For Action  
(A3.7) Approval of Purchase of Recycling Containers from Wausau Tile, Inc., (Bid 11-68)
Staff recommends City Council approval of a purchase in response to Bid 11-68 of 350 recycling containers for the business districts and 75 recycling containers for athletic fields from Wausau Tile, Inc. (Wausau, WI 54402) in the amount of $89,750. Funding for this work will be from the Energy Efficiency and Conservation Block Grant which has budgeted $90,000 for this project.

For Action  
(P2) Ordinance 11-O-11: Accepting the Dedication of Public Alleys as a Product of Approval of a Plat of Subdivision for 2408 Orrington, the Former Site of Kendall College
As indicated in the memorandum summarizing Resolution 13-R-11, proposed resubdivision for 2408 Orrington, City staff has discussed the remaining issues about the Plat of Resubdivision for 2408 Orrington with the owner’s attorney. An alternative Resolution has been prepared for consideration dated March 22, 2011. If the alternative resolution is approved, then this ordinance needs to be amended to mirror the revised language in the approved resolution. Staff recommends approval of Ordinance 11-O-11, including the enclosed Alternative Proposed Alley Plan (Exhibit B to 11-O-11). This item was held in Committee on January 24, 2011, and was introduced at the February 14, 2011 City Council meeting.

For Action

CONSENT AGENDA

(M1) Approval of Minutes of the Regular City Council Meeting of March 14, 2011
ADMINISTRATION & PUBLIC WORKS COMMITTEE

(A1) City of Evanston Payroll through 3/13/11 $2,462,035.56

(A2) City of Evanston Bills FY2010/11 through 3/29/11 $1,209,762.82
City of Evanston Bills FY2011 through 3/29/11 $906,275.92

(A3.3) Approval of 2011 Special Events Calendar
Staff recommends City Council approval of the 2011 calendar of special events, contingent upon compliance of all requirements as set forth by the Special Event Policy & Guidelines, with the exception of one new proposed event: Women’s TK9 Race. The Special Events Committee requires further discussion with the Women’s TK9 Race event coordinator and will provide a recommendation for this event at a later date.

For Action

(A3.5) Approval of Contract award for 2011 MFT Street Resurfacing Program to Schroeder Asphalt Services (Bid 11-85)
Staff recommends City Council approval of a contract in response to Bid 11-85 to award the 2011 MFT Street Resurfacing Contract to Schroeder Asphalt Services (P.O. Box 831, Huntley, IL) in the amount of $693,865.90. Funding for this work will be from Motor Fuel Tax Funds. The budgeted amount is $1,000,000.

For Action

(A3.6) Approval of Estimated Annual User Charge for 2011 with the Metropolitan Water Reclamation District of Greater Chicago for Disposal of Sludge Generated as Part of the Water Treatment Process
Staff recommends City Council approval of the Estimated Annual User Charge for 2011 with the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for Disposal of Sludge generated as part of the water treatment process in the amount of $300,958.19. Ten payments of $30,095.82 will be made beginning March 1 and ending on December 1, 2011. Funding for this work will be from the Water Fund, Account 7110.62420. This account has a budget of $387,345 specifically allocated for MWRDGC sludge disposal fees.

For Action

(A4) Resolution 16-R-11: Authorizing the City Manager to Execute the Easement Agreement with Sunesys L.L.C. for the Installation of Dark Fiber Optic Cable
Staff recommends that the City Council adopt Resolution 16-R-11 to grant a utility easement to Sunesys L.L.C. for the installation of Dark Fiber Optic Cable in the public right-of-way. The local Sunesys office is located at 18 West 140 Butterfield Road, 15th floor, Oakbrook Terrace, IL, 60181. No City funding is
required for this fiber optic cable installation. Sunesys will be assessed a utility easement fee of $5 per square foot for 13,800 square feet, for a total fee of $69,000 to be deposited into Right-of-Way account 2630.52126.

For Action

(A5)Ordinance 19-O-11: Special Assessment #1506 Alley Paving Project – North of Main Street, East of Grey Avenue
Staff recommends approval of proposed Ordinance 19-O-11 by which City Council would authorize paving of the alley north of Main Street, east of Grey Avenue through the Special Assessment Process. Funding for this work will be 50% special assessment funds and 50% by home owners to be collected over a period of ten years. The City’s share ($130,707.35) will be paid by the special assessment fund 6365.65515. This ordinance was introduced at the March 14, 2011 City Council meeting. This ordinance was introduced at the March 14, 2011 City Council meeting. This ordinance was introduced at the March 14, 2011 City Council meeting.

For Action

(A6)Ordinance 20-O-11: Special Assessment #1507 Alley Paving Project – North of Brummel Street, East of Callan Avenue
Staff recommends approval of proposed Ordinance 20-O-11 by which City Council would authorize paving of the alley north of Brummel Street, east of Callan Avenue through the Special Assessment Process. The estimated total special assessment cost of paving the alley is $61,150.10. The City’s share is $45,862.57 which is 75% of the total cost due to the adjacent CTA property on the north side of the proposed alley paving project. It has been the City’s practice to fund the share of public agencies. Funding for this work will be 75% special assessment funds and 25% by home owners to be collected over a period of ten years. The City’s share ($45,862.57) will be paid by the special assessment fund 6365.65515. This ordinance was introduced at the March 14, 2011 City Council meeting.

For Action

(A7)Ordinance 21-O-11: Amending City Code Section 3-5-6-(Y) Class Y Liquor Licenses, to Regulate Wine Tastings and Permit Sales of Warm Beer
Local Liquor Commissioner recommends City Council adoption of Ordinance 21-O-11, Amending City Code Section 3-5-6-(Y) Class Y Liquor Licenses, to Regulate Wine Tastings and Permit Sales of Warm Beer. The proposed ordinance will permit licensees to charge for wine tastings and to sell warm beer in no more than 10% of their stores. The proposed amendments conform to state statute. This ordinance was introduced at the March 14, 2011 City Council meeting.

For Action
PLANNING & DEVELOPMENT COMMITTEE

(P1) Resolution 13-R-11: Approving a Plat of Subdivision for 2408 Orrington Avenue, Former Site of Kendall College
Resolution 13-R-11 was tabled by the City Council on February 28 and March 14, 2011 to allow more discussions between the property owner's attorney and the City. Based on these discussions staff presents the Resolution 13-R-11 dated March 22, 2011, which differs from that which was on the floor at the March 14, 2011 Council meeting. This alternate resolution represents staff’s best attempt at further negotiation of the outstanding issues regarding the proposed subdivision with the developer’s counsel.
For Action

HUMAN SERVICES

(H1) Ordinance 5-O-11 Amending Title 7, “Public Ways” Chapter 8, “Trees and Shrubs” to Add Section 8, “Tree Preservation
Staff recommends approval of language modifications to the proposed Tree Preservation Ordinance 5-O-11 as approved by the Human Services Committee on March 7, 2011. The proposed ordinance has been revised since the January 24, 2011 City Council meeting to reflect concerns from the Public Works, Community and Economic Development, and Utilities Department Directors. This ordinance was introduced at the March 14, 2011 City Council meeting.
For Action

OTHER COMMITTEES

(O1) Resolution 22-R-11: Mayor Pro Tem Schedule for Remainder of 78th City Council
Staff recommends consideration of Resolution 22-R-11 setting forth a proposed schedule of Mayor Pro Tem appointments for rest of the term of the 78th City of Evanston City Council.
For Action

(O2) Resolution 21-R-11: Approving Release of Certain Closed Session Minutes
Recommend approval of Resolution 21-R-11 approving release of the closed session meeting minutes listed on Exhibit A and determining that a need still exists for confidentiality as to the minutes on Exhibit B. Minutes to be released in whole from 2000 through 2002 will be available on the City’s Transparency Web
pages on Tuesday, March 29, 2011. Minutes to be released from later years will be made available as soon as possible. Minutes to be released total 108 meetings and are listed below by year.

2000: 20 sets of minutes
2001: 19 sets of minutes
2002: 19 sets of minutes
2007: 19 sets of minutes
2008: 18 sets of minutes
2009: 12 sets of minutes
2010: 1 set of minutes

For Action

APPOINTMENTS

(AP1) For Appointment to:
Library Board          Margaret Lurie

(AP2) For Reappointment to:
Sign Review and Appeals Board  Susan Felts

Motion made and seconded to approve Consent Agenda. A roll call resulted in a 9-0. The Consent Agenda was approved.

Items for discussion not approved on Consent Agenda:

(A3.1) Approval of Contract Award for the Crown Park Phase I and Phase II Environmental Site Assessment and Preliminary Geotechnical Engineering Services to Environmental Protection Industries (RFP 11-53)

Staff recommends City Council approval of a contract award for the Crown Park Phase I and Phase II Environmental Site Assessment and Preliminary Geotechnical Engineering Services to Environmental Protection Industries (EPI) (16650 South Canal, South Holland, IL) at a total cost of $7,510. This study is to determine if potential environmental concerns exist on the property, evaluate those concerns, and conduct preliminary geotechnical investigations to determine potential foundation systems for a new Crown Center prior to releasing an RFP to prequalified vendors. Funding will be provided by Capital Improvement Program Account #415555, with a budget of $143,000.

For Action
Alderman Holmes motioned for approval and it was seconded. Question asked was do we have the staff to conduct this type of study, and the answer was no. A roll call was conducted with a result of 9-0 and the motion passed.
(A3.2) **Approval of Contract Award for Crown Market Validation and Financial Feasibility Study to HVS Convention, Sports & Entertainment Facilities Consulting (RFP 11-59)**

Staff recommends City Council approval of a contract award for the Crown Market Validation and Financial Feasibility Study to HVS Convention, Sports & Entertainment Facilities Consulting (205 West Randolph, Suite 1650, Chicago, IL) at a total cost of $49,500. This study is to validate the market feasibility and financial strategy of the proposed project prior to releasing an RFP to prequalified vendors. Funding will be provided by Capital Improvement Program Account #415555, with a budget of $143,000.

**For Action**

Alderman Holmes motioned for approval with a second. Roll call was conducted with a 9-0 result and the motion passed.

(A3.4) **Approval of Three Year Schedule for Public Elm Tree Injection Program**

Staff recommends that the City Council approve a three-year schedule for the Elm Tree Injection Program. At the November 22, 2010 Council meeting approving the FY2011 budget, staff was directed by Council to include all public elm trees above 10” diameter, thus adding 840 additional trees. At that time, a report was requested by Council to outline how the additional trees would be added to the program.

**For Action**

Alderman Holmes stated this was brought to Council for further discussion because it was not settled in committee. A motion and a second was made to approve option 1. Roll call was conducted with a 7-2 result to approve. The motion passed and Aldermen Burrus and Holmes voted no.

(A3.7) **Approval of Purchase of Recycling Containers from Wausau Tile, Inc., (Bid 11-68)**

Staff recommends City Council approval of a purchase in response to Bid 11-68 of 350 recycling containers for the business districts and 75 recycling containers for athletic fields from Wausau Tile, Inc. (Wausau, WI 54402) in the amount of $89,750. Funding for this work will be from the Energy Efficiency and Conservation Block Grant which has budgeted $90,000 for this project.

**For Action**

Alderman Holmes began her talk of this item by directing the attention to the screen to see the proposed recycle bins. The Mayor called for a motion since there was not one made previously and it was seconded. Roll call was conducted with the result of 9-0. The motion passed.

(P2) **Ordinance 11-O-11: Accepting the Dedication of Public Alleys as a Product of Approval of a Plat of Subdivision for 2408 Orrington, the Former Site of Kendall College**
As indicated in the memorandum summarizing Resolution 13-R-11, proposed resubdivision for 2408 Orrington, City staff has discussed the remaining issues about the Plat of Resubdivision for 2408 Orrington with the owner’s attorney. An alternative Resolution has been prepared for consideration dated March 22, 2011. If the alternative resolution is approved, then this ordinance needs to be amended to mirror the revised language in the approved resolution. Staff recommends approval of Ordinance 11-O-11, including the enclosed Alternative Proposed Alley Plan (Exhibit B to 11-O-11). This item was held in Committee on January 24, 2011, and was introduced at the February 14, 2011 City Council meeting.

**For Action**

Alderman Rainey removed the item from the table during Consent Agenda and she asked for an alternate plan for the concern of the tree issues on the property. The tree preservation plan of the Ordinance protects the tree under the alternative resolution and the motion received a second. Roll call vote was conducted with a 9-0 vote to approve the newly amended Ordinance. The motion passed.

**Call of the Wards**

Ward 5 – Alderman Holmes stated she and the Mayor attended a workshop at Family Focus where 98 young men were in attendance (this program was hosted by Delta Sigma Theta Sorority). She also encouraged everyone to stop by Firehouse #1 to view a photograph that was signed by all of the neighbors and presented to the Station on Saturday.

Ward 6 – Alderman Tendam announced the openings of the “Mighty Twig” and the “Childcare Network” this past weekend.

Ward 7 – Alderman Grover welcomed Alderman Braithwate, and announced her and Alderman Tendam are joining the Central St. Neighbors on Thursday to discuss matters that relate to the neighborhood. On April 13th will be a summit on distracted driving at the Evanston Township High School from 2:30 to 5:30 pm (room N112).

Ward 8 – Alderman Rainey announced the intention of Utilities as of April 1, 2011 they will be cutting off all customers who are delinquent in their payments. The 8th ward will be hosting the “Starlight Concerts” as well as the “Summer Movie Program”. Also she mentioned the talks with a Gallery and a Movie Theater in the South part of Evanston.

