



**AGENDA**  
**Preservation Commission**  
**Tuesday, July 16, 2024**  
**Lorraine H. Morton Civic Center, Room 2404**  
**Discussion to begin at 5:30 PM followed by Old and New Business**  
**scheduled to start at 7:00 PM**

Page

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

**2. PUBLIC COMMENT**

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so during those agenda items in a manner and under time limits determined by the Chair.

**3. DISCUSSION 5:30 PM START**

**A. Envision Evanston 2045 Discussion**

4 - 45

Representatives from HDR Inc. & McAdams will facilitate a discussion regarding Envision Evanston 2045.

[EE45 - July Update Presentation](#)  
[EE45 Preliminary Findings Report](#)

**4. OLD BUSINESS 7:00 PM START**

**A. 24PRES-0068 - 724 Colfax Street - Northeast Historic District**

Todd Israel, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish a wood deck and stair and construct a single-story addition and new deck at the homes rear volume.

**Case withdrawn at the applicants request. Pending re-application for the September 10 meeting.**

**5. NEW BUSINESS**

A. **24PRES-0085 - 1036 Forest Avenue - Lakeshore Historic District** 46 - 79

Omar Gutierrez, architect and applicant on behalf of the property owner, submits for a Certificate of Appropriateness to construct a new two-and-one-half story single-family home and detached alley-accessible garage on a vacant lot.

**Applicable Standards:** Construction [1-16]

[1036 Forest STAFF REPORT](#)

[1036 Forest COA Application](#)

B. **24PRES-0086 - 711 Michigan Avenue - Lakeshore Historic District** 80 - 103

DeBaker Design Group, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish an attached deck at the homes rear elevation, and alter the homes rear volume by constructing a single-story addition within the existing rear-yard.

**Applicable Standards:** Alteration [1-10]; and Construction [1-15].

[711 Michigan STAFF REPORT](#)

[711 Michigan COA Application](#)

C. **24PRES-0087 - 2115 Sherman Avenue - Northeast Historic District** 104 - 131

Kiril Mirintchev, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish the homes attached multi-level stair and deck at the side and rear elevations, construct a new single-level attached deck and swimming pool at the homes side and rear volumes, alter the homes rear elevation fenestration, and enclose an existing screen porch with rooftop deck and railing.

**Applicable Standards:** Demolition [ 1-5]; Alteration [1-10]; and Construction [1-15]

[2115 Sherman STAFF REPORT](#)

[2115 Sherman COA Application](#)

## 6. APPROVAL OF MEETING MINUTES

- A. **Minutes of June 11, 2024** 132 - 142  
[20240611 HPC Minutes](#)

## 7. ADJOURNMENT

**Order & Agenda Items are subject to change.** Information about the Preservation Commission is available at [www.cityofevanston.org/preservation](http://www.cityofevanston.org/preservation). Preservation Commission Questions can be directed to Cade W. Sterling at 847-448-8231 or at [csterling@cityofevanston.org](mailto:csterling@cityofevanston.org). The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible.



# ENVISION EVANSTON 2045

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COMPREHENSIVE PLAN & ZONING ORDINANCE UPDATE





# ENVISION EVANSTON 2045

## AGENDA

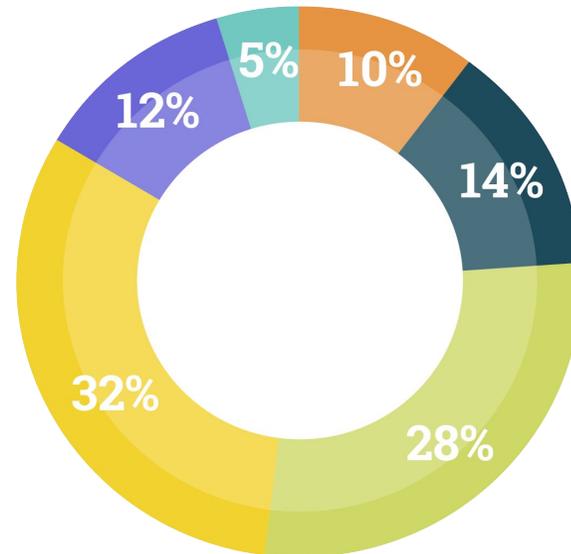
- PUBLIC ENGAGEMENT
- VISION
- GOALS
- NEXT STEPS

# Phase 1 What's Been Done

- Community and Ward Meetings
- Online Survey
- Organizational Meetings
- Meetings-in-a box
- Project website
- Office hours
- Visioning workshop



**Age of Participants  
(Total)**



- 18 or under (271 responses)
- 19 - 34 (363 responses)
- 35 - 55 (736 responses)
- 56 - 70 (828 responses)
- 70+ (306 responses)
- No Response (123 responses)

# Public Engagement Phase 1 Themes

- *Affordable Housing*
- *Transportation Infrastructure*
- *Preservation of Community Character*
- *Placemaking - Arts, Culture, and Vibrant Public Spaces*
- *Public Safety*
- *Infrastructure Maintenance*
- *Economic Development*
- *Environmental Sustainability*
- *Community Engagement & Representation*

# Phase 1

## What We've Heard

### *Concerns About:*

- Developments that clash with Evanston's cultural and historical character,
- Decline of downtown,
- Impact of parking availability on local businesses,
- Lack of protected bike lanes,
- Need for better public transportation,
- Public safety,
- Quality of schools declining.

*"Public transportation in Evanston is flawed in every way imaginable."*

*"I am deeply concerned about the lack of housing affordable for young families wanting to put down roots and buy a home here."*

*"Grade level parking lots should be replaced because of the terrible land use that they are."*

*"Urban design should be the top priority for the city. It is the apex on the urban policy map that everything should fall under."*

# Phase 1

## What We've Heard

### *Desire for:*

- improved infrastructure,
- safer streets,
- affordable housing,
- variety of housing,
- vibrant pedestrian friendly public places,
- integration of arts and culture,
- better integration of Northwestern University,
- economic growth,
- prioritizing historical preservation,
- community support,
- sustainable development,
- an inclusive city.

*"We need to address the need to update and modernize our physical infrastructure."*

*"I'd love to see more native plants in parks."*

*"I came to Evanston a lot when I was younger and I felt that back then the downtown area was more vibrant and had more shops to explore with friends."*

*"Make a commitment to economic diversity in our community"*

# Phase 1 What We've Heard

“ One challenge in Evanston is that people move to other cities in order to buy houses they can afford. Landlords can't provide affordable rent prices because they have to pay high taxes. ”

“ I've had to move my business because of a drastic rent increase. Personally I know a lot of business owners that have given up on Evanston. ”

*How do you envision Evanston in the future?*

**Affordable** **Accessible**  
**Vibrant** **Safe**  
**Friendly** **Clean**  
**Community** **Equitable**  
**Diverse** **Prosperous**  
**Walkable** **Green** **Beautiful**  
**Thriving** **Housing**  
**Inclusive** **Sustainable**

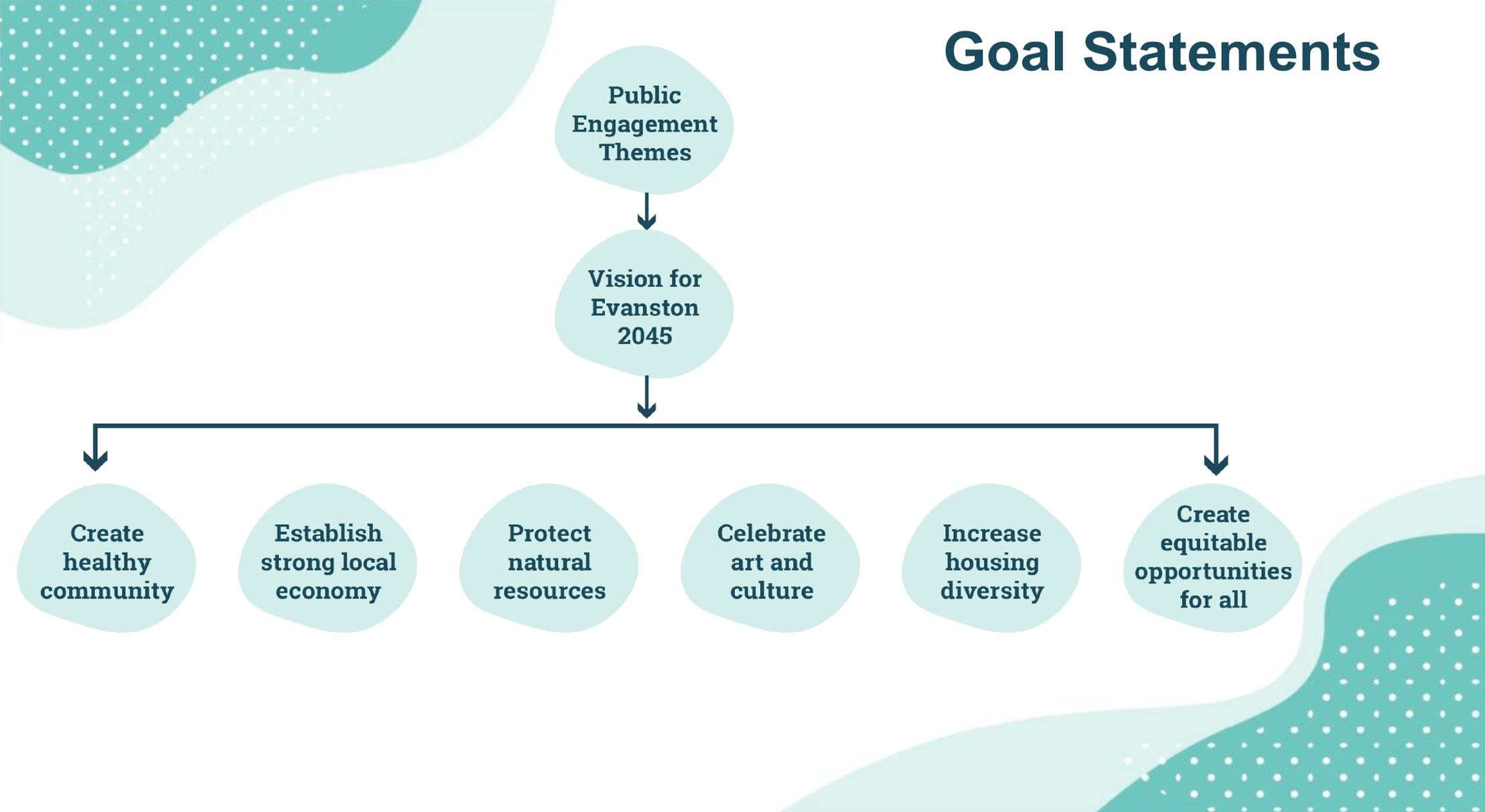
## Vision for Evanston in 2045

*In 2045, Evanston is a vibrant, resilient, and welcoming community for all.*

*Evanston celebrates its diversity through our arts, culture, history, and neighborhoods. Steady growth in our local circular economy cultivates opportunities close to home while achieving ambitious climate action. Our abundant access to parks and open spaces promotes well-being and extensive housing options make living in Evanston safe and attainable. Evanston's neighborhoods are connected through a robust network of transit, bike, and pedestrian options.*

*We achieve this vision through proactive planning, community collaboration, and bold action.*

# Goal Statements



# Foster a Healthy Community

**We strive to build a vibrant, inclusive community that supports the holistic health of all its residents by :**

- **Ensuring equitable access to housing and essential amenities such as grocery stores, parks and recreational facilities, hospitals, and so on.**
- **Promoting safety by designing walkable neighborhoods with well lit streets, ample sidewalks, and designated bike lanes to encourage active transportation.**
- **Enhancing the aesthetics of the built environment through thoughtful urban design, green spaces, preservation of natural landscapes, creating visually pleasing & inspiring places for residents to live, work, and play.**

**Comprehensive Plan Strategies related to – Land Use, Housing, Parks & Open Space, Transportation & Mobility, Arts & Culture.**

# Establish a Strong Local Economy

**We aspire to build a prosperous, inclusive community where economic vitality and quality of life are interwoven and benefit all by :**

- **Supporting local businesses, attracting new industries, and promoting workforce development initiatives to stimulate job growth.**
- **Encouraging entrepreneurial endeavors and small business development through accessible resources, training programs, and financial incentives.**
- **Revitalizing and supporting downtown and business districts to create thriving hubs of commerce and culture, characterized by a mix of retail, dining, entertainment, and office spaces.**

**Comprehensive Plan Strategies related to – Economic Development, Land Use, Arts & Culture.**

# Protect Natural Resources

**We strive to actively preserve our natural environment for the benefit of current and future generations by :**

- **Conserving lakefront and beaches through sustainable management practices that maintain water quality, support biodiversity, and provide public access for recreation and enjoyment.**
- **Enhancing and expanding parks and open spaces to ensure they serve as vital asset for the community, promoting physical activity, mental well-being, and ecological balance.**
- **Protecting ecologically sensitive areas by implementing conservation strategies, preventing habitat destruction, and promoting biodiversity to maintain healthy ecosystems.**

**Comprehensive Plan Strategies related to – Economic Development, Land Use, Arts & Culture, Environmental Sustainability.**

# Celebrate Arts and Culture

**We aim to honor our history, celebrate our diversity, and foster a thriving cultural landscape for all by:**

- **Preserving and restoring historic buildings to maintain Evanston’s architectural heritage and connect our residents to our shared past.**
- **Supporting diverse cultural expressions and events that reflect the rich cultural tapestry and unique identity of our community.**
- **Developing vibrant public spaces with impactful public art where people can gather, interact, and engage with cultural and artistic activities, that inspire creativity, foster community pride, and attract visitors.**

**Comprehensive Plan Strategies related to – Arts & Culture, Economic Development, Land Use, Transportation & Mobility, Parks & Open Space.**

# Increase Housing Diversity

**We strive to build resilient and inclusive neighborhoods where people of all ages, incomes, and family structures can find suitable and attainable housing by:**

- **Developing a wide range of housing types and sizes to meet the diverse needs of our community, from single-family homes to multi family units and accessory dwellings units.**
- **Implementing policies and incentives that provide options for low-to-middle-income households, preventing displacement and promoting economic diversity throughout the City.**
- **Encouraging the development of medium density housing solutions that bridge the gap between single-family homes and large apartment complexes.**

**Comprehensive Plan Strategies related to – Housing, Land Use, Economic Development, Transportation & Mobility.**

# Create Equitable Opportunities for All

**We strive to build an equitable, inclusive, and sustainable community where every resident has the opportunity to thrive and enjoy a high quality of life and well-being through:**

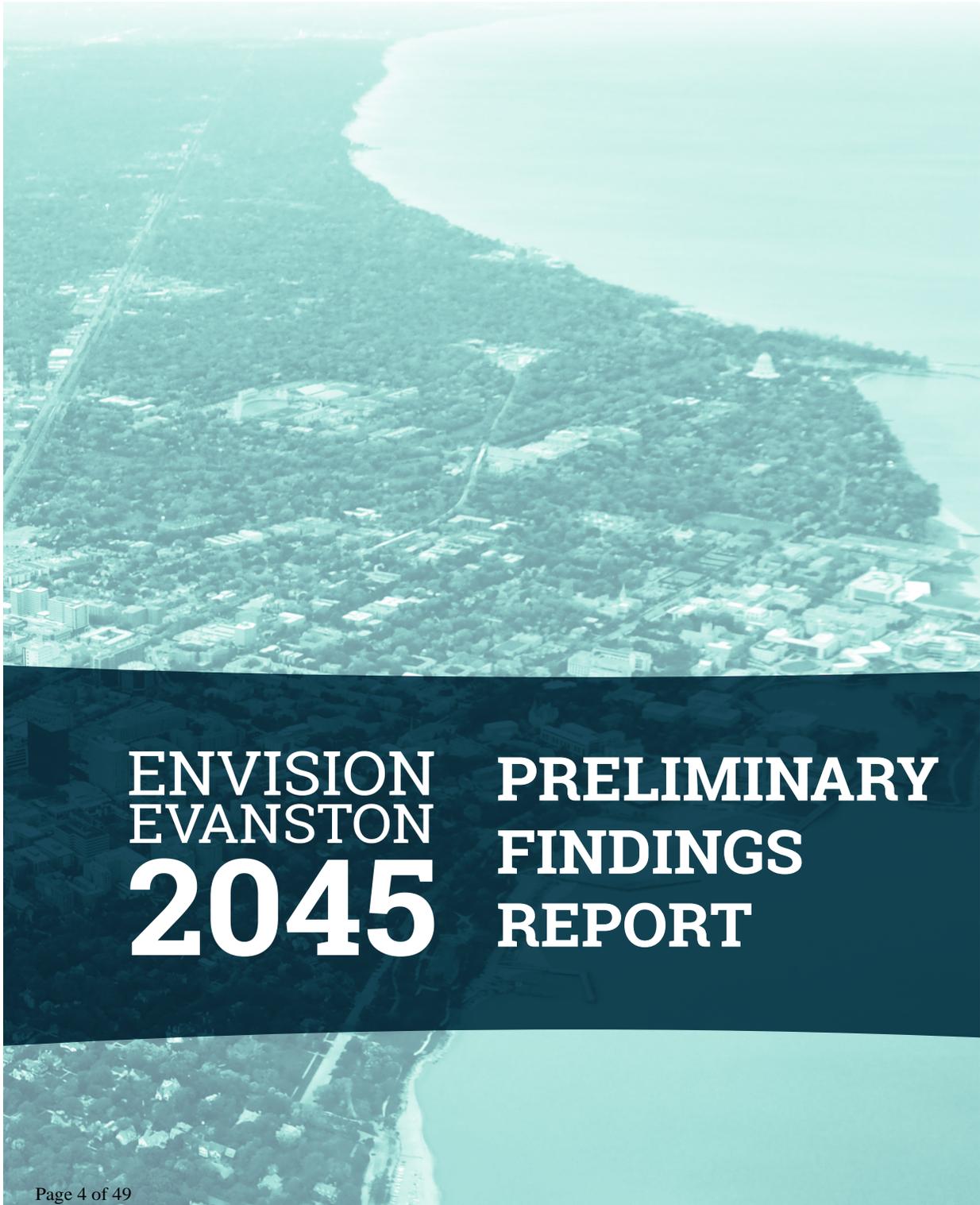
- **Inclusive Land Use**
- **Enhanced Transportation**
- **Job Creation and Economic Opportunities**
- **Housing Diversity and Attainability**
- **Vibrant Arts & Culture**
- **Environmental Sustainability**
- **Culture of Active Community Participation**

**Comprehensive Plan Strategies related to – Land Use, Transportation & Mobility, Economic Development, Housing, Arts & Culture, Environmental Sustainability.**

# Next Steps

- Phase #2 Public Engagement (July-October)
  - Pop-up event series #1
  - Online surveys
  - Deep dive discussions
  - Organizational Perspectives Meetings Series #2
  - Boards and Commissions workshop

