



PRESERVATION COMMISSION

Tuesday, January 12, 2021

7:00 P.M.

Via Virtual Meeting

AGENDA

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, Preservation Commissioners and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at this meeting. Those wishing to make public comments at the Preservation Commission meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by calling/texting 847-448-4311 or completing the Preservation Commissions online comment form available by clicking [here](#).

Community members may watch the Preservation Commission meeting online through the Zoom platform:

Join Zoom Meeting

<https://zoom.us/j/94897380375?pwd=MmhzeW0vcFp3TnV6YlJoSnJ6eFI1UT09>

Meeting ID: 948 9738 0375

Passcode: 245941

Dial by your location: (312)626-6799

1. CALL TO ORDER / DECLARATION OF QUORUM

2. SUSPENSION OF THE RULES: Members participating electronically or by telephone

3. OLD BUSINESS

A. 2404 Ridge Avenue – Public Hearing of Economic Hardship

20PRES-0308

Rick Sweitzer, owner of record, applies for a Certificate of Economic Hardship, following the September 29, 2020, City Council's decision to not accept Mr. Sweitzer's appeal of the Preservation Commission's denial of a certificate of appropriateness on August 11, 2020. The Commission previously denied approval of the existing conditions of windows and skylights on the accessory structure, which reflect less work completed than originally approved 15+ years ago. The applicant claims returning the structure 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).

Agenda Items are subject to change. Direct questions to Cade W. Sterling, City Planner at csterling@cityofevanston.org

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

B. 1208 Ashland Avenue - Landmark

20PRES-0314

Miroslaw Ogidel, submits for a Certificate of Appropriateness to replace a total of 16 stained glass windows in existing openings with new stained glass windows, same size, as per manufacturer's specifications. Applicable standards: [Alteration 1-10]

C. 1206 Hinman Avenue - LSHD

20PRES-0303

Paul Lang applies for a certificate of appropriateness for re-siding some sections of the home with fiber cement, new trim, demolition of the side porch, and rebuilding with structural footings, opening the front porch, and widening the rear porch with new composite decking. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6]

D. 929 Sherman Avenue - Landmark

20PRES-0313

Dick Co, submits for a Certificate of Appropriateness for the construction of a 2-story addition to the existing garage in the rear yard as an ADU (accessory dwelling unit). Applicable standards: Construction [1-5, 7, 8, and 10-15]

E. 1227 Greenwood Street - Ridge HD

20PRES-0315

Guy Elgat, and Valerie Shternberg, submit for a Certificate of Appropriateness proposing to renovate the existing first floor, replace all windows with black, thinly- framed ones, slightly expand the window in the living room, tear down the roof, and add a second floor to 1227 Greenwood St. Finished the entire building in white, smooth stucco. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6]

F. 1735 Asbury Avenue – RHD

20PRES-0293

Tom Rowland applies for a certificate of appropriateness – Main house scope: 1. structural enhancements of floor 1 & 2, floor joists to improve floor levelness. 2. Renovation of existing kitchen with new windows and doors. 3. Covered porch and open deck. Coach house scope: 1. Renovation of existing coach house (floor 1 & 2). Applicable standards: Alteration [1-10]; [Construction 1-5, 7, 8, and 10-15]; and Demolition [1-6]

Request to be continued to February 9, 2021.

G. 1509 Forest Avenue - Landmark/LSHD

20PRES-0310

Sergio Barraza applies for a certificate of appropriateness due to hail damage to replace the existing aluminum siding on the house and the garage with Hardie plank lap siding. Applicable standards: Alteration [1-10]

H. 2027 Orrington Avenue - Northeast HD

20PRES-0318

Kyle Donoghue, submits for a Certificate of Appropriateness to remove the existing 8-inch exposure aluminum siding from the main house. Install new vinyl siding (double 4" exposure). Applicable standards: [Alteration 1-10]

I. 2009 Dodge Avenue - Landmark

20PRES-0317

Juan Rosas, submits for a Certificate of Appropriateness to remove existing aluminum siding from the main house. Install new Hardie plank siding (4" exposure). Retain wood siding and shakes under the front gable. Replace existing roof asphalt shingles with asphalt shingles. Applicable standards: [Alteration 1-10]

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4. NEW BUSINESS

A. 416 Lake Street – LSHD

20PRES-0330

Paul Janicki, architect of record, applies for a Certificate of Appropriateness to construct a new single-car alley-accessible garage in the R1 Single-Family Residential District and Lakeshore Historic District. Additionally, the applicant submits for Major Zoning Relief specifically seeking proposed building lot coverage of 49.25% where 30% is the maximum permitted and 42.45% is the legally non-conforming condition (Zoning Code Section 6-8-2-7), a proposed impervious surface ratio of 65.6% where 45% is the maximum permitted and 58.5% is the legally non-conforming condition (Zoning Code Section 6-8-2-10), a 0' rear-yard setback where 3' is required (Zoning Code Section 6-8-2-8 (C) 4.), eaves which encroach on the required rear-yard by 100% where 10% is the maximum permitted (Zoning Code Section 6-4-1-9 (B).), and 5'-1" of separation between the proposed accessory structure and the extant principle structure where 10' is required (Zoning Code Section 6-4-6-2). The Historic Preservation Commission will provide a recommendation to the Zoning Board of Appeals, the determining body for this case. Applicable standards: [Construction [1-5; 7-8; 10-11, and; 13-14]

B. 110 Burnham Place – LSHD

20PRES-0332

Brad and Ana Couri, owners of record, apply for a certificate of appropriateness to replace multiple steel windows with aluminum clad wood windows, construct an attached garage addition on the front-facing north elevation, and construct a two-story sunroom addition to the south elevation in the R1 Single-Family Residential Zoning District and Lakeshore Historic District. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6]

5. APPROVAL OF MEETING MINUTES of December 8, 2020

6. APPROVAL OF 2021 MEETING SCHEDULE

7. DISCUSSION

A. Pace/CTA Bus Shelters and ADA Pads

B. Potential Preservation Program Changes and 2021 Retreat

8. ADJOURNMENT

The next meeting of the Preservation Commission is scheduled for **February 9, 2021**.

Agenda Items are subject to change. Direct questions to Cade W. Sterling, City Planner at csterling@cityofevanston.org

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2404 Ridge Avenue
20PRES-0308

Public Hearing of Economic Hardship

Rick Sweitzer, owner of record, applies for a Certificate of Economic Hardship, following the September 29, 2020, City Council's decision to not accept Mr. Sweitzer's appeal of the Preservation Commission's denial of a certificate of appropriateness on August 11, 2020. The Commission previously denied approval of the existing conditions of windows and skylights on the accessory structure, which reflect less work completed than originally approved 15+ years ago. The applicant claims returning the structure 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).**

3. OLD BUSINESS

A. PUBLIC HEARING - 2404 Ridge Ave. - Landmark, Case # 20PRES-0308 Economic Hardship

Rick Sweitzer applies for a Certificate of Economic Hardship, following the September 29, 2020, City Council's decision to not accept Mr. Sweitzer's appeal of the Preservation Commission's denial of a certificate of appropriateness on August 11, 2020. The Commission had denied approval of the existing conditions of windows and skylights on the barn, which reflect less work completed than originally approved 15+ years ago. 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). ***The applicant has requested to continue the item to December 8, 2020.***

EVANSTON PRESERVATION COMMISSION
CERTIFICATE OF ECONOMIC HARDSHIP APPLICATION

PART ONE

1. *Street* address of subject property: 2404 Ridge Ave

2. Parcel's Identification Number (lot of record): 17-07-108-004-0000

3. Applicant/Property Owner's name(s): Rick Sweitzer

Mailing Address: Number 1130 Street Name Greenleaf Ave

City wilmette Zip Code: 60091

Phone Number: 847-828-8388 Email: rick@nwpassage.com

4. Applicant's interest in subject property (owner, contract purchaser, etc.) if any:
owner

5. If you are other than Owner of Record, you must also submit an affidavit setting forth the name(s) and address of the owner(s) of record, based either on your personal knowledge or based on records specified in the affidavit.

6. Is the subject property an Evanston Landmark? Yes No

7. Is the property in a Historic District? Yes , No Suburban Apartment Building

8. If Yes: National Register District Local District

Lakeshore Ridge Northeast Evanston

Oakton WCTU

9. Legal description of the subject property:
THE SOUTH 8 RODS OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST 1/4 LYING WEST OF RIDGE AVENUE IN SECTION 7, TOWNSHIP 41, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE WEST 1038.5 FEET MEASURED FROM THE WEST LINE OF SECTION 7 IN COOK COUNTY, ILLINOIS)
LAND TOTAL AREA: 29,156 SQ. FT = .669 ACRE.
COMMONLY KNOWN AS: 2404 RIDGE AVENUE, EVANSTON, ILLINOIS

10. Submit a copy of any letters denying the request or proposal from which you wish to file for a certificate of economic hardship.

PART TWO

This section follows the provisions contained in City Code, Title 2, Chapter 8, Section 2-8-10 (C) (D) and (E).

NOTE: Submit with the application of economic hardship the applicable items listed in (C) 1-5 below.

(C) *Consideration of Evidence.* In applying this standard, the Commission shall consider among other things any evidence presented concerning the following:

1. Any opinions from a licensed structural engineer or licensed architect with experience in renovation, restoration or rehabilitation as to the structural soundness of any structures or objects on the property and their suitability for continued use, renovation, restoration or rehabilitation.
2. Any estimates prepared by a licensed architect or licensed structural engineer, of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to be approved.
3. Any estimates prepared by a realtor licensed by the State or an appraiser certified by the State of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition or relocation; after any expenditures necessary to comply with the recommendations of the Commission for changes necessary for it to approve a certificate of appropriateness; and in the case of a proposed demolition, after renovation of the existing property for continued use.
4. For applications for Certificate of Economic Hardships proposing demolition, any estimates, prepared by licensed architects, real estate consultants and appraisers or other real estate professionals licensed or certified by the State and experienced in rehabilitation, as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.
5. Any and all applicable zoning provisions and incentives.

(D) *Information to be Supplied by Applicant.* The applicant shall submit by affidavit the following information:

1. The assessed value of the property, structure, site or object for the two (2) most recent assessments.
2. Real property taxes for the previous three (3) years.
3. The amount paid for the property, structure, site or object by the owner, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.
4. The current balance of any mortgages or any other financing secured by the property, structure, site or object, and the annual debt service, if any, for the previous three (3) years.
5. All appraisals obtained within the previous three (3) years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property, structure, site or object.
6. All listings of the property, structure, site or object for sale or rent, price asked and offers received, if any, within the previous four (4) years.
7. All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alterative use.

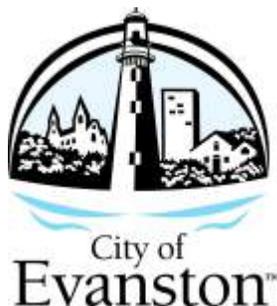
8. For income producing property or structures, itemized income and expense statements from the property or structures for the previous three (3) years.
 9. For other non-residential properties, itemized income and expense statements, as well as grants, endowments, and other assets or funding sources.
 10. Estimates, prepared by general contractors licensed by the City or licensed architects, of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a certificate of appropriateness.
 11. Form of ownership or operation of the property, structure, site or object whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.
 12. Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in Subsection 2-8-10(B).
 13. Where applicable, the information, evidence or documentation requested by the Commission or provided by the applicant shall bear the imprint of the professional seal of the individual preparing such information, evidence or documentation.
- (E) *Failure by Applicant to Submit Requested Information.* In the event that any of the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.

I (We) certify that all of the above statements are true to the best of my (our) knowledge and belief. **(If there are joint applicants, all must sign the application)**

Name of Applicant(print)	Signature	Date
Rick Sweitzer	<small>DocuSigned by:</small>  <small>B9CEBFF8A1AD#24...</small>	10/26/2020 10:11 AM PDT
Name of Applicant (print)	Signature	Date

Name of Applicant (print)	Signature	Date
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IMPORTANT REMINDER: Any applicant, following a final decision of the Commission or the Council or its duly authorized committee denying a certificate of appropriateness, may, within thirty (30) days of the denial, submit an application for a certificate of economic hardship. Submit the completed application to the *Community Development Department, Planning and Zoning Division, 2100 Ridge Avenue, Evanston, IL 60201, (847) 448-8675; Attn: Scott Mangum, Planning and Zoning Manager or email to: smangum@cityofevanston.org*



CITY COUNCIL ACTIONS

City Council

Tuesday, September 29, 2020

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

5:30 PM

Motions resulting from City Council - Sep 29 2020

Item	Item Description	Motion	Disposition
SP1.	<u>Approval of Preservation Commission Decision Denying a Certificate of Appropriateness for the Barn Structure at 2404 Ridge Avenue to Approve Existing Conditions of Windows and Skylights</u>	The City Council may make a motion to accept the application for appeal. If a motion is made and adopted, the City Council shall affirm, modify or reverse the decision of the Preservation Commission within forty-five (45) days (no later than November 13, 2020). If no motion to accept the application for appeal is made and adopted, the decision of the Commission shall be final. <u>For Action</u>	Motion failed to move for City Council action.
CM1.	<u>Approval of the Minutes of the Regular City Council meeting of August 10, 2020</u>	Staff recommends approval of the Minutes of the Regular City Council meeting of August 10, 2020. <u>For Action</u>	Approved 9-0
CM2.	<u>Approval of the Minutes of the Special City Council meeting of September 8, 2020</u>	Staff recommends approval of the Minutes of the Special City Council meeting of September 8, 2020. <u>For Action</u>	Approved 9-0

CORDOGAN CLARK

ARCHITECTS ▪ PLANNING ▪ INTERIOR DESIGN ▪ ENGINEERS ▪ CONSTRUCTION MANAGEMENT

Re: 2404 Ridge Avenue
Evanston, Illinois

To whom it may concern,

I was the architect of record for the work completed at 2404 Ridge Avenue, Evanston, since the purchase of the property in 1996. I have extensive understanding of rehabilitation, renovation, and restoration of historical landmark properties, including a number of buildings on the National Register. I worked with the owner to provide renderings and plans for the permit and approved work completed on the barn between 1996 and the present. When the property was purchased, the barn was in substantial decay, requiring the owner to prepare a renovation plan that would restore and rehabilitate the structure, from the dirt floor up. The plans included 6 skylights and several additional windows and doors to be installed or restored. The cost of this work that was completed was substantial and included many hours spent working with the City to get these plans through the various channels and approvals. The work was performed long ago (more than two decades ago), substantially completed, bringing the barn into a sound and habitable condition. (Prior to this, work was done to repair the farmhouse, which also had some serious structural issues, owing to its age.)

It is my opinion that in order to comply with the City's recent request to revert these changes made 20+ years ago, for which a permit was obtained and for which the work was reviewed by an Evanston building inspector, the cost would be considerable. The value to the city of these changes is highly questionable: Especially considering the very minor differences that would result from these changes. That it has taken 20 years for anyone to raise this issue to highlights their insignificance. (In fact, since the view of the barn is obscured from most views, these issues were only raised by a careful study of drawings two decades after construction.) Costs for reverting the work to pre-1996 condition would include newly created architectural plans, engineers and contractors' costs, and any administrative costs required by the City in order to complete this work. Evanston should also credit the time spent on the original drawings, for which a permit was issued; as well as the construction work itself, which was inspected, since it appears that the permit, for which the owner was charged was valueless. The removal and relocation of the skylights, as requested, will require the owner to reconstruct portions of the roof. The removal of windows on the façade will require the owner to purchase and install new windows and siding. These costs, in addition to the costs initially incurred, would be significant.

The owner has maintained this structure to high standards, at his own volition, with the goal of maintaining as many of its original features as possible since purchasing and renovating it 20+ years ago. The work that was done repositioned the barn for a new generation of use and gave it new life. Requiring removal of work that has gone unnoticed for twenty years seems incredible, and of questionable value to anyone.

Yours sincerely,

Cordogan Clark & Associates



John W. Clark, AIA, Principal

Cost Breakdown (not accounting inflation per the US Bureau of Labor Statistics¹):

Initial project cost: \$180,000

Proposed alteration cost (2019): \$75,000

Total project cost estimate: \$255,000

Cost Breakdown (accounting inflation per the US Bureau of Labor Statistics¹):

Initial project cost: \$299,330.44

Proposed alteration cost (2019): \$75,000

Total project cost estimate: \$374,330.44

Sources:

¹ <https://data.bls.gov/cgi-bin/cpicalc.pl>

Part Two (D): #1



11071080040000 04/12/2007

Property Details

11-07-108-004-0000

2404 RIDGE AVE Unit 1/2 • EVANSTON, IL • Evanston

Tax Details

PROPERTY CLASSIFICATION	206
SQUARE FOOTAGE (LAND)	28,776
NEIGHBORHOOD	41
TAXCODE	17002
NEXT SCHEDULED REASSESSMENT	2022

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2020 Assessor Certified	2019 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	\$911,700	\$997,490
TOTAL ASSESSED VALUE	\$91,170	\$99,749
LAND ASSESSED VALUE	\$47,480	\$47,480
BUILDING ASSESSED VALUE	\$43,690	\$52,269

Exemption Status

Part Two (D):#1-2

ORIGINAL BILLED AMOUNT

\$9,953.81

2019 First Installment Property Tax Information

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
11-07-108-004-0000	056	17002	2019	(2020)	EVANSTON	2-06

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	\$7,529	\$2,621,602	\$66,096	97.48%
Metro Water Reclamation Dist of Chicago	\$3,460,595,000	\$2,795,614,000	\$1,098,622,000	60.70%
Lighthouse Park District of Evanston	\$0	\$0	\$0	0.00%
Oakton College Dist Skokie Des Plaines	\$99,048,300	\$43,728,516	\$30,547,474	30.14%
Evanston Township High School Dist 202	\$21,614,215	\$1,509,806	\$0	100.00%
Evanston/Skokie School District 65	\$75,685,999	\$82,574,168	\$8,899,273	89.22%
City of Evanston	\$263,529,201	\$659,721,207	\$221,194,227	66.47%
Cook County Forest Preserve District	\$193,646,842	\$457,040,680	\$246,669,734	46.03%
County of Cook	\$7,490,403,508	\$25,089,044,035	\$14,681,160,592	41.48%
Total	\$11,604,530,594	\$29,131,854,014	\$16,287,159,396	

For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com

TAX CALCULATOR

2018 TOTAL TAX		18,097.84
2019 ESTIMATE	X	55%
2019 1st INSTALLMENT	=	9,953.81

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201

MAILING ADDRESS

RICHARD J SWEITZER
1130 GREENLEAF AVE
WILMETTE IL 60091-2709

*** FOR INFORMATION ONLY ***

YOUR SECOND INSTALLMENT TAX BILL WILL ALWAYS INCLUDE ANY UNPAID FIRST INSTALLMENT BALANCE.

TOTAL PAYMENT DUE

2019 Second Installment Property Tax Bill - Cook County Electronic Bill

\$0.00

By 11/01/2020

Property Index Number (PIN) Volume Code Tax Year (Payable In) Township Classification
 11-07-108-004-0000 056 17002 2019 (2020) EVANSTON 2-06

PAYMENT SCHEDULE	11/02/2020 - 12/01/2020 \$0.00	12/02/2020 - 01/01/2021 \$0.00	01/02/2021 - 02/01/2021 \$0.00
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TAXING DISTRICT BREAKDOWN

Taxing Districts	2019 Tax	2019 Rate	2019 %	Pension	2018 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	26.18	0.009	0.11%		19.07
Metro Water Reclamation Dist of Chicago	1,131.48	0.389	4.80%	125.07	755.03
Lighthouse Park District of Evanston	203.61	0.070	0.86%		152.53
Miscellaneous Taxes Total	1,361.27	0.468	5.77%		926.63
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	642.82	0.221	2.73%		469.03
Evanston Township High School Dist 202	5,887.17	2.024	24.97%	255.96	4,694.15
Evanston/Skokie School District 65	9,264.15	3.185	39.30%	372.31	7,418.74
School Taxes Total	15,794.14	5.430	67.00%		12,581.92
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	95.99	0.033	0.41%		64.83
Evanston Library Fund	634.09	0.218	2.69%		484.29
City of Evanston	4,109.96	1.413	17.43%	1,911.00	2,993.42
Municipality/Township Taxes Total	4,840.04	1.664	20.53%		3,542.54
COOK COUNTY TAXES					
Cook County Forest Preserve District	171.61	0.059	0.73%	5.81	114.40
Consolidated Elections	87.26	0.030	0.37%		0.00
County of Cook	799.88	0.275	3.39%	293.77	608.21
Cook County Public Safety	389.76	0.134	1.65%		234.52
Cook County Health Facilities	130.89	0.045	0.56%		89.61
Cook County Taxes Total	1,579.40	0.543	6.70%		1,046.74
(Do not pay these totals)	23,574.85	8.105	100.00%		18,097.83

TAX CALCULATOR

2018 Assessed Value	65,500	2019 Total Tax Before Exemptions	23,574.85
2019 Property Value	997,490	Homeowner's Exemption	.00
2019 Assessment Level	X 10%	Senior Citizen Exemption	.00
2019 Assessed Value	99,749	Senior Freeze Exemption	.00
2019 State Equalizer	X 2.9160		
2019 Equalized Assessed Value (EAV)	290,868	2019 Total Tax After Exemptions	23,574.85
2019 Local Tax Rate	X 8.105%	First Installment	9,953.81
2019 Total Tax Before Exemptions	23,574.85	Second Installment +	13,621.04
		Total 2019 Tax (Payable in 2020)	23,574.85

IMPORTANT MESSAGES

PROPERTY LOCATION

2404 RIDGE AVE
 EVANSTON IL 60201 2618

MAILING ADDRESS

RICHARD J SWEITZER
 1130 GREENLEAF AVE
 WILMETTE IL 600912709

*** Please see 2019 Second Installment Payment Coupon next page ***

TOTAL PAYMENT DUE**\$0.00**

By 03/01/19 (on time)

2018 First Installment Property Tax BillProperty Index Number (PIN)
11-07-108-004-0000Volume
056Code
17002Tax Year
2018(Payable In)
(2019)Township
EVANSTONClassification
2-06**IF PAYING LATE,
PLEASE PAY**03/02/19-04/01/19
\$0.0004/02/19-05/01/19
\$0.0005/02/19-06/01/19
\$0.00**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW****TAXING DISTRICT BREAKDOWN**

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	\$83,539	\$2,779,945	-\$29,181	101.05%
Metro Water Reclamation Dist of Chicago	\$3,475,872,000	\$2,740,910,000	\$1,193,113,000	56.47%
Lighthouse Park District of Evanston	\$0	\$0	\$0	00.00%
Oakton College Dist Skokie Des Plaines	\$98,644,511	\$41,985,235	\$36,103,892	14.01%
Evanston Township High School Dist 202	\$20,661,913	\$859,238	\$0	100.00%
Evanston/Skokie School District 65	\$58,794,791	\$76,735,831	\$6,729,154	91.23%
City of Evanston	\$223,667,203	\$657,246,337	\$237,646,777	63.84%
Cook County Forest Preserve District	\$193,646,842	\$457,040,680	\$246,669,734	46.03%
County of Cook	\$6,468,096,809	\$25,197,996,698	\$16,082,338,828	36.18%
Total	\$10,539,467,608	\$29,175,553,964	\$17,802,572,204	

RECEIVED
2/11/19**PAY YOUR TAXES ONLINE**at cookcountytreasurer.com from your bank account or credit card today**TAX CALCULATOR**

2017 TOTAL TAX		17,620.38
2018 ESTIMATE	X	55%
2018 1st INSTALLMENT	=	9,691.21

The First Installment amount is 55% of last year's total taxes.
All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

IMPORTANT MESSAGES- Pay this bill at cookcountytreasurer.com.**PROPERTY LOCATION**2404 RIDGE AVE
EVANSTON IL 60201**MAILING ADDRESS**RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

038 of 307

TOTAL PAYMENT DUE

2018 Second Installment Property Tax Bill

\$8,406.62

Property Index Number (PIN) 11-07-108-004-0000 Volume 056 Code 17002 Tax Year (Payable In) 2018 (2019) Township EVANSTON Classification 2-06

By 08/01/19 (on time)

2404 Ridge

IF PAYING LATE, PLEASE PAY

08/02/19-09/01/19
\$8,532.72

09/02/19-10/01/19
\$8,658.82

10/02/19-11/01/19
\$8,784.92

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2018 Tax	2018 Rate	2018 %	Pension	2017 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	19.07	0.010	0.11%		19.41
Metro Water Reclamation Dist of Chicago	755.03	0.396	4.17%	85.79	780.11
Lighthouse Park District of Evanston	152.53	0.080	0.84%		143.60
Miscellaneous Taxes Total	926.63	0.486	5.12%		943.12
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	469.03	0.246	2.59%		450.21
Evanston Township High School Dist 202	4,694.15	2.462	25.94%	207.82	4,519.59
Evanston/Skokie School District 65	7,418.74	3.891	40.99%	280.27	7,127.71
School Taxes Total	12,581.92	6.599	69.52%		12,097.51
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	64.83	0.034	0.36%		65.98
Evanston Library Fund	484.29	0.254	2.68%		479.32
City of Evanston	2,993.42	1.570	16.54%	1,405.19	2,891.45
Municipality/Township Taxes Total	3,542.54	1.858	19.58%		3,436.75
COOK COUNTY TAXES					
Cook County Forest Preserve District	114.40	0.060	0.63%	3.81	120.32
Consolidated Elections	0.00	0.000	0.00%		60.16
County of Cook	608.21	0.319	3.35%	207.82	634.57
Cook County Public Safety	234.52	0.123	1.30%		211.52
Cook County Health Facilities	89.61	0.047	0.50%		116.43
Cook County Taxes Total	1,046.74	0.549	5.78%		1,143.00
(Do not pay these totals)	18,097.83	9.492	100.00%		17,620.38

RECEIVED
7/21/19

*pd 7/29/19 Am De 2404
\$176.54 fee \$8583.16
copy #94 280430*

TAX CALCULATOR

2017 Assessed Value	65,500	2018 Total Tax Before Exemptions	18,097.83
2018 Property Value	655,000	Homeowner's Exemption	.00
2018 Assessment Level	X 10%	Senior Citizen Exemption	.00
2018 Assessed Value	65,500	Senior Freeze Exemption	.00
2018 State Equalizer	X 2.9109		
2018 Equalized Assessed Value (EAV)	190,664	2018 Total Tax After Exemptions	18,097.83
2018 Local Tax Rate	X 9.492%	First Installment	9,691.21
2018 Total Tax Before Exemptions	18,097.83	Second Installment +	8,406.62
		Total 2018 Tax (Payable In 2019)	18,097.83

IMPORTANT MESSAGES

- Thank you for your first installment payment of: \$9,691.21 on 12-31-18

PROPERTY LOCATION

2404 RIDGE AVE
EVANSTON IL 60201 2618

MAILING ADDRESS

RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE**\$11,505.30**

By 03/01/18 (on time)

2017 First Installment Property Tax Bill

Property Index Number (PIN) 11-07-108-004-0000	Volume 056	Code 17002	Tax Year 2017	(Payable In) (2018)	Township EVANSTON	Classification 2-06
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**IF PAYING LATE,
PLEASE PAY**03/02/18-04/01/18
\$11,677.8804/02/18-05/01/18
\$11,850.4605/02/18-06/01/18
\$12,023.04**LATE INTEREST IS 1.5% PER
MONTH, BY STATE LAW****TAXING DISTRICT DEBT AND FINANCIAL DATA**

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
North Shore Mosq Abatement Northfield	\$83,539	\$2,779,945	-\$29,181	101.05%
Metro Water Reclamation Dist of Chicago	\$3,426,792,000	\$2,646,412,000	\$1,210,430,000	54.26%
Lighthouse Park District of Evanston	\$0	\$0	\$0	00.00%
Oakton College Dist Skokie Des Plaines	\$57,735,342	\$1,752,500	\$1,752,500	00.00%
Evanston-Township High School Dist 202	\$18,270,777	\$707,177	\$0	100.00%
Evanston/Skokie School District 65	\$62,434,619	\$72,453,440	\$6,545,298	90.97%
City of Evanston	\$232,462,220	\$626,794,421	\$238,803,748	61.90%
Cook County Forest Preserve District	\$225,066,359	\$483,567,655	\$292,365,257	39.54%
County of Cook	\$6,147,298,640	\$26,097,192,397	\$17,454,148,122	33.12%

Total	\$10,170,143,496	\$29,931,659,535	\$19,204,015,744
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RECEIVED
1/27/18

pd 2/28/18 A-E# 41008
chf # 76099357

\$11,505.30
+ 241.61 fee
\$11746.91

For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com.

PAY YOUR TAXES ONLINE
at cookcountytreasurer.com from your bank account or credit card today

IMPORTANT MESSAGES- Pay this bill at cookcountytreasurer.com.

20,918.73

TAX CALCULATOR

2016 TOTAL TAX		20,918.73
2017 ESTIMATE	X	55%
2017 1st INSTALLMENT	=	11,505.30

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION2404 RIDGE AVE
EVANSTON IL 60201**MAILING ADDRESS**RICHARD SWEITZER
1130 GREENLEAF
WILMETTE IL 60091-2709

DETACH & INCLUDE WITH PAYMENT

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2/28/2018 2:48 PM

TOTAL PAYMENT DUE

\$6,115.08

By 08/01/18 (on time)

2017 Second Installment Property Tax Bill

Property Index Number (PIN) 11-07-108-004-0000 Volume 056 Code 17002 Tax Year (Payable In) 2017 (2018) Township EVANSTON Classification 2-06

2404 Ridge

[Signature]

IF PAYING LATE, PLEASE PAY

08/02/18-09/01/18
\$6,206.81

09/02/18-10/01/18
\$6,298.54

10/02/18-11/01/18
\$6,390.27

LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2017 Tax	2017 Rate	2017 %	Pension	2016 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	19.41	0.010	0.11%		22.99
Metro Water Reclamation Dist of Chicago	780.11	0.402	4.43%	95.08	933.30
Lighthouse Park District of Evanston	143.60	0.074	0.81%		165.51
Miscellaneous Taxes Total	943.12	0.486	5.35%		1,121.80
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	450.21	0.232	2.56%		531.01
Evanston Township High School Dist 202	4,519.59	2.329	25.65%	197.93	5,360.71
Evanston/Skokie School District 65	7,127.71	3.673	40.45%	227.04	8,450.24
School Taxes Total	12,097.51	6.234	68.66%		14,341.96
MUNICIPALITY/TOWNSHIP TAXES					
City of Evanston General Assistance	65.98	0.034	0.37%		80.46
Evanston Library Fund	479.32	0.247	2.72%		554.00
City of Evanston	2,891.45	1.490	16.41%	1,494.23	3,450.44
Municipality/Township Taxes Total	3,436.75	1.771	19.50%		4,084.90
COOK COUNTY TAXES					
Cook County Forest Preserve District	120.32	0.062	0.68%	3.88	144.82
Consolidated Elections	60.16	0.031	0.34%		0.00
County of Cook	634.57	0.327	3.61%	213.46	726.41
Cook County Public Safety	211.52	0.109	1.20%		298.84
Cook County Health Facilities	116.43	0.060	0.66%		199.99
Cook County Taxes Total	1,143.00	0.589	6.49%		1,370.06
(Do not pay these totals)	17,620.38	9.080	100.00%		20,918.72

+ \$12842
\$6243.50

ALSO 41098

PL 7/31/18 and # 81308391

Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, I certify to the Office of the Cook County Treasurer that I am an owner, or an agent of an owner, of the property that is the subject of this tax bill.

NAME (Do not exceed the spaces on this form.)

MAILING ADDRESS (Include Unit Number, if needed.)

CITY

STATE

ZIP + 4

PHONE (Include area code.)

Signature of Applicant

Printed Name of Applicant

VALID ONLY IF NOTARIZED - IF SUBMITTED BY MAIL.

Signature of Notary

Notary: State of _____ County of _____

My Commission Expires _____

To update name and/or mailing address, check the box on the front of this coupon and complete this form

2404 RIDGE AVE | CERTIFICATE OF ECONOMIC HARDSHIP:

PART TWO (D): #3

The property was purchased on August 22nd, 1996 for \$425,000. The property was purchased from The First National Bank of Chicago, Trustee of the Barbara Rhey Sipowicz Revocable Trust Dated July 5, 1967. At the time of purchase, there was no relationship between the Rick Sweitzer (owner) and the person from whom the property was purchased.

Part Two (D): #4



Home Loan
Provider of
Charles Schwab Bank

Billing Statement

1050 Woodward Avenue | Detroit, MI 48226

8-810-74958-0024622-001-000-000-000-000

RICHARD J SWEITZER

Loan Information

Loan Number:
Property Address: 2404 Ridge Ave
Evanston, IL 60201
Statement Date: 10/16/2020
Amount Due: \$2,808.83
Due Date: 11/01/2020

If payment is received after 11:30 p.m. ET 11/16/2020, a \$140.44 late fee will be charged.

Important Messages

You are currently enrolled in monthly autopay. The payment will be deducted from your bank account automatically each month.

Loan Information (09/17/2020 - 10/16/2020)

Original Loan Amount: \$677,000.00
Interest Rate: 2.875%
Principal Balance*: \$665,002.72
Escrow Balance: \$0.00
Future Rate Change Possible: 12/01/2026

Payment History (09/17/2020 - 10/16/2020)

Last Paid

Principal: \$1,212.69
Interest: \$1,596.14
Escrow (Tax & Insurance): \$0.00
Advances on Your Behalf: \$0.00
Fees: \$0.00
Partial Payment (unapplied): \$0.00

Total Paid: \$2,808.83

Paid Year to Date

Principal: \$11,997.28
Interest: \$16,091.02
Escrow: \$0.00
Advances on Your Behalf: \$0.00
Fees: \$0.00
Partial Payment (unapplied): \$0.00

Total Paid Year to Date: \$28,088.30

Escrow Disbursements on Your Behalf

Taxes Paid: \$0.00
Insurance Paid: \$0.00
Mortgage Insurance (PMI/MIP) Paid: \$0.00

Total Escrow Disbursements: \$0.00

Next Payment Breakdown

Principal: \$1,215.59
Interest: \$1,593.24
Escrow
Taxes: \$0.00
Insurance: \$0.00
Mortgage Insurance (PMI/MIP): \$0.00
Shortage: \$0.00

Monthly Payment \$2,808.83

Advances on Your Behalf: \$0.00
Fees
Late Fees: \$0.00
Other Fees: \$0.00
Partial Payment (unapplied): \$0.00
Past Due Amount: \$0.00

Subtotal \$0.00

Amount Due: \$2,808.83

Quick and Easy Payment Options

- Online
- Pay by phone system with 24/7 access by calling (800) 646-2133
- Send check payable to Quicken Loans, LLC, P.O. Box 6577, Carol Stream, IL 60197-6577

Questions? Contact Your Quicken Loans Team.

Phone: (800) 279-3005
Email: ServicingSupport@QuickenLoans.com
Secure Fax: (877) 450-9840

Hours: Monday - Friday: 8:30 a.m. - 9:00 p.m. ET
Saturday: 9:00 a.m. - 4:00 p.m. ET

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

RICHARD J SWEITZER
HELEN SWEITZER
219 6TH ST
WILMETTE IL 60091-3437



Check box for address changes on reverse side.
You're currently set up for Autopay.

Loan Information

Loan Number: 3436091316

Due Date: 11/01/2020

Amount Due: 2 8 0 8 . 8 3
Additional Principal:
Additional Escrow:
Total Amount Enclosed:

Quicken Loans, LLC
P.O. Box 6577
Carol Stream, IL 60197-6577

00000000010000657700000000034360913163000028088338

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APPRAISAL OF REAL PROPERTY



LOCATED AT

2404 Ridge Ave
Evanston, IL 60201

See Title Policy. Parcel Identification Number: 11-07-108-004

FOR

Sweitzer
2404 Ridge Ave
Evanston, IL 60201

See Title Policy. Parcel Identification Number: 11-07-108-004

OPINION OF VALUE

630,000

AS OF

1/1/19

BY

Peter J. Soukoulis
Soukoulis Appraisal
180 North LaSalle Street, Suite 2108
Chicago, IL 60601
312-738-4162

pjs@soukoulisappraisal.com
www.soukoulisappraisal.com

Borrower	Sweitzer	File No.	19-2404Ridge
Property Address	2404 Ridge Ave		
City	Evanston	County	Cook
Lender/Client	Sweitzer	State	IL
		Zip Code	60201

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Location Map 5
Subject Photos 6
Comparable Photos 1-3 7

RESIDENTIAL APPRAISAL REPORT

File No.: 19-2404Ridge

Property Address: 2404 Ridge Ave City: Evanston State: IL Zip Code: 60201
 County: Cook Legal Description: See Title Policy. Parcel Identification Number: 11-07-108-004
 Assessor's Parcel #: 11-07-108-004
 Tax Year: 2017 R.E. Taxes: \$ 17,620 Special Assessments: \$ 0 Borrower (if applicable): Sweitzer
 Current Owner of Record: Sweitzer Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) Single Family Resid HOA: \$ 0 per year per month
 Market Area Name: Evanston Map Reference: 16984 Census Tract: 8093.00

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) Appeal of Ad Valorem Assessment
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: The intended use of this report is for Ad Valorem Tax Appeal; Market Value as of 1/1/2019 for Ad Valorem Tax Appeal.
 Intended User(s) (by name or type): Sweitzer and their authorized agents, Cook County Assessor
 Client: Sweitzer Address: 1130 Greenleaf Avenue Wilmette, IL
 Appraiser: Peter J. Soukoulis Address: 180 North LaSalle Street, Suite 2108, Chicago, IL 60601

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 95 <input type="checkbox"/> Tenant 0	PRICE \$ (000) AGE (yrs) 137 Low 1	One-Unit 100% 2-4 Unit 0% Multi-Unit 0% Comm'l 0%	<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	4,550 High 140 620 Pred 75+	* To:	
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):			
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	The subject's immediate area is bounded by Lincoln Street north, Ridge Road east, Green Bay Road west and Simpson Street south in the City of Evanston. The area is predominantly improved with single family homes varying in age and condition. General market conditions are considered stable after several years of a declining market.			
Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.	Note: THE SUBJECT PROPERTY IS ON THE CORNER OF TWO HEAVILY TRAVELED STREETS, ADDITIONALLY THE TRAIN TRACKS RUN DIRECTLY ADJACENT TO THE SUBJECT. EXTERNAL OBSOLESCENCE WAS ATTRIBUTED TO THE SUBJECT AND ACCOUNTED FOR IN THE LOCATION ADJUSTMENTS OF THE GRID.			

Dimensions: Per Assessor Site Area: 28,776 (per assessor)
 Zoning Classification: R Description: Single Family Residential
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ 0/
 Highest & Best Use as improved: Present use, or Other use (explain) The highest and best use as vacant would be the construction of a single family residence to the maximum allowable by zoning.
 Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Same
 Summary of Highest & Best Use: I have performed the four parts of highest and best use. It was determined that the current use is the subject's highest and best use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Appears Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Comed	Street	Asphalt Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical;
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nicor	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street Lights	Overhead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Average
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Alley	Asphalt/Gravel	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 17031C0270J FEMA Map Date 8/19/2008
 Site Comments: The subject site is typical for the area.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Concrete	Slab None	Area Sq. Ft. 800+/-	Type GFA
# of Stories 2	Exterior Walls Brick/Frame/Avg	Crawl Space None	% Finished 0	Fuel Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att.	Roof Surface Asphalt/Avg	Basement Full	Ceiling N/A	Cooling
Design (Style) 2 story	Gutters & Dwnspts. Aluminum/Avg	Sump Pump <input type="checkbox"/>	Walls N/A	Central CAC
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.	Window Type Casmnt/DH/Avg	Dampness <input type="checkbox"/>	Floor N/A	Other
Actual Age (Yrs.) 150	Storm/Screens Yes/Average	Settlement None Noted	Outside Entry No	
Effective Age (Yrs.) 35		Infestation None Noted		
Interior Description	Appliances	Attic	Amenities	Car Storage
Floors Crpt, Hdw Tile/Avg	Refrigerator <input checked="" type="checkbox"/>	Attic <input type="checkbox"/> None	Fireplace(s) # 1	Car Storage <input type="checkbox"/> None
Walls Drywall/Plaster/Avg	Range/Oven <input checked="" type="checkbox"/>	Stairs <input checked="" type="checkbox"/>	Woodstove(s) #	Garage # of cars (2 Tot.)
Trim/Finish Wood/Paint/Average	Disposal <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio N/A	Attach. 0
Bath Floor Ceramic/Avg	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Deck Wood	Detach. 2
Bath Wainscot Cer. Tile/Avg	Fan/Hood <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Porch N/A	Blt-In
Doors Wood/Avg	Microwave <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence N/A	Carpport
	Washer/Dryer <input checked="" type="checkbox"/>	Heated <input checked="" type="checkbox"/>	Pool N/A	Driveway
		Finished <input type="checkbox"/>		Surface Concrete

Finished area above grade contains: 9 Rooms 3 Bedrooms 2.5 Bath(s) 2,430 Square Feet of Gross Living Area Above Grade
 Additional features: 50 gallon hot water heater, gas forced air heat and central air conditioning, 100 amp electric, 2 car detached garage.
 Describe the condition of the property (including physical, functional and external obsolescence): No Physical, Functional or external problems were observed during inspection. The subject is a vintage residence with minimal updates in the last 25 years.



RESIDENTIAL APPRAISAL REPORT

File No.: 19-2404Ridge

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
	Data Source(s): NIMLS
	1st Prior Subject Sale/Transfer
	Date: No 36 month sales history Price: 0
	Source(s): NIMLS
2nd Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: All prior transfers for the subject and comparables are included above in the last 36 months. There have been no other transfers or attempts to market to the knowledge of the appraiser in the last 36 months, other than those listed above.
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed)		The Sales Comparison Approach was not developed for this appraisal.					
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2404 Ridge Ave Evanston, IL 60201	2519 Ridge Ave Evanston, IL 60201		2442 Sherman Ave Evanston, IL 60201		1519 Colfax St Evanston, IL 60201	
Proximity to Subject		0.17 miles NE		0.20 miles NE		0.41 miles W	
Sale Price	\$	\$ 494,000		\$ 503,000		\$ 700,000	
Sale Price/GLA	\$ /sq.ft.	\$ 237.84 /sq.ft.		\$ 211.17 /sq.ft.		\$ 234.11 /sq.ft.	
Data Source(s)	Inspection	NIMLS, Broker		NIMLS, Broker		NIMLS, Broker	
Verification Source(s)	NIMLS, Tax	CCRD Transfer Records		CCRD Transfer Records		CCRD Transfer Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing	N/A	None Noted		None Noted		None Noted	
Concessions	N/A	11-07-104-001		11-07-106-012		10-12-402-015	
Date of Sale/Time	N/A	5/31/18		10/2/17		8/24/17	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Busy Street/Train	Busy Street		Residential Street		Residential Street	
Site	28,776 (per assess)	4,954(per assess) +100,000		4,500(per assess) +100,000		10,000(per assess) +50,000	
View	Average	Average		Average		Average	
Design (Style)	2 story	2 story		2 story		2 story	
Quality of Construction	Brick/Frame	Stucco Veneer		Brick		Brick/Frame	
Age	150	99		97		94	
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	9 3 2.5	7 3 1.5 +10,000		10 4 3 -5,000		9 3 2.5	
Gross Living Area	2,430 sq.ft.	2,077 sq.ft. +12,600		2,382 sq.ft.		2,990 sq.ft.	
Basement & Finished Rooms Below Grade	Full, No Finish	Full, No Finish		Full, No Finish		Full, No Finish	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	GFA/CAC	GFA/CAC		Radiant/None +5,000		GFA/CAC	
Energy Efficient Items	Minimal	Minimal		Minimal		Minimal	
Garage/Carport	2 car garage	1 car garage +2,500		1 car garage +2,500		2 car garage	
Porch/Patio/Deck	Porch	Patio/Porch		Patio/Porch		Patio/Porch	
Fireplace	One	One		One		One	
Adjusted PPF	\$299.28	\$299.28		\$243.64		\$239.13	
Assessor Classification	2-06	2-05		2-06		2-06	
Net Adjustment (Total)		X + □ - \$ 125,100		X + □ - \$ 77,350		X + □ - \$ 15,000	
Adjusted Sale Price of Comparables		\$ 619,100		\$ 580,350		\$ 715,000	

Summary of Sales Comparison Approach All properties are equal in functionality and appeal. All adjustments are made per market research. The comparables utilized are considered to be the best available to the appraiser as of the effective date of the appraisal. All sales are located in the same market area, less than 0.41 miles from the subject. All sales are considered in the same neighborhood.

Unadjusted Range Analysis:
The comparables indicate an unadjusted range of \$211.17 to \$237.84 per square foot with an average of \$227.70 per square foot and a median of \$234.11 per square foot.

Adjusted Range Analysis:
The comparables indicate an adjusted range of \$239.13 to \$299.28 per square foot with an average of \$260.68 per square foot and a median of \$243.64 per square foot.

Reconciliation:
Based on the subject's strengths and weakness, we have settled on a price per square foot at the higher end of the range for the adjusted sales, namely \$260.00 per square foot. Thus we have estimated the value as follows: 2,430 square feet x \$260.00 = \$631,800; rounded \$630,000.

Indicated Value by Sales Comparison Approach \$	630,000
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RESIDENTIAL APPRAISAL REPORT

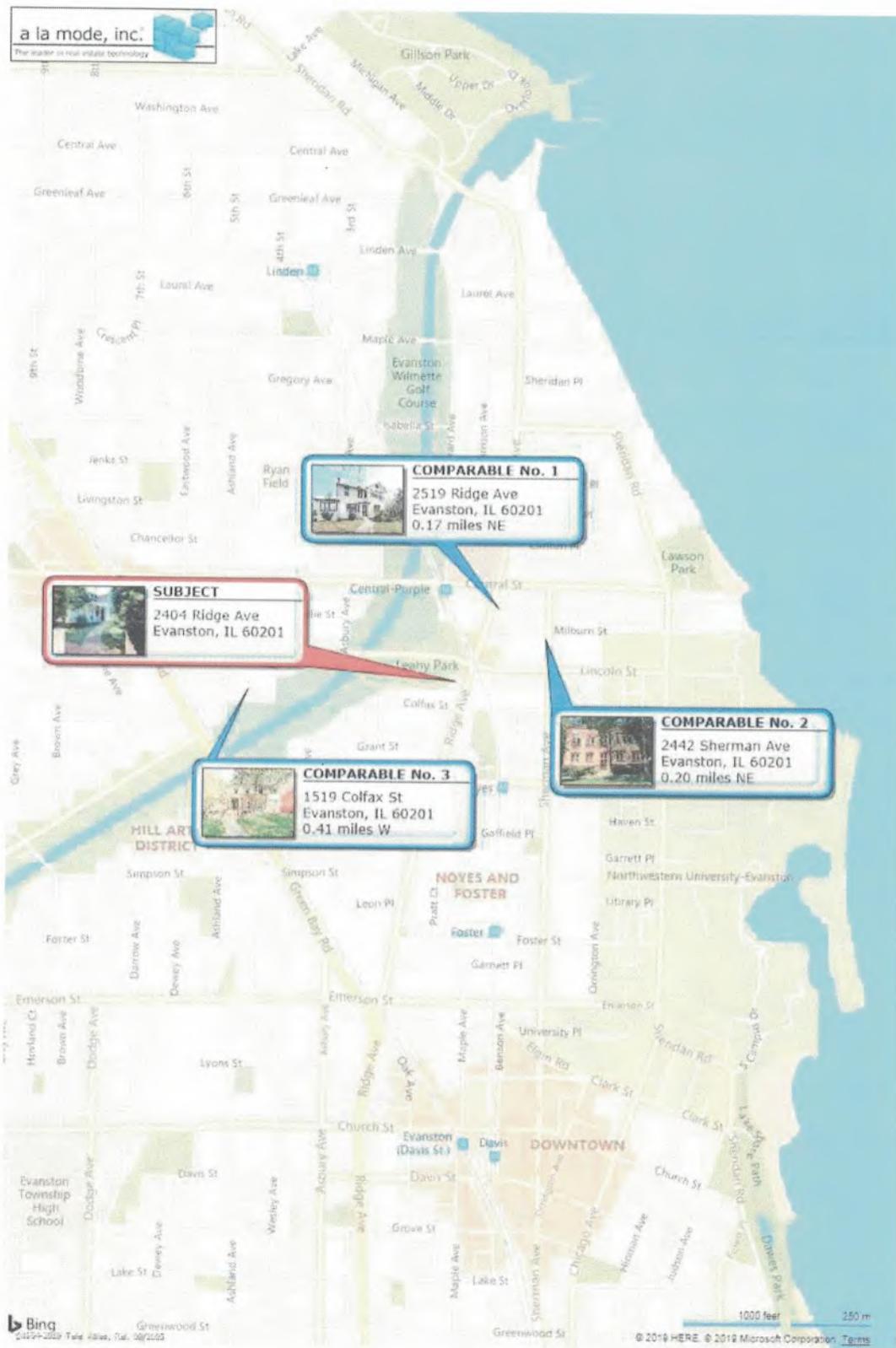
File No.: 19-2404Ridge

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
	Source of cost data:	DWELLING Sq.Ft. @ \$ = \$
	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
	Garage/Carport Sq.Ft. @ \$ = \$	Total Estimate of Cost-New = \$
	Less Physical Functional External	Depreciation = \$()
	Depreciated Cost of Improvements = \$	"As-is" Value of Site Improvements = \$
Estimated Remaining Economic Life (if required): _____ Years	INDICATED VALUE BY COST APPROACH = \$	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____	Indicated Value by Income Approach _____
PUD	PROJECT INFORMATION FOR PUDS (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____ Describe common elements and recreational facilities: _____	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 630,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____	
	Final Reconciliation The Sales Comparison Approach is considered the most reliable indicator of value.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
ATTACHMENTS	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 630,000 , as of: 1/1/19 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 7 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
SIGNATURES	Attached Exhibits:	
	<input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____	
SIGNATURES	Client Contact: Sweitzer Client Name: Sweitzer	Address: 1130 Greenleaf Avenue Wilmette, IL
	E-Mail: _____	APPRAISER
		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	Appraiser Name: Peter J. Soukoulis	Supervisory or Co-Appraiser Name: _____
	Company: Soukoulis Appraisal	Company: _____
	Phone: 312-738-4162 Fax: _____	Phone: _____ Fax: _____
	E-Mail: pjs@soukoulisappraisal.com	E-Mail: _____
	Date of Report (Signature): 1/1/19	Date of Report (Signature): _____
	License or Certification #: 553-004439 State: IL	License or Certification #: _____ State: _____
	Designation: State Certified General	Designation: _____
Expiration Date of License or Certification: 09/30/2019	Expiration Date of License or Certification: _____	
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 7/22/19	Date of Inspection: _____	



Location Map

Borrower	Sweitzer			
Property Address	2404 Ridge Ave			
City	Evanston	County Cook	State IL	Zip Code 60201
Lender/Client	Sweitzer			



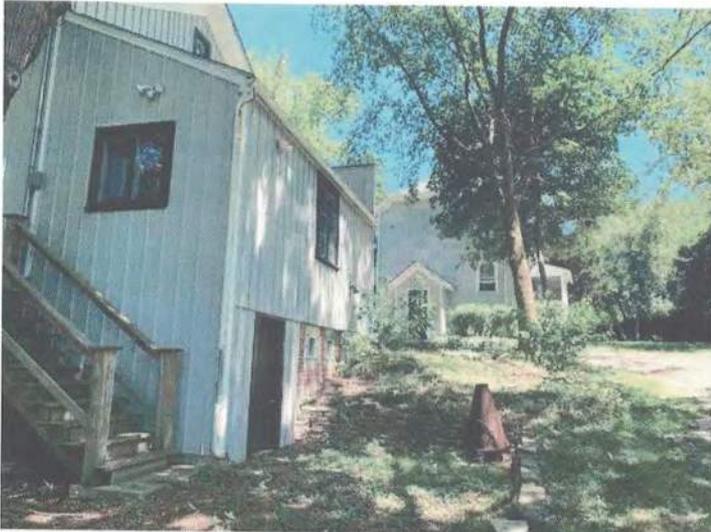
Subject Photo Page

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County	Cook	State	IL Zip Code 60201
Lender/Client	Sweitzer				

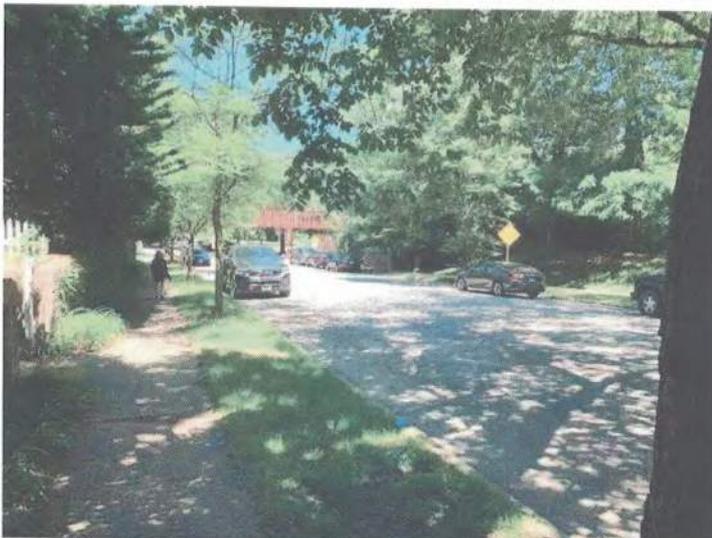


Subject Front

2404 Ridge Ave
Sales Price
Gross Living Area 2,430
Total Rooms 9
Total Bedrooms 3
Total Bathrooms 2.5
Location Busy Street/Train
View Average
Site 28,776 (per assessor)
Quality Brick/Frame
Age 150



Subject Rear



Subject Street

Comparable Photo Page

Borrower	Sweitzer				
Property Address	2404 Ridge Ave				
City	Evanston	County	Cook	State	IL
Lender/Client	Sweitzer			Zip Code	60201



Comparable 1

2519 Ridge Ave
 Prox. to Subject 0.17 miles NE
 Sale Price 494,000
 Gross Living Area 2,077
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.5
 Location Busy Street
 View Average
 Site 4,954(per assess)
 Quality Stucco Veneer
 Age 99



Comparable 2

2442 Sherman Ave
 Prox. to Subject 0.20 miles NE
 Sale Price 503,000
 Gross Living Area 2,382
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 3
 Location Residential Street
 View Average
 Site 4,500(per assess)
 Quality Brick
 Age 97



Comparable 3

1519 Colfax St
 Prox. to Subject 0.41 miles W
 Sale Price 700,000
 Gross Living Area 2,990
 Total Rooms 9
 Total Bedrooms 3
 Total Bathrooms 2.5
 Location Residential Street
 View Average
 Site 10,000(per assess)
 Quality Brick/Frame
 Age 94

APPRAISAL OF REAL PROPERTY



LOCATED AT

2404 Ridge Ave
Evanston, IL 60201
11-07-108-004

FOR

Sweitzer
2404 Ridge Ave
Evanston, IL 60201
11-07-108-004

OPINION OF VALUE

655,000

AS OF

1/1/17

BY

Peter Soukoulis
Soukoulis Appraisal
180 North Lasalle Street, Suite 2108
Chicago, IL 60601
312.738.4162
pjs@soukoulisappraisal.com
www.soukoulisappraisal.com

Borrower	Sweitzer	File No. 17-2404Ridge		
Property Address	2404 Ridge Ave			
City	Evanston	County	Cook	State IL Zip Code 60201
Lender/Client	Sweitzer			

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THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address 2404 Ridge Ave City Evanston State IL Zip Code 60201
 Legal Description N/A Complete Summary Appraisal Report County Cook
 Assessor's Parcel No. 11-07-108-004 Tax Year 2015 R.E. Taxes \$ 18,764 Special Assessments \$ None
 Borrower Sweitzer Current Owner Sweitzer Occupant Owner Tenant Vacant
 Neighborhood or Project Name Evanston Project Type PUD Condominium HOA \$ O /Mo.
 Sales Price \$ N/A Date of Sale N/A Description / \$ amount of loan charges/concessions to be paid by seller None noted
 Property rights appraised Fee Simple Leasehold Map Reference 16974 Census Tract 8093.00

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Location Urban Suburban Rural Property values Increasing Stable Declining
 Built up Over 75% 25-75% Under 25% Demand/supply Shortage In balance Over supply
 Growth rate Rapid Stable Slow Marketing time Under 3 mos. 3-6 mos. Over 6 mos.
 Neighborhood boundaries The subject's immediate area is bounded by Lincoln Avenue north, Ridge Avenue east, Noyes Street south and Green Bay Road west in the City of Evanston. The area is predominantly improved with single family homes varying in age and condition.
 Single family housing PRICE (if applic.) \$ (000) AGE (yrs) Condominium housing PRICE (if applic.) \$ (000) AGE (yrs)
 1,750 High 99+ N/A High N/A
 Predominant Predominant
 611 75+ N/A N/A

Dimensions Per Assessor no survey provided Site area 28,776 sf (per assr) Shape Rectangular
 Specific zoning classification and description R: Single Family Residential District
 Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal, attach description No zoning
 Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use Other use, attach description.
 Utilities Public Other Public Other Off-site Improvements Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary sewer Alley Asphalt

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes No If Yes, attach description.
 Source(s) used for physical characteristics of property: Interior and exterior inspection Exterior inspection from street
 MLS Assessment and tax records Prior inspection Property owner Other (Describe): Previous appraisal files
 No. of Stories 2 Type (Det./Att.) Det Exterior Walls Frame/Avg Roof Surface Asphalt /Avg Manufactured Housing Yes No
 Does the property generally conform to the neighborhood in terms of style, condition and construction materials? Yes No If No, attach description.
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
 Yes No If Yes, attach description.
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property?
 Yes No If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
 My research revealed a total of 100 sales ranging in sales price from \$ 130,000 to \$ 1,750,000
 My research revealed a total of 14 listings ranging in list price from \$ 320,000 to \$ 1,595,000
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	2404 Ridge Ave Evanston, IL 60201	1010 Isabella St Evanston, IL 60201	2126 Orrington Ave Evanston, IL 60201	630 Central St Evanston, IL 60201
Proximity to Subject		0.50 miles N	0.42 miles SE	0.37 miles NE
Sales Price	\$ N/A	\$ 630,000	\$ 631,500	\$ 649,000
Price/Gross Living Area	\$ N/A	\$ 250.30	\$ 175.56	\$ 229.49
Data & Verification Sources		CAR/MLS/Tax Records	CAR/MLS/Tax Records	CAR/MLS/Tax Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		None Noted	None Noted	None Noted
Date of Sale/Time		None Noted	None	None Noted
Location	Average	Average	Average	Average
Site	28,776 sf (per ass)	6,110 sf (assr) +25,000	10,550 sf (assr) +25,000	8,325 sf (assr) +25,000
View	Average	Average	Average	Average
Design (Style)	2 story	2 story	2 story	2 story
Actual Age (Yrs.)	148 years	80 years	127 years	104 years
Condition	Average	Average	Average	Average
Above Grade	Total Bdrms: Baths	Total Bdrms: Baths	Total Bdrms: Baths	Total Bdrms: Baths
Room Count	7 3 2.5	8 4 3.5 -5,000	13 7 4 -7,500	11 5 3.5 +5,000
Gross Living Area	2,648 Sq. Ft.	2,517 Sq. Ft. +4,900	3,597 Sq. Ft. -25,100	2,828 Sq. Ft.
Basement & Finished Rooms Below Grade	Partial, No Finish	Full, No Finish	Partial, No Finish	Full, No Finish
Garage/Carport	2 car garage	2 car garage	2 car garage	2 car garage
Modernization	Average	Average	Average	Average
Fireplace	One	One	One	One
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 24,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -7,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 30,000
Adjusted Sales Price of Comparables		\$ 654,900	\$ 623,900	\$ 679,000
Date of Prior Sale	No 36 month sale:	No 36 month sales history	No 36 month sales history	No 36 month sales history
Price of Prior Sale	\$ 0	\$ 0	\$ 0	\$ 0

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: All transfer in the last 36 months for the subject and comparables are listed above.

Summary of sales comparison and value conclusion: The comparable's listed above are from the subject's immediate area and were considered the best available. Gross living area was calculated utilizing published data as well from exterior inspection. All of the sales are similar detached residences located in the subject's immediate area. The subject was reported in average condition. Across the board adjustments were required for site size. Due to the lack of recent verifiable sales in the subject's immediate area the above sales were considered the best available. Equal emphasis on all sales after considering adjustments.

This appraisal is made "as-is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions No warranty of the appraised property is given or implied. No liability is assumed for the structural

BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 655,000 AS OF 1/1/17

Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 17-2404Ridge

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____
 Total number of units rented: _____ Total number of units for sale: _____ Data Source(s): _____

Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion: _____

Does the project contain any multi-dwelling units? Yes No Data Source: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

Project Information for Condominiums (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for all Condominium Projects:

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____
 Total number of units rented: _____ Total number of units for sale: _____ Data Source(s): _____

Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion: _____

Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Midrise Highrise _____

Condition of the project, quality of construction, unit mix, etc.: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

Desktop Underwriter Quantitative Analysis Appraisal Report

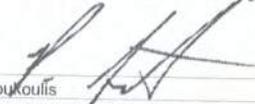
File No. 17-2404Ridge

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, confirming, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
5. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
10. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER:

Signature: 
Name: Peter Soukoulis
Company Name: Soukoulis Appraisal
Company Address: 180 North Lasalle Street, Suite 2108, Chicago, IL 60610
Date of Report/Signature: 8/30/17
State Certification #: 553-001439
or State License #:
State: IL
Expiration Date of Certification or License: 09/30/2017

SUPERVISORY APPRAISER (ONLY IF REQUIRED): Inverness, IL 60010

Signature: _____
Name: _____
Company Name: _____
Company Address: _____
Date of Report/Signature: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

ADDRESS OF PROPERTY APPRAISED:

2404 Ridge Ave
Evanston, IL 60201

APPRAISED VALUE OF SUBJECT PROPERTY \$ 655,000
EFFECTIVE DATE OF APPRAISAL/INSPECTION 1/1/17

LENDER/CLIENT:

Name: Sweitzer
Company Name: Sweitzer
Company Address: N/A

SUPERVISORY APPRAISER:

SUBJECT PROPERTY

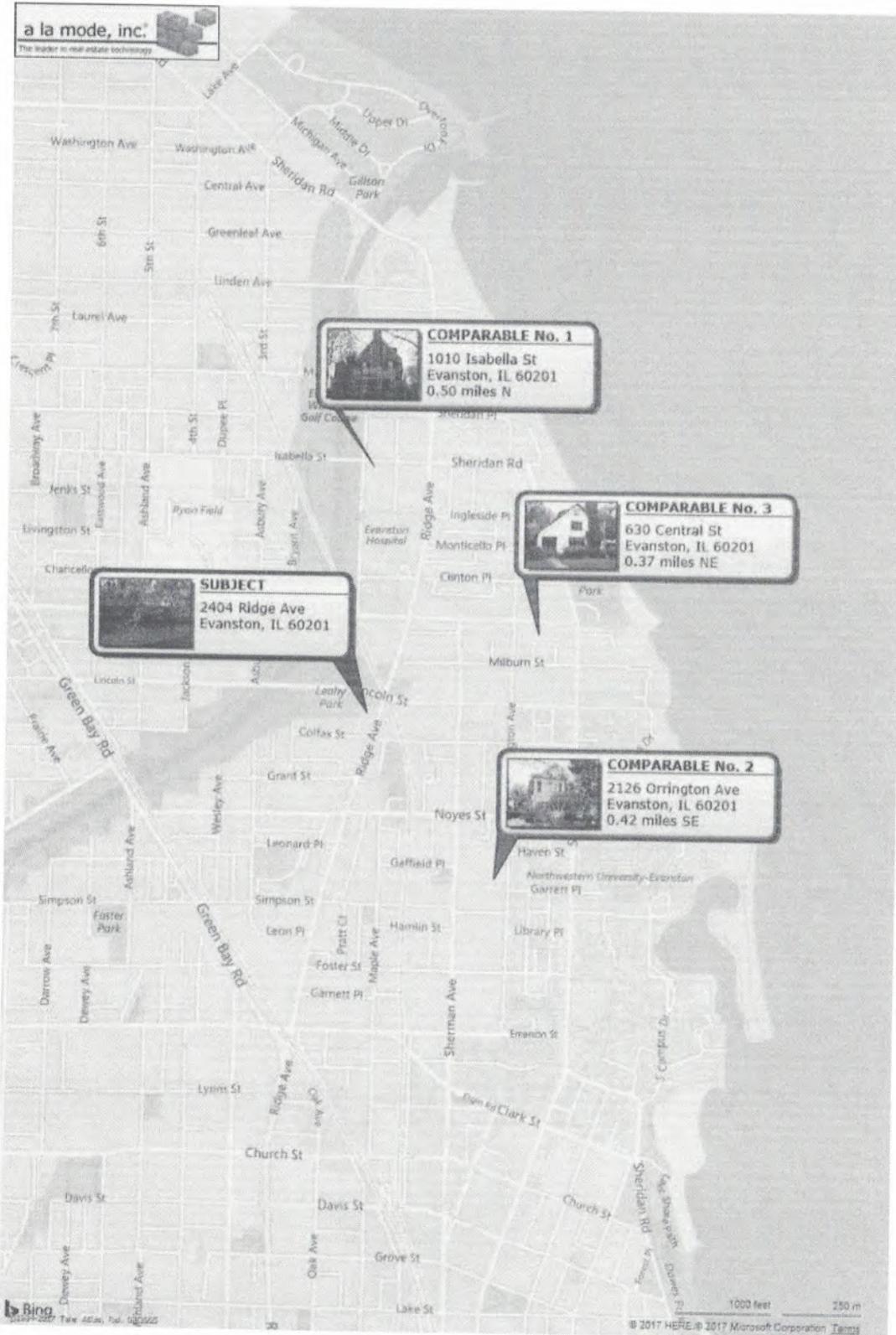
- Did not inspect subject property
 Did inspect exterior of subject property from street
 Did inspect interior and exterior of subject property

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street

Location Map

Borrower	Sweitzer		
Property Address	2404 Ridge Ave		
City	Evanston	County	Cook
Lender/Client	Sweitzer	State	IL
		Zip Code	60201



DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION**CONTINGENT AND LIMITING CONDITIONS:**

The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

Peter Soukoulis has not provided any appraisal services for the subject property in the last 36 months.