Ward 9 – Alderman Burrus announced her attendance at the “150 kickoff”, and stated she is waiting for submissions of everyone’s best ideas. The not-for-profit organizations are sponsoring the event.
Ward 1 – Alderman Fiske stated she was very happy of the tree resolution. She also thanked the developer for listening to the concerns, as well as the staff’s support and input.

Ward 2 – Alderman Braithwaite thanked the City staff for all of their help in getting acclimated. On Wednesday 30th he will be meeting with the Canal Park Neighbors to get to know their concerns. He stated he will be having a super ward meeting on April 14th at 7:00 pm-9:00 pm at the Levy Center.

Ward 3 – Alderman Wynne announced that the City of Evanston has an Elm tree insurance plan that residents who have Elm trees on their property can apply for. She also mentioned the meeting that she and Alderman Rainey attended concerning the CTA red and purple lines.

Ward 4 – Alderman Wilson had no report.

Motion was made and seconded to convene to Executive Session for discussion of Collective Bargaining and Real Estate. Motion passed 9-0. Meeting was adjourned at 9:25 pm.

Rodney Greene, City Clerk
City of Evanston
### Section A. Required Information (Print) *Refer to the Supplemental Information for guidance [page 7* fifth below].

<table>
<thead>
<tr>
<th>1) Property Address:</th>
<th>FOR STAFF USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>2790 WASHINGTON AVE, EAVANSTON, IL</td>
<td>Application Number:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2) Owner’s Name:</th>
<th>Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH SHORE BLDG INC</td>
<td>2700 PATRIOT DR.</td>
</tr>
<tr>
<td>City: Chicago</td>
<td>Phone: 847.995.7200</td>
</tr>
<tr>
<td>State: IL</td>
<td>Email/Fax: 847.995.7200 @CHICAGO.COM</td>
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<tr>
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<table>
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<th>3) Architect’s Name:</th>
<th>Address:</th>
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<tr>
<td>BSB DESIGN</td>
<td>1540 BURR RD</td>
</tr>
<tr>
<td>City: Evanston</td>
<td>Phone: 847.777.2200</td>
</tr>
<tr>
<td>State: IL</td>
<td>Email/Fax: 847.777.2200 @BSBDESIGN.COM</td>
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<table>
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<th>4) Contractor’s Name:</th>
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<td></td>
<td></td>
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<tr>
<td>City:</td>
<td>State:</td>
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</table>

| 5) Landmark: | Yes | No | *Refer to the Supplemental Information for guidance on page (1) (fifth page below). |

| 6) Within Local Historic District: | Yes | No; |

- Lakeshore
- Neighborhood
- East Evanston
- Apartment Thematic Resources

<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). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.</td>
</tr>
</tbody>
</table>

Check if your project requires: ☐ Special Use ☐ Planned Development → Refer to Supplemental Information on page (1) below. |

Adopted October 19, 2004/Updated December 22, 2017
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.

Construction of single family detached residential that completed the final buildout of the small tract PUD. Per request added covered porch, changed window sizes to be more uniform, & toned down exterior color.

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>
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</thead>
<tbody>
<tr>
<td>[ ] Construction</td>
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<td>[ ] Other:</td>
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<tr>
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<tr>
<td>[ ] New</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>[ ] Replacement</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>[ ] Sign</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>[ ] Awning</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>[ ] Air Conditioning Unit</td>
<td>[ ] Yes [ ] No</td>
<td></td>
</tr>
<tr>
<td>[ ] Relocation</td>
<td>New Address for Relocation:</td>
<td>[ ] Yes [ ] No</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><strong>Facade/Front Porch &amp; Rear Porch Material</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wood Frame</td>
<td>Copper</td>
</tr>
<tr>
<td>Stone</td>
<td>Sheet Metal</td>
</tr>
<tr>
<td>Brick</td>
<td>Other:</td>
</tr>
<tr>
<td>Stucco</td>
<td></td>
</tr>
<tr>
<td>Synthetic Stucco</td>
<td></td>
</tr>
<tr>
<td>Wood Siding</td>
<td></td>
</tr>
<tr>
<td>Aluminum Siding</td>
<td></td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td></td>
</tr>
<tr>
<td>Shingle, Material: <strong>ASPHALT</strong></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
<tr>
<td><strong>Roofing Material</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wood Shingles</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wood Shakes</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Slate</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Clay Tile</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Asphalt Shingles</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Metal Sheet</td>
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</tr>
<tr>
<td>Other:</td>
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<tr>
<td><strong>Chimney Material</strong></td>
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<td>Stone</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Stucco</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Other:</td>
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<tr>
<td><strong>Gutters/Downspouts</strong></td>
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<tr>
<td>Copper</td>
<td><strong>Existing</strong></td>
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<tr>
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</tr>
<tr>
<td>Galvanized Sheet</td>
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<td>Other:</td>
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<table>
<thead>
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</thead>
<tbody>
<tr>
<td><strong>Flashing Material</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Fascias, Soffits, Rakeboards, Trim</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wood</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Metal</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Synthetic Material, Type:</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Other:</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Door Material</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wood</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Metal</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Clad</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Other:</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td><strong>Window Type</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Double Hung</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Casement</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Other:</td>
<td><strong>Existing</strong></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Window Material</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wood</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Aluminum</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Steel</td>
<td><strong>Existing</strong></td>
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<tr>
<td>Other:</td>
<td><strong>Existing</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
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<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Muntins</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Not existing</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>True divided lights</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Simulated divided lights</td>
<td><strong>Existing</strong></td>
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<table>
<thead>
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<th>Proposed</th>
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</thead>
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<tr>
<td><strong>Fences</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wood</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wrought Iron</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Aluminum</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Other:</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Height:</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Length:</td>
<td><strong>Existing</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Terraces, Patios, Decks</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Wood</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Stone</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Brick Pavers</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Concrete Pavers</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Poured Concrete</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Other:</td>
<td><strong>Existing</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Driveway Material</strong></td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Asphalt</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Poured Concrete</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Brick Pavers</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Concrete Pavers</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Crushed Stone</td>
<td><strong>Existing</strong></td>
</tr>
<tr>
<td>Other:</td>
<td><strong>Existing</strong></td>
</tr>
</tbody>
</table>

### Add Other Materials/Alterations
Not Listed Here (Explain and Attach Information As Needed):

- Air Conditioning Unit

### 4) Applicant’s Signature:

Print Name: [Signature]

Date: 10/22/2019

---

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 (1) below]. For Planned Development refer to Supplemental Information [page (1) below].
PROPOSED LOT ENGINEERING PLAN

LOT 8 IN EVANSTON HOMES RESUBDIVISION, BEING A RESUBDIVISION OF EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2011 AS DOCUMENT NUMBER 1113334635 IN COOK COUNTY, ILLINOIS.

ADDRESS: XXX OREGON AVENUE, EVANSTON, ILLINOIS 60201.

TOTAL AREA: (BOUND BY SOLID HEAVY LINES) 7,976 ± SQ. FT.
HOUSE AREA: XXXX S.F.
GARAGE AREA: XXXX S.F.
PATIO/TERRACE/DECKS: XXXX S.F.
SERVICE WALKS: XXXX S.F.
APRON AREA: XXXX S.F.
TOTAL IMPEVIOUS AREA: XXXX S.F.
PERCENTAGE OF IMPEVIOUS AREA: XXX% OF TOTAL AREA

RECORDED
1"=20'

CHRISTIAN-ROGE & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
730 WEST RANDOLPH, 5th FLOOR
CHICAGO, ILLINOIS 60661
(312) 297-2701 & (312) 772-3103

WILLIAM RYAN HOMES
945 N. PLUM GROVE RD., SCHAUMBURG, IL 60173
KENDALL PLACE LOT 8

DRAWN BY: XX
DATE: XX-XX-XX
SCALE: 1"=20'
PROJECT MANAGER: W.A. MYERS
PROJECT: 14-006
SITE PLAN

Lincoln Street

Lot 7
- Existing Two Story Brick & Frame Home
- Proposed Two Story Brick & Frame Home with Attached Garage

Lot 8
- Proposed Principal Structure - 2.5 Stories & 36'-10"

Lot 9
- Existing Two Story Brick & Frame Home

Orrington Avenue

R1 Single Family Residential District
7975 S.F. Total Lot Area
- Max Building Lot Coverage = 30%
  Principal Structure = 2390 S.F.
  Total Proposed = 2390 S.F.
- Max Impervious Coverage = 45%
  = 3560 S.F.
  Total Proposed = 3560 S.F.
- Max Building Height = 2.5 Stories & 36'
  Proposed Principal Structure = 2.5 Stories & 36'-10"
- Parking Spaces = 2 Enclosed, 2 Surface

Kendall Place - Lot 8
3969 Orrington Ave. Evanston, Illinois
RIGHT ELEVATION

NORTH ELEVATION

LINCOLN ST.
SOUTH LEFT ELEVATION
**City of Evanston**  
**ZONING ANALYSIS REVIEW SHEET**

**APPLICATION STATUS:** On Hold   May 09, 2018   **RESULTS OF ANALYSIS:** Compliant

<table>
<thead>
<tr>
<th>Z.A. Number:</th>
<th>18ZONA-0039</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>2390 ORRINGTON AVE</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Joseph Balistreri</td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td></td>
</tr>
</tbody>
</table>

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

**Reviewer:** Carlos Ruiz

**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:**  
New SFR with attached garage

**ANALYSIS BASED ON:**
- Plans Dated: August 8, 2019
- Prepared By: BSB Design
- Survey Dated: August 8, 2019
- Existing Improvements: Vacant

### 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 Front Porch Regulatory Area</td>
<td>Total Paver Area</td>
<td># Open Required Spaces Addtn. to Bldg Lot Cov.</td>
</tr>
</tbody>
</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>Dwelling - SF Detached</td>
<td></td>
<td></td>
<td></td>
<td>Compliant</td>
</tr>
</tbody>
</table>

**Comments:**

**Minimum Lot Width (LF):** 35 ft.  
**USE:** Single Family Detached  
**Comments:**

**Minimum Lot Area (SF):** 7200 sf  
**USE:** Single Family Detached  
**Comments:**

**Dwelling Units:** 1  
**Comments:** Compliant

**Rooming Units:**  
**Comments:** Compliant

**Building Lot Coverage (SF) (defined, including subtractions& additions):** 30%  
**Comments:**

**Comments:**

**Results of Analysis:** Compliant
<table>
<thead>
<tr>
<th>Impervious Surface Coverage (SF, %)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>45%</td>
<td></td>
<td>3122.16</td>
<td>Compliant</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>39.14934169278997%</td>
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</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>Gross Floor Area (SF)</th>
<th>Use:</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Height (FT)</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Front Yard(1) (FT)</th>
<th>Direction: E</th>
<th>Street: Orrington Ave</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>27 ft.</td>
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<td></td>
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</table>

<table>
<thead>
<tr>
<th>Front Yard(2) (FT)</th>
<th>Comments:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Street Side Yard (FT)</th>
<th>Direction: N</th>
<th>Street: Lincoln St</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 ft</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Interior Side Yard(1) (FT)</th>
<th>Direction: S</th>
<th>Comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 ft</td>
<td></td>
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<table>
<thead>
<tr>
<th>Interior Side Yard(2) (FT)</th>
<th>Comments:</th>
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<table>
<thead>
<tr>
<th>Rear Yard (FT)</th>
<th>Direction: W</th>
<th>Comments:</th>
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<tbody>
<tr>
<td>30 ft</td>
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**PARKING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use(1): Single-family Detached</th>
<th>Standard</th>
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<th>Determination</th>
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</thead>
<tbody>
<tr>
<td>2 per dwelling unit (Table 16-B).</td>
<td></td>
<td></td>
<td>2</td>
<td>Compliant</td>
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</tbody>
</table>

Comments: Attached garage accessed from rear alley

Use(2):

Comments:

Use(3):

Comments:

**TOTAL REQUIRED:**

Comments:
<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
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<th>Determination</th>
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<tbody>
<tr>
<td>Handicap Parking Spaces</td>
<td>Sec. 6-16-2-6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access:</td>
<td>Sec. 6-16-2-2</td>
<td></td>
<td></td>
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<tr>
<td>Vertical Clearance (LF)</td>
<td>7'</td>
<td>8 ft</td>
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<tr>
<td>Surfacing:</td>
<td>Sec. 6-16-2-8 (E)</td>
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<tr>
<td>Location:</td>
<td>Sec. 6-4-6-2</td>
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<tr>
<td>MISCELLANEOUS REQUIREMENTS</td>
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<tr>
<td>Requirement (1):</td>
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</tr>
<tr>
<td>6-4-1-9 YARDS (B)1.</td>
<td></td>
<td>3' on front yard, 6' in depth, 24' front yard setback</td>
<td>Compliant</td>
</tr>
<tr>
<td>Comments:</td>
<td></td>
<td>6-4-1-9 YARDS (B)1.Open front porches may extend into no more than twenty-five percent (25%) of the required front yard setback, shall not exceed seven (7) feet in depth, and must maintain a minimum ten (10) foot front yard setback.</td>
<td></td>
</tr>
<tr>
<td>Requirement (2):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
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<td></td>
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</tr>
<tr>
<td>Requirement (3):</td>
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<tr>
<td>Comments:</td>
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</tr>
</tbody>
</table>

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

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

See attached comments and/or notes.