ENVISION  
EVANSTON  
2045





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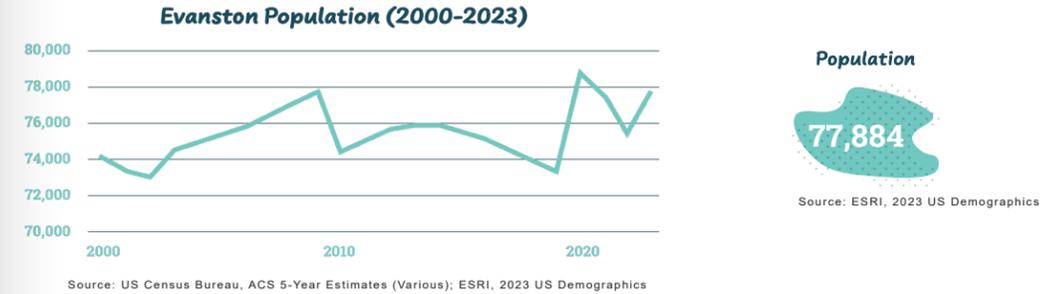
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# KEY TAKEAWAYS

1. Evanston grew steadily in the early 2000s but experienced population decline in the wake of the Great Recession, consistent with regional trends. Evanston's population recovered in the early 2020s, and the community is positioned for future growth due to its established employment center and potential for infill development.<sup>1 2 3</sup>
2. New housing hasn't kept pace with population growth, contributing to increased housing costs. Median-income households (making \$87,412) fall short of qualifying for a mortgage on a median-priced home (\$470,551).<sup>2</sup>
3. Evanston hosts more than 3,000 businesses, which collectively employ approximately 39,000 employees. The city acts as a regional employment center, bringing in more workers than it exports to other locations.<sup>4 5</sup>
4. Evanston remains a walkable and transit-connected community, although there is a gap in bike facilities. 29% of Evanstonians commute to work via public transportation, walking, or biking.<sup>4</sup>
5. Historic discriminatory lending practices continue to have pervasive effects on home ownership rates and incomes. In the historically redlined 5th Ward, median household income is \$39,393 compared with \$87,412 city-wide, and 45% of homes are owner-occupied compared with 56% city-wide.<sup>2</sup>
6. Nearly 100% of Evanston residents live within a 10-minute walk of a park. However, residents of West Evanston, which closely corresponds to Census Tract 8092 in the 5th Ward, have a life expectancy of 75.5 years compared to 88.8 years for residents of Census Tract 8088 in Northeast Evanston, revealing inequities in other environmental health factors that contribute to a healthy lifestyle.<sup>6 7</sup>

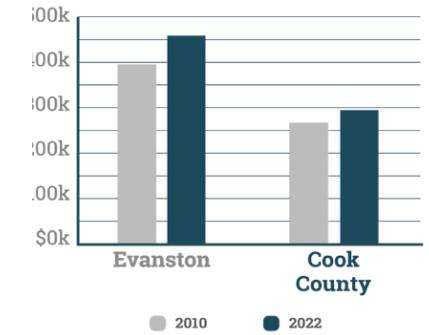
1 US Census Bureau, ACS 5-Year Estimates (Various), data.census.gov.  
 2 ESRI, 2023 US Demographics.  
 3 CMAP. On To 2050 Plan Update: Socioeconomic Forecast Appendix (2022).  
 4 US Census Bureau, ACS 5-Year Estimates: 2018-2022, data.census.gov.  
 5 US Census Bureau, 2021 LEHD OnTheMap, onthemap.ces.census.gov.  
 6 City of Evanston, 2022 EPLAN: Evanston Process for the Local Assessment of Needs.  
 7 NYU Langone Health Department of Population Health, U.S. Small-area Life Expectancy Estimates Project (USALEEP): Life Expectancy Estimates File, National Center for Health Statistics, 2010-2015 6 Year Modeled Estimates, City Health Dashboard: Life Expectancy in 2015, cityhealthdashboard.com



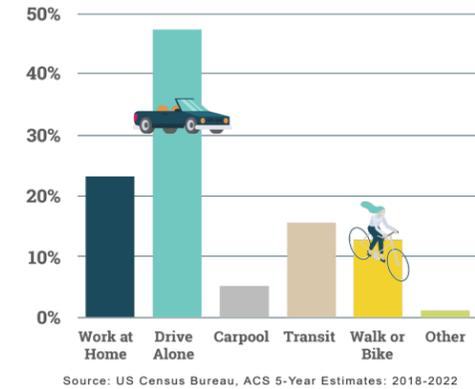
### Employment Distribution



### Owner-Occupied Median Home Value (2010 vs 2022)



### Journey to Work



# INTRODUCTION

## BACKGROUND

In 1917, when Daniel Burnham and his colleagues developed the first Plan of Evanston, they wrote, "For a full half century Evanston has had a character. People have thought of it as a place distinct, somehow, from the other suburbs of Chicago..."

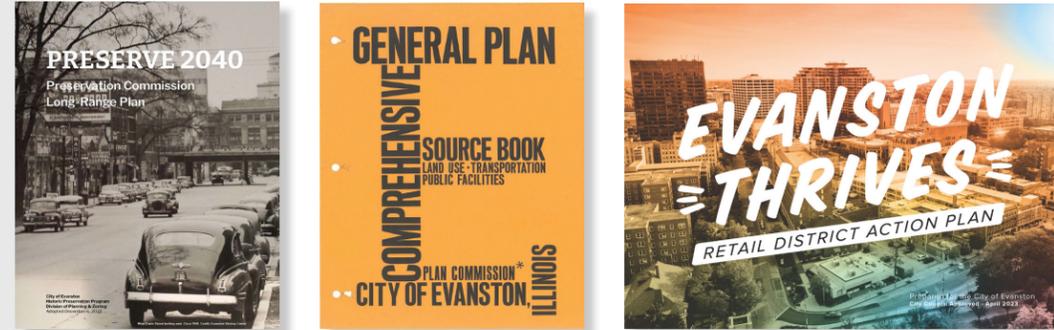
This mindset has continued to define the community. As Evanston has evolved, it has maintained its distinct atmosphere that sets it apart from other Chicago metro communities. Today, Evanston is a dominant education and employment hub that welcomes students from across the globe and a daily inflow of workers.

## HOW ENVISION EVANSTON 2045 FITS IN

Since its founding, the City of Evanston has taken an active role in shaping the community's physical environment through intentional planning efforts. Famed architect and urbanist Daniel Burnham authored the 1917 Plan of Evanston, which would become the first of many official planning activities the City would undertake. This Envision Evanston 2045 Plan represents the community's fourth comprehensive plan. This plan will supplement and complement the City's other planning tools, including policy-level documents such as its Climate Action and Resilience Plan, and the City's zoning code and design guidelines. This Plan recommends revisions to other documents to align policies and tools, thereby ensuring alignment between documents and desirable outcomes for the community. Figure 01 illustrates the connection between various planning activities.

FIGURE 01

- 2022 EPLAN
- CENTRAL STREET MASTER PLAN
- CHICAGO AVENUE CORRIDOR STUDY
- CITY OF EVANSTON COMPREHENSIVE PLAN (2000)
- CLIMATE ACTION & RESILIENCE PLAN (CARP)
- DOWNTOWN EVANSTON PLAN
- EVANSTON MAIN STREET STATION TOD PLAN & STUDY
- EVANSTON THRIVES
- LAKEFRONT MASTER PLAN
- ONE HOWARD STREET ECONOMIC RECOVERY PLAN
- PRESERVE 2040
- WEST EVANSTON MASTER PLAN



## THE ENVISION EVANSTON 2045 COMPREHENSIVE PLAN BRINGS IT ALL TOGETHER

- Builds upon existing and ongoing planning activities by bringing efforts together into one major policy document
- Serves as a guide for local decision-makers when considering proposed development and infrastructure investments
- Recommends policies and actions to achieve the community's collective vision for Evanston
- Creates a framework for sustainable future growth



# COMMUNITY ENGAGEMENT: HOW WE REACHED OUT

The planning team launched community engagement efforts for the Envision Evanston 2045 Plan in February 2024. Nearly 2,500 community members participated in the survey, which was offered in both English and Spanish and in online and paper formats. The survey, which was open from February through May, collected input on a range of topics including housing, transportation, downtown vibrancy, and parks and recreation, among others. The survey also included an open response field that allowed respondents to share any other input that wasn't specifically solicited in the survey.

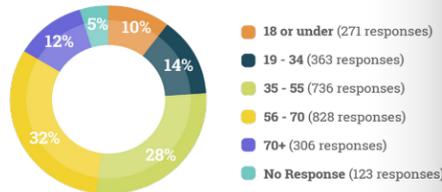
The planning team also held a series of meetings across the community during the same time frame. In addition to seven 'Perspectives' community-wide meetings in various physical locations and online formats, the team provided materials for meetings-in-a-box that could be hosted by volunteers, with or without the assistance of a facilitator. Ward-specific meetings took place in Wards 1, 3, and 9, in addition to a combined meeting for Wards 6 and 7 and for Wards 2, 5, and 8. A total of more than 2,800 community members participated in engagement activities between the survey, community meetings, and Board meetings.



### Survey Participation



### Age of Participants (Total)



42 Meetings-in-a-box held



184 Meeting-in-a-box participants



Participants at the March 23, 2024 meeting held at the Evanston Public Library

## WHAT WE HEARD

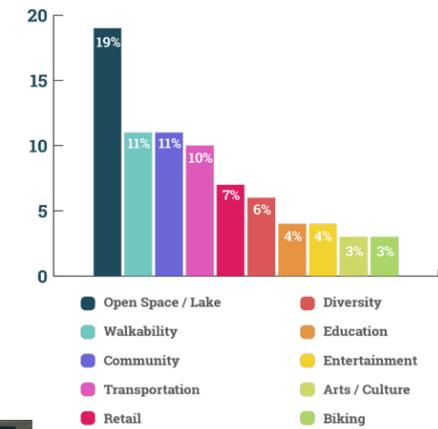
The following themes emerged from the survey and community meetings:

- High Cost of Housing:** Housing is expensive, and there's a lack of affordable options for younger families and diverse demographics.
- Need for Transportation Improvements:** The city needs more protected bike lanes and sidewalk enhancements. Parking is a challenge and causes residents to shop elsewhere.
- Preserve Community Character:** New buildings should complement existing community design. Evanston's tree canopy, lakefront, and historic neighborhoods are important assets.
- Enhance Public Spaces and Activities:** The City should provide more parks and outdoor spaces and hold more street activities. Continue to celebrate the community's culture. Youth and people with disabilities are underserved.
- Address Public Safety:** Crime, traffic safety, and homelessness are issues. The community feels less safe than it once did.
- Support Local Businesses and Downtown Vibrancy:** Provide more resources to local businesses. Downtown should have more shops, restaurants, and entertainment options.

How do you envision Evanston in the future?



What do you love about living in Evanston?



"One challenge in Evanston is that people move to other cities in order to buy houses they can afford. Landlords can't provide affordable rent prices because they have to pay high taxes."

This activity, from the March 26, 2024 meeting at the Fleetwood-Jourdain Community Center, mapped participants' favorite places and places where they desire improvements. The board provides an example of the type of input collected across community meetings.

# A HISTORY OF EVANSTON

## EARLY HISTORY AND LAND ACKNOWLEDGMENT

Before its arrival and colonization by European settlers, the land that would become Evanston was inhabited by the Potawatomi, Odawa (Ottawa) and Ojibwe Tribes. These tribes were part of an alliance of Anishinaabeg peoples, a group of culturally related Indigenous peoples present in the Great Lakes region, known as the Niswi-mishkodewinan (Council of Three Fires). The indigenous peoples living in this region utilized the land and its resources for sustenance and cultural practices, and the area played a significant role in their migratory routes and seasonal settlements.

The Mitchell Museum of the American Indian, established in 1977, plays an essential role in preserving the history, culture, and arts of these indigenous peoples. The museum offers a comprehensive look at the Native American heritage of these region with several collections ranging from the Paleo-Indian period through the present day.<sup>1</sup>

The City of Evanston acknowledges and honors the original peoples of this land, as well as the indigenous people that still call this area home. There are deep historical and cultural connections that Native American tribes have to this land, and the City of Evanston will continue to work to honor these contributions to the community.

## FOUNDING AND EARLY DEVELOPMENT

Evanston's modern history began in the mid-19th century when settlers from the East Coast arrived. The city's development was significantly influenced by the founding of Northwestern University, which began in 1851 when a group of Methodist business leaders and educators from Chicago sought to create an institution of higher learning in the Northwest Territory. One of the founders of Northwestern University, named John Evans, submitted plans for a city to the county judge shortly thereafter. In 1857, the town of Evanston was named and it developed in concert with the university.

The arrival of the Chicago and North Western Railway during this time spurred Evanston's growth, making it an attractive location for those looking to escape the bustling city life while still enjoying the amenities of the area. The town was officially incorporated in 1863, and by the late 19th century Evanston had developed a reputation as a cultural and educational hub. Following the Civil War, where the town fought on the side of the abolitionists, Evanston saw a major economic and population boom. Its population quadrupled between 1860 and 1870, and it continued to grow and develop independent of Chicago through the 19th century.

## ARTS AND CULTURE

As Evanston developed, the city became known for its unique architecture and vibrant cultural scene. Evanston is filled with historic homes and landmarks that serve as a testament to the city's rich history and cultural diversity. From the grand Victorian homes of the 19th century to innovative modernist designs of the 20th century, Evanston's architectural landscape enables the past and present to coexist.

<sup>1</sup> Mitchell Museum of the American Indian, "Land Acknowledgment," mitchellmuseum.org.



Evanston also became home to numerous art galleries, theaters, and music venues, making it a cultural hotspot for residents and visitors. The Evanston Art Center, established in 1929, has been a cornerstone of the local arts community for nearly a century. The center promotes artistic expression and appreciation, offering an impressive collection of fine art books, regular events, exhibitions, classes, and workshops.

## DEMOGRAPHIC CHANGES

Evanston's demographic landscape began to change significantly during the Great Migration, a period in the early 20th century when millions of African Americans moved from the rural South to the urban North in search of better economic opportunities and escaping Jim Crow laws. Evanston became a destination for many African American families seeking a new life.

When the Great Migration began, Evanston was already home to a well-established African American Community. As the Black population grew, they were often systematically segregated into the less desirable areas to live through a practice that effectively took the form of racial zoning. African Americans in the community were often refused mortgage loans and affected by redlining, leading to systemic and lasting impacts that are still significant today.<sup>2</sup>

Despite facing racial segregation and discrimination, the African American community in Evanston established its own institutions including churches, schools, and social organizations, contributing to the city's rich cultural mosaic. Notable figures, such as civil rights activist Bennett Johnson, have roots in Evanston, highlighting the city's role in the broader narrative of African American history.

## HISTORIC PRESERVATION

Evanston has a strong commitment to preserving its historical heritage. The city boasts several historic districts that protect its architectural and cultural history. One of the key focus areas for historic preservation in Evanston is its residential architecture. The city is home to numerous homes designed by renowned architects, such as Daniel Burnham, Frank Lloyd Wright, and George Washington Maher. These historic homes, often featuring distinctive styles like Queen Anne, Prairie School, and Colonial Revival, are preserved and celebrated for their architectural significance.

Evanston's commitment to historic preservation ensures that its architectural heritage is celebrated and protected for future generations. Preservation efforts are supported by organizations like the Evanston Preservation Commission, which works to identify and protect significant buildings and landmarks. The commission's efforts, along with those of local historical societies and community groups, help maintain the character and charm of Evanston's neighborhoods. The Evanston History Society, housed in the Charles Gates Dawes House, a National Historic Landmark, also plays a pivotal role in preserving and interpreting the city's history.

<sup>2</sup> Loyola University Chicago Institute for Racial Justice, "Evanston," research.luc.edu.

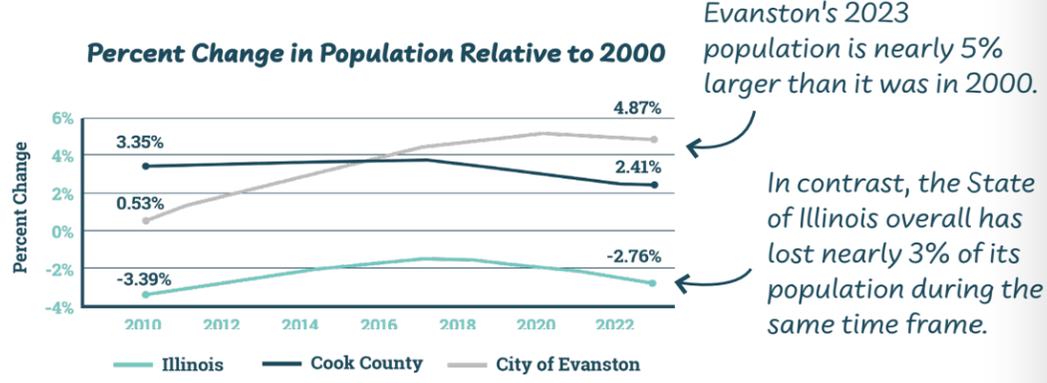
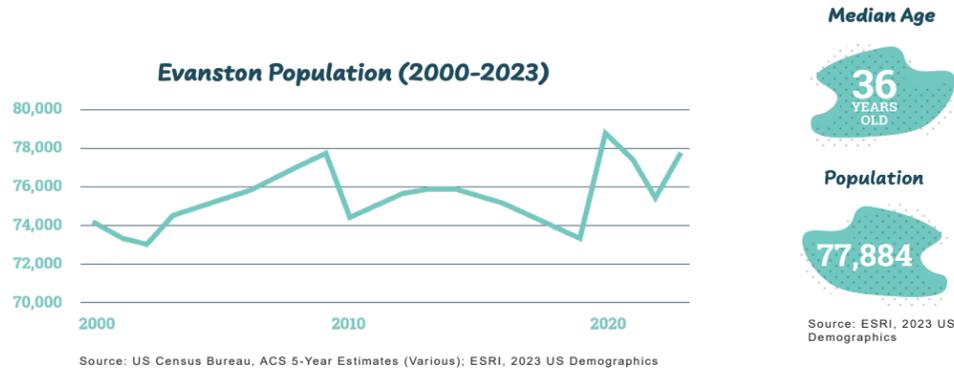
# DEMOGRAPHICS

## POPULATION

The Chicago metro area has experienced slowing growth and periods of population decline since the early 2000s. Evanston grew steadily in the early 2000s, but the city's population declined in the wake of the Great Recession, consistent with regional trends. Evanston's population recovered in the early 2020s, and the community is positioned for future growth due to its established employment center and potential for infill development.<sup>1,2,3</sup>

Evanston's transit stations provide a unique opportunity to accommodate denser residential development, helping to meet the community's housing needs while also increasing efficiencies in the regional transportation system. Property values and housing costs in Evanston are elevated relative to the surrounding region, suggesting robust demand for the area. The schools, lakefront access, green space, diversity, walkability, and public transportation continue to make it a desirable location for residents.

1 US Census Bureau, ACS 5-Year Estimates (Various), data.census.gov.  
2 ESRI, 2023 US Demographics.  
3 CMAP, On To 2050 Plan Update: Socioeconomic Forecast Appendix (2022).