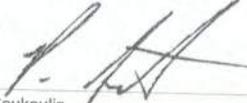
SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED:

204 Ridge Ave, Evanston, IL 60201

APPRAISER:

Signature: 
 Name: Peter Soukoulis
 Date Signed: 8/30/17
 State Certification #: 553-001439
 or State License #:
 State: IL
 Expiration Date of Certification or License: 09/30/2017

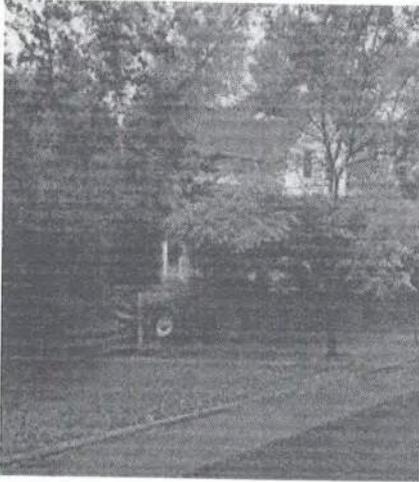
SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Subject Photo Page

Borrower	Sweitzer		
Property Address	2404 Ridge Ave		
City	Evanston	County	Cook
Lender/Client	Sweitzer	State	IL
		Zip Code	60201



Subject Front

2404 Ridge Ave	
Sales Price	N/A
Gross Living Area	1,158
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.5
Location	Average
View	Average
Site	28,776 sf (per assr)
Quality	
Age	148 years



Aerial

Comparable Photo Page

Borrower	Sweitzer		
Property Address	2404 Ridge Ave		
City	Evanston	County	Cook
Lender/Client	Sweitzer	State	IL
		Zip Code	60201



Comparable 1

1010 Isabella St
 Prox. to Subject 0.50 miles N
 Sale Price 630,000
 Gross Living Area 2,517
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.5
 Location Average
 View Average
 Site 6,110 sf (assr)
 Quality
 Age 80 years



Comparable 2

2126 Orrington Ave
 Prox. to Subject 0.42 miles SE
 Sale Price 631,500
 Gross Living Area 3,597
 Total Rooms 13
 Total Bedrooms 7
 Total Bathrooms 4
 Location Average
 View Average
 Site 10,550 sf (assr)
 Quality
 Age 127 years



Comparable 3

630 Central St
 Prox. to Subject 0.37 miles NE
 Sale Price 649,000
 Gross Living Area 2,828
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 3.5
 Location Average
 View Average
 Site 8,325 sf (assr)
 Quality
 Age 104 years

APPRAISAL OF



LOCATED AT:

2404 Ridge Avenue
Evanston, IL 60201

CLIENT:

Capital Planning & Engineering, Public Works Agency, City of Evanston
2100 Ridge Avenue
Evanston, IL, 60201

AS OF:

July 18, 2019

BY:

Property Valuation Services
7101 N. Cicero Avenue, Suite 110, Lincolnwood, IL 60712

Land Appraisal Report

File No. 57959

PURPOSE
 The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.
 Client Name/Intended User Capital Planning & Engineering, Public Works Agency, C E-mail City of Evanston
 Client Address 2100 Ridge Avenue City Evanston State IL Zip 60201
 Additional Intended User(s) Use of this report is restricted to the client, Capital Planning & Engineering, Public Works Agency, City of Evanston c/o Chris Venatta, PE . No additional Intended Users are identified by the appraiser.
 Intended Use For the possible acquisition of 320 square feet of a larger site commonly known as 2404 Ridge Avenue, Evanston, IL.
SEE ADDENDA

SUBJECT
 Property Address 2404 Ridge Avenue City Evanston State IL Zip 60201
 Owner of Public Record Richard Sweitzer County Cook
 Legal Description See attached plat of survey
 Assessor's Parcel # 11-07-108-004 Tax Year 2018 (Payable 2019) R.E. Taxes \$ 18,097.83 entire property
 Neighborhood Name Evanston Map Reference SMSA1600 Census Tract 8093.00
 Property Rights Appraised Fee Simple Leasehold Other (describe)

SALES HISTORY
 My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Prior Sale/Transfer: Date N/A Price N/A Source(s) Recorder of Deeds website
 Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable)
 Offerings, options and contracts as of the effective date of the appraisal None reported.

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	40 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	10 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	450 Low	New	Multi-Family	20 %
Neighborhood Boundaries	<u>Lake Michigan to the east, Central Street to the north, Green Bay Road to the west and Dempster Street to the south.</u>						1,000 High	100+	Commercial	10 %	
Neighborhood Description	<u>There are no apparent detrimental factors that would affect the subject's marketability. The area has access to all supporting facilities including shopping, transportation, schools, recreation and employment. Also see addendum.</u>						700 Pred.	100+	Other Condo	20 %	

Market Conditions (including support for the above conclusions) The subject's market area is experiencing stable real estate values. Some new construction was evident in the area. Seller buydowns and concessions are not a factor in the market. Conventional financing is near 4.00%-4.50% for 30 year fixed rate mortgages. Adjustable rate mortgages are available at a slightly lower rate. See Addenda.

SITE
 Dimensions See Addenda Area 7,520 Sq.Ft. Shape Roughly Rectangular View Residential
 Specific Zoning Classification R1 Zoning Description Single-Family Residential District (7,200 sqft minimum)
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Highest and best use of the subject property

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/> ComEd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/> Peoples Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	FEMA Flood Zone	<u>X</u>	FEMA Map #	<u>170090 17031C0270J</u>	FEMA Map Date	<u>08/19/2008</u>
Site Comments <u>See Addenda</u>								

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	<u>2404 Ridge Avenue Evanston</u>	<u>2041 Hawthorne Lane Evanston</u>		<u>2207 Grant Street Evanston</u>		<u>1333 Asbury Avenue Evanston</u>	
Proximity to subject		<u>1.2 miles southwest</u>		<u>0.9 mile west</u>		<u>1.3 miles south</u>	
Sales Price	\$ <u>N/A</u>	\$	<u>375,000</u>	\$	<u>515,000</u>	\$	<u>344,000</u>
Price \$/ sqft	<u>0.00</u>		<u>47.17</u>		<u>57.22</u>		<u>47.78</u>
Data Source	<u>County/Inspection</u>	<u>MLS and county records</u>		<u>MLS and county records</u>		<u>MLS and county records</u>	
Date of Sale and Time Adjustment	<u>N/A</u>	DESCRIPTION	<u>Closed 01/18/18</u>	DESCRIPTION	<u>Closed 07/31/18</u>	DESCRIPTION	<u>Closed 05/25/18</u>
Location	<u>Suburban/Avg</u>		<u>2.12</u>		<u>1.72</u>		<u>1.67</u>
Site/View	<u>7,520 Sq.Ft./Residential</u>	<u>7,950 /Residential</u>		<u>9,000 /Residential</u>		<u>7,199 /Residential</u>	
Zoning	<u>R1</u>	<u>R1</u>		<u>R1</u>		<u>R1</u>	
Demolition	<u>No</u>	<u>No</u>		<u>Yes</u>	<u>0.75</u>	<u>No</u>	
Days on Market	<u>N/A</u>	<u>102</u>		<u>57</u>		<u>21</u>	
Sales or Financing Concessions		<u>Cash</u>		<u>Cash</u>		<u>Conventional</u>	
		<u>None known</u>		<u>None known</u>		<u>None known</u>	
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ <u>2.12</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ <u>2.47</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ <u>1.67</u>
Indicated Value of Subject		Net Adj.	<u>4.5%</u>	Net Adj.	<u>4.3%</u>	Net Adj.	<u>3.5%</u>
		Gross Adj.	<u>4.5%</u>	Gross Adj.	<u>4.3%</u>	Gross Adj.	<u>3.5%</u>
		\$	<u>49.29</u>	\$	<u>59.69</u>	\$	<u>49.45</u>

Summary of Sales Comparison Approach See following page for additional comparable sale 4.
 Comparable 1 is currently offered for sale as vacant lot for \$429,000 or \$53.96 per sqft and has been on the market for 96 days. All sales are adjusted upward for time. Sales 1, 2 and 3 have similar general and street locations and no adjustment were applied. Sale 4 is on superior Sheridan Road and is adjusted downward. Sale 4 is a larger site and is adjusted upward as larger parcels tend to sell at the lower price per square foot. Sale 2 and 4 had single family homes at the time of sale and both are adjusted upward for demolition.

RECONCILIATION
 Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 07/18/2019, which is the effective date of this appraisal, is:
 Single point \$ See Addenda Range \$ _____ to \$ _____ Greater than Less than \$ _____
 This appraisal is made "as is," subject to the following: The analyzed sales have adjusted sale prices per square foot of \$49.29, \$59.69, \$49.45 and \$53.13. After considering all factors affecting value, we are of the opinion that the subject has a value bracketed between \$50.00 and \$55.00, say \$52.50 per square foot. See Addenda

Land Appraisal Report

File No. 57959

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address 2404 Ridge Avenue Evanston		2652 Sheridan Road Evanston					
Proximity to subject		0.4 mile northeast					
Sales Price	\$ N/A		\$ 900,000		\$		\$
Price \$/ sqft	0.00		50.61		0.00		0.00
Data Source	County/Inspection	MLS and county records					
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
	N/A	Closed 05/31/18	1.77				
Location	Suburban/Avg	Suburban/Good	-5.06				
Site/View	7,520 Sq.Ft./Residential	17,783/ Residential	5.06				
Zoning	R1	R1					
Demolition	No	Yes	0.75				
Days on Market	N/A	1					
Sales or Financing Concessions		Conventional None known					
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2.52	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.00	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0.00
Indicated Value of Subject		Net Adj. 5.0%		Net Adj. 0.0%		Net Adj. 0.0%	
		Gross Adj. 25.0%	\$ 53.13	Gross Adj. 0.0%	\$ 0.00	Gross Adj. 0.0%	\$ 0.00

Summary of Sales Comparison Approach _____

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address 2404 Ridge Avenue Evanston							
Proximity to subject							
Sales Price	\$ N/A		\$		\$		\$
Price \$/ sqft	0.00		0.00		0.00		0.00
Data Source	County/Inspection						
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
	N/A						
Location	Suburban/Avg						
Site/View	7,520 Sq.Ft./Residential						
Zoning	R1						
Demolition	No						
Days on Market	N/A						
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0
Indicated Value of Subject		Net Adj. 0.0%		Net Adj. 0.0%		Net Adj. 0.0%	
		Gross Adj. 0.0%	\$ 0	Gross Adj. 0.0%	\$ 0	Gross Adj. 0.0%	\$ 0

Summary of Sales Comparison Approach _____

ADDENDUM

Client: Capital Planning & Engineering, Public Works Agency, City of Evanston
Property Address: 2404 Ridge Avenue
City: Evanston

File No.: 57959
Case No.:

State: IL

Zip: 60201

This is an addendum to the appraisal report. The depth of the discussion contained in this report is specific to the needs of the client and/or it's assigned for the intended use stated in this report. The appraiser is not responsible for the unauthorized use of this report. Additional information and data has been retained in our files. This appraisal is not for federally related financing purposes. The purpose of this appraisal is to provide our opinion of the Market Value of the real estate described in this report in order to assist the client in the potential acquisition of the property.

SCOPE OF WORK

The Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition, page 5 defines scope of work as "the type and extent of research and analyses in an appraisal or appraisal review assignment."

The following steps were followed in arriving at the final opinion of value included in the appraisal report of the subject property.

1. After receiving the assignment, a preliminary search of all available resources was made to determine market trends, influences and other significant factors pertinent to the subject property.
2. The subject of this appraisal report is 320 square feet of land located at the southwest corner and along the public alley of the property at 2404 Ridge Avenue in Evanston, IL. The purpose of this appraisal report is to develop an opinion of market value of said 320 square feet for a potential future acquisition by the City of Evanston.

This entire property consists of a two story farm house and a two story coach house, all located on a 29,156 square foot site, zoned R1, Single-Family Residential District.

Per discussion with the owner, he intends to subdivide the property into two lots, one with existing improvements (a house and a coach house) and a vacant parcel that could be sold to a developer for a future development. No subdivision plans nor City of Evanston approval for subdivision were completed or available to us.

Based on our analysis, the highest and best use of the site would be to subdivide it. The City of Evanston intends to acquire 320 square feet that is on the parcel that will be developed as a vacant lot. This appraisal report is developed under hypothetical condition that the parcel will be subdivided and a vacant lot will be developed.

3. A second review of the data was then performed with the most relevant factors extracted and considered. The sales were examined and transfer information involved in the transactions was analyzed. Market factors were weighed and their influence on the subject property was determined. The appraiser did not use either the Cost or Income Capitalization approaches to value as both approaches are not applicable. The primary approach to value is the Sales Comparison Approach. After analysis of the Sales Comparison Approach, we reached an opinion of value.
4. The appraisal report was then completed in accordance with standards dictated by THE APPRAISAL FOUNDATION. The report included sufficient data and information needed to lead a reader to a similar value conclusion.
5. The appraisal report was then delivered to the client, Capital Planning & Engineering, Public Works Agency, City of Evanston c/o Chris Venatta, PE, which constituted the completion of the assignment.

ADDENDUM

Client: Capital Planning & Engineering, Public Works Agency, City of Evanston
Property Address: 2404 Ridge Avenue
City: Evanston

File No.: 57959
Case No.:

State: IL

Zip: 60201

EXTENT OF APPRAISAL PROCESS

The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of verification, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

EXTRAORDINARY ASSUMPTIONS

The Uniform Standards of Professional Appraisal Practice defines an extraordinary assumption as an assumption directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinion or conclusion. In preparation of this report, the following extraordinary assumption was utilized in completing the assignment:

- 1) Plat of Survey was provided. The entire lot site size was developed based on plat of survey. The square footage of land that is subject of this appraisal report (320 square feet) was provided by the client and is subject to verification of the current spotted plat of survey.
- 2) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report, that all required licenses and certificates of occupancy have been or can be obtained and that the land and improvements are within the boundaries or property lines of the property described and that there are no encroachments or easements unless noted in the report.
- 3) The appraiser assumes that there is full compliance with all applicable federal, state, local and building environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report. This appraisal is contingent upon the subject property being in compliance with the local building code, including all applicable health, safety and housing requirements.

Should these assumptions be inaccurate, the results of the appraisal might be affected. We reserve the right to modify this report should any of these assumptions be inaccurate.

HYPOTHETICAL CONDITIONS

The Uniform Standards of Professional Appraisal Practice defines hypothetical conditions as those which are contrary to what exists but is supposed for the purpose of analysis.

The entire subject property is a 29,156 square foot site with 137.37 feet of frontage along west side of Ridge Avenue zoned R-1, Single Family Residential District. Based on our analysis it appears that the highest and best use for the subject property is to have it subdivided into two lots maintaining current improvements on one lot and developing the second lot for independent future development.

In preparation of this report, the following hypothetical conditions were utilized:

1. We were provided with a plat of survey dated March 11, 2019 and based on that survey a hypothetical subdivision could be as follows. The south part of the subject entire lot with 35 feet of lot frontage and total lot area of 7,520 square feet and the north part of a lot (with existing improvements) with 102.37 feet of lot frontage (inclusive of 5 feet of side yard requirements) and a total of 21,636 square feet.
2. After the taking of 320 square feet of the individually developed parcel, the site will comply with zoning requirements and will be buildable.

ADDENDUM

Client: Capital Planning & Engineering, Public Works Agency, City of Evanston
Property Address: 2404 Ridge Avenue
City: Evanston

File No.: 57959
Case No.:

State: IL

Zip: 60201

CLIENT

The client for this appraisal assignment is:

Mr. Chris Venatta, PE
Capital Planning & Engineering, Public Works Agency, City of Evanston
2100 Ridge Avenue
Evanston, IL 60201

PURPOSE OF THE APPRAISAL
INTENDED USE/USER

The purpose of this appraisal is to provide our opinion of the Market Value of the real estate described in this report in order to assist the client, Capital Planning & Engineering, Public Works Agency, City of Evanston c/o Chris Venatta, PE. The report is intended for the use by the client as assistance in developing market value for the possible purchase of 320 square feet of land. The intended user is the client only. There are no other authorized uses or users of this report. Acceptance of, and/or use of this appraisal report constitutes acceptance of the Assumptions and Limiting Conditions contained in the addenda section of this report.

PRIOR SERVICE

A previous appraisal report has not been provided for the subject property within the three years prior to this assignment.

DATE OF INSPECTION

July 18, 2019

DATE OF THE REPORT

The date of the report is consistent with the date found on the transmittal letter preceding this appraisal report.

DEFINITION OF MARKET VALUE

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDENDUM

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DEFINITION OF MARKET VALUE- Continued

Sources: *The Appraisal of Real Estate*. 14th. Chicago: Appraisal Institute, 2013. Print.; *The Dictionary of Real Estate Appraisal*. 5th. Chicago: Appraisal Institute, 2010. Print.; "Code of Federal Regulations." *Title 12 Banks and Banking, Chapter I, Comptroller of the Currency, Department of the Treasury, Part 34, Real Estate Lending and Appraisals, 34.42, Definitions, (g) and Title 12 Banks and Banking, Chapter V, Office of Thrift Supervision, Department of the Treasury, Part 564, Appraisals, 564.2, Definitions, (g)*. 01 JAN 2004. National Archives and Records Administration. 16 Apr 2009 <<http://www.access.gpo.gov/cgi-bin/cfrassemble.cgi?title=200412>>. This definition is compatible with the RTC, FDIC, FRS and NCUA definitions of market value as well as the definition referenced in the *Uniform Standards of Professional Appraisal Practice (USPAP)*.

INTENT OF REPORT

The intent of this report is to comply with the 2018-2019 Uniform Standards of Professional Appraisal Practice, as adopted by the Appraisal Standards Board of the Appraisal Foundation.

COMPETENCY OF THE APPRAISERS

The appraisers have the appropriate knowledge and experience to complete this assignment competently. See attached qualifications of the appraisers in the addendum of this report.

PROHIBITED INFLUENCES

The appraisal assignment was not based upon a requested minimum valuation, specific valuation or approval of a loan. Employment of the appraiser was not conditioned upon the appraiser producing a specific value or value within a given range. Neither employment nor compensation is based upon approval of any related loan application.

PERSONAL PROPERTY

Any personal property involved in the transaction has been excluded from the valuation of the real property. Should a transaction which includes personal property of sufficient value to affect the market value of the real property be evident, a separate assessment of the real property only, excluding any F, F & E or intangible items will be included with the report as a separate valuation. No personal property is included in this report.

LEGAL DESCRIPTION

See attached copy of a plat of survey.

AREA INFORMATION - EVANSTON*

Evanston, 11 miles from the Loop, is one of the most culturally oriented communities on the North Shore. This diverse community has everything a suburban dweller could want. Its lakeside location, convenient shopping and proximity to Chicago all add to its popularity among a spectrum of home buyers with a range of home-buying budgets.

Evanston residents can walk to Lake Michigan and watch the sunrise, spend the day wandering through bookstores and art galleries and end the day with dinner in a restaurant that offers live opera.

Evanston has preserved much of its historical charm through such significant buildings as the Gross Point Lighthouse and the Charles Gates Dawes House. The village is home to numerous theater groups, a symphony orchestra, five museums and a number of art galleries and centers. Northwestern University and the National Louis University add to the educational and cultural mix of the community.

* Source: *Living in Greater Chicago website and updated with data from the Multiple Listing Service website.*

ADDENDUM

Client: Capital Planning & Engineering, Public Works Agency, City of Evanston

File No.: 57959

Property Address: 2404 Ridge Avenue

Case No.:

City: Evanston

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AREA INFORMATION- Continued

The library boasts state-of-the-art computers and a huge and widely diversified selection of various genres of literature. The distinctive architecture of the new building makes it a city landmark.

Evanston's recreation department operates 263 acres of parks, five public beaches, five community centers, an educational ecology center, two indoor ice rinks, a golf course, tennis courts and a wide range of classes and programs.

Housing. Known for its distinctive architecture, vintage Evanston homes include Victorians, Colonials, Tudors and some Frank Lloyd Wright designs. Ranches, bungalows and split-levels are dominant in the newer areas. The average 2018 single-family home sale price was \$642,039. The average sale price for attached housing in 2018 was \$285,602.

Schools. Students attend elementary school in district 65. Evanston Township High School district 202 offers an accelerated studies program with Northwestern University.

Transportation. The Edens Expressway (I-94) is just west of town, and drive time to the Loop is 40 minutes. Three Metra train stations serve Evanston. Commute time to the Loop is 35 minutes local and 21 minutes express. There is continuous El service to Chicago, with a rush hour express train that takes 25 minutes. O'Hare Airport is a 40-minute drive, while Midway is an hour away. The trip takes 45 minutes on the CTA's Evanston Express.

NEIGHBORHOOD INFORMATION

The subject is located on the west side of Ridge Avenue, south of Central Street in Evanston, a north suburb of Chicago. The area is improved with a mixture of residential structures including single family homes, apartment buildings and condominiums. Leahy Park is just west and north of the subject. Orrington Elementary School is about quarter of a mile northeast from the subject. Haven Middle School is three quarters of a mile southwest from the subject. CTA-Central Station is two blocks north from the subject and Metra-Central Street Station is three quarters of a mile northwest. Northwestern University is quarter of a mile southeast.

MARKET CONDITIONS

Trend Analysis

Neighborhoods generally experience four stages:

- (1) growth - a period which the neighborhood gains public favor and acceptance,
- (2) stability - a period of equilibrium without market gains or losses,
- (3) decline - a period of diminishing demand,
- (4) revitalization - a period of renewal, modernization, and increasing demand.

From our observation of the real estate values and trends in the immediate neighborhood, it is our opinion that the area had been experiencing stable market conditions. It is well established residential neighborhood. Some new construction activity and renovations of older homes in the area is apparent. Based upon these analyses, we feel that the area is in a stage of equilibrium. Real estate values should slightly increase during the near future.

ADDENDUM

Client: Capital Planning & Engineering, Public Works Agency, City of Evanston
Property Address: 2404 Ridge Avenue
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MARKETING PERIOD AND EXPOSURE TIME

The Definition of Market Value requires that a reasonable time be allowed for exposure in the open market. This exposure time is presumed to have occurred prior to the date of the appraisal, while the estimated marketing period occurs after the date of appraisal.

Exposure time and marketing period could be the same, given a stable market environment with no change anticipated in market conditions. However, in many instances this is not the case. If the market is improving, the marketing period would most likely be less than the exposure period. If the market conditions were anticipated to worsen, however, the opposite may be true.

In this case, the exposure time for the subject property is similar to the comparable or competitive properties as identified in the appraisal report. Sales analyzed in our report had marketing times from 1 to 77 days and active listing had been of the market for 96 days. Based on this a period of one to three months has been estimated, assuming professional brokerage.

COMMENTS TO THE SUBJECT

The entire subject property is a 29,156 square foot site with 137.37 feet of frontage along west side of Ridge Avenue zoned R-1, Single Family Residential District. The improvements include a two story frame constructed farm house and a two story with lower, garage level coach house that is currently non-habitable and has no water service. The garage is currently accessible via gravel paved driveway off the public alley.

Current zoning requirement for the R-1 zoning classification, the minimum lot size is 7,200 square feet with a minimum of 35 feet of lot frontage. Based on our analysis it appears that the highest and best use for the subject property is to have it subdivided into two lots maintaining current improvements on one lot and developing the second lot that could be independently developed in the future.

We were provided with a plat of survey dated March 11, 2019 and based on that survey a hypothetical subdivision subsequent to sale of 320 square feet could be as follows.

The south part of the subject lot with 35 feet of lot frontage and total lot area of 7,520 square feet and the north part of a lot (with existing improvements) with 102.37 feet of lot frontage (inclusive of 5 feet of side yard requirements) and a total of 21,636 square feet.

The purpose of this appraisal report is to value 320 square feet of the lot located at the southwest corner of the subject lot and along the public alley. In order to develop the value of said 320 square feet we will value the 7,520 square foot site and the 7,200 square foot site subsequent to sell of 320 square feet.

ADDENDUM

Client: Capital Planning & Engineering, Public Works Agency, City of Evanston
Property Address: 2404 Ridge Avenue
City: Evanston

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HIGHEST AND BEST USE ANALYSIS

Highest and best use analysis is an economic study of market forces focused on the subject property. An understanding of market behavior is critical to the concept of the highest and best use. It is defined as follows(1):

“The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.”

Another source defines Highest and Best Use as(2):

"The reasonably probable use of property that results in the highest value."

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community or community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats, and the like.

There are four criteria property must meet to be the highest and best use. These are applicable to both vacant land and improved property. The highest and best use must be:

1. Legally Permissible

What land use can be restricted by zoning regulations or deed restrictions?

2. Physically Possible

What type of improvements could the site physically support based on its lot size, soil conditions, flood plain and other physical factors?

3. Financially Feasible

What improvements on the site would yield adequate financial returns to the owner?

4. Maximally Productive

What use would create the highest overall present worth of the site?

When evaluating a property to determine its highest and best use, two separate concepts must be explored:

1. The highest and best use of the land as vacant, and
2. The highest and best use of the site as improved.

It is possible that the highest and best use of the site as vacant would be different from the highest and best use as improved. If this was the case, a judgment would then need to be made whether the current improvements maximize the value of the site or if it would be financially feasible to replace or modify the improvements with another use.

(1)The Dictionary of Real Estate Appraisal, 5th Edition, page 93, Published 2010 by the Appraisal Institute. (2)The Appraisal of Real Estate, 14th Edition, page 332, Published 2013 by the Appraisal Institute.

ADDENDUM

Client: Capital Planning & Engineering, Public Works Agency, City of Evanston
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HIGHEST AND BEST USE ANALYSIS- Continued

The basis for concluding the highest and best use of the land lies within market analysis and the economic concept of supply and demand. Generally, it is that use which at any given time anticipates the greatest land value which can be created consistent with restrictions imposed by its environment and the community in which it is located.

An analysis of this type must look into the future and risk the hazards involved in forecasting. It is not possible to arrive at a precise determination as to supply and demand, but by investigating as many known factors as possible, conclusions may be drawn as to the optimum land utilization and its marketability under that concept.

HIGHEST AND BEST USE OF LAND AS THOUGH VACANT

1. Legally Permissible

The subject is zoned R1, Single-Family Residential District. This zoning allows construction of a single family home. There are also other uses permitted under this zoning as a special use.

Based upon the aforementioned, all uses identified and allowed under the existing zoning are legally permissible. It is also noted that due to the subject's location, surrounded by various residential/commercial type property, a change in zoning for another use would be unlikely.

2. Physically Possible

As noted, the subject site (upon hypothetical subdivision) is 7,520± square feet and is roughly rectangular in shape. It is fairly level site, is not situated in a flood hazard area, and appears to have soil quality suitable for development. All utilities are to the subject or are available and there are no known factors that would restrict development of the site, other than legal or zoning regulations.

With all of these factors considered, the subject site would physically allow and support legally permissible uses.

3. Financially Feasible

The subject property is located in an average area built-up with a mixture of residential and commercial improvements. The subject's market area is improving, and there has been some recent developments and rehabbing of existing properties is evident. It appears that it would be financially feasible to develop the site at the present time.

4. Maximally Productive

The use that creates the highest land value would be the highest and best use of the site as though vacant. Since development of the site is legally permissible, physically possible and financially feasible, it follows that the maximally productive use of the site would be to develop it.

Conclusion

The highest and best use of the site, as vacant, is to improve it with a single family home.

ADDENDUM

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COMMENTS ON SALES COMPARISONS

- Market Conditions: All sales are adjusted upward at 3% per year (0.25% per month). Comparable 1 is currently offered for sale as vacant lot for \$429,000 or \$53.96 per sqft and has been on the market for 96 days.
- Conditions of Sale: None detected and no adjustments were applied.
- Location: Sales 1, 2 and 3 have similar general and street locations and no adjustment were applied. Sale 4 is on superior Sheridan Road and is adjusted downward.
- Size: Sale 4 is much larger and is adjusted upward as larger parcels tend to sell at the lower price per square foot.
- Zoning: All Sales have same zoning classifications as the subject.
- Financing: Comparables 1 and 2 were cash sales which are common in the area and especially in cases of land sales. Contracts with "no mortgage contingencies" are used to convey additional assurances to the seller that the buyer is ready, willing and able to close on schedule with or without financing. In this appraiser's experience the incidence of a cash sale has no impact on the market value of the sale and therefore no adjustments were required.

The analyzed sales have adjusted sale prices per square foot of \$49.29, \$59.69, \$49.45 and \$53.13. After considering all factors affecting value, we are of the opinion that the subject has a value bracketed between \$50.00 and \$55.00, say \$52.50 per square foot.

Market value of the site prior to taking of the 320 square feet is:

\$52.50 per square foot x 7,520± square feet = \$394,800 Say \$395,000

Market value of the site after taking of the 320 square feet is:

\$52.50 per square foot x 7,200± square feet = \$378,000

After taking of 320 square feet, the lot will be smaller, but said 320 square feet is towards to the rear of the lot and along public alley and should not adversely affect site functional utility nor significantly diminish the value of the site (assuming the lot would still be buildable).

Market value of the 320 square feet of vacant land is calculated as a difference of \$395,000 less \$378,000.

Market value of 320 square feet of vacant land.....\$17,000

ADDENDUM

Client: Capital Planning & Engineering, Public Works Agency, City of Evanston

File No.: 57959

Property Address: 2404 Ridge Avenue

Case No.:

City: Evanston

State: IL

Zip: 60201

USPAP 2018-2019 ETHICS RULE – CONDUCT SECTION

Pursuant to the Conduct Section of the Ethics Rule of USPAP, “If known prior to accepting an assignment, and/or if discovered at any time during the assignment, an appraiser must disclose to the client, and in the subsequent report certification, any services regarding the subject property performed by the appraiser within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.”

- A previous service regarding the subject property has not been provided within the three years prior to this assignment.
- The appraisers have the appropriate knowledge and experience to complete this assignment competently.

This appraisal is not for federally related financing purposes. The purpose of this appraisal is to provide our opinion of the Market Value of the real estate described in this report. The report is intended for the use by the client for the possible sale of the property.

In stating these conclusions, the writer takes no responsibility for legal matters, questions of survey, or opinion of title. It is understood that in rendering this opinion, the appraisers are not required to give testimony or appear in court without addition compensation and that we are not required to give testimony or appear in court solely on the grounds of having made this opinion.



SUBJECT



ALLEY LOOKING WEST



ALLEY LOOKING SOUTH



REAR YARD LOOKING WEST



REAR YARD LOOKING SOUTH



MAIN HOUSE



COACH HOUSE



STREET SCENE SOUTH ON
RIDGE AVENUE



STREET SCENE NORTH ON
RIDGE AVENUE

REGIONAL MAP



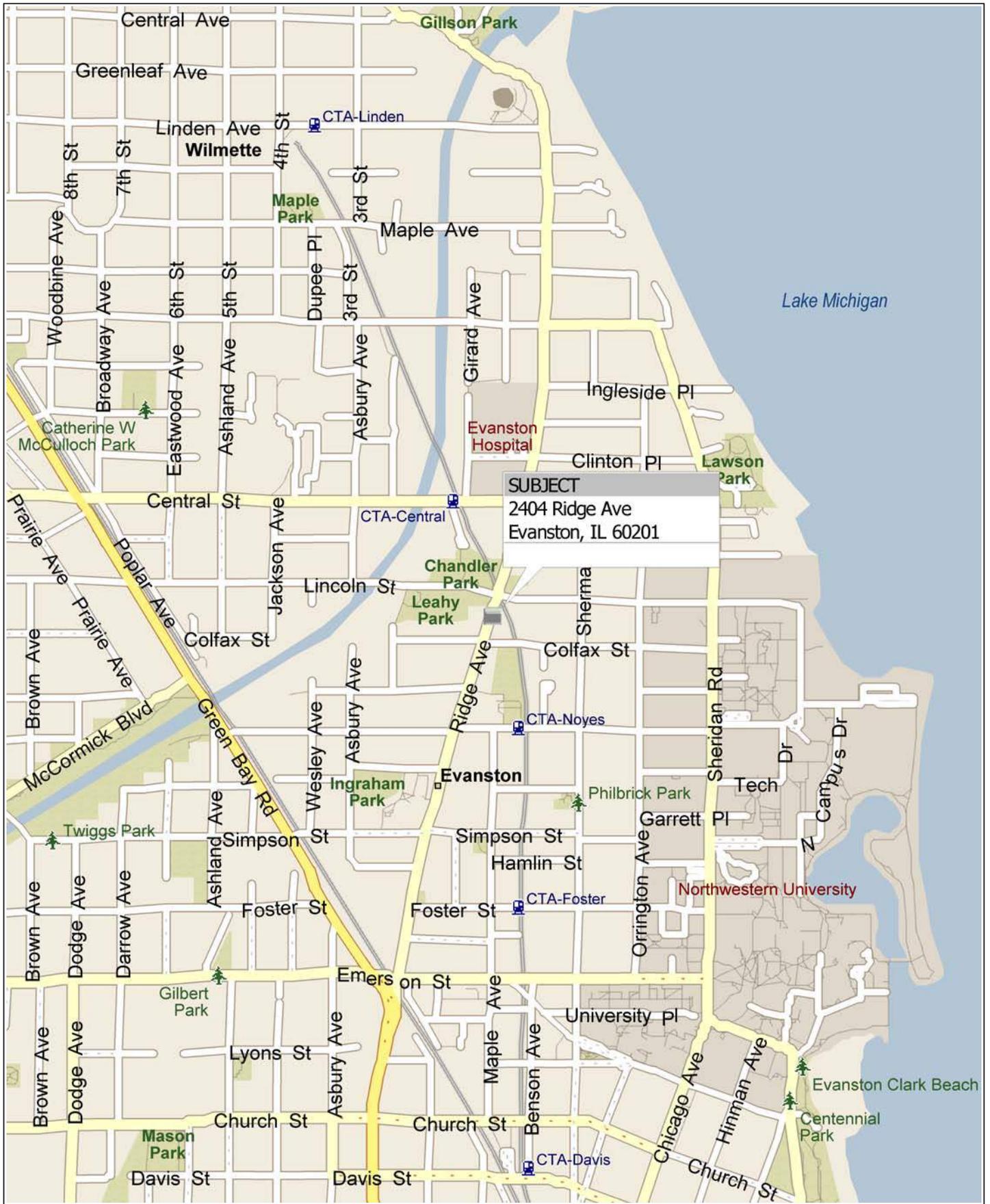
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GENERAL AREA MAP



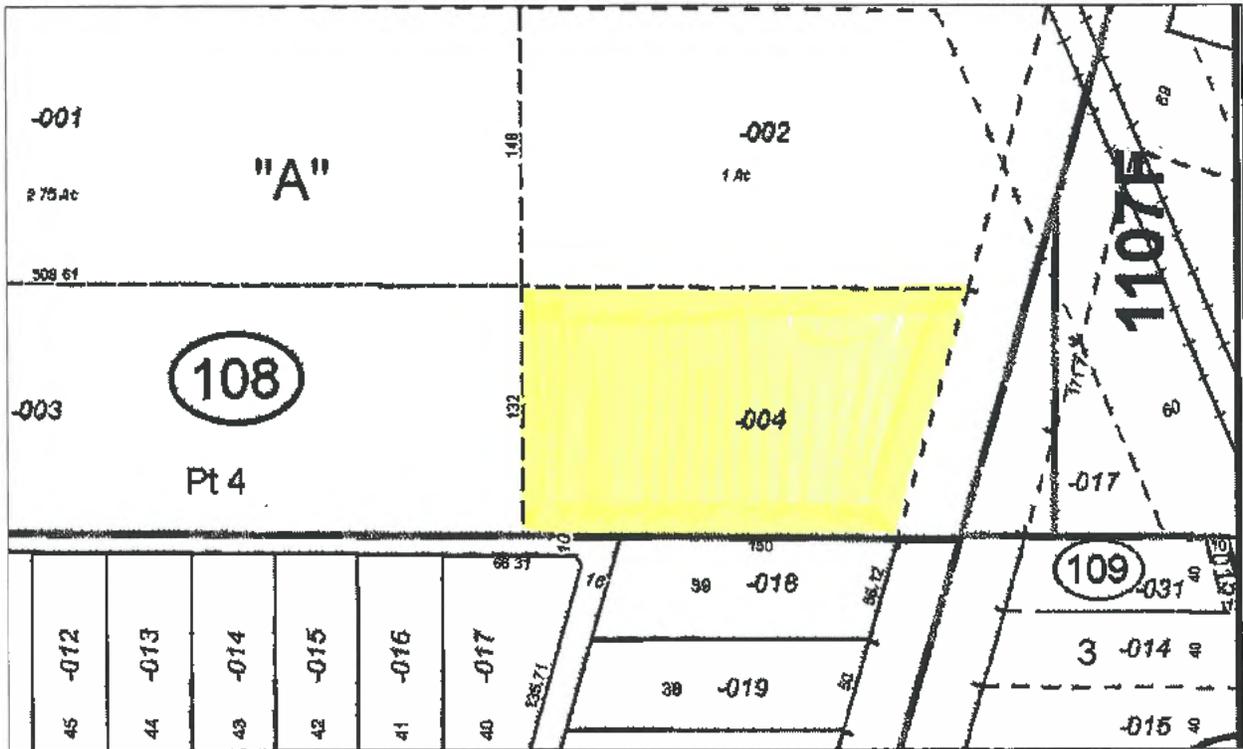
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NEIGHBORHOOD MAP



Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/streets/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

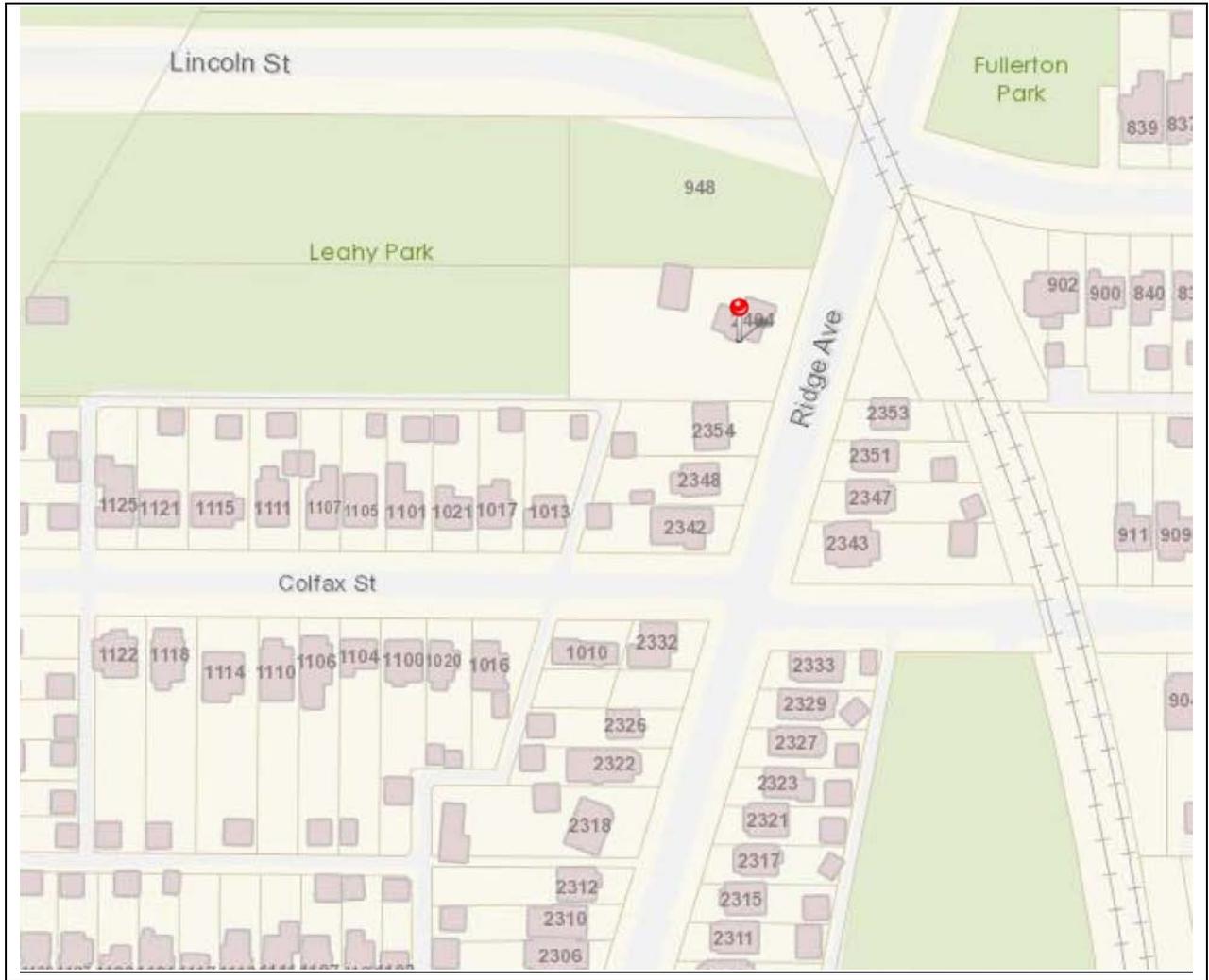
SITE MAP (ENTIRE SITE)



SUBJECT SITE (320 SQUARE FEET)

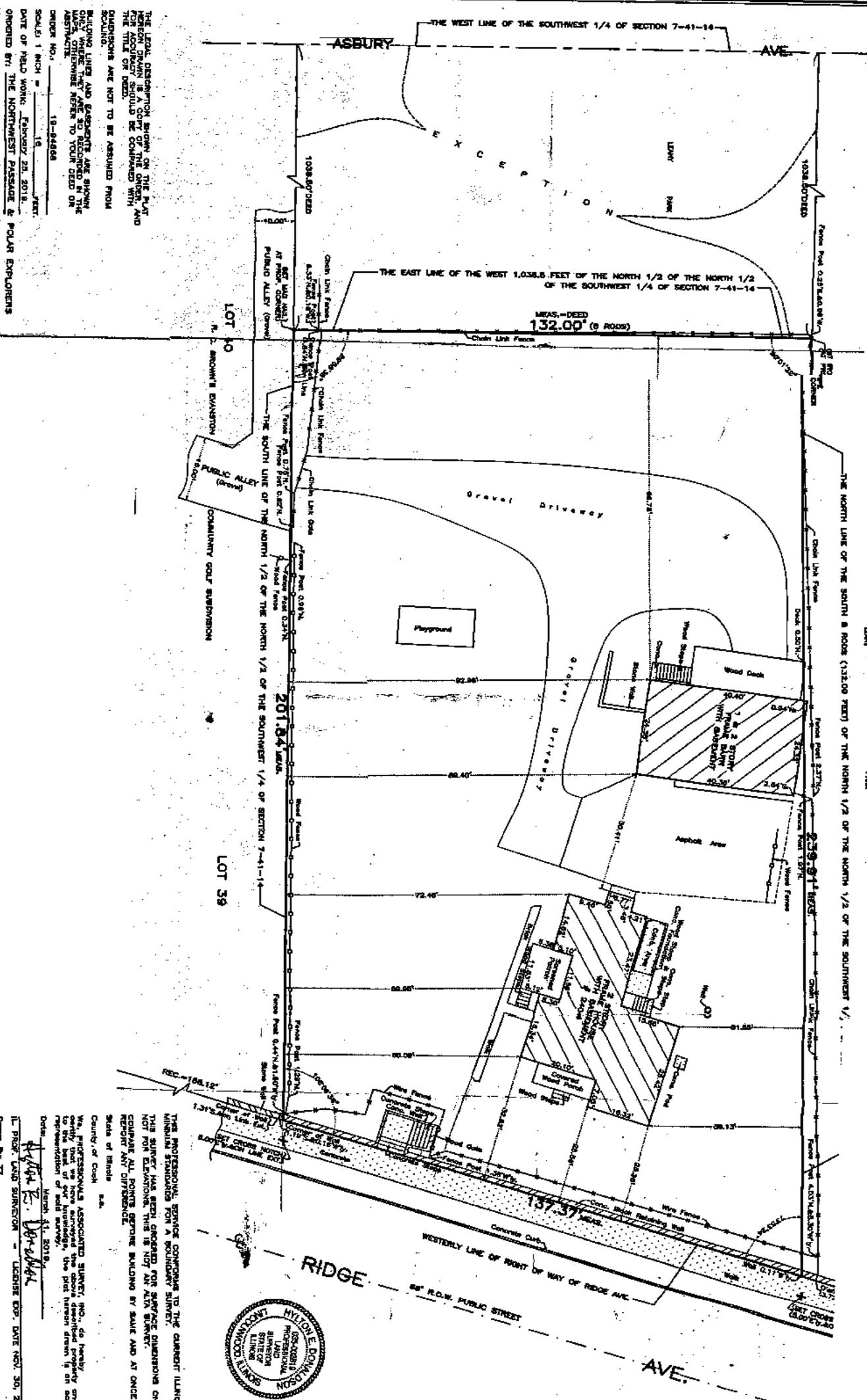


STREET MAP



PLAT OF SURVEY

THE SOUTH 1/2 ROADS OF THE NORTH HALF OF THE NORTHWEST 1/4 LING WEST OF RIDGE AVENUE THE SECTION 7 TOWNSHIP NORTH WEST IN COOK COUNTY, ILLINOIS (EXCEPT THE WEST 1038.8 FEET MEASURED FROM THE WEST LINE OF SECTION 7 IN COOK COUNTY, ILLINOIS). LAND TOTAL AREA 25,196 SQ. FT. = 0.583 ACRES. COMMONLY KNOWN AS: 2404 RIDGE AVENUE, EVANSTON, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT FOR SECTION 7 IS A COPY OF THE ORDER AND THE TITLE OF DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
BUILDING LINES AND SUBDIVISIONS ARE SHOWN ONLY WHERE THEY ARE SO INDICATED BY AN ABSTRACT.
ORDER NO. 19-24468
SCALE: 1 INCH = 16 FEET.
DATE OF FIELD WORK: February 23, 2018.
DRAWN BY: THE NORTHWEST PASSAGE & POLAR EXPLORERS



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN PREPARED FOR SURFACE DIMENSIONS ONLY. NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS SERVICE BUILDING BY SAKE AND AT ONCE REPORT ANY DIFFERENCE.
Scale of inches: s.s.
County of Cook, Ill.
We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that to the best of our knowledge, the plat herein drawn is an accurate representation of said survey.
Date: March 11, 2018
JAMES E. BURTON
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2020.
Drawing No.: 27

Cook County, Illinois
 W½ NW¼ Section 7 - 41 - 14
 EVANSTON



© 2018 Cook County, Illinois

"A"
 ASSESSOR'S SUB. of Fract. Sec 7-41-14. Anta fra.
 Rec. Doc. 999999999

"B"
 CENTRAL ST. ADD. TO. EVANSTON, being that part of the N.W. Fract. 1/4 of Fract. Sec. 7-41-14 lying S. of the S. line of Central St. and E. of the E. line of Asbury St. and W. of the W. line of the right of way of the Sanitary District.
 Rec. 11/23/1916 Doc. 5998878

"C"
 J. N. LOTT'S RESUB. into Lots "A" and "B" of Lots 5, 6, 7, 8, 9, and 18 and that part of alleys adjoining said lot vac., etc.
 Rec. 05/23/1923 Doc. 7945772

"D"
 BLIETZ CENTRAL ASBURY SUB., a resub. of Lots 1, 2, 3 & 4 in Central St. Add. to Evanston (see "B").
 Rec. 08/03/1953 Doc. 15684232

"E"
 FRANK F. HOLMES SUB. of that part of the N.W. Fract. 1/4 of Sec. 7-41-14 W. of the center of Ridge Road and E. of Ridge Road and E. of the right of way of the C. Ev. & L. Sup. R.R.
 Rec. 03/22/1909 Doc. 4345510

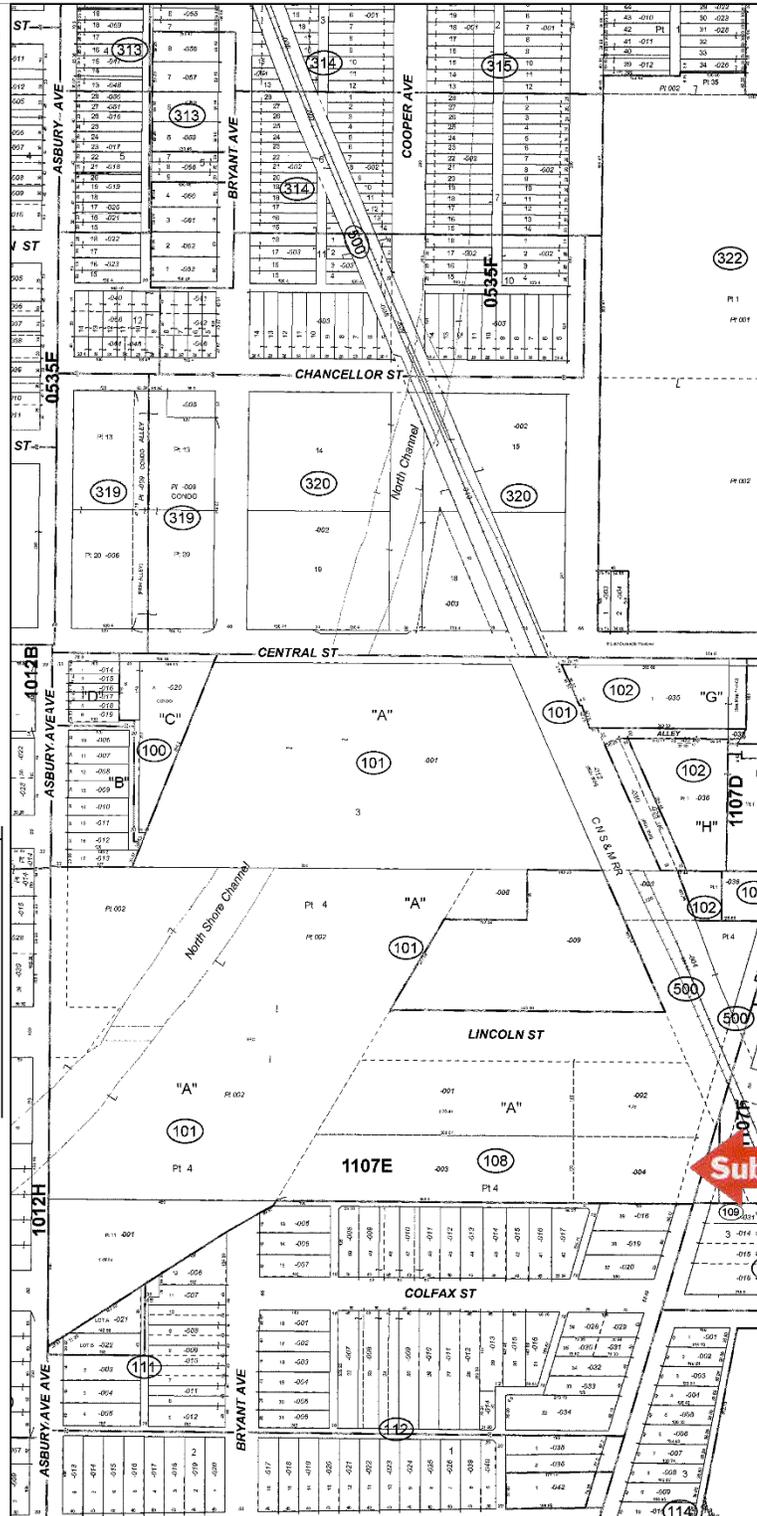
"F"
 HIGHLAND DEVELOPMENT COMPANY'S CONSOLIDATION. of Lots A and 1 thru 11 in Frank F. Holmes Sub. (see "E").
 Rec. 02/13/1987 Doc. 87087853

"G"
 EVANSTON PARTNERS CONSOLIDATION. of Lot 1 in Highland Development Company's Consolidation (see "F"), together with pt. of Chicago Transit Authority Company Right of Way in Sec.-7-41-14.
 Rec. 05/23/1990 Doc. 90241944

"H"
 COS III, AN ILLINOIS LIMITED PARTNERSHIP CONSOLIDATION, of part of Frank F. Holmes Sub. (see "E").
 Rec. 05/07/1997 Doc. 97322807

CONDOMINIUM 11-07-110-020
 THE SIRSELLA CONDOMINIUM
 Rec. 05/01/1980 Doc. 25442588

101H	101H
1210-1N = 1001	1210-1S = 1002
1210-2N = 1003	1210-2S = 1004
1210-3N = 1005	1210-3S = 1006
1212-1N = 1007	1212-1S = 1008
1212-2N = 1009	1212-2S = 1010
1212-3N = 1011	1212-3S = 1012
1214-1N = 1013	1214-1S = 1014
1214-2N = 1015	1214-2S = 1016
1214-3N = 1017	1214-3S = 1018
1214-4N = 1019	1214-4S = 1020
1216-1E = 1021	1216-2W = 1022
1216-2E = 1023	1216-3W = 1024
1216-3E = 1025	1216-4W = 1026
1216-4E = 1027	1216-5W = 1028
1216-5E = 1029	1216-6W = 1030
1216-6E = 1031	1220-1E = 1032
1220-1W = 1033	1220-2E = 1034
1220-2W = 1035	1220-3E = 1036
1220-3W = 1037	1222-1E = 1038
1222-1W = 1039	1222-2E = 1040
1222-2W = 1041	1222-3E = 1042
1222-3W = 1043	



Flood Map Report

For Property Located At



2404 RIDGE AVE 1/2, EVANSTON, IL 60201-2618

Report Date: 07/17/2019

County: COOK, IL

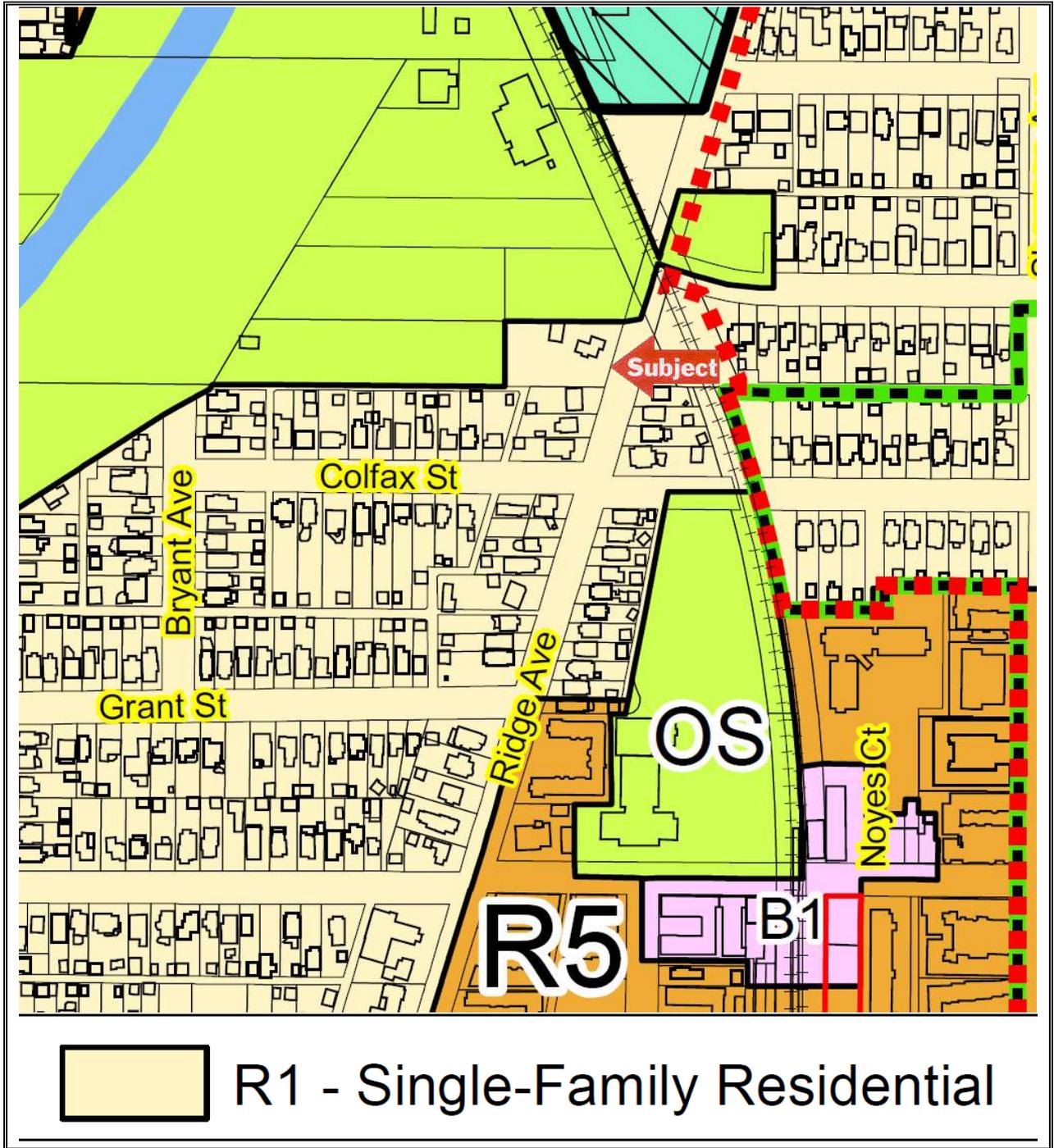
Flood Zone Code	Flood Zone Panel	Panel Date
X	170090 - 17031C0270J	08/19/2008
Special Flood Hazard Area (SFHA) Within 250 ft. of multiple flood zones?		Community Name
Out	No	EVANSTON

Flood Zone Description:

Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



ZONING MAP



Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

10. A previous service regarding the subject property has not been provided within three years prior to this assignment.
11. The appraisers have the appropriate knowledge and experience to complete this assignment competently.
12. See attached qualifications of the appraisers in the addendum of this report.
13. This appraisal is not for federally related financing purposes. The purpose of this appraisal is to assist the client in developing an opinion of the Market Value of the real estate described in this report for potential acquisition and no other purpose.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:
10. A previous service regarding the subject property has/has not been provided within the three years prior to this assignment.
11. This appraisal is not for federally related financing purposes. The purpose of this appraisal is to assist the client in developing an opinion of the Market Value of the real estate described in this report for potential acquisition and no other purpose.

Additional Certifications:

Definition of Value: Market Value Other Value: _____
 Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:
2404 Ridge Avenue
Evanston, IL 60201
 EFFECTIVE DATE OF THE APPRAISAL: 07/18/2019
 APPRAISED VALUE OF THE SUBJECT PROPERTY \$ See Addenda

APPRAISER

Signature: 
 Name: Beata P. Goczewski
 Company Name: Property Valuation Services
 Company Address: 7101 N. Cicero Avenue, Suite 110
Lincolnwood, IL 60712
 Telephone Number: 773-777-4600
 Email Address: bgoczewski@pvsllc.com
 State Certification # 553.001518
 or License # _____
 or Other (describe): _____ State #: _____
 State: IL
 Expiration Date of Certification or License: 09/30/2019
 Date of Signature and Report: 07/23/2019
 Date of Property Viewing: 07/18/2019
 Degree of property viewing:
 Did personally view Did not personally view

SUPERVISORY APPRAISER

Signature: 
 Name: Harry M. Fishman
 Company Name: Property Valuation Services
 Company Address: 7101 N. Cicero Avenue, Suite 110
Lincolnwood, IL 60712
 Telephone Number: 773-777-4600
 Email Address: hfishman@pvsllc.com
 State Certification # 553.000255
 or License # _____
 State: IL
 Expiration Date of Certification or License: 09/30/2021
 Date of Signature: 07/23/2019
 Date of Property Viewing: _____
 Degree of property viewing:
 Did personally view Did not personally view

PART TWO (D): #6

purchase mone

Lender WASHINGTON
MUTUAL BANK FA

Est. Payment \$7,005

Valuation

Schools

Demographics

Property History

Property Mortgage Tax Assessments

Transaction

DOCUMENT
Intrafamily
Transfer &
Dissolution

ID
1923406220

SELLER
SWEITZER
PROPERTIES LLC

BUYER
SWEITZER
RICHARD J

2019
AUG 22

Listing

STATUS	MLS #
Rented	08537581

SOLD PRICE	LIST PRICE
\$4,400	\$4,600

2014
FEB 24

Listing

STATUS	MLS #
Cancelled	08366266

LIST PRICE
\$4,400

2014
FEB 10

Transaction

DOCUMENT	ID
Intrafamily	1313250022

090 of 307

SCHEDULE E
(Form 1040 or 1040-SR)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2019

Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

Attachment Sequence No. 13

Department of the Treasury
Internal Revenue Service (99)

Go to for instructions and the latest information.

Name(s) shown on return

Your social security number

RICHARD & HELEN SWEITZER

Part I Income or Loss From Rental Real Estate and Royalties Note: If you are in the business of renting personal property, use Schedule C (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2019 that would require you to file Form(s) 1099? (see instructions) Yes No
 B If "Yes," did you or will you file required Forms 1099? Yes No

1a Physical address of each property (street, city, state, ZIP code)
 A 2404 RIDGE, EVANSTON, IL 60201
 B [REDACTED]
 C [REDACTED]

1b	Type of Property (from list below)	2	For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		
			A	B	C
A	2		365		
B	[REDACTED]				
C	[REDACTED]				

Type of Property:
 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
 2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:	A	B	C
3 Rents received	3	32,984		
4 Royalties received	4			
Expenses:				
5 Advertising	5	29		
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7			
8 Commissions	8			
9 Insurance	9	543		
10 Legal and other professional fees	10			
11 Management fees	11			
12 Mortgage interest paid to banks, etc. (see instructions)	12			
13 Other interest	13	37,977		
14 Repairs	14	14,085		
15 Supplies	15			
16 Taxes	16	8,406		
17 Utilities	17	1,651		
18 Depreciation expense or depletion	18	15,003		
19 Other (list) SEE STATEMENT 1,2,3	19	45,842		
20 Total expenses. Add lines 5 through 19	20	123,536		
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-90,552		
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	90,552		
23a Total of all amounts reported on line 3 for all rental properties	23a			
b Total of all amounts reported on line 4 for all royalty properties	23b			
c Total of all amounts reported on line 12 for all properties	23c			
d Total of all amounts reported on line 18 for all properties	23d			
e Total of all amounts reported on line 20 for all properties	23e			
24 Income. Add positive amounts shown on line 21. Do not include any losses	24			
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25			
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040 or 1040-SR), line 5, or Form 1040-NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26			

For Paperwork Reduction Act Notice, see the separate instructions.
DAA

Schedule E (Form 1040 or 1040-SR) 2019

Federal Statements

2404 RIDGE

Statement 1 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount	Business Use Percentage	Net Amount
FEES	\$ 337		\$ 337
PERMITS	4,377		4,377
POSTAGE	9		9
PARKING	2		2
PRINTING	81		81
OUTSIDE SERVICES <i>new water and sewer for house and barn</i>	41,036		41,036
TOTAL	\$ 45,842		\$ 45,842



Statement 2 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount	Business Use Percentage	Net Amount
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

547 MELROSE

Statement 3 - Schedule E, Line 19 - Other Expenses

Description	Gross Amount	Business Use Percentage	Net Amount
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
TOTAL	[REDACTED]	[REDACTED]	[REDACTED]

Client Copy

PART TWO (D): #8-9

SCHEDULE E (Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ Go to www.irs.gov/ScheduleE for instructions and the latest information.

OMB No. 1545-0074

2018

Attachment
Sequence No. **13**

Name(s) shown on return

Your social security number

RICHARD & HELEN SWEITZER

Part I Income or Loss From Rental Real Estate and Royalties Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2018 that would require you to file Form(s) 1099? (see instructions) Yes No

B If "Yes," did you or will you file required Forms 1099? Yes No

1a Physical address of each property (street, city, state, ZIP code)

A 2404 RIDGE, EVANSTON, IL 60201

B [REDACTED]

C [REDACTED]

1b	Type of Property (from list below)	2	For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV	
			A	B			A	B
A	2			365				
B	1			365				
C	1			365				

Type of Property:

- 1 Single-Family Residence
- 2 Multi-Family Residence
- 3 Vacation/Short-Term Rental
- 4 Commercial
- 5 Land
- 6 Royalties
- 7 Self-Rental
- 8 Other (describe)

Income:	Properties:	A	B	C
3 Rents received	3	32,421		
4 Royalties received	4			
Expenses:				
5 Advertising	5	269		
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7			
8 Commissions	8			
9 Insurance	9	2,083		
10 Legal and other professional fees	10			
11 Management fees	11			
12 Mortgage interest paid to banks, etc. (see instructions)	12			
13 Other interest	13	34,208		
14 Repairs	14	27,953		
15 Supplies	15			
16 Taxes	16	27,312		
17 Utilities	17	568		
18 Depreciation expense or depletion	18	15,007		
19 Other (list) ▶ SEE STATEMENT 1, 2, 3	19	633		
20 Total expenses. Add lines 5 through 19	20	108,033		
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-75,612		
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	75,612		
23a Total of all amounts reported on line 3 for all rental properties	23a			
b Total of all amounts reported on line 4 for all royalty properties	23b			
c Total of all amounts reported on line 12 for all properties	23c			
d Total of all amounts reported on line 18 for all properties	23d			
e Total of all amounts reported on line 20 for all properties	23e			
24 Income. Add positive amounts shown on line 21. Do not include any losses	24			
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25			
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26			

For Paperwork Reduction Act Notice, see the separate instructions.

Schedule E (Form 1040) 2018

PART TWO (D): #8-9

SCHEDULE E (Form 1040)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2017

Attachment
Sequence No. **13**

Department of the Treasury
Internal Revenue Service (99)

" Attach to Form 1040, 1040NR, or Form 1041.

" Go to www.irs.gov/ScheduleE for instructions and the latest information.