**CARLOS D. RUIZ**  November 8, 2019  
SIGNATURE  DATE
MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

MINUTES EXCERPT

Tuesday, May 14, 2019
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.

Members Present: Robert Bady, Julie Hacker, Ken Itle, Suzi Reinhold, Mark Simon, Diane Williams and Karl Vogel

Members Absent: Elliott Dudnik, Jamie Morris, Sally Riessen Hunt and Tim Schmitt

Staff Present: Scott Mangum, Planning & Zoning Manager

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at: 708 pm with a quorum of seven Commissioners present.

3. NEW BUSINESS


Joseph Balistreri presented the application as follows:

- Proposed 2-story 5 bedroom single family home with attached garage.
- Proposed materials are cedar siding, brick clad wood windows, brick chimney, Andersen E-Series aluminum clad windows, aluminum gutters, wood soffits and wood trim
- Nels Johnson Arborist proposes saving one oak tree, cut the one oak tree not rooted, installing protection fencing, pruning roots, and add chemicals to strengthen the roots, fertilizing the soil and pruning hazardous limbs.
- Three 7-8” oaks could be planted, also plant more than 125% of the caliper of the trees and make up for that tree to be lost.

Commissioner Williams asked for material samples for a very important corner of this development.
**Public Comments**

Ald. Judy Fiske, one of the authors of the Northeast Historic District 20 years ago said the following:

- When plan for subdivision of Kendall College property came to the Preservation Commission, one of the standards asked to review in approving of the plat of subdivision was section 2-8-12 d. preserve and protect the critical features of the streetscape associated with the landmark or area, property, structure, site, or object in the district. That includes the trees. So when the Preservation Commission approved that. It came forward to the Council, and Council approved it as well, based on the same standards.
- The trees are entirely relevant to this discussion. When creating a historic district, not only setbacks or the architecture, but the streetscape, the critical features, the landscaping, the whole feeling and character of the district are taken into consideration.
- Asked the Commission to consider these 200-300 years old oak trees. They are important to the streetscape, climate, health, to the joy of living in this area.
- There is no way that one of those trees that’s at the group of two is going to come down and that the other one won’t be affected.
- This corner stands out and it’s incredibly important to the historic district, and asked the Commission to take some time to think about that.

Nancy Bradt, Julie Dorfman, Camille Blachowicz of 806 Colfax St. Michael Wasielewski of 2380 Orrington Av., Allison Sloan, Barbara Janes of 802 Colfax St., Ted Sykes, and Richard Buchanan of 723 Lincoln St. spoke to save the trees and made the following comments:

- Trees that are fenced, failed 3-4 years because construction. 16’ radius of protection fence must be strictly enforced.
- City Council committed to the Climate Action and Resilience Plan. 200-300 year old oak trees cannot be replaced.
- The Nels Johnson report says that in order to retain the health of the other trees they would have to retain the stump of the tree torn down.
- Looking at the character of Lincoln St. and the neighborhood, is a showcase of Evanston, and preserving it is important for this and future generations. Looking at all the houses built on Orrington Av., there is a uniform setback.
- Concern was expressed about the setback for the proposed house and its substantial massing.
- Illinois’ ecosystem is called an oak savanna, and Oaks are the backbone of that ecosystem. The oak trees currently are only 17 percent of the oak ecosystem of what originally was.
- If the existing tree is a 32 inch diameter Burr Oak, the National Tree Benefit Calculator says that it’s soaking up approximately 5,248 gallons of storm water runoff every year and it’s absorbing about 1,565 pounds of carbon dioxide, and big shade tree lowers the heat effect index about 10-15 degrees underneath.
- Concern about the mass of the proposed house and the impact it would have on the century old oak trees on the lot.
• The Preservation Ordinance Section 2-8-9 (B) 9. Walls of continuity states:…"landscape masses shall form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related." That says those trees need to be saved.
• The 200-300 year old trees; they are the ambiance of the neighborhood. Replacing them with 7 or 8 inch trees is not going to spruce up the neighborhood. Trees die when they lose 40 percent of their root mass. One should not be a foundation closer than 25 foot to a tree, ideally more than 50 feet away.
• The number of trees lost through storm damage and disease is staggering. The canopy is much less than 13 years ago. It would be a shame to lose two more trees. A development should be done carefully without destroying the healthy trees.

Commissions Findings
Commissioner Itle made the following comments:
• The project maximizes bulk, volume and mass.
• Street facades have many types of windows at random.
• Treatment of front entrance on Orrington Av. with an open deck and no covered porch is awkward, but on Lincoln St. is a roofed porch that should have been on the Orrington side. The Lincoln street side almost reads more as the front entrance.
• The proposed house design does not fit the character of the rest of the development where they were very traditional about providing a front entrance with a covered porch.

Commissioner Reinhold made the following comments:
• The Commission needs to see more context of what is going on with the adjacent homes. That information is needed to find out how the standards apply with the heights and proportions and the rhythms of the existing houses.
• Applicant should come back with the streetscape on Lincoln St. and Orrington Av., and provide more documentation on what the Commission is comparing the proposed house to, for the compatibility, height, rhythm and scale.
• There are questions regarding standards 9 and 12 (walls of continuity and original qualities) The fact that the neighborhood has made significant efforts to preserve these trees with past development, that does somehow say that this is a characteristic of this specific lot.

Chair Simon said that the Commission should provide the applicant with guidance.

Commissioner Itle referred to the following standards:
• #3 Windows: a broad mixture of windows, and different groups of windows. It’s kind of a little bit of everything without any apparent reason to how things are distributed.
• # 4 Rhythm of solids to voids: the corner octagonal piece needs further study. That would be quite an expanse of glass compared to the rest of the neighborhood.
• # 6 Rhythm of entrance porches: not compatible with the neighborhood.
• # 7 Relationship to materials and texture: how this particular brick and cedar siding look relative to the environment.
• # 9 and # 10 Landscaping: Walls of continuity and scale. The house is too big for the lot, and the important historic or mature trees that are on the lot; is it really appropriate to maximize the zoning footprint and build to the maximum (2,393 square feet and the proposed is 2,392 square feet).

Chair Simon noted that the City and the developer negotiated the plat of subdivision, and it does say trees on private property will be preserved to the extent feasible. The City didn’t think or wasn’t able to get any restriction.

Scott Mangum said there is a resolution that approved the subdivision of the property and as part of the resolution there is the tree preservation plan; it had three different denotations for trees: existing trees to be removed, existing trees to remain and existing on-site trees to remain if possible.

Chair Simon said there seems to be questions about what the Commission’s authority is. The arborist seems to say that the tree closer to Lincoln St. will be lost. The applicant in his presentation was speaking as if it would be preserved, which obviously is a goal. To him it is a realistic goal to try to improve the protection of that tree, and do everything possible to protect that tree. The siting of the house is such that, it can’t be moved anywhere. Even if the footprint was shrunk a little and it was moved back, it still would be 10-12 feet from the house. What clearly the Commission does not have authority to do is to deprive the applicant of the right to build a house on the property.

Chair Simon said he would be in favor of allowing the applicant to further develop the steps to preserve the tree that is closer to the street. The house could be moved and shrunk a little. However, the house is right against the rear setback already.

Commissioner Itle said the two trees in the middle are at grave risk, no matter what gets build on the site. It is a matter of what is the solution architecturally that is compatible with the neighborhood that at least maximizes the odds that the trees can survive.

Joe Balistreri said the 53 inch oak at the end of the alleys, is less than 12 feet from the other house they built, and it is still standing.

Chair Simon said the consensus in the Commission is that consideration should be given to changes to the house itself. He asked if the applicant has enough guidance to go back and reconsider those issues such as the façade of the house, entrance way and windows.
Commissioner Hacker asked for clarification of the drawings (needed to see the house in relation to the houses next to it). In the photo the house appears really massive, if its mass could be minimized and move it away at least from the closest tree. The Commission has seen street facades with the other houses, and the heights, and being able to compare things.

Commissioner Reinhold said that Carlos Ruiz could work with the applicant. It is a matter of information, how pulling the heights across and documenting that. Carlos Ruiz could provide examples of other applicants that have shown that information.

Chair Simon asked the applicant to bring actual samples of the brick and the other materials, better drawings as to the depictions of the placement (vis-a-vis) like the houses on Lincoln. Commissioner Reinhold asked for an elevation comparison with heights, the front façade solids and voids (windows and proportions).

Commissioner Simon said that the presentation did not include what they would do to preserve the trees. J. Balistreri said that the plan that they passed with Evanston calls for a six foot minimum protection with aluminum fence and a silk fence on the inside (copies available).

Chair Simon said he would prefer consulting with the City’s experts rather than making the Commission come up with its own determination as to the trees protection.

Scott Mangum said that there is a tree protection ordinance that was referenced earlier, that requires a tree protection plan for the construction that would be required. If there is tree removal there is calculations for replacement of the caliper of these trees, at least 125% of what would be replaced. These are ordinance restrictions that work outside the preservation authority.

Chair Simon said the Commission lacks the expertise i.e. what would be adequate to save the one tree? Scott Mangum said that it is outside of his expertise. The Public Works Agency arborist regulates that part of the ordinance. The Commission could consult with them and get more information about what type of plan would be submitted to them for review. Chair Simon said the Commission could report to Ald. Fiske at least on the steps being taken.

Commissioner Itle said the applicant should ask Nels Johnson what is the appropriate setback needed from the northern most tree to be highly confident that it survives the construction. Say to Nels Johnson, we want to save this tree, how much can we build.

Chair Simon said there is a gray area about where the Commission’s purview to approve things stops. It will be taken into account steps that the applicant took to try to strengthen the preservation of the trees.
Joe Balistreri said they would happy to come back with the suggested changes. The City of Evanston arborist is clear that it is impossible to save both trees. They are trying to find a suitable solution by maintaining one of the trees and keep it if possible.

Ald. Fiske said there is language on the subdivision that indicates that the Commission should be thinking about the trees and she would like that to be really clarified. As the City staff is having this discussion, she would be happy to participate in it. It was the City’s expectation that every step would be taken to preserve the trees, and that’s reflected in the documents that were in the resolution that was finally approved. It did not anticipate in taking something down in order to build as big a house as possible.

Commissioner Williams made a motion to continue the application for 2390 Orrington Av. until the June 11, 2019 Commission meeting, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

7. ADJOURNMENT

Commissioner Williams made a motion to adjourn the meeting at 9:38 pm, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully submitted:

Carlos D. Ruiz
Senior Planner/Preservation Coordinator

Next Meeting: TUESDAY, June 11, 2019 at 7:00 P.M. (Subject to change)
EVANSTON PRESERVATION COMMISSION
Tuesday, November 12, 2019, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

MINUTES (EXCERPT)
Members Present:  Elliott Dudnik, Julie Hacker, Sally Riessen Hunt, Ken Itle, Mark Simon, Aleca Sullivan, and Karl Vogel

Members Absent:  Robert Bady, Jamie Morris, Suzi Reinhold, and Tim Schmitt

Staff Present: Scott Mangum, Planning & Zoning Manager
              Carlos Ruiz, Preservation Coordinator

Presiding Member:  Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:11 pm with a quorum of seven Commissioners present.

3. NEW BUSINESS

A. 2390 ORRINGTON AVE. CASE # 18PRES-0147 – Joseph Balistreri applies for a Certificate of Appropriateness for the Construction of a single family residence with attached 2-car garage. Visible from Orrington Ave. and Lincoln St. Applicable standards: [Construction: 1-14, and 16] [Previously reviewed 5/14, and continued to 6/11, and 7/9]

Joseph Balistreri presented the application for building a single family house at 2390 Orrington Ave. Based on the previous Commission’s recommendation; they revised the plans accordingly as follows:
- Reduced the size of the Prairie style house
- Reduced the window sizes and window style discrepancies
- Soften the color red of the cedar lap siding
- The footprint was reduced to accommodate de covered front porch
- Materials: brick on the first floor, lap cedar siding on the second floor
- Clad wood Prairie style casement windows
- 30-year architectural fiber glass roof shingles

Joseph Balistreri showed samples of the building materials. He also discussed the tree arborist report and how far back that old Kendall College foundation went into the lot,
where the root system dies. The recommendation to save one of the trees is to cut one of them down, installing a tree protection fencing around the saved tree, and protecting the root system. The survey shows where the old foundation of Kendall College is. The 2011 subdivision agreement reads saving certain trees ‘if possible.’

Commissioner Itle asked about the proposed setbacks. J Balistreri said 15’ to the north; 24’ front of the porch (east); and 5’ on the south side.

Public Comment:
- Leslie Shad of Natural Habitat Evanston asked the Commission to deny the COA. The 55” 330-year old Bur Oak is not in good shape. Cutting the one tree will cause the other tree to die.
- Andrew Yun of lot 13 expressed concerns with the workmanship of the developer, and the impact of the construction on the trees.
- Ada Yun of 708 Lincoln St. said that the arborist’s report noted that the Bur Oak on the north is healthy, as well as the south Bur Oak. The new foundation will have a major impact on the south Bur Oak. Trees on private properties should be preserved in historic districts and the COA should be denied based on the standards. She had concerns about the proposed dark colors of the house and the fencing.
- Michael Wasielewski of 2380 Orrington said that the trees will be impacted and the look of Lincoln Ave. The proposed materials are too similar to the dark brick color. The Commission had asked the diversity with the types and styles in regard of exterior elevations. The other houses on Orrington have a front yard setback of 28.5’
- Camille Blachowicz of 806 Colfax said that Evanston is an important stop in the migratory bird flyway and the Oak trees are important markers for the birds. Also, ornithological tourism brings revenue to Evanston. And non-one of the heritage trees policies of surrounding communities would allow the removal old these trees.
- Ald. Fiske said that she is one of the authors of the Northeast East Evanston historic district nomination, both the National Register and the City of Evanston. Ald. Fiske said this is the prime site for the block, and the Oak trees are a historic part of the property. Historic districts always consider streetscape and landscape masses, and the general context and character of a district, reason why the Oak trees are important. When Kendall College was there, the tree roots stopped at the foundation. The hope was that a building could be built before the roots could migrate.