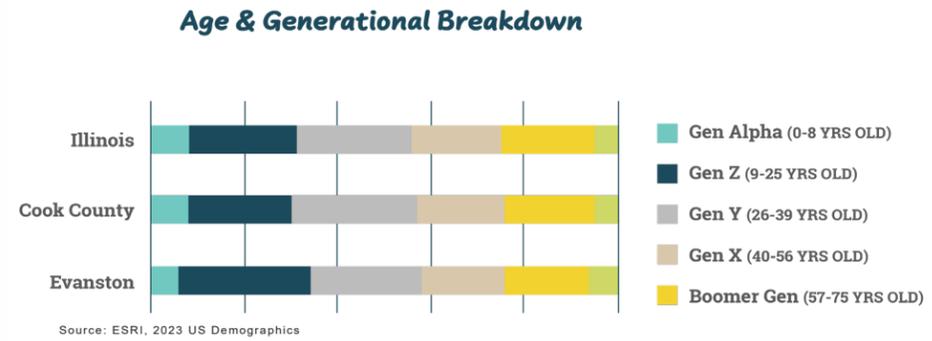


## AGE DISTRIBUTION

Evanston's population consists of a larger-than-typical portion of youth and young adults, driven in part by the presence of the university. The community also hosts a robust population of adults 65 and older, suggesting that residents may view Evanston as a desirable location to retire.<sup>4</sup> The community offers many attractive features to existing and prospective residents, including a thriving downtown, abundant shops and restaurants, and proximity to Northwestern University activities such as sporting events and theater productions.

In contrast, population data suggests that relatively few young families with children call Evanston home. This could be the result of several factors, including lifestyle preferences and high housing prices relative to the surrounding region. Evanston/Skokie School District 65, which includes pre-K through 8th grade public schools, projects that total school enrollment will decrease more than 7 percent from 2023 to 2029. The extent of enrollment decline varies between grades, with the larger declines skewed toward younger grades. This trend indicates a coming demographic shift and a future with fewer young families and children.<sup>5</sup>

4 ESRI, 2023 US Demographics.  
5 Evanston/Skokie School District 65. 2023, Nov 13. Annual Students Assignment Process; 5-Year Enrollment Projections (2023-24 to 2028-29). district65.net



### RACE

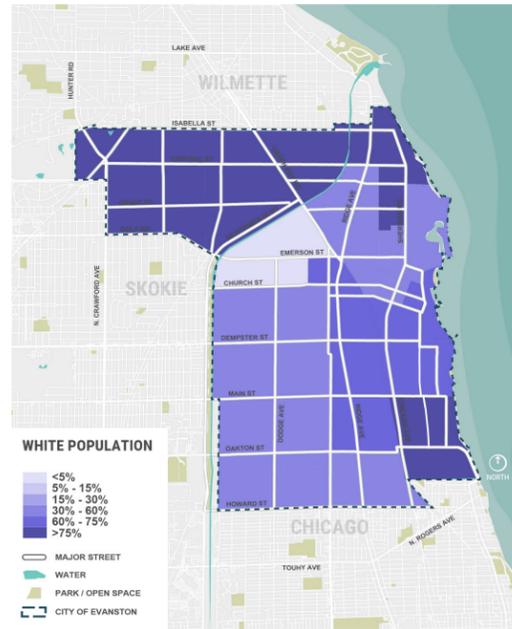
Evanston's population is less diverse than the county but has a higher percentage of Black, Asian, and Mixed-Race residents when compared to Illinois and national averages. Despite its diversity, the city is geographically segregated. Neighborhoods exhibit clear differences in racial makeup. In Northwest Evanston, more than 80% of residents are white. In West Evanston, however, that number drops to just 11%. The maps below exhibit that Black-white segregation is most prominent, whereas Asian and Hispanic/Latino populations tend to be more integrated. However, a greater percent of Hispanic/Latino individuals reside in southwest Evanston than other portions of the city. Black residents are much more likely to call southwest or West Evanston home than other areas of the community.<sup>1</sup>

Racial geographic distribution can be traced back to historic redlining. This topic is discussed further within the 'Housing' section.

<sup>1</sup> US Census Bureau, ACS 5-Year Estimates: 2017-2021, data.census.gov.

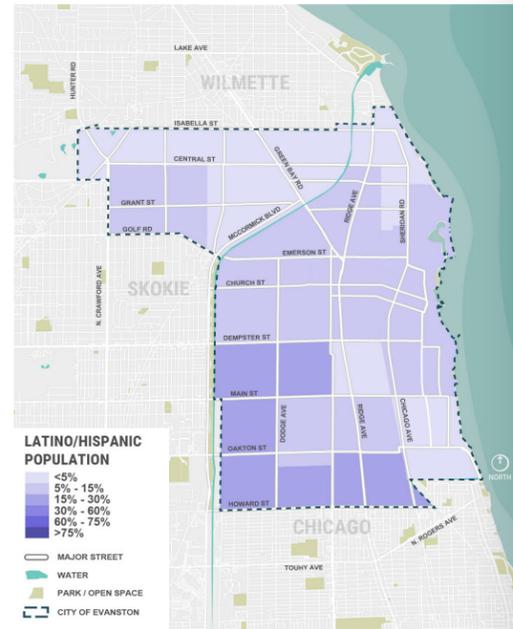
*"Classes and programming is not easily accessible to Hispanic families due to program guide not being in Spanish. Barely any Spanish speakers available to assist with registrations."*

PERCENT OF POPULATION - NON-HISPANIC WHITE



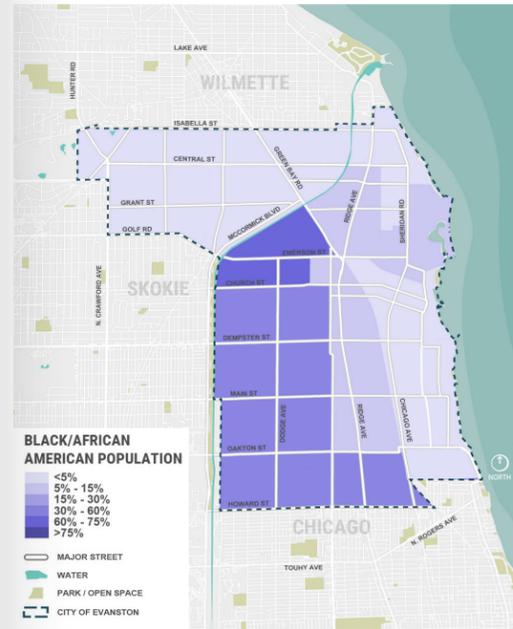
Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

PERCENT OF POPULATION - HISPANIC/LATINO



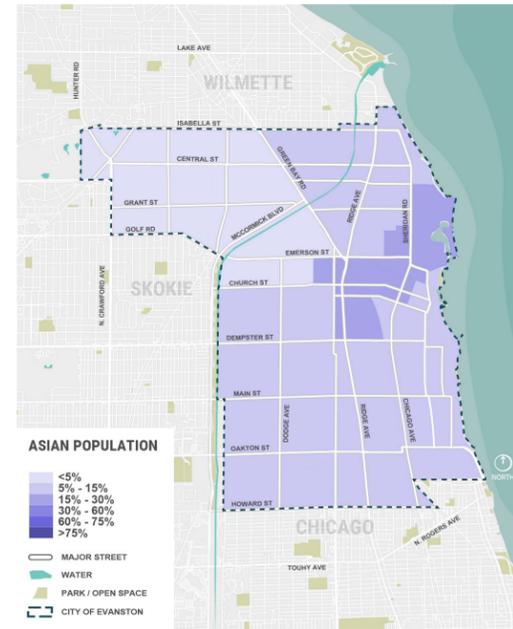
Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

PERCENT OF POPULATION - BLACK/AFRICAN AMERICAN



Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

PERCENT OF POPULATION - ASIAN



Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

### Race & Ethnicity

NON-HISPANIC WHITE	57%
BLACK / AFRICAN AMERICAN	16%
HISPANIC / LATINO	11%
ASIAN	10%
TWO OR MORE RACES	5%
AMERICAN INDIAN / ALASKAN NATIVE	< 1%
NATIVE HAWAIIAN / PACIFIC ISLANDER	< 1%
ALL OTHER RACES	< 1%

Source: 2022 EPLAN

*There's diversity among Evanston residents...  
...but the city is geographically segregated.*

# LAND USE

The dynamics of land use and zoning within Evanston are important to consider when forecasting areas of potential growth and types of development that can be supported. The city's urban makeup consists of a mix of residential, commercial, and mixed-use developments.

Land use in Evanston is diverse, with single-family and multi-family residential areas making up the largest percentage, followed by roads and transportation, institutional, and public spaces. Residential areas constitute more than 40% of the city's land use, or nearly 2,200 acres.

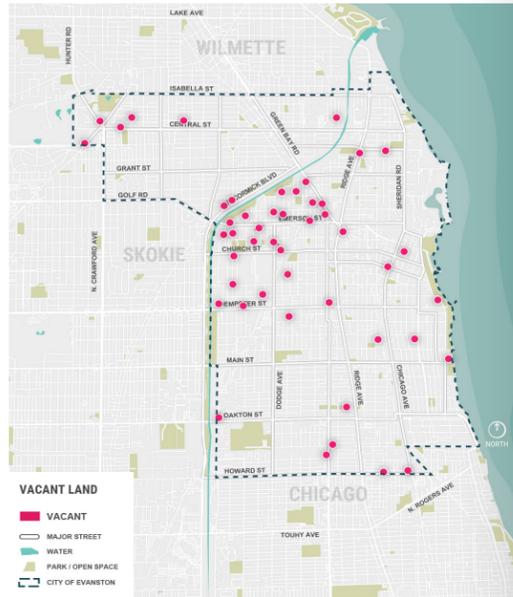
The city's industrial land is concentrated in the west and southwest portions of the community and provides locations for manufacturing businesses. Meanwhile, 14 acres of Evanston's land are currently vacant.<sup>1</sup> This vacant land provides opportunities for sustainable future growth that aligns with the community's vision.

<sup>1</sup> CMAP, 2020 Land Use Inventory, cmap.illinois.gov.



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## VACANT LAND

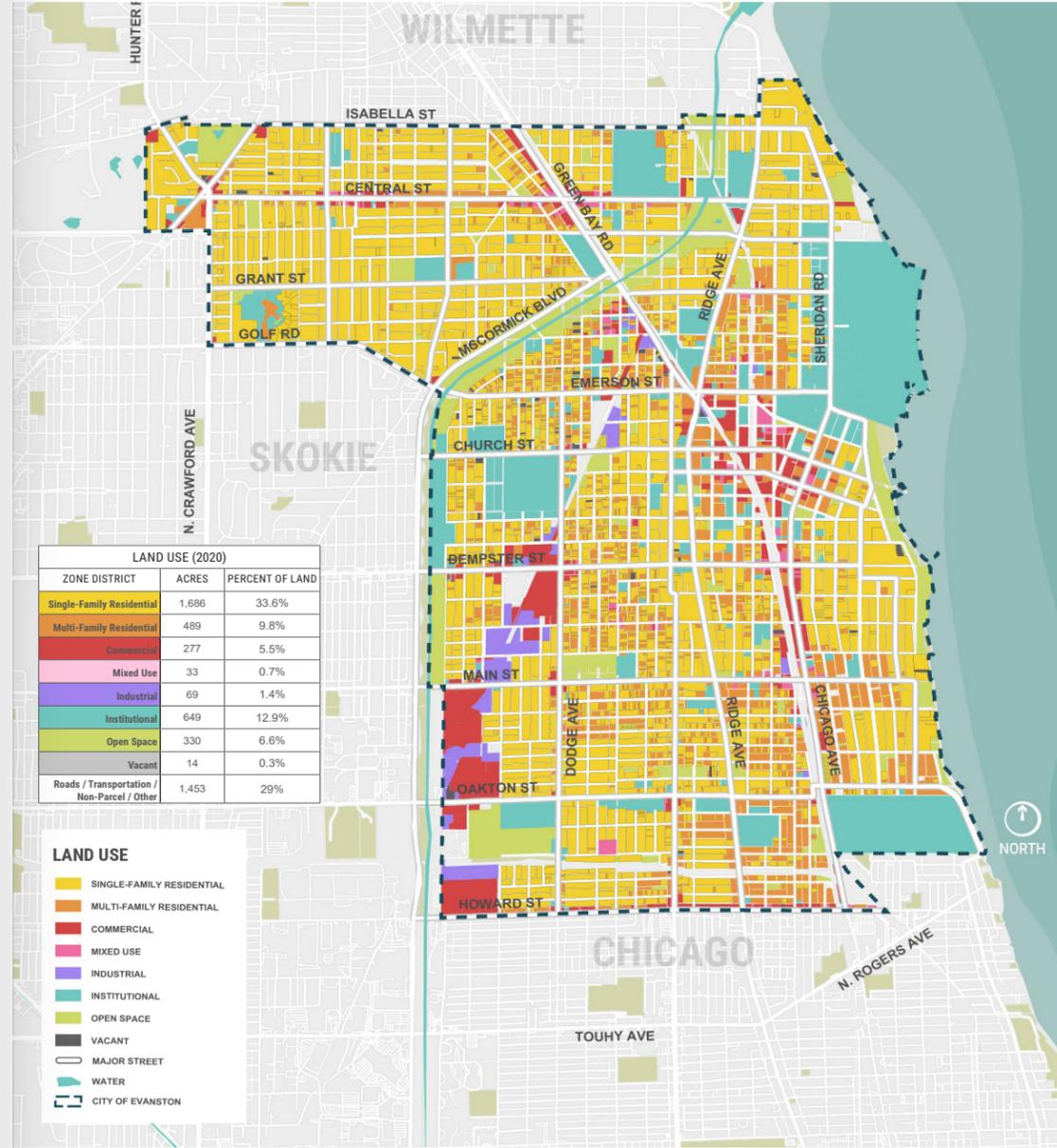


Source: CMAP, 2020 Land Use Inventory



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## LAND USE (2020)



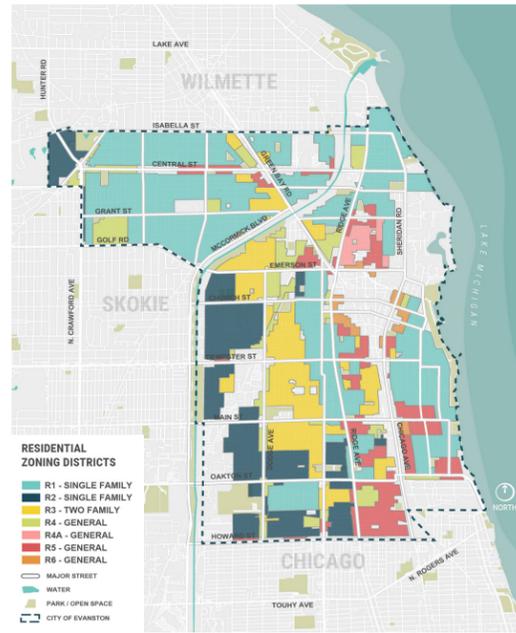
Source: CMAP, 2020 Land Use Inventory

### ZONING

Zoning is the power of a city to control the use and development of land inside city limits. The city is divided into zoning districts that determine how the land can be developed, where certain types of businesses can operate, how tall building can be, and other types of land use activities. The City's zoning code outlines the zoning regulations for each zoning district, and these regulations help ensure development is aligned with the City's goals. Before a new development is granted a license or issuance of any building permit, the proposed development must first be approved as meeting the intended zoning designation for that area.

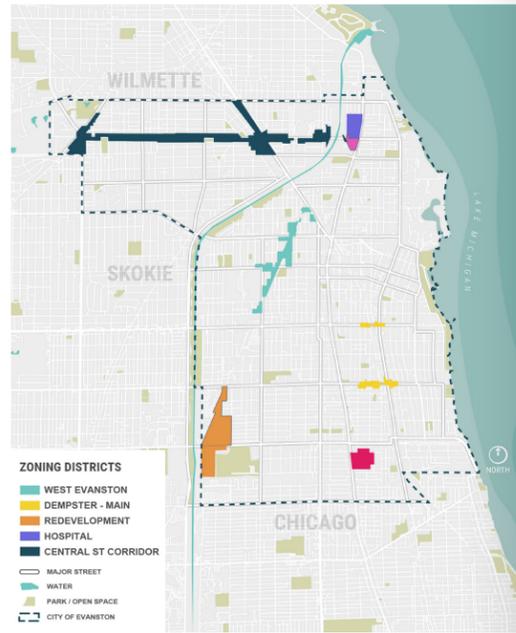
Evanston's zoning code was last overhauled in 1993, which has caused land use to fall out of alignment with zoning policies and community needs. While the zoning code has been amended over time, its outdated framework has struggled to keep up with new business and housing demands. The current code limits much of the developable land in Evanston to single-family homes, restricting opportunities for housing that can support a larger number of people at a more affordable price point.