Name(s) shown on return

Your social security number

RICHARD J & HELEN SWEITZER

Part I Income or Loss From Rental Real Estate and Royalties

Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

- A** Did you make any payments in 2017 that would require you to file Form(s) 1099? (see instructions) Yes No
- B** If "Yes," did you or will you file all required Forms 1099? Yes No

1a Physical address of each property (street, city, state, ZIP code)

A	[REDACTED]
B	2404 RIDGE, EVANSTON, IL 60201
C	[REDACTED]

1b	Type of Property (from list below)	2	For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
			A	B			
A	1				128		
B	2				365		
C	1				365		

Type of Property:

- 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
- 2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:	Properties:		B	
3 Rents received	3	[REDACTED]	59,710	[REDACTED]
4 Royalties received	4	[REDACTED]		[REDACTED]
Expenses:				
5 Advertising	5	[REDACTED]		[REDACTED]
6 Auto and travel (see instructions)	6	[REDACTED]		[REDACTED]
7 Cleaning and maintenance	7	[REDACTED]		[REDACTED]
8 Commissions	8	[REDACTED]		[REDACTED]
9 Insurance	9	[REDACTED]	2,244	[REDACTED]
10 Legal and other professional fees	10	[REDACTED]	157	[REDACTED]
11 Management fees	11	[REDACTED]		[REDACTED]
12 Mortgage interest paid to banks, etc. (see instructions)	12	[REDACTED]	30,094	[REDACTED]
13 Other interest	13	[REDACTED]		[REDACTED]
14 Repairs	14	[REDACTED]	3,269	[REDACTED]
15 Supplies	15	[REDACTED]		[REDACTED]
16 Taxes	16	[REDACTED]	20,919	[REDACTED]
17 Utilities	17	[REDACTED]		[REDACTED]
18 Depreciation expense or depletion	18	[REDACTED]	15,005	[REDACTED]
19 Other (list) SEE STATEMENT 4, 5, 6	19	[REDACTED]	3,010	[REDACTED]
20 Total expenses. Add lines 5 through 19	20	[REDACTED]	74,698	[REDACTED]
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	[REDACTED]	-14,988	[REDACTED]
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	[REDACTED]	14,988	[REDACTED]
23a Total of all amounts reported on line 3 for all rental properties	23a	[REDACTED]		[REDACTED]
b Total of all amounts reported on line 4 for all royalty properties	23b	[REDACTED]		[REDACTED]
c Total of all amounts reported on line 12 for all properties	23c	[REDACTED]		[REDACTED]
d Total of all amounts reported on line 18 for all properties	23d	[REDACTED]		[REDACTED]
e Total of all amounts reported on line 20 for all properties	23e	[REDACTED]		[REDACTED]
24 Income. Add positive amounts shown on line 21. Do not include any losses	24	[REDACTED]		[REDACTED]
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	[REDACTED]		[REDACTED]
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26	[REDACTED]		[REDACTED]

For Paperwork Reduction Act Notice, see the separate instructions.

SCHEDULE E (Form 1040)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2016

Attachment
Sequence No. **13**

Department of the Treasury
Internal Revenue Service (99)

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ Information about Schedule E and its separate instructions is at www.irs.gov/schedulee.

Name(s) shown on return

Your social security number

RICHARD J & HELEN SWEITZER

Part I Income or Loss From Rental Real Estate and Royalties

Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2016 that would require you to file Form(s) 1099? (see instructions) Yes No

B If "Yes," did you or will you file all required Forms 1099? Yes No

1a Physical address of each property (street, city, state, ZIP code)

A [REDACTED]

B 2404 RIDGE, EVANSTON, IL 60201

C [REDACTED]

1b	Type of Property (from list below)	2	For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		Fair Rental Days	Personal Use Days	QJV
			A	B			
A	1				366		
B	2				366		
C	1				366		

Type of Property:

- 1 Single Family Residence
- 2 Multi-Family Residence
- 3 Vacation/Short-Term Rental
- 4 Commercial
- 5 Land
- 6 Royalties
- 7 Self-Rental
- 8 Other (describe)

Income:	Properties:		B
3 Rents received	3		60,188
4 Royalties received	4		
Expenses:			
5 Advertising	5		
6 Auto and travel (see instructions)	6		
7 Cleaning and maintenance	7		
8 Commissions	8		
9 Insurance	9		1,504
10 Legal and other professional fees	10		150
11 Management fees	11		
12 Mortgage interest paid to banks, etc. (see instructions)	12		28,536
13 Other interest	13		
14 Repairs	14		
15 Supplies	15		
16 Taxes	16		18,764
17 Utilities	17		
18 Depreciation expense or depletion	18		15,004
19 Other (list) ▶ SEE STATEMENT 4, 5, 6	19		1,594
20 Total expenses. Add lines 5 through 19	20		65,552
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21		-5,364
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22		5,364
23a Total of all amounts reported on line 3 for all rental properties			
b Total of all amounts reported on line 4 for all royalty properties	23b		
c Total of all amounts reported on line 12 for all properties	23c		
d Total of all amounts reported on line 18 for all properties	23d		
e Total of all amounts reported on line 20 for all properties	23e		
24 Income. Add positive amounts shown on line 21. Do not include any losses		24	
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here		25	
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2		26	

For Paperwork Reduction Act Notice, see the separate instructions.

Part Two (D): #10

Valmar, Inc. - General Contractor	
14660 W Wadsworth Rd., Wadsworth IL 60083	
Estimated Schedule of Values	
prepared for: Mellow Bros. Painting Co.	
property address: 2404 Ridge Ave. Evanston IL 60201	
Construction clean up	
general site cleaning - exterior	\$600.00
general site cleaning - interior	\$750.00
subtotal	\$1,350.00
Demolition, debris removal and disposal	
	\$2,000.00
subtotal	\$2,000.00
Site protection, sanitation	
	\$2,400.00
subtotal	\$2,400.00
Professional and permit fees (by Owner)	
architectural and engineering fees (allowance)	\$5,500.00
building permits and fees (allowance)	\$3,500.00
subtotal	\$9,000.00
Exterior carpentry	
remove and dispose 3 skylights West elevation	\$1,500.00
provide and install 3 new skylights and new flashing West elevation	\$4,800.00
remove and dispose 3 windows West side of coach house	\$1,500.00
provide and install 3 new windows West elevation (match existing if possible)	\$4,800.00
remove and dispose largest window South elevation	\$500.00
remove and dispose 2 skylights South elevation	\$1,000.00
provide and install 2 new windows South elevation	\$3,200.00
provide and install 2 new skylights and new flashing South elevation	\$3,200.00
provide and install new wood siding at removed windows area	\$1,800.00
provide and install new wood siding to cover remaining South elevation	\$2,200.00
subtotal	\$24,500.00

Roof	
repair shingle roof on East elevation, incl. plywood, asphalt shingles (color match not guaranteed)	\$1,200.00
subtotal	\$1,200.00
Insulation	
provide and install new insulation at removed skylights area	\$400.00
provide and install new plywood, insulation at removed windows area	\$700.00
provide and install new insulation as needed South elevation	\$800.00
subtotal	\$1,900.00
Drywall/plaster	
repair drywall at removed skylights area	\$800.00
subtotal	\$800.00
Interior paint	
prepare and paint entire ceiling at removed skylight area West elevation	\$1,100.00
prepare and paint entire ceiling at removed skylight area South elevation	\$2,400.00
prepare and paint at new installed windows South elevation	\$2,400.00
subtotal	\$5,900.00
Exterior paint	
prepare and repaint entire West elevation (match existing coach house exterior paint color)	\$3,400.00
prepare an repaint entire South elevation (match existing coach house exterior paint color)	\$2,200.00
subtotal	\$5,600.00
Miscellaneous (allowance)	\$5,000.00
Items subtotal	\$59,650.00
General conditions/Overhead/Profit	\$13,000.00
Estimate total amount, including GC/O/P	\$72,650.00
Estimate prepared by: Valentin Markov for Valmar, Inc.	Date: 10/22/2020

2404 RIDGE AVE | CERTIFICATE OF ECONOMIC HARDSHIP:

PART TWO (D): #11

2404 Ridge is owned by Rick Sweitzer, an individual.

Part Two (D): #12

Please refer to subsequent pages outlining owner's request for the City of Evanston to release a recorded Covenant (dated September 22, 2000) that states: "The subject property may not be used for more than one principal dwelling, nor may the property be used for more than one principal use. The accessory "barn" on the subject property may be rehabilitated and used as an accessory dwelling but at no time may the accessory "barn" be used as an accessory dwelling if the principal building is occupied by two or three unrelated persons. The Zoning Ordinance prohibits the residential use of the property by any persons or group of persons other than a family as defined in the Zoning Ordinance."

Email from Hugh DuBose (dated October 23, 2019) states that the City does not intend on addressing this covenant until there is "more clarity" on the outstanding issues (i.e. Barn COA).

Email from Hugh DuBose (dated December 11, 2019) states that the Covenant will be released by the City as a part of the ongoing subdivision application.

Owner submitted zoning compliant subdivision application in January 2019. This subdivision application has still yet to be approved by the City Council.

In addition to the preceding evidence of hardship, by withholding the subdivision application and release of the Covenant, owner is being denied reasonable use of and return from the property.

Subject: Re: please release the covenant at 2404 ridge
Date: Wednesday, October 23, 2019 at 11:16:34 AM Central Daylight Time
From: Hugh DuBose
To: Rick Sweitzer
CC: Chris Sweitzer, Scott Mangum

Hi Rick,

Thank you for your email. When I made this suggestion in June, I errantly anticipated that we would have made progress on the outstanding issues with your property. Unfortunately, all of the issues remain unresolved. Therefore, at this time, the City does not intend to address the covenant until we have more clarity on the outstanding issues with the property at 2404 Ridge Avenue.

Kind regards,

Hugh

On Wed, Oct 23, 2019 at 10:29 AM Rick Sweitzer <rick@nwpassage.com> wrote:

Hi Hugh,

Back in June you suggested that we send a request to release the covenant long ago done at 2404 ridge.

Our requests have gone unanswered. Can you please advise the release and send on to us? thank you.

--

Rick Sweitzer
PoS MoE PoA DW

The Northwest Passage
and Polar Explorers
+1-847-256-4409
skype: ricksweitzer

--

Hugh DuBose
Assistant City Attorney
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8090
hdubose@cityofevanston.org | cityofevanston.org

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Subject: Recap from meeting

Date: Wednesday, December 11, 2019 at 4:23:41 PM Central Standard Time

From: Hugh DuBose

To: Chris Sweitzer

CC: Rick Sweitzer, Erika Storlie

Hi Chris,

Thank you for meeting with us Monday. While we may not agree on all issues, we believe we have a path forward to present an application for subdivision that can be approved by the City Council.

To recap our conversation, we discussed the following issues related to the subdivision of 2404 Ridge Avenue:

1. Subdivision fee: Application fee of \$330 will need to be paid before the application goes to City Council
2. Alley: Portion of property needed for continued use of alley (approximately 320 sq ft) should be dedicated to the City so that the City can continue to provide trash service to the properties
3. Deck on city property: City will swap land so that the deck is compliant with all setbacks
4. Plat showing #2 & #3 issues resolved: City will not require a plat of survey until an agreement is reached and agree to including the changes on the plat of survey that is sent to City Council
5. Building Permits: Following approval of the subdivision, you will close out all open building permits and obtain a new permit for all future work.
6. Covenant" City will release the covenant as part of subdivision
7. Setback: Agree to a setback in compliance with the Preservation Commission's recommendation to City Council.

We also briefly discussed removal of the fence. The City is open to working with you on this issue as well. Please let me know if you have any questions or concerns about the points above.

Kind regards,

Hugh

--

Hugh DuBose
Assistant City Attorney
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8090
hdubose@cityofevanston.org | 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, may contain attorney-client privileged information, and also is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 *et. seq.* The contents may not be copied or distributed without this disclaimer. If you believe that it has been sent to you in error, please notify the sender by return e-mail and then delete the message. Thank you.

City of Evanston, Illinois

Certificate of Zoning Compliance

ZONING CERTIFICATE NUMBER: 98-0134-BP3

DATE ISSUED: September 22, 2000

In accordance with Section 6-3-2 of the Zoning Ordinance, the building, structure, and/or use described below complies with the provisions of the Zoning Ordinance governing the proposed use.

PROPERTY ADDRESS: 2404 Ridge Avenue
ZONING DISTRICT: R1
OVERLAY DISTRICT: None
USE: Conversion of barn into habitable accessory living space.

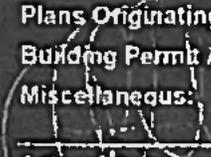
CONDITIONS OR COMMENTS: The subject property may not be used for more than one principal dwelling, nor may the property be used for more than one principal use. The accessory "barn" on the subject property may be rehabilitated and used as an accessory dwelling but at no time may the accessory "barn" be used as an accessory dwelling if the principal building is occupied by two or three unrelated persons. The Zoning Ordinance prohibits the residential use of the property by any persons or group of persons other than a family as defined in the Zoning Ordinance. Use of the property is subject to compliance with the declarations of the Covenant recorded 9/12/00, as Document # 00707723.

The Zoning Ordinance defines "FAMILY" as follows: (A) One or more persons related by blood, marriage, or adoption living together as a single housekeeping unit in a dwelling unit. (B) Two unrelated persons and their children living together as a single housekeeping unit in a dwelling unit. (C) A group of not more than 3 unrelated persons living together as a single housekeeping unit in a dwelling unit. (D) A group of 2 or more persons conforming within it one or more families, as defined in subsections (A) and (B) of this definition, including a husband and wife married to one another and their children, as well as adults, living together in a dwelling unit as a single housekeeping unit and management in premises in which the adult occupants are affiliated with a bona fide not-for-profit corporation organized for religious purposes chartered by the State of Illinois, that owns or rents the property and has been in existence for at least five (5) years prior to seeking certification by the Director of Planning and Zoning as provided herein provided that in no case shall the total occupancy of the dwelling unit exceed 2 persons per bedroom, nor shall the premises be utilized for religious public assembly. This type (D) family may occupy a dwelling unit only in accordance with the procedures in Section 6-4-1-14 of this Title.

**CERTIFICATE
BASED ON:**

Plans Prepared As: Construction Drawings
Plans Dated: 1/5/98 revised 3/30/99, supplemented by Covenant recorded 9/12/00, as Doc 00707723
Plans Prepared By: Cordoyan, Clark & Associates
Plat of Survey Dated:
Plans Originating As: Building Permit Application
Building Permit Application Number: 98-128
Miscellaneous: Covenant recorded 9/12/00, as Document 00707723

ISSUED BY:


Arthur Aterson
Zoning Administrator

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: *APPROVED* September 22, 2000

Z.A. Number: ZA 98-0134-BP3
 Property Address: 2404 Ridge Avenue
 Applicant: Rick Saezter
 Telephone Number: 847-255-6390
 Case Received: September 16, 2000
 File Modified: September 27, 2000

Zoning District: R1
 Overlay District: None
 Preservation Status: Lakeshore Historic District None
 Ridge Historic District
 Northeast Historic District (adopted)
 Northeast Historic District (proposed)
 Landmark Structure and/or Property
 Zoning Officer: Arthur Alterson

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
- Temporary Use
- Plat of Subdivision
- Plat of Resubdivision
- Plat of Consolidation
- Sidewalk Cafe
- Other:

Specifically: Conversion of barn into habitable accessory living space,

THIS ANALYSIS IS BASED ON:

Plans Dated: 1-5-98 revised 3-30-99 supplemented by Covenant recorded 9-12-00 as Dec 00707723
 Prepared By: Cordogan, Clark & Associates
 Survey Dated:
 Plans Are: Preliminary Construction Drawings
 Point of Origin: Building Permit Application Zoning Analysis Application Other

Bldg Permit Appl #98-128

Existing Improvements: Single family residence

ZONING ANALYSIS

	Standard	Existing	Proposed	Determination
PRINCIPAL USE AND STRUCTURE			<input type="checkbox"/> This Section Does Not Apply to this Application	
USE:	Sec 6-8-2.3	Dwelling - Single-family Detached	Dwelling - Single-family Detached	APPROVED
Minimum Lot Width: Use: Single-family Detached	35'	134.5'	134.5'	APPROVED
Minimum Lot Area: Use: Single-family Detached	7,200 sqft	27,236.20 sqft	27,236.20 sqft	APPROVED
Dwelling Unit(s):	1	1	1	APPROVED
Rooming Unit(s):				Does Not Apply
Building Lot Coverage:	30% or 8170.86 sqft	2,400.00 sqft 8.81%	2,400.00 sqft 8.81%	APPROVED
Accessory Structure Rear Yard Coverage:	40% of rear yard cannot exceed building lot coverage of zoning district			Does Not Apply
Gross Floor Area: Use:	None	0.00 GFAR	0.00 GFAR	Does Not Apply

ZONING ANALYSIS (cont'd)

	Standard	Existing	Proposed	Determination
PRINCIPAL USE AND STRUCTURE (CONT'D)			<input type="checkbox"/> This Section Does Not Apply to this Application	
Height:	35' or 2.5 stories, excluding basement and cellar	2 1/2 stories	2 1/2 stories	APPROVED
<p>SECTION 6-4-1-9 (A) 3 If the proposal is within a Residential, Transitional Campus, or University District, does 50 percent or more of the frontage of the block have a setback of more than 27 feet?</p> <p>SECTION 6-4-1-9 (A) 5a. Does an abutting lot have less than the required front yard setback of the zoning district?</p> <p>SECTION 6-4-1-9 (A) 5b. Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?</p>				<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does Not Apply <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does Not Apply <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does Not Apply
Front Yard (1): Direction: Street:	27' or Sec. 6-4-1-9 (A) 3, 5a or 5b			Does Not Apply
Front Yard (2): Direction: Street:	27' or Sec. 6-4-1-9 (A) 3, 5a or 5b			Does Not Apply
Street Side Yard: Direction: Street:	15'			Does Not Apply
Interior Side Yard (1): Direction: N	residential 5', nonresidential 15'			Does Not Apply
Interior Side Yard (2): Direction: S	residential 5', nonresidential 15'			Does Not Apply
Rear Yard: Direction:	33'			Does Not Apply
ACCESSORY USE AND STRUCTURE			<input type="checkbox"/> This Section Does Not Apply to this Application	
USE (1):	Sec. 6-4-6-3 (B)		Accessory Dwelling Unit for Single-family Detached House	APPROVED
Permitted Districts:	All			
Permitted Required Yard:	Interior Side and Rear Yards		Rear Yard	APPROVED
Additional Standards:	None			Does Not Apply
Height:	Flat or mansard roof 14.5'; other roofs 17.5'; except garage roofs Sec. 6-4-6-4		2 stories	NC
Distance from Principal Building:	10.00'		≥ 10'	APPROVED

ZONING ANALYSIS (cont'd)

	Standard	Existing	Proposed	Determination
ACCESSORY USE AND STRUCTURE (CONT'D)		<input type="checkbox"/> This Section Does Not Apply to this Application		
Front Yard (1A): Direction: Street:	None, except parking prohibited and garages 27'			Does Not Apply
Front Yard (1B): Direction: Street:	None, except parking prohibited and garages 27'			Does Not Apply
Street Side Yard: Direction: Street:	None, except parking prohibited and garages 15'			Does Not Apply
Interior Side Yard (1A): Direction:	5' except parking prohibited with nonresidential	0' (NC)	same	NC
Interior Side Yard (1B): Direction:	5' except parking prohibited with nonresidential	0'	same	APPROVED
Rear Yard: Direction:	3' except parking 5' with nonresidential. Use must be 3' from side lot line when in rear yard.			APPROVED
USE (2):		<input checked="" type="checkbox"/> This Section Does Not Apply to this Application		
Permitted Districts:	Sec. 5-4-6.3 (B)			
Permitted Required Yard:	No Applicable Standard			
Additional Standards:	No Applicable Standard			
Height:	Flat or mansard roof 14.5'; other roofs 17.5' except garage roofs Sec. 5-4-6.4			
Distance from Principal Building:	10.00'			
Front Yard (2A): Direction: Street:	None, except parking prohibited and garages 27'			
Front Yard (2B): Direction: Street:	None, except parking prohibited and garages 27'			
Street Side Yard: Direction: Street:	None, except parking prohibited and garages 15'			

ZONING ANALYSIS (cont'd)

	Standard	Existing	Proposed	Determination
ACCESSORY USE AND STRUCTURE (CONT'D)			<input checked="" type="checkbox"/> This Section Does Not Apply to this Application	
Interior Side Yard (2A): Direction: N	5' except parking prohibited with nonresidential			
Interior Side Yard (2B): Direction: S	5' except parking prohibited with nonresidential			
Rear Yard: Direction:	3' except parking 5' with nonresidential. Use must be 3' from side lot line when in rear yard.			
PARKING REQUIREMENTS			<input checked="" type="checkbox"/> This Section Does Not Apply to this Application	
Standard Parking Spaces: Use(1):	None			
Use(2):	None			
Use(3):	None			
TOTAL REQUIRED:				
Handicap Parking Spaces:	Sec 6-16-2-6			
Access:	Sec 6-16-2-2			
Angle (1):				
Width (W):	None			
Depth (L):	None			
Aisle (A):	None			
Module:	None			
SL = single-loaded				
DL = double-loaded				
Angle (2):				
Width (W):	None			
Depth (L):	None			
Aisle (A):	None			
Module:	None			
SL = single-loaded				
DL = double-loaded				
Vertical Clearance:	7'			
Surfacing:	Sec 6-16-2-8 (E)			
Location:	Sec 6-4-6-2 Sec 6-4-6-3 (B) 10 & 18 Sec 6-8-2-8 (C) Sec 6-16-2-1			

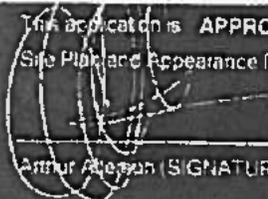
ZONING ANALYSIS (cont'd)

	Standard	Existing	Proposed	Determination
PARKING REQUIREMENTS (CONT'D)			<input checked="" type="checkbox"/> This Section Does Not Apply to this Application	
Garage Setback from Alley Access:	Sec 5-4-5.2 Sec 5-4-6-3 (B) 10 & 18 Sec 5-9-2-8 (C) Sec 5-16-2.1			
LOADING REQUIREMENTS			<input checked="" type="checkbox"/> This Section Does Not Apply to this Application	
Loading: K = 10,000 Use:	None			
TOTAL (long):				
TOTAL (short):				
Long Berth Size:	12' wide x 50' deep			
Short Berth Size:	10' wide x 30' deep			
Vertical Clearance:	12'			
Location:	Sec 5-16-4.1			
MISCELLANEOUS REQUIREMENTS			<input checked="" type="checkbox"/> This Section Does Not Apply to this Application	
Requirement (1):				
Requirement (2):				
Requirement (3):				
MISCELLANEOUS COMMENTS AND/OR NOTES				

APPLICATION DETERMINATION

This application is **APPROVED**

Site Plan and Appearance Review Committee approval is **not required**

 Arthur Aleman (SIGNATURE)

9/22/00

September 22, 2000

Zoning Division
Community Development Department

Evanston Civic Center
2400 Ridge Avenue
Evanston, IL 60201
Telephone: (847) 866-2930
Fax: (847) 428-8120
TDD: (847) 328-5020

City of Evanston

September 22, 2000

Rick Sweitzer
1130 Greenleaf
Wilmette, Illinois 60091

RE: Building Permit Application for 2404 Ridge Avenue

Dear Rick Sweitzer:

I have reviewed your application for conformance with the City of Evanston Zoning Ordinance. At this time, I am approving your application. I have enclosed a copy of the Zoning Analysis and Certificate of Zoning Compliance.

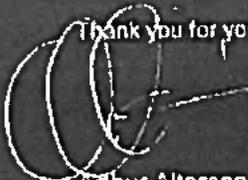
This Zoning Analysis only addresses the relationship between your proposal and the requirements of the Zoning Ordinance. Your proposal may require building code, business license, or other review. If necessary, the appropriate City departments and/or divisions will contact you.

Please note that a decision of the Zoning Administrator may be appealed by any person aggrieved, including neighboring land users, pursuant to Section 6-3-11 of the Zoning Ordinance not later than 45 calendar days following the action being appealed. If you have any questions regarding this Zoning Analysis, please contact me.

I am forwarding the permit drawings and folder to the City's Preservation Planner, Carlos Ruiz. I realize that the Preservation Commission had reviewed this project, but Mr. Ruiz must review the 3/30/99 plan set.

As I told you in my phone message yesterday, the Community Development Department has received over the last couple of weeks complaints from neighbors, who are not anonymous, that the current occupants of 2404 Ridge have established a history of having and continue to have large parties. The report we received mentioned parties with an estimated 150 attendees. The City Code makes land lords responsible for disorderly houses.

Thank you for your patience and assistance in this matter.



Arthur Alterson
Zoning Division, Community Development Department
attachment

cc: Roger Crum, City Manager
Stephen Engelman, Alderman 7th Ward

98-0134-BP3



City of Evanston

PLAN EXAMINATION REPORT

- ZONING DEPARTMENT
- CITY ENGINEERING
- HEALTH DEPARTMENT
- WATER AND SEWER DEPARTMENT

- FIRE PREVENTION BUREAU
- TRAFFIC ENGINEERING
- PLANNING DEPARTMENT (RENEWAL)
- PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 2404 RIDGE AV APPLICATION # _____

DATE PLANS RECEIVED BY BLDG DEPT _____ NEW BUILDING

DATE PLANS FORWARDED 9/22/00 ADDITION

INTERIOR ALTERATION

FIRE ALARM

FIRE SPRINKLER

EXTERIOR ALTERATION

PURPOSE FOR WHICH BUILDING TO BE USED RESIDENTIAL

REMARKS THE PRESERVATION COMMISSION APPROVED THE PROPOSED ALTERATIONS TO THE BRN STRUCTURE AT 2404 RIDGE AVENUE ON 10-21-97. THE COA WAS RELEASED ON 5/6/98 AND EXPIRED 11/6/98. THIS IS A RENEWAL OF THE PREVIOUSLY APPROVED COA.

DEPARTMENTAL STATUS	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED
BY: <u>Carla R. [Signature]</u>	DATE: <u>9/26/00</u>

These plans have been reviewed by the CITY OF EVANSTON PRESERVATION COMMISSION with the understanding that the following requirements are in compliance.

- Plan Review Comments:
- (1) PRESERVATION OED.
 - (2) BUILDING CODE
 - (3) ZONING OED.

GENERAL NOTES

THE GENERAL CONDITIONS AS SET FORTH IN ALL PROVISIONS OF THE CITY OF CHICAGO AND A SUMMARY OF THESE PROVISIONS AS SET FORTH IN THE CITY OF CHICAGO SHALL APPLY TO THIS PROJECT. THE CONTRACTOR SHALL FOLLOW THE ALPHABETICALLY LISTED LOCAL AND STATE REQUIREMENTS FOR THE SUBJECT OF WORKS ON THE JOB AND FURNISH BY PROVIDER ALL NECESSARY MATERIALS AND SERVICES AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION OF THE WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION OF THE WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION OF THE WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS.

GENERAL REQUIREMENTS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHICAGO AND A SUMMARY OF THESE PROVISIONS AS SET FORTH IN THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION OF THE WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION OF THE WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS.

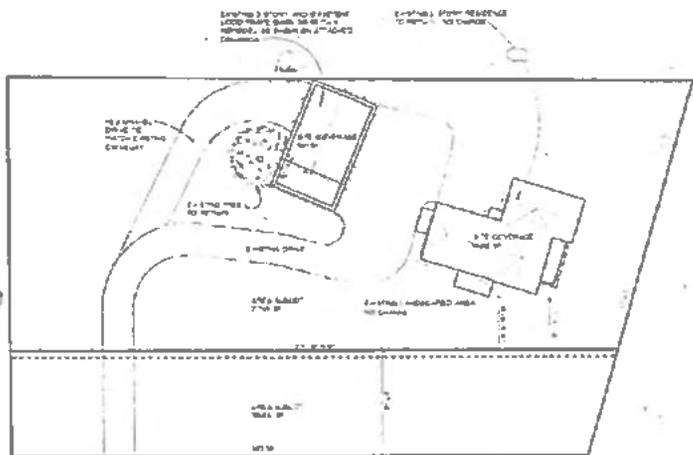
CONTRACT ADMINISTRATION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION OF THE WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION OF THE WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS.

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By Architect	_____	_____
By Engineer	_____	_____
By Surveyor	_____	_____
By Inspector	_____	_____
By Other	_____	_____



SITE PLAN
1/100

EXISTING CONDITIONS

EXISTING CONDITIONS SHALL BE AS SHOWN ON THE SITE PLAN AND GENERAL NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSTRUCTION OF THE WORK SHALL BE IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS.

CONTRACT ADMINISTRATION

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SHEET INDEX

- SP1 - SITE PLAN & GENERAL NOTES
- A1 - BASEMENT & FIRST FLOOR PLAN
- A2 - SECOND FLOOR & LOFT PLAN
- A3 - ELEVATIONS & SCHEDULED
- A4 - DETAILS
- MEP - MECHANICAL, ELECTRICAL & PLUMBING

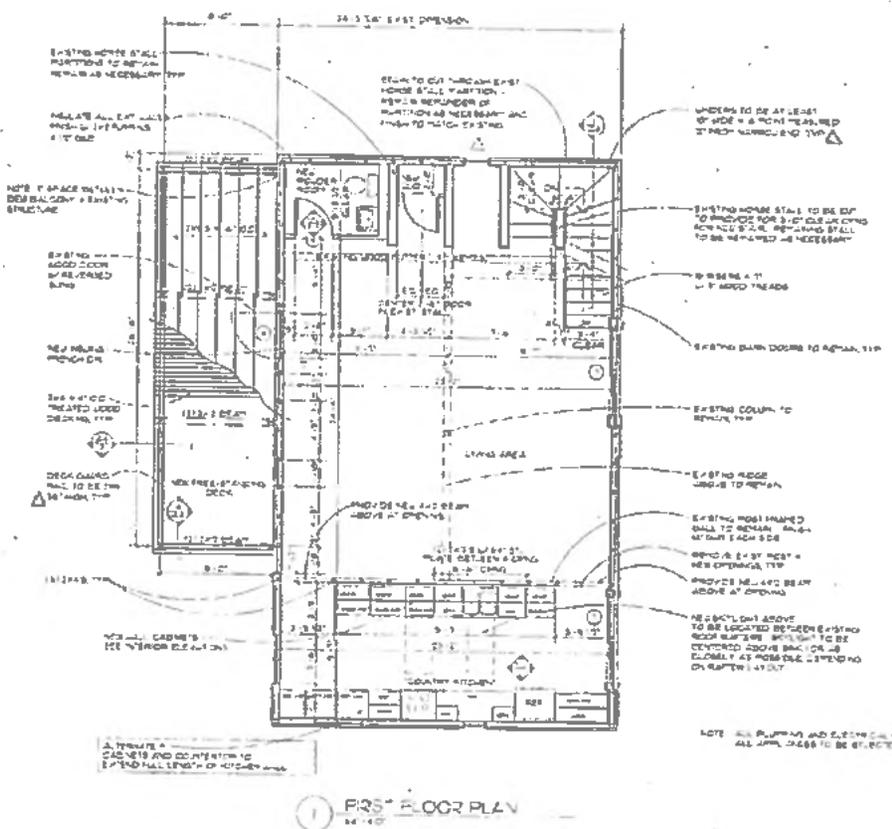
By Architect	_____	_____
By Engineer	_____	_____
By Surveyor	_____	_____
By Inspector	_____	_____
By Other	_____	_____

HISTORIC PRESERVATION
City of Chicago
Date: 1/10/10
1000 N. Dearborn St.
Chicago, IL 60610

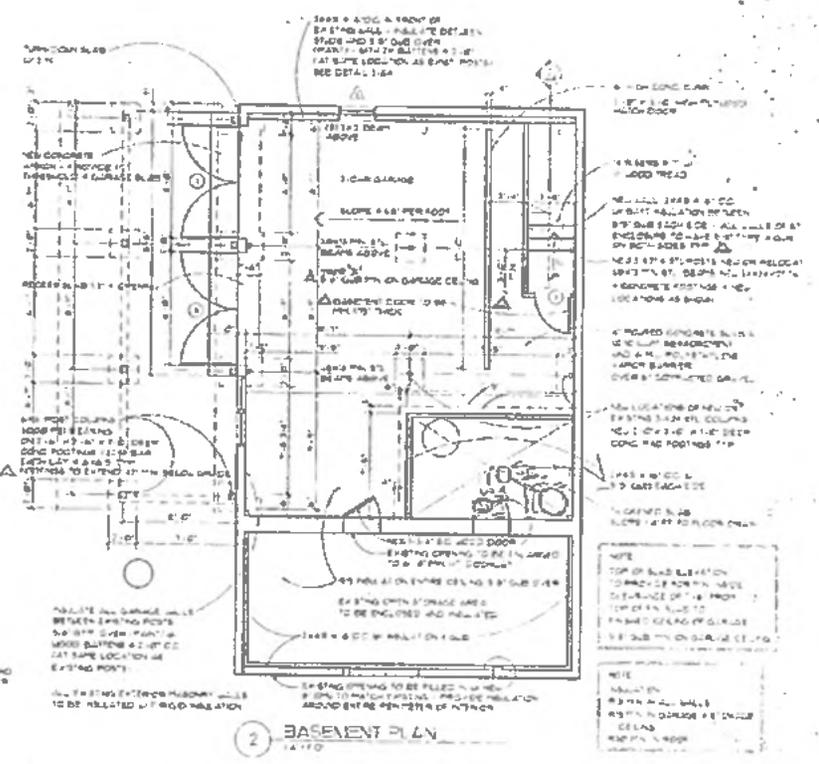
APPROVED
City of Chicago
Building Department
200 North La Salle
Chicago, IL 60601
Date: 1/10/10

RECEIVED
City of Chicago
Building Department
200 North La Salle
Chicago, IL 60601
Date: 1/10/10

APPROVED AS NOTED

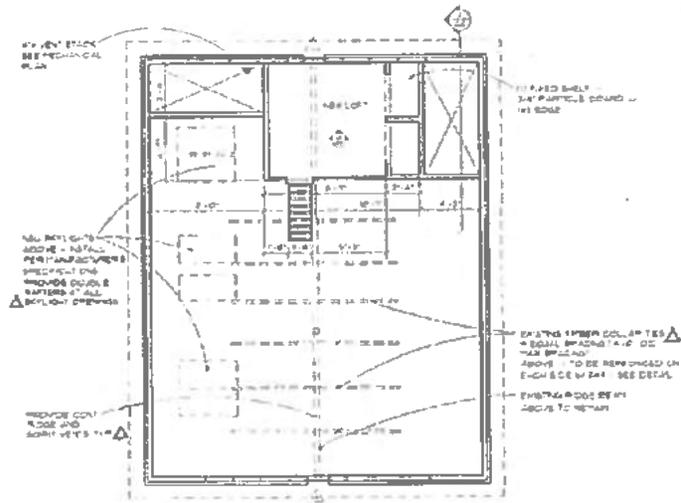


1 FIRST FLOOR PLAN

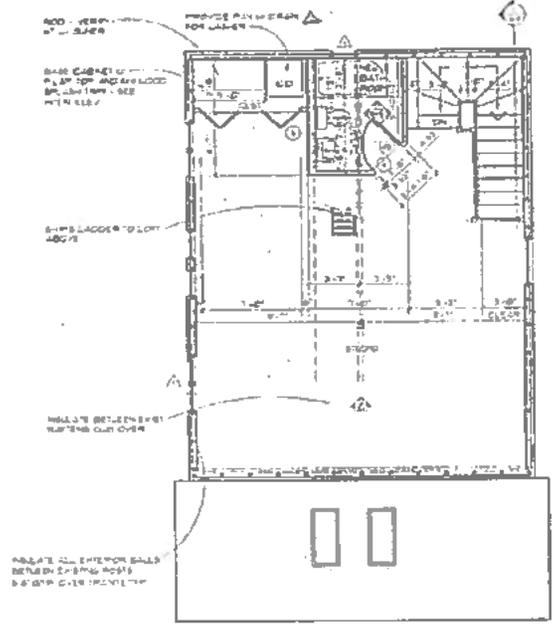


2 BASEMENT PLAN

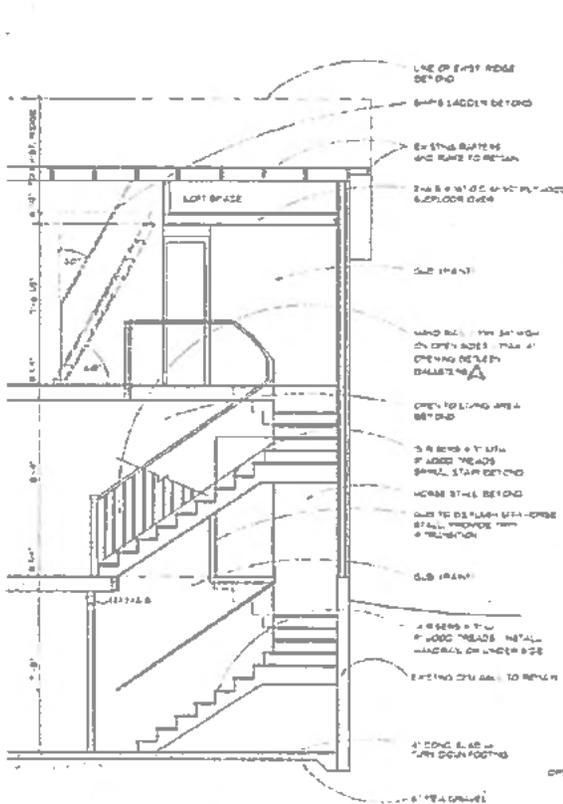
LOFT MAY TO BE USED FOR SLEEPING PORCH



1 LOFT PLAN
14.11.07



2 SECOND FLOOR PLAN
14.11.07



**CERTIFICATE OF APPROPRIATNESS
CITY OF EVANSTON
Preservation Commission**



Application 08PRES-0169
 Type Historic Preservation
 Certificate
 Recommendation

+\$25⁰⁰ FEE

File Date 10/03/2008

Validated Address

2404 RIDGE AVE, EVANSTON, IL 60201

Work Description

Shingle over existing shingle roof

Current Disposition

Completed

Activity	Disposition	Disposition Date	Disposition By
Application Submitted	Accepted - Admin Review	10/03/2008	Carlos Ruiz
Administrative Review	Approved	10/03/2008	Carlos Ruiz
Preservation Comm Decision			
Waiting for Appeal			
P and D Committee Submission			
P and D Committee Review			
COA Issued	issued	10/03/2008	Carlos Ruiz
Case Closed	Approved	10/03/2008	Carlos Ruiz

Carlos Ruiz

City of EVANSTON

2404 RIDGE AVENUE

BEGINNING STREET NUMBER
END STREET NUMBER
STREET #
SUFFIX
STREET NAME
PIN



PHOTO ID:

LOCAL

WITHIN LOCAL DISTRICT?
LOCAL DIST CONTRIB/NON-CONTRIB?
LOCAL LANDMARK?
YEAR
LOCAL LANDMARK ELIGIBLE?

CRITERIA

Barn: A7: Exemplify an architectural style, construction technique or building type once common in the City; A8: Exhibit an unusual, distinctive or eccentric design or construction technique, which contributes to the architectural interest of its environs as an accent or counterpoint.

House: H1: Exemplify the cultural, political, economic, or social heritage of Evanston; A4: Exhibit a high quality of architectural design without regard to the time built or historic associations; A7: Exemplify an architectural style, construction technique or building type once common in the city; A8: Exhibit an unusual, distinctive or eccentric design or construction technique, which contributes to the architectural interest of its environs as an accent or counterpoint.

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT? NR LANDMARK? YEAR
NR ELIGIBLE? CRITERIA ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CONDITION
INTEGRITY CURRENT USE
HISTORIC USE
SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION
DETAILS CONSTRUCTION YEAR
OTHER YEAR
DATE SOURCE
WALL MATERIAL (CURRENT) PLAN
WALL MATERIAL 2 (CURRENT)
NO OF STORIES ROOF TYPE
ROOF MATERIAL FOUNDATION
PORCH WINDOW MATERIAL
WINDOW MATERIAL 2 WINDOW TYPE
WINDOW CONFIGURATION SIGNIFICANCE
HISTORIC FEATURES

ALTERATIONS

A HISTORIC INFORMATION

OLD ADDRESS (CITY DIR. YEAR) BUILDING MOVED?

ARCHITECT SOURCE BUILDER

MOVED FROM ORIGINAL OWNER

SURVEYOR

ORIGINAL ARCHITECT

SURVEYOR ORGANIZATION

SURVEY DATE SURVEY AREA

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

CURRENT ADDRESS OLD ADDRESS DATE OF CONSTRUCTION MOVING PERMIT # DATE MOVED

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # DATE

OTHER PERMIT INFORMATION COA INFO

BUILDING PERMIT DESCRIPTION COST

HISTORIC INFO OTHER SOURCES

ORIGINAL OWNER OCCUPIED?

HISTORIC INFO COMPILER VOLUNTEER

EXTERIOR ALTERATION PERMITS

EVANSTON PRESERVATION COMMISSION

MINUTES

Tuesday, October 21, 1997
7:30 p.m. - Room 2403
Civic Center
2100 Ridge Avenue

MEMBERS PRESENT: Jessica Deis, Kirk Irwin, Mary Mumbroe, Gregory Nowesnick, Susan Regan, Mark Sarkisian

MEMBERS ABSENT: John M. Byrne, George Halik, James M. Knox, Julie Thomas

OTHERS PRESENT: Michael Imlay, Norman Korff, Jim Nash, Moshe Calamaro, Delph Gustitus, Walter J. Ostrenga, Mary Ann McGrath, Rick Sweitzer

PRESIDING: Jessica Deis, Chair

STAFF: Carlos D. Ruiz

I. DETERMINATION OF QUORUM

A quorum being present, Jessica Deis called the meeting to order at 7:37 p.m.

II. APPROVAL OF MINUTES

J. Deis **moved** to approve the Preservation Commission's Minutes of August 19, and September 16, 1997, as written. The motion, **seconded** by K. Irwin, was **approved 6 to 0**.

III. COMMITTEE REPORTS

A. Review and Technical Assistance Committee (R&TA)

3. 2404 Ridge Avenue - Alteration to barn structure

Rick Sweitzer, owner, presented plans for alterations to a barn structure at 2404 Ridge Avenue. The property is an Evanston Landmark.

R. Sweitzer said that he was seeking a Certificate of Appropriateness to alter the existing barn in his property into a living space. There are three levels: the below grade level, and two levels above. The proposal is for installing all the necessary mechanical,

electrical and sewer systems for a living structure, while changing its interior and exterior very little.

Commission's Findings

G. Nowesnick asked if the project had been through a zoning analysis. R. Swietzer said no. He believed that the proposal is completely conforming with the zoning ordinance. The structure cannot be rented or used as a separate living unit, but it can be used as a part of the house and the property. J. Deis asked if the applicant was aware of the zoning restrictions. R. Swietzer said yes. He said that he was not asking nor was his intent to subdivide the property at this time.

J. Deis asked about the Norway Maple tree standing on the west side of the barn. The proposed deck seemed 7 feet away from the Maple tree. R. Swietzer said he had the same question for his architect. The tree was important for him to keep. J. Deis said the tree contributed to the ambiance of the place. R. Swietzer said that if the measurements were incorrect, they will work around the tree. J. Deis said that skylights are always an issue for the Commission, there are skylights on the west and south elevations. She noted the building in general is not very visible from the public way, nonetheless is a barn and the presence of contemporary skylights somewhat alters that image. She added the Commission was supportive of adaptive reuse of a building. J. Deis asked for comments from the Commissioners.

S. Regan said great effort is evident to preserve the character of the barn in certain areas such as the garage doors on the west elevation. She felt that the skylights defeated that effort. R. Swietzer said that the skylights on the west elevation, and possibly on the south elevation as well, were not visible from any public way at all. Maybe on Lincoln Street going east there is some visibility of the skylights standing two blocks away. He said the skylights are a viable alternative to not adding any exterior windows. He added the three upper windows on the west elevation are relatively new windows added by a previous owner.

J. Deis said that the location of the skylights is not apparent because the pitch of the roof. C. Ruiz suggested to minimize the number of skylights. R. Swietzer said that the more light the better for any living space. He said they will maintain everything else such as the horse stalls. J. Deis asked about the history of the property. R. Swietzer said that there is a beam in the barn with an inscription that says "from the Lady Elgin, 1863." The farm house was the main structure that dominated the surrounding acres of farm land. With the proposal offers the barn the potential of continued use and maintenance. M. Mumbrue said she was not concerned with the skylights.

S. Regan asked if the deck on the west elevation would be visible. R. Swietzer said the deck was desirable to maximize the enjoyment of the trees on the west side. J. Deis said

that she did not have a problem with the deck because: a) the visibility is minimal, b) because is not attached. S. Regan said the deck is one story above and the posts will be visible. J. Deis said that her focus is the visibility from the street not the rear, and because the deck itself is not altering the barn, she would support the proposal. S. Regan asked if the Commission should be concerned with the detailing of the deck. R. Sweitzer said the detailing is simple. The barn is board and batten construction, the deck will have a simple vertical railing.

C. Ruiz said the drawings necessary for the building permit should show in more detail the construction specifications. The Commission could request to see the specification drawings before issuing a Certificate of Appropriateness. He said when visiting the site he had difficulty to see the entire structure. The building is secluded behind the trees. M. Sarkisian advised that especial attention should be given to the structure of the deck, it has to be anchored securely to the ground. R. Sweitzer said that the drawings did not show the stairs going from the deck down to the ground. C. Ruiz said he would like to see design of the proposed stairs.

J. Deis said the Commission needs more details about the project and the proposed deck. Regarding the skylights she asked the Commissioners' opinion. G. Nowesnick said he disliked skylights, but since the proposed skylights were not visible from the street he did not object to them. J. Deis concurred with G. Nowesnick. G. Nowesnick **moved** that the Commission accept the proposal for the alterations to the barn structure at 2404 Ridge Avenue. The proposal is in accordance with the applicable Standards for Review of Alterations. M. Mumbroe **seconded** the motion.

Discussion

J. Deis asked C. Ruiz whether the specification drawings would include the details for the construction of the railing and deck. C. Ruiz said he will expect that level of detail. J. Deis asked if the Commission will have to see the drawings again. C. Ruiz said only if the motion requires it. J. Deis said she would like to see the deck railing detail reviewed and approved by staff. S. Regan asked if the skylights would be visible from any neighboring property. G. Nowesnick said he did not think so. J. Deis said there was no neighbors directly to the west.

G. Nowesnick **amended** his motion to include staff review of additional construction details with regard to the proposed deck. Should the details deviate substantially from what it was presented, then the Commission will review the drawings. J. Deis **seconded** the amendment. The motion **passed** 6 - 0 as amended.

VIII. ADJOURNMENT

With no further items in the agenda. J. Deis adjourned the meeting at 8:55 p.m.

Affidavit of RICK SWEITZER

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, RICK SWEITZER, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of Illinois. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. I certify, under penalty of perjury, that all of the information and any documents included are provided and authorized by me. I have reviewed the information contained herein, and all of the information that is submitted is true, correct, and complete, to the best of my knowledge.

Under penalties as provided by Illinois law, the undersigned certifies that the statements set forth in this instrument are true and correct.

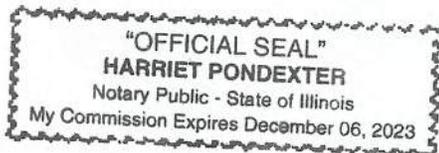
Executed this 23 day of October, 2020.

Rick Sweitzer
RICK SWEITZER

NOTARY ACKNOWLEDGEMENT

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This Affidavit was acknowledged before me on this 23rd day of Oct, 2020 by RICK SWEITZER, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.



Harriet Pondexter
Notary Public

Banker
Title (and Rank)

My commission expires 12/6/2023

1208 Ashland Avenue 20PRES-0314

Mirosław Ogidel, submits for a Certificate of Appropriateness to replace a total of 16 stained glass windows in existing openings with new stained glass windows, same size, as per manufacturer's specifications. **Applicable standards: [Alteration 1-10]**



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding 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 2-8-9 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 cruiz@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 (847) 448-8687 or email: cruiz@cityofevanston.org

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

1) Property Address: 1208 ASHLAND AVE	FOR STAFF USE ONLY Application Number:
2) Owner's Name: St. Mary's Malankara Catholic Church	Address: 1208 Ashland Ave
City: Evanston	State: IL
Zip: 60202	Phone: 224-388-6652
Email/Fax: admin@brickstoneinternational.com	
3) Architect's Name: Alan Leskiv	Address: 1701 South. 1st Avenue
City: Maywood	State: IL
Zip: 60153	Phone: 708-715-5005
Email/Fax: leader.architect@gmail.com	
4) Contractor's Name: Chicago Siding Inc. Wojciech Skutnik	Address: 7717 w. Peterson Ave
City: Chicago	State: IL
Zip: 60631	Phone: 224-805-0566
Email/Fax: wojciechskutnik2@gmail.com	
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	

SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.

Existing	Proposed	FRONT FAÇADE	Existing	Proposed	Left and Right SIDE FAÇADE (L/R)	Existing	Proposed	REAR FAÇADE
<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung
<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement
<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning
<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: stained glass windows	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Material			Window Material			Window Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum frame	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel
<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input type="checkbox"/>	Clad wood
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl
<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: stained glass	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Muntins			Window Muntins			Window Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Type			DOOR Type			DOOR Type
<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single
<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French
<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Material			DOOR Material			DOOR Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal
<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Muntins			DOOR Muntins			DOOR Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:

PLAT OF SURVEY

OF

LOT 3 IN TOBEY'S SUBDIVISION OF THE NORTH 214 FEET OF LOT 4 (EXCEPT THE EAST 200.48 FEET THEREOF) IN FRANCIS H. BENSON'S SUBDIVISION OF THE NORTH PART OF THE EAST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

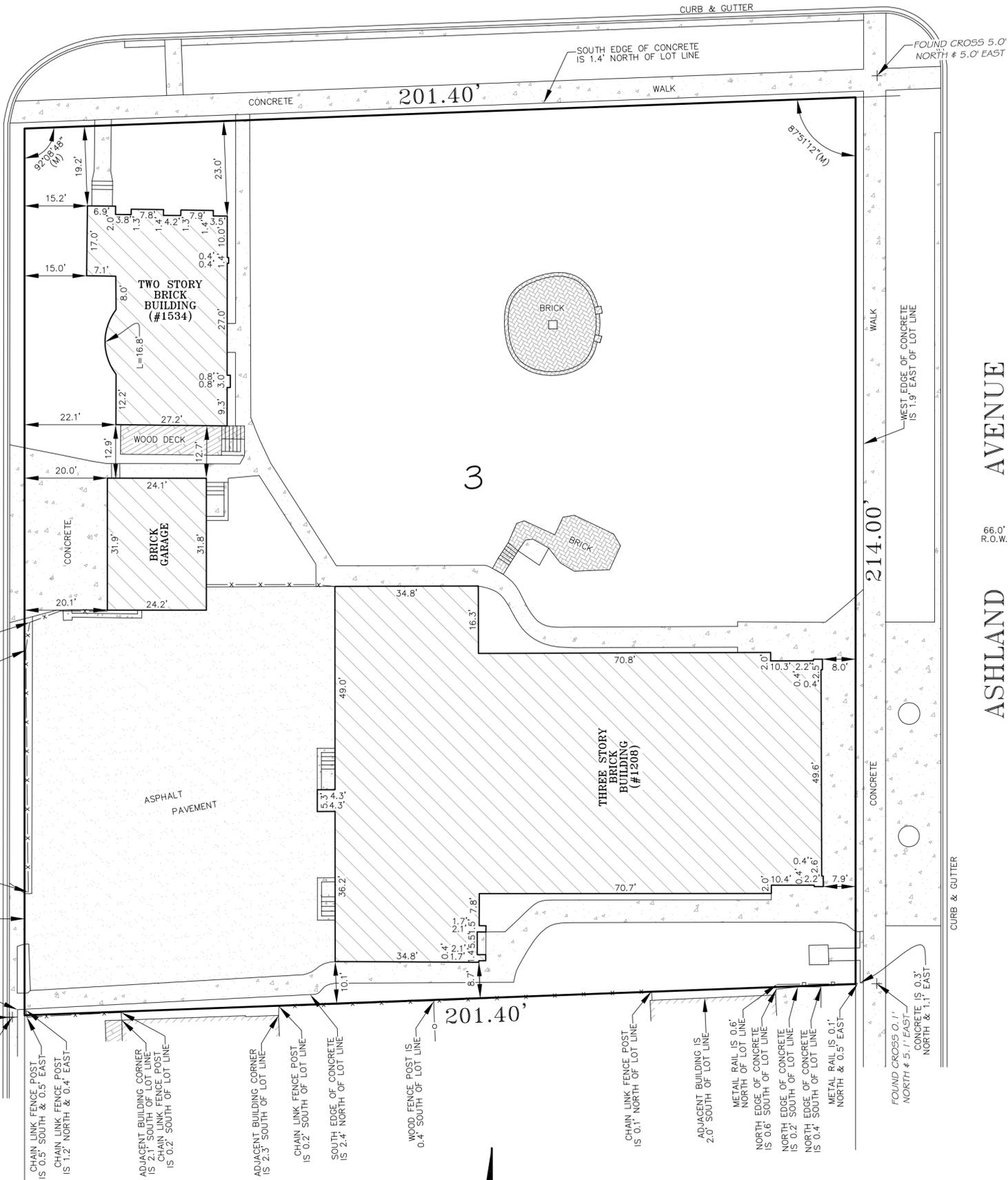
WILDER STREET 66.0' R.O.W.

FLORENCE AVENUE 214.00'

ASHLAND AVENUE 214.00'

R.O.W. VARIES

R.O.W.



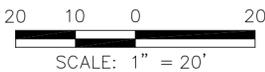
LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 43,069 SQ. FT.
MORE OR LESS

PREPARED FOR: SURVEY SERVICES, INC.
1208 ASHLAND AVE., EVANSTON, IL /
JOB ADDRESS: 1534 WILDER ST., EVANSTON, IL
JOB NO.: 20-10-0252

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 11TH DAY OF NOVEMBER, 2020.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 17TH

Wayne W. Nekola

LICENSE RENEWAL DATE: 30 NOVEMBER 2022.

☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.























ASCENSION OF OUR LORD

ST. MARY'S SYRO-MALANKARA
CATHOLIC CHURCH

1208 ASHLAND AVE., EVANSTON, ILL. 60120
HOLY MASS: SUNDAY 10:30 AM
WWW.CHICAGOMALANKARA.ORG (847) 312-1111



1208

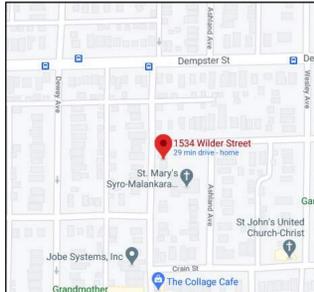


General requirements

- All construction shall be performed to comply with applicable national and state building codes, local amendments, regulations having jurisdiction and generally accepted industry standards. Where discrepancies exist between requirements of AHJ notes on this drawings or the code, the most restrictive shall apply.
- These drawings indicate the general scope of the project in terms of architectural design concept, major architectural elements, dimensions of the site and buildings. The drawings do not necessarily indicate all work required for full performance and completion of all requirements of the contract documents. Approach of design describe performance based building method, engineering & detailing and assume suitable soil condition.
- This set of drawings does not include building material list. The owner/contractor is to provide products & assembly selection and coordinate installation.
- The term "Contractor" referred to as the General contractor, prime contractor for separate trade or contractor's authorized representative.
- Contractor are responsible to familiarize himself with local building codes, requirements for license, insurance, existing underground utilities, other facilities and current soil condition in the construction site.
- Contractors shall inspect the site, examine existing conditions, verify all dimensions of the proposed construction, protection of adjacent areas, trees, shrubs, etc. The nature and location of the work and all matters which may in any way affect the work or its performance.
- The Architect will review all notes, submittals given by the owner and incorporate them into the construction documents. The responsibility of the owner and contractor to verify all items on the drawings (sections, layout of walls, windows, features, etc.) Any discrepancy shall be resolved prior proceeding with construction.
- Contractor shall have full responsibility for the coordination with mechanical, electrical, plumbing drawings, other trades, various underground utilities on the site which shall remain intact, expedition and general supervision of all construction, accuracy, fill and stability of all parts of the work. All trades are to coordinate their work with the size and location of all equipment prior to installation.
- The contractor shall be responsible to furnish all material required for the proper execution and completion of the work including any items which are not indicated on drawings but are implied and can be reasonable assumed.
- All labor, materials and installations shall meet the requirements of all governing codes, ordinances, law regulations and safety orders and directives relating to the project. All work shall be performed in a good manner and to be complete and ready for use by the owner.
- Do not scale drawings. Written dimensions always take precedence over scaled dimensions. Verify all dimensions in the field, on the event of any discrepancies notify the architect and owner before proceeding with construction.
- Drawing that represent existing plan conditions, if applicable, are shown diagrammatically. All dimensions shall be verified in the field and notified of any differences that will affect new work dimensions.
- All transitions of new work to existing walls, floor, ceiling parts shall be carefully executed. Existing construction shall be repaired or needed and patched to match finishes of adjacent surfaces.
- Contractor shall locate and do not disturb utility lines or disconnect same unless proper precautions are taken to provide the same utilities on a temporary or permanent basis without loss of continuity, arrange for temporary water supply and electrical service to the project.
- Contractor shall remove and dispose of all tools, equipment, surplus materials and rubbish pertaining to his work and cooperate with owner in final cleaning of the site.
- Contractor is responsible for scheduling and following up on all inspections.
- Contractor shall be responsible to carry sufficient insurance for the duration of the project. All work or corrective work shall be warranted for one year from the date of occupancy.

Elevation notes

- Outside finish material and color, style of railings, posts shall be recommended by architect and selected by owner.
- All exterior penetration, wall control joints, pipes, conduits and ductwork that penetrate walls, floors or roof must be installed (sealed, taped, caulked etc.) that preserve the fire resistive integrity, water tightness and air leakage of the building envelope.
- Provide and install flashing at: head of window frame openings, head and sill of masonry veneer openings, roof to wall intersections, chimney to roof intersections and concrete slab intersection with wood framing. All dissimilar metals shall be effectively isolated.
- Wrap eave returns with rain gutter and flashing.
- All downspout location to be field verified with owner prior to installation.
- Tempered safety glazing shall be provided in windows/doors:
 - glass greater than 9 sq. ft. in area.
 - bottom of glass within 18" of the finish floor.
 - 12" of any doors.
 - hazardous locations: stair, landing, door, sidelights, tub/shower enclosure, sky lights.
- Windows and doors designation are based on nominal unit sizes in feet and inches. Labeled on drawings as width x height.
- Windows and doors shall be certified to indicate compliance with the local ECC code requirements. General contractor shall coordinate with owner window/door type & style. Exact window/door opening sizes shall be coordinated and verified in field by Contractor.
- Upon being awarded window / door contract, the manufacturer is to provide contractor with all rough openings & associated dimensions to adjacent walls. Verify locations of tempered safety glazing and locations of required egress.
 - * See electrical plans for exterior light locations.
 - * Provide address block on front of building and alley side of garage.



Project location

Safety notes

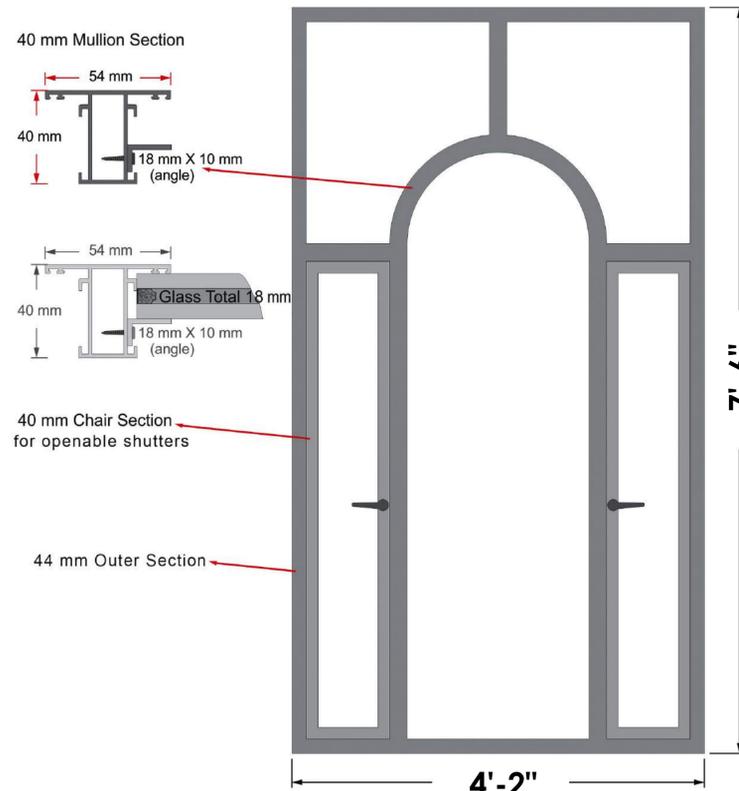
- Contractor shall provide temporary safety fence around work area, debris dumpster and temporary toilet, before starting construction.
- Provide all barricades or other temporary protection as may be required for general safety around all open pits or trenches in its vicinity.
- Contractor shall erect and maintain all reasonable safeguards for safety and protection of the public including the posting of danger and other warning signs against hazards.
- Contractor shall be responsible for adequately bracing to reach structural integrity and protecting all parts of work during construction against damage, breakage collapse, from wether due to frost, rain, wind, etc. and repair any portion of existing and newly added work. Must be braced - all masonry walls which being laid during one working day for 8 ft. in height, frame walls until is connected to structural frame elements, floor or roof.
- Drawings represents existing (if applicable) plan conditions that to be removed, relocated or to remain are shown diagrammatically and shall be verified in field by contractor.
- Demolition contractor shall comply with all laws, ordinances, standards and regulations for the safety of persons or property to protect them from damages, injury or loss.
- Contractor shall notify utility companies to disconnect service and obtain written notification of it.
- Contractor shall demolish all items noted and associated in scope of work and responsible for complete removal within demolished area.
- Demolition shall be accomplished with appropriate tools and equipment so as not to create damage to areas intended to remain, adjacent properties, underground utilities.
- Contractor are fully responsible for the condition of existing building once construction begins and any damage caused by demolition.
- In the event of removal of any load bearing partition or structure, appropriate shoring shall be provided as required to support the adjacent loads of structure, shoring shall be designed to support the full loads superimposed with the appropriate safety factors, comply with local, state and federal standards.
- Notify Architect when structural members are to be cut or removed. Maintain necessary stability of the structure and remodeled work safe, inform the Architect if any cracks or other structural changes become visible or unstable after existing parts demolition.
- All openings made in exterior walls during demolition are to be covered by safety barriers as required by code, and to be secured against forced entry through the period that openings are under construction.

Energy conservation code

- * Project shall comply with sections of applicable code, identified as "mandatory" and with either sections as "prescriptive" or the performance approach.
- * A permanent certificate shall be completed and posted on or in electrical distribution panel by the builder. The certificate shall list:
 - the predominant R-values of insulation installed in ceiling/ roof, walls, floor, foundation (basement walls, slab, crawspace wall) and ducts outside of conditioned spaces.
 - U-factor for fenestration
 - Types and efficiencies of heating, cooling & water heating equipment s.
- Insulation & fenestration requirements:
 - * climate zone - 5
 - * fenestration U-factor - 0.30
 - * sky lights U-factor - 0.55
- * prescriptive R-value by components:
 - * ceiling - 49, cathedral ceiling - 38
 - * wood frame wall - 20 or 13+5
 - * mass wall (above grade) - 13/ 17
 - * basement wall - 15/ 19
 - * crawl space wall (not vented) - 15/ 19
 - * floor - 30, slab - 10, (2 ft.)
- * Where some or all of existing fenestration unit is replaced, new fenestration shall meet applicable requirements for U-factor.
- * The components of the building thermal envelope shall be installed in accordance with the manufacturer's instruction. Joints, penetrations and all other such openings in the building envelope that are sources of air leakage must be sealed. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. Vapor retarder required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.



Left Elevation

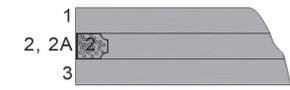


New window frame

existing stained glass windows to be replaced. total 8 windows at left elevation

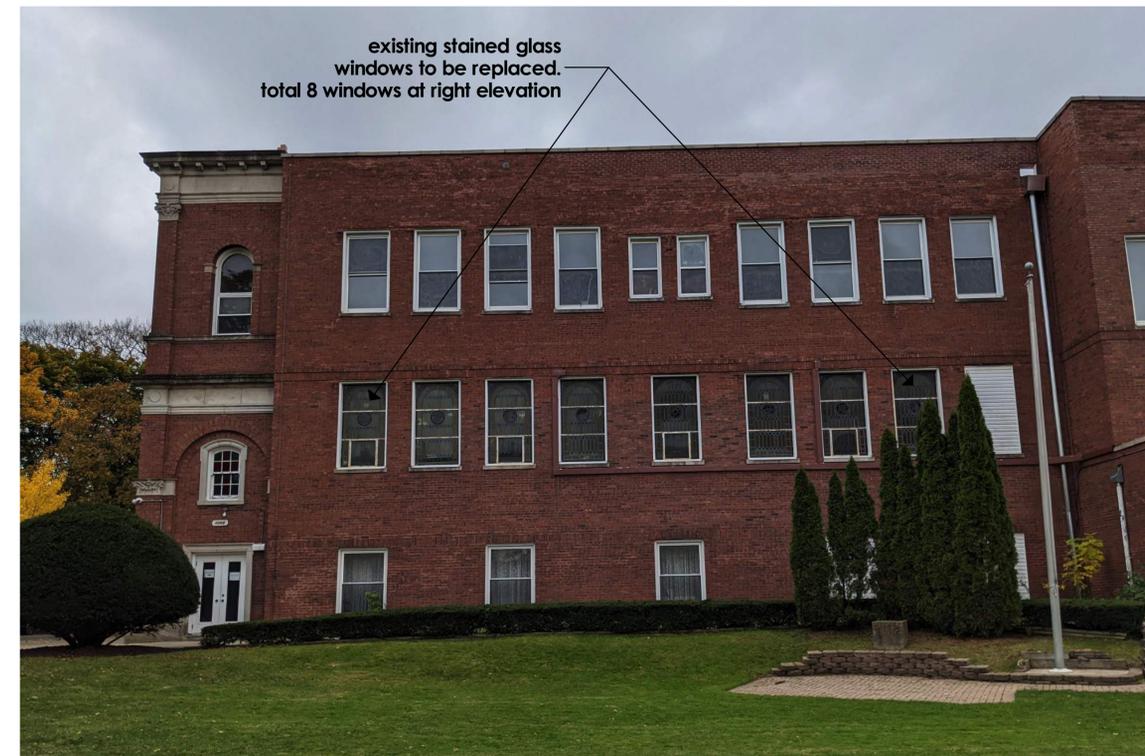
Note:
replace total 16 stained glass windows in existing openings with new stained glass windows, same size, as per manufacturer's specifications provided by owner

TRIPLE GLAZED VACCUM SEALED STAINED GLASS PANELS OF 18 MM THICKNESS



1 & 3- 6 mm Toughened Glass
2-Alumium Spacer With Dessicant
2A-Leaded Stained Glass of 4 mm thickness imported from Paul Wissmach Glass Company, Paden City, USA

New window design



Right elevation

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Newwood, IL 60155
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Leader-architect@gmail.com
License 184.007210

I hereby certify that these drawings were prepared under my responsible control and to the best of my knowledge, conform to the pertinent Building Code

Architects seal

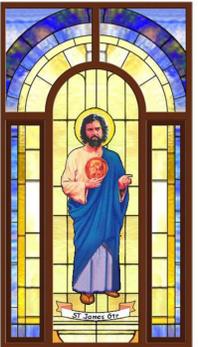
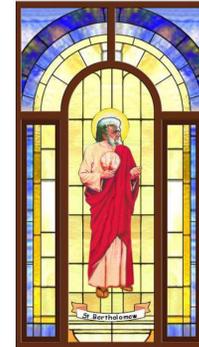
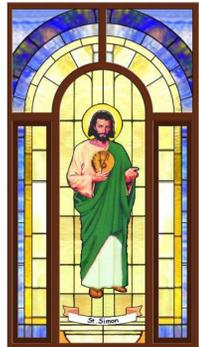
STATE OF ILLINOIS
ALAN LESKIV
ARCHITECT
LICENSE 001022200
11.04.2020
Expires: 11.30.2022

EXISTING CHURCH
WINDOWS REPLACEMENT
1208 ASHLAND AVENUE
EVANSTON ** ILLINOIS

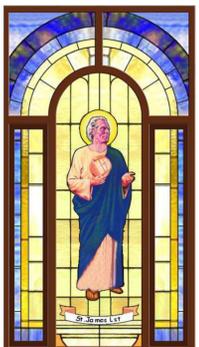
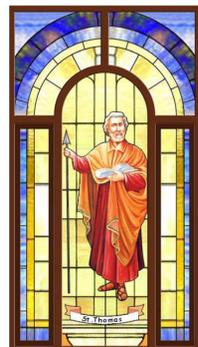
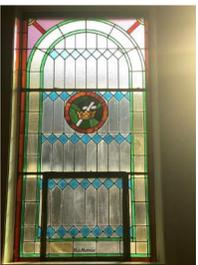
Project # 20-078-2
Date: 11.04.2020
Drawn by: AL
Checked: LA
Revision 1: 11.17.2020
Revision 2:
Revision 3:

Sheet #
A-1
Scale: as shown

NORTH ELEVATION

① proposed	② proposed	③ proposed	④ proposed	⑤ proposed	⑥ proposed	⑦ proposed	⑧ proposed
							
existing	existing	existing	existing	existing	existing	existing	existing
							
							7'-6" typ. for all
							4'-2" typ. for all

SOUTH ELEVATION

⑧ proposed	⑦ proposed	⑥ proposed	⑤ proposed	④ proposed	③ proposed	② proposed	① proposed
							
existing	existing	existing	existing	existing	existing	existing	existing
							
							7'-6" typ. for all
							4'-2" typ. for all

Total 16 stained glass windows in existing openings to be replaced same size, as original. See detail on A-1

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I hereby certify that these drawings were prepared under my responsible control and to the best of my knowledge, conform to the pertinent Building Code.