Ald. Fiske said that this location gives the opportunity to design a really “cool” house, and not quite as large as the other houses on the block. What it is proposed is too big for the site. Because there is a concern throughout the City of Evanston about of the loss of too many trees on private property, City Council is moving forward to amend the Tree Ordinance to identify heritage trees. As proposed, one of trees would go and the tree that shares the root system will probably go as well. She asked to allow the developer to build something that is
Hugh DuBose, City Attorney, said that as part of the subdivision, the City entered into a tree preservation plan with the developer, an attachment to Resolution13-R-11, contains a site map, coded in red (existing trees to be removed); green (existing tree to remain); and grey (existing tree to remain if possible). City Council added an amendment to the Ordinance, specifying the tree on the ally to be saved. This was adopted on March 28, 2011. Contemporaneously, a Tree Preservation Ordinance was adopted. He noted that this is not part of the Preservation Commission jurisdiction. The Tree Ordinance sets out the rules and regulations for which trees in Evanston, more or less, can be removed in certain situations.

Hugh DuBose said that the Tree Preservation Ordinance is not part of the Preservation Commission jurisdiction. While Ald. Fiske mentioned that there is work going on with the Tree Preservation Ordinance; it has not been discussed whether it is going to be part of the Preservation jurisdiction. H. DuBose said that we cannot rule on legislation that has not been passed. Regarding the standard for review of construction #9, about walls of continuity, there is not a great deal of case law regarding standard #9.

Chair Simon asked if [Resolution 13-R-11] said to save the Oak trees if feasible. H. DuBose said the 3 trees on lot 8 are to be saved if possible, and the one tree on the northeast corner, inside of the sidewalk, is marked to remain if possible. All of the trees in the public right of way are trees that will remain. In regards to the trees at the alley one is to remain and one is to be removed. Chair Simon asked if are there steps to be taken to save a tree if feasible. H. DuBose said, no. Chair Simon said the Tree Preservation Ordinance does not prevent removal of trees on private property, but it might require for certain steps to be taken. H. DuBose said the Preservation Tree Ordinance does not prevent from trees to be removed. Removed trees need to be replaced with a make-up of the same diameter of caliper. There is a process for that and it is with the Public Works Department. This is where our laws sit today.

Chair Simon asked J. Balistreri where were they in the process of protecting the Oak trees. J. Balistreri said:

- They are preserving 3 out of the 4 existing trees with 120% of the caliper
- The City’s arborist provided a list of species of trees the City prefers for planting
- The City arborist has received the action plan for the trees and the Nels Johnson’s (tree expert) letter

Hugh DuBose said that before the developer takes any action, a permit is required under City code 7-8-3.

Commissioner Hacker asked if the design of the house could be modified. J. Balistreri said that if the roots extend too far into the lot, there is nothing really feasible to be built without losing too much money on it. They would have re-platted the subdivision if they
had known the trees could not be removed. They platted the subdivision as is so they could have some return on their investment.

Commissioners’ comments/questions:
- Dudnik: if they maintain the 16’ protection radius from the tree, then the kitchen is out of the floor plans
- Sullivan: move back the setback on Lincoln St. to be more in line with the streetscape on Lincoln St.
- Itle: the developer is maximizing the size and footprint of the house, and saving the trees is an afterthought. The trees are an important landscape feature, defining the wall of the street along Lincoln St. He could not see approving the design, given standard #9.
- Dudnik: asked about the health of the existing trees. Leslie Shad said that the tree on the alley is not doing well. The Red Oak tree at the corner is healthy
- Dudnik: suggested switching the front yard to Lincoln St. Carlos Ruiz said that Zoning assigns the narrower width of a lot as the front yard [facing Orrington].
- Chair Simon: the 70% probability to save the trees would only be an option if a house is not built on the property, which is beyond what the Commission could do since the City agreed in 2011 that a house could be built.
- Vogel: could some kind of a variance or incentive be given to the developer if he keeps all the trees.
- Itle: would like to see a version where setbacks around the trees are maximized, even if there is a zoning variance required for building something to the southwest corner of the lot.
- Chair Simon: asked about zoning variations. Scott Mangum said that minor variations are decided by the Zoning Administrator and appealable to the Zoning Board of Appeals. Major variations are decided by the Zoning Board of Appeals. Both will require a notice. Joseph Balistreri said a zoning variance would not be fair to them financially. If they knew this was the issue, they would have replatted the property and maximized the other lots. They need to build the house unless the City is interested in buying the lot.
- Dudnik: asked if the applicant has any interest in going back and looking at alternatives. J Balistreri said, yes. They came back with a revised design as requested back in May 2019.
- Chair Simon: asked if the house is smaller than before. J. Balistreri said yes, the main floor is 1,736 S.F. and the second floor is 1,918 S.F.
- Sullivan: asked if the house is smaller by making the covered porch part of the house. J. Balistreri said that it was an uncovered porch before. Now the 110 S.F. covered porch counts in the setback. Consequently, the house is 110 S.F. smaller.
- Dudnik: the developer did not explore the alternative to switching the front yard to Lincoln St.
- Chair Simon: by continuing the application by one meeting, and going through the whole Zoning process, is not going to do anything. It would be a different design that will require Zoning approval and several months of work.
- Scott Mangum: under the Commission’s rules, the application can be continued
twice without a presentation, before re-noticing be required. Under the Preservation Ordinance there is a 45-day requirement that the Commission review the application to approve or deny the application without the applicant asking for a continuance.

- Chair Simon: the Commission will continue the application if the applicant so desires, or the Commission could vote tonight, it is up to the applicant.
- Itle: the Commission is looking for a design that protects the 3 large trees on the lot, with a reasonable expectation that the trees will survive the construction process; with whatever setback from those trees would be required to achieve that. Then the house would be designed by the applicant with that in mind. If a Zoning variance is needed to make up for the fact that the setback is larger than required on Lincoln St., then submit the design and the Commission will react to it.
- Carlos Ruiz: at the applicant's request about the process, said that if the Commission were to deny the COA, the applicant has 30 days from the date of the denial to appeal that decision to City Council.

Joseph Balistreri agreed to continue the item for consultation with their legal counsel. Commissioner Dudnik made a motion to continue the case of 2390 Orrington Av. until the meeting of December 10, 2019, seconded by Commissioner Riessen Hunt. The motion passed. Vote: 7 ayes, 0 nays.

7. ADJOURNMENT

Commissioner Dudnik made a motion to adjourn the meeting at 11:30 pm on Tuesday, November 12, 2019, seconded by Commissioner Itle. The motion passed. Vote: 6 ayes, 0 nays.

Next Meeting: TUESDAY, December 10, 2019 at 7:00 P.M. (Subject to change)

Respectfully submitted:

Carlos D. Ruiz
Senior Planner/Preservation Coordinator.
EMAILS FROM NEIGHBORS
Re: 2390 Orrington Ave.

1 message

Sylvia Wooller <sylviajuzwa@gmail.com>  
To: cruiz@cityofevanston.org, erevelle@cityofevanston.org, jfiske@cityofevanston.org

Tue, Oct 29, 2019 at 11:01 AM

To the Historic Preservation Commission and Chair, Mark Simon, c/o Carlos Ruiz, Preservation Coordinator

Re: 2390 Orrington Ave.

This is to submit comments for the Nov. 12 Preservation Commission meeting. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record.

I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes landscape masses. Trees ARE landscape masses, and among the very oldest features in Evanston at 200-230 years old. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. It is no excuse to say the Commission lacks the expertise to manage landscape masses, including trees. If you do not have that expertise, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and don’t replace them with the newest additions in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,

Sylvia Wooller
Preserve both historic Oaks

To the Historic Preservation Commission and Chair, Mark Simon:

Please share my comments to other commission members. I ask you to take steps to preserve both historic Oak trees on the property at 2390 Orrington. These two Oaks have been growing with their roots entwined for the past 200 years. Saving only one puts the other at risk. The Historic Preservation Commission is charged with protecting Evanston's historic heritage, which includes landscape masses.

Please deny the Certificate of Appropriateness.

Roberta Buchanan
918 Hinman Ave., Unit B
Re: 2390 Orrington Ave.
To the Historic Preservation Commission and Chair Mark Simon, c/o Carlos Ruiz, Preservation Coordinator.
This is to submit comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record. I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees, estimated at 200-230 years old.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes "landscape masses". Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully submitted,
Susan and Stephen Shakman

Sent from my iPhone
To the Historic Preservation Commission and Chair Mark Simon,
c/o Carlos Ruiz, Preservation Coordinator

November 6, 2019

Dear Members of the Historic Preservation Commission,

This email is for submission to comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record.

As a 28 year resident of Evanston from the 5th ward, I walk by these trees almost daily and have seen so much of our heritage landscape removed, sometimes for natural causes, sometimes for commercial gain or lack of consideration. Unfortunately, I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both of these heritage trees, estimated at 200-230 years old.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes "landscape masses". Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.

Most Sincerely and Respectfully Submitted,

Judy Koon
To the Historic Preservation Commission and Chair Mark Simon, c/o Carlos Ruiz, Preservation Commission meeting regarding the two oak trees at 2390 Orrington Avenue. I request that my remarks be shared with the Commission Members and Chair Simon, and be part of the city record. I understand the plan of the developer at 2390 Orrington has modified the plans to take out one of the beautiful old oak trees and to leave the other. Unless a high amount of work and experience is put into the job of taking out the tree in question the remaining oak tree would most likely be severely damaged or killed. My ask is that both of the trees are saved. These trees are predicted to be 200-230 years old. Evanston's trees are one of the oldest sites in town so please do not take these out. The Historic Preservation Commission has been placed with the duty of preserving and protecting Evanston's historic heritage, which includes landscape masses. Trees ARE landscape masses and old trees are irreplaceable which is why we should be saving them not cutting them down. Evanston could lead the way to ending Climate Change by not cutting down beautiful, old trees. The Evanston Climate Action Plan specify's the need to have trees in order to save our beautiful Earth. Big old trees produce much more carbon than little weak trees. If your expertise does not stretch into this area then please ask the city for help or add non-voting expertise to your meeting. Protect Evanston's historic nature and trees, and lease do not cut them down in order to build the latest Evanston construction. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,
Audrey Hurd
Citizen of our beautiful Evanston
Re: About the trees at 2390 Orrington
1 message

Scott Mangum <smangum@cityofevanston.org>
To: jalexan801@aol.com
Cc: Judith Fiske <jfiske@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, Leslie Shad <leslieashad@gmail.com>, Robin Rue Simmons <rsimmons@cityofevanston.org>, "Ruiz, Carlos" <CRuiz@cityofevanston.org>

Scott A. Mangum, AICP
Planning and Zoning Manager
City of Evanston
847-448-8675

Thank you for your email, Janet. We will include it in the Preservation Commission packet.

On Tue, Oct 29, 2019 at 4:01 PM <jalexan801@aol.com> wrote:

Dear Mr Mangum and Historic Preservation Commission, I am writing to you about the plans by the owners of the property at 2390 Orrington to remove at least one of the two historic trees living there. I’ve followed the issue of Evanston Citizen’s trying to stop this habit of cutting down trees that have lived here longer than any of us. I loss my city tree within the last couple of years and realized then how important trees are to the beauty of our neighborhood and even more our town as a whole. What may seem like, “what’s the big deal about a tree being removed”, coupled with the new habit to cut trees down on city or private property will eventually be a telling sign of how Evanston’ administrations felt about the character of our town. You are affecting generations to come, which is happening right now!

Lastly, I had 3 pine trees in my backyard which provided shade, hideout for small animals, helped to obstruct the views of my neighbors properties and more. Years ago, one pine tree was removed which left the other 2 trees to fin for themselves. Their appearance has drastically changed since then and not in a good way. Therefore, please deny the certification of appropriateness to the property owners at 2390 Orrington. As a city, we must re think the way we want our city to look. We can’t be "the tree city, without trees, especially older ones. Please read my email at the meeting scheduled for November 12, 2019.

Very Truly Yours,

Janet Alexander Davis
1726 Leland Ave
Evanston
847-475-8423
Homeowner & Citizen for 76 years
Ada Y <adayung@hotmail.com>  
To: "smangum@cityofevanston.org" <smangum@cityofevanston.org>, Carlos Ruiz <cruz@cityofevanston.org>  
Cc: "jfiske@cityofevanston.org" <jfiske@cityofevanston.org>  

Mon, Nov 4, 2019 at 3:31 PM

This is to submit comments for the November 12 Preservation Commission meeting. I ask that my comments be shared with the Commission members and Chair Simon and be part of the city record.

I understand that the developer at 2390 Orrington has modified its plans which includes removal of one of the old oak trees and leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees by having the developer modify the proposed house to allow for adequate variance surrounding all existing trees in that lot.