#### RESIDENTIAL ZONING



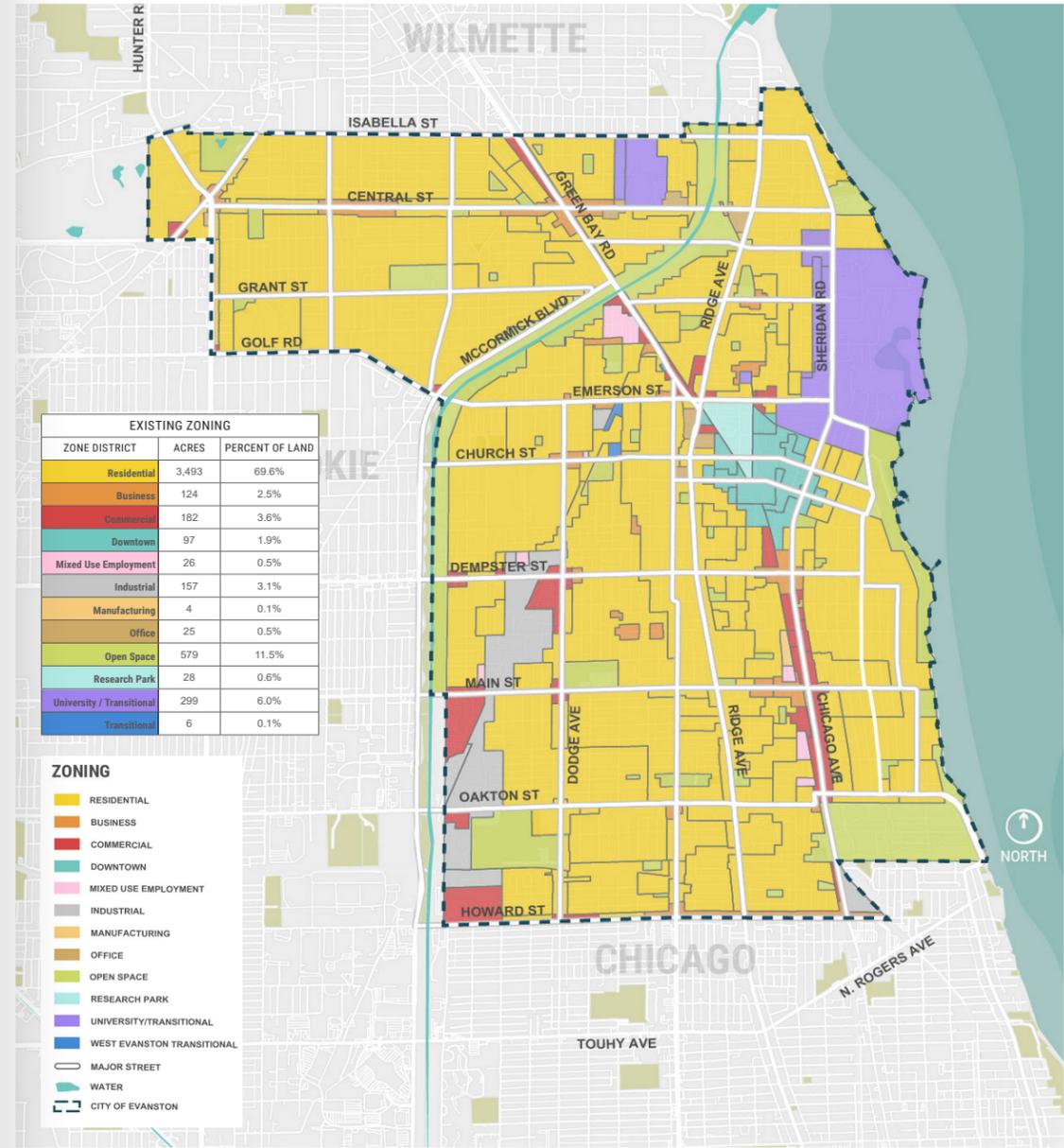
Source: City of Evanston

#### ZONING OVERLAY DISTRICTS



Source: City of Evanston

#### EXISTING ZONING MAP



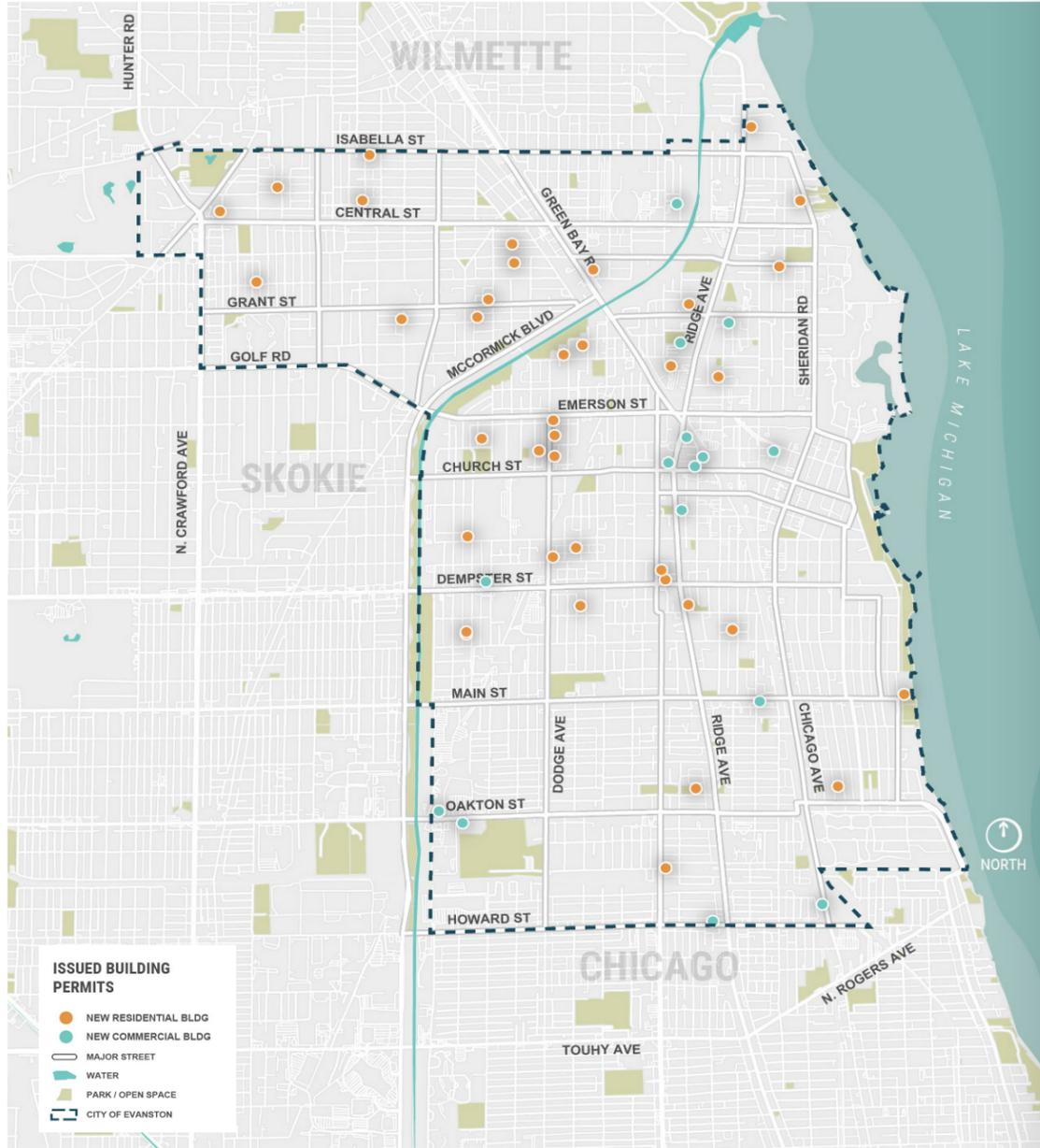
ZONE DISTRICT	ACRES	PERCENT OF LAND
Residential	3,493	69.6%
Business	124	2.5%
Commercial	182	3.6%
Downtown	97	1.9%
Mixed Use Employment	26	0.5%
Industrial	157	3.1%
Manufacturing	4	0.1%
Office	25	0.5%
Open Space	579	11.5%
Research Park	28	0.6%
University / Transitional	299	6.0%
Transitional	6	0.1%

- ZONING**
- RESIDENTIAL
  - BUSINESS
  - COMMERCIAL
  - DOWNTOWN
  - MIXED USE EMPLOYMENT
  - INDUSTRIAL
  - MANUFACTURING
  - OFFICE
  - OPEN SPACE
  - RESEARCH PARK
  - UNIVERSITY/TRANSITIONAL
  - WEST EVANSTON TRANSITIONAL
  - MAJOR STREET
  - WATER
  - PARK / OPEN SPACE
  - CITY OF EVANSTON

Source: City of Evanston

ENVISION EVANSTON - 2045 COMPREHENSIVE PLAN

BUILDINGS PERMITS WITHIN LAST 5 YEARS



Source: City of Evanston

PRELIMINARY FINDINGS REPORT

MARKET CONDITIONS

Evanston has issued building permits for both commercial and residential development at a steady rate over the past few decades. The City supports economic growth through various initiatives, such as five Tax Increment Financing (TIF) districts designed to leverage private sector growth to support workforce development and infrastructure improvements, and other enterprise zones which aim to stimulate revitalization of the community.

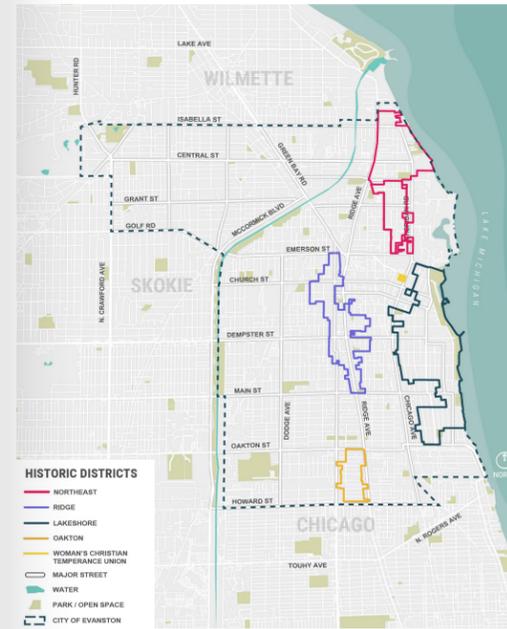
The office, retail, and commercial sectors in Evanston continue to recover from pandemic-related impacts, but the market shows promising signs of stabilization and economic vibrancy. Evanston's downtown core continues to recover toward pre-pandemic activity, with significantly lower office and retail vacancy rates compared to Chicago. As of March 2024, citywide vacancy rates were 9.7% for offices, which is within the 10% threshold for a healthy commercial district by industry standards. The retail vacancy rate also dropped to just 3.6%, indicating a very strong retail business environment in the city. Office vacancy rates peaked in December 2021 at 15.4%, and current vacancy rates are significantly lower than Chicago's approximately 30% vacancy rate.<sup>1</sup>

However, downtown Evanston has struggled to maintain the same resilience. Downtown vacancy rates for offices and retail hovered around 18% to 19% in the first quarter of 2024. This is a significant increase in office and retail vacancies compared to the previous quarter, which stood at 12.5% and 9.6%, respectively. Most downtowns across the country are struggling within similar economic challenges in their post-pandemic recoveries, but there are opportunities to address these issues and drive business activity that include converting vacant spaces for alternative purposes, promoting more affordable housing, or creating new incentives for business activity.

Many residents expressed concerns for the future of downtown during the community engagement process.

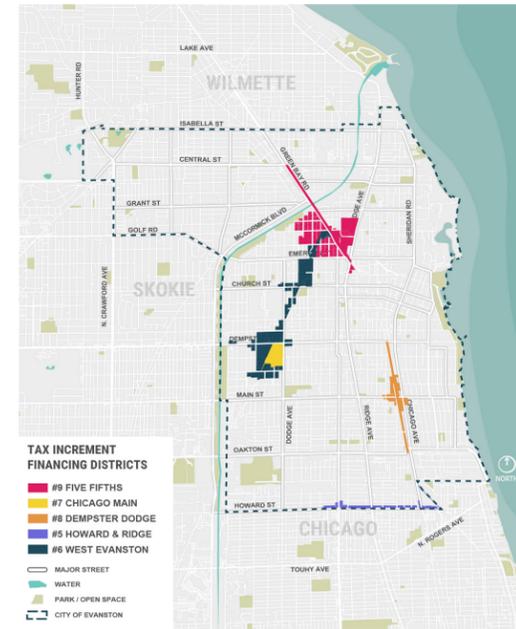
<sup>1</sup> Stone Real Estate, Chicago Loop Retail Analysis 2023.

HISTORIC DISTRICTS



Source: City of Evanston

TAX INCREMENT FINANCING DISTRICTS



Source: City of Evanston

### EXISTING AMENITIES

Set on the shores of Lake Michigan, Evanston is rich with existing amenities that enhance the overall attractiveness and livability of the city. Evanston is home to numerous parks, green spaces, and six public beaches along the lake that serve as major recreational assets. The city's commitment to sustainability is evident in its green spaces and urban planning initiatives that integrate nature with urban living. This commitment ensures that even as the city develops, it maintains green areas that are vital for environmental health and public well-being.

The built environment reflects the city's unique history and culture, which is protected through the Preserve 2040 plan. Its heritage is represented across numerous distinct neighborhoods and business districts. From Main-Dempster Mile, Central Street, or West Village, these walkable and accessible neighborhoods feature world-class arts and entertainment. The landscape for education and healthcare is also impressive, anchored by Northwestern University and NorthShore University HealthSystem, which contribute significantly to the local culture and economy. Evanston offers a range of public and private educational options that are well regarded for their high standards.

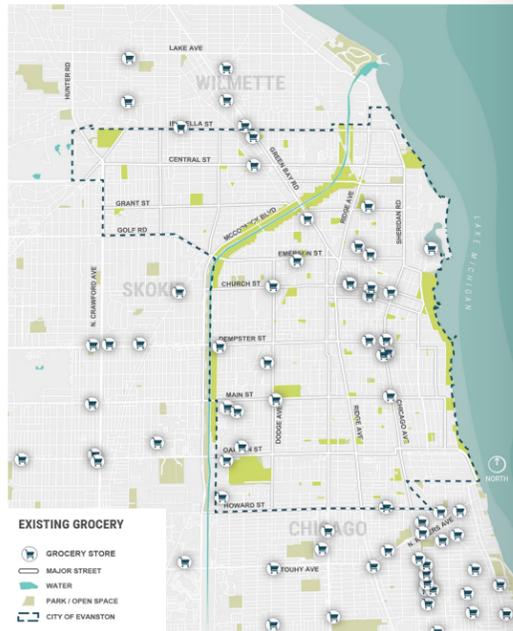
Although Evanston contains many grocery store options, their geographic distribution leaves some residents without nearby access to fresh foods. In particular, Northwest Evanston lacks a grocery store, as do central and southern portions of the community. Some residents and Northwestern University students noted the lack of nearby affordable groceries during the community engagement process.

*"Everything is close by, very walkable."*

*"The importance of services, support, intervention for the unhoused and mentally ill individuals who hang out downtown and at the library."*

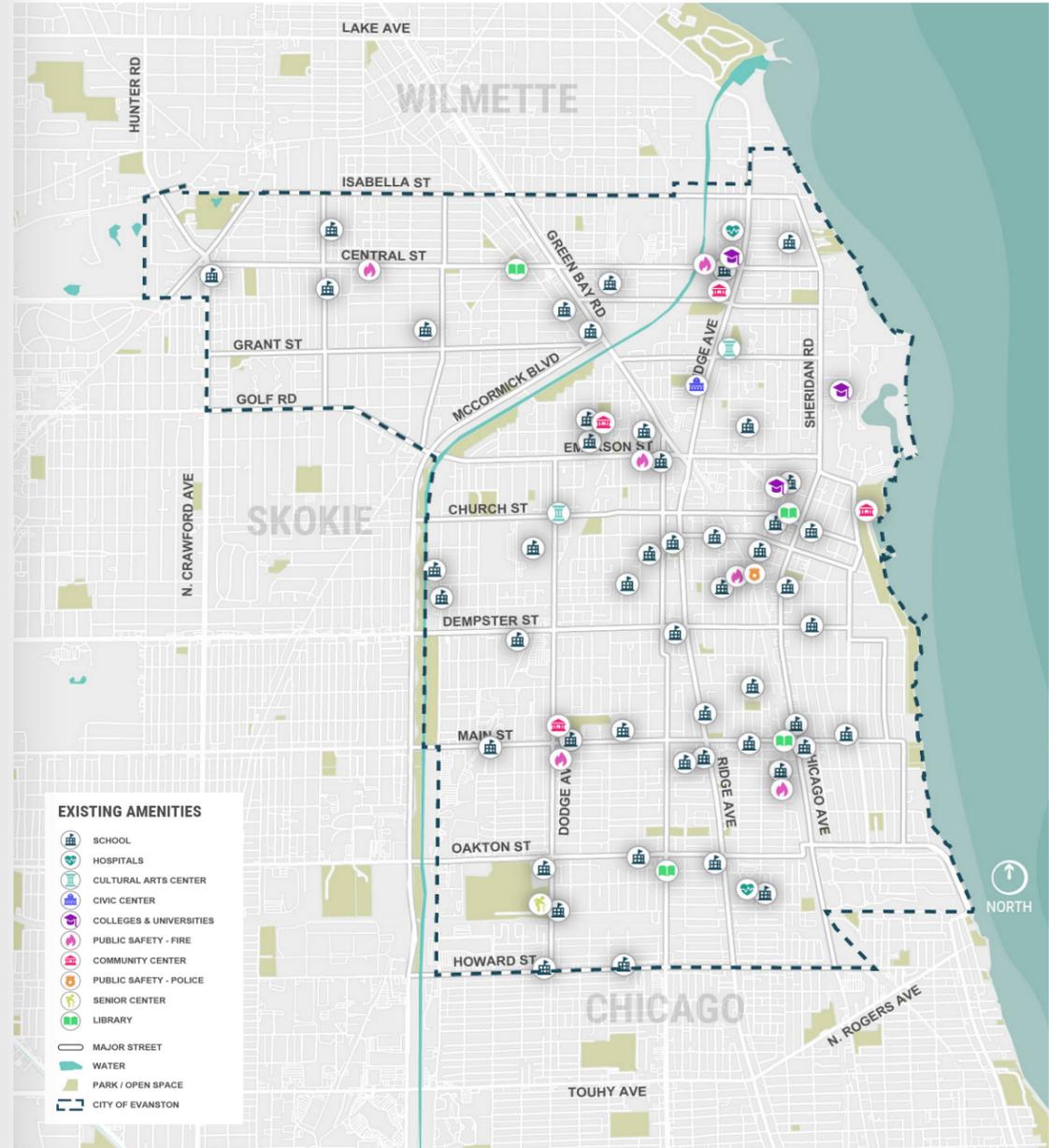
*More bars, shopping, affordable restaurants for college students.*

EXISTING GROCERY STORES



Source: SafeGraph Places for ArcGIS (2020)

INSTITUTIONAL RESOURCES & EXISTING AMENITIES



Source: SafeGraph Places for ArcGIS (2020)

# HOUSING

Despite the large number of high-income households, home ownership is out of reach for many Evanstonians. Median-income households (making \$87,412) fall short of being able to qualify for a mortgage on a median-priced home (\$470,551). Home values and rents in Evanston are elevated relative to the broader metro area.<sup>1</sup> The community has long been known as a location for nice homes, parks, and a high quality of life, which is driven by and contributes to these higher home prices.

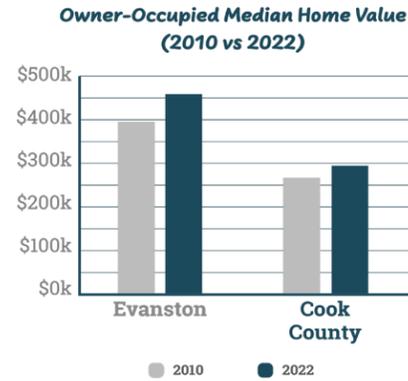
Evanston contains nearly 34,000 housing units that are well-distributed among different housing types. Citywide, 32% of homes are single-family detached residences.<sup>2</sup> A mix of housing types generally helps promote affordability by offering options to residents at various income levels. In the absence of this healthy mix of housing types, it is likely that Evanston's affordability challenges would be more severe.

<sup>1</sup> ESRI, 2023 US Demographics.  
<sup>2</sup> US Census Bureau, ACS 5-Year Estimates: 2018-2022, data.census.gov.

*"I am deeply concerned about the lack of housing affordable for young families wanting to put down roots and buy a home here."*

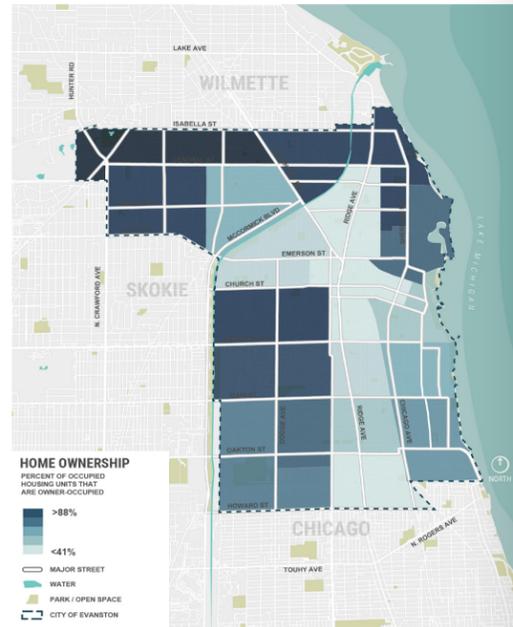
*West Evanston and downtown have lower rates of homeownership than the rest of the city.*

*Evanston's median home value increased 15% to \$454,600 between 2010 and 2022, compared to a smaller increase of 10% across Cook County.*



Source: US Census Bureau, ACS 5-Year Estimates: 2006-2010, 2018-2022

PERCENT OF HOUSING UNITS THAT ARE OWNER OCCUPIED



Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

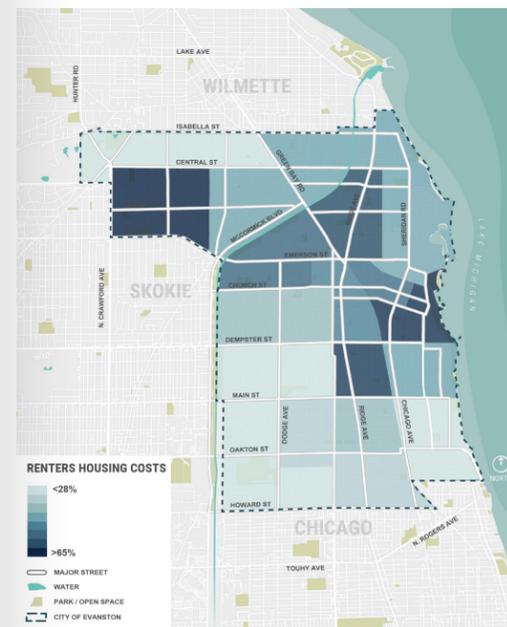
New housing units haven't kept pace with Evanston's population growth in recent years. Evanston's population has grown more than 4% since 2010, and the number of total housing units grew less than 2% during that same time period. The result is that housing in Evanston is increasingly unaffordable for existing and prospective residents. In 2021, roughly one-quarter of households spent 50% or more of their income on rent.<sup>2 3</sup>

Evanston has a large portion of renters, with 42% of the housing units occupied by renters compared to a 32% state average and a 35% national average.<sup>2</sup> While a large population of university students and substantial number of high-density apartments are likely contributing factors, relatively low rates of homeownership can also indicate challenges entering the housing market. In Evanston, homeownership rates are geographically variable, and there is a link between areas of the city with low ownership rates and those with low median household incomes.