Architects seal

STATE OF ILLINOIS
ALAN LESKIV
ARCHITECT
LICENSE # 001 022220
11.04.2020
Expires: 11.30.2022

EXISTING CHURCH
WINDOWS REPLACEMENT
1208 ASHLAND AVE.
EVANSTON *** ILLINOIS

Project # 20-1782
Date: 11.04.2020
Drawn by: AL
Checked: LA
Revision 1: 12.18.2020
Revision 2: 12.22.2020
Revision 3:

Sheet #
A-2
Scale: as shown

1206 Hinman Avenue
20PRES-0303

Paul Lang applies for a certificate of appropriateness for re-siding some sections of the home with fiber cement, new trim, demolition of the side porch, and rebuilding with structural footings, opening the front porch, and widening the rear porch with new composite decking. **Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6]**



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit 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, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same**. The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information**, pages (i - iv) below.

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

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

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

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 1206 Hinman Ave	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Paul Lang	Address: 1206 Hinman Ave
City: Evanston	State: IL
Zip: 60202	Phone: 8157120559
3) Architect's Name:	
Address:	
City:	State:
Zip:	Phone:
4) Contractor's Name:	
Address:	
City:	State:
Zip:	Phone:
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> 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: <input type="checkbox"/> Special Use <input type="checkbox"/> 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.

According to the Lakeshore Historic District survey the original home built in 1850s was considered a Greek Revival style home including rectangular massing, front gable roof with cornice returns, and regular fenestration pattern on facade. The original homes has since been moved, constructed an addition, re-sided with stucco, with an exterior front porch that was later enclosed.

The proposal serves to improve the exterior living space and return the facade to similar style as the original home. The project includes re-siding the home with fiber cement board, new window trim, rehabilitation of the box gutters, demolition of the side porch and rebuilding with structural footings, opening of the front porch with similar roof line, widening the rear porch, moving the front stair entrance to the north elevation, and adding two new roof structures over the north entrance and above a three season room on the south deck.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: Fiber Cement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed		
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: <u>fiber cement siding</u>	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: <u>fiber cement/PVC</u> Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: <u>composite decking</u>
<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____
<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Window Type Double Hung Casement Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> <input type="checkbox"/> Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		Chimney Material Brick Stone Stucco Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Material Wood Aluminum Steel Other: <u>wood clad</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: <u>box gutters</u>	<input type="checkbox"/>	<input type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		

4) Applicant's Signature: Paul Lang
 Print Name: Paul Lang

Date: January 4, 2021

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].

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Greek Revival"/>	ROOF TYPE	<input type="text" value="Front gable"/>
DETAILS	<input type="text" value="Craftsman"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1857 (circa)"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text" value="1889 (moved); 1910"/>	PORCH	<input type="text" value="Wraparound"/>
DATESOURCE	<input type="text" value="Northwestern University minutes; Evanston Press; permits"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung/fixd"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 3/1; 1-light"/>
NO OF STORIES	<input type="text" value="2"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1206		HINMAN	AVENUE
------	--	--------	--------

ALTERATIONS

Historic alterations dating from 1910 remodeling include wraparound hipped porch with square stucco piers and knee walls, with center section along façade enclosed as a sun porch; historic replacement windows--SEE CONTINUATION SHEET

HISTORIC INFORMATION

**OLD ADDRESS
(city dir.year)**

108n Hinman Ave (Ludlam), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

**ORIGINAL
OWNER**

Ludlam, Dr. Jacob

**ORIGINAL
ARCHITECT**

**ARCHITECT
SOURCE**

BUILDER

BUILDING MOVED?

Yes

MOVED FROM

NW corner Chicago Ave & Grove (present-day 1510 Chicago Ave) for Mrs Ludlam.

ADDITIONAL PHOTOGRAPHS



PHOTO ID2

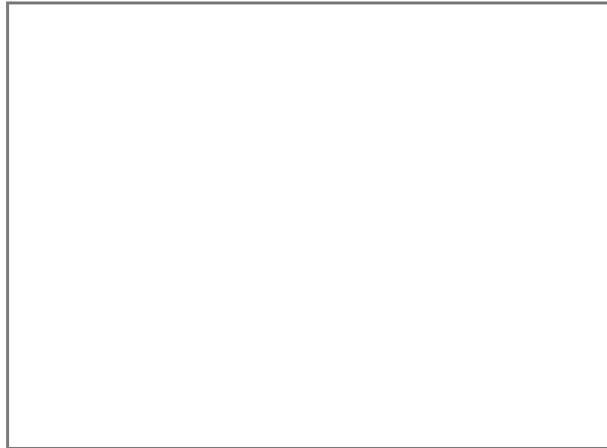


PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

**SURVEYOR
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/17/2012

**Historic Info
Compiler**

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION**CURRENT ADDRESS**

1206 [REDACTED] HINMAN AVENUE

OLD ADDRESS (city dir.year) 108n Hinman Ave (Ludlam), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).**DATE OF CONSTRUCTION** 1857 (circa)**MOVING INFORMATION****BUILDING MOVED?** Yes**MOVING PERMIT #** Ev Press 1889.04.20 **DATE** 1889**MOVED FROM** NW corner Chicago Ave & Grove (present-day 1510 Chicago Ave) for Mrs Ludlam.**ORIGINAL PERMIT INFORMATION****BLDG PERMIT #** NU minutes **DATE** c1857**BUILDING PERMIT DESCRIPTION** [2-story dwelling at 1206 Hinman Ave (after moved) on 1899 Sanborn map]**COST** [REDACTED]**ORIGINAL OWNER** Ludlam, Dr. Jacob**ORIGINAL OWNER OCCUPIED?** yes**ORIGINAL ARCHITECT** [REDACTED]**ARCHITECT SOURC** [REDACTED]**BUILDER** [REDACTED]**EXTERIOR ALTERATION PERMITS**

BP3887, 1910.02.15, 2-story dwelling 28'x56'x35'h, 8 rooms \$1500, owner/archt JW Hebert.

OTHER PERMIT INFO

BP7783, 1918.12.26, addition to garage plaster on metallath 10'x10'x12'h \$125, owner JW Hebert. BP10998, 1923.05.03, 1-story frame playhouse 10'x10'x7'h \$75, owner EL Hughes.

COA INFO**HISTORIC INFO**

Evanston was platted in 1854. Dr Ludlam (d. 1859) was Evanston's first physician. In 1889 his widow sold her 135'x260' grounds at NW corner Chicago & Grove to the Evanston Club & moved here with her old house.

OTHER SOURCES

ELHD n/a. PHOTO at EHC: Ludlam house & grounds, NW corner Chicago & Grove before moved to 1206 Hin; 5"x7" 1206 Hin 1962; real estate photo 1961.

HISTORIC INFO COMPILER aoe

1206 Hinman was originally built at Chicago and Grove in 1857 to Evanston's first physician Dr. Jacob Ludlam. The two photos below reveal the original architecture from the late 19th century located on the original plot and its transformation over the years to circa 1970s located on its current plot.

Figure 1. Property at Chicago and Grove in late 19th century and on current plot c.1970s



The proposal serves to improve the exterior living space and return the facade to similar style as the original home. The project includes re-siding the home with fiber cement board, new window trim, rehabilitation of the box gutters, demolition of the side porch and rebuilding with structural footings, opening of the front porch with similar roof line, widening the rear porch, moving the front stair entrance to the north elevation, and adding two new roof structures over the north entrance and above a three season room on the south deck.

Factors considered for historical significance:

1. Ownership - Built as a Greek revival to Jacob and Mary Ludlam. After dying of typhoid, Mary donated the land and relocated to current plot.
2. Relative to historical district - The home sits on a 1.5x plot and backs up to commercial.
3. Architectural detail - Original wood siding with shudders, crown window trim, box gutters, front entrance to the south east, and gable roof. Home rear addition in early 20th century when the wood siding was covered in stucco. Later, box gutter were roofed over and aluminum gutters attached to fascia added aluminum soffits. Front porch entrance was enclosed as a sun porch.

The current mix of architectural details is inconsistent. The renovations were likely influenced by local Prairie style movement. The enclosed front porch echos some of this style with wide picture windows, solid railing, and cantilevered corners eaves. Unfortunately, this style is unmatched with all other elevations and is even conflicted with the gable roof in the same elevation. Further, the extent of the cantilevered eaves are distorted by the roofed over gutters.

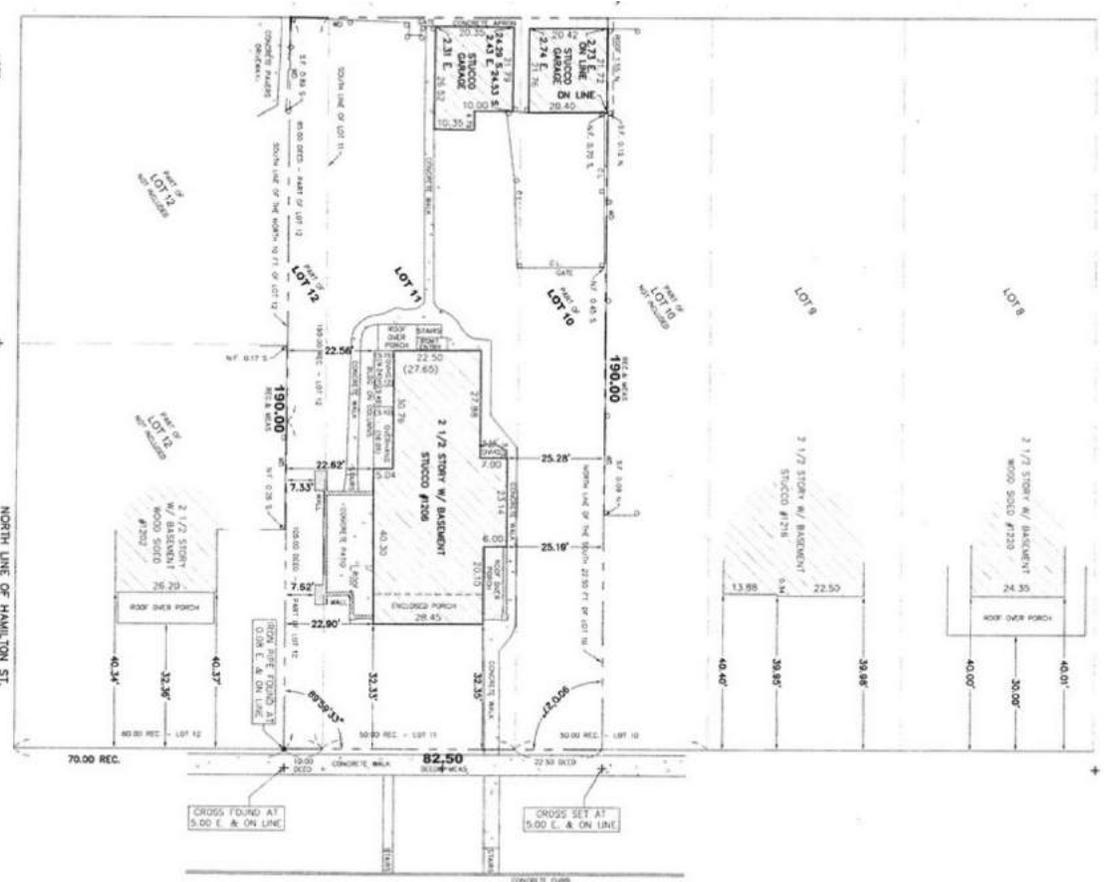
Figure 2. Stucco applied directly on top of old wood siding and roof over box gutters.



Figure 3. Views of the home



NOTE:
 1. SHADINGS, EXCEPTING ON CASE OF
 EXISTENTS (IF ANY) NOT SHOWN FOR SURVEYOR
 2. POSSIBLE EXISTENT ALONG NORTH PROPERTY
 LINE (FOR FIELD OBSERVATION)



HINMAN AVE.

100 FT. PUBLIC R.O.W. (BLACKTOP)



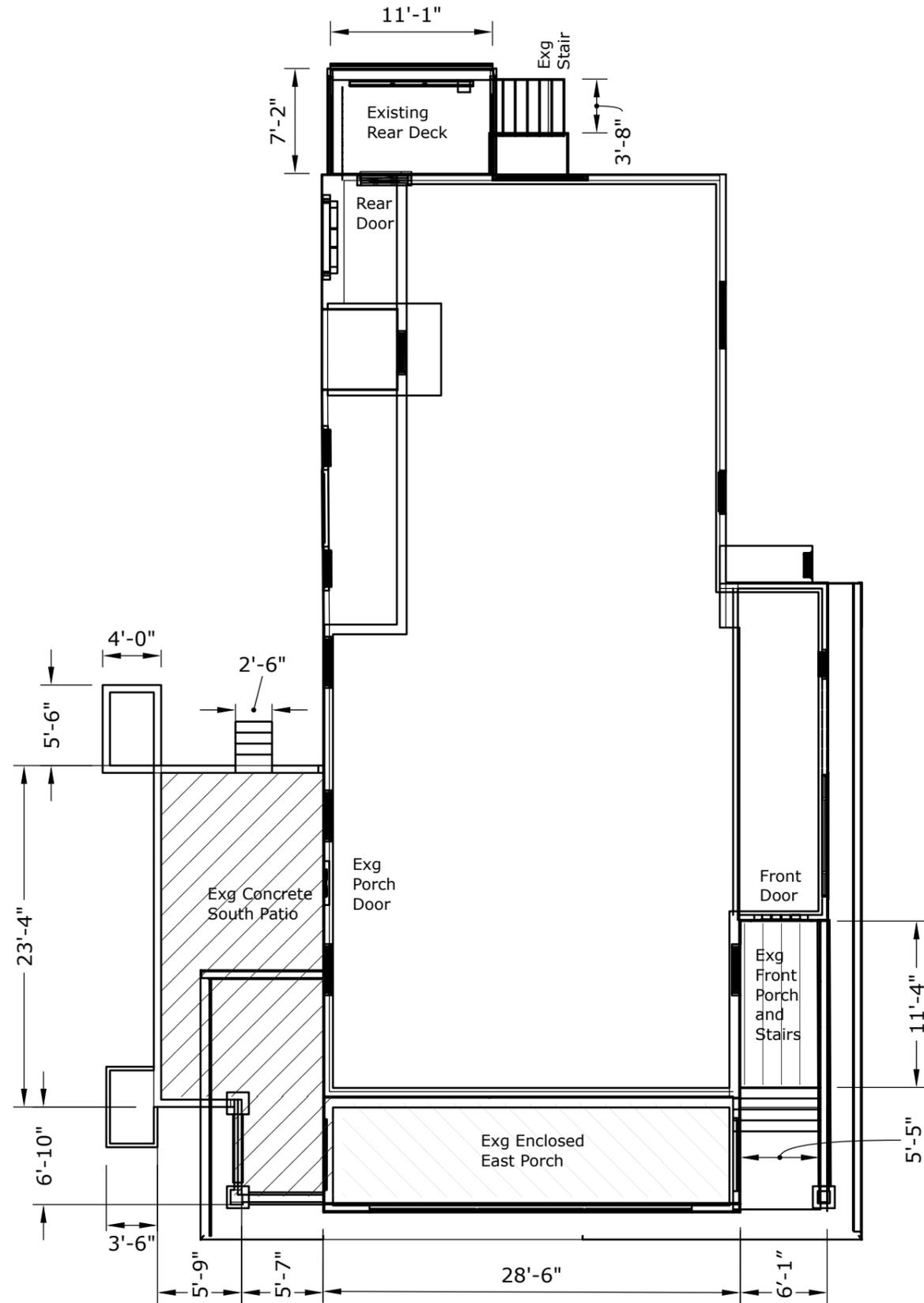
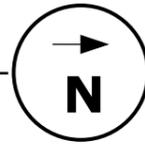
STATE OF ILLINOIS
 COUNTY OF COOK, ILL.

DAVID J. HINMAN, LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM
 1400 N. MICHIGAN STREET, SUITE 100, CHICAGO, ILLINOIS 60610
 HINMAN SURVEYING HAS BEEN LICENSED BY THE STATE OF ILLINOIS
 AND IS PERMITTED TO ASSESS PROFESSIONAL LAND SURVEYING OF THE
 PROFESSIONAL SERVICE TO THE CLIENTS. THE PROFESSIONAL SERVICE CONTRACT TO THE
 CLIENTS INCLUDES STANDARD STANDARDS FOR INDUSTRY PRACTICE.
 FIELDWORK WAS COMPLETED ON 11/11/11 BY DAVID J. HINMAN
 CHICAGO ILLINOIS DATE OF PLAT 11/11/11 DAY OF 11/11 A.D. 2011



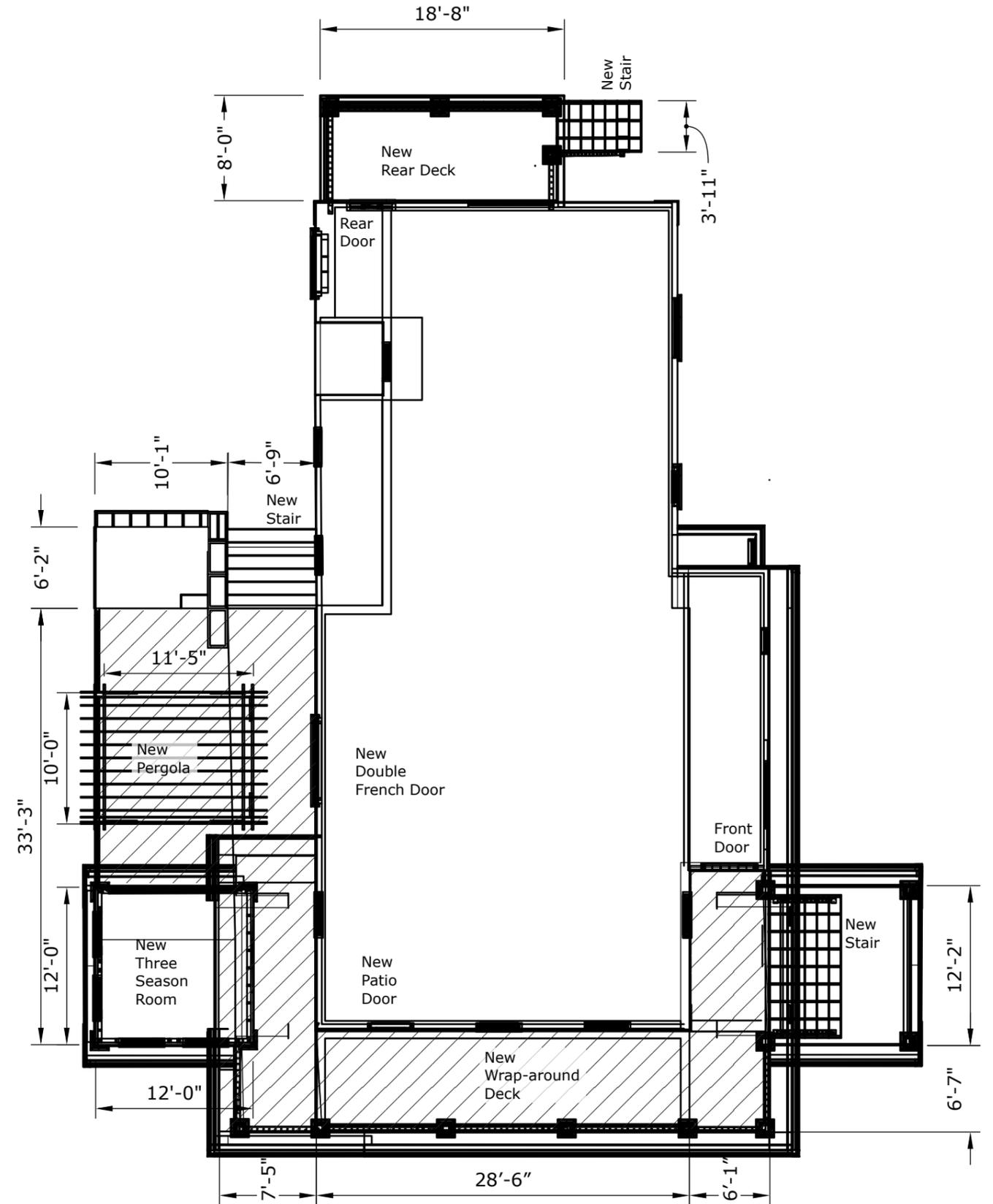
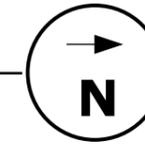
Existing Site Plan

1" = 10'



Proposed Site Plan

1" = 10'

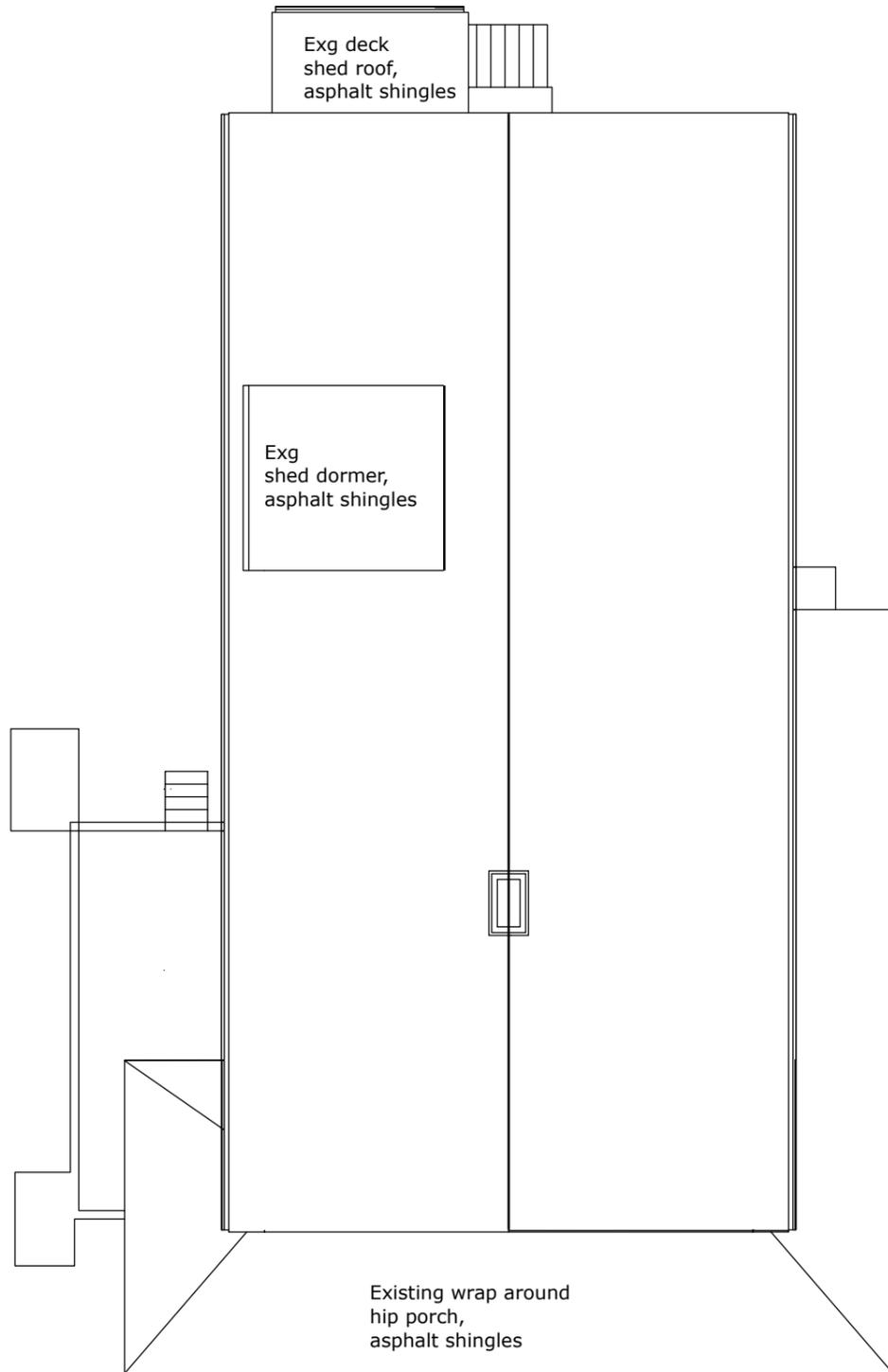
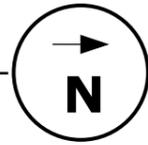


A1

1206 Hinman Ave
Exterior Renovation

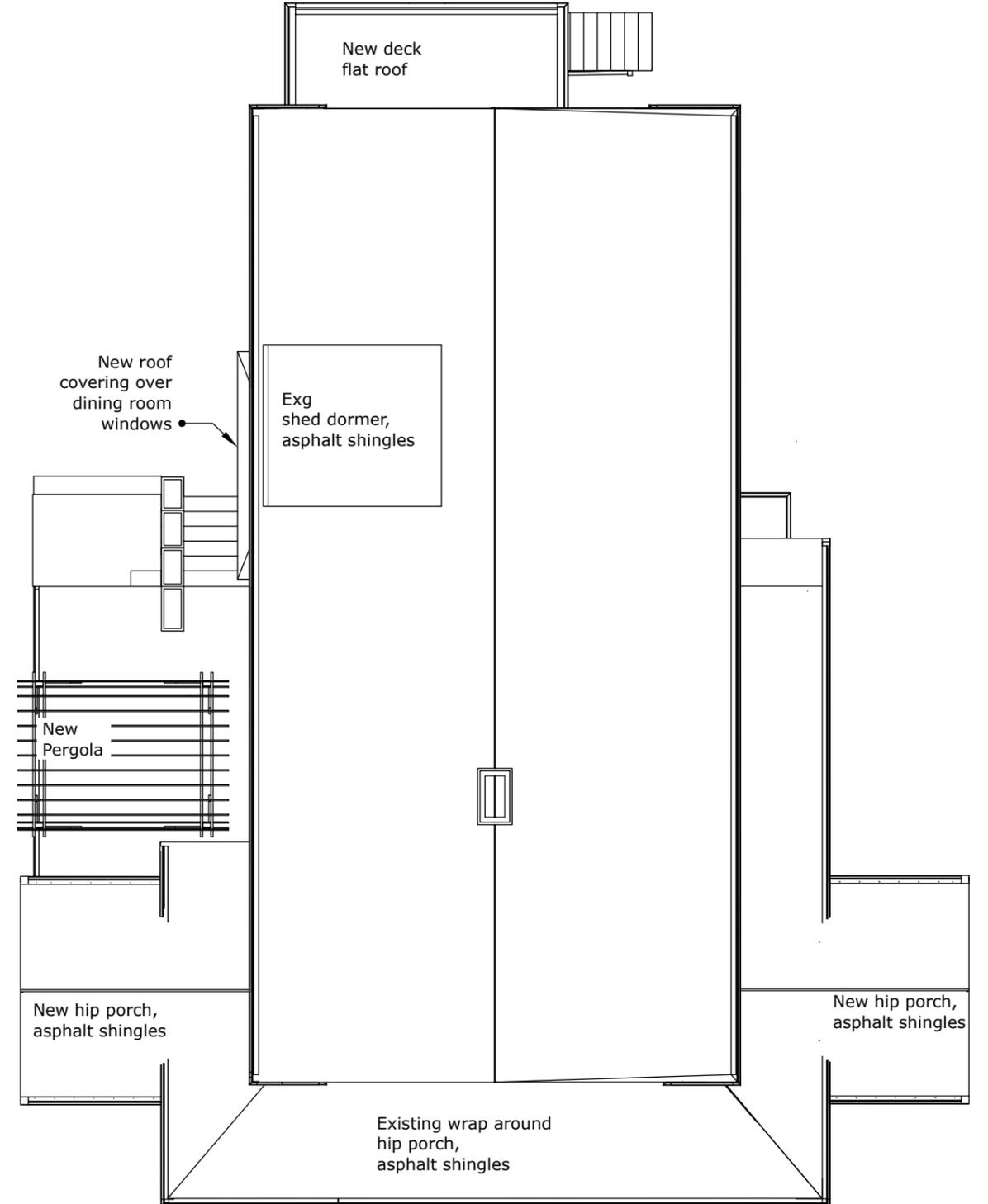
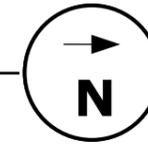
Existing Roof

1" = 10'



Proposed Roof

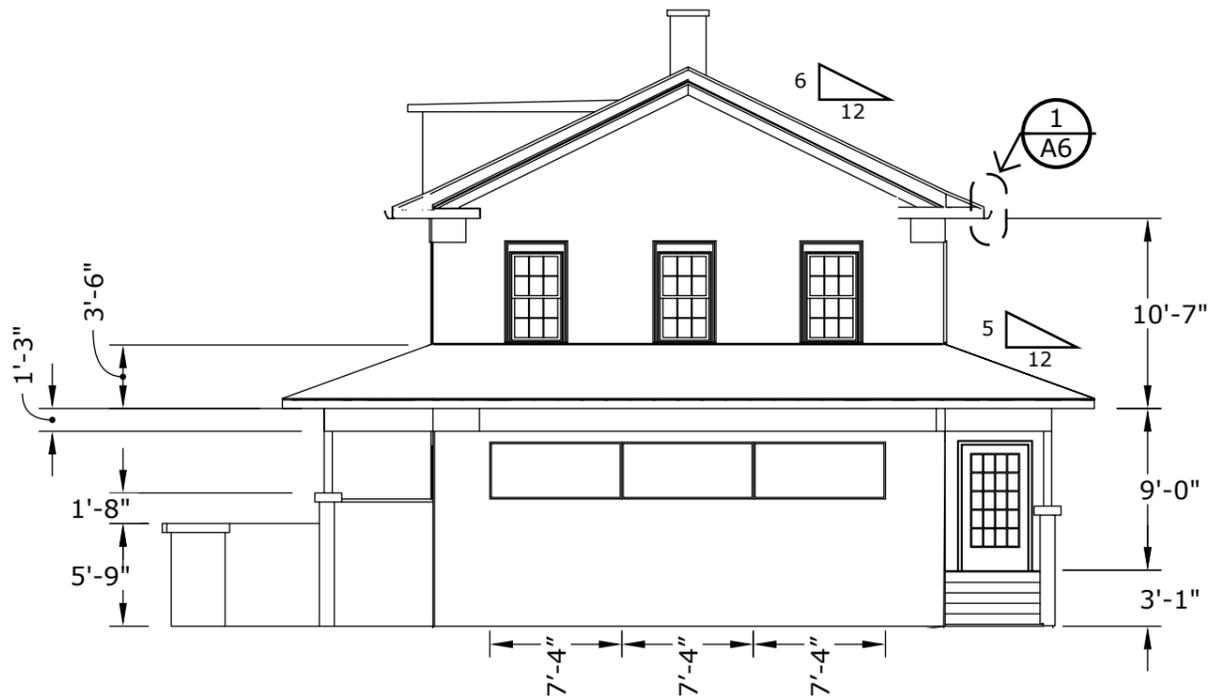
1" = 10'



East Elevation Existing

1" = 10'

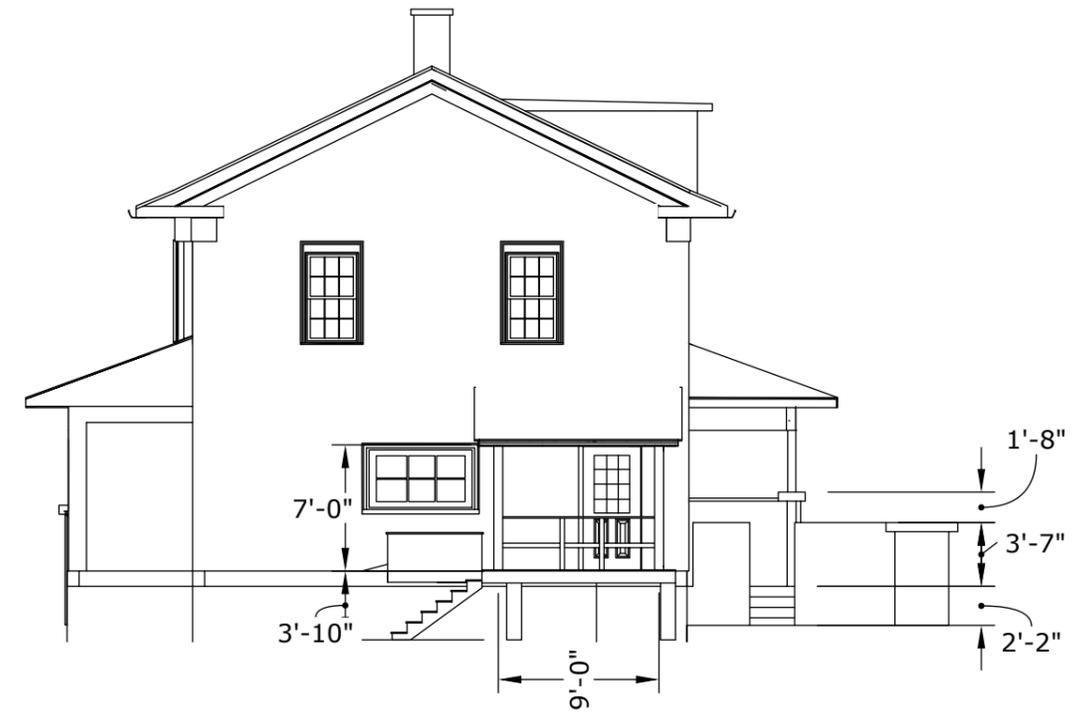
1



West Elevation Existing

1" = 10'

3

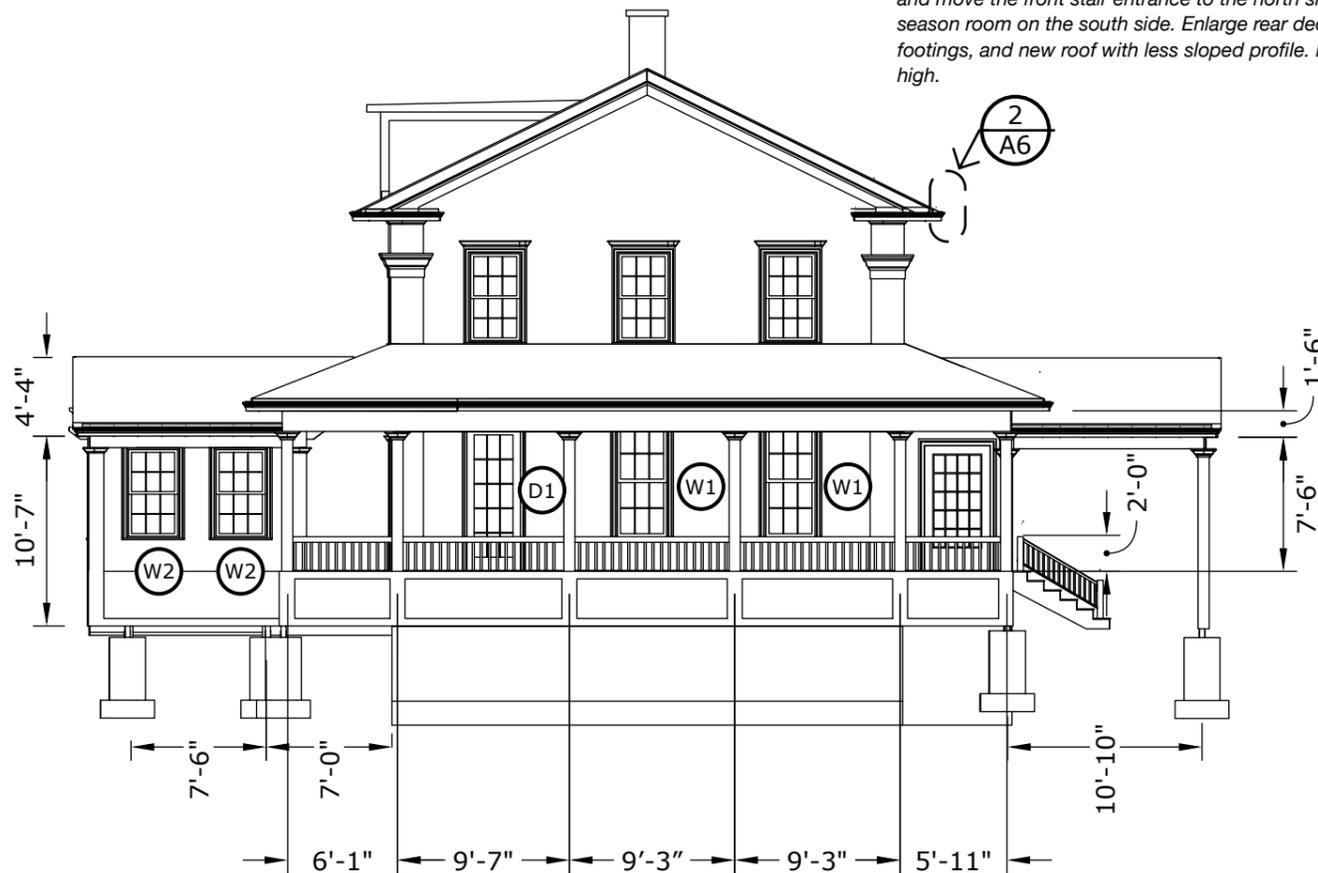


East Elevation Proposed

1" = 10'

2

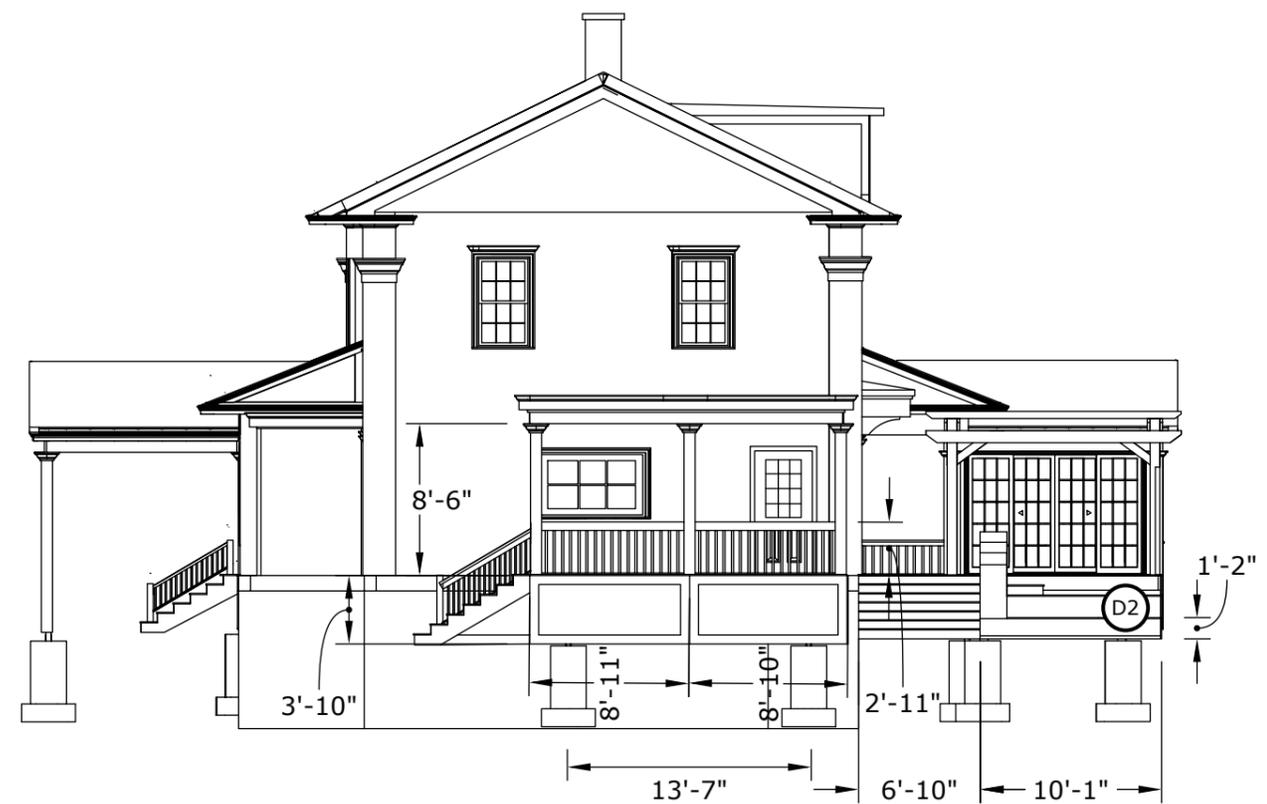
Proposal is to re-open the front porch to reveal the home's original frame and move the front stair entrance to the north side to balance a three season room on the south side. Enlarge rear deck with new structural footings, and new roof with less sloped profile. Front porch railing 2 ft. high.



West Elevation Proposed

1" = 10'

4



A3

1206 Hinman Ave
Exterior Renovation

South Elevation Existing

1

1" = 10'



Windows and Door Schedule
 All windows to be of Marvin Ultimate with 7/8" SDL.
 Front patio door to be of Marvin Ultimate but side patio and three season room doors to be of Marvin Elevate.

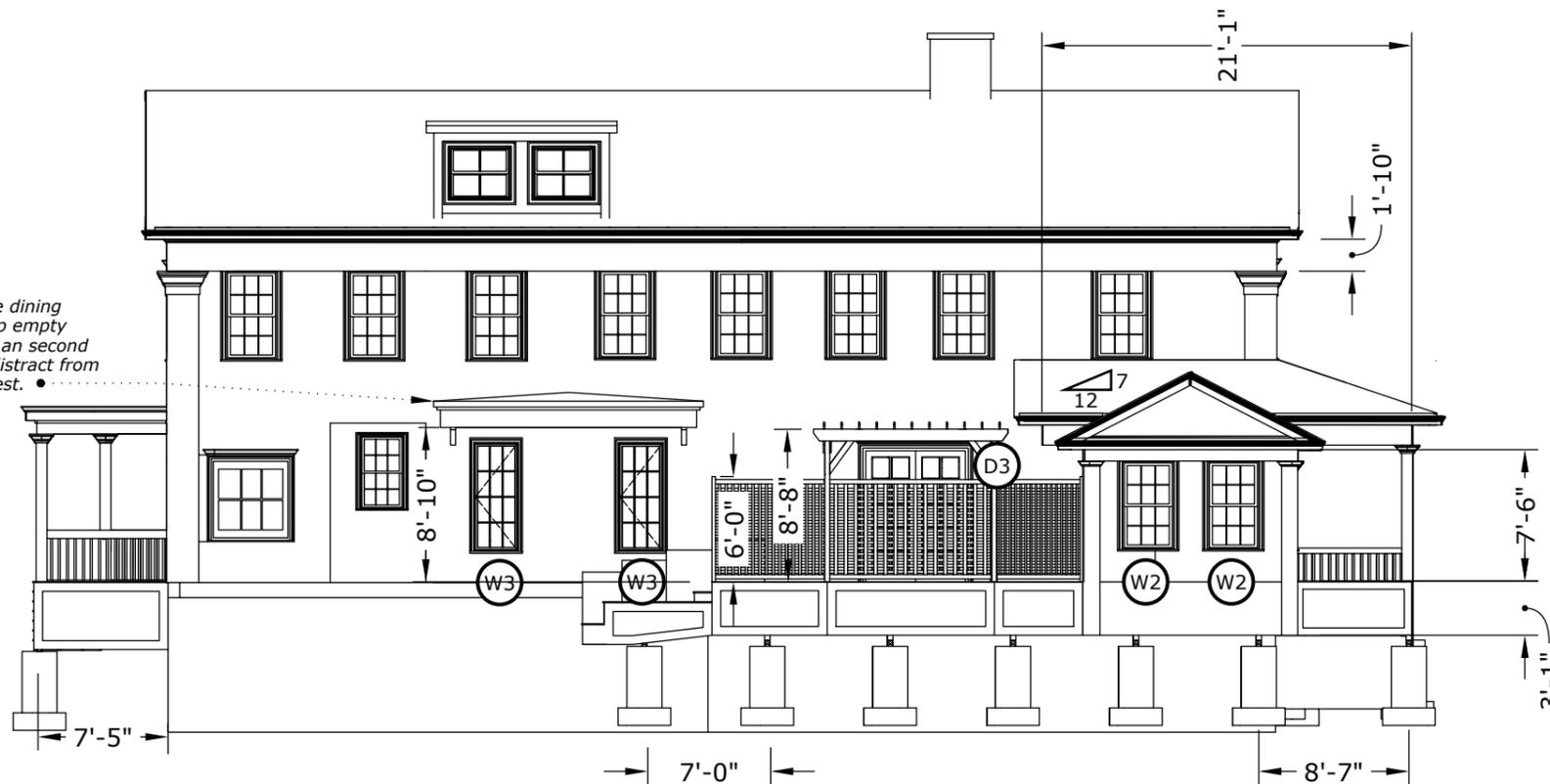
	Type	Frame Size
W1	Double Hung UDHG2 3036	35 1/4" x 79 1/2"
W2	Double Hung UDHG2 3028	35 1/4" x 65 1/2"
W3	Casement UCA 3272	32" x 71 1/8"
W4	Casement UCA 2464	24" x 63 1/8"
W5	Casement UDP 5238	53 1/4" x 39 1/2"
D1	Ultimate In French Left 3080	37 7/16" x 95 1/2"
D2	Elevate Sliding French 0XX0 10068	117" x 82"
D3	Elevate In French XX 6080	71" x 95 1/2"

South Elevation Proposed

2

1" = 10'

Roof covering above dining windows to break up empty space between first and second for window and to distract from the recess to the west.

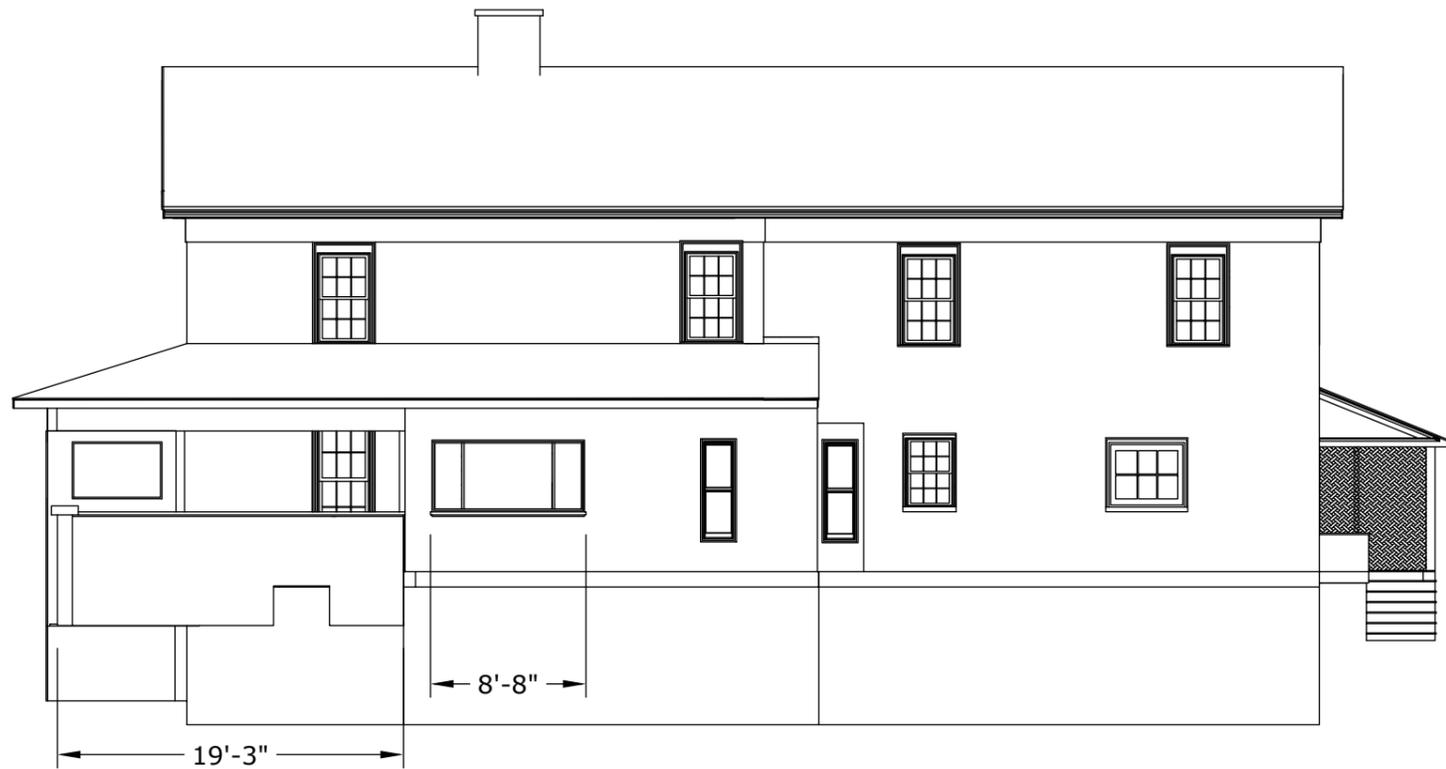


Demolition the concrete patio due to poor structural integrity. Rebuild the deck with new structural footings. Add new three season room on the southeast corner of the deck to include 4 windows and sliding patio doors opening to the deck. New patio French doors from the existing home to the deck.

North Elevation Existing

1

1" = 10'

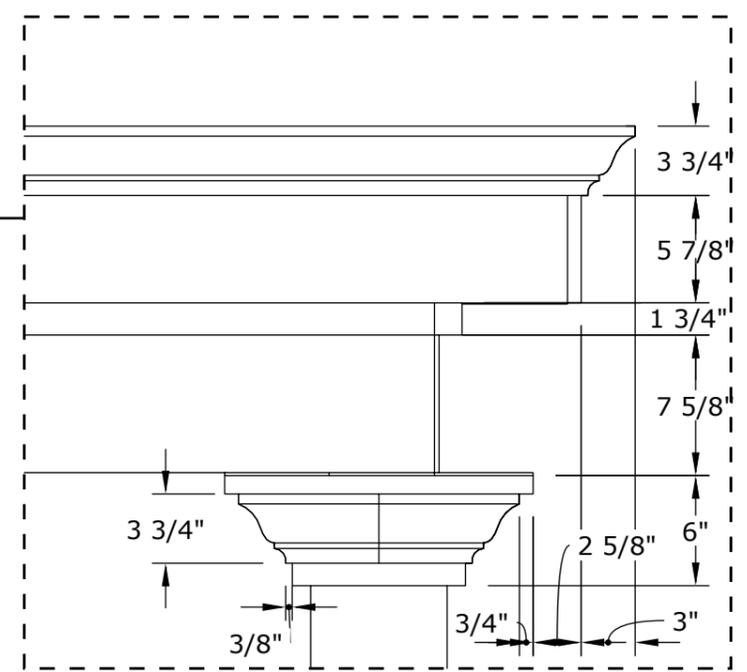
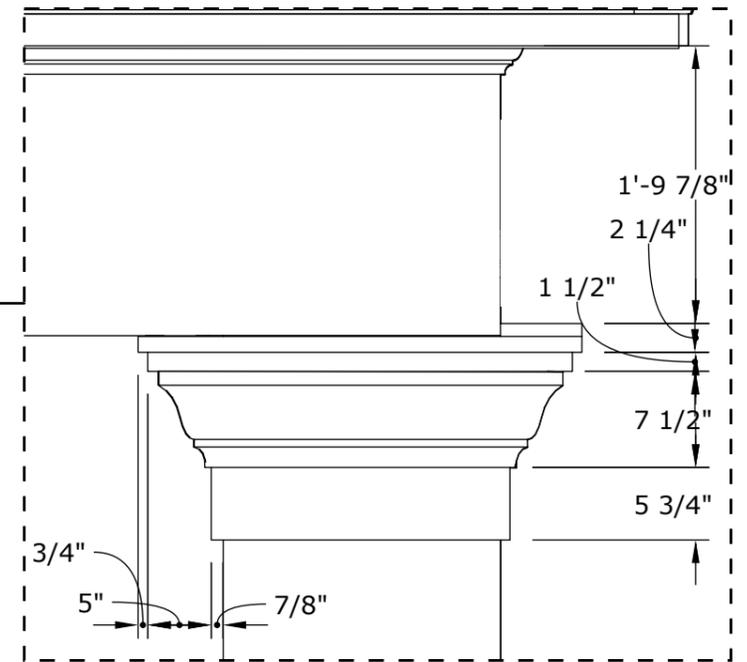
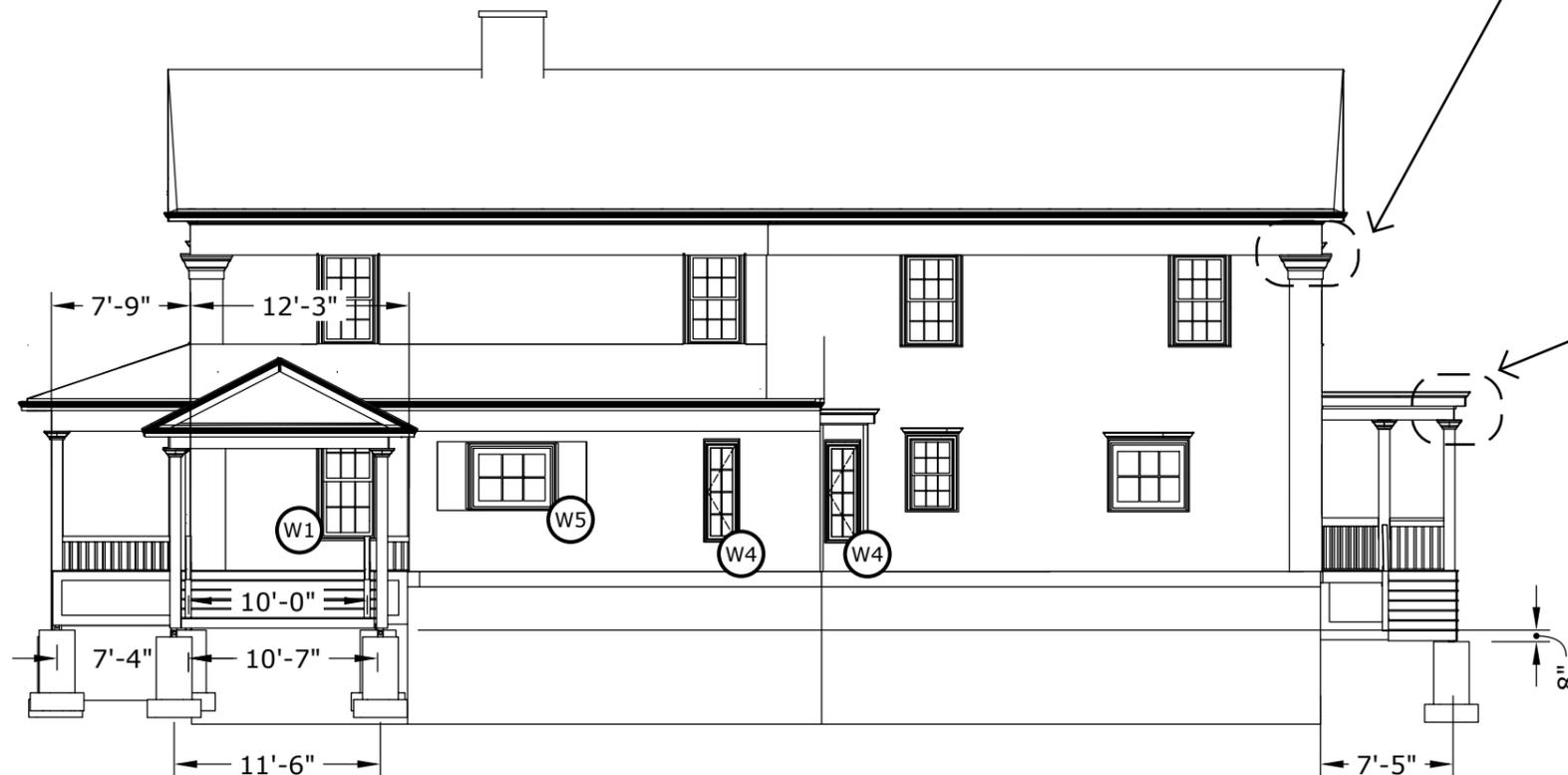


North Elevation Proposed

2

1" = 10'

Add new roof covering patio and stairs to front entrance.
Connect porch from East and South elevations.



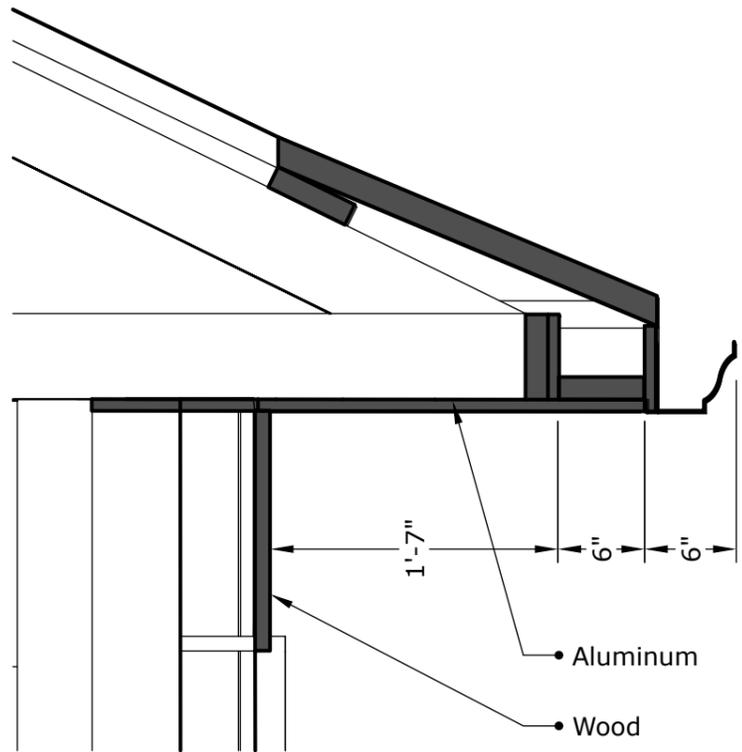
A5

1206 Hinman Ave
Exterior Renovation

Gutter Existing

1" = 1'

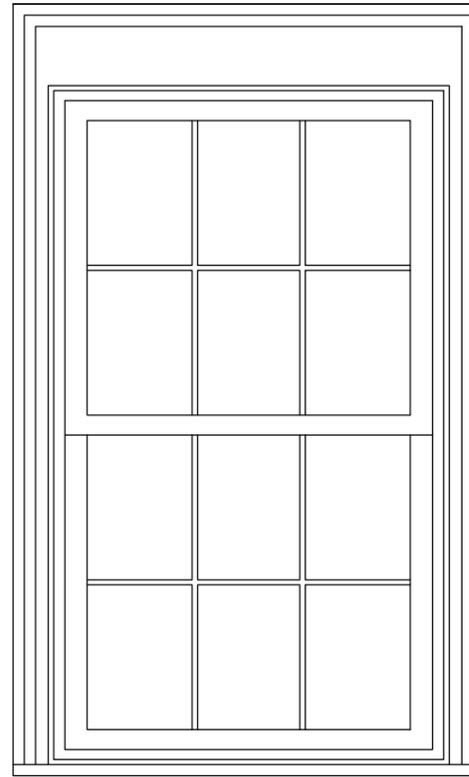
1



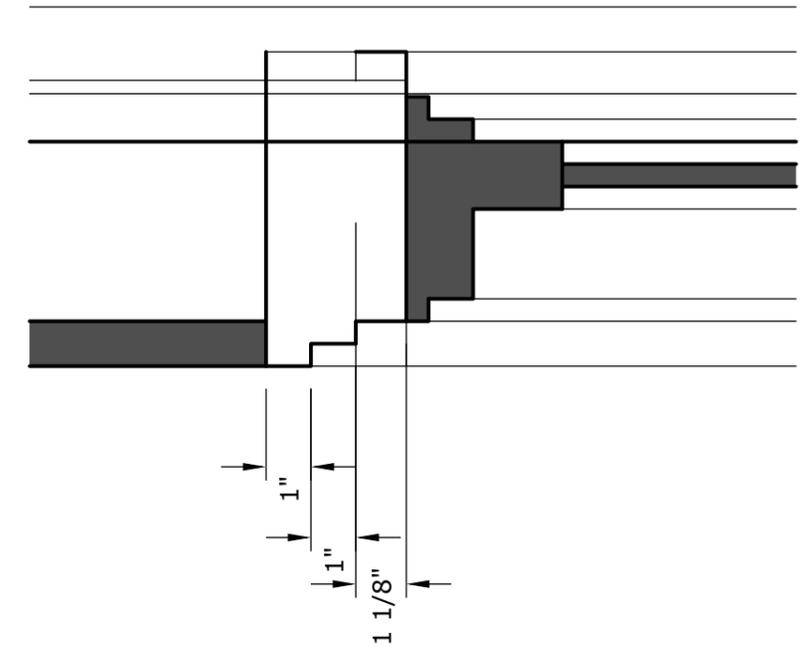
Trim Existing

3/4" = 1'

3



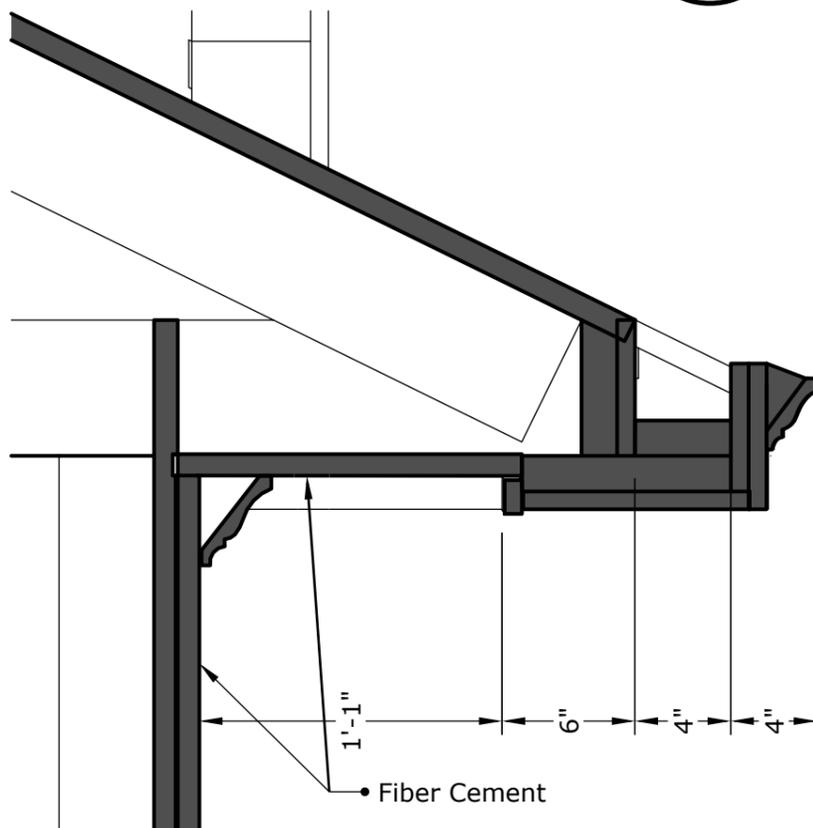
3" = 1'



Gutter Proposed

1" = 1'

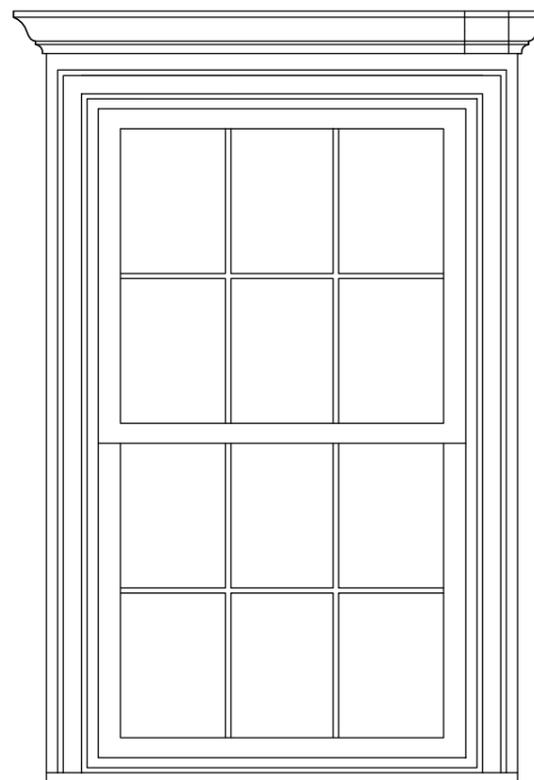
2



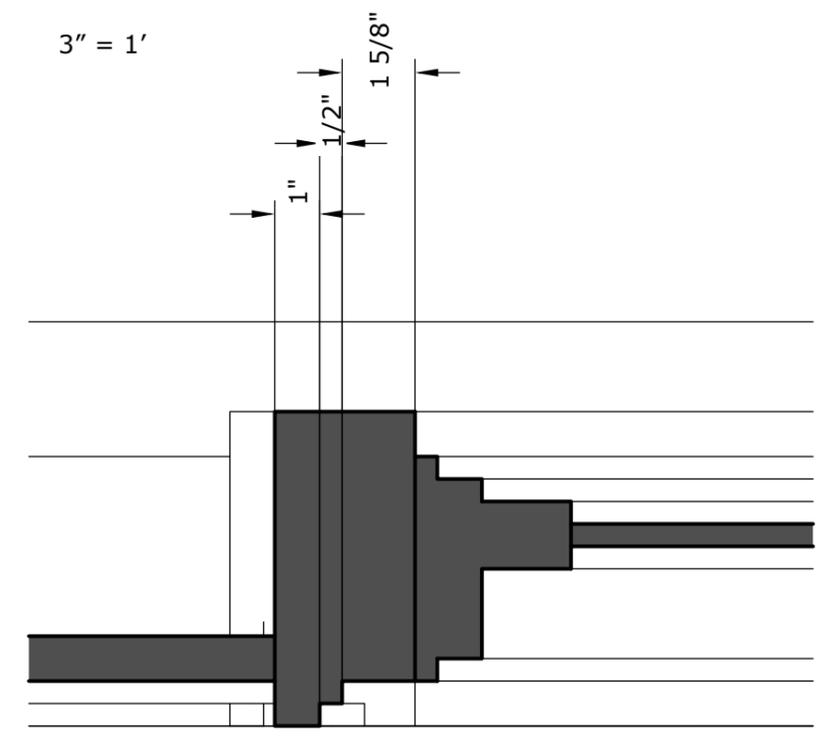
Trim Proposed

3/4" = 1'

4



3" = 1'

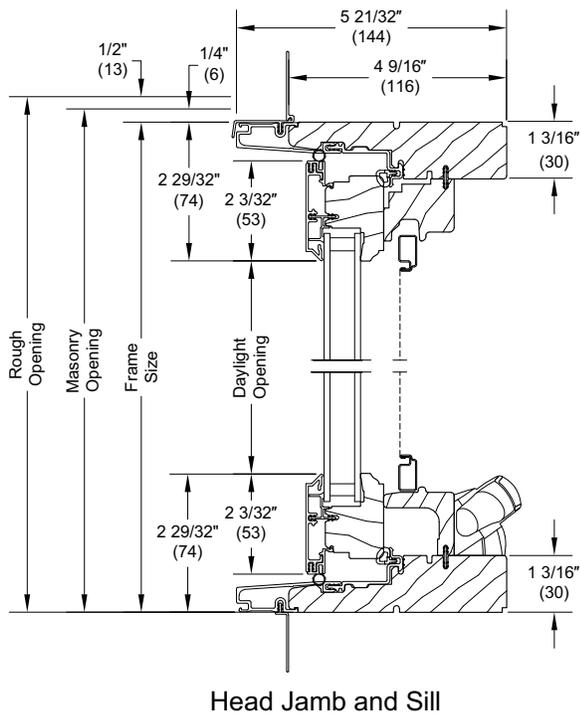


New siding recessed to window and door trim to accommodate varying depth of wall sheathing.