Old trees are irreplaceable and a focal to the character of Evanston, concepts central to the Commission’s charge. Because it is in a historic district and because streetscapes in districts provide context, it falls within the Commission’s authority to deny the COA based on the standards.

Respectfully submitted,

Ada Yung
708 Lincoln St.
Evanston, IL  60201
Dear Mr. Ruiz,

Please redirect my letter if I should be contacting a different department.

You have been helpful in answering my questions in the past.

My question is: are there any rules or regulations for tree removal on personal property?

I live in a condominium, located on Hamilton and Hinman streets in the Lakeshore Historic District of Evanston.

Upon returning from a trip, I was disturbed to find that our neighbors had cut down three wonderful, large trees from their yard. These trees had been there for many years and were not diseased.

Even trees that are on personal property have an impact on the character of our neighborhood. We chose to move to Evanston in part because of its abundance of trees. Trees carry ecological value beyond the wildlife they shelter. They contribute to the health and beauty of the land. They raise property values. Instead of looking at seasonal foliage and birds, we now look across acres of rooftops, stark facades, and broken attic windows.

The trees that grow around us on parkways and in yards, are part of what makes our town special. Evanston has been designated Tree City USA many times because we love and protect our trees.

Many of these trees were here before the houses that are built next to them. Unregulated tree removal brings to mind the housing developments of the 1960s where land was cleared and homes stood on treeless lots. I believe our city has more respect for its trees.

With diseases threatening our sycamores, elms and other trees, it seems logical to protect the trees that are standing, even those on personal property.
I am familiar with the Historic Evanston COA application for zoning and construction and home renovation. It is understandably strict in order to preserve the integrity of our neighborhood. Surely, there must be some oversite or regulation in place pertaining to the removal of large trees on personal property when they aren't diseased or dangerous to homeowners and renters.

I implore you and your committee to take action against homeowners removing healthy trees. Our trees make Evanston an exceptional place to live. Evanston's trees belong to everyone. Without our beautiful trees, this district will be less than historic.

Thank you for reading my letter. I look forward to your reply.

Evanston resident,
Kimberle Linder
Good Afternoon,

I am submitting the following comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. Please ensure that my comments are shared with the Commission members and Chair Simon, and that they are included in the record.

Please deny the Certificate of Appropriateness to remove one or both trees at 2390 Orrington Avenue. Both of the 200-230 year old trees must be saved. Be aware that removing one of the trees is the same as removing both. This is so because they are spaced so closely that removing one will damage or kill the other—they share a root system. The stress of construction will further hasten the death of the "saved" tree. The reasons to deny the Certificate of Appropriateness are as follows:

First of all, the Historic Preservation Commission is charged with protecting Evanston's historic heritage, which includes "landscape masses". Trees are landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and central to Evanston's character. Character and uniqueness are at the heart of the Commission's charge.
Second, the science is clear that mature trees are critical for both mitigating and helping us adapt to climate change. Evanston's own Climate Action Resilience Plan acknowledges the need to plant and preserve native trees. Big old trees retain many times the carbon, water and pollutants than smaller trees retain. It is incredibly short sighted to remove a big tree.

If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Do not bring the equivalent of Mr. T to Evanston--please deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,

Nancy Sreenan
Treekeeper #1178
To the Historic Preservation Commission and Chair Mark Simon, c/o Carlos Ruiz, Preservation Coordinator:

This is to submit comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record. I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees, estimated at 200 to 230 years old.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes "landscape masses". Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission's charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings.

I can't help but think back to seven years ago when my husband and I were looking for a home. Having visited or driven through many Chicago suburbs through the years, we said one of the top reasons we chose Evanston was because of the beautiful trees. From health benefits to safer neighborhoods, trees truly are valuable. This is a beautiful corner of Evanston, please don't destroy it. Protect these historic trees, they are irreplaceable. Deny the Certificate of Appropriateness. Thank you for your consideration.

Beth Flintoft, Sixth Ward
Fwd: Nov 12 Historic Preservation Committee meeting--2 old growth Oaks
1 message

Scott Mangum <smangum@cityofevanston.org>
To: "Ruiz, Carlos" <CRuiz@cityofevanston.org>

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

---------- Forwarded message ----------
From: Pamela Johnson <jpamjohnson@gmail.com>
Date: Tue, Nov 5, 2019 at 10:48 AM
Subject: Nov 12 Historic Preservation Committee meeting--2 old growth Oaks
To: <smangum@cityofevanston.org>

Due to a developer's wishes, one of the old growth Oaks at 2390 Orrington is up for a decision on demolition.

Since there are two old growth Oaks that are close together, it will certainly affect and probably kill the other Oak. Old growth tree root systems can be 45 feet in length.

In theory, this is the city of trees, but I've seen too many old growth trees that are allowed to be damaged or torn down due to construction.

I request that the request for the Certificate of Appropriateness is absolutely denied.

Please share this email with Claire Simon and the Commission Members and to be part of the City record.

Kind regards,

Pamela Johnson
807 Madison St
Evanston IL 60202
This is to submit comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record. I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees, estimated at 200-230 years old.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes "landscape masses". Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. (See Link and The Morton Arboretum.) If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,
Marie A Cabiya
To the Historic Preservation Commission and Chair Mark Simon, c/o Carlos Ruiz, Preservation Coordinator.

This is to submit comments for the Nov. 12 Preservation Commission meeting regarding the trees at 2390 Orrington Avenue. I ask that my comments be shared with the Commission members and Chair Simon, and be part of the city record. I understand that the developer at 2390 Orrington has modified its plans to remove one of the old oaks and to leave the other. Unless extraordinary steps are taken, the remaining oak is close in space and likely to be severely damaged or killed by the removal of the root system it shares with the removed tree, as well as by the construction. I ask you to save both trees, estimated at 200-230 years old.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes “landscape masses”. Trees ARE landscape masses, and among the very oldest features in Evanston. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. Mature trees are also critical to mitigate, and for us to adapt to, climate change; the Evanston Climate Action Plan highlights the need to plant and preserve native trees. Big old trees retain many times the carbon, and much more water and pollutants, than small trees retain. If you do not have expertise regarding this part of your charge, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and please don’t replace them with the newest construction in Evanston. Deny the Certificate of Appropriateness. Thank you for your consideration.

Respectfully Submitted,
Lin Ewing
1585 Ridge Avenue #103
60201

Please consider the environment before printing this message.
Oaks at 2390 Orrington
1 message

d macdonal <flwrmac@hotmail.com> To: "cruiz@cityofevanston.org" <cruiz@cityofevanston.org>

Mr. Ruiz—

I am asking that my comments be distributed to the HPC committee and become part of the record for the Nov 12 meeting.

I am advocating the saving of both Oaks on this property— 2390 Orrington. Preservation should, and does, include landscape features. I am a 30 year resident and would like to keep Evanston a Tree City.

Douglas Macdonald, 1214 Grant

Sent from my iPhone
Re: About the trees at 2390 Orrington

1 message

Leslie Shad <leslieashad@gmail.com>
To: Scott Mangum <smangum@cityofevanston.org>
Cc: Carlos Ruiz <CRuiz@cityofevanston.org>

Hi Scott, Sorry to say, I sent out a call for people to write to Carlos about the landscape masses at 2390 Orrington. So I believe quite a few people already have written in to Carlos about the trees. I failed to indicate you as a recipient. Sorry for that.

On Oct 29, 2019, at 4:05 PM, Scott Mangum <smangum@cityofevanston.org> wrote:

Thank you for your email, Janet. We will include it in the Preservation Commission packet.

Scott A. Mangum, AICP
Planning and Zoning Manager
City of Evanston
847-448-8675

Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.

On Tue, Oct 29, 2019 at 4:01 PM <jalexan801@aol.com> wrote:

Dear Mr Mangum and Historic Preservation Commission, I am writing to you about the plans by the owners of the property at 2390 Orrington to remove at least one of the two historic trees living there. I’ve followed the issue of Evanston Citizen’s trying to stop this habit of cutting down trees that have lived here longer than any of us. I loss my city tree within the last couple of years and realized then how important trees are to the beauty of our neighborhood and even more our town as a whole. What may seem like, “what’s the big deal about a tree being removed”, coupled with the new habit to cut trees down on city or private property will eventually be a telling sign of how Evanston administrations felt about the character of our town. You are affecting generations to come, which is happening right now!

Lastly, I had 3 pine trees in my backyard which provided shade, hideout for small animals, helped to obstruct the views of my neighbors properties and more. Years ago, one pine tree was removed which left the other 2 trees to fin for themselves. Their appearance has drastically changed since then and not in a good way. Therefore, please deny the certification of appropriateness to the property owners at 2390 Orrington.
As a city, we must re think the way we want our city to look. We can’t be " the tree city, without trees, especially older ones. Please read my email at the meeting scheduled for November 12, 2019.

Very Truly Yours,

Janet Alexander Davis
1726 Leland Ave
Evanston
847-475-8423
Homeowner & Citizen for 76 years

Sent from AOL Mobile Mail
Please save the trees they are much more important than the developer making money. Start a trend, enforce your power.

Carol McCullough
1120 Elmwood Ave
Evanston IL 60202
Preserve Historic Trees
1 message

Rachel Rosner <rachelbrosner@gmail.com>
To: cruiz@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, jfiske@cityofevanston.org

Dear Historic Preservation Committee,

I urge you to take great measures to protect the centuries old oak trees located at 2390 Orrington. In the face of the climate crisis, protecting trees, especially large, old trees which sequester a great deal of carbon, is a moral imperative. In addition to the inherent value of trees, they help to mitigate the effects of the climate crisis.

The Historic Preservation Commission is charged with protecting Evanston’s historic heritage, which includes landscape masses. Trees ARE landscape masses, and among the very oldest features in Evanston at 200-230 years old. Old trees are irreplaceable and focal to the character of Evanston, concepts central to the Commission’s charge. It is no excuse to say the Commission lacks the expertise to manage landscape masses, including trees. If you do not have that expertise, ask the city for help or add non-voting expertise to your meetings. Protect Evanston’s historic trees, and don’t replace them with the newest additions in Evanston. Deny the Certificate of Appropriateness.

Thank you for your consideration,

--
Rachel Rosner
847-436-6856
2. OLD BUSINESS

C. PUBLIC HEARING - 2404 RIDGE AVE. (L) App. # 19PRES-0266 -

Chris Sweitzer, applicant, submits for a Certificate of Economic Hardship, following the Preservation Commission's denial on August 6, 2019, of a Certificate of Appropriateness for post-approval alterations to the barn at 2404 Ridge Av, that the Commission had approved in 1997 and re-issued by City staff in 2000. The applicant claims that returning the barn back to the 1997/2000 approved alterations would result in economic hardship or the denial of all reasonable use of and return from the property. Applicable standard 2-8-10 (B). [Continued from 12/10/19 without discussion] To be continued to 2/11/2020 at the request of the applicant
3. NEW BUSINESS

A. 2138 Orrington Ave. Case # 19PRES-0281 - Garry Shumaker applies for a Certificate of Appropriateness to demolish an existing detached 2-car stucco garage and construct a new detached 2-car garage with brick and lap cedar siding exterior finish, gable roof with dormers on the east (front) and west (rear) elevations, aluminum-clad double-hung windows, clad garage door, and asphalt shingle roof. Applicable standards: [Construction 1-5, 7, 8, 10, 11, 13, 14 and 16]; and Demolition 1-6]
**Section A. Required Information** (Print) *Refer to the Supplemental Information for guidance [page i] fifth below.*

1) **Property Address:** 2138 Orrington Ave.  
2) **Owner's Name:** Lee Clifford & Jerry Useem  
   Address: 2138 Orrington Ave.

   City: Evanston  
   State: IL  
   Zip: 60201  
   Phone: 646-246-8727  
   Email/Fax: leeclifforduseem@gmail.com

3) **Architect's Name:** Garry Shumaker  
   Address: 705 Washington St.

   City: Evanston  
   State: IL  
   Zip: 60202  
   Phone: 847-864-0595  
   Email/Fax: garry@shumakerdesignassociates.com

4) **Contractor's Name:**

   City:  
   State:  
   Zip:  
   Phone:  
   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.
### Section B: Application for Certificate of Appropriateness

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

The project is to demolish the existing deteriorated garage to construct a new garage.

---

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>
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<td>☑ Residential</td>
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<td>☐ Partial ☑ Total</td>
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<td>☐ Alteration ☐ Restoration</td>
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<td>☐ Addition ☐ Landscaping</td>
<td>☐ Front ☐ Side ☐ Rear</td>
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<tr>
<td>☛ Doors ☛ Storm Doors</td>
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### 3) Checklist for Exterior Materials—Check all that apply.