Geographic differences in home ownership are also consistent with historic lending practices. In the first half of the twentieth century, the Federal Housing Agency (FHA) elected whether to back home loans in a discriminatory fashion that favored white suburban areas at the expense of predominantly Black communities.<sup>4</sup> An area closely corresponding to the boundary of the modern-day 5th Ward was assigned a 'D (Hazardous)' grade by the Home Owners Loan Corporation, shown in red on the map below. Today, the neighborhood exhibits lower rates of home ownership, indicating the generational harm that such policies inflicted. In the 5th Ward, just 45% of homes are owner-occupied, compared with 56% city-wide, and median household income is \$39,393 versus \$87,412 city-wide.<sup>1</sup>

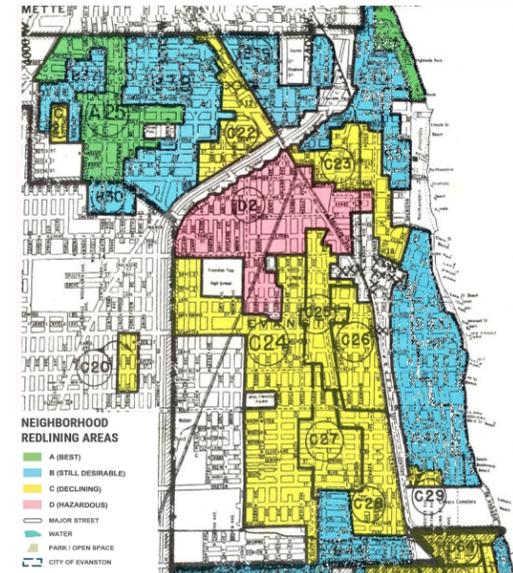
<sup>3</sup> US Census Bureau, Decennial Census, data.census.gov.  
<sup>4</sup> Loyola University Chicago Institute for Racial Justice, "Evanston," research.luc.edu.

PERCENT OF RENTER HOUSEHOLDS WHOSE GROSS RENT IS 30% OR MORE OF HOUSEHOLD INCOME



Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

HISTORICALLY REDLINED AREAS



Source: University of Richmond Digital Scholarship Lab, Mapping Inequality

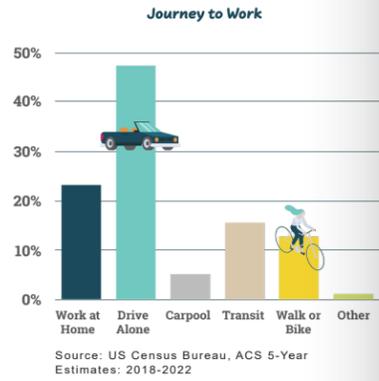
# MOBILITY

Trips to work are a major contributor to vehicle miles traveled, or car trips, in Evanston. While 29% of Evanstonians commute to work via public transportation, walking, or biking, 47% drive alone. Meanwhile, 23% of residents work from home on any given day, a post-pandemic phenomenon that has reduced commuting trips overall. Evanston is already doing many things well to encourage multimodal transportation, especially walking and transit use.<sup>1</sup> However, the City's Climate Action and Resilience Plan (CARP) calls for further reduction in car trips in order to meet climate goals.

The Chicago Transit Authority (CTA) operates a regional rail network (commonly referred to as the "L") that offers service within Chicago and surrounding cities including Evanston. Additionally, Metra operates a commuter rail service within the Chicago metropolitan area. Evanston is served by seven CTA rail stops along the Purple Line as well as three Metra stations. The CTA bus and Pace bus offer local and regional service and supplement east-west system gaps left by rail operations.<sup>2</sup>

While Evanston is served by a number of bus lines, several have limited service throughout the day and do not run on Sundays. A number of Evanston's rail stations are not ADA accessible or do not have elevators.

<sup>1</sup> US Census Bureau, ACS 5-Year Estimates: 2017-2021, data.census.gov.  
<sup>2</sup> Chicago Transit Authority, transitichicago.com.



*"Residential sidewalks are in rough shape."*

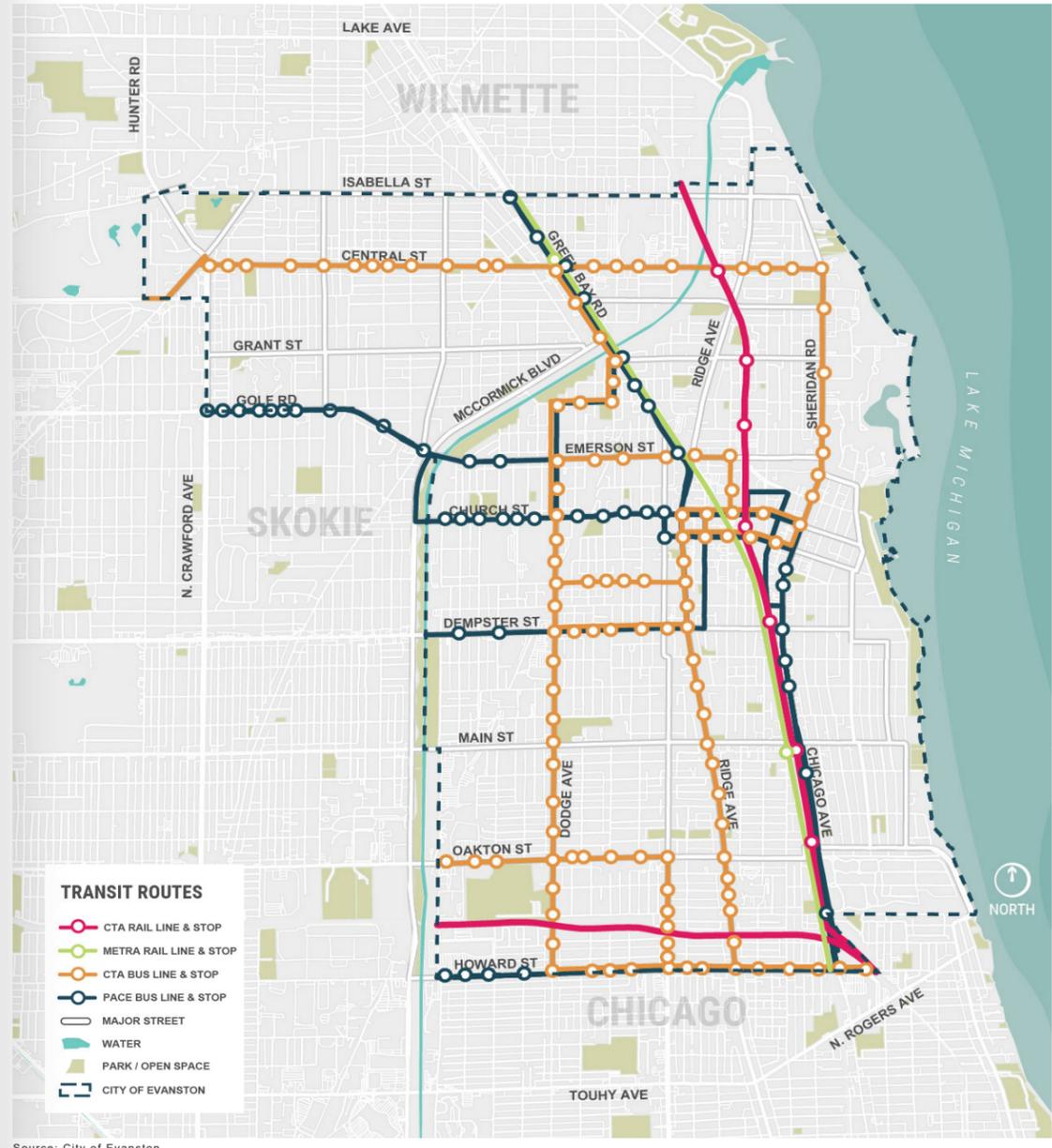
### ROADWAY VOLUMES



### EXISTING BIKE FACILITIES



### TRANSIT ROUTES

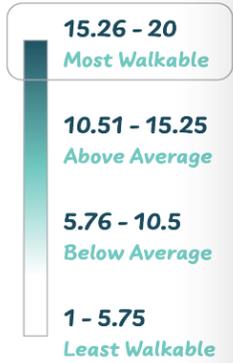


ENVISION EVANSTON - 2045 COMPREHENSIVE PLAN

Evanston's street network is a well-connected grid, which allows for distributed vehicular traffic and enhanced pedestrian mobility. While block sizes are not consistent across the city, the grid is broken only occasionally by dead-end streets or cul-de-sacs. The majority of homes contain rear-facing garages that load from a back alley. Alleys are also used for trash service. Neighborhood connectivity suffers in areas bisected by Metra and CTA tracks, major roads, and the North Shore Channel.

Sidewalks in Evanston are generally widespread and in good condition throughout the community, with most neighborhoods featuring 5.5' detached sidewalks buffered from the street by a tree lawn. However, gaps in the sidewalk network exist in portions of the city, including northwest Evanston. Some areas only have sidewalks on one side of the street or may feature only a narrow, attached vehicle step-out that is insufficient for walking and wheelchair use.

WALKABILITY INDEX 15.25 - 20 (HIGH!)



Source: US EPA, National Walkability Index (2021)

EXISTING SIDEWALKS



Source: City of Evanston

NATIONAL WALKABILITY INDEX



Source: US EPA, National Walkability Index (2021)

PRELIMINARY FINDINGS REPORT

City-wide walkability is better than many communities, as all neighborhoods in Evanston are rated either "Most Walkable" or "Above Average" on the National Walkability Index. This, along with other transportation infrastructure, allows residents to choose to not own a vehicle or share vehicles within the household. In other contexts, rates of car ownership may be used as an equity measure to determine where households lack transportation. In communities with higher levels of walkability, bikeability, and transit service, such as Evanston, lower rates of car use and ownership can also be an indicator that residents have access to quality non-car transportation options. Nearly 30% of renter households in Evanston do not own a car.

Evanston's bike network is less robust and less connected than its sidewalk network. Only a handful of stretches of roads currently have bike lanes, while a smaller portion of those roads offer a bike lane that is separated from car traffic by a physical barrier. Overall, bicycle connectivity is lacking, and few off-street paths exist. The majority of Evanston's bike network is composed of "bike routes," which are streets designated for cycling.

While a significant number of Evanston households who rent do not own a car, over 90% of owned-households do own at least one car. Perhaps more telling is that only 35% of Evanston households have two or more vehicles, much lower than state (54%) and national (59%) figures.<sup>1</sup> This means that while owning a vehicle remains popular for some types of trips and travel, households are able to make do with fewer vehicles than most other US communities due to the availability of other transportation options in Evanston.

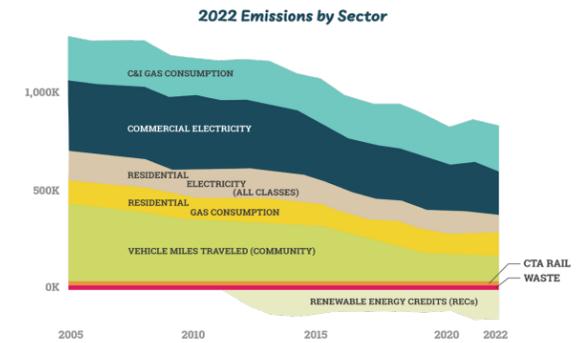
<sup>1</sup> US Census Bureau, ACS 5-Year Estimates: 2017-2021, data.census.gov.

OWNER HOUSEHOLDS WITH NO VEHICLES 6%

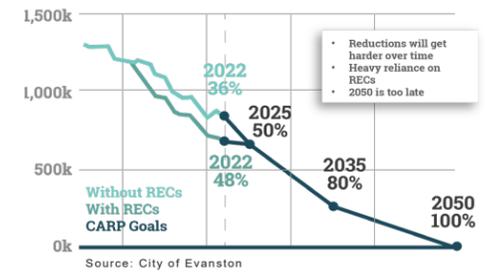


Source: US Census Bureau, ACS 5-Year Estimates: 2017-2021

Reducing vehicle trips is an important piece of Evanston's climate action goals, as expressed in the city's CARP plan. Since 2005, the community has made significant progress in reducing vehicle trips, which are at an all time low. Overall energy usage has also declined, setting the community on the right track toward mitigating its climate impacts. However, there is substantial progress that still needs to be made in all areas of energy and transportation use in order to achieve CARP goals, which prescribe city-wide carbon neutrality by 2050 alongside other objectives.



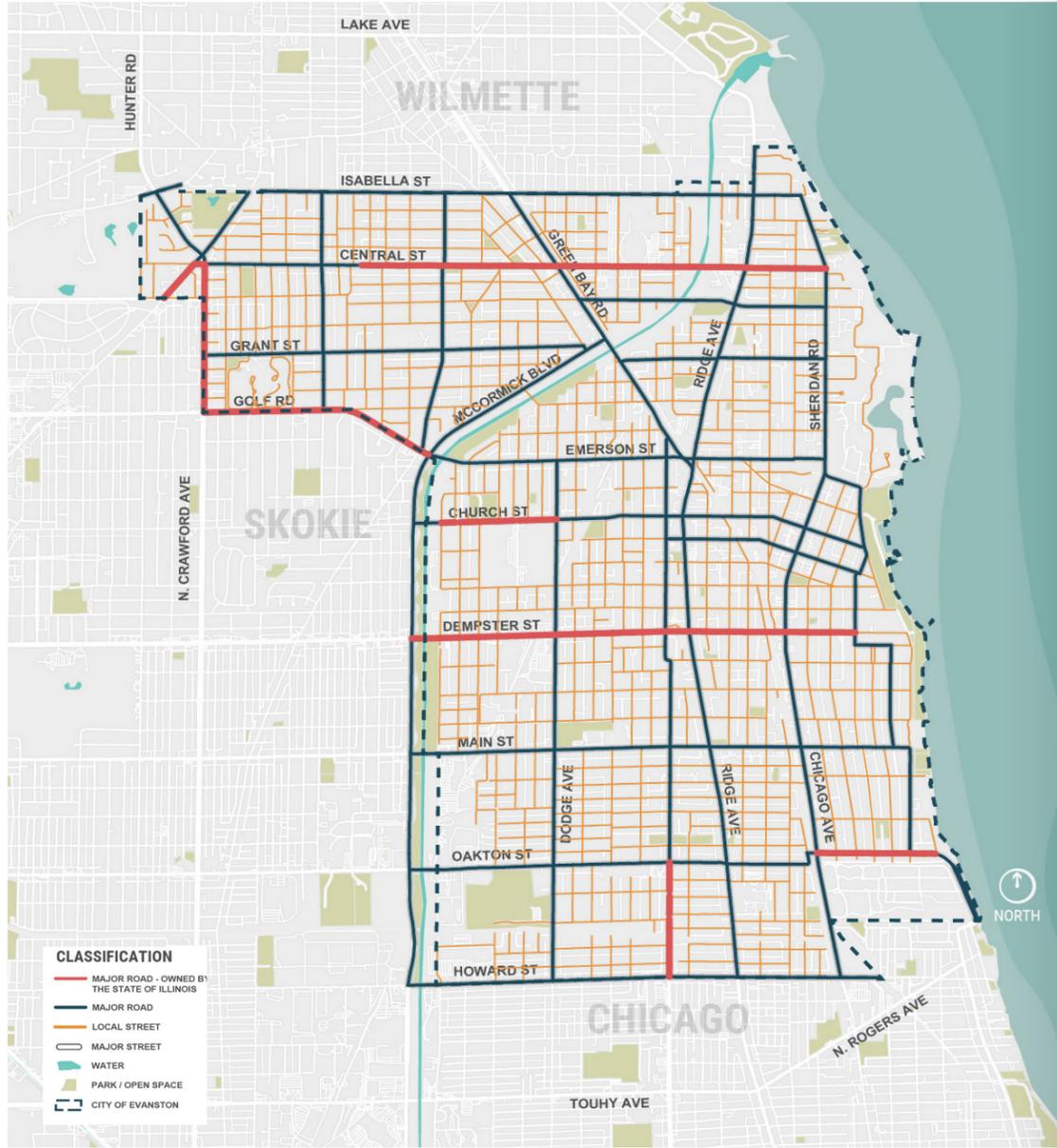
2005 - 2022 Emissions Reductions



Source: City of Evanston

RENTER HOUSEHOLDS WITH NO VEHICLES 30%

ROADWAY CLASSIFICATION



Source: City of Evanston

Evanston's street network consists of a grid classified as major roads or local streets. In general, major roads are situated approximately every half-mile. Some major roads are state-owned, including Central Street east of Central Park Avenue, Dempster Street, Golf Road, and portions of Church Street and Asbury Avenue. The remainder of the city's streets are classified as local streets.

Several intersections of major roads are hotspots for vehicle crashes. Ridge Avenue at the intersections of Church Street and Davis Street exhibits one of the highest crash rates in the city. Other hotspots include the intersection of Dempster Street and Dodge Avenue and where Central Street, North Crawford Avenue, and Gross Point Road convene.

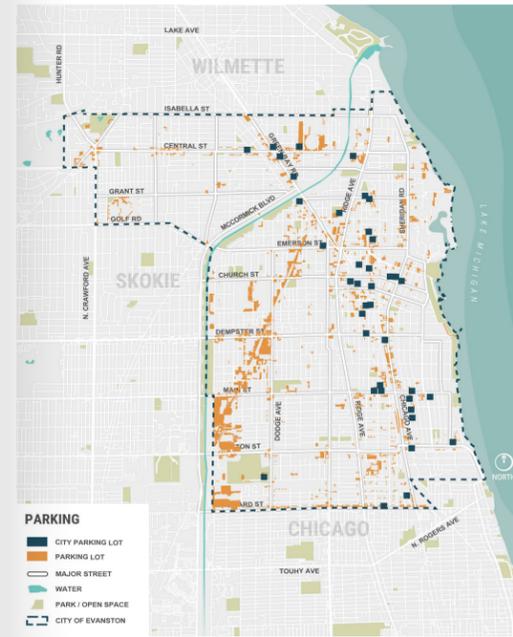
The City owns three public parking garages downtown in addition to 37 surface lots throughout the city. The garages and many of the surface lots offer both hourly and monthly parking options and generally require payment Monday through Saturday, except holidays. Parking is an often-cited concern in community engagement results. Many community members note that parking is limited, and paid parking makes shopping or dining outside of downtown or in nearby communities more attractive.