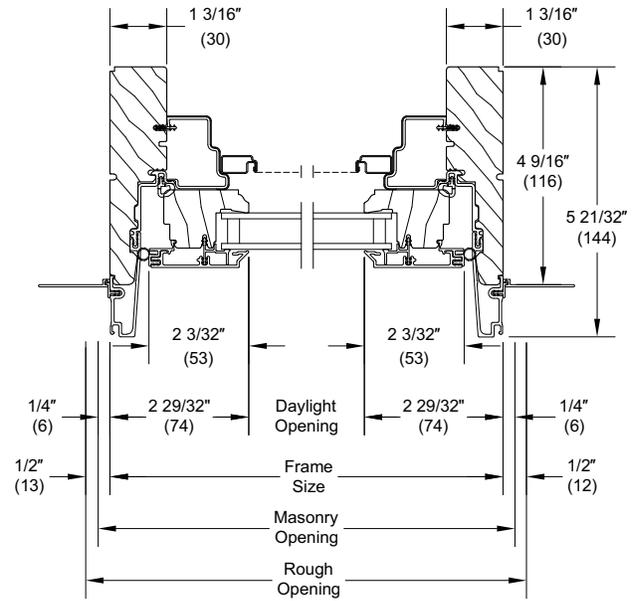
Section Details: Operating/Stationary/Picture - 3/4" (19) IG

Scale: 3" = 1' 0"

Operating

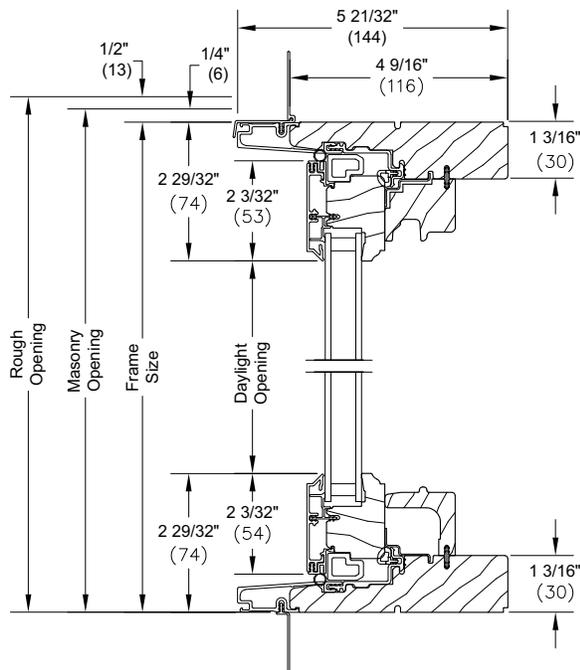


Head Jamb and Sill

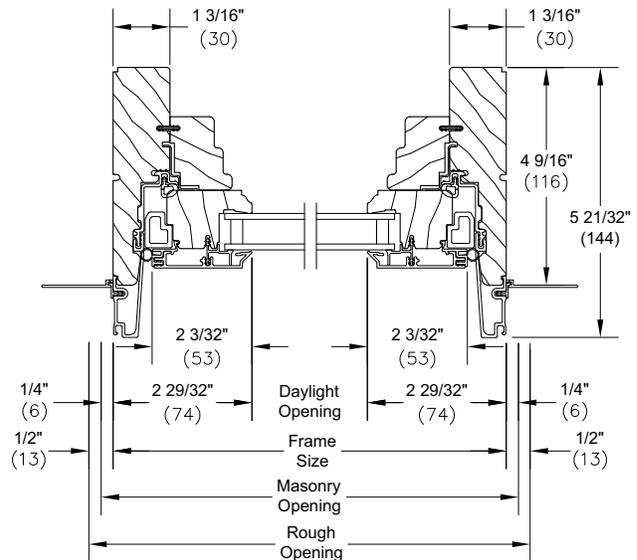


Jambs

Stationary/Picture



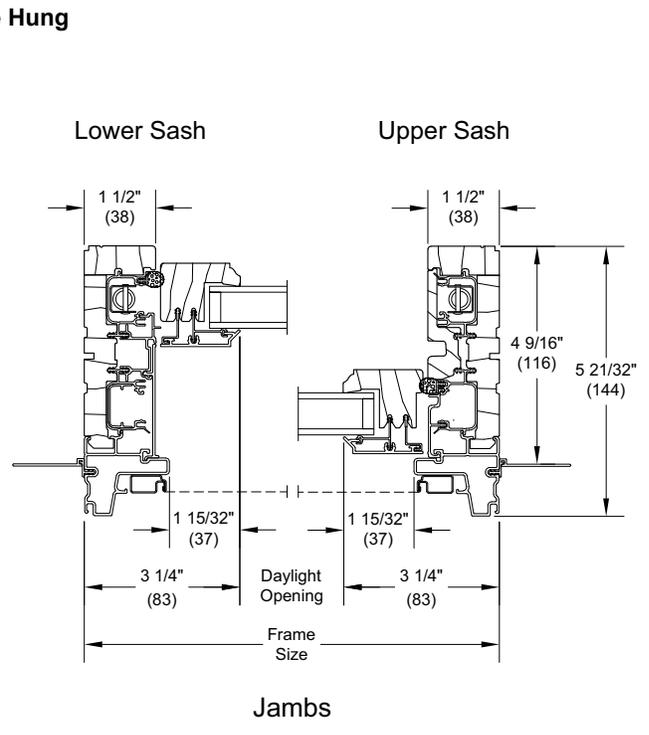
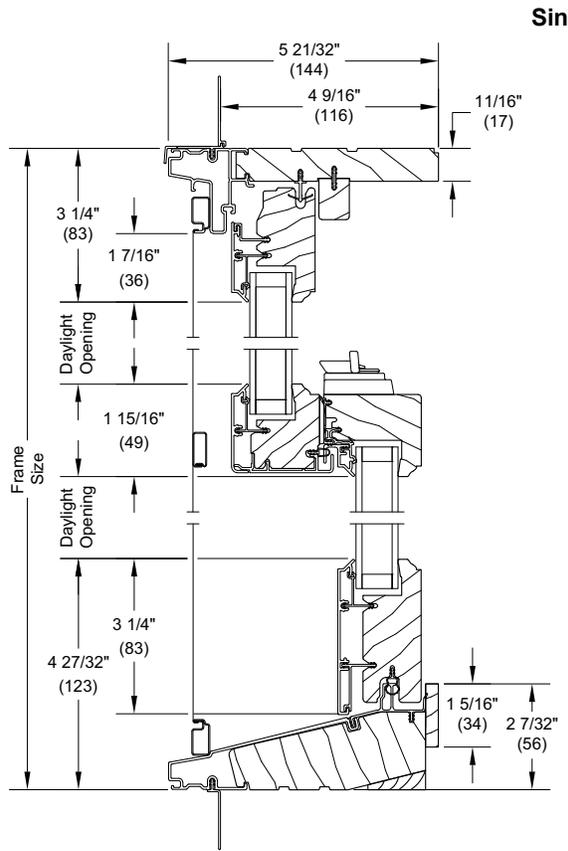
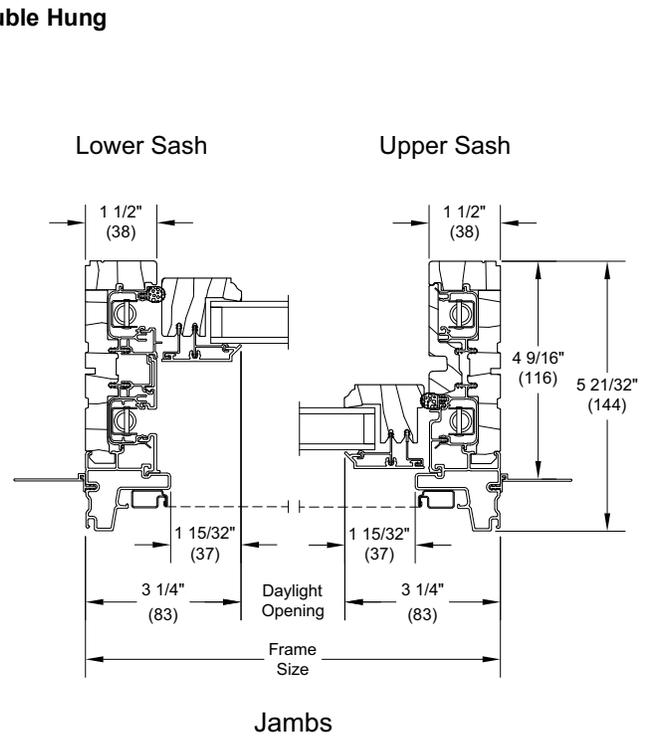
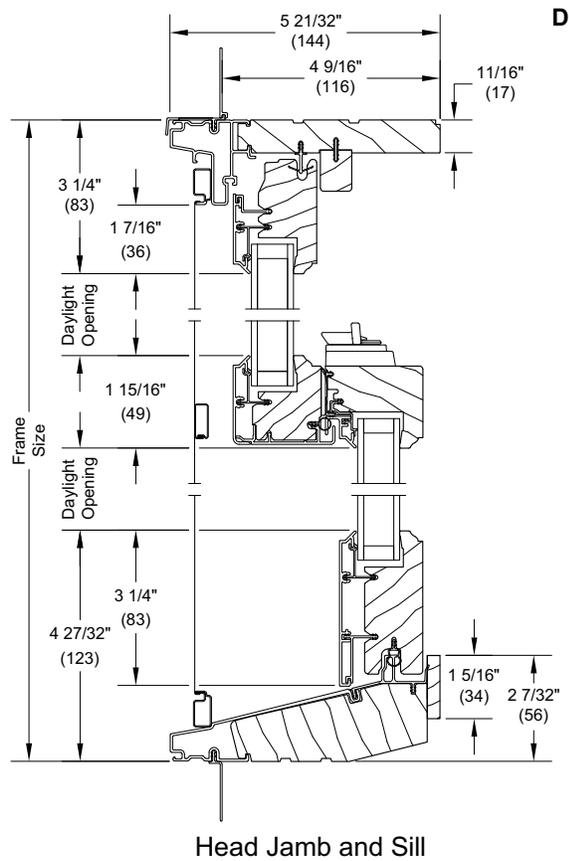
Head Jamb and Sill



Jambs

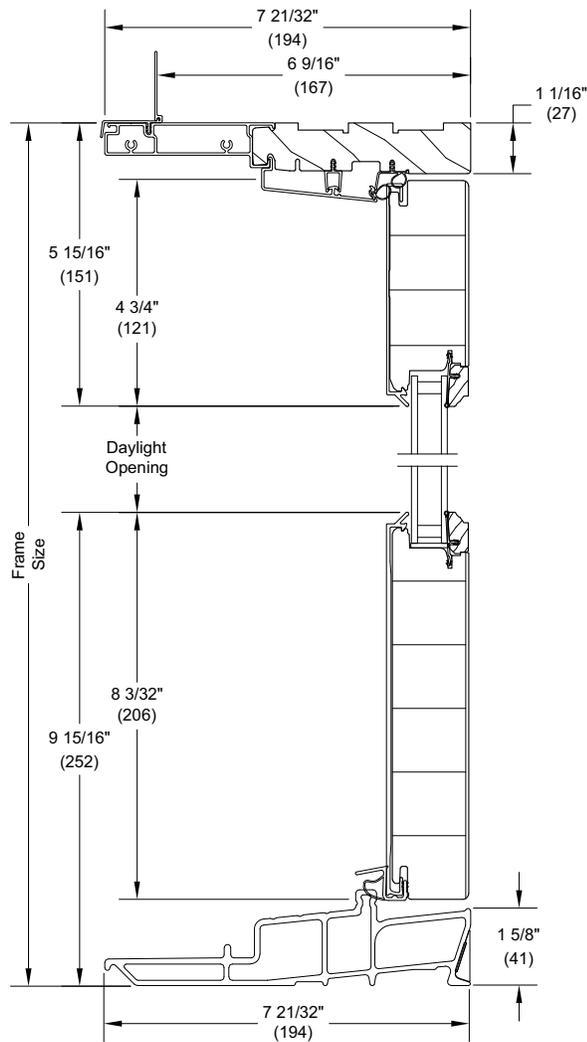
Section Details: Operating

Scale: 3" = 1' 0"

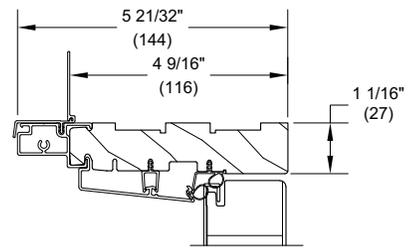


Inswing Section Details: Operating

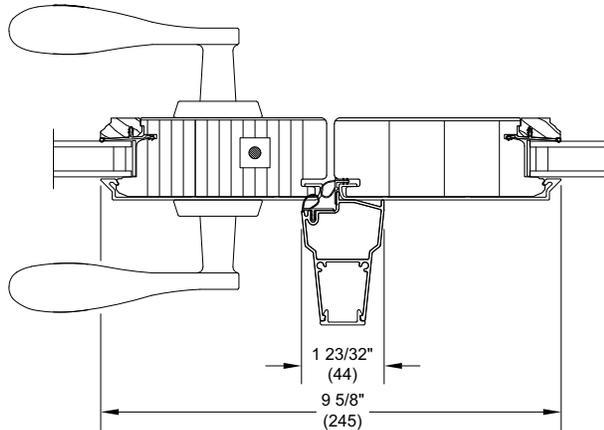
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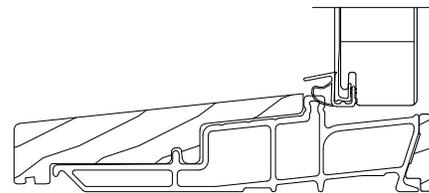
Head Jamb and Sill



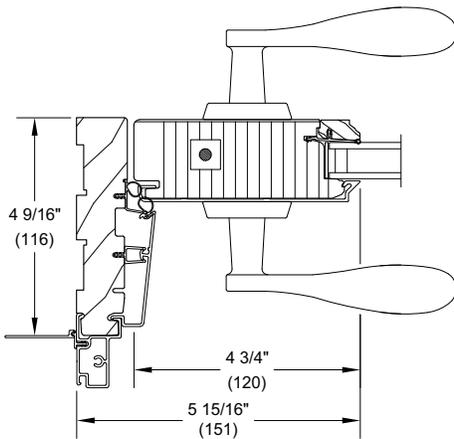
4 9/16" Head Jamb



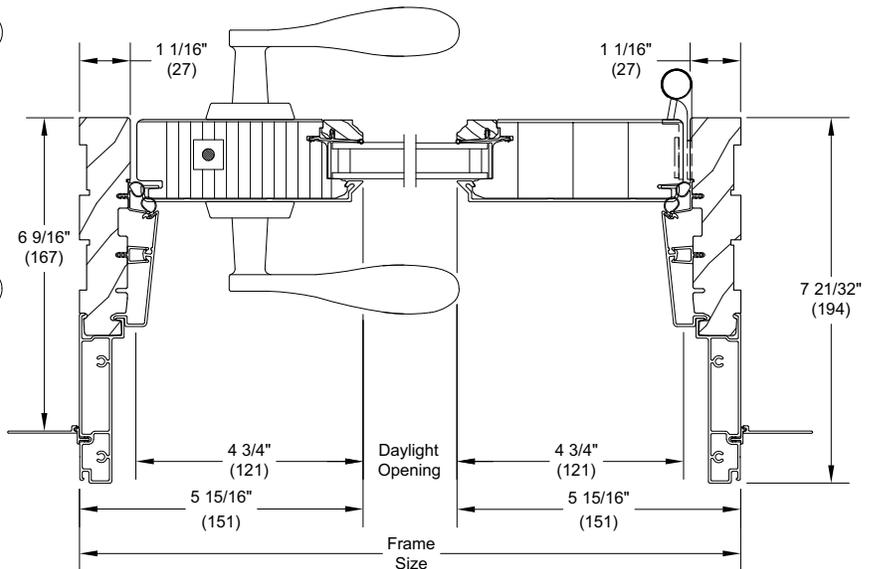
XO L - Meeting Stiles



**Optional Exterior Mahogany Sill Cover
Optional Interior Sill Liner**



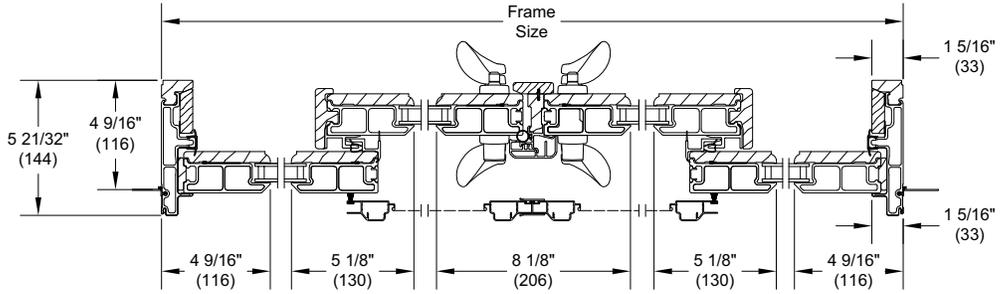
4 9/16" Jamb



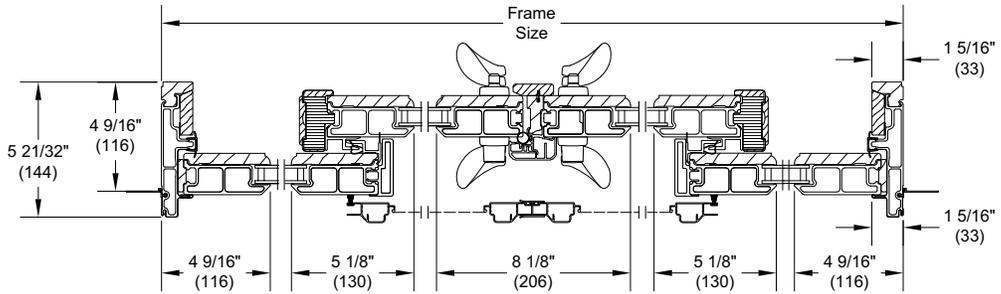
X R Jamb

Section Details: Standard - 4 9/16" Jamb (4 panels)

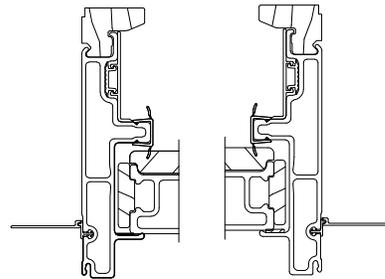
Scale: 3" = 1' 0"



4-Panel OXXO - Jamb
 Sizes <= 86.000



4-Panel OXXO - Jamb
 Sizes > 86.000



Stationary Jamb
 Interior Painted
 Units Only

929 Sherman Avenue
20PRES-0313

Dick Co, submits for a Certificate of Appropriateness for the construction of a 2-story addition to the existing garage in the rear yard as an ADU (accessory dwelling unit). **Applicable standards: Construction [1-5, 7, 8, and 10-15]**



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit 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, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same**. The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information**, pages (i - iv) below.

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

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

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

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 929 Sherman Ave.	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Douglas Nichols	Address: 929 Sherman Ave.
City: Evanston State: IL Zip: 60202	Phone: 773-456-1595 Email/Fax: dnichols4@gmail.com
3) Architect's Name: MAPLAB, Inc. / David Forte	Address: 4629 N. Broadway St.
City: Chicago State: IL Zip: 60640	Phone: 773-989-8132 Email/Fax: 773-989-8133
4) Contractor's Name: Evanston Development Cooperative / Dick Co	Address: 2100 Ridge Ave., Suite 3601
City: Evanston State: IL Zip: 60201	Phone: 847-497-0167 Email/Fax: Dick.Co@evanston.coop
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> 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: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

This existing house and garage are landmarked. We are proposing the addition of a rear yard ADU.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

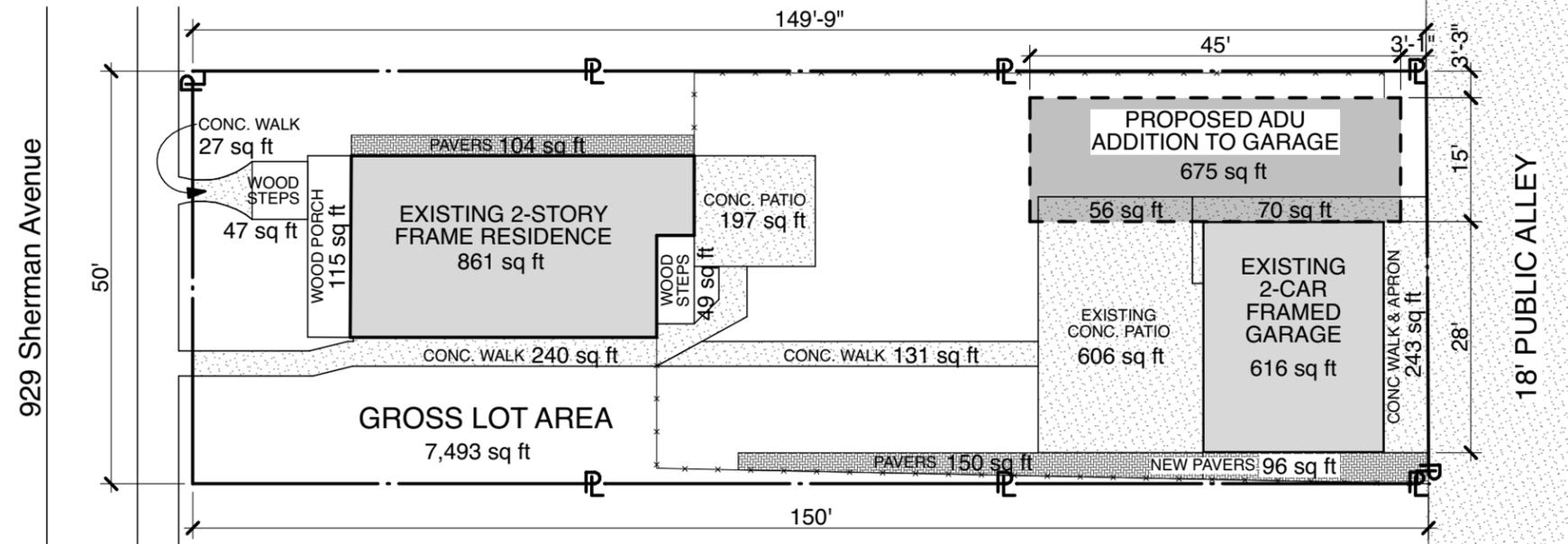
Existing	Proposed		Existing	Proposed		Existing	Proposed											
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____										
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ Other: _____	<input type="checkbox"/>		<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____								
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			Door Material Wood Metal Clad Other: _____		<input type="checkbox"/>		<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____						
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type Double Hung Casement Other: _____			<input type="checkbox"/>	<input type="checkbox"/>		Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> <input type="checkbox"/> Air Conditioning Unit							
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>				Window Material Wood Aluminum Steel Other: <u>vinyl</u>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>					Chimney Material Brick Stone Stucco Other: _____				<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>									Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>											Muntins Not existing True divided lights Simulated divided lights		<input type="checkbox"/>	

4) Applicant's Signature: 

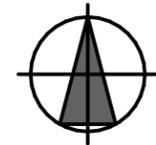
Date:
November 2, 2020

Print Name: Dick T. Co (General Contractor)

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].



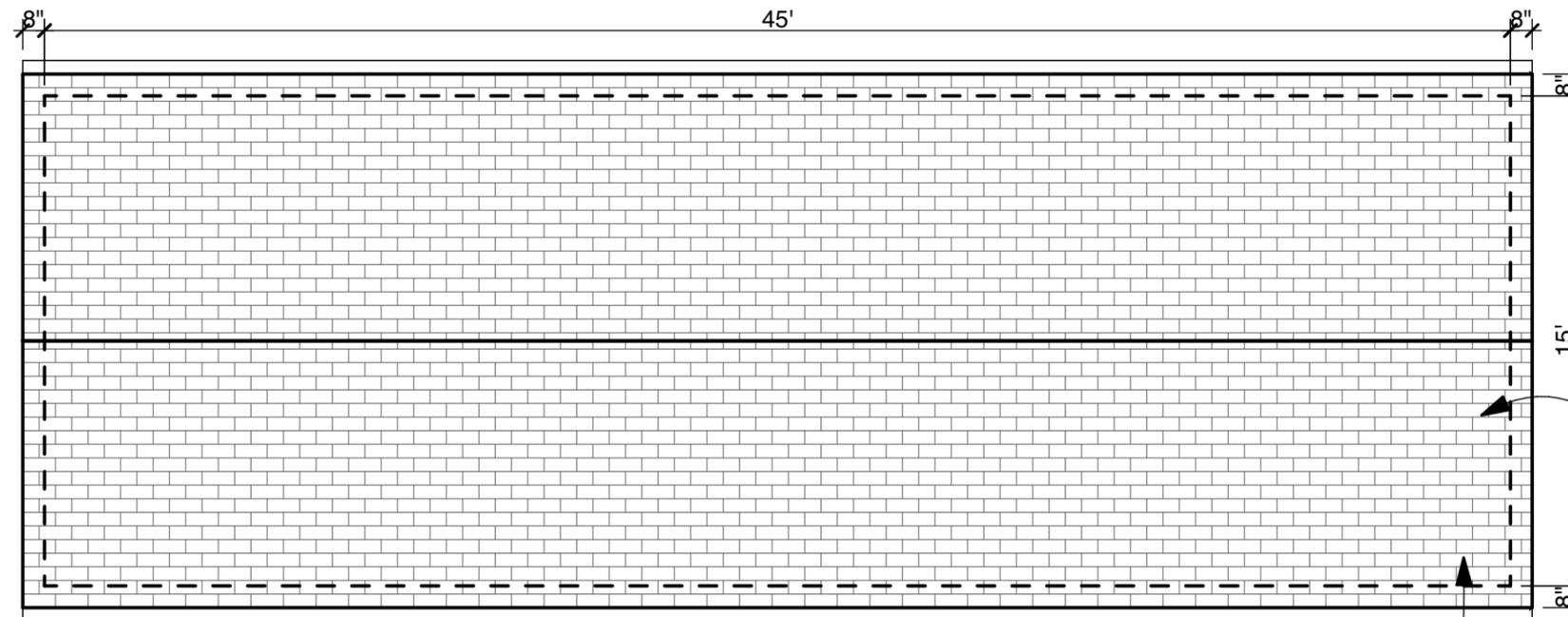
NORTH



1

SITE PLAN

SCALE: 1" = 20'



LOCATION OF EXISTING GARAGE ROOF BELOW.

2

ROOF PLAN

SCALE: 3/16" = 1'-0"

drawings by

 4753 N. BROADWAY
 SUITE 912
 CHICAGO, IL 60640
 T (773) 989-8132 F (773) 989-8133
 www.maplab.com

COACH HOUSE

PROJECT ADDRESS

Doug and Fadyah Nichols
 929 Sherman Ave,
 Evanston., IL 60202
 Client Phone

JOB NO. 2007

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ISSUED

C.O.A. 10/30/2020

1" ACTUAL

If the above dimension does not measure one inch (1") exactly, the this drawing has been enlarged or reduced, affecting all labeled scales.

SITE PLAN

COA - 1



PRIMARY HOUSE FRONT NW



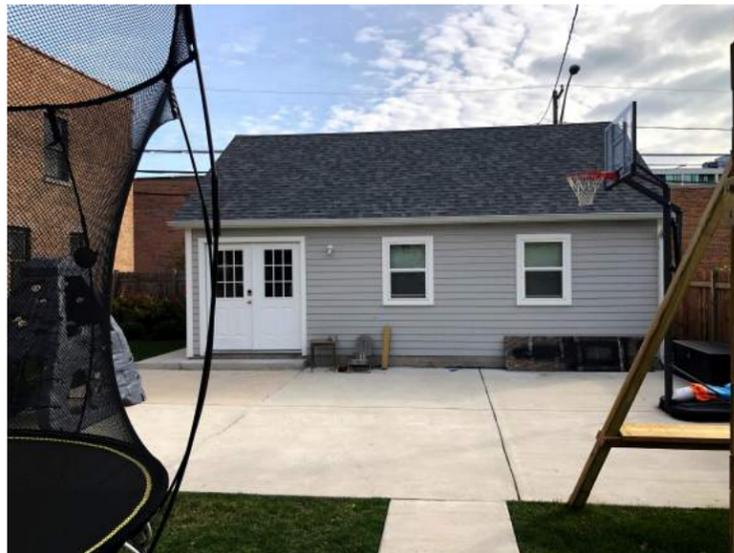
PRIMARY HOUSE FRONT SW



PRIMARY HOUSE REAR NE



PRIMARY HOUSE REAR SE



GARAGE REAR



GARAGE ALLEY SE



SE VIEW FROM BACKYARD



NE VIEW FROM ALLEY

drawings by
MAP LABSM
4753 N. BROADWAY
SUITE 912
CHICAGO, IL 60640
T (773) 989-8132 F (773) 989-8133
www.maplab.com

COACH HOUSE

PROJECT ADDRESS
Doug and Fadyah Nichols
929 Sherman Ave,
Evanston, IL 60202
Client Phone

JOB NO. 2007

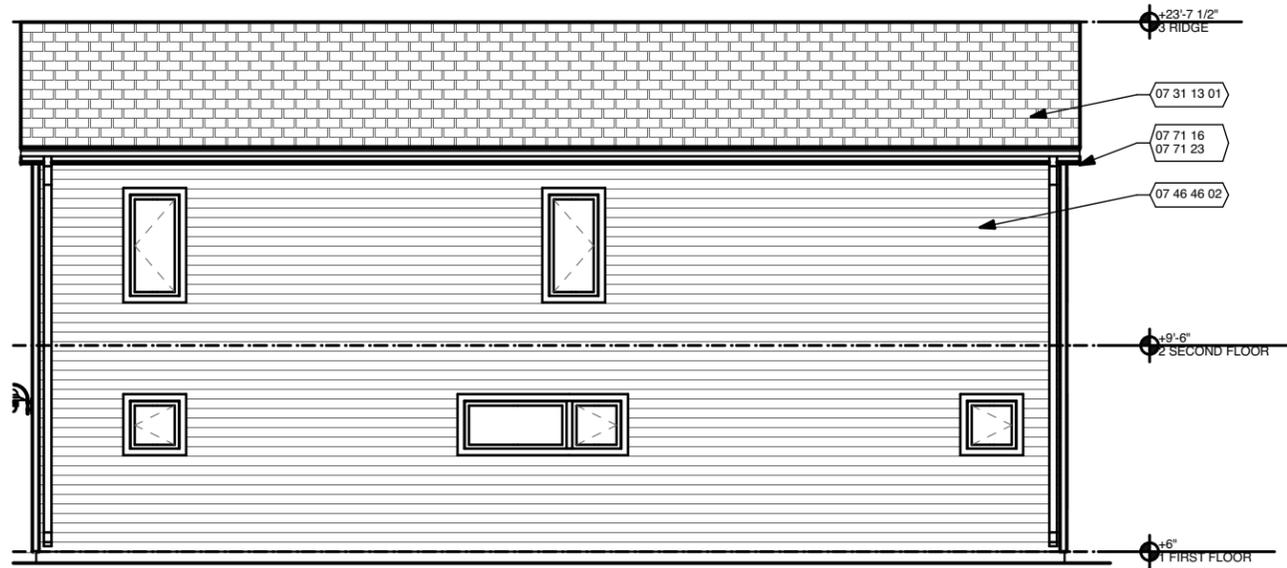
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C.O.A. 10/30/2020

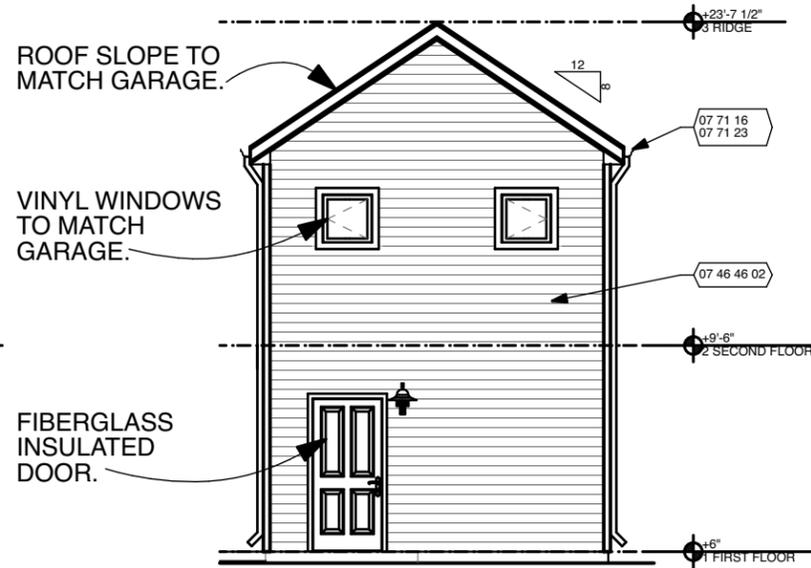
1" ACTUAL
If the above dimension does not measure one inch (1") exactly, the this drawing has been enlarged or reduced, affecting all labeled scales.

PHOTOS OF EXISTING

COA - 2



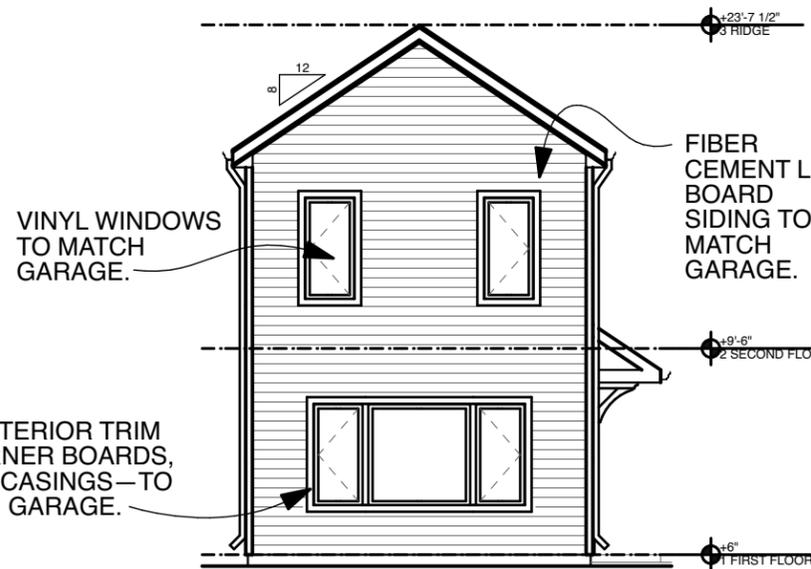
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



GARAGE WINDOW SILL



GARAGE CASING



CORNER BOARD AND SOFFIT



GARAGE SIDING

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COACH HOUSE

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ISSUED
C.O.A. 10/30/2020

ELEVATIONS
If the above dimension does not measure one inch (1") exactly, the this drawing has been enlarged or reduced, affecting all labeled scales.

COA - 3

City of EVANSTON

929 SHERMAN AVENUE

BEGINNING STREET NUMBER
END STREET NUMBER
STREET #
SUFFIX
STREET NAME
PIN

LOCAL

WITHIN LOCAL DISTRICT?
LOCAL DIST CONTRIB/NON-CONTRIB?
LOCAL LANDMARK?
YEAR
LOCAL LANDMARK ELIGIBLE?
CRITERIA

A7: A7: Exemplify an architectural style, construction technique or building type once common in the City.



PHOTO ID:

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT? NR LANDMARK? YEAR
NR ELIGIBLE? CRITERIA ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CONDITION
INTEGRITY CURRENT USE
HISTORIC USE
SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION
DETAILS
CONSTRUCTION YEAR OTHER YEAR
DATE SOURCE
WALL MATERIAL (CURRENT)
WALL MATERIAL 2 (CURRENT) PLAN
NO OF STORIES ROOF TYPE
ROOF MATERIAL FOUNDATION
PORCH WINDOW MATERIAL
WINDOW MATERIAL 2 WINDOW TYPE

WINDOW CONFIGURATION SIGNIFICANCE

HISTORIC FEATURES

Vergeboard detailing on porch, gable face, fan fight gable on porch roof at entrance end.

ALTERATIONS

Porch repairs, replacement windows, missing handrails, possibly an addition on the back; Unclear if building was moved, seems like a very high basement, brick, unprecedented in neighborhood, no information available to substantiate.

A HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) BUILDING MOVED?
MOVED FROM ORIGINAL OWNER
ORIGINAL ARCHITECT ARCHITECT SOURCE
BUILDER SURVEYOR
SURVEYOR ORGANIZATION
SURVEY DATE SURVEY AREA

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS OLD ADDRESS DATE OF CONSTRUCTION

PERMIT MOVING INFORMATION

MOVING PERMIT # DATE MOVED

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # DATE

OTHER PERMIT INFORMATION COA INFO

BUILDING PERMIT DESCRIPTION COST

HISTORIC INFO

ORIGINAL OWNER OCCUPIED?

OTHER SOURCES HISTORIC INFO COMPILER

EXTERIOR ALTERATION PERMITS

VOLUNTEER



**Zoning Analysis
Summary**

Case Number:

Case Status/Determination:

20ACCS-0064 - 929 Sherman Avenue R3 – Two-Family Residential	Compliant
---	-----------

Proposal:

New attached accessory dwelling unit in rear-yard.
--

Zoning Section:

Comments:

Ordinance 86-O-20	Attached accessory dwelling units, 28' height for non-flat roof forms, and no parking requirement are permitted under newly adopted ordinance #86-O-20
6-8-4-6: Building Lot Coverage	29.5% where 45% is permitted.
6-8-4-9: Impervious Surface Ratio	52% where 60% is permitted.
6-8-4-7 (C) 4. Rear-Yard Setback	Minimum 3' where 3' is required.
6-4-6-2 (C) Separation Requirement	~40' where 10' is required between principle and accessory structures.
6-4-1-9 (B) Yard Obstructions	6" yard obstruction for eaves where 6" is the maximum permitted into the required 3' rear-yard setback.

Additional Comments:

None

Cade Wylie Sterling

Cade W. Sterling
Zoning Officer



designed by



4753 N. BROADWAY, SUITE 912
CHICAGO, IL 60640
(773) 989-8132

COACH HOUSE

929 Sherman Ave,
Evanston, IL 60202
Client Phone

**RENDERING -
VIEW FROM
SHERMAN AVE.**

Issued 11/13/2020

◀ 1" ACTUAL ▶

If the above dimension does not measure one inch (1") exactly, then this drawing has been enlarged or reduced, affecting all labeled scales.

DRAWING COA - 4

1227 Greenwood Street 20PRES-0315

Guy Elgat, and Valerie Shternberg, submit for a Certificate of Appropriateness proposing to renovate the existing first floor, replace all windows with black, thinly- framed ones, slightly expand the window in the living room, tear down the roof, and add a second floor to 1227 Greenwood St. Finished the entire building in white, smooth stucco. **Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6]**



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit 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, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one (1) **digital copy in PDF format of the same**. The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information**, pages (i - iv) below.

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

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

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

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 1227 GREENWOOD ST	FOR STAFF USE ONLY Application Number:
2) Owner's Name: VAL SHTERNBERG & GUY ELGAT	Address: 2001 SHERMAN AVE UNIT 501
City: State: Zip:	Phone: Email/Fax:
EVANSTON IL 60201	847-708-8966 valshternberg@gmail.com
3) Architect's Name: PETER KAEDING	Address: 1407 ASHLAND AVE
City: State: Zip:	Phone: Email/Fax:
EVANSTON IL 60201	312-238-9121 pkaeding@gked.com
4) Contractor's Name:	Address:
City: State: Zip:	Phone: Email/Fax:
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> 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: <input type="checkbox"/> Special Use <input type="checkbox"/> 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.

SEE ATTACHED

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: ULTREX / WOOD	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: STUCCO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>	Wrought Iron
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Height: _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Length: _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Roofing Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad ULTREX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: SINGLE PLY MEMBRANE	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Chimney Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Casement GLIDER	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: AWNING FIRED	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Window Material	<input type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: ULTREX	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	

4) Applicant's Signature: _____

Print Name: **GUY ELGAT, Vortex Interiors** Date: **11/11/2020**

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

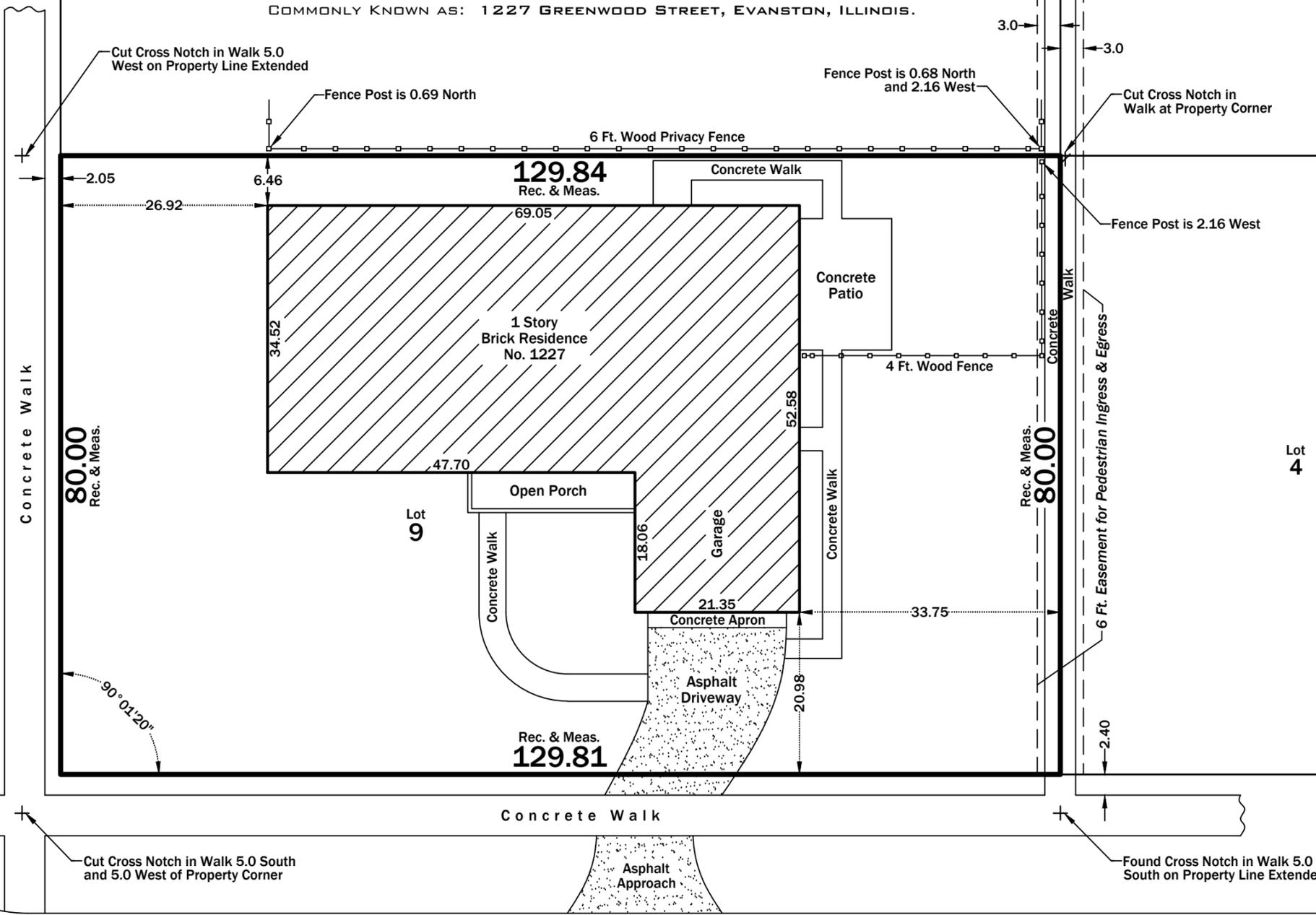
PLAT OF SURVEY

LOT 9 IN GREEN RIDGE, BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 10, 11 AND 12 TOGETHER WITH VACATED ALLEY LYING BETWEEN SAID LOTS IN BLOCK 47 IN ORIGINAL VILLAGE OF EVANSTON IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1227 GREENWOOD STREET, EVANSTON, ILLINOIS.

ASBURY AVENUE

ASBURY AVENUE



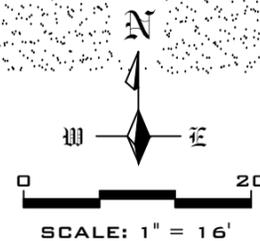
PREPARED FOR: MARI-KATHLEEN ZARAZA, P.C.
 PURPOSE: MORTGAGE / SALE
 FIELD DATE: 9-3-20
 DELIVERY DATE: 9-7-20
 FORMATS: BOND & PDF

Information hereon is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted hereon are in feet and decimals. Building Lines & Easements per title, if provided. Compare all points on ground prior to construction.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GREENWOOD

STREET



NORTH SHORE SURVEY, LTD.
 436 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048
 (847) 446-6510 NORTHSHORESURVEY@GMAIL.COM
 PROFESSIONAL DESIGN FIRM NO. 184.006982

State of Illinois }
 County of Cook } SS

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.

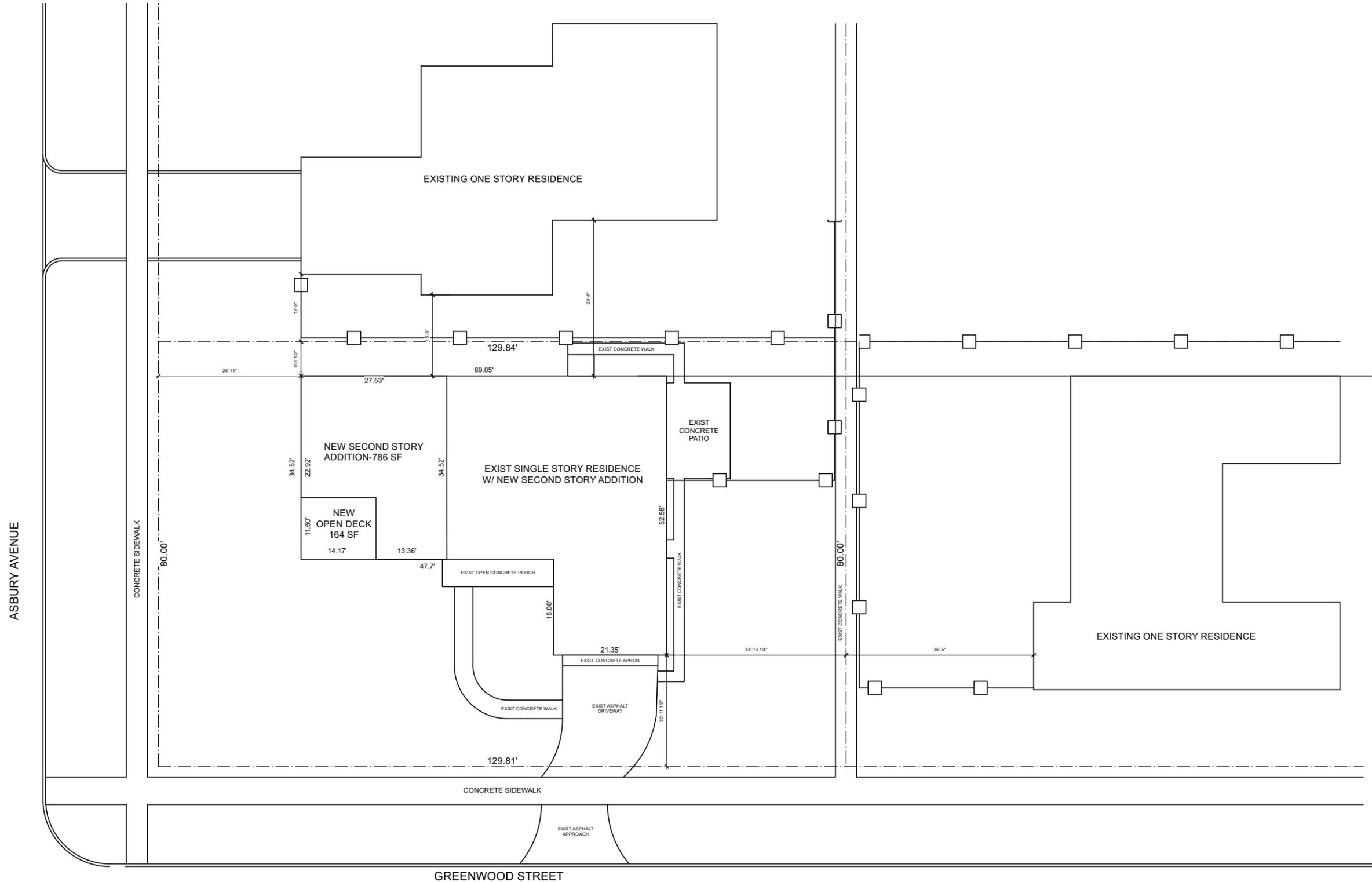
PROFESSIONAL ILLINOIS LAND SURVEYOR
 LICENSE NO. 35-2232 EXP. 11-30-2020

DATED: SEPTEMBER 3, 2020

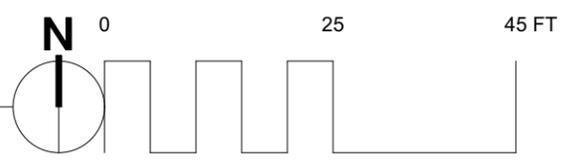
INSTR.: ART CAD: ART LEGAL: ARD

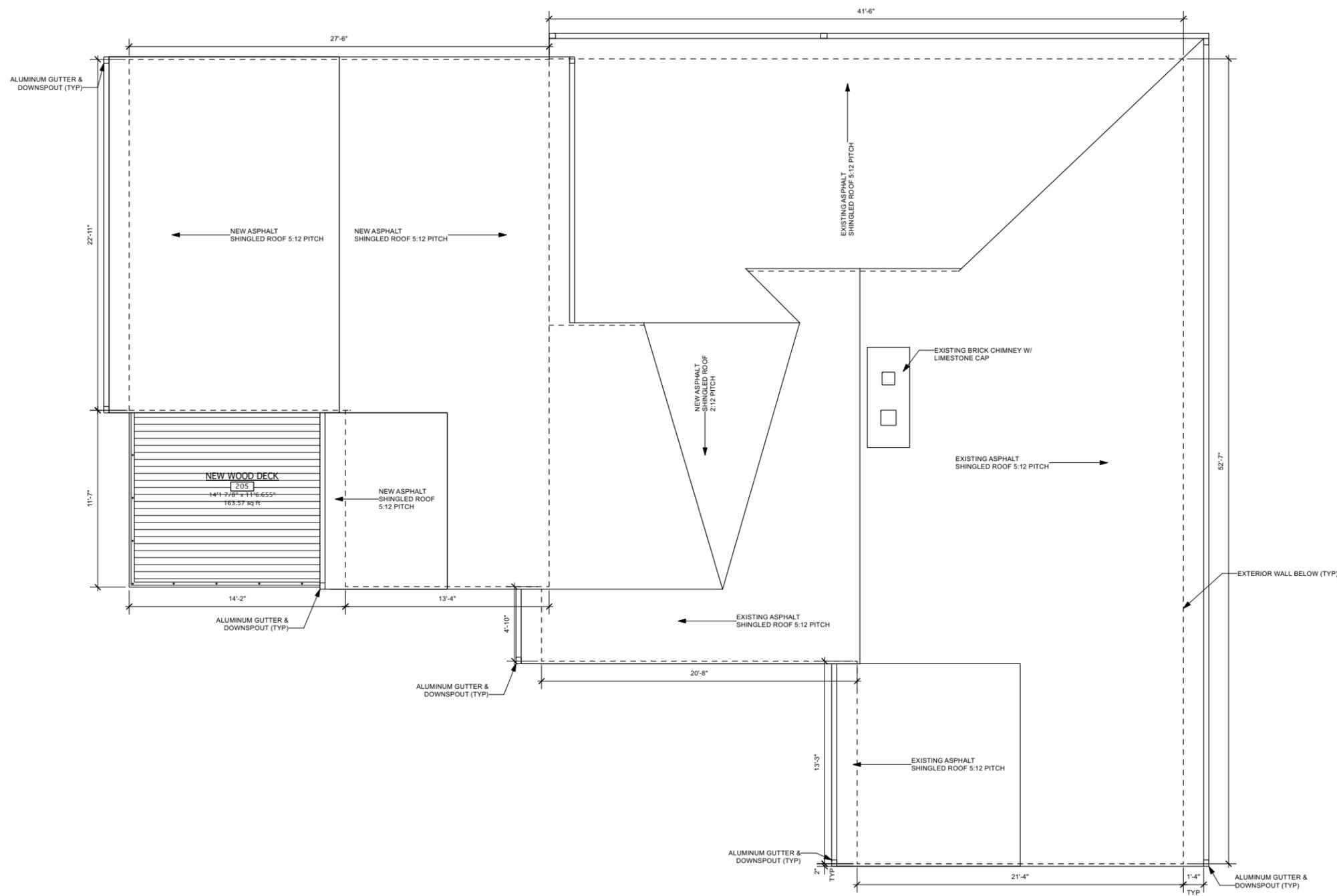
FILE NO.

43811-U



1 SITE PLAN
Scale: 1" = 20'-0"





1 ROOF PLAN
Scale: 1/8" = 1'-0"

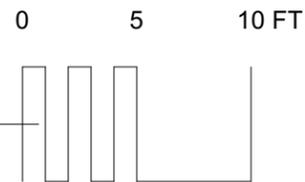


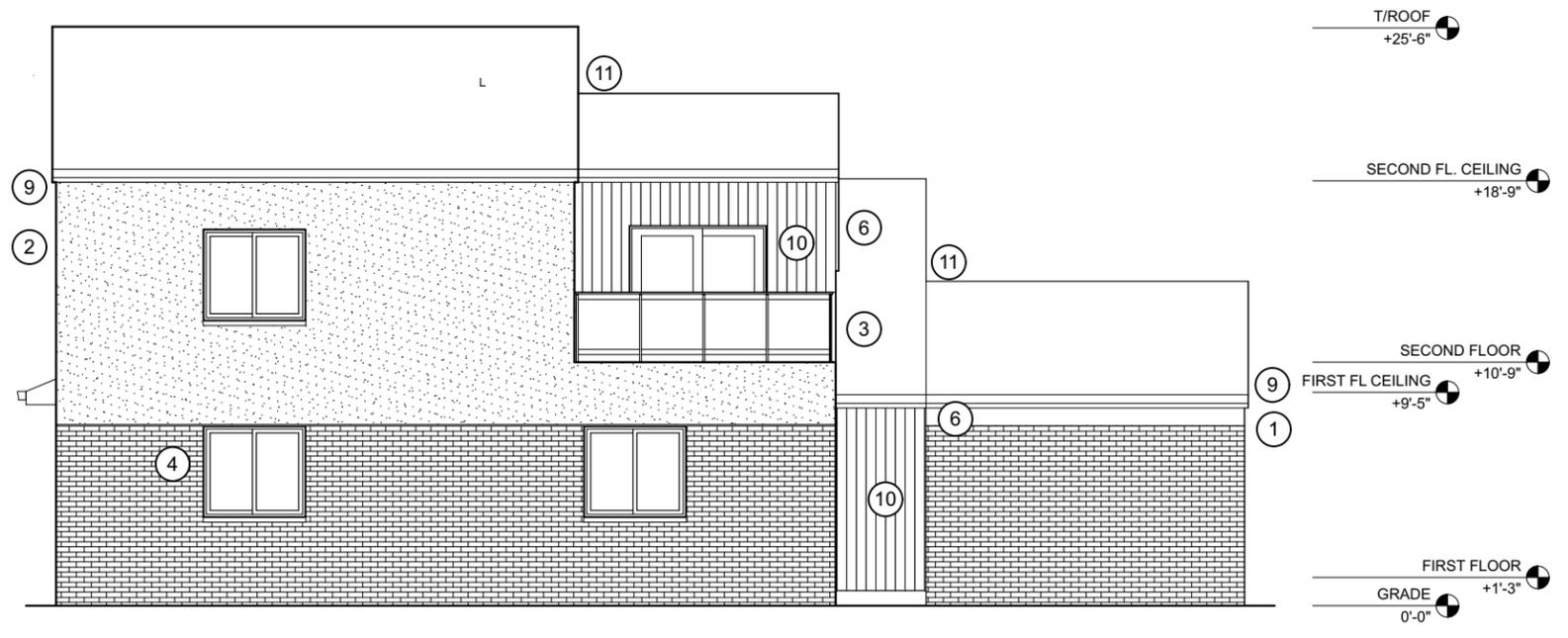
1. NEW ALUMINUM PREFINISHED TRIM TO MATCH EXISTING PROFILE
2. STO STUCCO WITH FINE SAND FINISH
3. GLASS PANEL RAIL SYSTEM W/STEEL POSTS AND WOOD TOP RAIL
4. MARVIN ESSENTIAL ALL ULTREX WINDOWS W/LIMESTONE OR STUCCO SILL
5. NEW ENTRY DOOR-FLUSH WITH PAINTED FINISH
6. NEW TRU EXTERIOR SYNTHETIC WOOD CLADDING-1X6 SHIPLAP W/NICKEL GAP
7. EXIST BRICK CHIMNEY; REPAIR AND TUCKPOINT; PAINT COLOR TBD
8. REPLACEMENT FLUSH PANEL GARAGE DOOR
9. ALUMINUM PREFINISHED GUTTERS AND DOWNSPOUTS
10. MARVIN ELEVATE ULTREX-WOOD SLIDING DOORS
11. REPLACEMENT ARCHITECTURAL ASPHALT SHINGLES

1 SOUTH ELEVATION-PROPOSED
Scale: 1/8" = 1'-0"



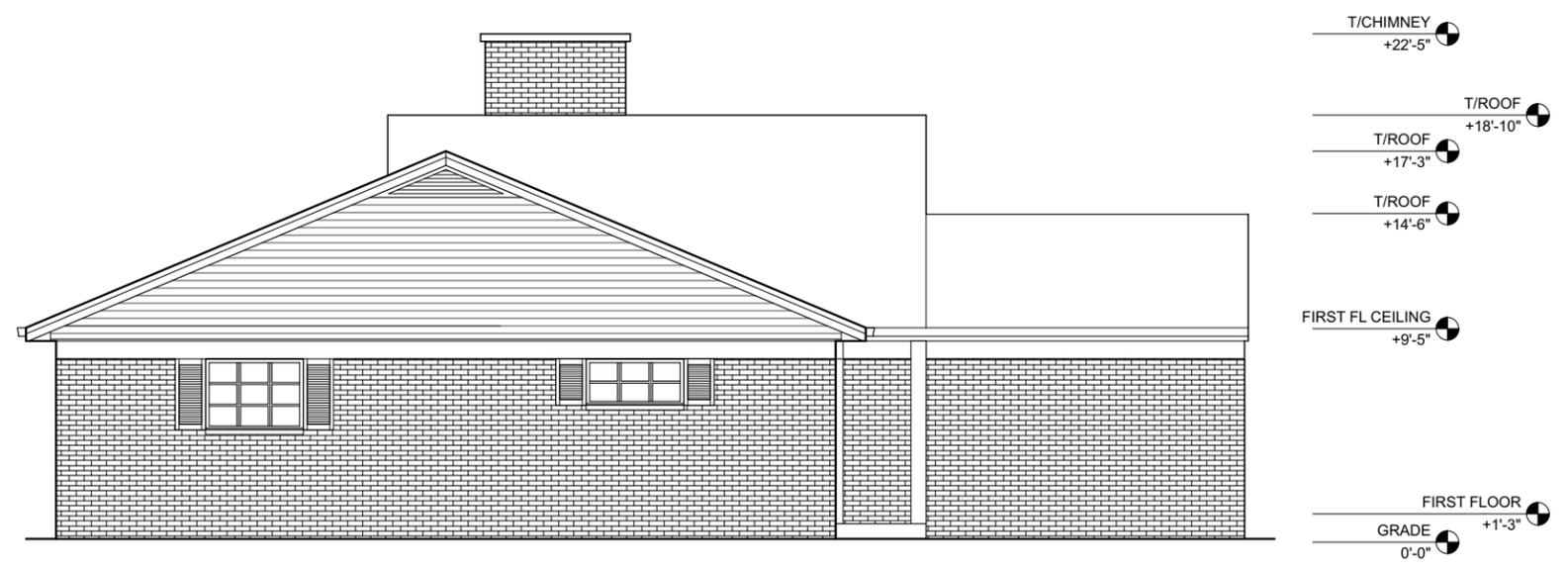
2 SOUTH ELEVATION-EXISTING
Scale: Actual Size





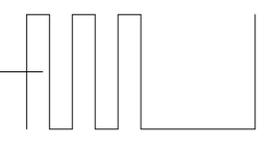
- 1. NEW ALUMINUM PREFINISHED TRIM TO MATCH EXISTING PROFILE
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- 9. ALUMINUM PREFINISHED GUTTERS AND DOWNSPOUTS
- 10. MARVIN ELEVATE ULTREX-WOOD SLIDING DOORS
- 11. REPLACEMENT/NEW ARCHITECTURAL ASPHALT SHINGLES

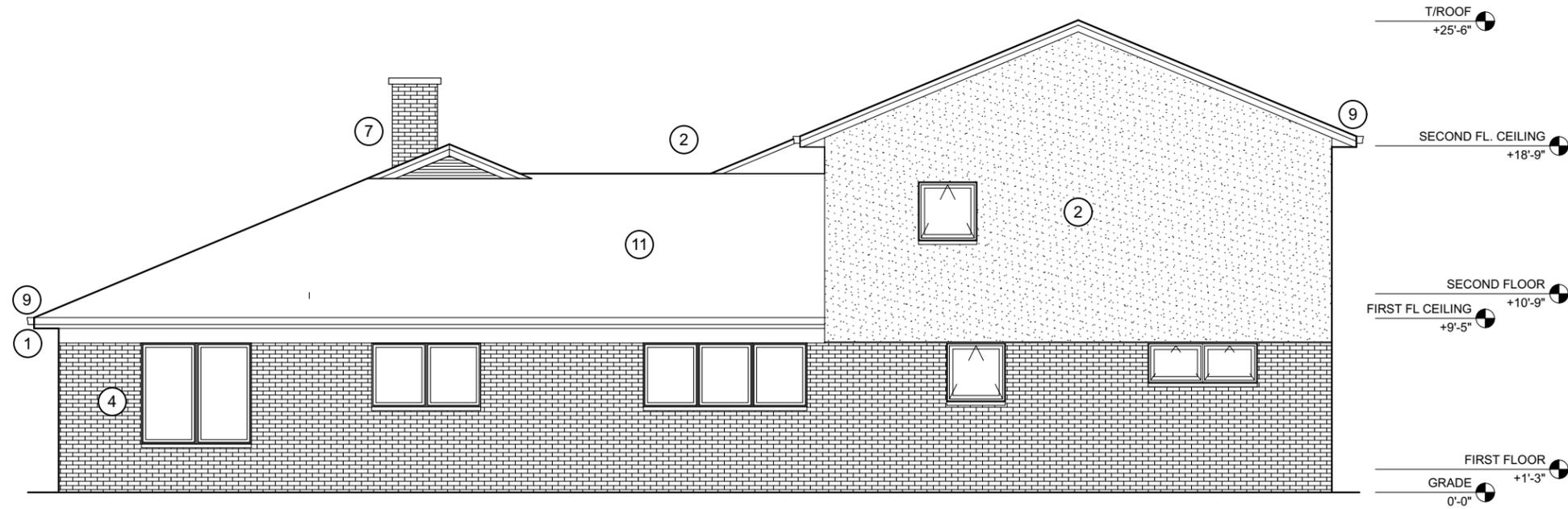
1 WEST ELEVATION-PROPOSED
Scale: 1/8" = 1'-0"



0 5 10 FT

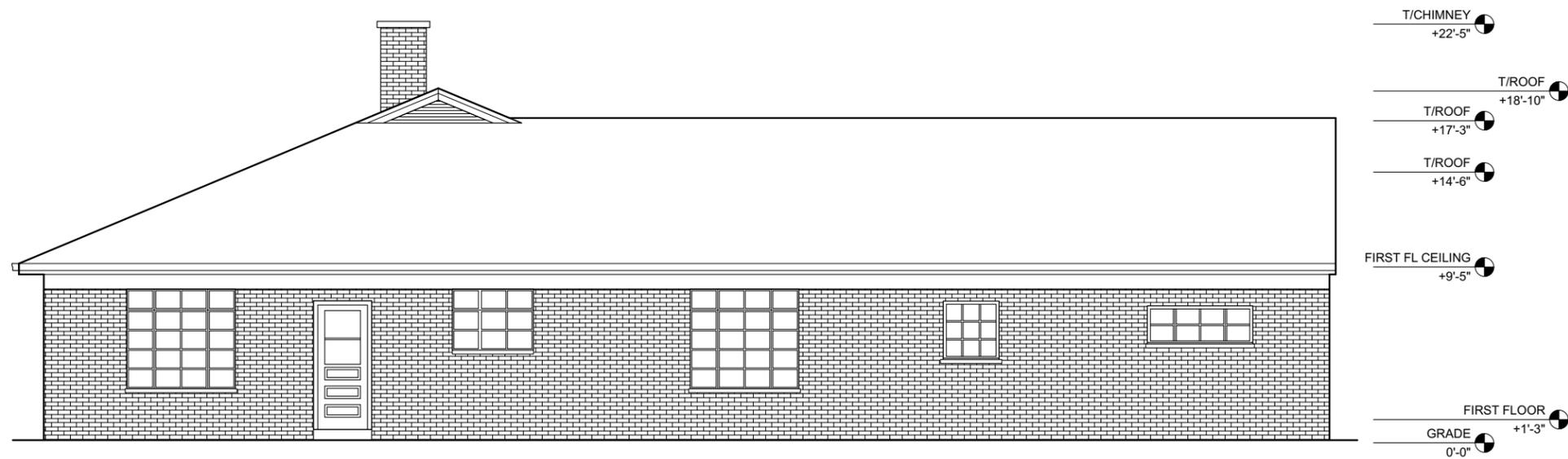
2 WEST ELEVATION-EXISTING
Scale: 1/8" = 1'-0"



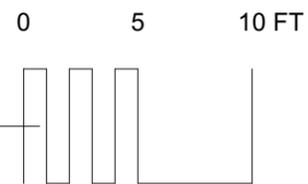


1. NEW ALUMINUM PREFINISHED TRIM TO MATCH EXISTING PROFILE
2. STO STUCCO WITH FINE SAND FINISH
3. GLASS PANEL RAIL SYSTEM W/STEEL POSTS AND WOOD TOP RAIL
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10. MARVIN ELEVATE ULTREX-WOOD SLIDING DOORS
11. REPLACEMENT/NEW ARCHITECTURAL ASPHALT SHINGLES

1 NORTH ELEVATION-PROPOSED
Scale: 1/8" = 1'-0"

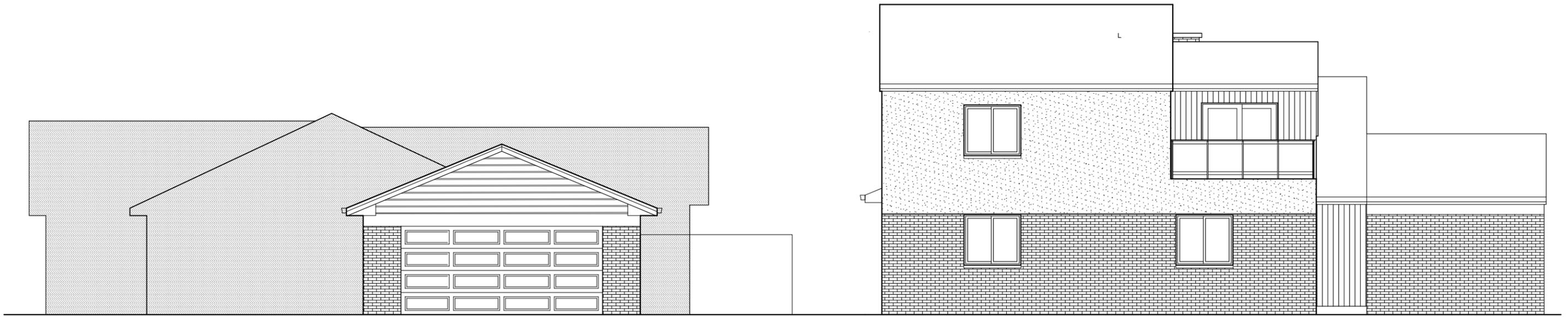


2 NORTH ELEVATION-EXISTING
Scale: 1/8" = 1'-0"





1 1227 GREENWOOD STREET ELEVATION + 1215 GREENWOOD STREET
 Scale: 1/8" = 1'-0"



2 1409 ASBURY AVENUE + 1227 GREENWOOD STREET
 Scale: 1/8" = 1'-0"





1 GREENWOOD AVENUE RENDERING
NTS



1 ASBURY AVENUE RENDERING
NTS



1 RENDERING-VIEW LOOK EAST
NTS



WEST TO EAST VIEW AT ASBURY AVENUE AND GREENWOOD STREET



NORTH TO SOUTH VIEW AT ASBURY AVENUE AND GREENWOOD STREET



1227 GREENWOOD STREET



1215 GREENWOOD STREET



1207 GREENWOOD STREET



1330 RIDGE AVENUE



1222 GREENWOOD STREET



1335 ASBURY AVENUE



1335 ASBURY AVENUE



1333 ASBURY AVENUE



1331 ASBURY AVENUE

Shternberg Elgat Residence 1227 Greenwood St | Evanston IL 60201

Preservation Commission-COA Application-January 12, 2021

Gilbert | Kaeding
architecture + design

1407 Ashland Ave | Evanston IL 60201



1415 ASBURY AVENUE



1409 ASBURY AVENUE



1227 GREENWOOD STREET



1404 ASBURY AVENUE



1410 ASBURY AVENUE



1416 ASBURY AVENUE



1418 ASBURY AVENUE



1318 ASBURY AVENUE



1326 ASBURY AVENUE



1334 ASBURY AVENUE

Shternberg Elgat Residence 1227 Greenwood St | Evanston IL 60201

Preservation Commission-COA Application-January 12, 2021

Gilbert | Kaeding
architecture + design

1407 Ashland Ave | Evanston IL 60201

Personal Statement

Guy Elgat and Valerie Shternberg

1227 Greenwood St.

We, the undersigned, Guy Elgat and Valerie Shternberg, longtime residents of Evanston, have decided we need a bigger residence due to the recent expansion of our family: our youngest, Noam, has joined his brother Adam (12) and sister Eden (8) in 2019. The recent pandemic has also stressed the need for a bigger living space. 1227 Greenwood is perfect for our purposes given its proximity both to Dewey and Nichols and all of our kids' friends, and the promise it holds as a new home for our extended family.