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<td>Aluminum</td>
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<td>Steel</td>
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<td>Other:</td>
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<td>Simulated divided lights</td>
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<td>Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):</td>
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<tr>
<td>Air Conditioning Unit</td>
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</tbody>
</table>

4) Applicant’s Signature: ____________________________  Date: 12/16/2019

Print Name: Garry Shumaker

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].
1 Existing Main House Windows

2 Existing Garage Window

3 Existing House Street Elevation

4 Existing West Garage Elevation

5 Existing House Trim Detail

6 Existing East Garage Elevation
2.0

---

**PROPOSED ELEVATION**

1 North Garage Elevation

SCALE: 1" = 1'-0"
2 East Garage Elevation

SCALE 1" = 1'-0"
PROJECT #: 1907

PROPOSED

WEST GARAGE ELEVATION

SCALE: 1" = 1'-0"

NEW ASPHALT SHINGLE ROOF
(WATCH EXIST. HOUSE)

ALUMINUM GUTTER
(WATCH EXIST. HOUSE)

WOOD TRIM
AND DECKS
(FOC PAINT)

BRICK VENEER
(WATCH EXIST. HOUSE)

ALUMINUM CLAD
awning window

16# CEDAR SIDING
(FOC PAINT)

DATE: 12.16.2019
4 South Garage Elevation

SCALE: 1" = 1'-0"
Proposed Alley Elevation

SCALE: 1" = 1'-0"

NEW WOOD FENCING (FOR PAINT) (TO MATCH EXISTING PRIVACY FENCE)

NEW WOOD GATE (FOR PAINT) (TO MATCH EXISTING)

EXISTING GARAGE 2138 Orrington Ave
Garage and Main House Site Elevation

SCALE: 1/16" = 1'-0"
## WINDOW & SKYLIGHT SCHEDULE - ISSUED FOR PRESERVATION - REVISED 12/13/19

(REFER TO INTERIOR ELEVATIONS FOR MORE SPECIFIC INFORMATION REGARDING TRANSITIONS BETWEEN MATERIALS & ELEVATIONS)

<table>
<thead>
<tr>
<th>VENDORS</th>
<th>PELLA WINDOWS</th>
<th>CONTACT:</th>
</tr>
</thead>
</table>

### VENDORS:

- PELLA WINDOWS

#### NUMBER | LOCATION | QTY. | FUNCTION | DESCRIPTION | SIZE | GLAZING | U-VALUE | HARDWARE | FINISH | REMARKS |
---|---|---|---|---|---|---|---|---|---|---|

**LEVEL: 1ST FLOOR**

| 100 | ENTRY | 1 | DOUBLE-HUNG | PELLA ARCHITECT SERIES TRADITIONAL | 63 3/4" X 37 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |
| 101 | ENTRY | 1 | DOUBLE-HUNG | PELLA ARCHITECT SERIES TRADITIONAL | 63 3/4" X 37 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |

**LEVEL: 2ND FLOOR**

| 200 | ENTRY | 2 | DOUBLE-HUNG | PELLA ARCHITECT SERIES TRADITIONAL | 47 3/4" X 29 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |
| 201 | LOFT | 1 | DOUBLE-HUNG | PELLA ARCHITECT SERIES TRADITIONAL | 47 3/4" X 37 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |
| 202 | LOFT | 2 | FIXED CASEMENT | PELLA ARCHITECT SERIES TRADITIONAL | 35 3/4" X 35 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |
| 203 | LOFT | 1 | DOUBLE-HUNG | PELLA ARCHITECT SERIES TRADITIONAL | 47 3/4" X 29 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |
| 204 | ENTRY | 2 | DOUBLE-HUNG | PELLA ARCHITECT SERIES TRADITIONAL | 47 3/4" X 29 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |
| 205 | BATHROOM | 1 | AWNING | PELLA ARCHITECT SERIES TRADITIONAL | 23 3/4" X 35 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |
| 206 | BATHROOM | 1 | AWNING | PELLA ARCHITECT SERIES TRADITIONAL | 23 3/4" X 35 3/4" R.O. (VERIFY IN FIELD) | INSULATED LOW-E | 0.29 | INTERIOR: PAINTED EXTERIOR: WHITE | TRADITIONAL GRILLE |
4 Proposed Conditions 3D Model

NOT TO SCALE
Zoning Analysis

Summary

Case Number: 19ZONA-0181
Case Status/Determination: Compliant

Proposal:
DEMOLISH DET-GARAGE AND BRICK PATIO. CONSTRUCT NEW COACH HOUSE AND STONE WALK

Site Information:

<table>
<thead>
<tr>
<th>Property Address:</th>
<th>2138 ORRINGTON AVE</th>
<th>Zoning District:</th>
<th>R1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overlay District:</td>
<td></td>
<td>Preservation District:</td>
<td></td>
</tr>
</tbody>
</table>

Applicant: Garry Shumaker
Phone Number: 

Signature: [Signature]
Date: 11-22-19

Zoning Section

Comments

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

**Case Number:** 19ZONA-0181

**Case Status/Determination:** COMPLIANT

**Proposal:**

DEMOLISH DET-GARAGE AND BRICK PATIO, CONSTRUCT NEW COACH HOUSE AND STONE WALK

<table>
<thead>
<tr>
<th>Zoning Section</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-18</td>
<td>Proposed floorplan of &quot;coach house&quot; does not include a dwelling unit (living, bathroom and kitchen facilities), therefore, not a coach house.</td>
</tr>
<tr>
<td>6-16-2; Table 16-B</td>
<td>IF a coach house is proposed, one additional off-street parking space is required. This parking space may be enclosed by a garage or be an open parking pad. An open parking pad is required to be located within 30' of the rear property line.</td>
</tr>
<tr>
<td></td>
<td>IF the new structure is not a coach house (does not contain a dwelling unit), plan should label new structure as garage.</td>
</tr>
<tr>
<td>6-4-6-4</td>
<td>Provide drawing showing height of principal structure to verify permitted height of new garage.</td>
</tr>
<tr>
<td>6-4-1-9</td>
<td>Dimension garage roof overhang. Minimum required setback from side and rear property lines to roof overhang is 2.5'.</td>
</tr>
</tbody>
</table>
City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: November 15, 2019
RESULTS OF ANALYSIS: Compliant

Z.A. Number: 19ZONA-0181
Purpose: Zoning Analysis without Bld Permit App
Address: 2138 ORRINGTON AVE
District: R1
Applicant: Garry Shumaker
Overlay: Preservation
Phone: 
District: Northeast

THIS APPLICATION PROPOSES (select all that apply):

<table>
<thead>
<tr>
<th>New Principal Structure</th>
<th>Change of Use</th>
<th>Sidewalk Cafe</th>
</tr>
</thead>
<tbody>
<tr>
<td>X New Accessory Structure</td>
<td>Retention of Use</td>
<td>Other</td>
</tr>
<tr>
<td>Addition to Structure</td>
<td>Plat of Resubdiv/Consol.</td>
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</tr>
<tr>
<td>Alteration to Structure</td>
<td>Business License</td>
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<tr>
<td>Retention of Structure</td>
<td>Home Occupation</td>
<td></td>
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</tbody>
</table>

ANALYSIS BASED ON:

| Plans Dated: | 11/14/19 |
| Prepared By: | SHUMAKER DESIGN + BUILD ASSOCIATES |
| Survey Dated: | 08/03/19 |
| Existing Use: | SFR-DET AND DET-GARAGE |
| Improvements: | |

Proposal Description:
DEMOLISH DET-GARAGE AND BRICK PATIO, CONSTRUCT NEW COACH HOUSE AND STONE WALK

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 60%)  
Total Eligible
Front
Front Porch
Regulatory Area

Pavers/Previous Paver Exception (Subtract)
Total Paver Area
Paver Regulatory Area

Open Parking Debit (add 200 sq ft/open space)
# Open Required Spaces
Addn. to Ridg Lot Cov.

PRINCIPAL USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE:</td>
<td>Dwelling - SF Detached</td>
<td>Dwelling - SF Detached</td>
<td>Compliant</td>
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<tr>
<td>Comments:</td>
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Minimum Lot Width (LF)
USE: Single Family Detached

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<tr>
<th>Minimum Lot Width (LF)</th>
<th>35</th>
<th>60.0</th>
<th>50.0</th>
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<tr>
<td>USE:</td>
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<tr>
<td>Comments:</td>
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Minimum Lot Area (SF)
USE: Single Family Detached

<table>
<thead>
<tr>
<th>Minimum Lot Area (SF)</th>
<th>7200 sq ft</th>
<th>12680</th>
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<tbody>
<tr>
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Dwelling Units:

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Rooming Units:

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<td>Comments:</td>
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Building Lot Coverage (SF) (defined, including subtractions & additions)

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<thead>
<tr>
<th>Building Lot Coverage</th>
<th>3798</th>
<th>2360</th>
<th>2703</th>
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<tr>
<td>(SF)</td>
<td>16.6%</td>
<td>18.6%</td>
<td>21.3%</td>
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Page 1
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<tr>
<td>Imperious Surface Coverage (SF, %)</td>
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<td>Accessory Structure</td>
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<td>Rear Yard Coverage:</td>
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<td>Gross Floor Area (SF)</td>
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<td>Interior Side Yard(1) (FT)</td>
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<td>Comments:</td>
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<tr>
<td>Rear Yard (FT)</td>
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<td>Direction: W</td>
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### ACCESSORY USE AND STRUCTURE

<table>
<thead>
<tr>
<th>Use (1)</th>
<th>Standard</th>
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<th>Proposed</th>
<th>Determination</th>
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<tr>
<td>Permitted Districts:</td>
<td>Garage (Det), Coachhouse or</td>
<td>Garage (Det), Coachhouse or</td>
<td>Compliant</td>
<td></td>
</tr>
<tr>
<td>Permitted Required Yard:</td>
<td>Rear Yard</td>
<td>Rear Yard</td>
<td>Compliant</td>
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<td>Comments:</td>
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<td>Comments:</td>
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<td>26.3</td>
<td>22</td>
<td>Compliant</td>
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<tr>
<td>Comment: MAX. HEIGHT PERMITTED TO BE 75% OF HEIGHT OF PRINCIPAL STRUCTURE, NOT EXCEEDING 26; APPLICATION NOTES PRINCIPAL STRUCTURE IS 35' TALL</td>
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<td>---------------------------------</td>
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<tr>
<td><strong>Distance from Principal Building:</strong></td>
<td>10.0'</td>
<td>10.0+</td>
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<td>Compliant</td>
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<tr>
<td><strong>Front Yard (1A) (FT)</strong> Direction: E Street:</td>
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<tr>
<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Front Yard (1B) (FT)</strong> Direction:</td>
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<tr>
<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Street Side Yard (FT)</strong> Direction:</td>
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<tr>
<td><strong>Street:</strong></td>
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<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Interior Side Yard (1A) (FT)</strong> Direction: N</td>
<td>3.0</td>
<td>3.0+</td>
<td>3.0+</td>
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<td><strong>Comments:</strong></td>
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<td><strong>Comments:</strong></td>
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<tr>
<td><strong>Rear Yard (FT)</strong> Direction: V</td>
<td>3.0</td>
<td>2.4</td>
<td>3.5</td>
<td>Compliant</td>
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<tr>
<td><strong>Comments:</strong></td>
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**PARKING REQUIREMENTS**

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<tr>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use(1): Single-family Detached</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Comments: PROPOSED 'COACH HOUSE' DOES NOT PROVIDE A DWELLING UNIT</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Use(2):  
Comments:  

Use(3):  
Comments:  

**TOTAL REQUIRED:** 2 2 2 Compliant  
Comments:  

Handicap Parking Spaces Sec. 6-16-2-6  
Comments:  

Access:  
Comments:  
Sec. 6-16-2-2 STREET & ALLEY STREET & ALLEY Compliant  
Comments:  

LF Linear Feet  SF Square Feet  FT Feet
<table>
<thead>
<tr>
<th>Vertical Clearance (LF)</th>
<th>Standard</th>
<th>Existing</th>
<th>Proposed</th>
<th>Determination</th>
</tr>
</thead>
<tbody>
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| Comments: | |

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| Garage Setback from Alley Access (FT) | |
| Comments: | |

**MISCELLANEOUS REQUIREMENTS**

| Requirement (1): | MIN REQ SETBACK 2.5 | DIMENSION |
| Comments: | | |

| Requirement (2): | |
| Comments: | |

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

| Requirement (4): | |
| 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] 11-22-19

DATE
BUSINESS

B. 612 Judson Ave. Case # 20PRES-0001 - Joel and Rada Portzer apply for a Certificate of Appropriateness for the replacement of 21 existing double-hung wood windows (in different divided light configurations) with double-hung vinyl windows with grilles between the panes of glass (6 on the north side elevation; 13 on the south side elevation; and 2 on the west rear elevation. The front elevation wood windows on the east façade will remain. Applicable standards: [Alteration 1-10]
# Application for Preservation Review of Certificate of Appropriateness (COA) & Window & DOOR Replacement

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 street or the public way. To process your application, submit no less than 15 business days before the next scheduled Preservation Commission meeting the following: one (1) hard copy of the fully completed application and attachments including: plat of survey or site plan, floor plans, and elevation drawings of the existing and proposed windows/DOORs (not to exceed 11" x 17" paper size); and one (1) digital copy in PDF format of the same. 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. The submission deadline of the completed COA application is 15 business days prior to the next scheduled meeting date; this allows the City staff's review of the application 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.

Refer to Section 2-6-9 Standards for review of alteration (A) 6 to determine if the window(s) or DOOR(s) meet the standards for replacement.

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.

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

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project. For more information call: Carlos Ruiz at (947) 448-8687 or email cruz@cityofevanston.org

---

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

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<td>630.235.2813</td>
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Adopted 10/19/04/Updated 12/22/17, 7/27/18
## SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.

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Section C: 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.

Please affix attached write-up.