"Separate areas of Evanston are easy to get around, but from one neighborhood to the other, it can be hard."

"There should be more traffic control to avoid accidents."

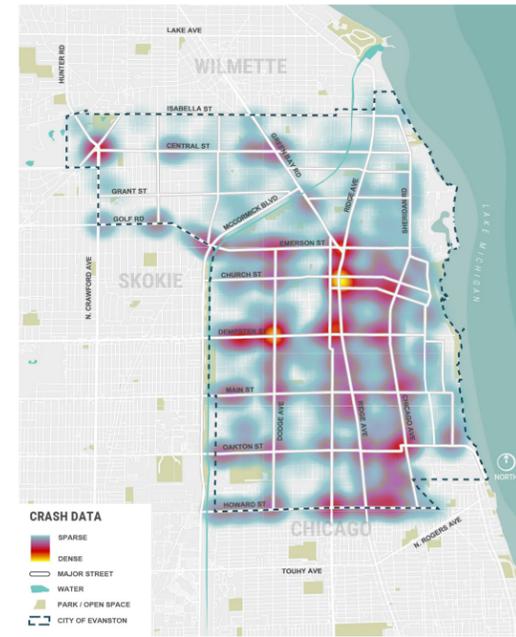
"Difficulty to access retail due to cost of parking."

PARKING AREAS



Source: City of Evanston

VEHICLE CRASH DATA



Source: IDOT, Crashes (2020)

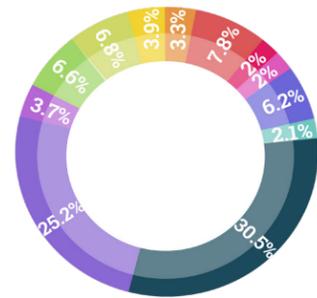
# EMPLOYMENT

Evanston's downtown functions as a regional employment center, drawing workers from nearby communities. Evanston hosts more than 3,000 businesses, which collectively employ approximately 39,000 employees.<sup>1</sup> Despite its proximity to Chicago, more workers commute into Evanston than the number of Evanston residents who commute out to work in other locations. Only 12% of Evanston's workers also live in the city.

Evanston's employers span a wide range of industries. Top industries based on number of employees include:

- Educational Services (31%), including schools and universities
- Health Care and Social Assistance (25%), including hospitals, health practices, assisted living facilities, and child care
- Public Administration (7%), comprising federal, state, and local government institutions
- Accommodation and Food Services (7%), including lodging and food establishments
- Professional Services and Management (6%), including engineering, financial services, research, and other technical firms<sup>2,3</sup>

Top Industries by Number of Employees



- Education Services
- Waste Management & Support
- Prof. Services & Management
- Finance, Insurance & Real Estate
- Information
- Wholesale & Retail Trade
- Construction & Manufacturing
- Other
- Public Administration
- Accomodation & Food Services
- Arts, Entertainment & Recreation
- Health Care & Social Assistance

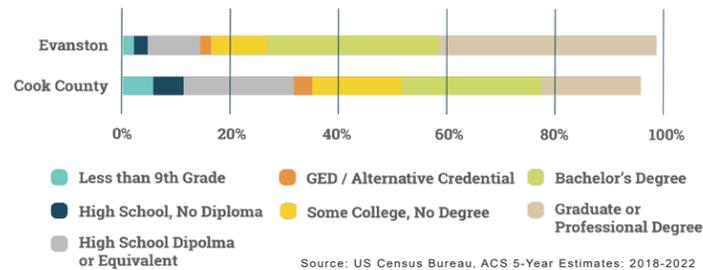
Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

Evanston hosts more employers in the education and health care sectors compared to the national average. The city's largest employers are Evanston Health, Northwestern University, Ascension Saint Francis Hospital, and Rotary International.<sup>4</sup>

Educational attainment varies widely across the city. A total of 70% of Evanstonians have a Bachelor's degree or higher; however, in West Evanston that number is only 42%.<sup>1</sup>

1 US Census Bureau, ACS 5-Year Estimates: 2018-2022, data.census.gov.  
 2 US Census Bureau, 2021 LEHD OnTheMap, onthemap.ces.census.gov.  
 3 United States, 2022, North American Industry Classification System, census.gov/naics.  
 4 Data Axle, data-axle.com

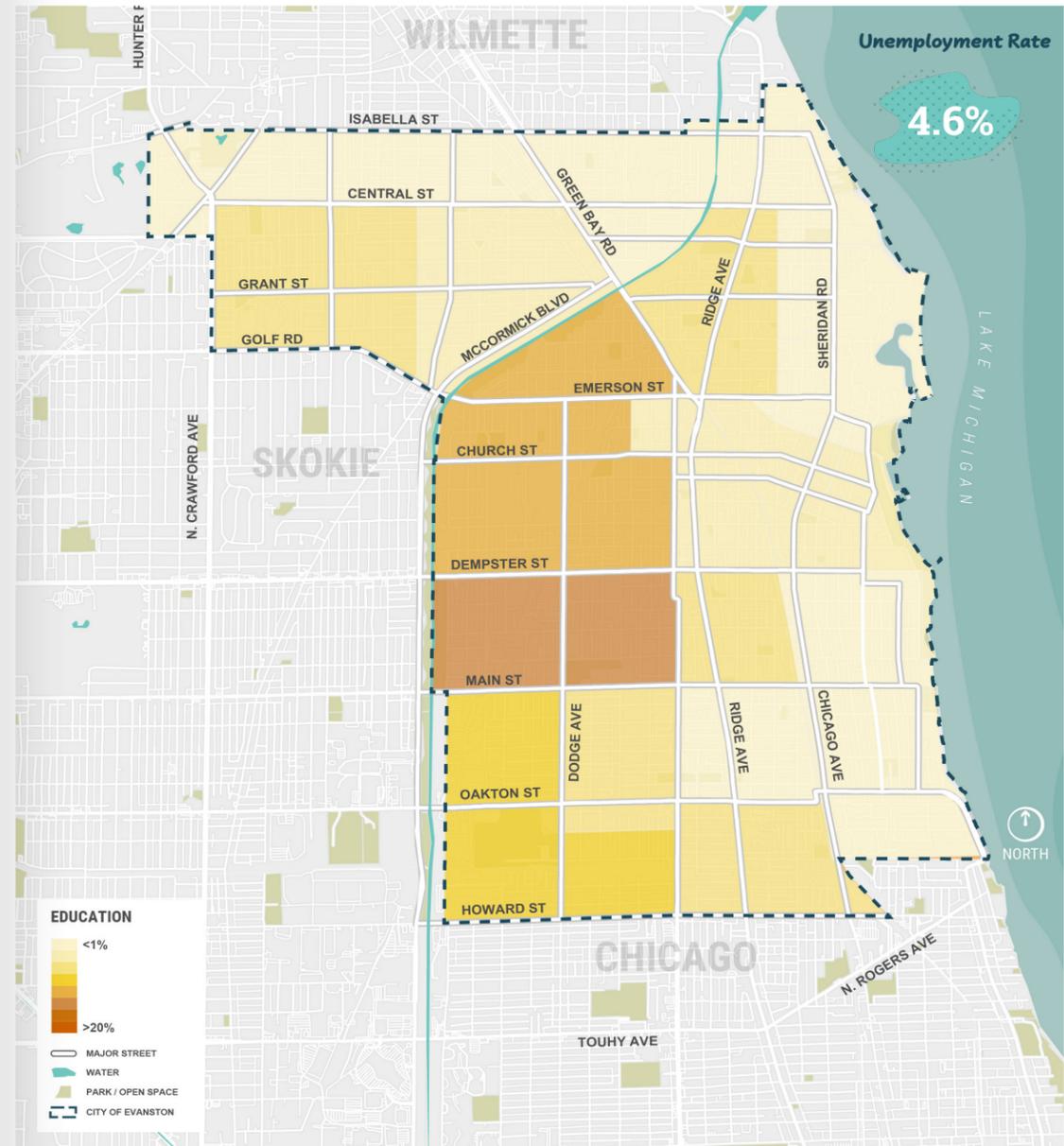
Education Attainment (25 years and older)



70% of Evanstonians have a Bachelor's degree or higher.

Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

PERCENT OF POPULATION >25 YEARS WHOSE HIGHEST EDUCATION IS LESS THAN HIGH SCHOOL

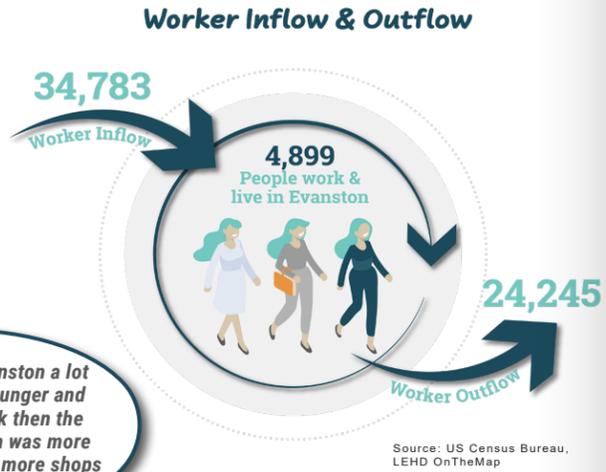


Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022; ESRI, 2023 US Demographics (Unemployment Rate)

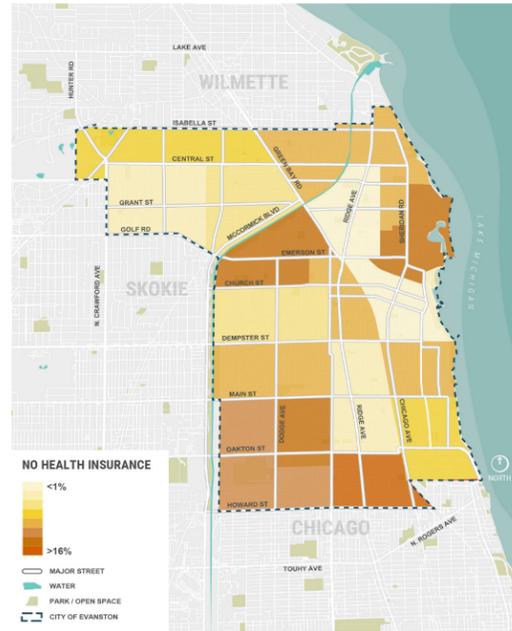
Evanston's downtown has demonstrated greater economic resilience than the nation overall in its recovery from the pandemic. Today, 12.5% of Evanston's downtown office space is vacant, down from a peak of 15.4% in December 2021. In comparison, the national office vacancy rate remains near 18%. Evanston's unemployment rate also remains lower than metro Chicago, indicating a healthy job market.

Although downtown Evanston has the bones of a thriving business hub, some residents have expressed dissatisfaction with the condition of downtown. Concerns include the lack of destination-worthy activities and the presence of crime and panhandling. Residents would like to see additional entertainment options and unique local businesses.

*"I came to Evanston a lot when I was younger and I felt that back then the downtown area was more vibrant and had more shops to explore with friends."*

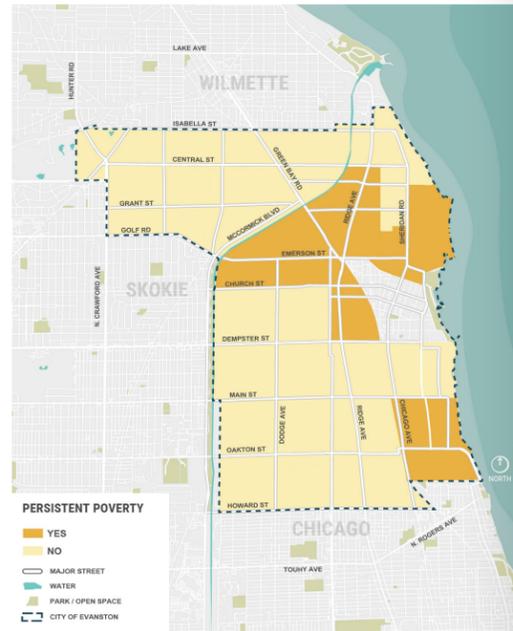


PERCENT OF POPULATION WITH NO INSURANCE



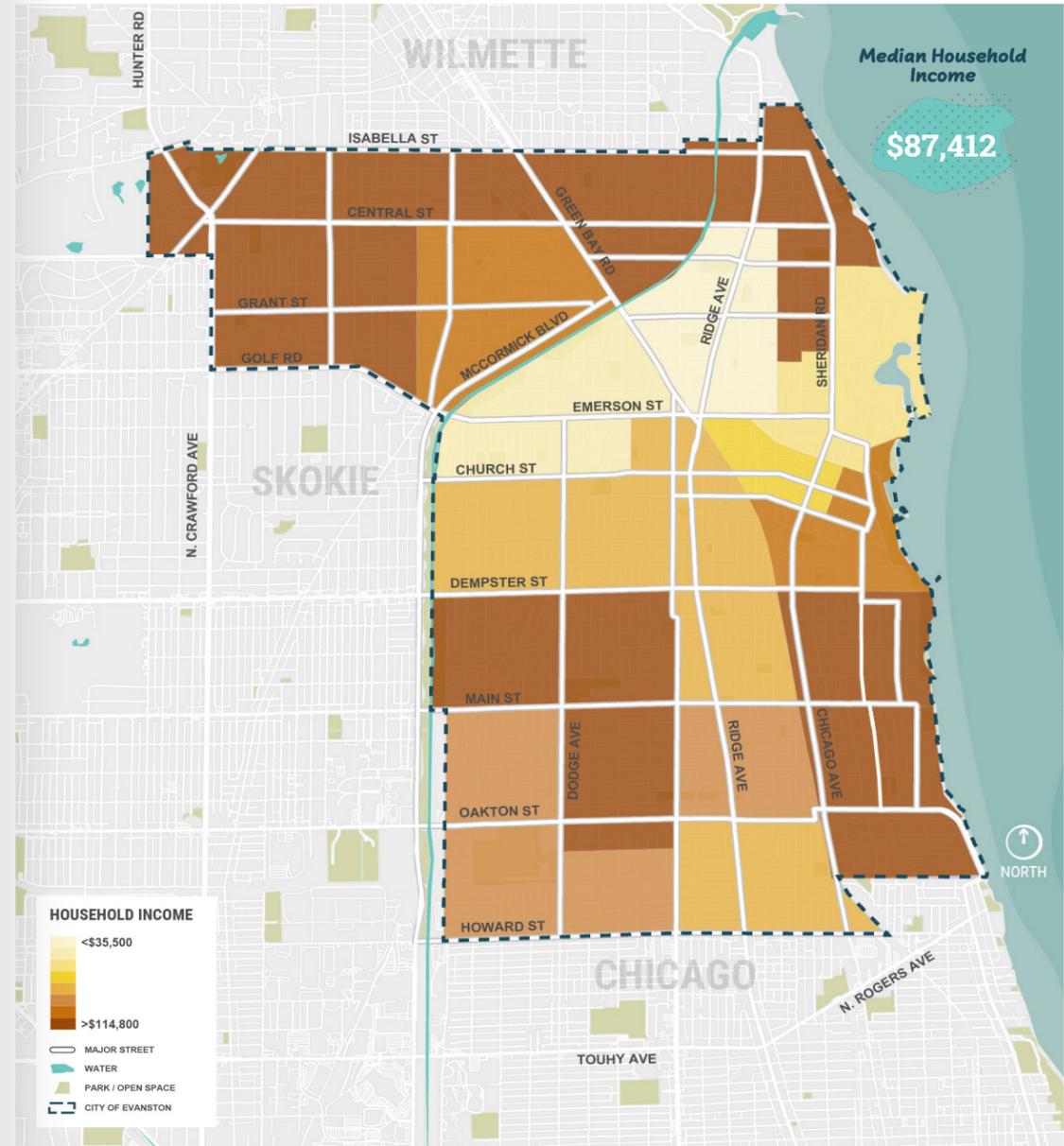
Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022

AREAS OF PERSISTENT POVERTY



Source: US DOT, Areas of Persistent Poverty; US Census Bureau, ACS 5-Year Estimates: 2014-2018

MEDIAN HOUSEHOLD INCOME IN PAST 12 MONTHS



Source: US Census Bureau, ACS 5-Year Estimates: 2018-2022; ESRI, 2023 US Demographics (Household Income)

# NATURAL ENVIRONMENT

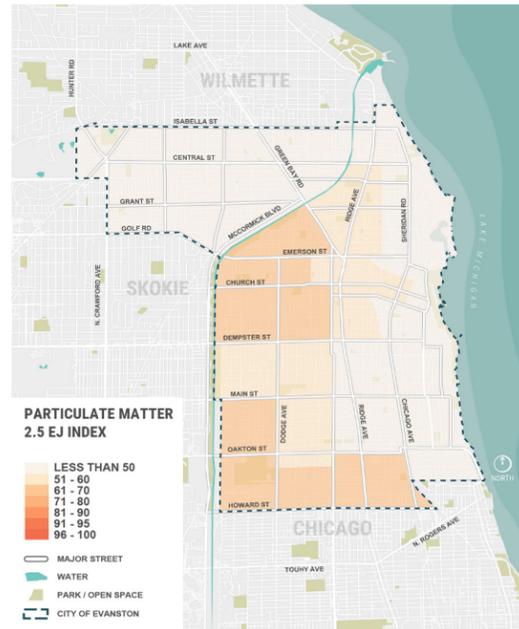
"I'd love to see more native plants in parks."

The majority of land area in Evanston is densely developed, however the city does offer a variety of natural resources. The City's green infrastructure initiatives serve as both functional and educational tools for promoting environmental stewardship. These include stormwater management practices that reduce runoff from water treatment plants and the implementation of electric vehicle (EV) charging stations. Environmental data from sources such as the IDOT Equity Analysis indicate areas where Evanston may face challenges such as significant air and noise pollution, and the urban heat island effect, which are more pronounced in densely built-up areas. Due to the presence of industrial uses, West Evanston residents are disproportionately exposed to higher rates of toxic release and ozone than other areas of the city.

The presence of sensitive wildlife and potential ecological hazards are important considerations during city planning and development. The city recognizes environmentally sensitive areas, particularly along the North Shore Channel and the lake shore, that are potentially vulnerable to flooding events. FEMA also identifies these locations as Flood Hazard Areas that are vulnerable to a 1% annual chance of flood hazards. These areas are crucial to maintain local biodiversity and ecological balance.

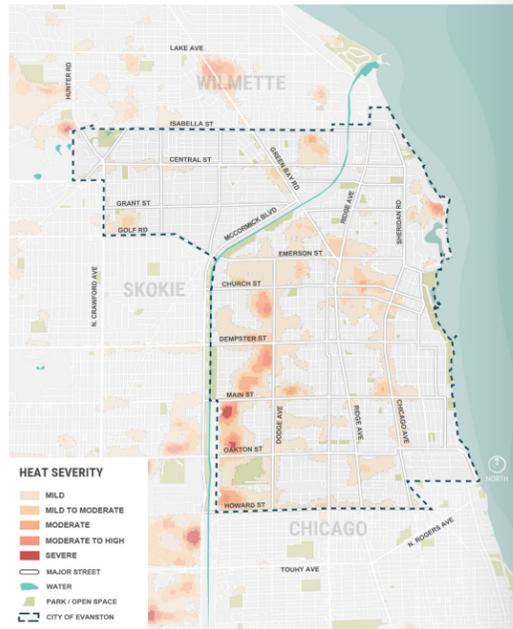
The city has a variety of natural amenities such as parks, green spaces, and the lake shore that are accessible within a short walking distance for most residents. This accessibility is supported by well-maintained trail systems that offer both recreational and transportation benefits, effectively connecting neighborhoods with natural and urban spaces. Existing planning regulations and development guidelines emphasize the preservation of green spaces and the incorporation of landscape elements into new developments, which helps maintain ecological corridors throughout the city.

