

Notice of meeting agenda.  
Owner/applicant or representative  
is required to attend the meeting



**EVANSTON PRESERVATION COMMISSION**  
Tuesday, **December 10, 2019, 7:00 P.M.**  
Morton Civic Center, 2100 Ridge Avenue  
**Room 2800 James C. Lytle Council Chambers**

**AGENDA**

**1. CALL TO ORDER / DECLARATION OF QUORUM**

**2. OLD BUSINESS**

- A. 2390 ORRINGTON AVE. App # 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, 7/9] Continued from 11/12/2019**
- B. 747 MICHIGAN AVE. (LSHD) App. # 19PRES-243** - Garry Shumaker submits for a Certificate of Appropriateness for the demolition of an existing screen porch (foundations to remain) and construction of new frame and masonry screen porch in the likeness of the existing structure. Installation of new wrought iron railing and front and rear stairs. Installation of widow's walk railing visible from public way and to utilize materials to match existing structure. New screen porch visible from Kedzie St. Applicable standards: [Alteration 1-10; Construction 1- 4, 7, 8, and 10-15; Demolition 1-6] **Continued from 11/12/2019**
- C. 1204 Sherman Avenue (L) —App. # 19PRES-245** - Mandi Wlock applies 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 wood windows. The windows are visible from Sherman Avenue, and the alley at rear, both public ways. Applicable standards: [Alteration 1-10] **Continued from 11/12/2019**

**3. NEW BUSINESS**

- A. 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).

**B. 318 1/2 DEMPSTER ST. (L/LSHD) —App # 19PRES-0260** - Matthew Kerouac applies for a Certificate of Appropriateness to repair/rebuild existing wood windows; reinstall original first floor windows at north elevation; repair/rebuild existing wood garage doors; repair and refinish all existing wood fascia and soffit; new matching entry door at east elevation; new wood windows at second floor, west elevation; repair/rebuild existing second floor wood barn doors at south elevation; new matching second floor window at east gable end; tear-off of existing tar paper roofing and replace with new “Classic Metal Roofing Systems” Oxford metal shingle roofing on north, east, and west roofs; new “Tesla” Solar Roofing Shingles at south roof; new skylights; and installation of new air conditioning unit at recessed west gable. Visible from Greenwood St and the side alley to the east. Applicable standards: [Alteration 1-10]

**C. 217 DEMPSTER ST. (L/LSHD) —App # 19PRES-0261** David Raino-Ogden applies for a Certificate of Appropriateness to restore and expand an existing side and front terrace with a stair to the side yard. The original Burnham and Root plans indicate a wrap-around terrace. Applicant seeks to replicate the original plan at the front and side and extend the terrace for the full side to allow for a terrace off a modernized kitchen. The rear of the home, not visible from the public way, will include the expansion of an existing roofed porch to become an enclosed mudroom, breakfast nook and second floor bedroom expansion. All will be kept within the spirit and style of the original Burnham and Root Plans. Applicable standards: [Alteration 1-10; Construction 1-5, 7, 8, and 10-15]; and Demolition 1-6]

**D. 548 JUDSON AVE. App # 19PRES-0262 (LSHD)** - Chris Turley submits an application for a Certificate of Appropriateness for the demolition of the existing house located within the Lakeshore historic district. Also for the construction of a new 2-story wood frame single family residence with a 2-car detached garage. The proposed construction is non-compliant with the following Zoning regulations, principally: 6-4-1-7. - MINIMUM LOT SIZE. (B) (minimum 7,200 S.F., proposed 5,664.4 S.F); 6-8-2-7. - BUILDING LOT COVERAGE Max 30%, proposed 38.1%); 6-8-2-10. - IMPERVIOUS SURFACE (max 45%, proposed 62.5%); 6-4-1-9. - YARDS 1. (The proposed eave width of 9” requires a major variation). 2. (The proposed eave width for the SFR requires a major variation. Applicable standards: [Construction 1-15; and Demolition 1-6; Zoning Variations A and C]

#### **4. APPROVAL OF MEETING MINUTES of November 12, 2019.**

#### **5. STAFF REPORTS**

##### **A. Nomination and Election of EPC’s 2020 Officers**

**B. Preservation and Sustainability Collaboration - Update**

**C. 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. Design Guidelines Update**

**B. 2020 Preservation Commission Retreat**

**7. ADJOURNMENT**

Next Meeting: TUESDAY, January 14, 2020 at 7:00 P.M. (Subject to change)

The agenda and packet(s) are posted on line 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](mailto: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 de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o [cruiz@cityofevanston.org](mailto:cruiz@cityofevanston.org) con 48 horas de anticipación para acomodar su pedido en lo posible.