We believe our plan will contribute to the diversity and vibrancy of the community, and add to Greenwood's and Asbury Ave.'s aesthetic appeal. Moreover, we believe our proposal is compatible with the neighboring houses.

We propose to preserve the existing first floor, add a new siding to the entrance, replace all windows with black, thinly-framed ones, slightly expand the window in the living room, and add a second floor. We plan to apply smooth stucco to the exterior of the addition and preserve the brick exterior of the rest of the house. We plan to preserve the gable roof of the first floor and add a visually similar gable roof to the second floor addition. We believe that the resulting design preserves the look and style of the existing structure and yet adds a fresh "feel" to it.

We would like to explain to the Committee why we think that our proposed design meets, to a substantial degree, the standards laid out in the Standards for Review of Applications for Certificates of Appropriateness:

With respect to the Standards for Review of Alteration, which we believe apply to the first floor:

1. The alteration to the existing structure is minimal: we add wooden siding on the front entrance wall to emphasize the house main entrance and make it wind-proof. We replace windows with more energy efficient kind. We preserve the roof and the brick walls and most the current first floor windows openings in their present shape so that the overall feel of the house does not change much. We believe that those are the distinctive features of the 50's brick ranch house style.

2. The distinctive features of the 50's brick ranch house style are large windows and gable roof which stay intact. We also maintain the brick walls on the first floor – we just change its color to gray which is both found in the area and is a part of the 50's color scheme.

3. The properties of the house are recognized as products of their own time. We made an effort to maintain the house's original, authentic look.
4. NA (we are not aware of any changes that the house has undergone in the course of time).
5. Since most of the original features of the house are preserved, this standard is met as well.
6. NA (there are no deteriorated architectural features that are replaced).
7. NA (cleaning of property is not what is at issue).
8. NA (no archeological resources are affected by the suggested plan).
9. The changes that we do make to the first floor do not in our view destroy "significant historic, cultural, architectural or archeological material", and our design, we believe, "is compatible with the features, size, scale, proportion, massing, color, material, and character of the property, neighborhood and environment".
10. The alteration to the first floor is reversible, so we believe that if any future owner decides to restore the house to its previous condition this would be feasible without impairing the integrity of the structure.

With respect to the Standards for Review of Construction, which we believe apply to the second floor:

1. The new construction – the second floor on the west side of the house – does not exceed the height of most houses on our block and it is lower than most of the houses on Asbury across the street.
2. We believe the proportions of the new construction and of the house as a whole are compatible with those structures on the corners to which it is visually related. The addition mimics in its shape the roof line of the existing structure and those of neighboring houses.
3. The window openings in the addition repeat the openings on the first floor, and the patio openings repeat the shape of the openings on east wall of first floor, and are thus visually compatible with the openings in those houses which are visually related to it.
4. Since the new addition mirrors the shape and ratio of the existing first floor and does not involve an extension of the house's footprint, we believe the rhythm of the resulting structure is compatible with that of those houses to which it is visually related
5. The new addition does not extend beyond the current structure and thus does not affect public spaces or ways.
6. We do not alter the position of the entrance/porches.

7. The second floor is stucco sidings, with some wood decorations, what we believe is compatible with some of the houses in the neighborhood.

8. The roof shape of the addition repeats the first floor roof and is compatible visually with roofs in the neighborhood.

9. NA

10. The scale of the second floor, and as a result of the structure as a whole, is compatible with that of those houses to which it is visually related.

11. Since the direction of the house as a whole has not changed as a result of the addition, the compatibility of direction is preserved.

12. By repeating the shape and ratios of existing first floor, we believe we managed to preserve the original quality and character of the house.

13. NA

14. The addition does not destroy significant historic, cultural or architectural material, and the design is compatible with houses to which it is visually related.

15. No major structural changes to the building are made to add the second story.

16. NA (no "new, free-standing structure").

17. NA.



Zoning Analysis Summary

Case Number:

Case Status/Determination:

20ZONA-0120 – 1227 Greenwood Street R1 Single-Family Residential District Ridge Historic District	Compliant
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Proposal:

Second story addition; second story deck
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Zoning Section:

Comments:

6-8-2-7	The proposed building lot coverage does not deviate from the existing condition.
6-8-2-10	The proposed impervious surface ratio does not deviate from the existing condition.
6-8-2-8 (A) 3.	The proposed side-yard setbacks (6.5' and 21') for the second story addition are greater than 5' where 5' is required.
6-8-2-8 (A) 1.	The proposed front-yard setback for the second story addition is 27' where 27' or the block average is required.
6-8-2-8 (A) 4.	The proposed rear-yard setback for the second story addition is 33.75' where 30' is required.
6-8-2-8 (C) 3.	The proposed second story deck located in the side-yard, maintains a 6.5' setback where 5' is required.
6-8-2-9	The proposed second story is ~22' where 35' is the maximum permitted.

Additional Comments:

- Review and issuance of Certificate of Appropriateness by the Evanston Historic Preservation Commission is required.
- The existing structure is a circa 1950s vernacular Ranch Home which, unless otherwise noted in the Ridge Historic District Survey, appears to be a contributing structure with good integrity and in good condition. The building period is within the 50 year period of significance.

1735 Asbury Avenue
20PRES-0293

**Request for continuance to the February 9, 2021 meeting of the
Preservation Commission.**

1509 Forest Avenue
20PRES-0310

Sergio Barraza applies for a certificate of appropriateness due to hail damage to replace the existing aluminum siding on the house and the garage with Hardie plank lap siding. **Applicable standards: Alteration [1-10]**

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.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input type="checkbox"/> Construction	<input type="checkbox"/> Residential <input type="checkbox"/> Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear Material: James Hadie: Hardieplank	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed		
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		Roofing Material Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Door Material Wood Metal Clad Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		Chimney Material Brick Stone Stucco Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Window Type Double Hung Casement Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): <input type="checkbox"/> <input type="checkbox"/> Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Window Material Wood Aluminum Steel Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Muntins Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		

4) Applicant's Signature: _____
Print Name: _____

Date: _____

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].

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses

6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: **(submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)**

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

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

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

4) Applicant's Signature: _____



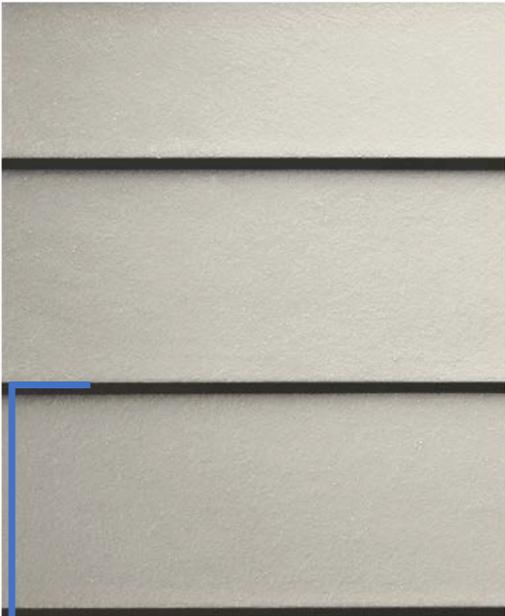
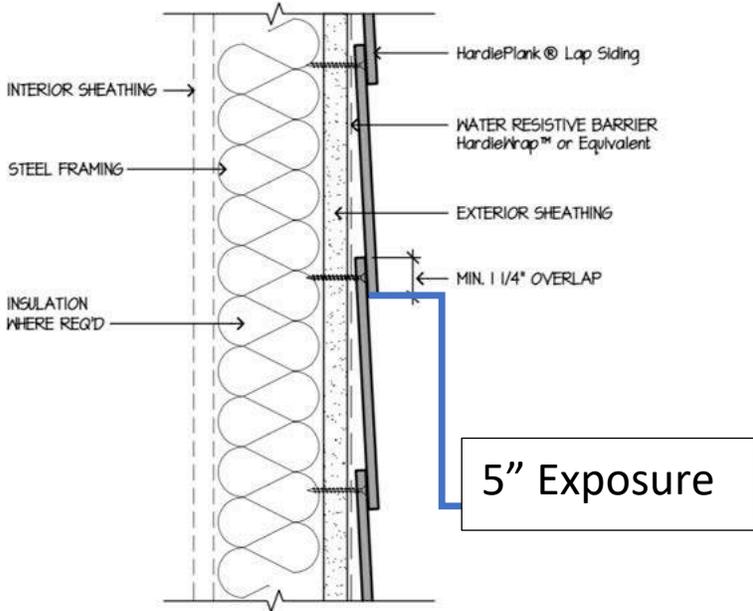
Date:

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.).

1509 Forest Ave – Siding Preview

Siding Type: Hardie Board: Hardie Plank Lap Siding Smooth
Color: Cotton White
Exposure: 5"



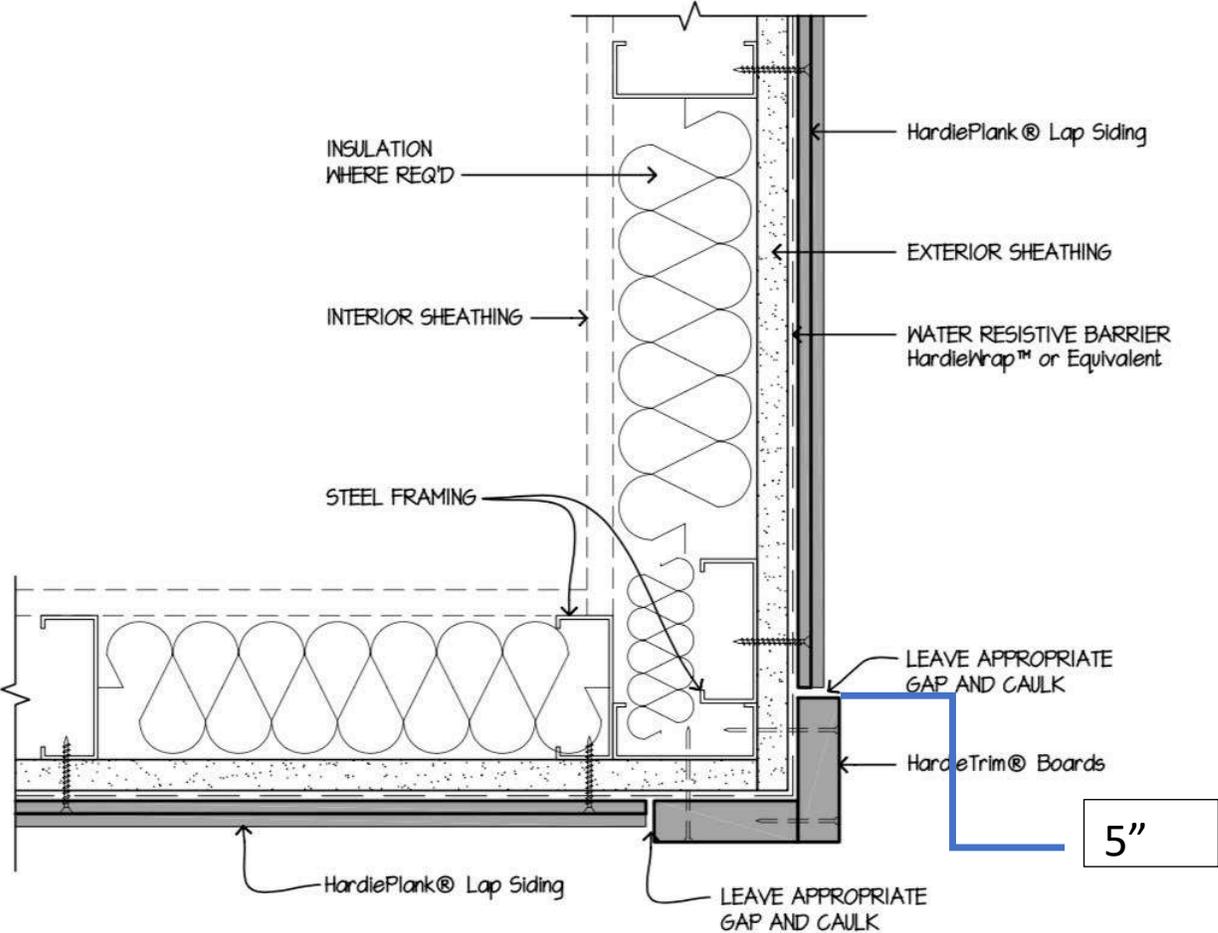
Current Cedar Condition: Restoration is unfeasible
Current Exposure: 4.5"



The Corners are currently a mix of Miter Corners and Outside Corners,
We are suggesting to use strictly Outside corners for this re-siding project.

Miter Corners are susceptible to opening seams as they experience harsh weathers due to temperature changes and moisture causing the wood to expand and contract.

These corners would be 5" corners to match the 5" Lap Siding exposure



Architectural Design Details

We aim to make no changes to the original wood details surrounding the Doors, Windows, Window Shutters Wood Fascia . In these cases we will be replacing the siding up to these details and sealing the transition







Front Elevation



Right Elevation



Left Elevation



Rear Elevation



The Garage does not share the same wood details as the main house. We will reflect what is done on the main house in the sense of, same siding, corners and we will maintain the current trims for the doors, windows and the fascia.







Carlos Ruiz <cruiz@cityofevanston.org>

Re: COA Roof Permit - 1509 Forest Ave - Virginia Beatty

1 message

Adjusting 101 <adjusting101@yahoo.com>

Wed, Nov 4, 2020 at 4:50 PM

To: Carlos Ruiz <cruiz@cityofevanston.org>

Hello Carlos,

Attached is an updated COA as well as a description of the work being done and pictures of the current historic details. Thank you for your assistance with this process. If there is anything additional you would need please reach out to us.

Thank you, Adjusting101 Inc.

Victor. 847-414-3862

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On Tuesday, October 20, 2020, 12:54:03 PM CDT, Adjusting 101 <adjusting101@yahoo.com> wrote:





12/3/2020

CITY OF EVANSTON Mail - Re: COA Roof Permit - 1509 Forest Ave - Virginia Beatty



 Inline image













Thank you, Adjusting101 Inc.
Victor. 847-414-3862

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recipient, please contact the sender and delete all copies of the original message immediately.

On Tuesday, October 20, 2020, 12:43:17 PM CDT, Adjusting 101 <adjusting101@yahoo.com> wrote:













Thank you, Adjusting101 Inc.
Victor. 847-414-3862

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On Monday, October 5, 2020, 06:35:52 PM CDT, Carlos Ruiz <cruiz@cityofevanston.org> wrote:

Sergio,

You need to provide more information on

1. the existing aluminum siding (exposure)
- 2, what is the material under the aluminum siding (exposure)
3. detail drawings of vinyl siding application on corners, trim around windows and doors, fascia boards and eaves (to scale and with dimensions)
4. photos of the house as seen from the street

The deadline is October 20, for the November 10, 2020, Preservation Commission meeting.

Thank you,

Carlos

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](#)

847-448-8687

cruiz@cityofevanston.org | cityofevanston.org

COVID-19 Face Covering Order

The City of Evanston has issued an Order requiring all persons working in or patronizing "essential businesses and operations," as defined in the Governor's Stay-at-Home Order, to wear cloth face coverings.

The Community Development Department has suspended the emergency permit procedure and is accepting and issuing permits for all permit types.

Plan review, permit applications and all submitted documents shall be sent in pdf format only to permitdesk@cityofevanston.org. All required documents must be sent in a single email or the permit will not be processed.

All permits shall be issued with recommended COVID-19 procedures and all workers shall wear face covering while performing work in Evanston.

Inspection requests are being scheduled by 311(847 448-4311 if outside Evanston). Most inspections will be performed remotely via photo/video and the inspectors will provide the resident or contractor direction on what is acceptable to show code compliance.



Look for your 2020 U.S. Census invitation in the mail March 12–20.

Make sure Evanston counts! cityofevanston.org/census

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 Sat, Oct 3, 2020 at 4:03 PM Adjusting 101 <adjusting101@yahoo.com> wrote:

Here is the Siding Application for 1509 Forest Ave as well as the Siding Specifications.
If there is anything else you need feel free to reach out.

Sergio Barraza
V&A Victory Construction
815-505-0449

On Saturday, October 3, 2020, 03:29:16 PM CDT, Adjusting 101 <adjusting101@yahoo.com> wrote:

Hello Carlos

we would like to move forward with the roof application if that would be quicker than doing the siding together. Miss Virginia is experiencing some leaks and we would like to reroof as soon as possible to prevent further damage. Attached is the COA form you needed us to redo for the roof only. for Reference, the Shingle color is Timberline HD - Pewter Gray. Our previous email should have the specifications but if you need the again feel free to reach out.

Sergio Barraza
V & A Victory Construction
815-505-0449

3 attachments

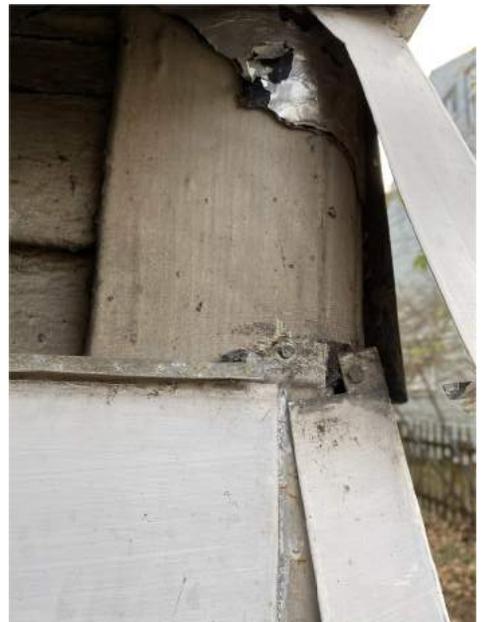
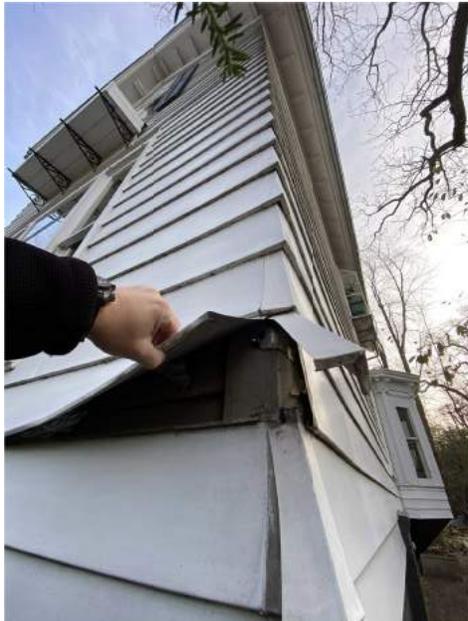
 **COA application for MAJOR - 1509 Forest Ave Siding.pdf**
1001K

 **1509 Siding Description_compressed.pdf**
1516K

 **Virginia Beatty - Siding Permit APP 10-20-20.pdf**
846K

12/3/2020

CITY OF EVANSTON Mail - Re: COA Roof Permit - 1509 Forest Ave - Virginia Beatty





2027 Orrington Avenue 20PRES-0318

Kyle Donoghue, submits for a Certificate of Appropriateness to remove the existing 8-inch exposure aluminum siding from the main house. Install new vinyl siding (double 4" exposure). **Applicable standards: [Alteration 1-10]**



**Certificate of Appropriateness Application (COA)
Administrative Approval for MINOR WORK Only**

Application Number (staff only)

IMPORTANT NOTE: Minor work involves no or minimal alteration to the integrity of a structure in terms of design and/or materials (i.e. restoration, re-roofing in kind, fences, adding a new window to match existing, or replacement in kind of certain features when restoration is not feasible). **Administrative approval is not allowed** for special uses, zoning or fence variances, demolition, new construction or additions. For major work, one must apply for a certificate of appropriateness for review with the Preservation Commission. Ask staff for the major work application form if needed.

1) **ADDRESS: No. & Street Name of property:** 2027 Orrington Ave Zip: 60201
 Seeking for zoning or fence variance or special use? Check Yes No If Yes, stop here and read **IMPORTANT NOTE** above!

2) Is the property an Evanston Landmark? Check Yes No

3) Is the Property located within a historic district? Check Yes No If yes: Lakeshore H.D. ; Ridge H.D.
 Northeast Evanston H.D. ; Suburban Apartment Thematic Resources

4) Owner's name: Michele Rogers No. & Street: 2027 Orrington Ave City: Evanston
 State: IL Zip: 60201 Phone: (312) 618-5000 Fax: Email:

5) Applicant/business name: No. & Street: City:
 (If different from owner)
 State: Zip: Phone: Fax: Email:

6) Architect's name: No. & Street: City:
 (If different from applicant)
 State: Zip: Phone: Fax: Email:

7) Contractor's name: No. & Street: City:
 (If different from applicant) Dupage Construction LLC 4245 Forest Ave Downers Grove
 State: IL Zip: 60515 Phone: (630) 202-7448 Fax: (630) 385-0406 Email: Dupageteam@gmail.com

8) Activity (for minor work only): Check in the matrix below the proposed activity and write the requested information in box 9) below:

Activity (circle activity as needed)	Location			Proposed Work			Existing and Proposed		Dimensions		Visible from the public way		
	Front	Side	Rear	Restoration	Replacing in kind/ Restoration is not feasible	New installation	Material(s) Write in	Style/type Write in	Height Write in	Length Width Write in	Yes	No	
Siding							Existing						
Altering minimally main house or other structure	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8" exposure Aluminum	4.0" exposure Vinyl	8" Aluminum	Double 4.0"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Restoring main house or other structure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
Roof on house/garage/other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
Fence/gate/masonry wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
Doors/storm doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
Windows/storm windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
Stairs/railing/landings/decks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
Land altering activity, i.e. walks, patios, berming, excavating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
Sign/Awning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	
Air conditioning unit(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>	

9) **DESCRIBE** briefly below the activity as checked in the matrix and submit as applicable: photos of existing conditions, site plan or plat of survey showing the location of the activity (i.e. stairs, fences/gates/masonry walls, signs, air conditioning units, land altering activity). Also, submit proposed plans, existing and proposed exterior elevations showing the design and materials of proposed fences/gates/masonry walls, windows or doors (when appropriate), all with dimensions and materials. Documentation should not exceed 11"x17" paper size.

The window Trim which is wood will not be touched. Currently there is 8" exposure of .019 thickness Aluminum which is no longer manufactured. We will be removing Aluminum siding & going back with Double 4.0 Royal woodland .046 thickness vinyl siding

Applicant's name: (print) Kyle Donoghue Signature: Date: 10/23/2020



2027

2027





2027













2009 Dodge Avenue 20PRES-0317

Juan Rosas, submits for a Certificate of Appropriateness to remove existing aluminum siding from the main house. Install new Hardie plank siding (4" exposure). Retain wood siding and shakes under the front gable. Replace existing roof asphalt shingles with asphalt shingles. **Applicable standards: [Alteration 1-10]**

IMPORTANT NOTE: Administrative approval is not allowed for special use, zoning or fence variance, or a building permit for demolition, new construction or an addition. For major work, one must apply for a certificate of appropriateness for review with the Preservation Commission. Ask staff for the major work application form if needed. Minor work involves no or minimal alteration to the integrity of a structure in terms of design and/or materials (i.e. adding a new window to match existing, restoration, or replacement in kind).

1) No. & Street of property: _____ Zip: _____
 Seeking for any variance or special use? Check Yes ___; No ___ If yes, read IMPORTANT NOTE above!

2) Is the property an Evanston Landmark? Check Yes ___; No ___

3) Is the Property located within a historic district? Check Yes ___; No ___ If yes: Lakeshore H.D. ___; Ridge H.D. ___
 2009 DODGE AVE, EVANSTON
 Northeast Evanston H.D.; ___ Suburban Apartment Thematic Resources ___

4) Owner's name: PANDORA BROWN No. & Street: 2009 DODGE AVE City: EVANSTON
 State: IL Zip: 60201 Phone: 6305291975 Fax: 6305291955 Email: CONTACT@ECOSHIELDCONTRACTORS.COM

5) Applicant/business name: ECO GENERAL CONTRACTORS No. & Street: 1030 SUMMERFIELD DR City: ROSELLE
 (if different from owner) State: IL Zip: 60172 Phone: 6305291975 Fax: 6305291955 Email: CONTACT@ECOSHIELDCONTRACTORS.COM

6) Architect's name: _____ No. & Street: _____ City: _____
 (if different from applicant) State: _____ Zip: _____ Phone: _____ Fax: _____ Email: _____

7) Contractor's name: ECO GENERAL CONTRACTORS No. & Street: 1030 SUMMERFIELD DR City: ROSELLE
 (if different from applicant) State: IL Zip: 60172 Phone: 6305291975 Fax: 6305291955 Email: CONTACT@ECOSHIELDCONTRACTORS.COM

8) Activity (for minor work only): Check and/or write in the matrix below the proposed activity and requested information as applicable:

Activity (circle activity as needed)	Location			Proposed Work			Existing and Proposed		Dimensions		Visible from the public way	
	Front	Side	Rear	Restoration	Replacing in kind	New Installation	Material(s)	Style/type	Height	Length Width	Yes	No
Altering minimally main house or other structure												
Restoring main house or other structure	X	X	X		HARDIE SIDING							
Roof on house/garage/other Fence/gate							ASPHALT SHINGLES	ARCH.				
Doors/storm doors												
Windows/storm windows												
Stairs/railing/landings												
Land altering activity, i.e. berming, excavating												
Sign/Awning												
Air conditioning unit(s)												

9) Description of activity: Describe briefly below the activity as checked in the matrix and submit as applicable: photos of existing conditions, site plan or plat of survey showing the location of the activity and the design and materials of stairs, fences/gates, signs, air conditioning units, land altering activity. Also, submit proposed plans, existing and proposed exterior elevations showing the activity (i.e. windows, doors, fence design/style, dimensions, and building materials - documentation should not exceed 11"x17" paper size)

Applicant's name: (print) _____ Signature: JUAN C ROSAS Date: 09/14/2020



Carlos Ruiz <cruiz@cityofevanston.org>

Re: IMPORTANT - Re: 2009 Dodge Ave. - Permit application for roof and siding - Approved COA required

1 message

General Email <contact@ecosshieldcontractors.com>

Mon, Oct 5, 2020 at 3:57 PM

To: Carlos Ruiz <cruiz@cityofevanston.org>

Dear Mr. Ruiz,

Sorry for the delay in response. We have been busy and have been unable to go take pictures of the house to be able to accurately respond to your questions, until now.

To answer your questions;

1. What is the material underneath the aluminum siding and is it the original siding? **From what we can tell, there are several different types of material underneath the aluminum siding for the most part. We found 1/2" Builder Board, Shingles, and wood siding. We are attaching pictures of those for your review. Some small areas that seem to be extensions to the home have nothing behind the aluminum siding, only plywood.**
2. If the original siding is still on the building, could it be restored? **We will not be able to be 100% sure until we do a complete tear off, but considering how many layers of materials there are present, it is unlikely that we will be able to restore the original wood siding.**
3. What is the exposure of the original siding below the aluminum siding (if still on the house)? **5" exposure.**
4. Is the new proposed siding a match in exposure, material (cedar), texture (smooth siding) to the presumable cedar siding? **We are proposing to install an 6" exposure smooth James Hardie cement board**
5. Are you repairing or restoring all of the exposed original material, such as the front facade gable and architectural features? **No, we will not be repairing, restoring or replacing the front facade gable and architectural features.**
6. Provide photos of all facades showing the damaged material. **Please see pictures attached to this email.**
7. Provide detailed drawings of how the new proposed material (James Hardi siding) is going to be installed at corners, trim around windows and doors, fascia, and eaves. **We propose to install 4" corners, Hardie trim board on all windows as recommended by the manufacturer. Please see sample pictures attached to this email.**

If you have any questions please let us know.

Thanks,

Daniel Rosas
Eco General Contractors, Inc.



PRIVATE PROPERTY

2009

City of EVANSTON

2009 DODGE AVENUE

BEGINNING STREET NUMBER
END STREET NUMBER
STREET #
SUFFIX
STREET NAME
PIN

LOCAL

WITHIN LOCAL DISTRICT?
LOCAL DIST CONTRIB/NON-CONTRIB?
LOCAL LANDMARK?
YEAR
LOCAL LANDMARK ELIGIBLE?
CRITERIA



PHOTO ID:

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT? NR LANDMARK? YEAR
NR ELIGIBLE? CRITERIA ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CONDITION
INTEGRITY CURRENT USE
HISTORIC USE
SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION
DETAILS

CONSTRUCTION YEAR OTHER YEAR
DATE SOURCE WALL MATERIAL (CURRENT)
WALL MATERIAL 2 (CURRENT) PLAN
NO OF STORIES ROOF TYPE
ROOF MATERIAL FOUNDATION
PORCH WINDOW MATERIAL
WINDOW MATERIAL 2 WINDOW TYPE
WINDOW CONFIGURATION SIGNIFICANCE
HISTORIC FEATURES
ALTERATIONS

HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) BUILDING MOVED?
MOVED FROM ORIGINAL OWNER
ORIGINAL ARCHITECT ARCHITECT SOURCE
BUILDER SURVEYOR
SURVEYOR ORGANIZATION
SURVEY DATE SURVEY AREA

**Aluminum
Siding**

Builder Board 1/2"

Asphalt shingle









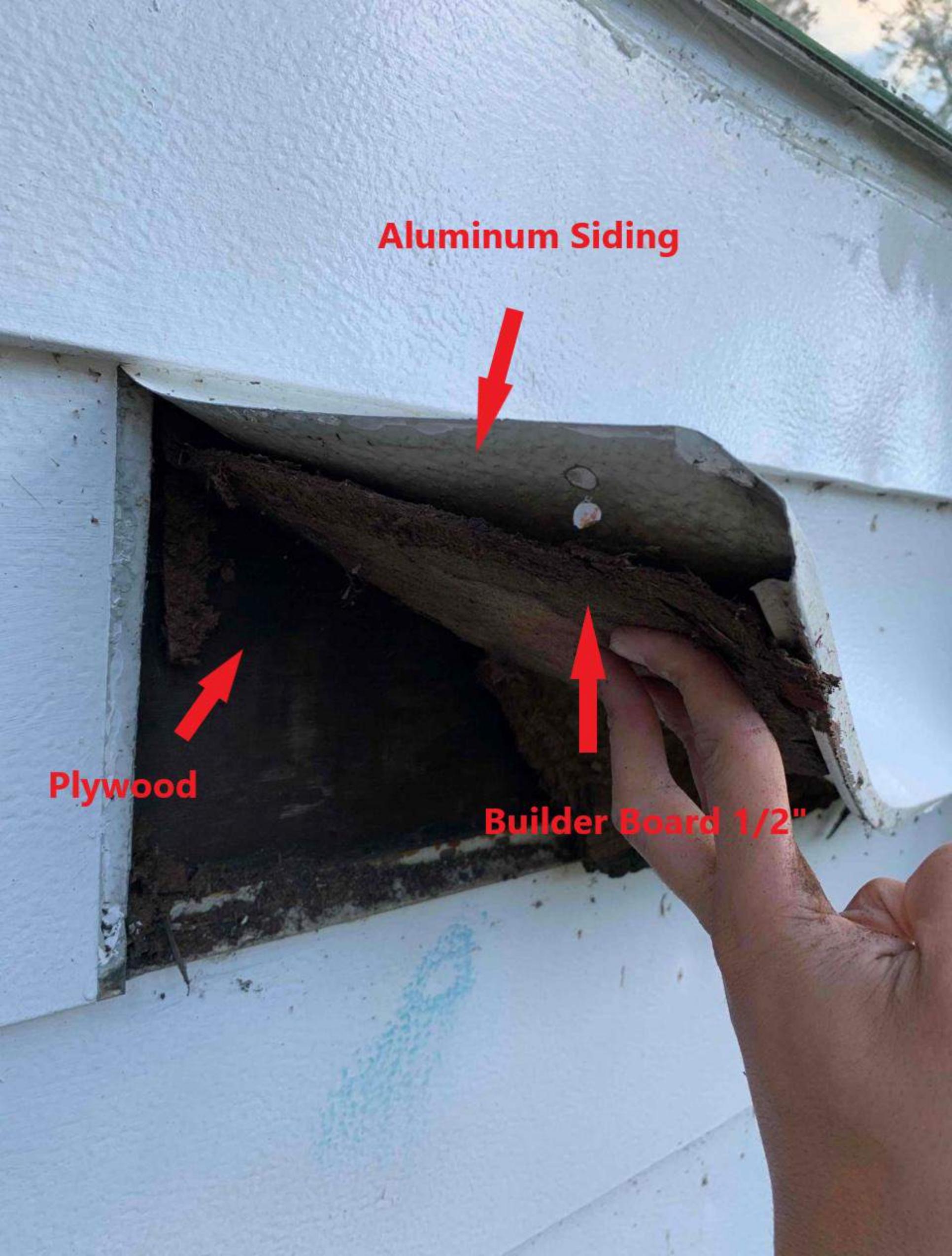
Aluminum Siding



Plywood



Builder Board 1/2"



**Aluminum
Siding**



Builder Board 1/2"



**Wood
Siding**

**Asphalt
Shingles**

**Builder
Board
1/2"**

9 attachments



Siding - Layers - Front extension.jpg
188K



Siding - Layers 3.jpg
117K



Siding - Layers.jpg
308K



Siding - Layers 2.jpg
224K



Sample - Corner trim - White.jpg
370K



Sample - James Hardie Sample - 4inch corners and trim.jpg
450K



Sample - historic look - James Hardie siding & trim.jpg
1147K

 **green_tech.pdf**
169K

 **James Hardie Catalog.pdf**
4706K

Developing and Building Sustainably with James Hardie

James Hardie is committed to helping you build better, more sustainable projects by working with building science experts to understand the role our products play in the building envelope. While products alone do not provide points, the following information will help you determine how James Hardie products contribute toward the overall performance of the building.

For programs requiring documentation of Recycled Content or Regional Materials:

Call James Hardie Technical Services at 1-866-4HARDIE • Provide the project zip code

- Provide materials specified • Technical Services will provide a letter documenting James Hardie's contribution

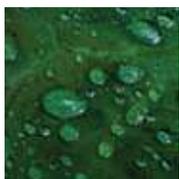
NATIONAL GREEN GUIDELINE PROGRAMS	JAMES HARDIE SIDING PRODUCTS	JAMES HARDIE BACKER BOARD
Projects seeking USGBC LEED® certification	MR 5.1 and 5.2 Regional Materials ¹ ; ID2.1 Durability and Planning Credit ² ; ID2.4 Third Party Durability Inspection ⁴ ; SSc5 Pest Control Alternatives ³	MR 4.1 and 4.2 Recycled Content ¹ ; MR 5.1 and 5.2 Regional Materials ¹ ; ID 2.2 Indoor Moisture Control ⁶
NAHB's Voluntary Model Green Home Building Guidelines	2.1.5 No additional finish resources to complete application onsite ⁵ ; 2.2.8 Termite resistant materials; 2.7.1 Products that contain fewer resources than traditional products; 2.8.1 Locally available materials	2.4.1 Recycled content; 2.8.1 Locally available. 5.3.2 Moisture management ⁶

¹LEED-NC (commercial) only. ²LEED for Home residential pilot only. ³Fiber-cement can be used to protect the foundation insulation. LEED for Home only. ⁴Durability Inspection Checklist in LEED for Home includes issues with Pests and Natural Disasters. ⁵JH siding with ColorPlus® Technology is delivered to the jobsite pre-painted. ⁶Non paper-faced backerboard.

While all green programs share a common goal of more efficient, healthier building, they do not always measure every way a product can contribute toward a better structure. Durability, non-combustibility, less need for paint – all of these are important factors in green building:



- Ten manufacturing facilities support the regional economy and reduce the environmental impact caused by transportation of materials.
- Raw materials that are extracted and processed near each manufacturing facility also reduces transportation.
- Raw materials are low in toxicity – wood pulp, cement, sand and water (recycled up to 4 times).
- Longer lasting materials not only require fewer resources for replacement but also reduce maintenance and repair costs.
- Unique ColorPlus manufacturing process bakes on paint in our factories delivering a quality, consistent finish, eliminating VOCs during exterior painting. 15-year finish warranty ensures reduced need for repainting.
- James Hardie siding is non-combustible in accordance with ASTM E 136 and can be installed to achieve MIAMI-DADE Large and Small Missile Impact Rating.
- Manufacturing processes focus on quality, first-run materials. Zero to Landfill project aimed at reducing amount of raw materials waste sent to the landfills by half.



Resists Damage From Wet, Humid Climates



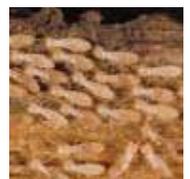
Resists Damage From Cold, Climates



Resists Flame Spread



Resists Damage From Wind and Hail



Resists Damage from Insects

GREEN EXPERTS:

"The single most important factor in green architecture is durability. If you want something to be green it has to last a long time. It has to handle water, heat and UV radiation. Fiber-cement handles all three exceptionally well."

- Joseph Lstiburek, BASC, MENG., PHD, PENG

"Green programs are intended to provide guidelines, however, they don't account for everything – good, common sense tells you that if a product is durable, doesn't rot, it will make your building better."

- Peter Pfeiffer



1-866-4-HARDIE (1-866-442-7343)
www.jameshardie.com



Please visit www.jameshardie.com for additional product information and availability, installation information, warnings and warranties.

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Discover a whole new
SIDE OF HOME.

 **JamesHardie™**
Siding | Trim

Build confidently
BY DESIGN.





Installed on over 8 million homes* from coast to coast, James Hardie® fiber cement siding products are designed to resist the most extreme conditions while delivering long term beauty and lower maintenance. Enjoy the warm, natural look of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

UNIQUE FORMULATION

We use the highest quality raw materials and proprietary additives for enhanced strength and moisture protection.

FINISHING TECHNOLOGY

Baked-on color delivers a beautiful finish that resists fading and makes a lasting impression.

COMPLETE EXTERIOR

Offers homeowners an unrivaled collection of design options with exceptional warranties through a single, trusted manufacturer.

*Estimate based on total James Hardie siding sales through 2016 and average housing unit size.

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HardieZone® System

Only James Hardie® fiber cement products are Engineered for Climate®. In the northern U.S. and Canada, HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With James Hardie® siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

NO MATTER WHAT NATURE BRINGS





HardieTrim®
Boards
Timber Bark

HardiePlank®
Lap Siding
Khaki Brown

TOUGHER THAN THE ELEMENTS



Stands up to storms and harsh weather



Water resistant to protect against swelling, warping and cracking



Won't be eaten by animals or insects



Fire resistant



Helps reduce time and money spent on maintenance

Resist the elements
WITH IRRESISTIBLE BEAUTY.

Unique Formulation

HZ5® Substrate

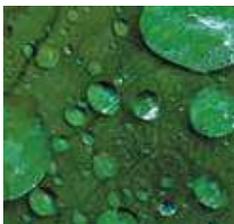
Not all fiber cement is the same. The James Hardie HZ5 product formulation contains the highest quality raw materials. Proprietary additives, combined with an innovative manufacturing process and product design, create a substrate specifically engineered to reduce moisture and resist damage from wet or freezing conditions.

PROPRIETARY ENHANCEMENTS CREATE DURABLE JAMES HARDIE® SIDING



Perfect balance of strength and workability

Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.



Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ5® substrate matrix to provide durable moisture resistance.



Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



MADE IN THE
USA



Integrity is ingrained
IN EVERYTHING WE DO.

HardiePlank®
Lap Siding
Evening Blue



HZ5®

The advanced design of HZ5® lap siding improves drainage from top to bottom.

In addition to the enhanced moisture resistance of our product formulation, HardiePlank® HZ5® lap siding features a modified profile with a sloped top and bullnose drip edge for improved drainage over the entire outer face of the board.



Sloped Top

Positive slope at top drains moisture to outer face of lap



Profiled Drip Edge

Bottom bullnose drip edge allows moisture to drain away from lap

Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select beautifully expresses a home's true character now – and for years to come. Our distinctive primer is climate-tested and engineered to enhance the performance of paint on James Hardie® fiber cement siding products. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your homes.



Exceptional finish adhesion

Our proprietary coating is engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

Finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.



ColorPlus®
Technology



HardieShingle®
Straight Edge
Cobble Stone

HardieTrim®
Boards
Arctic White

HardiePlank®
Lap Siding
Cobble Stone

Lasting beauty **BEGINS WITH THE FINISH.**

Our finishes help eliminate stress and reduce costly weather delays when it's too cold or damp to paint for extended periods. Now there's no reason to question whether or not sub-optimal painting conditions will negatively affect your paint job. In fact, there's no longer any need to paint on-site during installation.

ColorPlus® Technology finishes are fully cured in a controlled environment and arrive on your job site ready for year-round installation.





ColorPlus®
Technology
Pearl Gray

ColorPlus®
Technology
Iron Gray

For complete confidence wrap your
ENTIRE EXTERIOR WITH JAMES HARDIE.



James Hardie Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



HardieShingle®
Siding



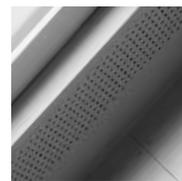
HardiePanel® Vertical
Siding & HardieTrim®
Batten Boards



HardiePlank®
Lap Siding



HardieTrim®
Boards



HardieSoffit®
Panels

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
Boards
Arctic White

HardiePlank®
Lap Siding
Select Cedarmill®
Khaki Brown

A classic look for
THE HOME OF THEIR DREAMS.

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Exposure	4 in	5 in	6 in	7 in	8 in
Prime Pcs/Pallet	360	308	252	230	190
ColorPlus Pcs/Pallet	324	280	252	210	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5

SELECT CEDARMILL®



SELECT CEDARMILL®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™			✓	✓	
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

SMOOTH



SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™					
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

BEADED CEDARMILL®

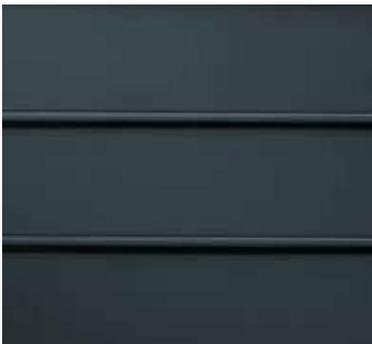


BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
Prime Pcs/Pallet	240
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

STATEMENT COLLECTION™	—
DREAM COLLECTION™	✓
PRIME	✓

BEADED SMOOTH



*9.25 in widths do not feature the drip edge

HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



HardiePanel®
Vertical Siding
Evening Blue

HardieTrim®
Batten Boards
Evening Blue

True to your needs of
PERFORMANCE AND BEAUTY.

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	–	50
Pcs/Sq	3.2	2.8	2.5

SELECT CEDARMILL®



	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH



	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO



	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8



	Size 4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓

HardieShingle®

Restore the look of a grand Cape Cod or add distinction to a handsome bungalow. HardieShingle® siding embodies the enchanting look of cedar shingles with lower maintenance.

Better than the real thing, HardieShingle siding resists rotting, curling, warping and splitting.



HardieTrim®
Boards
Arctic White

HardieShingle®
Straight
Edge Panel
Pearl Gray

Achieve the handcrafted
LOOK OF CEDAR.

HardieShingle®

Thickness 1/4 in



STAGGERED EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq	50.0

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME



STRAIGHT EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME



HALF ROUNDS*

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

*Available in Detroit District only

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.

HardieTrim®
Boards
Khaki Brown

HardiePlank®
Lap Siding
Navajo Beige

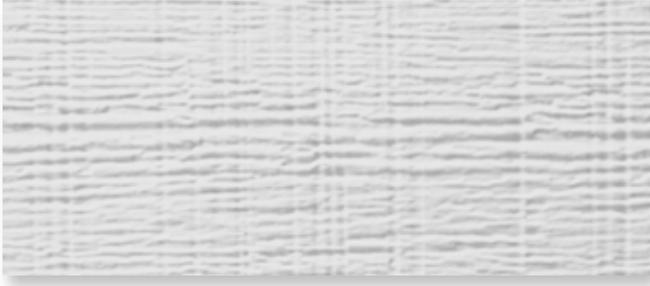
The performance you require.

THE DISTINCTIVENESS YOU DESIRE.

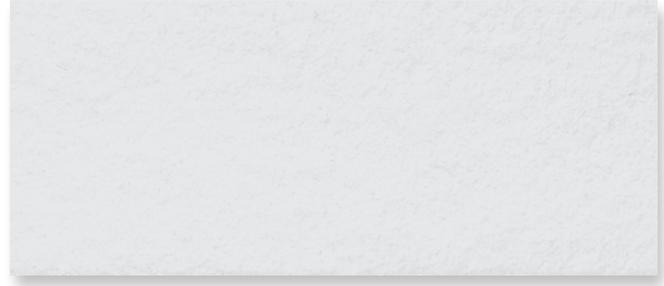
HardieTrim®

Length 12 ft boards

ROUGHSAWN



SMOOTH



4/4 ROUGHSAWN

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™	AW	AW	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™	AW	✓	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

5/4 ROUGHSAWN

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80
STATEMENT COLLECTION™	✓		✓	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

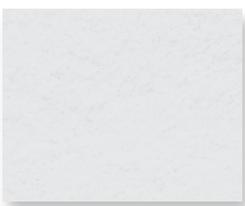
5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80
STATEMENT COLLECTION™	✓		✓	✓	AW	✓
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

AW - Arctic White only. Not available in the standard trim product Statement Collection™ color offering.

BATTEN BOARDS

SMOOTH



RUSTIC GRAIN®



SMOOTH & RUSTIC GRAIN®

Thickness	.75 in	STATEMENT COLLECTION™	✓
Width	2.5 in	DREAM COLLECTION™	✓
Prime Pcs/Pallet	190	PRIME	✓
ColorPlus Pcs/Pallet	437		

HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and help protect it from moisture and pests.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.



HardieSoffit®
Panels
Dream Collection™
product

For complete confidence
EVERY DETAIL MATTERS.

HardieSoffit®

Thickness 1/4 in

VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft
Width	12 in	16 in	24 in
Prime Pcs/Pallet	200	150	100
ColorPlus Pcs/Pallet	216	156	108

VENTED SMOOTH



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
------	---------------	---------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓
✓	✓	✓

VENTED SELECT CEDARMILL®



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
------	---------------	---------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

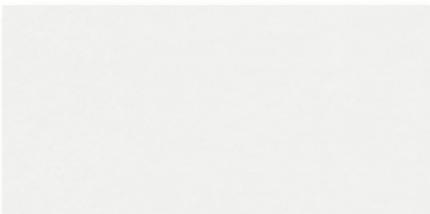
PRIME

✓		
✓	✓	✓
✓	✓	✓

NON-VENTED SMOOTH & SELECT CEDARMILL®

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus Pcs/Pallet	200	150	100	–

NON-VENTED SMOOTH



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
------	---------------	---------------	--------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓	✓	✓	
✓	✓	✓	✓

NON-VENTED SELECT CEDARMILL®



Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
------	---------------	---------------	--------------	--------------

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓			
✓	✓	✓	
✓	✓	✓	✓

BEADED PORCH PANEL



BEADED PORCH PANEL

Thickness	1/4 in
Length	8 ft
Width	48 in
Prime Pcs/Pallet	50
ColorPlus Pcs/Pallet	50

STATEMENT COLLECTION™

DREAM COLLECTION™

PRIME

✓
✓

STATEMENT COLLECTION™

Make your next home stand out with our Statement Collection™ products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



Soffit Color Offering



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

HardiePlank®



SELECT CEDARMILL®

Width 7.25 in 8.25 in
Exposure 6 in 7 in

HardiePanel®



SELECT CEDARMILL® & SMOOTH

Size 4 ft x 10 ft

HardieShingle®



STRAIGHT EDGE PANEL

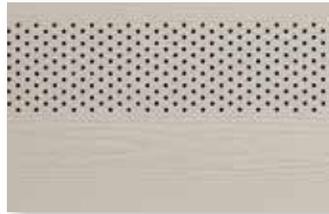
Height 15.25 in
Exposure 7 in



STAGGERED EDGE PANEL

Height 15.25 in
Exposure 6 in

HardieSoffit®



VENTED SELECT CEDARMILL®

Size 12 ft x 12 in



NON-VENTED SELECT CEDARMILL®

Size 12 ft x 12 in

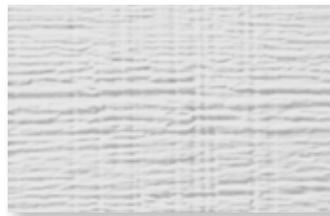
HardieTrim®

4/4 SMOOTH



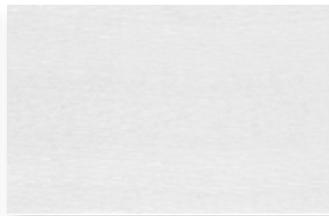
Thickness .75 in
Length 12 ft boards
Width 5.5 in 7.25 in
Widths in Arctic White only
3.5 in 9.25 in 11.25 in

4/4 ROUGHSAWN



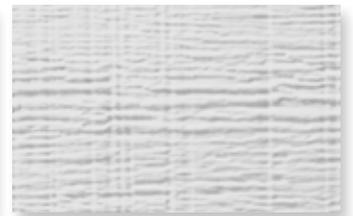
.75 in
12 ft boards
7.25 in
Widths in Arctic White only
3.5 in 5.5 in 9.25 in 11.25 in

5/4 SMOOTH



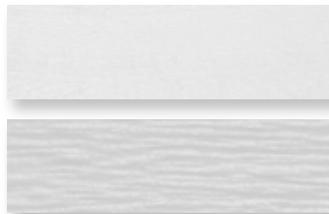
1 in
12 ft boards
3.5 in 5.5 in 7.25 in 11.25 in
Widths in Arctic White only
9.25 in

5/4 ROUGHSAWN



1 in
12 ft boards
3.5 in 5.5 in 7.25 in
Widths in Arctic White only
9.25 in 11.25 in

BATTEN BOARDS



4/4 SMOOTH & RUSTIC GRAIN®

.75 in
12 ft boards
2.5 in



Selecting a color? Request a product sample at jameshardiepros.com/samples

Get Inspired

CRISP & CLEAN

LIGHT COLORS

Whites and soft pastels are pure, clean, new and bright. Combine with other hues to add interest, personality and contrast. Works well on houses with Colonial Inspiration. A pastel A-frame cottage can look sweet and charming.



Arctic White



Navajo Beige



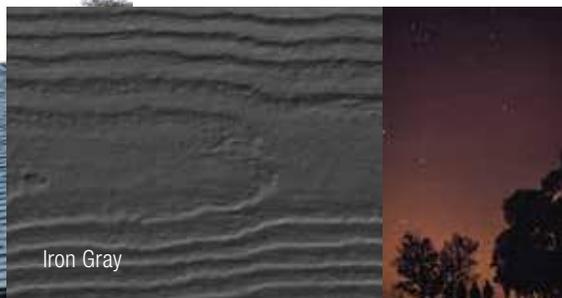
Cobble Stone



SUBTLE & SOPHISTICATED

NEUTRAL COLORS

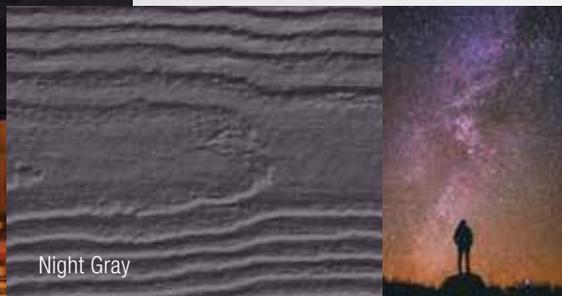
Neutral rules the suburbs. These shades are safe, but also sophisticated. When accessorized with black or a darker color, a neutral can look fashionably stylish. Play with textures and use different tones for trim.



Iron Gray



Evening Blue



Night Gray



A BOLD CHOICE

DARK COLORS

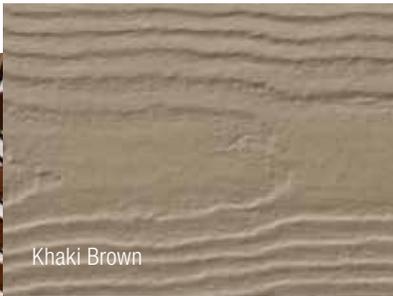
Dark grays, blues and greens can feel both intellectual and modern. When used with white trim, they create drama. Works well in old neighborhoods, or urban environments, where there is a mix of old and new.

DREAM COLLECTION™

Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of over 700 ColorPlus® Technology finishes
- Made to order in a wide array of James Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see what's possible and order Dream Collection product samples visit jameshardiepros.com/dream



Khaki Brown



Monterey Taupe



Timber Bark



HardieWrap®

No exterior cladding can prevent 100% of water intrusion. Your homes should have an additional line of defense. HardieWrap® weather barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.

INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify



We've got performance covered
FROM THE INSIDE OUT.



HardieWrap®
Weather Barrier

HardieWrap®
Pro-Flashing

HardieWrap®
Flex Flashing

HardieWrap®
Seam Tape

WEATHER BARRIER

Thickness	11 mil			
Length	100 ft	100 ft	150 ft	150 ft
Width	3 ft	9 ft	9 ft	10 ft

PRO-FLASHING

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

FLEX FLASHING

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

SEAM TAPE

Thickness	3.2 mil
Length	164 ft
Width	1-7/8 in



To learn more about our weather barrier's advantages, visit jameshardiepros.com

Install Done Right

Installation Accessories

HARDIEBLADE® SAW BLADES

Manufactured by Diablo, the HardieBlade® saw blade is designed specifically to cut fiber cement products, and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced. Specially designed to outlast other fiber cement saw blades by 3X, outlasting carbide blades by 60X.



PACTOOL® GECKO GAUGE

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang HardiePlank® lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.



Finishing Touches

ColorPlus® Technology Accessories

TOUCH-UP KITS

Specially formulated to match ColorPlus Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4000 sq ft of siding or 1600 sq ft of trim.



COLOR MATCHED CAULK

OSI® QUAD® MAX sealant offers a high performance sealant solution to color match Statement Collection™ products.* About 18-20 linear feet per tube. Refer to packaging for manufacturer's recommendations.

**For matching Dream Collection products, contact your local James Hardie representative.*

Trim Accessories

FLAT TABS

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

CORNER TABS

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.



Find useful job-site tips in our industry-leading Best Practices Guide. For the latest installation instructions, visit jameshardiepros.com



HardiePlank®
Select Cedarmill®
Timber Bark

HardieTrim®
Boards
Arctic White

As unforgettable
AS IT IS UNCOMPROMISING.



See the James Hardie Difference



James Hardie invented fiber cement. Over 8 million homes* later, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees, partners and exceptional warranties, we're committed to protecting your customers' homes while helping your business grow.

*Estimate based on total James Hardie siding sales through 2016 and average housing unit size.

Warranty – for peace of mind

Protect your homes with North America's #1 brand of siding backed by exceptional warranties. Unlike other brands, James Hardie doesn't prorate our siding and trim warranty coverage. We stand behind our siding 100% for 30 years and trim for 15 years.

ColorPlus® Technology finishes come with a 15-year limited warranty.

James Hardie Non-Prorated Siding Substrate Warranty Coverage



Endorsements – a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.



Listed as top building materials & products by **Professional Builder 2018**



Chosen by builders as a **Brand Leader** in **Builder magazine** for over 20 years



James Hardie® siding & trim products have earned the **Good Housekeeping Seal**



HardieTrim®
Boards
Arctic White

HardieShingle®
Straight Edge
Pearl Gray

Make every home
STAND UP AND STAND OUT.



HardiePanel®
Vertical Siding
Iron Gray

HardieTrim®
Batten Boards
Iron Gray

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 **JamesHardie™**
Siding | Trim

416 Lake Street 20PRES-0330

Paul Janicki, architect of record, applies for a Certificate of Appropriateness to construct a new single-car alley-accessible garage in the R1 Single-Family Residential District and Lakeshore Historic District. Additionally, the applicant submits for Major Zoning Relief specifically seeking proposed building lot coverage of 49.25% where 30% is the maximum permitted and 42.45% is the legally non-conforming condition (Zoning Code Section 6-8-2-7), a proposed impervious surface ratio of 65.6% where 45% is the maximum permitted and 58.5% is the legally non-conforming condition (Zoning Code Section 6-8-2-10), a 0' rear-yard setback where 3' is required (Zoning Code Section 6-8-2-8 (C) 4.), eaves which encroach on the required rear-yard by 100% where 10% is the maximum permitted (Zoning Code Section 6-4-1-9 (B).), and 5'-1" of separation between the proposed accessory structure and the extant principle structure where 10' is required (Zoning Code Section 6-4-6-2). **The Historic Preservation Commission will provide a recommendation to the Zoning Board of Appeals, the determining body for this case. Applicable standards: [Construction [1-5; 7-8; 10-11, and; 13-14]**



MEMORANDUM

To: Honorable Members of the Preservation Commission

From: Cade W. Sterling, Planner

CC: Johanna Nyden, Director of Community Development
Melissa Klotz, Zoning Administrator

Subject: 416 Lake Street – 20PRES0330

Date: January 08, 2021

Public Notice:

Paul Janicki, architect of record, applies for a Certificate of Appropriateness to construct a new single-car alley-accessible garage in the R1 Single-Family Residential District and Lakeshore Historic District. Additionally, the applicant submits for Major Zoning Relief specifically seeking proposed building lot coverage of 49.25% where 30% is the maximum permitted and 42.45% is the legally non-conforming condition (Zoning Code Section 6-8-2-7), a proposed impervious surface ratio of 65.6% where 45% is the maximum permitted and 58.5% is the legally non-conforming condition (Zoning Code Section 6-8-2-10), a 0' rear-yard setback where 3' is required (Zoning Code Section 6-8-2-8 (C) 4.), eaves which encroach on the required rear-yard by 100% where 10% is the maximum permitted (Zoning Code Section 6-4-1-9 (B).), and 5'-1" of separation between the proposed accessory structure and the extant principle structure where 10' is required (Zoning Code Section 6-4-6-2). The Historic Preservation Commission will provide a recommendation to the Zoning Board of Appeals, the determining body for this case. Applicable standards: [Construction [1-5; 7-8; 10-11, and; 13-14]

Recommendation on advisory review of proposed zoning relief

The Planning & Zoning Division (staff) recommends the Commission provide a positive recommendation to the Zoning Board of Appeals for the proposed Major Zoning Relief. Specifically, staff believes that the proposed single-car garage is appropriate in materiality, form, mass, and bulk. Although an attached structure would have reduced the degree of the variation request, a detached structure enables preferred subordination between structures and is complimentary to proximate detached garages within the Lakeshore Historic District. Furthermore, a detached structure better preserves the integrity of the principle structure and retains its existing proportions where an attached structure would emphasize additional horizontality.

The proposed zoning relief is believed to be adequate as the size of the subject property is significantly substandard, approximately 4,000 square feet where 7,200 square feet is standard for the R1 Single-Family Residential District. The subject property was platted and the existing structure sited before existing ownership. Moreover, the proposed zero lot

line setback is not unusual for accessory structures within the Historic District and the proposed structure would remain ~6' from the closest structure, a detached garage on the neighboring properties north lot line. Staff does recommend that the proposed garages south elevation be adequately fire-rated for an instance in which the south neighbor replaces their garage and it is constructed 3' from the lot line which would be permitted as-of-right, the same is true of the north elevation due to its proximity to the principle structure.