PARTICULATE MATTER 2.5



Source: US EPA, Environmental Justice Screening and Mapping Tool (2023)

HEAT SEVERITY



Source: Trust for Public Land, Urban Heat Island Severity for US Cities (2021)

# ENVIRONMENTAL HEALTH

Nearly all of Evanston's residents are located within a 10-minute walk of a park. However, community engagement results indicate that parks only somewhat meet the programming needs of users.

Other environmental health indicators suggest geographic inequities. West and Southwest Evanston demonstrate higher rates of particular matter and toxic release than other portions of the community, in part due to nearby industry. Although Evanston residents have an average life expectancy of 82 years, more than three years longer than the US average, this number varies greatly across neighborhoods. The life expectancy in Northeast Evanston is 88.8 years, a full 13 years longer than the 75.5-year life expectancy in West Evanston. While some of this difference can be attributed to income levels and rates of health insurance rates, factors linked to the built environment such as particulate matter levels and tree canopy coverage likely play a contributing role.<sup>1</sup>

1 City of Evanston, 2022 EPLAN: Evanston Process for the Local Assessment of Needs.

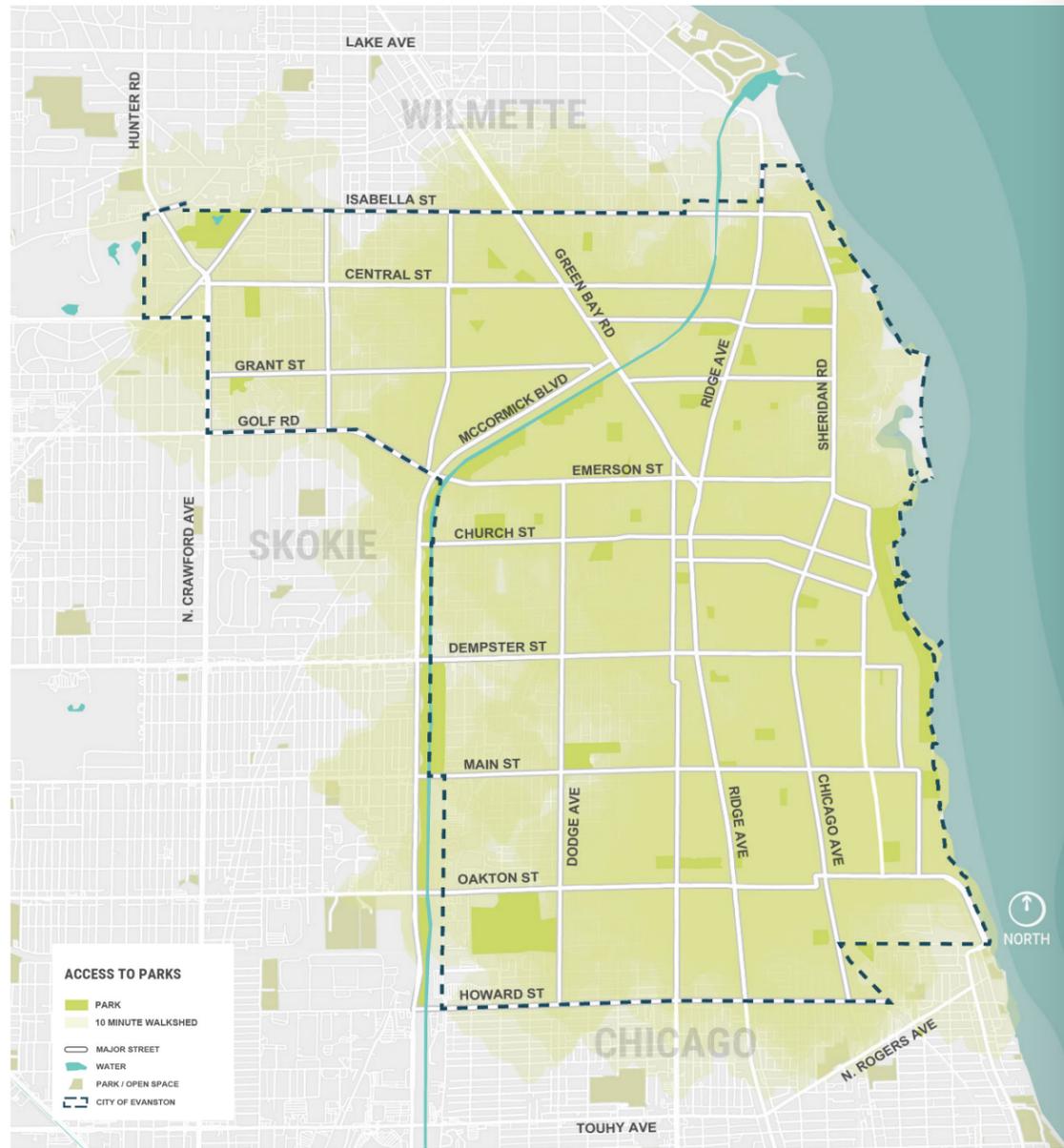
FLOOD HAZARD AREAS



Source: FEMA, Flood Hazard Areas (2022)



AREAS WITHIN A 10-MINUTE WALK OF A PARK



Source: City of Evanston

ECOSYSTEMS

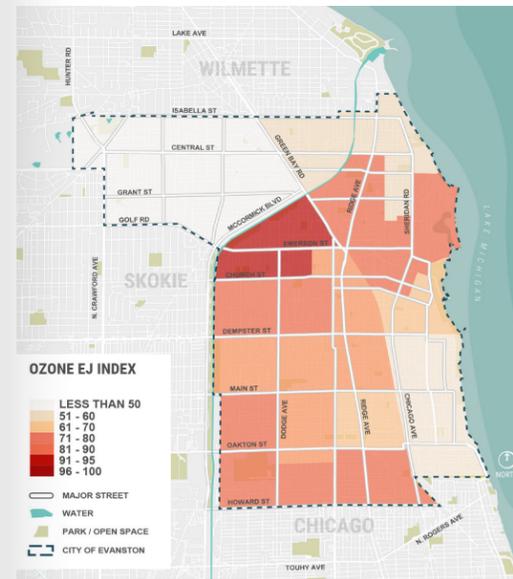
The natural ecosystem around Evanston is characterized by a mosaic of prairies, woodlands, and wetlands. Forest preserves cover nearly 70,000 acres, or 11 percent of Cook County. Many of these forest preserves follow river valleys or creeks – as seen along Evanston’s North Shore Channel, which is a two-mile corridor from Lake Michigan to the city’s west side. These lands have become an important migratory corridor for migratory birds and other wildlife that required a wild habitat to survive, such as the red-headed woodpeckers and blue-spotted salamanders. The integration of natural environments with urban development is a key focus for Evanston, and the city supports several initiatives to preserve these natural communities through the City’s Ecology Center and other community organizations.

Evanston’s urban forest supports a sizable tree population given its density of development, which is greatly influential in the community’s environmental well-being. Overall, 38% of Evanston is covered by tree canopy.<sup>1</sup> This includes street trees, forested natural areas, and trees in residential areas. The urban forest helps improve water and air quality, reduces the potential for flooding and the urban heat island effect, and reduces energy usage by shading buildings. These trees are prone to adverse impacts from the urban environment, including invasive pests, disease, and potential hazards posed by the effects of climate change.

Notably, tree canopy is distributed unequally across the community. Although areas of downtown and North Evanston exhibit tree coverage as high as 44%, areas of West and Southwest Evanston dip to below 20% in some cases. Higher temperatures due to climate change could put these portions of the community and their residents at higher risk of ill effects including heat-related illness and increased cooling costs. The City of Evanston has taken significant steps to prepare for and mitigate the impacts of climate change, and has also released several plans and initiatives to protect the natural environment, as outlined in the Climate Action and Resilience Plan.

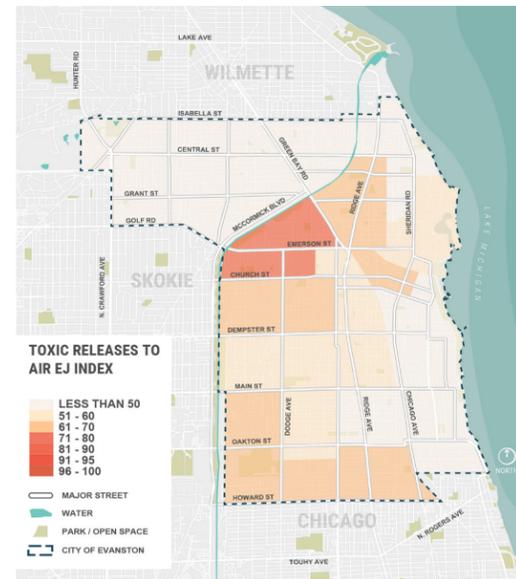
1 City of Evanston, 2022 EPLAN: Evanston Process for the Local Assessment of Needs.

OZONE



Source: US EPA, Environmental Justice Screening and Mapping Tool (2023)

TOXIC RELEASE TO AIR



Source: US EPA, Environmental Justice Screening and Mapping Tool (2023)

# APPENDIX



## PREVIOUS PLANNING EFFORTS

PLAN NAME	SUMMARY	RELEVANCE TO EE45
2022 EPLAN	The 2022 EPLAN examines health and racial equity using a variety of metrics, such as life expectancy, healthcare access, and proximity to parks and grocery stores. The plan reveals geographic differences in health indicators across the community and proposes strategies to address these inequities.	While some advancements in health are tied to services, many are linked to the condition of the built environment considered in EE45, such as the locations of parks, trails, grocery stores, medical facilities, and community spaces. EE45 also makes programmatic recommendations to increase residents' access to a healthy lifestyle.
Central Street Master Plan (2007)	This master plan provides streetscape and development strategies for Central Street from Gross Point Road to Ridge Avenue. The plan aims to sustain and enhance Central Street as an attractive, mixed-use, pedestrian- and neighborhood-oriented street with distinct character. Key strategies include diversifying commercial and housing options, improving appearance and safety, and enhancing pedestrian, bicycle, and vehicular circulation.	EE45 coordinates private land use and public investment to achieve the streetscape and development pattern envisioned in the Central Street Master Plan. Additionally, EE45 outlines strategies to enhance the multimodal transportation network to support walking and biking to and along Central Street.
Chicago Avenue Corridor Study (2000)	This study provides recommendations to revitalize Chicago Avenue in Southeast Evanston. The report recommends improvements to the pedestrian environment, redevelopment of vacant and underutilized properties, and advancement of a cohesive, visually appealing corridor.	EE45 establishes policies for urban design, land use, and public infrastructure, all of which are key to achieving an attractive Chicago Avenue corridor. EE45 recommends policy realignment and incentives to promote redevelopment, while also prioritizing city-wide sidewalk enhancements.
City of Evanston Comprehensive Plan (2000)	The 2000 Comprehensive Plan is Evanston's existing planning document that guides land use and transportation decision-making within the city. EE45 is an update to this plan. The plan embraces growth and aims to guide it in a manner that enhances the community's character and quality of life. Key goals include offering a range of housing choices, maintaining viable commercial areas, creating mixed-use neighborhoods, preserving and establishing green space, and offering high-quality transportation options while prioritizing pedestrians, cyclists, and transit.	EE45 builds upon the 2000 Comprehensive Plan by clarifying and advancing policies that remain relevant while augmenting them with new recommendations and priorities. While EE45 considers current trends and opportunities, the plan builds on legacy planning guidance to hone Evanston's high quality of life.

## PREVIOUS PLANNING EFFORTS

PLAN NAME	SUMMARY	RELEVANCE TO EE45
<p><b>Climate Action and Resilience Plan (CARP) (2018)</b></p>	<p>This plan focuses on two main areas: climate mitigation and climate resilience. Key mitigation goals by 2050 include achieving city-wide carbon neutrality; transitioning half of trips to transit, walking, or bicycling; achieving zero waste; and fostering a healthy and growing tree canopy. The plan also calls for resilient green infrastructure, cooling facilities, and other preparations to enable human and natural populations to adapt to a changing climate.</p>	<p>EE45 addresses the built environment, which is a focus of key CARP goals. Specifically, EE45 guides the city's pattern of development and influences available transportation modes, which both of which are significant contributors to emissions. EE45 also guides natural preservation, green infrastructure, and critical community facilities to ensure climate preparation.</p>
<p><b>Downtown Evanston Plan (2009)</b></p>	<p>This plan establishes guidelines for downtown planning and development. Key recommendations include protecting downtown's walkable, mixed-use, and transit-oriented character while elevating design quality, sustainability, and predictability.</p>	<p>EE45 contains land use policies to guide the desired form for downtown as expressed in the Downtown Evanston Plan. Additionally, EE45 establishes guidance for public improvements to reinforce and improve the existing pedestrian, cycling, and public transportation networks in line with Downtown Evanston Plan goals.</p>
<p><b>Evanston Main Street Station TOD Plan and Study (2014)</b></p>	<p>This plan provides a vision for improvements to Main Street Station and the immediate surrounding area. The plan outlines improvements to station function, streetscape design, and pedestrian and bicycle access while calling for new mixed-use development in the TOD area.</p>	<p>EE45 recognizes the importance of Evanston's transit stations in meeting mobility needs as well as sustainability and climate goals. EE45 coordinates transportation improvements with public and private land use to provide recommendations and implementation strategies for the Main Street Station TOD area.</p>
<p><b>Evanston Thrives (2023)</b></p>	<p>Evanston Thrives establishes a retail action plan in order to support and attract businesses. Recommendations range from sponsoring events in public spaces to installing wayfinding signage to developing branding for retail districts. The plan also recommends physical improvements to various retail areas.</p>	<p>EE45 plays a key role in guiding public investment and coordinating private development activities to create vibrant spaces. High-quality public spaces are a key driver of foot traffic, which supports retail as well as community connection. EE45 can also recommend prioritization and funding sources for design guidelines, business incentives, wayfinding, and other strategies to help address resident concerns about a declining retail environment.</p>

## PREVIOUS PLANNING EFFORTS

PLAN NAME	SUMMARY	RELEVANCE TO EE45
<b>Lakefront Master Plan (2008)</b>	The Lakefront Master Plan establishes a vision for the redesign of the Evanston shoreline. The plan recommends shoreline improvements, park space construction, and natural area preservation to enhance user experience and ecological function.	Lakefront redesign is a City-led effort involving various infrastructure and capital improvements. EE45 guides public investment and recommends policies and funding sources to achieve the outcomes envisioned in the Lakefront Master Plan.
<b>One Howard Street Economic Recovery Plan (2023)</b>	The One Howard Street plan provides an economic recovery plan for the Howard Street corridor from Western/Asbury Avenue to Sheridan Road. The plan recommends redevelopment, streetscape improvements, and placemaking efforts to improve corridor vibrancy.	EE45 aims to achieve the streetscape and development pattern envisioned in the One Howard Street plan through coordination of public investments and private development. The plan provides strategies to enhance multimodal transportation options and increase vibrancy within Evanston's corridors.
<b>Preserve 2040 (2022)</b>	Preserve 2040 is a preservation plan for cultural resources including buildings, sites, structures, people, stories, and objects. The plan aims to guide the Preservation Commission and its partners in their stewardship of Evanston's resources through preservation tools, adaptive reuse, education, and other means. The plan aims to be a foundational land use, economic development, and planning tool.	EE45 guides Evanston's development pattern, which influences the extent to which infill development, preservation, and maintenance of the urban fabric occur. EE45 brings together the goals of Preserve 2040 and other planning efforts to link historic preservation with community goals such as climate mitigation, affordable housing, and retail vibrancy.
<b>West Evanston Master Plan (2007)</b>	The West Evanston Master Plan guides redevelopment of the West Evanston TIF District, which includes primarily industrial land and a vacated railroad right-of-way. The plan, which was developed following an extensive community engagement process, provides recommendations for the future development pattern and proposes streetscape and greenway enhancements. The plan culminated in a zoning overlay district adopted in 2009.	EE45 advances the vision set forth in the West Evanston Master Plan through policies and strategies that promote its implementation. EE45 guides public infrastructure investments and promotes redevelopment that is consistent with community goals.





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# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, Planner  
Subject: 1036 Forest Avenue – Lakeshore Historic District - 24PRES-0085  
Date: June 9, 2024

## Public Notice

Omar Gutierrez, architect and applicant on behalf of the property owner, submits for a Certificate of Appropriateness to construct a new two-and-one-half story single-family home and detached alley-accessible garage on a vacant lot.

## **Applicable Standards: Construction [1-16]**

### Construction Period:

N/A

### Style:

N/A

### Architect of Record:

N/A

### Condition:

Vacant Lot

### Integrity:

Vacant Lot

### Status:

Vacant lot within the Lakeshore Historic District. Previously part of the Landmark Oscar Meyer Mansion grounds and lot of record. The lot was subdivided in 2015.

### Setting:

1036 Forest is currently a vacant lot located on the west side of Forest Avenue between Greenleaf Street to the north and Lee Street to the south. This block of Forest Avenue has a high degree of architectural significance and integrity of setting. The block contains eight individually registered landmarks including the Romanesque Revival Oscar Meyer Mansion designed in 1901 by Hallberg and Sturm immediately south, an intact Stephen and Jennings estate immediately north, and iconic landmarks including the Harvey Page designed classical revival styled home immediately east at 1047 Forest, and prairie styled

Tallmadge and Watson design at 1000 Forest at the blocks southern edge. The block was predominately developed between 1880 and 1910 and includes a diversity of late 19<sup>th</sup> century Victorian styles, early 20<sup>th</sup> century revival styles, and arts and crafts influences.

Significance:

The vacant lot was originally part of the Landmark designated Oscar Meyer estates lot of record and was subdivided in 2015 when that property was rehabilitated and a large addition to its north volume was demolished. A previous proposal for new construction on the vacant lot was proposed and approved first in 2015/2016 and presented and approved for renewal of an expired Certificate in 2020 by architect John Eifler.

Public Comment

None.

Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the Commissions discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

**Construction**

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.
4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.
6. *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.

8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.

9. *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.

11. *Directional expression of facades.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.

12. *Original qualities.* For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

13. *Archaeological resources.* Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

14. *Innovative design.* Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

15. *New additions.* Wherever possible, new additions to structures or objects shall be done in such a manner that if such additions were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

16. *New construction.* In considering new construction such as a new free standing structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.