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

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<th>Type of Exterior Activity</th>
<th>Location / Details</th>
<th>Visible from Public Way (e.g. Streets and Alleys)?</th>
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<tr>
<td>□ DOORS</td>
<td>□ Rear</td>
<td></td>
</tr>
<tr>
<td>□ Storm DOORS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ New</td>
<td>Replacement</td>
<td></td>
</tr>
<tr>
<td>☑ Restoration</td>
<td>Wood to vinyl</td>
<td></td>
</tr>
<tr>
<td>Window Style/Materials:</td>
<td>Double hung</td>
<td></td>
</tr>
<tr>
<td>DOOR Style/Materials:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm Window Style/Materials:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm DOOR Style/Materials:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3) Applicant’s Signature: [Signature]  Date: 12/16/2019

Print Name: [Print Name]

NOTE: The deadline for submission of Certificate of Appropriateness applications is no less than 15 business days before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the second 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.).
This plea is to apply for a Certificate of Appropriateness for our home at 612 Judson Avenue in Evanston due to a need to replace the side and back windows of our home. After we purchased our home in August of 2019, we knew that our windows were in various stages of disrepair mechanically, aesthetically and health-wise due to a positive lead paint test. We approached Mr. Carlos Ruiz in order to discuss how we could move forward. After our discussion with Carlos and based on his advice and our desire to maintain the historical integrity of our home, we decided to repair our windows rather than replace. My husband, Joel, spent weeks on this project, finding different ways to remove lead paint, and lining the sashes with various materials to improve efficiency (see receipt on pg. 34-35). My father-in-law made custom wood storm windows and we spent $5200 (see receipt pg. 33) for a window repair company to help us with this project.

Unfortunately despite our best efforts, we've come to find out that we will never be fully rid of the lead paint in the jambs of the windows (see photos on pg. 6). We've spoken to Bluestone Environmental who told us that they would charge us $14,000 for lead abatement of the window jambs but even so, they would NOT be able to remove the lead paint completely and would cover the remainder in incapsulant. Aside from the enormous cost, the problem with this solution is that incapsulant is not recommended for high friction areas such as window and door jambs as it will fail due to abrasion (see pg. 36-38).

We have 3 young children in our family (ages 8, 2 and 4 months) and lead is known to be particularly detrimental to child development, especially under the age of 6. For as much as we love our home, its architectural beauty and that of the historical area in which it resides, we cannot risk our children's health in keeping the lead paint windows. With the constant crawling, touching and mouthing, the risk is extremely high that lead chips and airborne lead dust from windows opening and closing would no doubt be ingested by them on a regular basis.

Given this risk, we are proposing to still keep the front windows intact. We will cover them with protective indoor storm windows to keep the lead paint away from the interior of the home and cover non-friction areas in incapsulant. We currently do not have air conditioning, and in order to have a reasonable quality of life, we need windows that we can use without the health risks of airborne lead dust falling and being tracked through the house.

Having made the decision to start looking at window replacement companies, we were faced with a very big financial predicament. Although replacing the windows with the like material of wood would have been our first choice, we have not received a single quote for wood or aluminum clad window replacements under $43,000 (see pg. 41-42). Unfortunately this is beyond our financial capabilities. We have already spent $5200 in trying to repair the original windows which is now money lost. Furthermore, this severely neglected 130 year old home has not only drained our original budget, but has created financial strain for us as we have tried to make it a healthy and safe home for our family.

We found a window company, Climateguard, that is local and has given us a reasonable quote with enough choices in vinyl window designs to bridge the financial and aesthetic gap (see pg. 44 and photo of proposed window in a showroom pg. 32). I have included an extensive analysis of each window we are asking to replace with detailed measurements to scale alongside two proposed replacement looks (see pages 19-29). The first proposed look would be as close to the original window as possible. The second would be a single type of look for every window being replaced (also see elevations pages 10-18). I spent a lot of time researching American Craftsman homes and found that this window would be a very close resemblance to windows featured on this style of home. My reasoning in presenting this option as our preferred choice is because the home right now has different types of windows that seem to be from different eras, some have a single divided light, some have Colonial 2x3 divided lights, some are simply double hung so my reasoning is that the second choice would embrace the theme of the craftsman home (see pg. 45).

I realize that vinyl for the side and back is not an ideal solution but, as a family with young children, we are backed into a very difficult corner. We cannot comfortably allow our kids to live in this home and risk lead poisoning and at the same time, the financial burden that we would incur in replacing these windows in the same material would be something that we cannot afford.

We hope that you can understand where we are coming from and see that we’ve tried our best to repair the original windows. We are still offering the concession of keeping the original front windows which we have partially restored by refinishing and making them mechanically operational. The unavoidable lead in the jambs will be tackled at a later date and we will simply cover the front windows with interior storm windows for now to keep our kids away.

We hope that this is enough to allow us to replace the remaining windows on the sides and in the back.

Thank you and please feel free to get in touch with us with any questions or concerns!

Sincerely,
Rada & Joel Portzer
EXTERIOR PHOTOS OF 612 JUDSON

front east view

side southeast view about 10 ft away from sidewalk

side southeast view from sidewalk

west side of the house from back alley

northeast view from neighbors yard - really difficult to get a good picture of north side of the house b/c the walkway is too narrow and there is lots of vegetation
PHOTOS OF WINDOWS

A

E

A

A

H

B

H

B

J

D

A
PHOTOS OF WINDOWS
PROPOSED VIEW NORTH

1ST FL 14'-3" "NC - No Change"
2nd FL 15'-11"
1ST FL 30'-0"

E
C
K
E
E

PROPOSED VIEW WEST

#2

* NC - No Charge
KITCHEN 4 WINDOWS A - on elevation

EXISTING: 3.25''
- double hung

PROPOSED: 2.5''
- double hung
DINING ROOM SOUTH
2 WINDOWS

EXISTING:
- double hung with a 2x1 colonial grid on each sash

PROPOSED 1:
- double hung with a narrower 2x1 colonial grid on each sash

PROPOSED 2:
- preferred uniform design
  - double hung with two vertical divided lights on upper sash

- NOT visible from any public way -
DINING ROOM NORTH
1 WINDOW

EXISTING:
- Double hung with one vertical divided light on each sash.

PROPOSED 1:
- Double hung with one narrower vertical grid on each sash.

PROPOSED 2:
- Preferred uniform design
  - Double hung with two vertical grids on upper sash.

- NOT visible from any public way -
OFFICE SOUTH
1 WINDOW

— 38” —

— 38” —

— 38” —

— 53” —

— 53” —

— 53” —

EXISTING:
- double hung with 2x1 divided lights on the top sash.

PROPOSED 1:
- double hung with 2x1 narrower grids on upper sash.

PROPOSED 2:
- preferred uniform design
- double hung with two vertical grids on upper sash.

— NOT visible from any public way —
OFFICE WEST (1), PANTRY (1), MASTER BATH (2), KAI'S ROOM (1)
5 WINDOWS

EXISTING 1:
- double hung with one vertical divided light on each sash.

PROPOSED 1:
- double hung with one narrower vertical grid on each sash.

PROPOSED 2:
- preferred uniform design.
  - double hung with two vertical grids on upper sash.

PANTRY & KAI'S ROOM WINDOWS NOT visible from public way.
MUDROOM
2 CASEMENT WINDOWS

EXIST IN IT:
- Case ment window with divided light

PROPOSED:
- Double hung with two vertical divided lights on upper sash.
  - Preferred uniform design

- NOT visible from any public way
MASTER BEDROOM SOUTH
1 WINDOW

EXISTING:
- double hung

PROPOSED 1:
- double hung

PROPOSED 2:
- double hung with one vertical grid on upper sash
- preferred uniform design.
KIDS’ BATHROOM (1), LAUNDRY ROOM (1)
2 WINDOWS

--- 31.75" ---

EXISTING:
- double casement window
- 1x2 divided lights on each side

--- 31.75" ---

PROPOSED:
- double hung with two vertical grids on upper sash.

--- NOT visible from any public way ---
KIDS' ROOM WEST
1 WINDOW

EXISTING:
- double hung with one vertical divided light on each sash.

PROPOSED 1:
- double hung with one narrower vertical grid on each sash.

PROPOSED 2:
- preferred uniform design
- double hung with two vertical grids on upper sash.
EXISTING:
- double hung with one vertical divided light on each sash.

PROPOSED 1:
- double hung with one narrower vertical grid on each sash.

PROPOSED 2:
- preferred uniform design
- double hung with two vertical grids on upper sash.

- NOT visible from any public way -
PLAYROOM
1 WINDOW

**EXISTING:**
- casement window with 1x1 divided lights.

**PROPOSED1:**
- double hung with one narrower vertical grid on each sash

**PROPOSED2:**
- preferred uniform design
- double hung with two vertical grids on upper sash

---

**NOT visible from any public way**
EXTERIOR TRIM PROPOSAL

trim is the same for all the windows except the kitchen and the front
PHOTO OF THE PROPOSED CLIMATEGUARD WINDOW REPLACEMENT FROM BOTH THE INSIDE AND OUTSIDE they did not have it in black unfortunately but this is how it would look except for the color
**Windows Restore**

**ORDER NUMBER**
G12 - G12202

**CUSTOMER INVOICE**

<table>
<thead>
<tr>
<th>NAME</th>
<th>PHONE</th>
<th>ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rada</td>
<td>630-235-2823</td>
<td>612 Judson Ave</td>
<td>Evanston</td>
<td>IL</td>
<td>60201</td>
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**INSTALL DATE**
12-10-19

**TECHNICIAN**
Shamil

**JOB DESCRIPTIONS**

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<tr>
<th>FRAME</th>
<th>GLASS TYPE</th>
<th>WIDTH</th>
<th>HEIGHT</th>
<th>QTY</th>
<th>PRICE EACH</th>
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<tr>
<td></td>
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<td></td>
<td></td>
<td>18</td>
<td>275</td>
<td>4950</td>
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<td></td>
<td>Small glass</td>
<td></td>
<td></td>
<td>2</td>
<td>65</td>
<td>130</td>
</tr>
<tr>
<td></td>
<td>Large glass</td>
<td></td>
<td></td>
<td>2</td>
<td>100</td>
<td>200</td>
</tr>
</tbody>
</table>

**GENERAL INFORMATION**

---

I understand the Windows Restore, Inc. authorized procedures being to my windows and doors. The technician explained the details and conditions of my warranty and required minimum 12 week healing period. I understand and accept these conditions. The undersigned customer agrees that the deposit for this work is not refundable under any circumstances.

**INITIALS**
SM

**CUSTOMER SIGNATURES**

**DISCOUNT**

**DEPOSIT**

**BALANCE**

**COMMENTS:**

**DATE:**

3000 $ paid

**GRAND TOTAL**

5280
Delivered Oct 8, 2019

Double Hung Window Jamb-Liner (80")
Sold by: J & R Products, Inc.
$87.00

Return or replace items
Problem with order
Share gift receipt
Leave seller feedback

Archive order

Delivered Nov 29, 2019

It was handed directly to a receptionist or someone at a front desk.
Signed by: Chris

Red Devil 3160 2.5-Inch Four-Edge Heavy-Duty Scraper
Sold by: Amazon.com Services, Inc
Return eligible through Jan 31, 2020
$8.77

Dumond Chemicals, Inc. 3332 Smart Strip Advanced Paint Remover, 1 Quart
Sold by: Amazon.com Services, Inc
Return eligible through Jan 31, 2020
$15.45

Archive order

Delivered Saturday

ECOBOND LBP Lead Defender Seal & Treat Lead Paint ECO-LBPLD-1001-LD Lead Defender, 1 Gallon, White
Sold by: ECOBOND LBP, LLC
$54.07

Archive order

Delivered Dec 4, 2019

Wagner Spray Tech Wagner 0513040 PaintEater, 1, Yellow
Sold by: Amazon.com Services, Inc
Return eligible through Jan 31, 2020
$57.79

Archive order
<table>
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<tr>
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<tr>
<td>Glass - Small</td>
<td>18</td>
<td>$2.75</td>
</tr>
<tr>
<td>Glass - Large</td>
<td>2</td>
<td>$6.5</td>
</tr>
<tr>
<td>Glass - Small</td>
<td>2</td>
<td>$2.00</td>
</tr>
<tr>
<td>Glass - Large</td>
<td>2</td>
<td>$2.00</td>
</tr>
<tr>
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<td>$2.00</td>
</tr>
<tr>
<td>Glass - Large</td>
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<td>$2.00</td>
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</table>

**Subtotal:** $43.50

**Charge:** $43.50

**Balance:** $52.80

**5280**

**Balance:** $3000

**Paid:**

---

**Note:**

- The total includes a 12-week minimum repair period.
- The repair includes any windows and doors. The technical details, minimum 12-week repair period, and conditions of the repair are the responsibility of the repairer.
- The repairer agrees to the deposit paid under any circumstances.

---

**Customer Signatures:**

**SM**

Thank you Joel E Porter for your patronage.

I agree to pay above total amount according to card issuer agreement.

(merchant agreement if credit voucher)

Acct:       CASH CUSTOMER

---

**Card Details:**

- **Card Type:** VISA
- **Expire:** 06/24
CHAPTER 13: ENCAPSULATION ABATEMENT

- The encapsulant must have the ability to remain intact for an extended period of time when exposed to the expected environmental conditions and use patterns.
- The encapsulant and its application procedure must comply with fire, health, and environmental regulations.

A. Safe Application

All encapsulants must be able to be applied safely, without excessive worker or occupant exposure to hazardous solvents, curing agents, or other chemicals in the encapsulant, either by inhalation or by contact with the skin.