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.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input type="checkbox"/> Construction	<input type="checkbox"/> Residential <input type="checkbox"/> Other:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: Carriage house	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear Material: Wood clapboard	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed											
<input type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material Copper Sheet Metal Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Fences Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____										
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		Fascias, Soffits, Rakeboards, Trim Wood Metal Synthetic Material, Type: _____ Other: _____	<input type="checkbox"/>		<input type="checkbox"/>	Terraces, Patios, Decks Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____								
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			Door Material Wood Metal Clad Other: _____		<input type="checkbox"/>		<input type="checkbox"/>	Driveway Material Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____						
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Window Type Double Hung Casement Other: _____			<input type="checkbox"/>	<input type="checkbox"/>		Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed): Air Conditioning Unit							
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>				Window Material Wood Aluminum Steel Other: _____	<input type="checkbox"/>				<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>					Chimney Material Brick Stone Stucco Other: _____				<input type="checkbox"/>		<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>									Gutters/Downspouts Copper Aluminum Galvanized Sheet Other: _____		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>											Muntins Not existing True divided lights Simulated divided lights		<input type="checkbox"/>	

Print Name:



Date:

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].

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses

6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: **(submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)**

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

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

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

4) Applicant's Signature: _____
Print Name:



Date:

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.).

F. G. SUHR
H. R. SMITH

PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

CHICAGO TELEPHONE BR 3-5315

527 DEMPSTER ST., EVANSTON, ILLINOIS 60201

EVANSTON TELEPHONE UN 4-6315

BOOK 90 PAGE 565

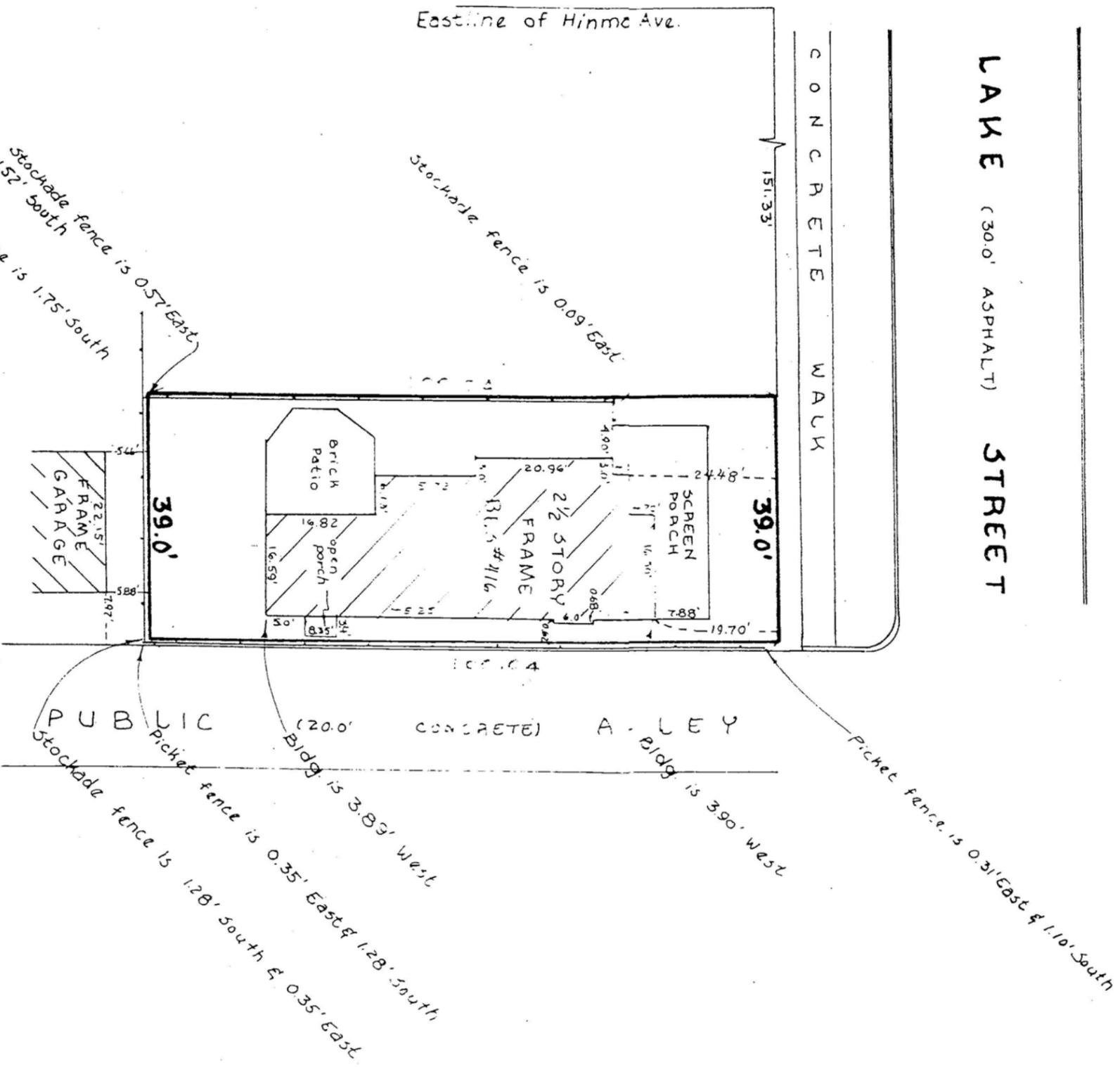
ORDER NO 90-565 EVANSTON 25 June 1980

ORDERED BY Hobanson & Jenk, Inc.

The East 39 feet of lots 17 and 18 in Block 32 in Evanston, in the Southeast fractional quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Commonly Known As: 416 Lake Street, Evanston, Illinois

LAKE (300' ASPHALT) STREET



EVANSTON 20 June 1980

EVANSTON 25 June 1980

EVANSTON 25 June 1980

STATE OF ILLINOIS
COUNTY OF COOK

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey.

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, except for fence on east line as shown.

2. S. Jenk
SURVEYOR

B. H. SUHR & COMPANY
SURVEYORS

Compare the description in this plat with your deed, abstract or certificate of title also compare all points before, contiguous to same, and report any difference at once.
Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.
This survey has been made for the use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.
Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.



Zoning Analysis Summary

Case Number:

Case Status/Determination:

20ZONA-0139 – 416 Lake Street R1 Single-Family Residential District Lakeshore Historic District	Non-Compliant
---	---------------

Proposal:

Proposed detached alley-accessible single-car garage.

Zoning Section:

Comments:

6-8-2-5	Legally Non-Conforming: The lot size is 3,971.5 square feet where 7,200 is standard.
6-8-2-6	Legally Non-Conforming: The minimum lot width is 39' where 35' is standard.
6-8-2-7	Non-Compliant: The proposed building lot coverage is ~ 49.25% where 42.45% is the legally non-conforming existing condition and 30% is the maximum permitted. Major Variation Request
6-8-2-10	Non-Compliant: The proposed impervious surface ratio is ~65.5% where 58.5 is the existing legally non-conforming condition and 45% is the maximum permitted. Major Variation Request
6-8-2-8 (C) 4.	Non-Compliant: The proposed garage, located in the rear-yard, is 0' from the rear-yard lot line where 3' is required. Major Variation Request
6-4-6-4	Compliant: The proposed height of the garage is 14.5' where 28' is the maximum permitted for non-flat or mansard roof forms.
6-8-2-12	Compliant: The proposed access for off-street parking is from the alley and does not cross the front lot-line
Title 6, Chapter 16 Table 16-B	Compliant: One off-street parking space is proposed where 0 is the legally non-conforming condition and 2 are required.
6-4-1-9 (B)	Non-Compliant: The proposed eaves encroach on more than 10% of the required rear-yard. Major Variation Request
6-4-6-2	Non-Compliant: The proposed separation between the proposed accessory structure and the extant principle structure is 5'-1" where 10' is required. Major Variation Request

Additional Comments:

- The subject property is a circa 1870s Queen Anne in good condition, exhibits good integrity and contributes to the District. Review and issuance of COA by Historic Preservation Commission is required.
- Application for Major Zoning Relief, with determination by the Zoning Board of Appeals is required.
- I recommend making revisions in order to reduce the degree of the variation request. I recommend revising the plan as an attached garage, eliminating or reducing the impact of the following variation requests:
 - Building Separation
 - Yard obstructions “eaves”.
 - Reducing Impervious Surface Request
 - Permitting more separation between neighboring property

Cade Wylie Sterling _____

Cade W. Sterling
Planner



416 Lake from northeast



416 Lake from southeast



South end of alley looking north



Mid-alley looking north

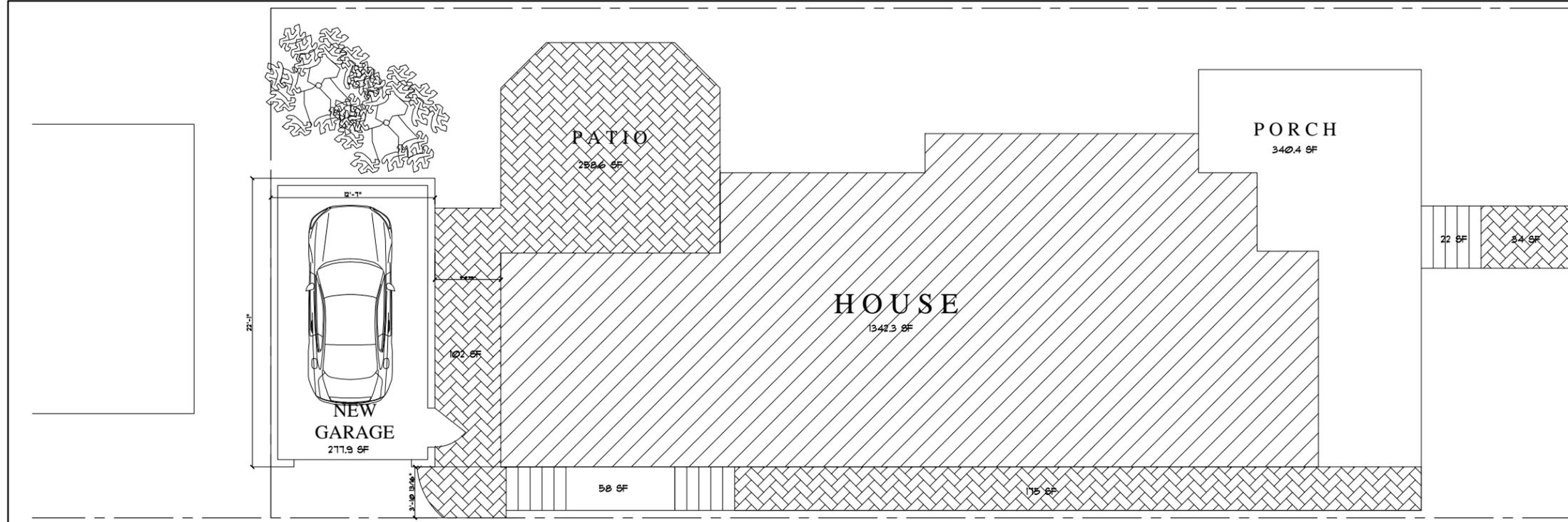


North end of alley looking north

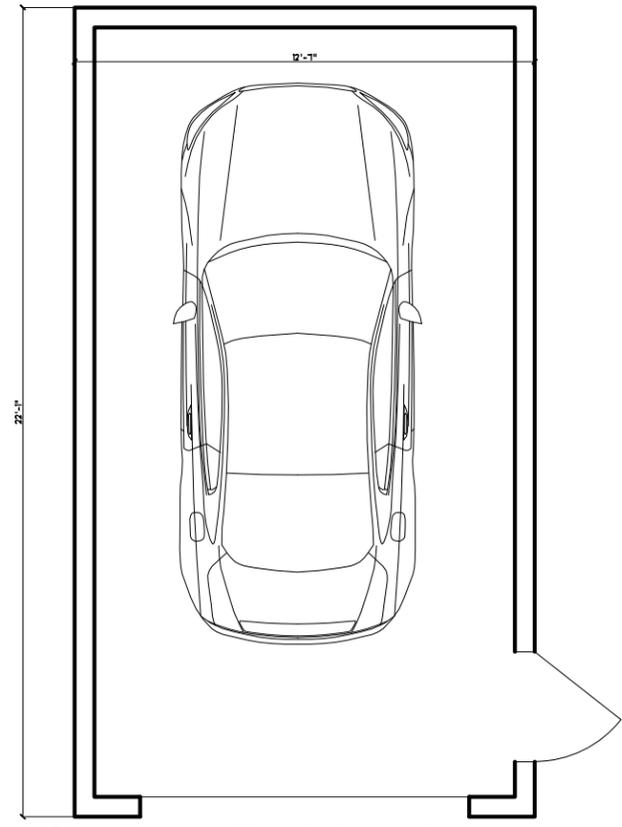


Alley/block diagram





SITE PLAN
1/4" = 1'-0"



GARAGE PLAN
1/2" = 1'-0"

Drawing No.	A 1	Sheet title Site Plan	Project Saltz Residence Garage 416 Lake Street Evanston, Illinois 60201	Consultants PAUL JANICKI A R C H I T E C T S 1718 Sherman Avenue Evanston, Illinois 60201	Issue	No.	Date

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN

LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA



PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Queen Anne"/>	ROOF TYPE	<input type="text" value="Front gable"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1873"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text" value="1890"/>	PORCH	<input type="text" value="Wraparound"/>
DATESOURCE	<input type="text" value="Surveyor"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text" value="wood - shingle"/>	WINDOW TYPE	<input type="text" value="Double hung/fixe/casement"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 1-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

416		LAKE	STREET
-----	--	------	--------

ALTERATIONS

Replacement front door; most windows on front and side elevations appear to be 1/1 replacement windows (not historic); replacement door on east entry; wood steps on east side.

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL OWNER

Van Vliet, Helen/Ellen M.

ORIGINAL ARCHITECT

BUILDING MOVED?

ARCHITECT SOURCE

MOVED FROM

BUILDER

ADDITIONAL PHOTOGRAPHS



PHOTO ID2

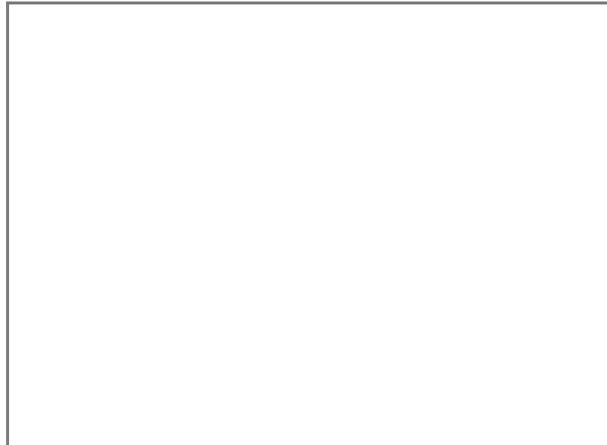


PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

3/29/2012

Historic Info Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

416 [] LAKE [] STREET []

OLD ADDRESS
(city dir.year)

[]

DATE OF CONSTRUCTION 1873 []

MOVING INFORMATION

BUILDING MOVED? []

MOVING PERMIT # [] **DATE** []

MOVED FROM []

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # *Tract Book* [] **DATE** 1873 []

BUILDING PERMIT DESCRIPTION [2½-story dwelling on 1899 Sanborn map]

COST []

ORIGINAL OWNER *Van Vliet, Helen/Ellen M.* []

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT []

ARCHITECT SOURC []

BUILDER []

EXTERIOR ALTERATION PERMITS

BP38481, 1968.03.04, new fixtures in bath, add closet, \$1600, owner WA Vaughan . . .

OTHER PERMIT INFO

[]

COA INFO

2004 - Replace existing fence on east and west property lines, same location (picket fence 4'-6" high)

HISTORIC INFO

[]

OTHER SOURCES

ELHD n/a. PHOTOS at EHC: Hokanson & Jenks 1977.

HISTORIC INFO COMPILER *aoe* []

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 416

STREET LAKE STREET

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

According to tract book research, house was constructed c. 1873 and extensively remodeled c. 1890. Historic features include pent front and side gable bays, with wood shingles on gable walls; hipped roof front porch with dentil trim and wood columns; second story overhang on east gable bay; second story, three-sided oriel bay on west elevation toward rear; inset corner entry bay under porch; some historic wood windows (fixed window under porch, small casement window on east elevation).



MAJOR VARIATION APPLICATION

zoning office use only

CASE #: _____

1. PROPERTY

Address _____

Permanent Identification Number(s):

PIN 1: PIN 2:

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

2. APPLICANT

Name: Paul Janicki

Organization: Paul Janicki Architects

Address: 1718 Sherman Avenue Suite 310

City, State, Zip: Evanston, IL 60201

Phone: Work: 847-328-4600 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: paul@pauljanickiarchitects.com

Please circle the primary means of contact.

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

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

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

Name(s) or Organization: Ann Saltz

Address: 416 Lake Street

City, State, Zip: Evanston, IL 60201

Phone: Work: _____ Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: annsaltz75@gmail.com

Please circle the primary means of contact.

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

Ann Saltz 12-10-20
Property Owner(s) Signature(s) -- REQUIRED Date

4. SIGNATURE

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

[Signature] 12-10-20
Applicant Signature - REQUIRED Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- | | | |
|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | (This) Completed and Signed Application Form | |
| <input checked="" type="checkbox"/> | Plat of Survey | Date of Survey: <u>6-25-90</u> |
| <input checked="" type="checkbox"/> | Project Site Plan | Date of Drawings: <u>11-17-20</u> |
| <input checked="" type="checkbox"/> | Plan or Graphic Drawings of Proposal (If needed, see notes) | |
| <input checked="" type="checkbox"/> | Non-Compliant Zoning Analysis | |
| <input checked="" type="checkbox"/> | Proof of Ownership | Document Submitted: _____ |
| <input checked="" type="checkbox"/> | Application Fee (see zoning fees) | Amount \$ _____ plus Deposit Fee <u>\$150</u> |

Note: Incomplete applications will not be accepted. Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

Plat of Survey

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

Site Plan

(1) One copy of site plan, drawn to scale, showing all dimensions.

Plan or Graphic Drawings of Proposal

A Major Variance application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

Proof of Ownership

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

Non-Compliant Zoning Analysis

This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

Application Fee

*** IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.**

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

Propose to build a one-car garage on the rear portion of the property fronting the public alley

B. Have you applied for a Building Permit for this project? NO YES

(Date Applied: _____ Building Permit Application #: _____)

REQUESTED VARIATIONS

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

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
6-8-2-7	Building lot coverage: 42.45% is the legally non-conforming existing condition and 30% is the maximum permitted.	Building lot coverage: 49.25%

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

2		
6-8-2-10	Impervious surface ratio: 58.5 is the existing legally non-conforming condition and 45% is the maximum permitted.	The proposed impervious surface ratio : 65.5%
3		
6-8-2-8 (C) 4.	Garages must be 3' from the rear-yard lot	The proposed garage, located in the rear-yard, is 0' from the rear-yard lot line

4

6-4-1-9 (B)	Eaves may encroach on no more than 10% of the required rear-yard. _____ _____ _____	The proposed eaves encroach on more than 10% of the required rear-yard. _____ _____ _____
-------------	--	--

* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

5

	Separation between accessory structures and the extant principle structure is 10' minimum. _____ _____ _____	The proposed separation between the proposed accessory structure and the extant principle structure is 5'-1" _____ _____
--	---	--

- B.** A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

At some point in time, probably in the late 1890's, this block was subdivided in an unconventional way. Some very small lots were carved out while much larger lots remained. (see 1st Congregational Church administration building at 1417 Hinman and the residence at 1412 Judson). Specifically, the four lots that occupy the ends of the alley (415 and 419 Greenwood and our property along with 412 Lake) were all arranged with narrow lots which were also shallow from front to back. Because of this, garages were built on the rear lot lines with very minimal dimension from the principal structure. The house across the alley, 412 Lake was granted a variance for a one-car garage in 1997, 419 Greenwood in 2013 and 415 Greenwood built in 1941.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

It is our considered opinion that a garage on this alley, like all the other residences and their attendant garages would have no adverse impact on the use or enjoyment of the surrounding properties and also would not financially impact other properties in a negative way. Also getting a car off the street will give more space for neighborhood visitor parking which positively impacts our neighbors.

-
2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

Being the only house on this alley without a garage for parking is a real hardship. If there were other comparable lots on this alley in the same condition, this variance would be harder to justify. But the other identical parcels on the four corners of the alley all share the same condition and all have garages that do not meet the letter of the zoning requirements in the very same fashion as our proposal.

3. Either...

- (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or
- (b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

(a) Additional income is not the goal of this proposed garage.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

This property has always been nonconforming and obviously not self-created.

5. Have other alternatives been considered, and if so, why would they not work?

We explored the idea of building the garage in the far southwest corner. This scheme would have been incompatible with the other garages on the alley which are all close to the alley lot lines. Also this option would necessitate more driveway paving to access the garage thereby making the lot even more impervious.



City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:
Does not apply.

2. *If a person or organization owns or controls the proposed land user*, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number _____ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number 3 above, or indicated below.

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number 3 above, or indicated below.

If Applicant or Proposed Land User is a Corporation

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

- a. Names and addresses of all officers and directors.

- b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

If Applicant or Proposed Land User is not a Corporation

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.



MAJOR VARIATION INFORMATION

A. GENERAL INFORMATION

1. What projects are eligible for a Major Variation?

Property Owners may apply for a Major Variation from the following zoning regulations:

1. Yards and setbacks
2. Height
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio
5. Off street parking and loading
6. Home occupations. (Ord. 115-0-04)

2. Who can submit an application?

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. **Standing** (§6-3-8-4):

3. How do I submit an application?

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30am until 5:00pm. Evanston.

Applications must be complete, including all required documentation and fee.
Applications are not accepted by mail or e-mail.
Application materials cannot be returned.

4. What forms of payment are accepted? Cash, Credit Card, Check.

5. Can I withdraw my application? Will my fee be returned?

Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is general granted. If this has occurred, only the \$150 transcript deposit is returned.

6. Who has access to my application materials?

The application is a public document, and as such, may be reviewed by the general public upon request.

B. INFORMATION ABOUT MAJOR VARIATIONS

1. What is the timeframe?

The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30 -40 days.

2. What is the Process?

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing;
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date;
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500' of any point on the subject property;
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

3. What standards are used to decide? (§6-3-8-12(A)):

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 standards:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere Inconvenience if the strict letter of the regulations were to be carried out.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or
(b) While the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the zoning board of appeals or the city council, depending on final jurisdiction under section [6-3-8-2](#) of this chapter, has found that public benefits to the surrounding neighborhood and the city as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of section 6-3-6-3 of this chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

4. Can I Appeal?

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):

CONTACT INFORMATION

Community Development Department – Planning & Zoning Division

2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201

P.847-448-4311 F.847-448-8126 E.zoning@cityofevanston.org www.cityofevanston.org/zoning

<http://www.houzz.com/pro/pauljanickiarchitects/paul-janicki-architects>

From: Bonnie Mail Box <bonitaj@hotmail.com>
Date: December 17, 2020 at 8:29:05 AM CST
To: Ann Saltz <annsaltz75@gmail.com>
Cc: paul@pauljanickiarchitects.com
Subject: **Garage Addition,416 Lake**

Hi Ann,

The garage addition plans look beautiful!

We do not object and totally support the addition of a garage at 416 Lake st.

I know what a hardship not having a garage is .We built ours I believe in the 70,s!

The addition will certainly add to the aesthetic beauty of the neighborhood!

It will help to take another car off the street.and

certainly will not impinge on the enjoyment of adjacent properties!

It will not affect circulation and ease of use of adjacent garages!!!

(419 Greenwood was granted a variance at opposite end of alley)

Bonita and Frank Johnson

412 Lake St

847-475-2231

From: John Mancini <mancini.john@gmail.com>
Sent: Thursday, December 10, 2020 1:26 PM
To: annsaltz75@gmail.com
Cc: Paul Janicki <paul@pauljanickiarchitects.com>
Subject: Garage plans

Ann,

Thank you for sharing the garage plans with us. I know that it has been an extreme hardship for your house to be the only one on the block with no garage for parking. We have no objections to your plans and wholeheartedly support the improvements that you propose.

John Mancini & Lucinda Fox

[1433 Hinman Ave](#)

[847-909-8448](#)

110 Burnham Place

20PRES-0332

Brad and Ana Couri, owners of record, apply for a certificate of appropriateness to replace multiple steel windows with aluminum clad wood windows, construct an attached garage addition on the front-facing north elevation, and construct a two-story sunroom addition to the south elevation in the R1 Single-Family Residential Zoning District and Lakeshore Historic District. **Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6]**



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit 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, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same**. The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information**, pages (i - iv) below.

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

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

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

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 110 Burnham Place	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Brad Couri	Address: same
City: Evanston State: IL Zip: 60201	Phone: 847.849.9354 Email/Fax: bcouri@cfipartners.com
3) Architect's Name: Healy Rice	Address: 934 Elmwood
City: Wilmette State: IL Zip: 60091	Phone: 847.853.0824 Email/Fax: healyrice@comcast.net
4) Contractor's Name: McMurray Inc	Address: 2820 Old Willow Rd
City: Northbrook State: IL Zip: 60062	Phone: 847.486.9393 Email/Fax: walker@mcmurrayinc.com
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> 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: <input type="checkbox"/> Special Use <input type="checkbox"/> 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 Couri's have purchased this beautiful Hemphill home built in the 1920's. It has fallen in disrepair and they would love to restore it and bring it to their needs. The South porch needs repair and has no foundation under to support the 2nd floor. The existing garage is a small footprint for 2 cars, therefore the need to create another bay. There is ample side yard to handle this.

They wish to match all details of the home. Just bring it up to code.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Alteration <input checked="" type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: Stone to match	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Flashing Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Frame	<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>	Wrought Iron
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Stucco				<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco			Fascias, Soffits, Rakeboards, Trim			Height: _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding			Wood			Length: _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Metal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
		Roofing Material			Door Material	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Slate	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Clad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt
<input type="checkbox"/>	<input type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
		Chimney Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stone			Window Material	<input type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	
		Gutters/Downspouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Air Conditioning Unit
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Other: <u>Marvin Clad</u>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	

4) Applicant's Signature: Scott Walker

Print Name: Scott Walker

Date:

12/16/20

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].



Application for Preservation Review of Certificate of Appropriateness (COA)

Binding 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 2-8-9 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 cruiz@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 (847) 448-8687 or email: cruiz@cityofevanston.org

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

1) Property Address:

FOR STAFF USE ONLY
Application Number:

2) Owner's Name:

Address:

City:

State:

Zip:

Phone:

Email/Fax:

3) Architect's Name:

Address:

City:

State:

Zip:

Phone:

Email/Fax:

4) Contractor's Name:

Address:

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

SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		FRONT FAÇADE			SIDE FAÇADE (L/R)			REAR FAÇADE
		Window Type			Window Type			Window Type
<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung
<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement
<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning
<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Material			Window Material			Window Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel
<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input type="checkbox"/>	Clad wood
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl
<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Muntins			Window Muntins			Window Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Type			DOOR Type			DOOR Type
<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single
<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French
<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Material			DOOR Material			DOOR Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal
<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Muntins			DOOR Muntins			DOOR Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:

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.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> DOORs <input type="checkbox"/> Storm DOORs	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Window Style/Materials: DOOR Style/Materials: Storm Window Style/Materials: Storm DOOR Style/Materials:		

3) Applicant's Signature: _____ Print Name:	Date:
--	--------------

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.).

SUPPLEMENTAL INFORMATION

COA Application Checklist

Submit one (1) hard copy and a digital copy in PDF format of the same as follows:

- APPLICATION FOR PRESERVATION REVIEW** - To process your application, submit one **(1) completed hard copy** of the application and attachments including: site plan, floor plans, elevation drawings SHOWING THE LOCATION of the proposed alteration (not to exceed 11" x 17" paper size), and **one (1) digital copy in PDF format. Deadline** is no less than 15 business days prior to the next schedule Preservation Commission meeting (second Tuesday of the month). Completed applications must be collated and the PDF must be correctly oriented for the viewer (vertical or horizontal orientation).
- ELEVATIONS/SITE PLANS/DRAWINGS** to scale including dimensions (not to exceed 11" x 17" paper size).
- CHANGES TO THE EXTERIOR INCLUDING CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS - SEE ADDITIONAL INFORMATION REQUIRED FOR WINDOW/DOOR CHANGES (BELOW)**

Provide an **exterior elevation** of each façade involved, showing the existing and proposed appearance (preferably on the same sheet for each facade) with the new items/areas clearly identified.

- Site plan with the existing footprint of the primary structure(s) clearly showing the side(s) being altered.
- Floor Plans** – Provide existing and proposed floor plans to scale including dimensions.

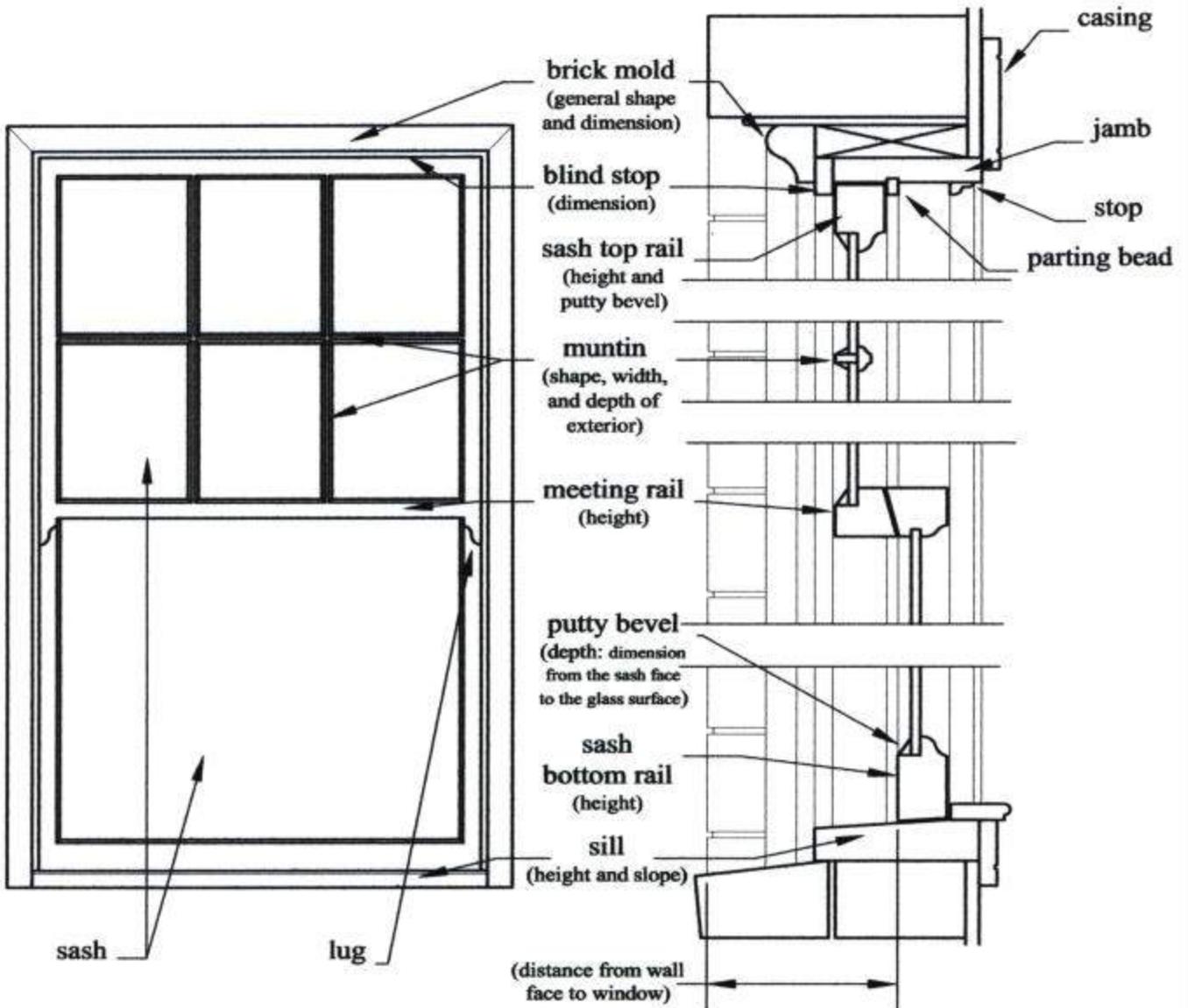
INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS
(Use same example for windows on page (iii) below for DOORS, storm windows, and storm DOORS)

- Clear photographs of existing windows. When windows are boarded over, remove boards from typical windows in order to take photographs.
- Drawings showing the elevation and horizontal and vertical sections of existing historic windows/DOORS. Include muntins, mullions, transoms, and other window/DOOR components (see examples below). For historic steel industrial windows/DOORS that contain operable units, drawings must include this feature.
- Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows/DOORS. In the case of a hung window, provide section drawings of both the upper and lower sash, including meeting rail. For replacement steel windows, include sections of both operable and fixed units. See note below regarding manufacturers' standard cut sheets.
- Drawings should be at the same scale and large enough to clearly show construction details. Scale should be provided, measurements noted, and materials indicated for the main components of the window/DOOR.
- Drawings of the existing historic window/DOOR should be accurate, based on field measurements. Examples of window drawings are shown below. Add the dimensions of existing windows/DOORS and proposed windows/DOORS.
- Replacement windows/DOORS must accurately replicate the appearance of existing historic windows. Manufacturers' standard cut sheets usually **are not** an adequate substitute for detailed drawings since they are not drawn specifically for the proposed window/DOOR replacement and do not show custom applications or installation details required for the project. ***In small projects where windows/DOORS are being replaced and the historic or existing window/DOOR is simple in design, manufacturers' standard cut sheets may be substituted for actual section drawings of the proposed window/DOOR provided there is sufficient detail for review.***
- Window/DOOR sections must show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details must be apparent, including joinery. For all projects, the window's relationship to the existing wall plane must also be provided for both the existing historic windows/DOORS, when present, and the proposed replacement window/DOOR.

USE THIS ILLUSTRATION AS AN EXAMPLE TO SHOW THE DETAILS OF EXISTING AND REPLACEMENT WINDOWS AND **DOORS**. ADD THE DIMENSIONS TO SCALE FOR YOUR APPLICATION

Wood Windows

The drawings below show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. Note that the section drawing on the right shows the relationship of the window sash to the exterior wall plane.



CITY OF EVANSTON
Ord. 29-O-18 “Historic Preservation”

2-8-9. - STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS.

(A) Standards for review of alteration. In considering an application for a certificate of appropriateness for alteration the Commission shall consider only the following general standards, specific design guidelines, if any, accompanying the ordinance designating the landmark or district, and the standards included in Subsection (E) of this Section. Nothing in this Chapter shall be construed to prevent ordinary maintenance or repairs that do not involve a change of design, material, or the exterior architectural appearance of a property, structure, and site or object as long as the prescribed review procedures are followed.

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. ***Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.***
7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.
10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. Submission

SUBMISSIONS DEADLINES FOR COA APPLICATIONS FOR 2020 PRESERVATION COMMISSION MEETINGS

<u>Deadline</u>	<u>Meeting Date</u>	<u>Deadline</u>	<u>Meeting Date</u>
December 19, 2019	January 14, 2020	June 22, 2020	July 14, 2020
January 21, 2020	February 11, 2020	July 21, 2020	August 11, 2020
February 18, 2020	March 10, 2020	August 17, 2020	September 8, 2020
March 24, 2020	April 14, 2020	September 22, 2020	October 13, 2020
April 21, 2020	May 12, 2020	October 20, 2020	November 10, 2020
May 19, 2020	June 9, 2020	November 13, 2020	December 8, 2020

Meeting dates are subject to change

THE COURI RESIDENCE

110 BURNHAM PLACE
EVANSTON, ILLINOIS

PROJECT DESCRIPTION

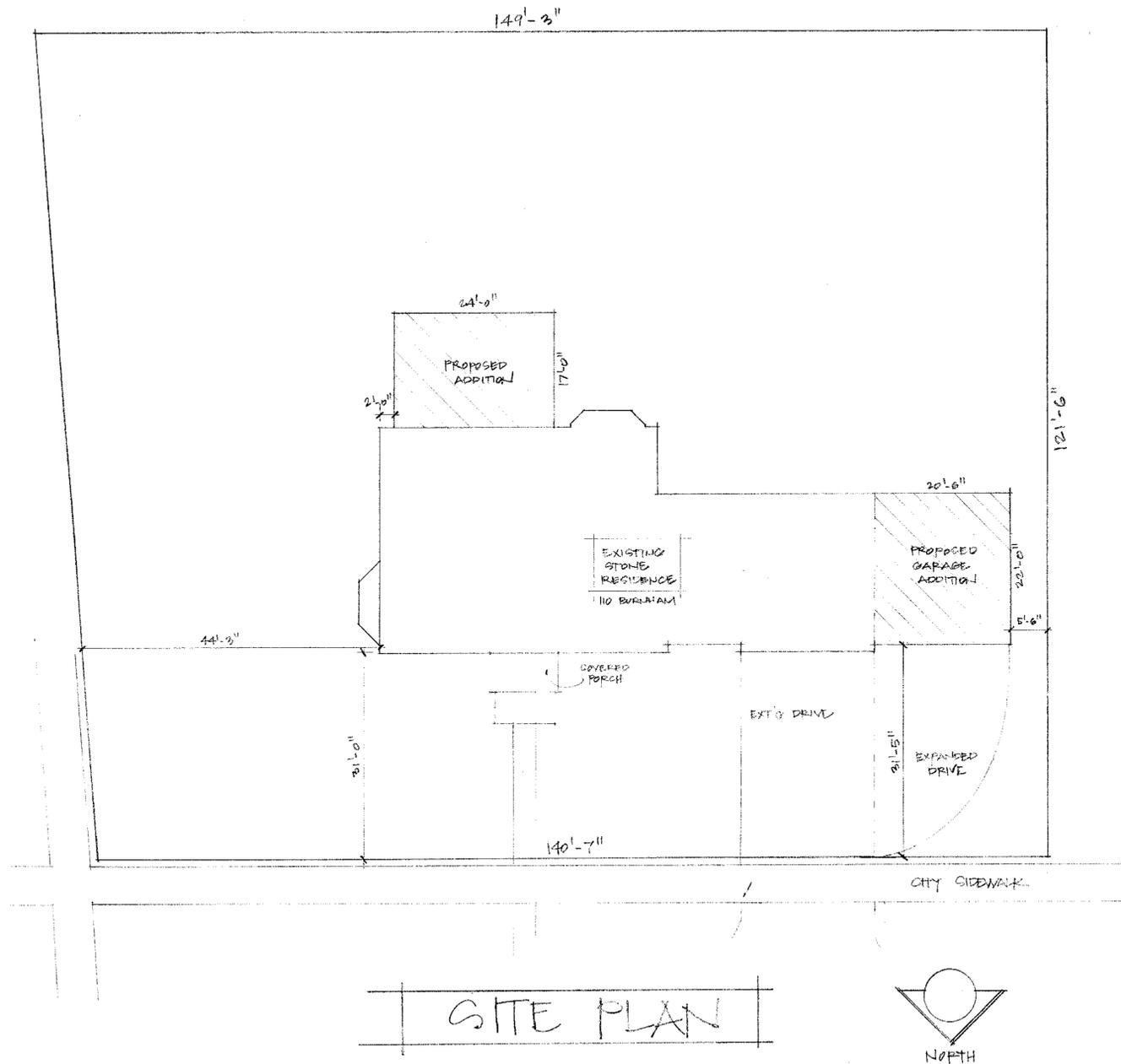
- INTERIOR RENOVATION & ADDITIONS OF 2nd STORY CONCRETE & GARAGE
- WINDOW REPLACEMENT
- MECHANICAL, PLUMBING, ELECTRICAL UPDATES

GENERAL NOTES

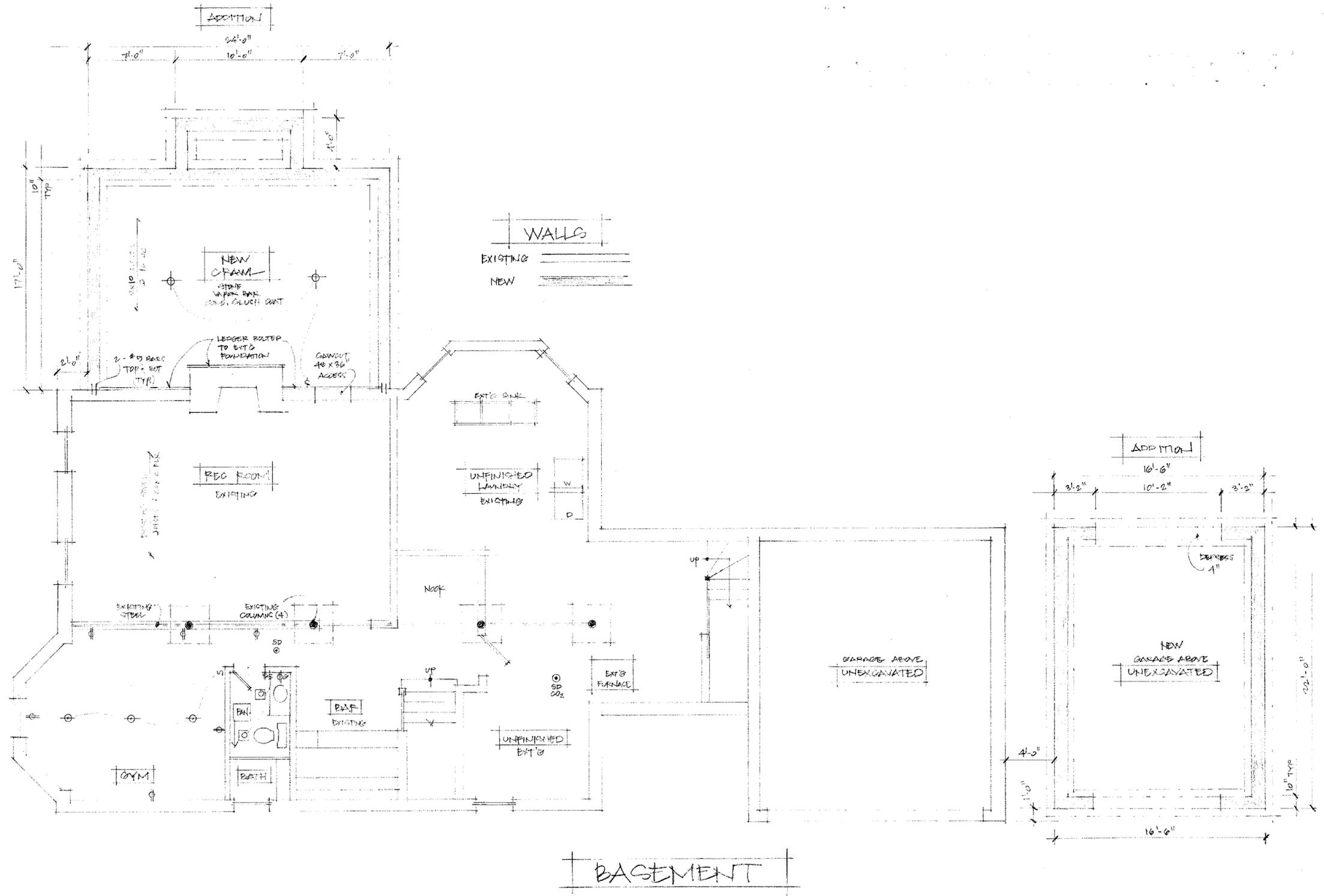
- BATH FANS TO BE GFI PROTECTED
- OUTLETS TO BE TAMPER RESISTANT
- OUTLETS TO BE AFC FAULT PROTECTED
- OUTLETS IN KITCHEN, BATHS, GARAGE TO BE GFI
- 20 AMP DEDICATED CIRCUIT TO ALL BATHS
- 90% OF LIGHT FIXTURES TO BE HIGH EFF.
- ROMEX WIRE IS NOT ALLOWED
- NEW DOWNSPUTS SHALL DISCHARGE 5'-0" FROM BUILDING
- TYPE "L" COPPER WATER DISTRIBUTION
- ALL BATH FANS TO EXHAUST TO EXTERIOR
- ALL MECHANICAL PENETRATIONS TO BE FIRE RATED

APPLICABLE CODES

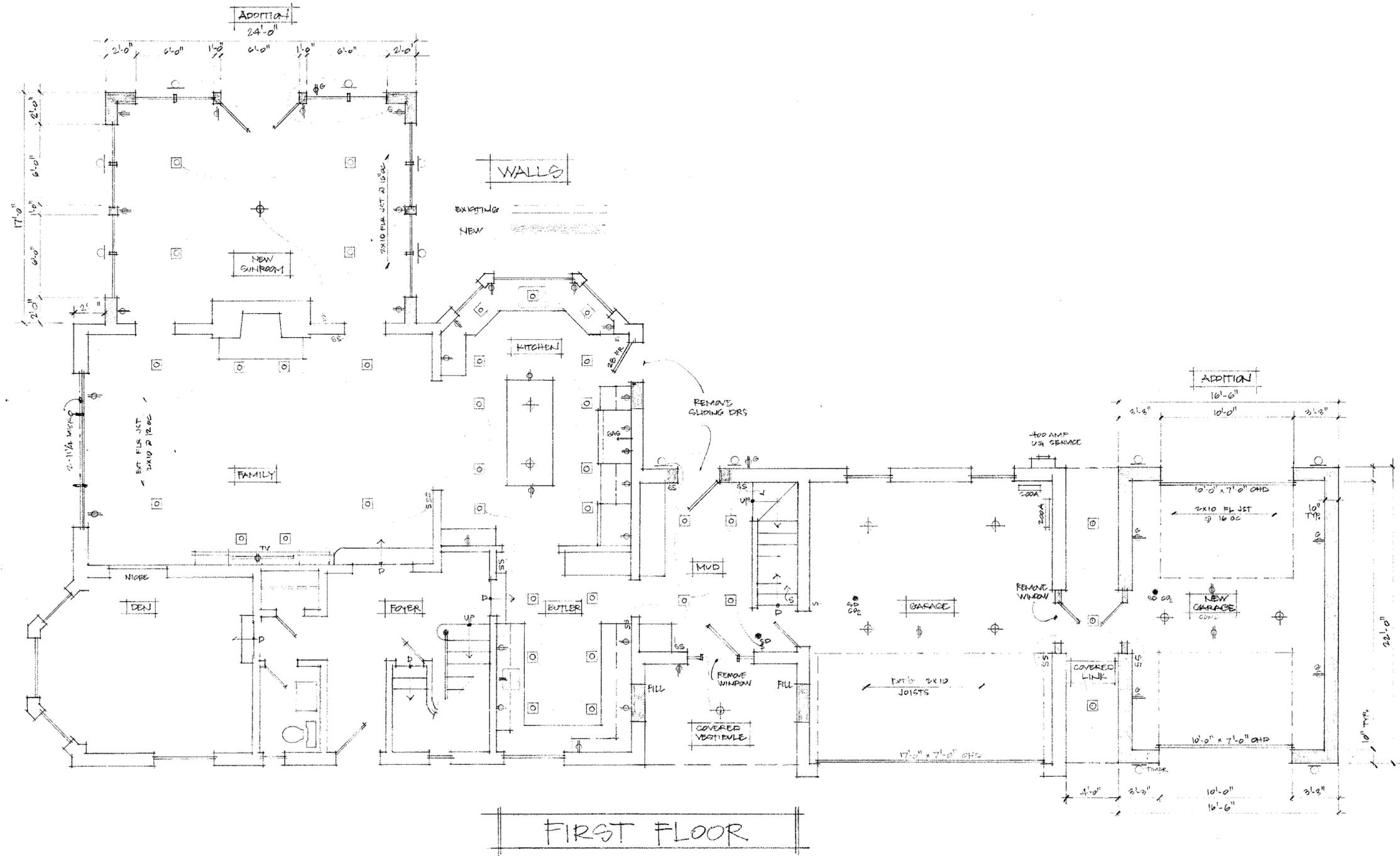
- 2012 INTERNATIONAL REC. CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2014 ILLINOIS STATE PLUMBING
- 2015 INTERNATIONAL ENERGY CODE
- 2018 IEGC W/ ALL AMENDMENTS
- ALL CITY OF EVANSTON CODES



THE COURI RESIDENCE		
SCALE: 3/8" = 1'-0"	APPROVED BY:	DRAWN BY: SMW
DATE: 12-1-20		REVISED:
110 BURNHAM PL. - EVANSTON		
SITE PLAN - COVER PG.		DRAWING NUMBER: 001

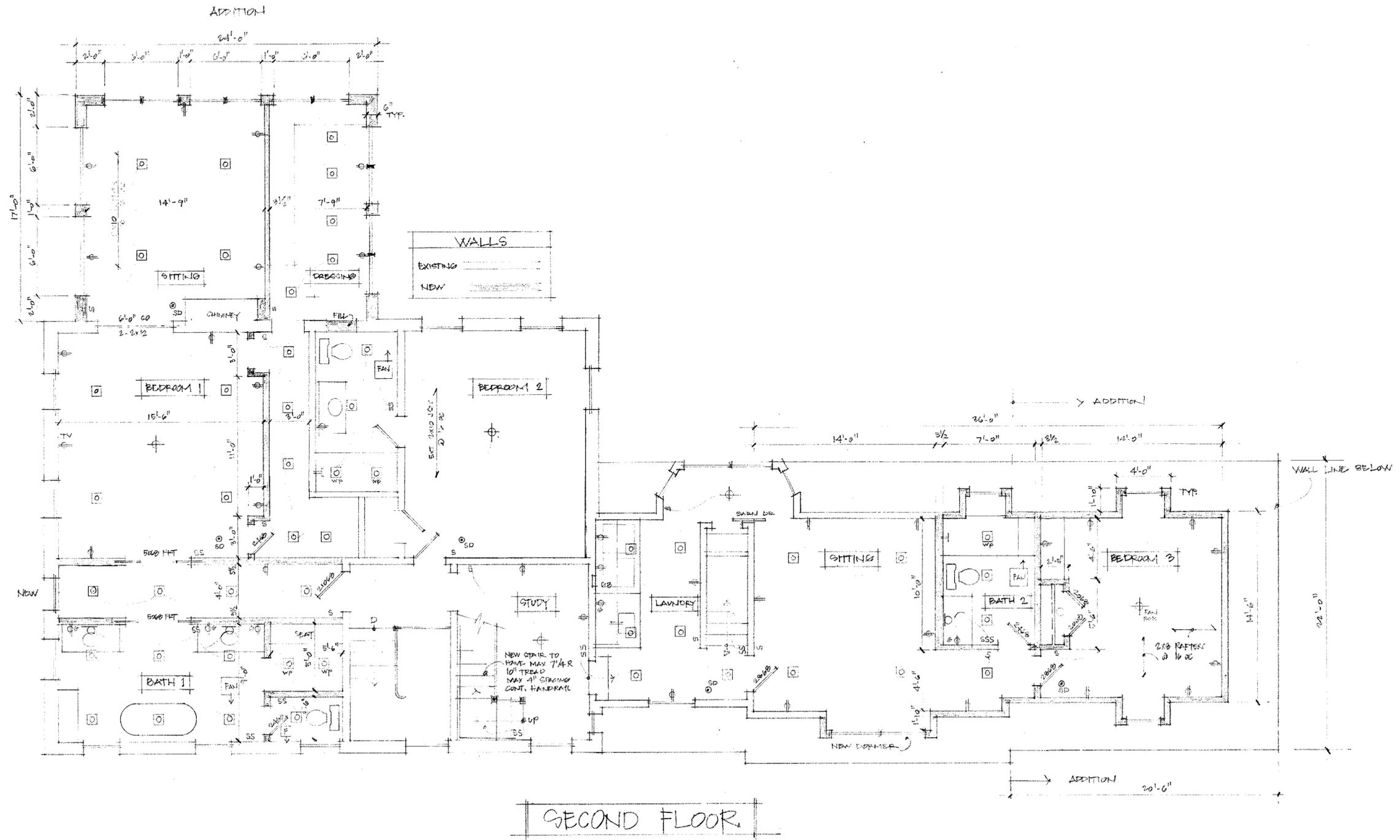


THE COUPL RESIDENCE		
SCALE: 1/4"	APPROVED BY:	DRAWN BY: SMW
DATE: 10.1.20		REVISED
110 BURNHAM PLACE, EVANSTON		
BASEMENT PLAN		DRAWING NUMBER 002



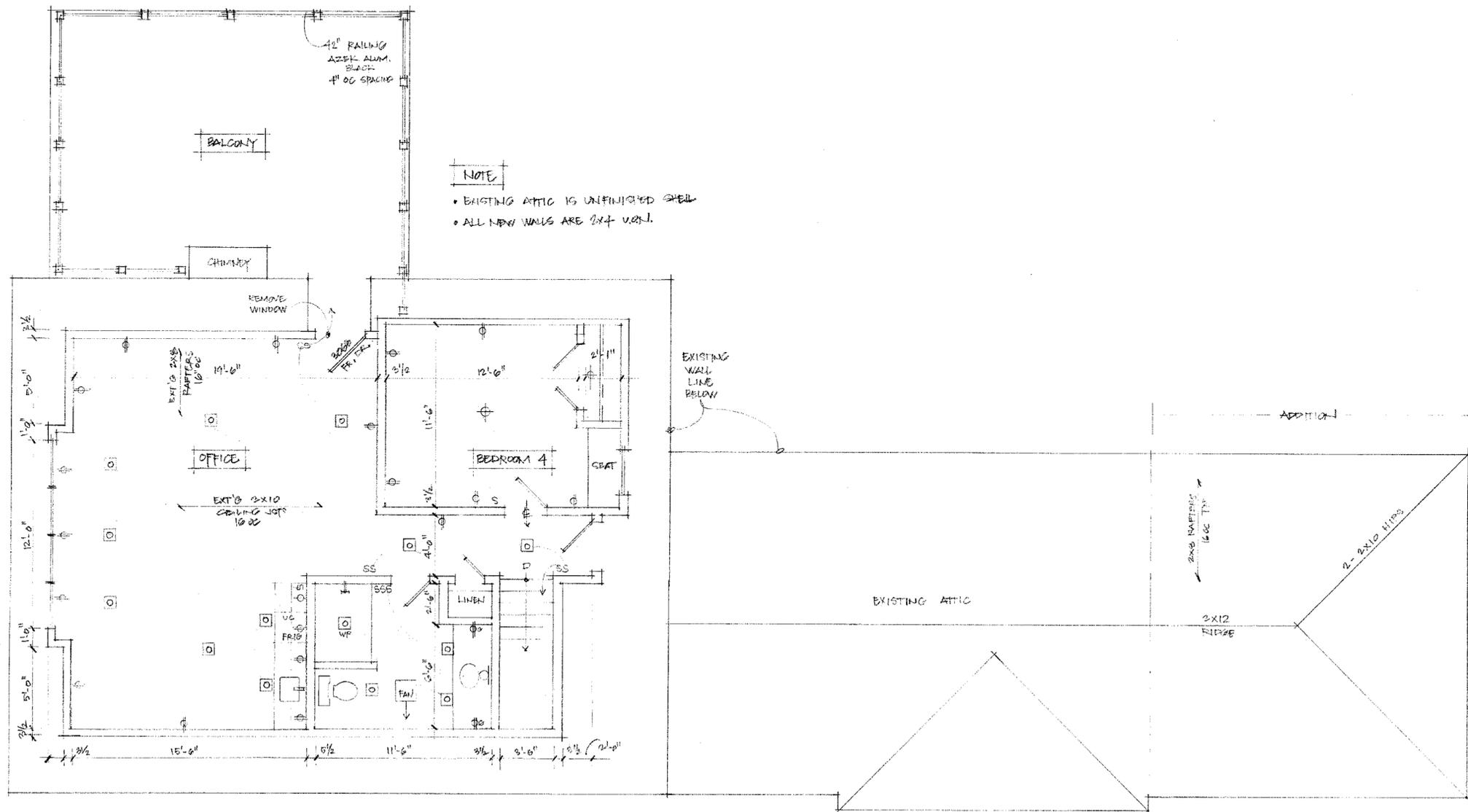
FIRST FLOOR

THE COURT RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: G.W.
DATE: 12-1-2006		REVISED:
110 BURNHAM PLACE - EVANSTON		
FIRST FLOOR PLAN		DRAWING NUMBER: 0076



SECOND FLOOR

THE COURT RESIDENCE		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY: GJW
DATE: 12-1-98		REVISED:
110 BURNHAM PL. EXINGTON		
SECOND FLOOR PLAN		DRAWING NUMBER: 001



NOTE

- EXISTING ATTIC IS UNFINISHED SHELL
- ALL NEW WALLS ARE 2x4 VERT.