B. Adhesion

An encapsulant must adhere to the existing paint film. Adhesion can be measured using peel, tensile, or shear tests. However, adhesion of an encapsulant to the lead-based paint film is not sufficient for success of the encapsulant system; the integrity of the underlying paint layers is also crucial. Each of these layers must adhere well to other layers, and the base substrate. In addition, each layer must have sufficient cohesive strength to support the increased internal stresses caused by the addition of an encapsulant layer.

C. Ability To Remain Intact

The ability of a film to remain intact depends on many factors, some of which are specific to the conditions in which the encapsulant is used. For example, an encapsulant may suffer impact and abrasion damage. It may also be exposed to water and other household chemicals, changing temperatures, changing substrate dimensions, and other degrading environmental conditions. Laboratory procedures used to investigate these properties are loosely grouped into tests for mechanical, chemical resistance, and durability properties.

1. Mechanical Properties

Mechanical properties include tensile properties (elongation, tensile strength, modulus), flexibility, abrasion resistance, and impact resistance. Most of these properties are interrelated and may depend on temperature.

Mechanical properties of coatings should be considered in selecting an appropriate material. For example, more flexible materials may be more likely to resist cracking when the substrate moves because of vibration, changes in temperature, changes in moisture content, or settling. If this mode of performance is important, the encapsulant must remain flexible over the complete range of exposure temperatures. Some elastomeric encapsulants have failed by cracking because they became brittle at low temperatures. Reinforced encapsulants may be more likely to resist cracking over existing substrate cracks or new substrate cracks than non-reinforced encapsulants. This is because stresses produced in a reinforced encapsulant as a result of substrate cracking or other movement are distributed over a larger area than for non-reinforced materials.

Abrasion resistance refers to the ability to resist wearing, such as from rubbing against a surface or from cleaning with abrasives. Examples of surfaces where abrasion is likely to occur.
include railings, walls, moldings around door and window openings, and interior window sills where air conditioner units are installed and removed.

Impact resistance is the ability of a coating to resist cracking or loss of adhesion upon direct impact by an object, such as a toy or tool. Good impact resistance is needed for surfaces adjacent to door openings and for walls in recreation rooms and entryways.

2. Chemical Resistance Properties

Chemical and water resistance is essential for long-term stability of an encapsulant. Interior encapsulants may be exposed for extended periods of time to both water (steam, vapor, and liquid) and, in limited situations, chemicals. For example, on horizontal surfaces, water or chemicals (e.g., cola, cleaning solutions) may stand until evaporated. An encapsulant must be able to withstand such exposures without blistering, peeling, cracking, or losing film integrity.

3. Durability

For all encapsulants, it is essential that the mechanical and chemical properties of the material remain essentially constant over time. For exterior exposures, this means that an encapsulant must also be resistant to degradation by sunlight, moisture, and temperature variations. Until specific criteria are available, manufacturers should be asked to supply information and warranties on the durability of their products.

D. Fire, Health, and Environmental Requirements

Encapsulants must meet all local fire code requirements. Since their film thicknesses are often much greater than that of paints, there may be additional fire-related requirements. Building codes and material safety data sheets (MSDS) must be consulted to ensure safe application and to provide information on when residents can safely reenter the area. The MSDS will also provide information on toxic substance content. In addition, environmental volatile organic compounds (VOC) regulations limit the VOC content of paints in the U.S., with additional regulation in many localities.

V. Factors to Consider in Selecting and Using Encapsulant Systems

When encapsulation is suitable and is the desired control strategy, a user has a wide range of systems from which to select. In addition to the requirements of Section IV, the decision to select a specific type or system should take into account several other factors, including those related to the type of lead-based paint film and base substrate, service conditions, cost, livability, and health and safety issues.

A. Base Substrate

The base substrate can be wood, plaster, steel, cement, masonry, stucco, or some other material. Thus, the movement and possible deterioration of the substrate vary and should be considered. For example, wood will expand and contract with changing water content and perhaps check and crack as it ages. Wood rot could also occur if water leaks or other moisture problems are ignored. Stucco may develop cracks as it ages or the building settles. An encapsulant must be able to move with the base substrate without cracking or otherwise deteriorating.
There are several points to consider before using an encapsulant:

- You must follow the manufacturer's guidelines for testing, preparation and application. The person performing the on-site testing to determine appropriate surfaces for encapsulants must meet standards set by the manufacturer.
- Although encapsulants offer permanent protection from lead-based paint, they must be periodically inspected and repaired, if damaged.
- You must use different encapsulants in different situations. Follow the manufacturers' recommendations and instructions.
- When covering lead paint, some thicker encapsulants may also destroy architectural detail, especially on moldings.
- Encapsulants must be applied by a person who has met the manufacturers' specifications. Contact the manufacturer for specific criteria.
- The only permanent solutions that do not require periodic maintenance and inspection include replacement of doors and windows, or complete removal of lead paint.

What surfaces are suitable for encapsulation?

The suitable surfaces should have the following characteristics:

- Dry and free of grime, dirt, dust, grease, charring, smoke residue (especially cigarette or hydrocarbon), mildew, or other contaminants. Water-based encapsulants will tolerate damp, but not wet, surfaces without losing their most important properties.
- Free of water leaks.
- Non-glossy. High-gloss surfaces can be deglossed with chemical deglossers or wet sanding before encapsulation.
- In architecturally sound condition.
- Undamaged (i.e., no holes or large cracks in walls). Damaged areas must be repaired prior to encapsulation.

What surfaces are not suitable for encapsulation?

- "Friction" and high profile (i.e., protruding window sills) surfaces are not suitable, regardless of their condition. Friction surfaces include window jambs; glides; headers; some stops and parting beads; inside, close-fitting door jambs and stops; floors; stair treads; and thresholds. Cabinets with friction surfaces, such as drawers and cabinet doors, should be examined before encapsulation. Where friction exists, planing or smoothing of the surfaces is recommended.

What are the advantages of using encapsulants?

- Residents may not need to leave the building during surface preparation and application if dust is not released. Occupants should never be in the immediate work area (i.e., same room) during application.
- If a surface with lead paint is intact, it may be possible to apply an encapsulant without surface preparation.
- Use of encapsulants may be less costly, more time-saving and safer than other methods.
DOUBLE HUNG WINDOW FULL RESTORATION

Provide dust protection in the work area around the window unit as needed. Remove the existing window stops, remove fasteners and set aside for reuse. Remove the upper and lower sash from the opening and haul to TMC shop. Make the window opening secure.

- Remove the existing weather stripping on the jambs and sills. Remove loose paint and caulk at the jambs and sills. The interior and exterior millwork is not included in this proposal.
- Repair the existing exterior sills as required.
- Remove the existing parting stop. Fabricate and install new parting stop. Adjust parting stop size as required.
- Remove the existing pulleys and hardware. Remove the paint or finish and lubricate as required. The existing hardware to be reinstalled unless otherwise specified.
- Using the steam stripping method remove the existing putty, glass and paint from the window sashes. The existing glass to be set aside and cleaned before reinstallation in the restored sashes.
- Disassemble the sashes. Mill the flat surfaces, glazing rabbet, muntins and rail profile as required. Sand all surfaces smooth.
- Reassemble the sashes as required.
- Make repairs using epoxy or inlays as required. Clamp the existing joints tight and fasten with glue and dowels or screws. Trim or add on to the sashes to create a custom fit in the existing openings.
- Sand all surfaces of the sashes until ready for decorating. Refit the existing glass. Replace broken glass as required.
- Prepare, prime and paint all surfaces of all window sashes. Color and finish to be specified by others.
- Prepare the sashes as required for weather stripping. Apply weather strip at the perimeter of the sashes and at the meeting rail.
- Reinstall the refurbished pulleys. Provide and install sash chains and hardware as required. Reinstall window sashes in the existing opening. Top sash to be made fixed.
- Clean the work area and haul away the debris as required.

$1,920 per Double Hung Window No Lites
$2,140 per Double Hung Window Two Lites 2nd Floor
$2,280 per Double Hung Window Two Lites 1st Floor
$2,380 per Double Hung Window Six Lites 1st Floor
**Essence Painting & Restoration, Inc**
8210 McCormick Blvd
Skokie, IL 60076
847 736 3380
essencepainting@att.net

**ADDRESS**
Rada Portzer
612 Judson
Evanston, IL

---

**Estimate 3827**

**DATE 12/13/2019**

**EXPIRATION DATE 01/13/2020**

---

<table>
<thead>
<tr>
<th>ACTIVITY</th>
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<tr>
<td>Windows</td>
<td>$1,150.00</td>
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<tr>
<td>Strip to bare wood entire window with chemicals, sand, prime and apply two finish coats. (PRICE FOR ONE WINDOW)</td>
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<td>Front Door</td>
<td>1,850.00</td>
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<tr>
<td>Front entry double doors strip to bare wood, sand, prime and apply two finish coats.</td>
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</tr>
<tr>
<td>Misc.</td>
<td></td>
</tr>
<tr>
<td>Doors and window sashes stripping will be done in our shop in Skokie.</td>
<td></td>
</tr>
</tbody>
</table>

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**PAYMENT TERMS AND CONDITIONS:**

All approved estimates require a 50% deposit to proceed with scheduling the project. Invoices are to be paid in full upon receipt. Overdue accounts will be subject to a service charge of 2% per month.

**TOTAL** $3,000.00

---

Accepted By

Accepted Date

---

PAYMENTS NOT RECEIVED WITHIN 2 WEEKS OF COMPLETION WILL RESULT IN VOIDING OF WARRANTY.

ALL CHECKS SHOULD BE MADE PAYABLE TO:
ESSENCE PAINTING & RESTORATION, INC.
Estimate 3826

DATE 12/13/2019
EXPIRATION DATE 01/13/2020

<table>
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<td>Windows replacement</td>
<td></td>
</tr>
<tr>
<td>Remove 23 existing windows as per discussion and haul away. Prepare openings, install new windows, insulate, trim interior and exterior.</td>
<td></td>
</tr>
<tr>
<td>Misc.</td>
<td></td>
</tr>
<tr>
<td>Use new trim to match existing profile to maintain existing look.</td>
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<tr>
<td>Labor and materials</td>
<td>43,521.41</td>
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<tr>
<td>Labor + materials</td>
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<tr>
<td>Misc.</td>
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<tr>
<td>Windows will be Marvin top of the line (ext. aluminium clad and interior primed wood). If wood on both sides of the windows discount of $530.56 will be applied</td>
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PAYMENT TERMS AND CONDITIONS:

All approved estimates require a 50% deposit to proceed with scheduling the project. Invoices are to be paid in full upon receipt. Overdue accounts will be subject to a service charge of 2% per month.

TOTAL $43,521.41

Accepted By

Accepted Date

PAYMENTS NOT RECEIVED WITHIN 2 WEEKS OF COMPLETION WILL RESULT IN VOIDING OF WARRANTY.

ALL CHECKS SHOULD BE MADE PAYABLE TO:
ESSENCE PAINTING & RESTORATION, INC.
合同

购货者
姓名：乔伊·瑞达·波特
地址：埃文斯顿60202
3-12 843 848 630 235 28 23

布局：13面窗户 1楼 - 除拱顶窗10面
窗户2楼和3楼 - 全部双层 - 相同 - 旧 - 全部的百叶窗
窗户 - 预涂白色 - erset - 替换
窗户 - 换-更换-内部-内部-内部-内部
百叶窗 - 如同现存-原装-保持原装
百叶窗 - 如同现存-原装-保持原装

亚克力窗 - 百页窗
百叶窗 - 如同现存-原装-保持原装

双重挂窗 - 11300
双重挂窗 - 47080

总计*

包括税和运费

60%定金

剩余金额

注：你可以在交易前的第三个工作日的午夜前取消交易。

销售员：847636 3722
购买者：8/14/19
Date: 12/08/2019  
Sales Consultant: John Dorman  
Sales Consultant Phone #: (847) 942-1275

Branch: Chicago  
Customer Support Center: 1800 HOME-DEPOT  
John Dorman: R-I-128533-13-00508  
License(s):  

INSTALLATION ADDRESS:  
612 Judson Avenue  
Evanston  
IL 60202  
Job #: 1-N1LX9G

PURCHASER(S):  
Rada Portzer  

Work Phone  
Home Phone  
Cell Phone  
(630) 235-2823

Quote Name: Simonton 6500

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This is a price quote and does NOT constitute a Sales Contract

The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.

The Home Depot Price will expire on 01/07/2020

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**PROFESSIONAL INSTALLATION**
Licensed, insured and trusted experts from measurement to installation to cleanup

**TOTAL PROJECT MANAGEMENT**
Team of dedicated professionals assigned to oversee every step of your project

**SUPERIOR WARRANTIES**
The Home Depot stands behind your job; labor, materials and your satisfaction guaranteed by The Home Depot

Quote Name: Simonton 6500
**CLIMATEGUARD**
Windows - Doors

REMODELERS SUPPLY CENTER
2622 N. PULASKI ROAD • CHICAGO, IL 60639-2118
Phone: (773) 278-3600 • Fax: (773) 235-6712

ORDER NO: E628153
DATE: 12/10/2019

SALESPERSON: ANGEL

**CUSTOMER ORDER NO:** 612ABRAHAM

**TAX EXEMPT NUMBER:** INSTALL

**METHOD OF PAYMENT:** 
**APPROVAL NUMBER:** 
**APPROVED BY:** 
**CASH POINTS:** 0

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**PRINT NAME**

**SIGN NAME**

ALL returnable merchandise MUST be returned within 45 days of purchase to receive any refund, credit or exchange and MUST be accompanied by this receipt. Please verify all items PRIOR to installation.

CONTINUED