THIRD FLOOR

THE COURT RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: S.W.
DATE: 12-1-00		REVISED:
110 BURNHAM PL, EVANSTON		
THIRD FLOOR PLAN		DRAWING NUMBER: 005



EXISTING
NORTH ELEVATION

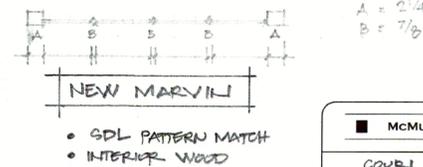
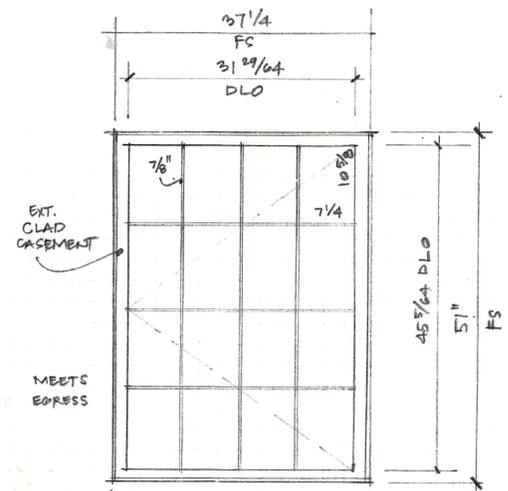
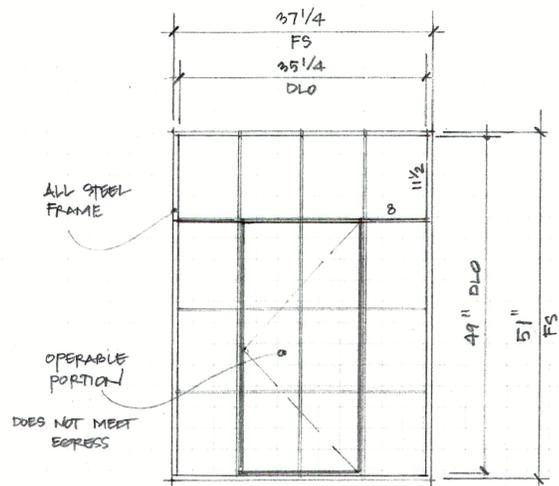
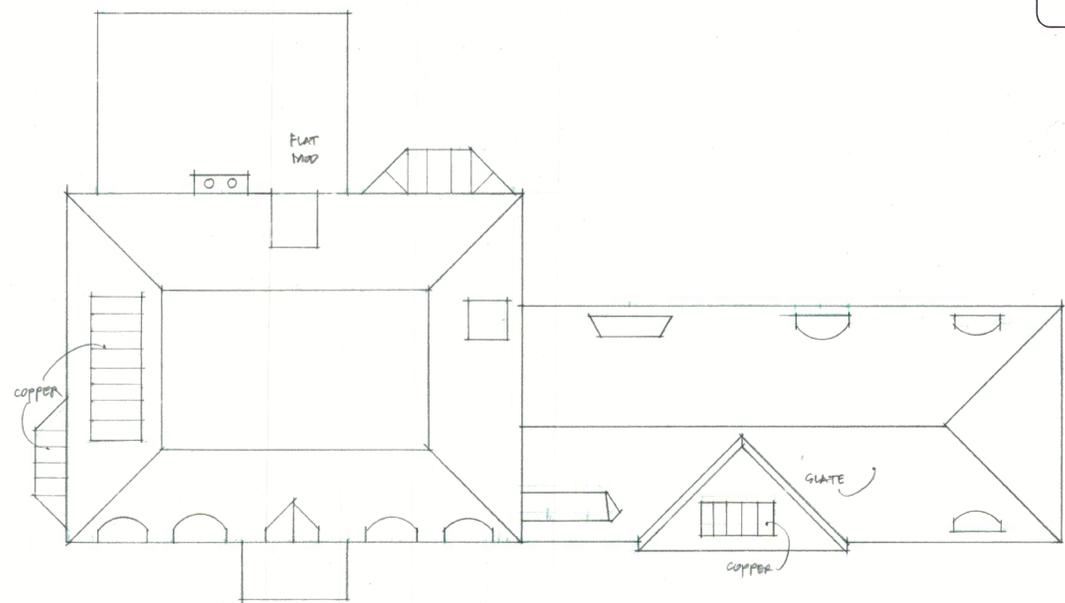
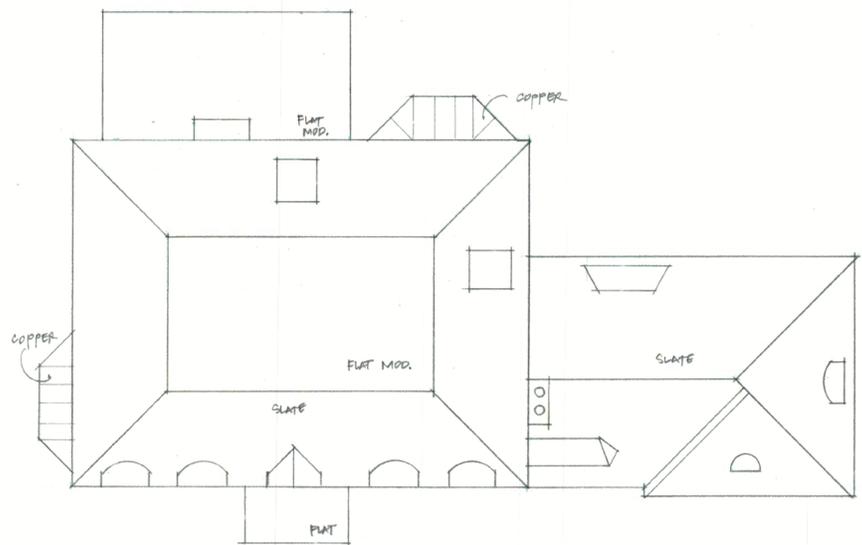


PROPOSED
NORTH ELEVATION

THE COURT RESIDENCE		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: GUN
DATE: 1.4.21		REVISED:
110 BURNHAM PL. EVANSTON		
ELEVATIONS		DRAWING NUMBER: 006A

10911115

ROOF PLANS



■	MCMURRAY INC.	■
COURT RES		
110 BURNHAM PL		
EVANSTON		

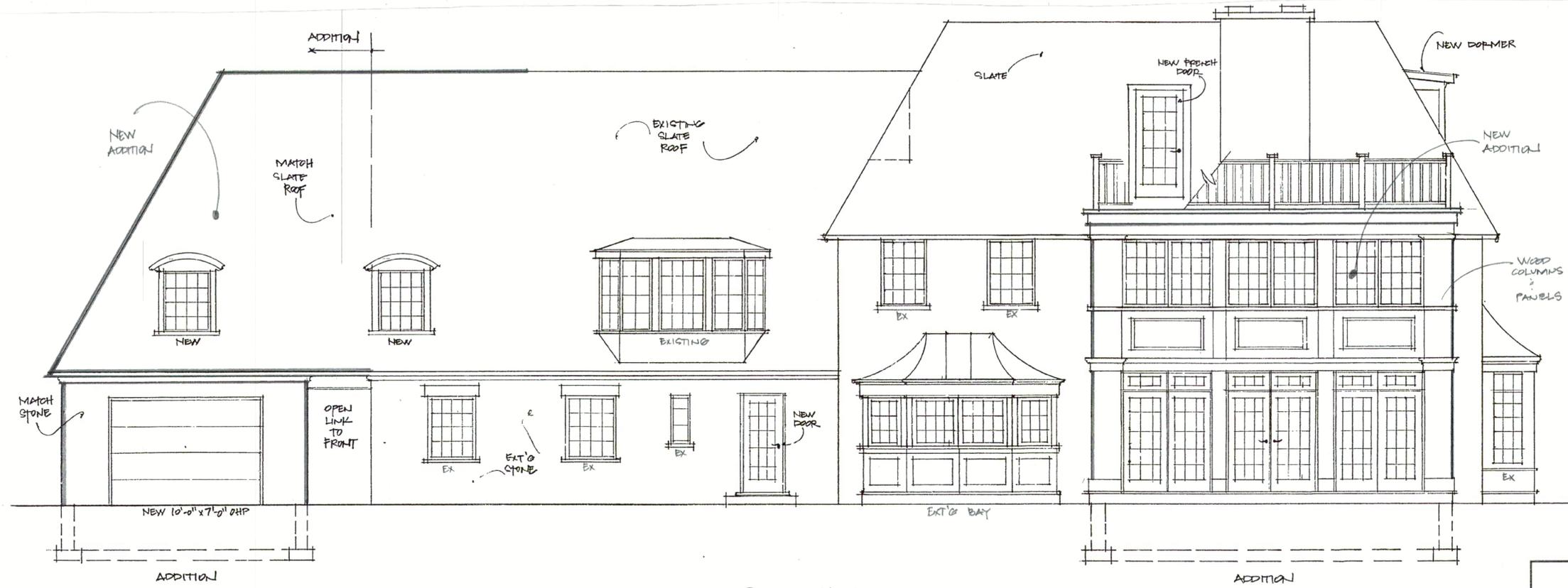
REV. 1-4-21

THE COURT RESIDENCE		
SCALE: 1/8"	APPROVED BY:	DRAWN BY: SWW
DATE: 1-4-21		REVISED:
110 BURNHAM PL. EVANSTON		
ROOF PLANS - WINDOW DETAIL		DRAWING NUMBER: 010

10911115



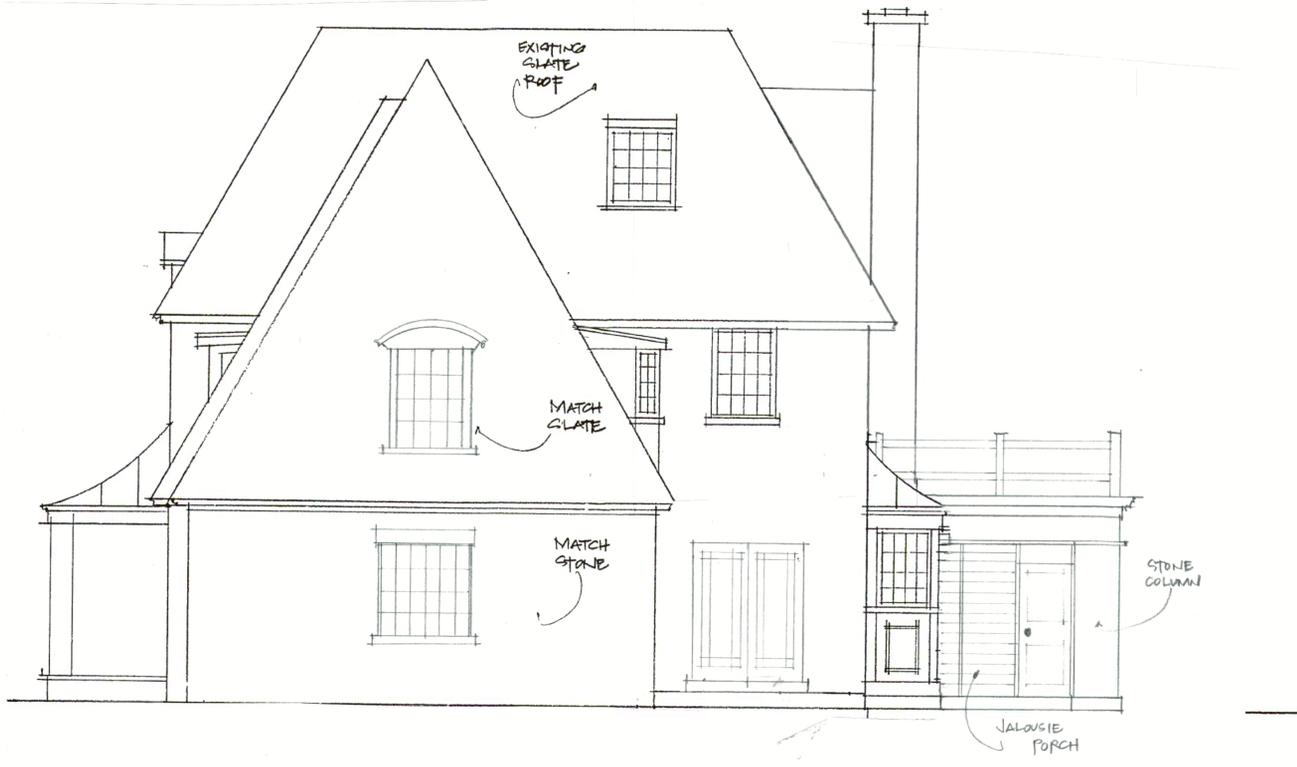
EXISTING
SOUTH ELEVATION



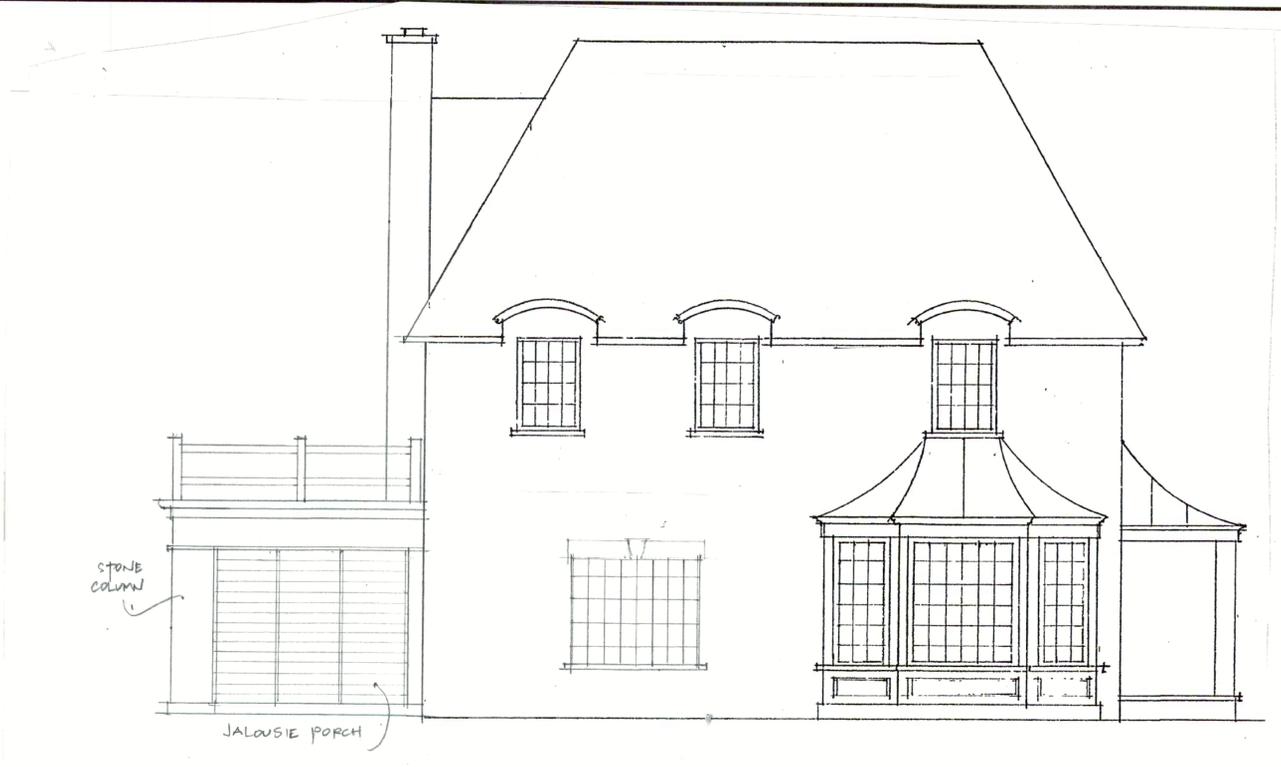
PROPOSED
SOUTH ELEVATION

THE COURT RESIDENCE			
SCALE: 1/4"	APPROVED BY:	DRAWN BY GMM	
DATE: 1-4-21		REVISED	
110 BURNHAM PL. EVANSTON			
ELEVATIONS			DRAWING NUMBER 007A

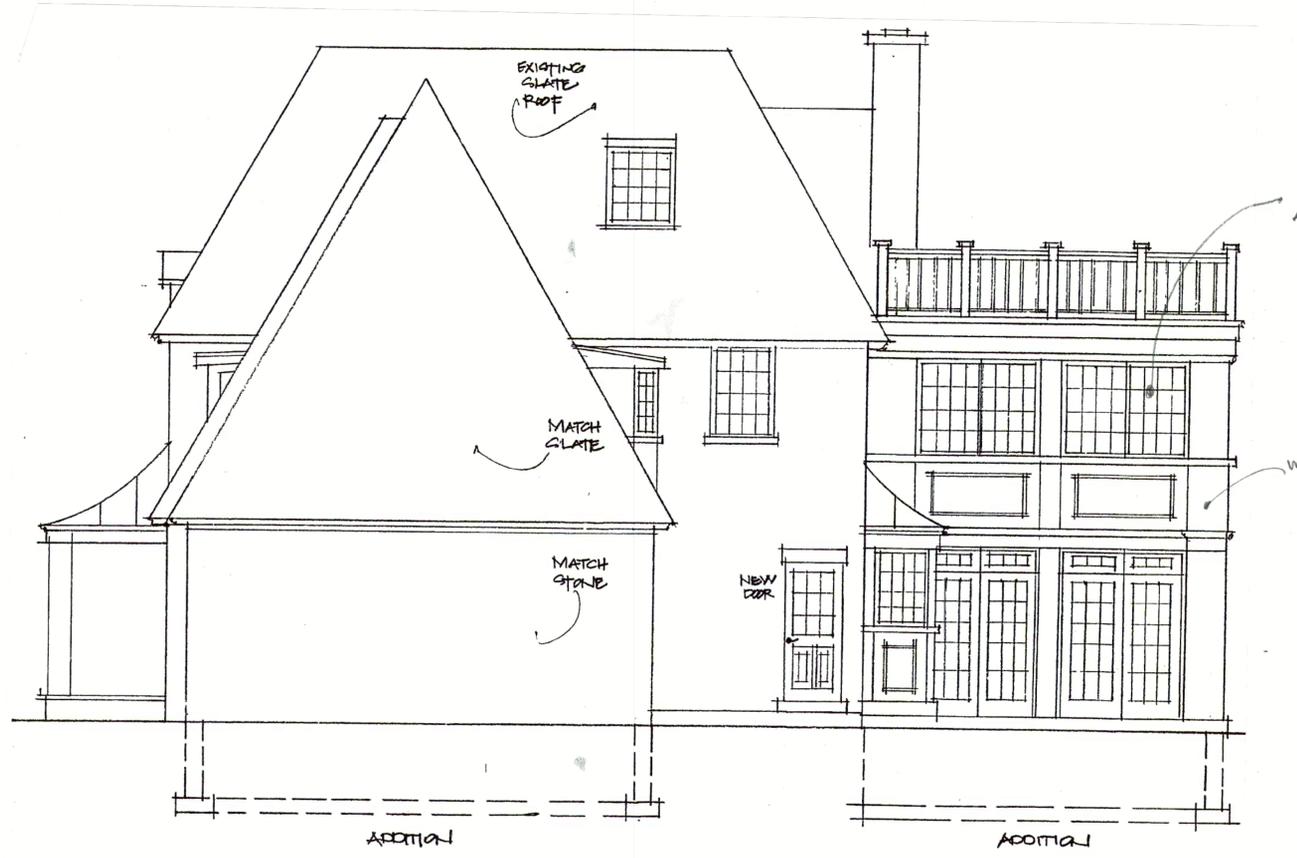
1091115



EXISTING
WEST ELEVATION



EXISTING
EAST ELEVATION



WEST ELEVATION

NEW
ADDITION

WOOD
COLUMNS
AND
PANELS

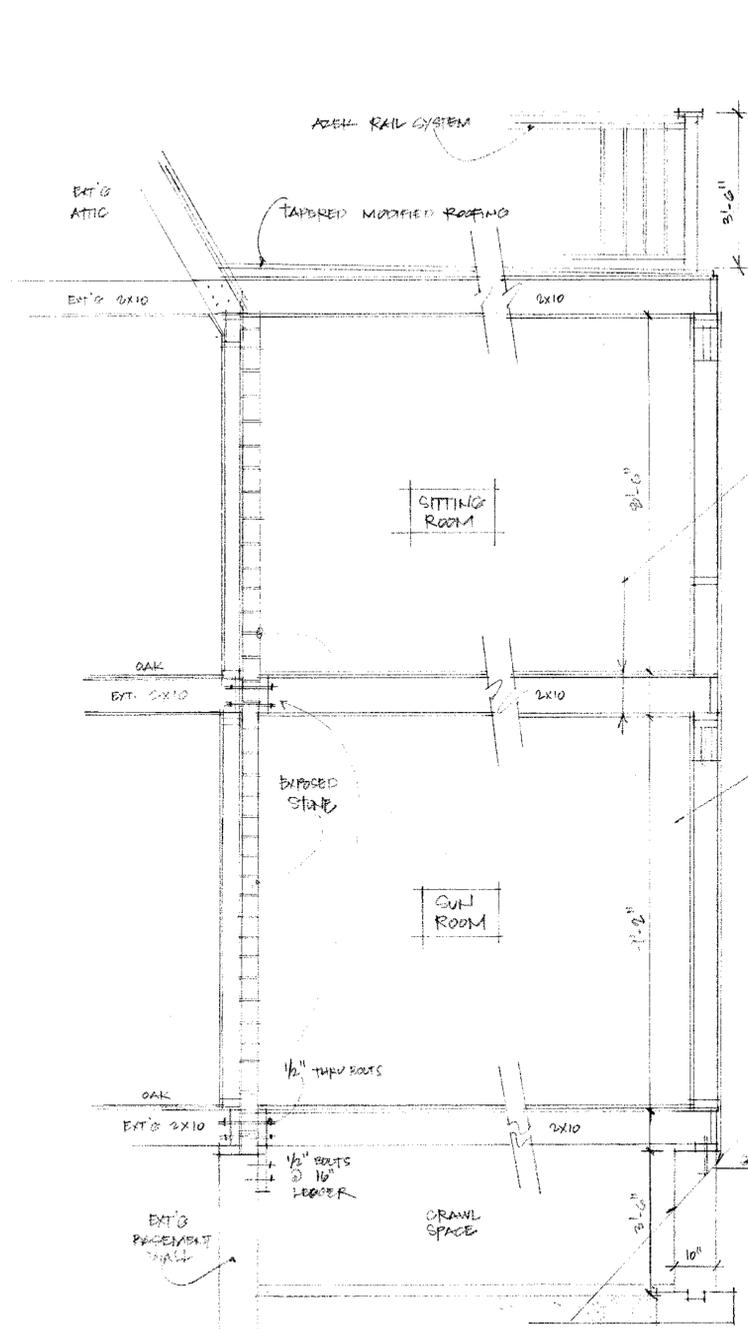


ADDITION

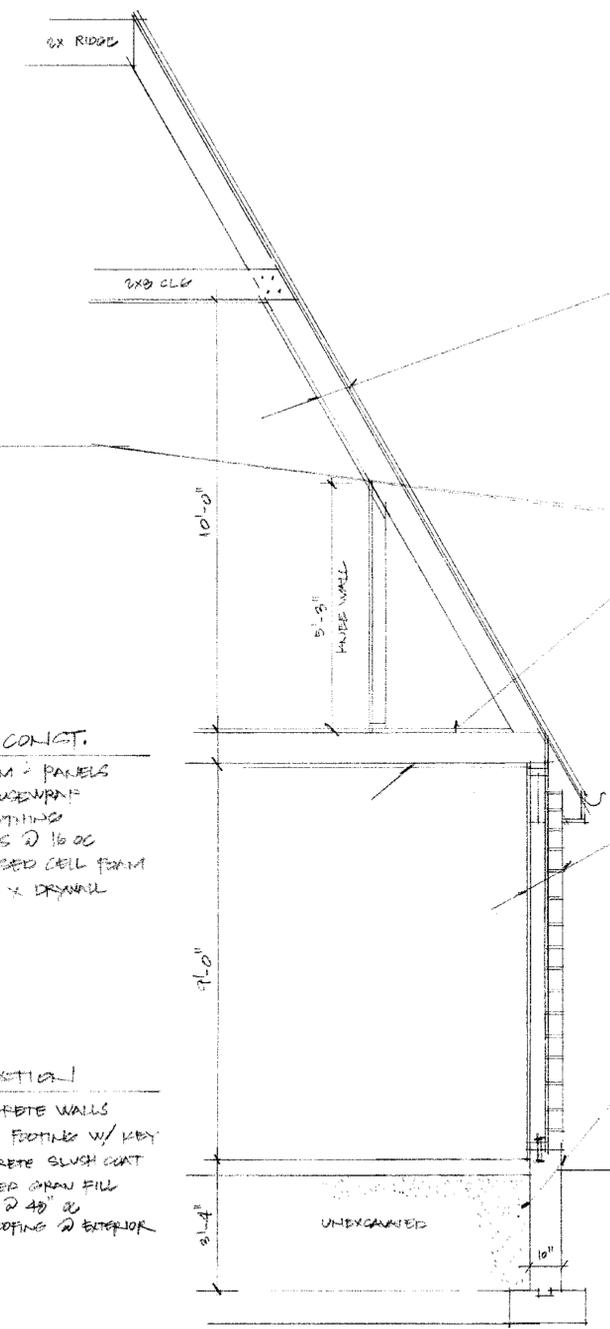
EAST ELEVATION

THE COURI RESIDENCE		
SCALE: 1/4"	APPROVED BY:	DRAWN BY: SMN
DATE: 1.4.21		REVISED
110 BURNHAM PL.		
ELEVATIONS		DRAWING NUMBER 008A

10911/15



SUNROOM ADDITION



GARAGE ADDITION

ROOF CONSTRUCTION

SLATE ROOF TO MATCH
 ICE + WATER @ ALL BAYS VALLEYS AND DECK
 5/8" CDX PLYWOOD
 2x6 RAFTER @ 16" OC
 CLOSED CELL FOAM INSULATION - R49
 5/8" TYPE 'X' DRYWALL

FLOOR CONSTRUCTION

3/4" OAK TO MATCH
 3/4" T & G PLYWOOD
 2x10 JOIST @ 16" OC
 R-21 INSULATION
 5/8" TYPE 'X' DRYWALL

WALL CONSTRUCTION

STONE VENEER TO MATCH
 TYVEK HOUSEWRAP
 5/8" CDX WALL SHEATHING
 2x4 STUDS @ 16" OC
 CLOSED CELL FOAM - R21
 5/8" TYPE 'X' DRYWALL

FOUNDATION

10" CONCRETE WALL
 10" X 20" FOOTING W/ KEY
 4" CONCRETE SLAB
 10 X 10 WWP
 6" MIB VAPOR
 6" STONE

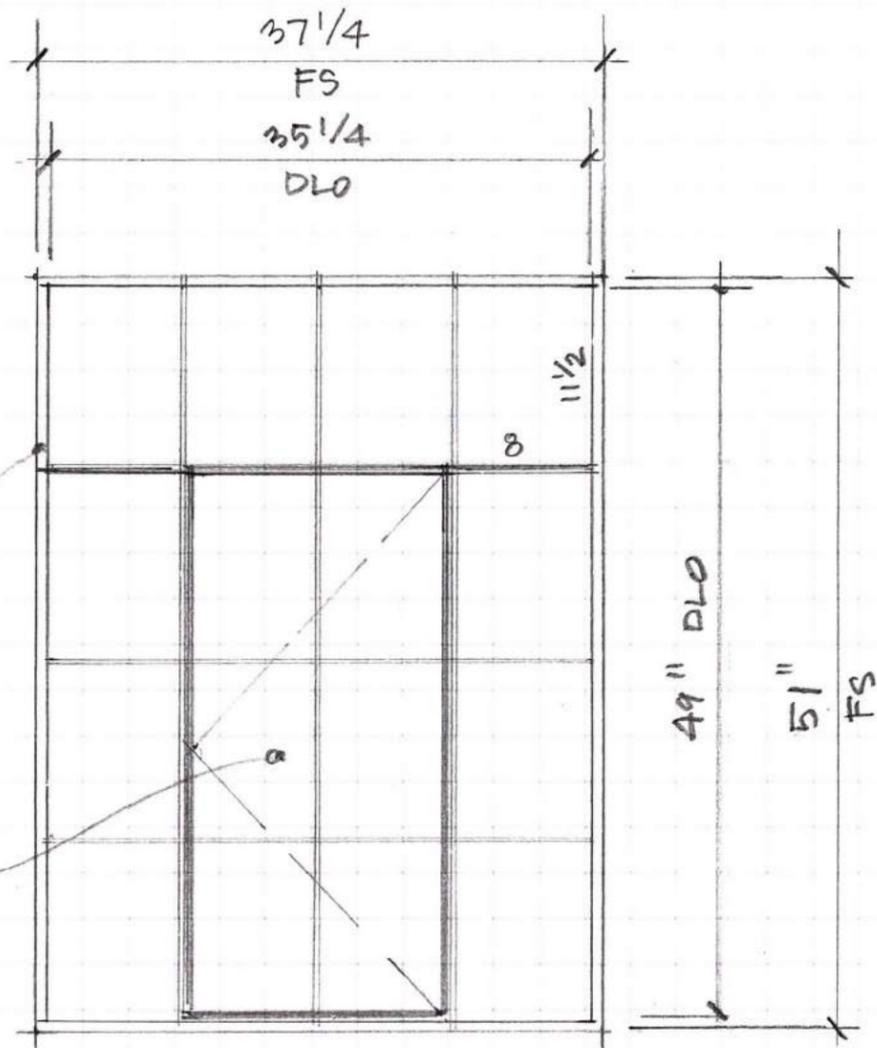
WALL CONCT.

WOOD TRIM - PANELS
 TYVEK HOUSEWRAP
 5/8" SHEATHING
 2x6 STUDS @ 16" OC
 R-21 CLOSED CELL FOAM
 5/8" TYPE 'X' DRYWALL

FOUNDATION

10" CONCRETE WALLS
 10" X 20" FOOTING W/ KEY
 2" CONCRETE SLUSH COAT
 COMPACTED GRAN FILL
 J-BOULDS @ 40" OC
 DAMPPROOFING @ EXTERIOR

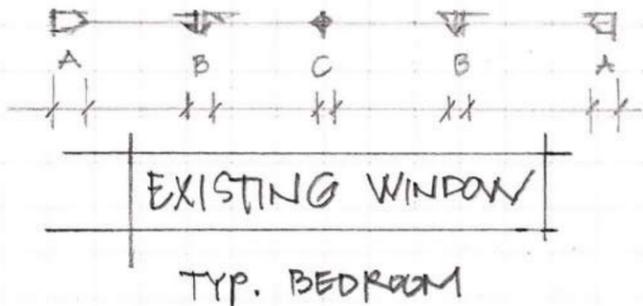
THE COURT RESIDENCE		
SCALE:	APPROVED BY:	DRAWN BY SMW
DATE: 12.1.20		REVISED
110 BURNHAM PL. EVANSTON		
WALL SECTIONS		DRAWING NUMBER 009



ALL STEEL FRAME

OPERABLE PORTION

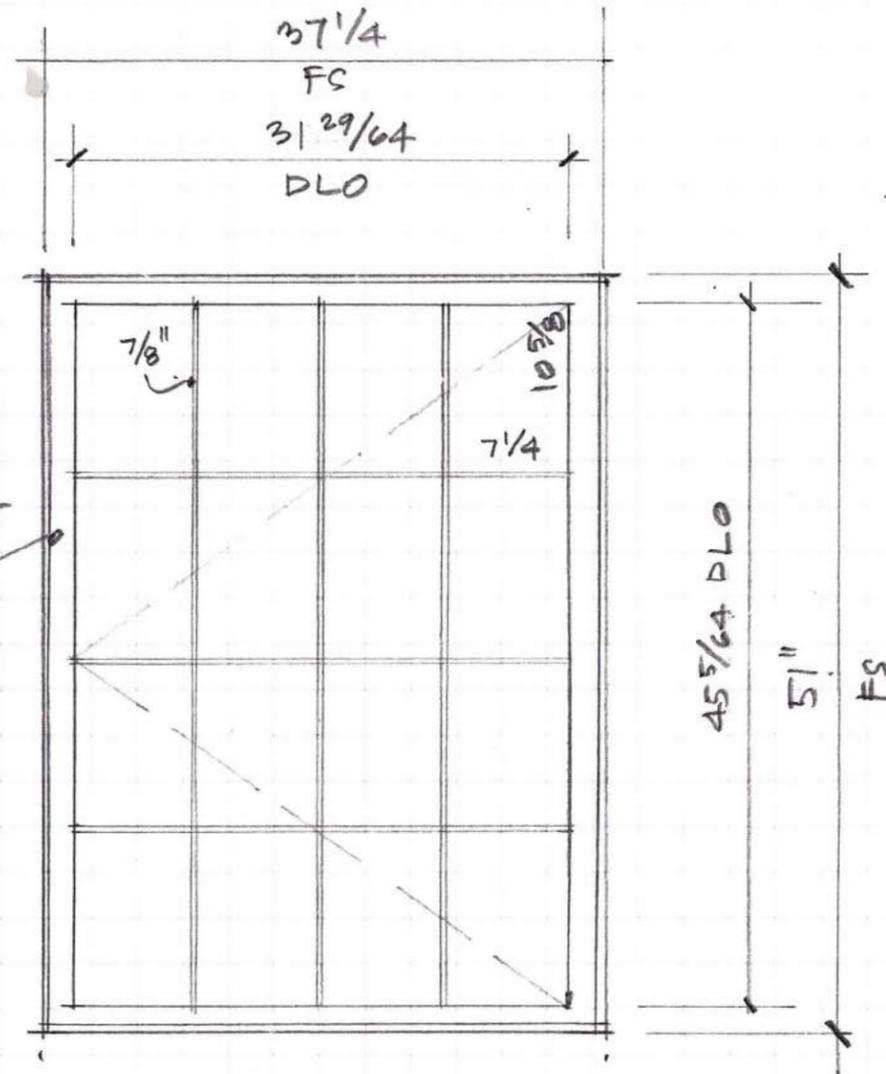
DOES NOT MEET EGRESS



A = 1 5/8"

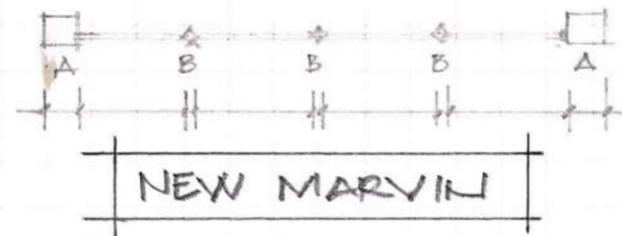
B = 1 1/4"

C = 5/8"



EXT. CLAD CASEMENT

MEETS EGRESS



A = 2 1/4"

B = 7/8"

- SDL PATTERN MATCH
- INTERIOR WOOD

REV. 1.4.21

■ MCMURRAY INC. ■
COURT REC
110 BURNHAM PL
EVANSTON



Zoning Analysis

Summary

Case Number:

20ZONA-0136

Case Status/Determination:

Compliant

Proposal:

INTERIOR RENOVATION AND 2 ADDITIONS TO EXISTING SFR

Site Information:

Property Address	110 BURNHAM PL	Zoning District:	R1
Overlay District:	None	Preservation District:	

Applicant:	Scott Walker
Phone Number:	

MICHAEL GRIFFITH

Signature

12-09-20

Date

Zoning Section Comments**Recommendation(s):** Click on the link(s) below to access online application(s)

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: November 30, 2020

RESULTS OF ANALYSIS: Compliant

Z.A. Number: 20ZONA-0136
Address: 110 BURNHAM PL
Applicant: Scott Walker
Phone:

Purpose: Zoning Analysis without Bld Permit App
District: R1 **Overlay:** None **Preservation District:**
Reviewer: Michael Griffith

THIS APPLICATION PROPOSES (select all that apply):

ANALYSIS BASED ON:

- | | | | |
|--------------------------|-------------------------|---------------------------|---------------|
| <input type="checkbox"/> | New Principal Structure | Change of Use | Sidewalk Cafe |
| <input type="checkbox"/> | New Accessory Structure | Retention of Use | Other |
| X | Addition to Structure | Plat of Resubdiv./Consol. | |
| <input type="checkbox"/> | Alteration to Structure | Business License | |
| <input type="checkbox"/> | Retention of Structure | Home Occupation | |

Plans Dated: NOT DATED
Prepared By: SCOTT WALKER
Survey Dated: 12-03-20
Existing Improvements: SFR-DET AND ATTACHED GARAGE

Proposal Description:
 INTERIOR RENOVATION AND 2 ADDITIONS TO EXISTING SFR

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 50%)

Total Eligible Front
 Front Porch
 Regulatory Area

Pavers/Pervious Paver Exception (Subtract

Total Paver Area
 Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space

Open Required Spaces
 Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:		Dwelling - SF Detached	Dwelling - SF Detached	Compliant
Comments:				
Minimum Lot Width (LF)	35	140.7	140.7	Compliant
USE: Single Family Detached				
Comments:				
Minimum Lot Area (SF)	7,200 sqft	17260	17260	Compliant
USE: Single Family Detached				
Comments:				
Dwelling Units:		1	1	Compliant
Comments:				
Rooming Units:				
Comments:				
Building Lot Coverage (SF) (defined, including subtractions& additions):	5178	2710 15.7%	3240 18.8%	Compliant
Comments:				

	Standard	Existing	Proposed	Determination
Impervious Surface Coverage (SF, %)	7767	4560	5000	Compliant
		26.4	29.0%	

Comments:

Accessory Structure Rear Yard Coverage: 40% of rear yard

Comments:

Gross Floor Area (SF)

Use:

Comments:

Height (FT) 5 NOT TO EXCEED 2.5 STORIE ON: 2 STORIES, DIMENSION F

Comments:

Front Yard(1) (FT) 30.5 30.0 ADDITION: 31.4 Compliant

Direction: N

Street:

Comments: STANDARD IS AVERAGE IS SUBJECT PROPERTY AND ONE TO THE WEST

Front Yard(2) (FT)

Direction:

Street:

Comments:

Street Side Yard (FT) 15.0 43.2 ADDITION: 15.0+ Compliant

Direction: E

Street:

Comments:

Interior Side Yard(1) (FT) 5.0 5.0+ ADDITION: 5.5 Compliant

Direction: W

Comments:

Interior Side Yard(2) (FT)

Direction:

Comments:

Rear Yard (FT) 30.0 30.0+ ADDITION: 30.0+ Compliant

Direction: S

Comments:

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
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Use(1): Single-family Detached

2

Comments:

Use(2):

Comments:

Standard

Existing

Proposed

Determination

Use(3):

Comments:

TOTAL REQUIRED:	2	2	3	Compliant
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Comments:

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

Access:	Sec. 6-16-2-2	STREET	STREET	No Change
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Comments:

Vertical Clearance (LF)	7'			
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Comments:

Surfacing:	Sec. 6-16-2-8 (E)	ENCLOSED	ENCLOSED	Compliant
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Comments:

Location:	Sec. 6-4-6-2	A-GARAGE	A-GARAGE	Compliant
-----------	--------------	----------	----------	-----------

Comments:

Angle(1):	Comments:
-----------	-----------

Width(W) (FT)

Comments:

Depth(D) (FT)

Comments:

Aisle(A) (FT)

Comments:

Module (FT)

Comments:

Angle(2):	Comments:
-----------	-----------

Width(W) (FT)

Comments:

Depth(D) (FT)

Comments:

Aisle(A) (FT)

Comments:

Module (FT)

Comments:

Garage Setback from Alley Access (FT)

Comments:

MISCELLANEOUS REQUIREMENTS

Standard

Existing

Proposed

Determination

Requirement (1): DRIVEWAY	MAX 30% COVERAGE IN FRONT YARD		LESS THAN 30% OF FRONT YARD AREA	Compliant
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Comments:

Requirement (2): ROOF OVERHANG	10% OBSTRUCTION OR MATCH EXISTING		ADDITION: DIMENSION	
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Comments: DIMENSION ROOF OVERHANG ON GARAGE ADDITION; OVERHANG PERMITTED TO MATCH EXISTING ROOF OVERHANG

Requirement (3):

Comments:

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

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

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

See attached comments and/or notes.

MICHAEL GRIFFITH

12-09-20

SIGNATURE

DATE

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN

LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA



PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="French Eclectic"/>	ROOF TYPE	<input type="text" value="Hipped"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Slate"/>
CONSTRUCTION YEAR	<input type="text" value="1936"/>	FOUNDATION	<input type="text" value="Not visible"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Front entry"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Metal"/>
WALL MATERIAL (current)	<input type="text" value="Stone"/>	WINDOW MATERIAL 2	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Casement/fixe/jalousie"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="Multi-light"/>
NO OF STORIES	<input type="text" value="1.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

110		BURNHAM	PLACE
-----	--	---------	-------

ALTERATIONS

Jalousie windows and door at front of garage connector; jalousie windows in rear porch.

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)	100 Stockham Place	ORIGINAL OWNER	Hemphill C.A.
		ORIGINAL ARCHITECT	Omar & Lillienthal
BUILDING MOVED?	No	ARCHITECT SOURCE	BP21551
MOVED FROM		BUILDER	

ADDITIONAL PHOTOGRAPHS

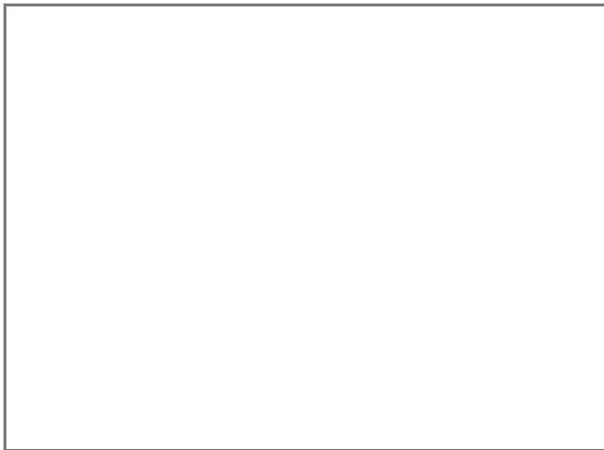


PHOTO ID2

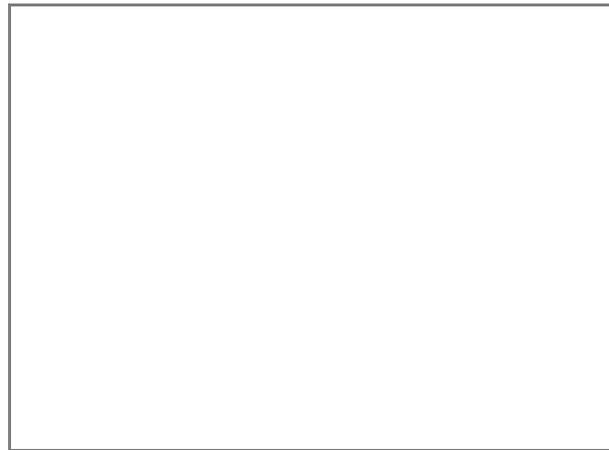


PHOTO ID3

OTHER PINS

SURVEYOR	Lara Ramsey
SURVEYOR ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEY DATE	3/7/2012
Historic Info Compiler	MBM
SURVEYAREA	EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

110 [] BURNHAM PLACE

**OLD ADDRESS
(city dir.year)**

100 Stockham Place

DATE OF CONSTRUCTION 1936

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # [] **DATE** []

MOVED FROM []

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 21551 **DATE** 1936.09.18

BUILDING PERMIT DESCRIPTION 2-story stone veneer single family residence garage attached

COST \$30,000

ORIGINAL OWNER Hemphill C.A.

ORIGINAL OWNER OCCUPIED? No

ORIGINAL ARCHITECT Omar & Lillienthal

ARCHITECT SOURC BP21551

BUILDER []

EXTERIOR ALTERATION PERMITS

[]

OTHER PERMIT INFO

[]

COA INFO

2002 - Replacing a tool shed.
2003 - Replace existing chain link fence with slotted cedar fence, 4" high x 150" long.

HISTORIC INFO

[]

OTHER SOURCES

ELHD n/a. PHOTOS: Mitchell Bros 1972, Kenneth Friend Realty, Inc 1973.

HISTORIC INFO COMPILER MBM

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 110

STREET BURNHAM PLACE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Hipped roof with slate shingles; segmental arch through-the-cornice dormers on front and side elevations; center-front dormer with triangular pediment; hipped entry porch with copper roof and wrought iron supports; metal casement windows; three-sided east bay window; attached garage connected to west end by 1.5-story connector with shed roof dormer.



MEETING MINUTES

HISTORIC PRESERVATION COMMISSION

Tuesday, November 10, 2020

7:00 PM

Via Virtual Meeting

Members Present: Beth Bodan, Ken Itle, Suzi Reinhold, Mark Simon,
Stuart Cohen, Jamie Morris

Members Absent: Aleca Sullivan

Staff Present: C. Sterling, City Planner; M. Parker, Management Analyst

Presiding Member: Mark Simon, Chair

Declaration of Quorum

With a quorum present, Chair Simon called the meeting to order at 7:00 p.m.

Suspension of Rules for digital meeting

Ms. Bodan motioned to suspend the rules to permit members to convene via virtual meeting. Second by Mr. Cohen and approved 6-0.

OLD BUSINESS

**A. PUBLIC HEARING - 2404 Ridge Ave. - Landmark, Case # 20PRES-0308
Economic Hardship (Tentative)**

Rick Sweitzer applies for a Certificate of Economic Hardship, following the September 29, 2020, City Council's decision to not accept Mr. Sweitzer's appeal of the Preservation Commission's denial of a certificate of appropriateness on August 11, 2020. The Commission had denied approval of the existing conditions of windows and skylights on the barn, which reflect less work completed than originally approved 15+ years ago. 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). *Item continued from November 10, 2020 to December 8, 2020.*

- Mr. Sterling stated it was his preference and that of the City to have the case heard since the applicant is present and the necessary information provided for action to be taken.
- Mr. Sweitzer requested a continuance to February so that members of the Commission could visit the property and so that Commissioner Cohen could familiarize himself with previous proceedings.
- Chair Simon stated his preference was to continue the case and there was an established precedent for doing so when requested.
- Ms. Morris made a motion to continue to case to the January 12 meeting. Second by Ms. Reinhold and approved 6-0.

B. 1735 Asbury Ave – RHD - Case # 20PRES-0293 - Continued from November 10, 2020 meeting (Tentative)

Tom Rowland applies for a certificate of appropriateness – Main house scope: 1. structural enhancements of floor 1 & 2, floor joists to improve floor levelness. 2. Renovation of existing kitchen with new windows and doors. 3. Covered porch and open deck. Coach house scope: 1. Renovation of existing coach house (floor 1 & 2). Applicable standards: Alteration [1-10]; [Construction 1-5, 7, 8, and 10-15]; and Demolition [1-6]

- Ms. Reinhold made a motion to continue the case to the January 12 meeting. Second by Ms. Morris and approved 6-0.

C. 1509 Forest Ave - Landmark/LSHD - Case # 20PRES-0310

Sergio Barraza applies for a certificate of appropriateness due to hail damage to replace the existing aluminum siding on the house and the garage with Hardie plank lap siding. Applicable standards: Alteration [1-10] ***Continued from November 10, 2020, to December 8, 2020***

- Ms. Reinhold made a motion to continue the case to the January 12 meeting. Second by Ms. Bodan and approved 6-0.

D. 1534 Wilder St. - Located on the same lot of record of the landmark at 1208 Ashland Ave. - Case # 20PRES-0304

Miroslaw Ogidel applies for a certificate of appropriateness to replace existing double-hung wood windows with double-hung vinyl windows. Applicable standards: [Alteration 1-10] ***Continued from November 10, 2020, to December 8, 2020***

- The applicant made a brief presentation focused on the fibrex vs vinyl pricing options and his belief that the warranty and quality of the vinyl windows is the same as a fibrex option but cheaper.
- Chair Simon inquired if repair of existing windows was possible or if replacement of a smaller number with a higher quality window was possible. Was phasing possible?
- Mr. Cohen asked if the structure itself was a Landmark or just located on a lot of record.
 - Chair Simon stated it was on the lot recorded as a Landmark. Structures do not receive landmark status, rather lots receive the status.
 - Mr. Sterling stated that was correct but that the structure does exhibit good integrity on its own.
- Mr. Cohen asked if the window muntins were snap in, or simulated divided lites?
 - Applicant stated they were snap in muntins
- Mr. Cohen asked how many windows were proposed to be replaced.
 - Applicant stated 27 of the 31 existing windows
- Mr. Cohen stated that window replacements are difficult and have significant potential to degrade integrity as they never look like the original windows since they are located in a different plane. Vinyl particularly is a

problem because of the thickness of the sash and snap in muntins never look right.

- Chair Simon asked if insurance would pay for any of the replacements
 - Applicant said they received some money but not a lot
- Ms. Bodan stated she had concerns over the Commission's authority to take action on the case due to it not being the landmark structure
 - Mr. Sterling stated it should be treated similarly to a significant accessory structure on any lot of record with landmark status
- Ms. Reinhold reiterated that phasing with a higher quality window was her preference and that replacing original windows with vinyl degrades integrity. The economic difficulty is understandable, but options for phased replacement and repair where possible should be prioritized.
- Mr. Itle stated that the applicant should look hard at the option for phasing and that all 27 windows can not be in such poor shape and critical to the spaces used. Better quality windows installed in 5-10 openings is a far better solution than 30 with vinyl.
- For the purposes of arriving to action Mr. Itle made a motion for approval, second by Ms. Reinhold. The motion failed on a 0-5 vote with one abstention.

E. 1206 Hinman Ave. – LSHD - Case # 20PRES-0303

Paul Lang applies for a certificate of appropriateness for re-siding some sections of the home with fiber cement, new trim, demolition of the side porch, and rebuilding with structural footings, opening the front porch, and widening the rear porch with new composite decking. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6] Continued on November 10, 2020 to December 8, 2020 ***Continued from November 10, 2020, to December 8, 2020. The applicant is asking to continue the item until January 12, 2021***

- Ms. Reinhold made a motion to continue the case to January 12. Second by Mr. Itle and approved 6-0.

NEW BUSINESS

A. 929 Sherman Ave. - Landmark, Case # 20PRES-0313

Dick Co, submits for a Certificate of Appropriateness for the construction of a 2-story addition to the existing garage in the rear yard as an ADU (accessory dwelling unit). Applicable standards: Construction [1-5, 7, 8, and 10-15]

- The applicants gave a brief introduction to the project and stated that the habitable addition is to a garage previously approved by the Commission and that the same materials would be used as well as picking up details from the principle structure.
- Neighboring property owners Hillie Haker and Martin Reinke said their primary concern was the distance between their structure and the proposed structure. Since their home is located on the lot line, there would only be 3' between walls and asked that more attention be given to that elevation.
 - Applicant states that they did a study of the neighboring property to

ensure that window placement would impact privacy to the lowest degree possible and the placement is strategic, ensuring no windows are directly in line.

- Mr. Cohen asked if the neighboring structure was an existing non-conforming use
 - Mr. Sterling stated yes
- Concerns were brought up with meeting the Zoning Code and Unified Building Code.
 - Mr. Sterling stated the project was zoning compliant and that the UBC could be met if the wall in question were fire rated. It is not an unusual situation.
- Ms. Bodan asked what the height difference was between structures
 - Applicant stated it was similar to the height of the neighboring structure. Around 24'
- Ms. Reinhold asked if a second story on the existing garage was considered as it is more typical for an ADU.
 - Applicant stated it was the first option considered but due to the garage being relatively new construction, lack of a full foundation, and costs associated with converting the structural components, it was not feasible.
- Ms. Bodan asked if discussions were held with the neighboring property owners during design development
 - Applicant stated no. Homeowner stated casual conversations occurred across the fence. Difficult during COVID.
- Mr. Cohen asked if a cost-benefit analysis were performed for the proposed location vs a garage addition at the second floor
 - Applicant stated no formal study had been done but they did run the numbers and it wasn't advantageous
- Mr. Cohen asked if they had considered replacing the existing garage completely rather than try to alter it structurally
 - Applicant stated they had no as it was wasteful and they didn't want to demolish a new structure unnecessarily
- Applicant reiterated the project is zoning compliant
- Mr. Itle agreed, but said the zoning assumes the neighboring structure is also 3' away. Is there a way to get the setback closer to 6'
 - Applicant stated no, it doesn't make sense to move it more. It creates limited habitable space
- Chair Simon stated his desire to continue the case to permit further discussions with the neighbor and to give commissioners a chance to visit the site.
- Chair Simon stated the concerns are not with the building but its context and and the relationship between structures
- Mr. Cohen agreed the structure itself is appropriate on its own
- Applicant stated they wanted to explore ways to reduce the bulk of the structure and looked at altering the roof form
- Mr. Cohen stated the roof form was irrelevant and believes the standards had been met except for the relationship between structures
- Mr. Itle made a motion to continue the case to January 12. Second by Ms.

Reinhold and approved 6-0.

B. 1208 Ashland Ave. - Landmark, Case # 20PRES-0314

Miroslaw Ogidel, submits for a Certificate of Appropriateness to replace a total of 16 stained glass windows in existing openings with new stained glass windows, same size, as per manufacturer's specifications. Applicable standards: [Alteration 1-10]

- Ms. Reinhold stated that there were discussions with the applicant and they know what needs to be submitted and likely did not have time to complete before this meeting
- Ms. Bodan moved to continue the case to January 12. Second by Mr. Itle and approved 6-0.

C. 1227 Greenwood St. - Ridge HD, Case # 20PRES-0315

Guy Elgat, and Valerie Shternberg, submit for a Certificate of Appropriateness proposing to renovate the existing first floor, replace all windows with black, thinly- framed ones, slightly expand the window in the living room, tear down the roof, and add a second floor to 1227 Greenwood St. Finished the entire building in white, smooth stucco. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6]

- Applicant and property owners gave a brief introduction of the project and the intent for a contemporary aesthetic
- Applicant reviewed fenestration and compatibility with the original structure as well as neighboring structures as well as the proposed materials including other new additions to the District on the block which are stucco with low pitched roof forms
- Chair Simon indicated that the plans appeared vague and asked Commissioners if they needed more detail to make a proper review
- Mr. Itle stated that the renderings are suitable although not ideal. It would be important to understand further how the transition and termination areas are treated and if there would be more detail with a closer detailed view.
 - Applicant stated there would not be. It is a smooth stucco box with metal and glass detailing. Stucco is difficult to render as the texture is lost.
- Mr. Itle asked how the transition between windows and the stucco would be handled
 - Applicant stated the stucco would return into the windows. The detail would be minimal by design. First floor openings being re-used.
- Neighboring property owners provided comment and agreed that they generally excited for the investment but had concerns with the aesthetic, mass, and bulk as compared to other proximate structures.
- Neighboring property owner gave a brief description of the existing structure and it being one of a handful one one-story Ranch Style homes, wondering if they were historic in their own right.
- Mr. Cohen stated that they may be within the 50 year period of significance

- Ms. Morris asked what the construction dates were for the proximate stucco homes
 - Stated within the last 5-6 years.
- Chair Simon stated the biggest difference between those and the proposed structure is the roof form
- Mr. Cohen stated that the objections by neighbors are heard but that the standard for review are designed to be style blind.
- Mr. Cohen stated that they should value urbanity of the street and variety in the types of homes and mentioned the proposal was more suited for the New Construction Standards than for alterations.
- Mr. Cohen reviewed standards for alteration noting most were not met. Mr. Cohen stated that if reviewed as new construction, problematic standards would be the proportion of openings; rhythm of solids to voids; and continuity of front-facing facades.
- Mr. Itle agreed that the transformation is so total that it is better suited for review as new construction and that the existing structure is non-contributing in his opinion.
- Mr. Itle stated that the problematic standards are those of materiality. There are examples of stucco on the block but they have more variety and articulation. Standard #8 and the roof which is proposed is a problem.
- Chair Simon stated that innovative new construction poses a significant challenge for commissioners and residents alike. Something between innovative and contextual is appropriate.
- Ms. Morris concurred stating that the hard angles of the proposal work against the diagonal forms of the existing structure and contextual properties
- Ms. Bodan stated that the fenestration was appropriate and that the goal is mimicking the character of the structure(s) not specific details
- The property owner asked about a shed roof form on the structure and if the chief concern was the flat roof
- Chair Simon stated the Commissions role was not to design the project and that the feedback given was useful and should be used
- Ms. Bodan made a motion to continue the case to the January 12 meeting. Second by Mr. Cohen and approved 6-0.

D. 1323 Elmwood Ave. - Landmark, Case # 20PRES-0316

Benjamin Chewing, submits for a Certificate of Appropriateness to remove dilapidated roof cedar shakes. Add 1/2" ply over 1x10. Install Certaineed architectural asphalt shingle Landmark Pro in Weather Wood or Prairie Wood colors. Applicable standards: [Alteration 1-10]

- The applicant gave a brief presentation describing the principle concerns with the roof being that the owners insurance company would no longer offer coverage with a cedar shake roof
- Mr. Cohen stated that the roof was cedar shingle, not shake.
- Applicant stated the cedar roof requires a lot of maintenance but could last longer than asphalt if maintained
- Chair Simon stated that there are many cedar roofs in Evanston and they are insurable.

- Applicant agreed to this point and stated that a similar fire rating could be improved if treated properly.
- Chair Simon asked the applicant to explain how the proposed roofing material would relate to the original material
 - Applicant stated that it would not be similar in aesthetic although they were trying to mimic it. The shingle proposed is thicker and heavier than some options.
- Mr. Itle stated that cedar roofing was not a character defining feature of the home and that its replacement is evolutionary and something which occurred and occurs regularly
- Chair Simon disagreed noting the cedar shingle has a great deal more granularity to it and many homes around this one have retained cedar roofing. The difference in appearance is considerable.
- Ms. Bodan asked if the proposed material would be similar to that of the neighboring property.
 - Applicant stated it would be similar
- Ms. Bodan asked if the roof of the porch would be replaced as well
 - Yes
- Applicant stated the roof is costly to maintain especially because of its pitch
- Mr. Itle made a motion for approval. Second by Ms. Morris. The motion failed on a 3-3 vote. (Simon, Bodan, Reinhold dissenting).

E. 2009 Dodge Ave. - Landmark, Case # 20PRES-0317

Juan Rosas, submits for a Certificate of Appropriateness to remove existing aluminum siding from the main house. Install new Hardie plank siding (4" exposure). Retain wood siding and shakes under the front gable. Replace existing roof asphalt shingles with asphalt shingles. Applicable standards: [Alteration 1-10]

- Ms. Reinhold stated that she visited the property and requested additional detail on the siding.
- Mr. Cohen stated the difficulty with the siding is the trim pieces and how they transition into the trims and window surrounds.
- Ms. Reinhold made a motion to continue the case to January 12. Second by Mr. Itle and approved 6-0.

F. 2027 Orrington Ave. - Northeast HD, Case # 20PRES-0318

Kyle Donoghue, submits for a Certificate of Appropriateness to remove the existing 8-inch exposure aluminum siding from the main house. Install new vinyl siding (double 4" exposure). Applicable standards: [Alteration 1-10]

- Ms. Reinhold moved to continue the case to January 12. Second by Mr. Cohen. Approved 6-0.

G. 2235 Sherman Ave. - Landmark/Northeast HD, Case # 20PRES-0319

Brenda Walus, submits for a Certificate of Appropriateness to restore the main house after a fire, replace damaged wood windows with new wood windows, including the specialty diamond shape mullions. Restore leaded glass window in front of the house. The addition of an enclosed entrance in the rear. Construction

of a new 2-car detached garage to match the material and style of the main house. Applicable standards: [Alteration 1-10]; Construction [1-4, 7, 8, and 10-15]; Demolition [1-6]

- Applicant described the purpose of the application to restore the home after a whole-house fire. The windows have multiple layers of damage and many need replacing. The scope of work is windows, doors, a garage, and rear mud-room addition.
- Chair Simon asked for more information on the replacement windows
 - Applicant identified each window for replacement and stated that Marvin can replicate them with a Simulated Divided Lite with spacers.
 - The intent is to replicate what was lost during the fire
- Ms. Bodan asked if the muntins for between the glass
 - Applicant stated that they were not and were permanently affixed to the interior and exterior with internal spacers
- Ms. Reinhold asked for clarification of the window material being proposed
 - Wood interior, aluminum clad exterior
- Mr. Cohen stated that Marvins SDL was a good option especially for diamond lites. Asked if all windows would be aluminum clad wood windows
 - Yes
- Mr. Cohen stated that Marvin windows are one of the most historically accurate window options available
- Dan Abraham of 725 Noyes street objected to the COA due to the placement of the garage and believed it to be an affront to local and national preservation codes. Mr. Abraham went on to state several of the Secretary of the Interiors standards for rehabilitation.
- Mr. Abraham stated that the placement of the garage and loss of green space would impact integrity of setting
- Ms. Reinhold stated there is another garage accessed from the street on the block. How does the proposal relate to that?
 - The garage would be similar although the one being referenced is no longer extant.
- Neighbors alleged that conditions were placed on the existing curb-cut and open parking space including their eventual removal.
 - Mr. Sterling stated the City had searched and found no record of these conditions. If conditions existed it would be brought up during permitting, not the COA process.
- Mr. Cohen asked how close the garage was to the neighboring house in question
 - Mr. Sterling stated it exceeded the zoning requirement of 3'
- Chair Simon stated that almost all garages in the past have been approved when the design was appropriate and it would be hard to deny this one for that reason
- Mr. Itle agreed stating there is no alternative location for a garage
- Mr. Itle applauded the efforts to restore the home after the fire
- Mr. Cohen agreed and applauded the quality of design. He sympathized with the neighbor but thought the concerns were misplaced.

- Ms. Bodan asked about the leaded glass windows
 - One of the two just needs to be professionally cleaned. The other which melted during the fire is going to be restored and materials re-used by local professional Tim Murphy.
- Mr. Cohen stated that Mr. Murphy was an excellent resource
- Applicant stated Mr. Murphy is going to restore the front door as well rather than replace
- Peter Evans at 2237 Sherman stated that he has concerns with houses being blocked by the new garage. Loss of green space and light. Concerns with flooding.
 - Mr. Sterling stated a grading plan would be reviewed by engineering staff and by law stormwater had to be retained on-site
 - Mr. Cohen agreed
- Mr. Cohen made a motion for approval. Second by Ms. Morris and approved 6-0.

APPROVAL OF MEETING MINUTES of November 10, 2020

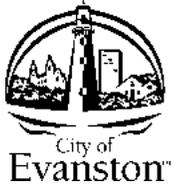
- A motion for approval of the meeting minutes as amended was seconded and unanimously approved.

STAFF REPORTS

Election of Preservation Commission Officers for 2021

- Chair Simon, Vice-Chair Reinhold, and Secretary Bodan were confirmed by the Commission on a unanimous vote

Adjourned 9:55pm



Memorandum

To: Honorable members of the Preservation Commission

From: Cade W. Sterling, City Planner

Subject: 2021 Preservation Commission Schedule

Date: January 7, 2021

The Preservation Commission will have regularly scheduled meetings once a month, typically on the second Tuesday of the month. Additional meetings may be scheduled as necessary.

	2nd Tuesday	
January	12	
February	09	
March	09	
April	13	
May	11	
June	08	
July	13	
August	10	
September	14	
October	12	
November	09	
December	07	First Tuesday due to conflict with Zoning Board of Appeals

Discussion
CTA/PACE Bus Shelters



MEMORANDUM

To: Honorable Members of the Preservation Commission

From: Jessica Hyink, Transportation Planner

CC: Johanna Nyden, Director of Community Development
Cade W. Sterling, City Planner
Carlos Ruiz, Preservation Coordinator

Subject: For Discussion: Potential Accessibility Improvements to Bus Stops

Date: January 6, 2021

Recommended Action:

Staff seeks direction on the installation of concrete bus stop pads in the public right-of-way to provide ADA accessible bus stops in Evanston historic districts. The City also has an opportunity to place bus shelters as part of this project and seeks direction on the potential installation of shelters in historic districts. If bus shelters in historic districts are amenable, staff seeks direction on the concepts provided in Attachment A.

Summary:

The Regional Transportation Authority (RTA) has selected Evanston's Accessible Bus Stop Conversion Project for funding through the RTA Access to Transit Program. The purpose of this project is to create Americans with Disabilities Act (ADA) compliant bus stops and to improve pedestrian accessibility at all bus stops in Evanston. The CTA has identified 63 stops needing ADA improvements; Pace has identified 42 stops needing ADA improvements. Of these stops, 30 are located in historic districts in Evanston, with 20 in the Ridge Historic District, 4 in the Northeast Historic District, 3 in the Lakeshore Historic District, and 3 in the Oakton Historic District. As this project will receive federal funding, the Illinois Department of Transportation (IDOT) requires local historic preservation review before moving onto review by IDOT.

Background:

In 2018, the City conducted a pilot program with CTA to convert several flagged stops to posted stops on Dodge Ave between Oakton and Main Streets. The program consisted of expanding the concrete pad from the sidewalk to the curb to allow ADA bus access. This program was positively received and did not impact any historic districts. However, the new Accessible Bus Stop Conversion Project will similarly expand concrete pads from the sidewalk to meet the curb. See Exhibit 1 for an example of a bus stop converted to ADA compliance.

Exhibit 1. ADA Converted Bus Stop Pad on Dodge Ave at Keeney St



A majority of bus stops in Evanston are currently not ADA compliant, thus there are limited examples of bus stops with concrete bus stop pads in historic districts. Exhibit 2 provides precedent for inclusion of a concrete bus stop pad and shelter in a historic district. However, this shelter is no longer included as part of any maintenance agreement and should be removed or replaced, depending upon direction from the Preservation Commission on whether or not there is an accepted bus stop concept for inclusion in Evanston historic districts.

Exhibit 2. Concrete Bus Stop Pad with Shelter in Oakton Historic District



Attachment A. Pace Bus Shelter Design Styles

The City has the opportunity to partner with Pace to receive bus stop shelters at no cost to the City. If the City chooses to pursue an agreement with Pace, staff seeks direction on whether any of the below concepts would be acceptable in Evanston historic districts. Due to limited space in the public right-of-way, staff recommends styles 5 or 6.

Make your Pace Ad Shelter selection from one of these fresh and exciting designs.

All Pace shelters offered in this brochure are certified by the manufacturer to meet the minimum standards of the Uniform Building Code and the BOCA National Building Code related to wind load and snow load.

Style #1
5' x 12' footprint



Style #2
5' x 12' footprint



Optional Bus Tracker Sign



Depending on passengers' usage and availability of electricity at a particular location, Pace may include a real-time Bus Tracker sign in a shelter. This "countdown" sign can be a great way to ease rider uncertainty about when the next bus is coming.

Pace offers two narrower shelter models for any space in which our full-sized, 5-foot-deep shelter would not fit (or not meet ADA regulations). These units still offer protection from wind and rain and contain a standard-sized advertisement, so revenue is not impacted.

Style #3
5' x 12' footprint



Style #4
5' x 12' footprint



Style #5
3' x 12' footprint



Style #6
3' x 12' footprint



Discussion
Potential Program Changes



MEMORANDUM

To: Honorable Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Johanna Nyden, Director of Community Development

Subject: **For Discussion:** Potential Changes to Evanston's Preservation Program

Date: January 6, 2021

Background

Alderman Wynne has provided a referral to the Community Development Department to review current program administration and explore potential changes to the preservation program including the ordinance as well as Commission rules and procedures. Goals include improved review efficiency and clearer expectations and expanded resources for applicants. In order to follow-up on the aldermanic request, the Community Development Director has directed the Planning & Zoning Division (staff) to review current Evanston program administration to comparable community's preservation programs as well as explore the potential for expanded program areas, including an emphasis on inclusion of underrepresented communities, cultural resources, and preservation-based economic development.

Management of Evanston's historic resources is afforded exclusively to the Preservation Commission and the Commission has delegated some management roles to City staff through its rules and procedures. This is true of most preservation programs -- the community determines the resources that it wishes to preserve, resources deemed integral to the character and sense of place of Evanston, and it is the community through its resident commissioners which manage those resources. However, the recommendations and considerations listed in this memo are not intended to fall squarely on the shoulders of the Commission to accomplish. In almost all successful preservation programs, the Commission is robustly supported by City staff, elected officials, and partner organizations. Notably, between the first Ordinance and the mid 1990s, an advisory review only impacted ~800 locally designated Landmark properties. However, the binding Ordinance has since expanded the purview of the Commission's review authority to include structures in local Historic Districts as well. As a result, the number of properties the Commission is charged with overseeing expanded from 800 to well over 2,000. Consequently, the Commission regularly sees higher caseloads and reviews complex cases of significant detail with more regularity than any other -- resulting in a taxing investment for Commissioners and the Preservation Coordinator. Additionally, since this change in review authority, there has been no increase to preservation planning staff, no significant investment of resources, and dwindling energy amongst partner organizations. Despite these challenges, the program has evolved significantly since its inception, including recent accomplishments concerning cultural and heritage sites in the Fifth Ward, and inclusion of Solar Panel Design Guidelines and efforts to tie the program to the City's Climate Action Plan.

It is the opinion of staff that rapid program growth beyond what has already occurred is unrealistic until the necessary administrative frameworks are established. The recommendations, therefore, represent how some comparable communities with quality programs conduct themselves and are a

starting place for discussion about potential growth areas. The first and most important recommendation staff has is additional preservation staff and identifying ways to engage with and reenergizing Evanston's partner organizations to support efforts of incremental implementation of preservation planning goals -- including development of the City's second historic preservation plan, since the 1980s.

Program Administration

Commission rules and procedures

Upon review of the Commission's rules and procedures staff concludes that recent changes to the rules and procedures as well as implementation of the Commission's pre-review committee, have and will continue to have a positive impact on review times and case-load. Staff notes that there has been a significant increase in administrative approvals as a result of recent rule changes but this increase has been overshadowed by a reduction in review efficacy related to COVID-19 and remote working conditions as well as a substantial influx in permit applications and Commission cases directly related to multiple damaging storm systems. It must be noted that although additional administrative review may lessen the Commission's case-load and potentially result in faster review times for applicants, it puts additional burden on the Preservation Coordinator and staff planners.

Staff recommends no new changes to the Commission's rules at this time and believes the aforementioned changes will continue to result in fewer Commission cases and faster reviews for residents. The Commission and staff continually review the rules and procedures to provide recommendations for modification when appropriate.

Certificate of Appropriateness (COA) reviews

Upon review of the processes and rules in place for review of COA's, staff recommends consideration of the following:

1. Benchmark Preservation Commission accomplishments and indicators which can be tracked such as number of cases, approvals, median time between application and approval, etc.
2. Continue the pre-review committees review of cases to provide critique and direction with the goals of administrative approval if rules dictate, and improved applications to reduce continuances by the Commission. This is especially true for accessory structures, window replacements on secondary elevations, and siding and roofing projects.
3. Expand the pre-review committee to past members of the Commission and other volunteers in order to lessen the burden on current commissioners.
4. Deliver mailed notices to neighboring property owners further in advance. This should reduce the number of continuances requested by neighboring property owners who claim they have not had time to review the materials. Alternatively, contacting neighboring property owners could be a requirement within the application.
5. Consider continuing cases as a last resort only when adequate information needed for determination is lacking.
6. Action for approval when applicants are not present, or when an application for COA is close to being appropriate with only minor changes needed, may be suited for added conditions to enable future review administratively.

Potential Ordinance Changes

Upon review of the Historic Preservation Ordinance, staff believes the current ordinance is effective and near current best practice standards. Staff recommends consideration of the following.

1. Clarify the role of a full-time Historic Preservation Officer and Preservation Planner.
2. Include a provision for demolition delay
3. Include a provision for demolition by neglect

4. Permit members to serve for more consecutive terms.
5. Permit former members to re-serve after a period of specified time
6. Permit emeritus members of the Commission as non-deliberative members.
7. Permit pro-tempore members of the Commission if their terms have expired within the past year and new appointments have not been made.
8. List the pre-review committee as a permanent sub-committee of the Commission.

Applicant expectations and resources

Upon review of current operations and available resources staff recommends consideration of the following.

1. Update the website to make finding current applications and submission deadlines easier as well as making survey sheets and significance statements accessible online.
2. Create and include educational resources and updated FAQ sheets for frequent types of work including but not limited to; fences, windows, siding, and roofing.
3. Work with the Building Division to ensure that applicants in historic districts, or of Landmark properties are notified to submit the proper COA applications with the permit application.
4. Create comprehensive illustrated design guidelines for Evanston's Historic Districts and Landmark properties (consultant).

Education and Advocacy

Successful community led preservation programs require building and maintaining a local preservation ethic through advocacy, stewardship, and collaboration between the City, preservation advocates, non-profits, developers and investors, and owners of historic properties. Evanston's preservation program is nearly five decades old, and as a result has strong institutional frameworks. However, as in many communities many of the relevant partner organizations in Evanston and the North-Shore are inactive and advocacy and educational efforts need to reach new audiences and stakeholder groups such as African-Americans, Hispanics and young adults. Staff recommends consideration of the following.

1. An annual "State of Preservation" address to City Council to highlight preservation accomplishments and benchmarks
2. Increase coordination with partner organizations
3. Expand digital resources
4. Mature partnerships with neighborhood groups.
5. Engage in neighborhood level planning and enable the use of Conservation Districts.
6. Conduct leadership development for the next generation of preservationists including training for registration efforts
7. Include preservation achievements in the City's newsletter
8. Create new homeowner tool-kits and welcome letters
9. Create and update heritage tourism marketing materials
10. Develop a lecture and workshop series
11. Provide training to local realtors and financiers
12. Organize Historic District and Landmark home tours
13. Create and support new fundraising and event mechanisms to promote historic preservation
14. Create a century home program
15. Expand and widely publicize the annual awards program and consider partnership with an organization outside the City.
16. Create a program celebrating the significant contributions of past members of the Commission as well as departing members.

Survey and Documentation

Survey and documentation is the foundation of a local preservation planning program. The Commission should continue to be involved in survey efforts. The last of which occurred in 2015. An active survey program is also a requirement for CLG funding. Staff recommends the following:

1. Prioritize new areas in Evanston's residential neighborhoods for future survey and documentation efforts
2. Conduct surveys of Evanston's neighborhood business districts
3. Conduct a survey of downtown Evanston
4. Continue to document, preserve, and interpret aspects of Evanston's heritage that concern built resources and histories of underserved and minority populations
5. Seek National Register Nominations for Evanston's neighborhood business districts to enable leveraging of tax-credits
6. Prepare an annual list of potential national and local landmarks
7. Prepare an annual list of endangered properties
8. Re-survey the Ridge Historic District
9. Re-survey the north portion of the Northeast Historic District
10. Survey portions of northwest Evanston

Community Revitalization

Historic Preservation should play a pivotal role in the promotion of neighborhood and business district vibrancy. Of all the comparable communities surveyed, Evanston is the only community without a Preservation Plan and without designated full-time Preservation Planning staff, despite having nearly 900 local landmarks (most surveyed had less than 100) and large districts with significant integrity resulting in an overall scope of 2000+ resources. Staff recommends the following:

1. Hire additional full-time preservation planning staff rather than use current staff planners to accomplish Preservation Commission goals.
2. Prepare a historic preservation plan with use of CLG grant funding and matching funds
3. Implement an application fee for Major Work COA projects to fund incentive programs or to provide matching funds for eligible Certified Local Government grants.
4. Reinstigate the façade/building rehabilitation program
5. Implement preservation based economic development programs for neighborhood business districts and seek National Main Street designations.
6. Create an adaptive use ordinance and incentive program and directly tie preservation with the City's Climate Action Plan.
7. Create a downtown Evanston venture fund run jointly with Downtown Evanston to encourage adaptive use of vacant retail spaces
8. Encourage upper-story rehabilitation projects in Downtown and Business Districts
9. Encourage the use of state and federal tax-incentives for income producing properties
10. Prepare neighborhood conservation plans targeted within CDBG areas
11. Create a preservation revolving loan organization
12. Create a heritage tourism advisory sub-committee
13. Prepare a heritage tourism plan

Potential 2021 Commission Retreat

Staff recommends Commissioners review this memo and identify a small subset of items which interest them (one or two). Once this has been established, and if interested, staff will solicit preservation professionals and members from comparable community preservation programs to act as guest speakers on these specific topics. After guest presentations, staff will work with Commissioners to formulate an annual work-plan for the upcoming year. A work plan consists of a small list of goals to achieve in the given year.