# Application for Certificate of Appropriateness (COA)

**NOTICE:** This form is not a permit application.

**Application Required:** This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

**Submission Deadline:** To ensure timely processing of your application, submit this application no less than **15 business days** before the second Tuesday of each month. **Incomplete applications will not be accepted.** Refer to the Submittal Requirements, pages within this application to ensure completeness. Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

**For more information:** It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

### Section A. Required Information (Print Clearly)

<b>1) Property Address:</b> 1036 Forest Avenue		<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>		
<b>2) Applicant's Name:</b> Omar Gutiérrez		Address: 1209 Monroe St		
City: Evanston	State: IL	Zip: 60202	Phone: 847-903-4067	Email: omar@ogutierrez.com
<b>3) Owner's Name:</b> Natalia and Andrés Duarte		Address: 1112 Church St. Unit 1W		
City: Evanston	State: IL	Zip: 60201	Phone: 501-837-5800	Email: nduarte@2020@gmail.com
<b>4) Applicant's Relationship to the Owner:</b> <input type="checkbox"/> Same <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:				
<b>5) Landmark:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>6) Within Local Historic District:</b> <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"/> Woman's Christian Temperance Union				
<b>7) Refer to the completed Zoning Analysis and check as applicable if your project requires:</b> <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → <b>If any are checked, additional submission requirements may apply. A member of the Planning &amp; Zoning Division will contact you.</b>				
<b>8) Acknowledgement of Potential Archaeological Resources:</b> <input checked="" type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)				
<b>9) Applicants Signature:</b> I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met.   _____ Date: 06/06/2024				

## Section B: Application for Certificate of Appropriateness

- 1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness including how the proposal meets the [Binding Review Standards](#).

**Attach a separate sheet or sheets if necessary.**

New construction on a vacant lot for a single-family residence in the Lakeshore Historic District in the style of traditional American Foursquare. We believe the proposed design would fit right into the neighborhood with a prominent front porch (a feature very common in the area), simple massing and simple details in keeping with the American Foursquare vernacular under the Arts and Crafts style popular from the mid-1890s to the late 1930s. This movement was a reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century. The architectural vernacular incorporates elements of the Prairie School and the Craftsman styles. It is often called Transitional Period.

The proposed design takes architectural cues from the context of its neighbors, such as a front facing gable, gable projections, simple brackets, gable pediments, an offset entry and a front porch. This is a design that relates to the proportions found within the district.

The floor is elevated approximately 36" above grade, a very common feature in the area, resulting in a building height slightly below the maximum allowed of 35', placing the height of this building among the average on the block. The adjacent lots feature homes that are significantly larger and taller but also situated on much larger lots. The new home design is proportionate to the size of the lot and the side yard setbacks are generous for a 50' wide lot at 9.25' on each side.

Windows are taller on the first floor and shorter on the second floor, a very common feature of homes in the area, and the relationship of the width and height of the windows borrows from proportions found in other homes on the block. The main group of windows facing the front is a group of three, the second floor windows are in pairs and the attic features a single window facing the front. This creates a hierarchy of proportions that narrows as the home rises. The composition is topped with a gable pediment, reminiscent of details found in the Arts and Crafts movement.

The side-to-side front porch features four round columns that create a rhythm on the façade and accentuate the width of the home. The mere presence of a front porch makes this home fit right in the neighborhood and provides a warm welcome. Even though the home is located approximately 42" closer to the street as compared with the south neighbor, the width and height of the proposed home are proportionally smaller.

Materials used in the proposed home are also familiar to the neighborhood: painted siding, painted trim, standing seam metal roofs, painted brackets and shingle panel siding on the gables. The home's gables are accentuated with a change of texture, a projection forward with simple brackets and stained wood pediments. In an effort to fit in, not stand out, we propose a home with very simple roof shapes and massing. This also reflects the home's time while the details make it relate to its setting.

The home features a solar photo-voltaic array on the south facing roof and a standing seam metal roof that will allow for easy installation, repair or upgrade of the PV array panels in the future.

## **CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS**

### **☐ REPAIR, REPLACEMENT, RE-POINTING, SOLAR INSTALLATION, AND SITEWORK INCLUDING NEW PATIOS, TERRACES, OR WALKWAYS**

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents current conditions of the property.
- As applicable, provide a to-scale existing and proposed site plan (roof plan for solar installation) clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, and material annotations. An aerial image or birds eye photo with areas of work identified will be sufficient for proposed roof replacement and re-pointing.
- Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration. Google street view or other non-current photos will not be accepted.
- If materials are being proposed for repair or replacement that are other than an exact match to original, physical or visual samples or manufacturer brochures must be submitted.
- Any additional information that is requested after your initial consultation with staff or as requested by the Commission's Pre-Application Review Subcommittee.

☐ **FENCES** – Provide a plat of survey with the existing and proposed fence and gate location(s) clearly identified. Include photos of the existing fence and any gates, and an illustration or sample photo of the proposed fence and gate style(s).

### **☐ REPLACEMENT OF WINDOWS, DOORS, and SKYLIGHTS**

Due to the sensitivity required for window and door replacement, the Commission has created additional resources for applicants (available following the links below or accessing the Preservation Commissions webpage) including separate design guidelines, a sample best practice submission, and sample drawings for wood and steel windows.

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Context photos of all impacted elevations with the location of new or altered windows/doors labeled by number and by type. If there are typical windows (more than one of the same size material, and operating style), label each window type A,B,C etc. If there are multiple windows for a single type, those would be labeled as, 1A, 2A, 3A etc. Google street view or other non-current photos will not be accepted.
- Condition photos, interior and exterior, of all windows and doors scheduled for replacement. Labels on condition photos should match those on the context photos above.
- If replacing original or historic wood windows, provide information on the viability of restoration/repair. This must come from a licensed general contractor, architect, or restoration specialist on the provider's letterhead, not from the window supplier/contractor.
- To-scale and labeled floor plans (recommended if new window openings are proposed).
- To-scale, existing and proposed elevation and section drawings for each window type presented side-by-side on the same sheet. Drawings must include annotations and dimensions including the overall window opening, stile, top and bottom rail, meeting rail, muntin, sill, and exterior trim or moulding profiles. Drawings of existing windows must be based on field measurements. For all drawings, the window's relationship to the existing wall plane must also be provided.

**Important Notice:** Manufacturers' standard cut sheets are not an acceptable substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project.

**☐ MAJOR ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, RELOCATION, AND DEMOLITION**

If a major alteration, construction or relocation, or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing. The applicant is responsible for paying the mailing fee.

- **Zoning Analysis Required:** A completed Zoning Analysis must be submitted with the COA application. Zoning staff requires at least 10 business days to complete a zoning analysis. During the height of construction season, zoning analysis reviews may take longer. Applicants must give themselves enough time to request a zoning analysis in order to meet the COA deadline below.
- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents the current conditions of the property including the location of existing trees with their size and species identified.
- Drawings that accurately indicate existing conditions and all proposed changes and areas of new work
  - To-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, material annotations, and approximate location of major structures on adjacent lots.
  - Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration which demonstrate why repair is not possible. If a change in height, scale, or massing is proposed, provide photos of the existing structure in context with the immediate structures on the block to which it is visually related. Google street view or other non-current photos will not be accepted.
  - To-scale, annotated, and dimensioned existing and proposed exterior elevations side-by-side on the same sheet (as possible). Elevations must clearly annotate all building materials, window types, trim types and sizes, etc.
  - If the proposal includes changes or additions to the original roof, include to-scale and annotated existing and proposed roof plans including details such as configuration, slope, overhang dimensions, and the new roof transitions into existing.
  - For new additions and new free-standing construction, 3D drawings, models, or axonometric drawings in context with the primary structure and its immediate surroundings are required. Context includes adjoining structures on adjoining lots. **This requirement may be waived for new garages and smaller accessory structures.**
  - For proposed free-standing construction including ADU's, Coach Houses, and new Principle Structures along streets, block studies showing the visual, massing, and other proportional relationships of the proposed structure to the structures it is visually related to shall be provided.
  - Details or sections if required to explain areas of complexity.
- For proposed demolition, include photos and narratives demonstrating the current conditions that necessitate demolition and why repair or rehabilitation are not possible or being pursued. Depending on the proposal, staff may require a statement from a structural engineer.

☐ **FEE** – Proposals which are referred to the Preservation Commission for review are subject to a preservation fee per Code Section 2-8-16. An invoice will be sent to the applicant following receipt of a complete application. **The invoice must be paid prior to a case being scheduled for review.**

**Links to Additional Information:**

1. [Evanston Preservation Commission Including List of Meeting Dates](#)
2. [Frequently Asked Questions](#)
3. [Procedural Guidelines](#)
4. [Evanston Preservation Program Including Resources for Applicants](#)
5. [Preservation Commission Window Replacement Guidelines](#)
6. [Sample Best Practice Window Replacement Submission](#)
7. [Sample Supplemental Window Drawings](#)
8. [Solar Panel Installation Guidelines](#)



**Zoning Analysis  
Summary**

Review Date: 6.20.24  
By: CWS

**Case Number:**

24ZONA-0085 – 1036 Forest Avenue

**Case Status/Determination:**

Compliant

**Applicant:** Omar Gutierrez

**Plans prepared by:** Omar Gutierrez

**Plans dated:** 6.6.24

**Survey dated:** 2.28.23

**District:** R1 – Lakeshore Historic District

**Proposal:**

Construction of new single-family residence and detached alley accessible garage

**Additional Comments:**

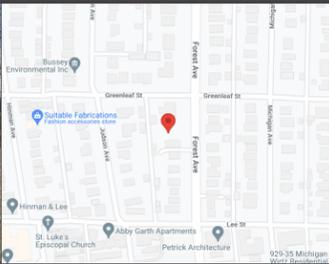
1. If your project is within 25 feet of a tree or requires tree removal, a Tree Preservation Permit is required. If you have questions about this process, please contact Angela Levernier at [alevernier@cityofevanston.org](mailto:alevernier@cityofevanston.org).
2. Review and issuance of a Certificate of Appropriateness by the Preservation Commission is required.

<b>Principal Use and Structure: New SFR</b>	
Zoning Code Section	Use: SFR
6-8-2-6	Compliant: Lot width: 50' where 35' is the minimum required.
6-8-2-5	Compliant: Lot size: 9598 where 7200 is the minimum required.
6-8-2-3	Dwelling units #: Compliant: 1 where 1 is the maximum permitted
6-8-2-7	Building Lot Coverage: Compliant: 27.50% where 30% is the maximum permitted.
6-8-2-10	Impervious Surface Coverage: Compliant: 36.75% where 45% is the maximum permitted.
6-8-2-9	Building Height: 34.5' and 2.5 stories where the lesser of 2.5 stories or 35' is the maximum permitted.
6-8-2-8 And 6-4-1-9	Yards (Setbacks):  Front: 38.38' where 36.7' is the minimum required based on the block average of homes on the east side of Forest between Greenleaf and Lee. The covered front porch is considered a yard obstruction which is permitted to encroach into the required front yard by 25%.or ~9'. The porch thus has a setback of 30.38' where 27.7' would be the minimum required.  Interior Side N: Compliant 9.25' where 5' is the minimum required  Interior Side S: Compliant 9.25' where 5' is the minimum required  Rear: Compliant 90' where 30' is the minimum required
<b>Accessory Use and Structure 1: Detached Garage and Parking Pad</b>	
6-4-6-3 Table 4A	Location (Yard): Compliant: Rear Yard
6-4-6-4	Height: Compliant: Garage is 18' where 28' is the maximum permitted.
6-4-6-2	Distance from Principal Building: Compliant: 64' where 10' is the minimum required.
6-8-2-8	Yards (Setbacks):  Rear: Compliant: The detached garage is 9' from the south rear-yard lot line, 4.25' from the west rear-yard lot line, and 4.13' from the north rear-yard lot line where 3' is the minimum required. The parking pad is 3.36' from the south rear-yard lot line where 3' is the minimum required.
<b>Accessory Use and Structure 2: Attached deck and pergola</b>	
6-4-6-3 Table 4A	Location (Yard): Compliant: Rear Yard

6-4-6-2	Height: Compliant: The height of the pergola is ~12'H where 14.5' is the maximum permitted.
6-8-2-8	Yards (Setbacks): Rear: Compliant: The attached deck is 9.25' from all proximate rear-yard lot lines where 3' is the minimum required.
<b>Parking Requirement:</b>	
	Use 1: SFR: 2 off-street are required. Total Required: Compliant: 2 where 4 are proposed
6-8-2-12	Access: Compliant: Alley accessible where alley access is required
	Location: 3 interior and 1 exterior on parking pad



www.exactalands.com | office: 773.305.4011



**PROPERTY ADDRESS:**  
1036 FOREST AVENUE, EVANSTON, ILLINOIS 60202

**SURVEY NUMBER:** 2302.3839

**DATE SIGNED:** 02/28/23      **FIELD WORK DATE:** 2/27/2023

**REVISION DATE(S):**  
(REV.0 2/28/2023)

**POINTS OF INTEREST**  
**NONE VISIBLE**

STATE OF ILLINOIS } SS  
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



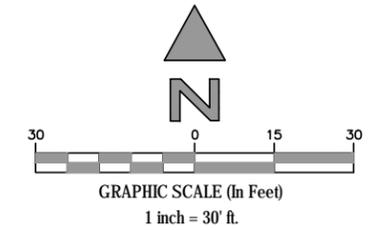
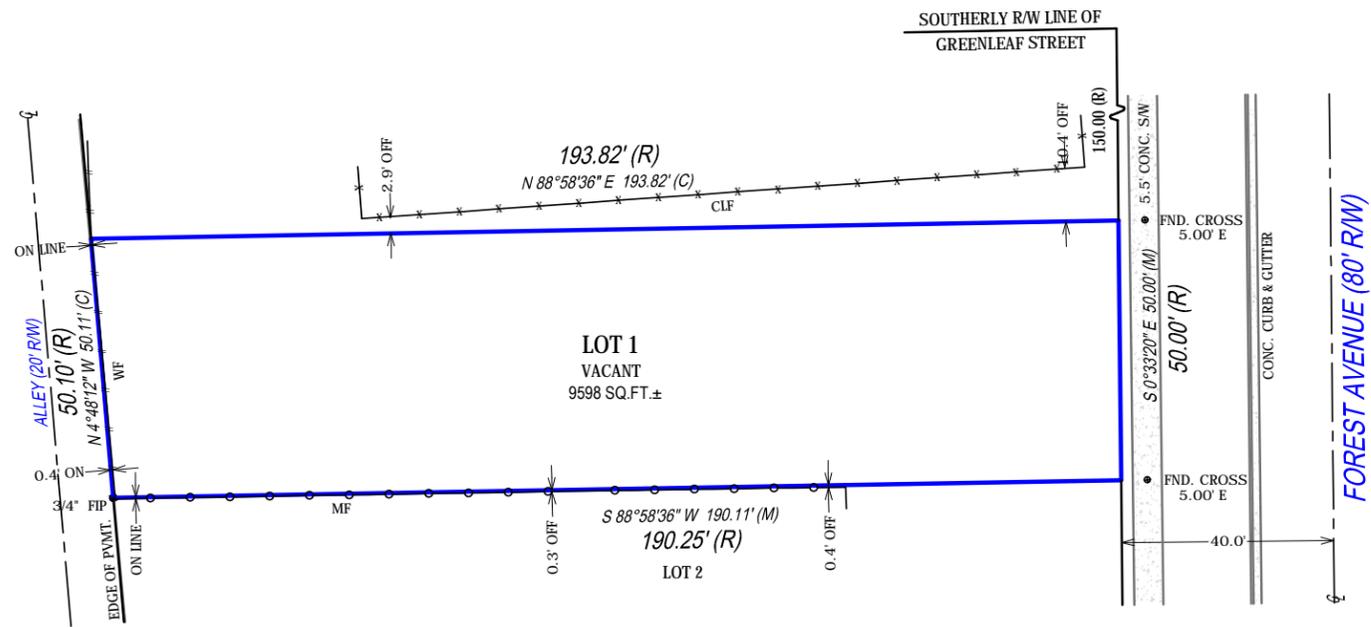
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

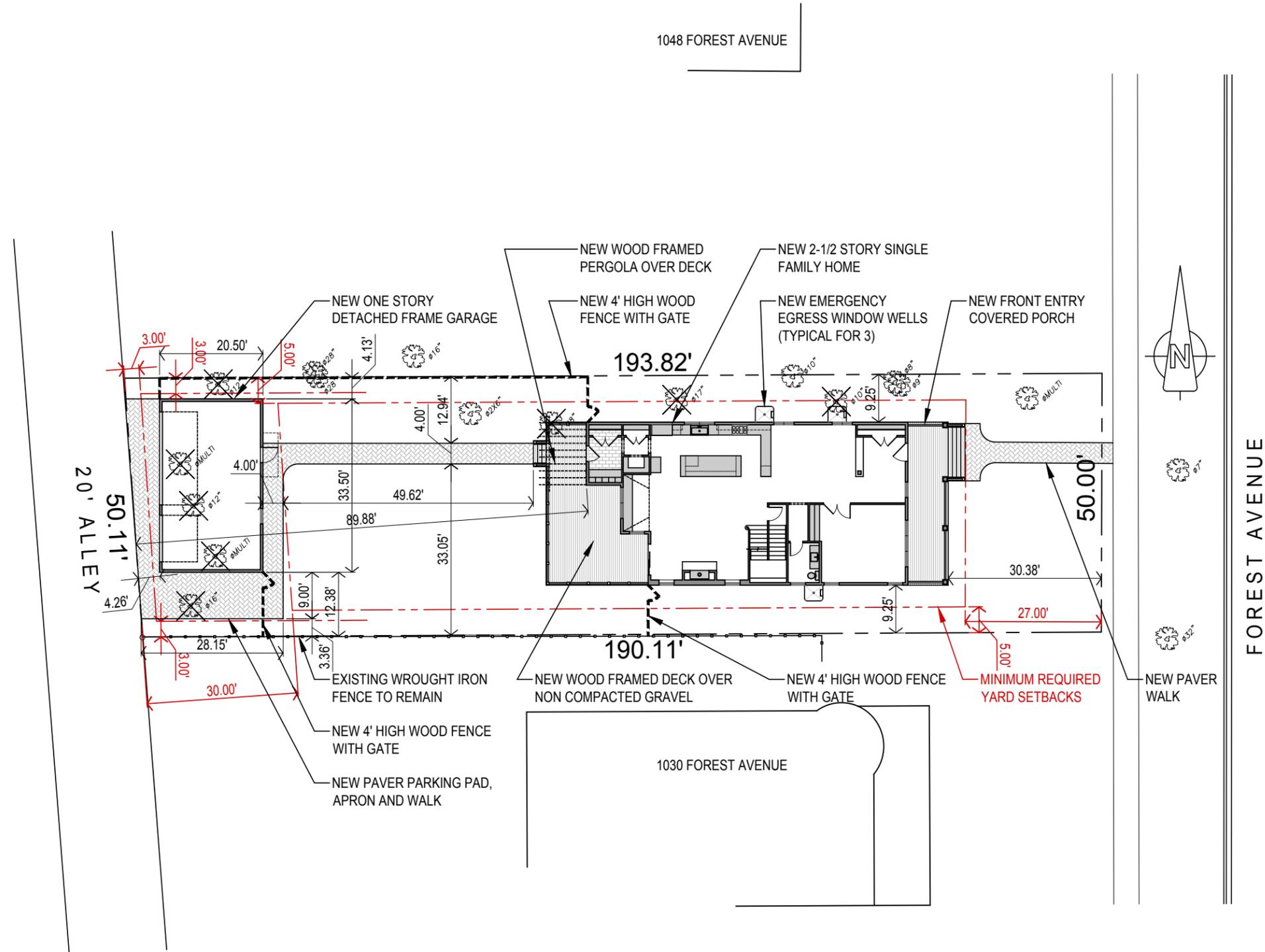


2302.3839  
BOUNDARY SURVEY  
COOK COUNTY



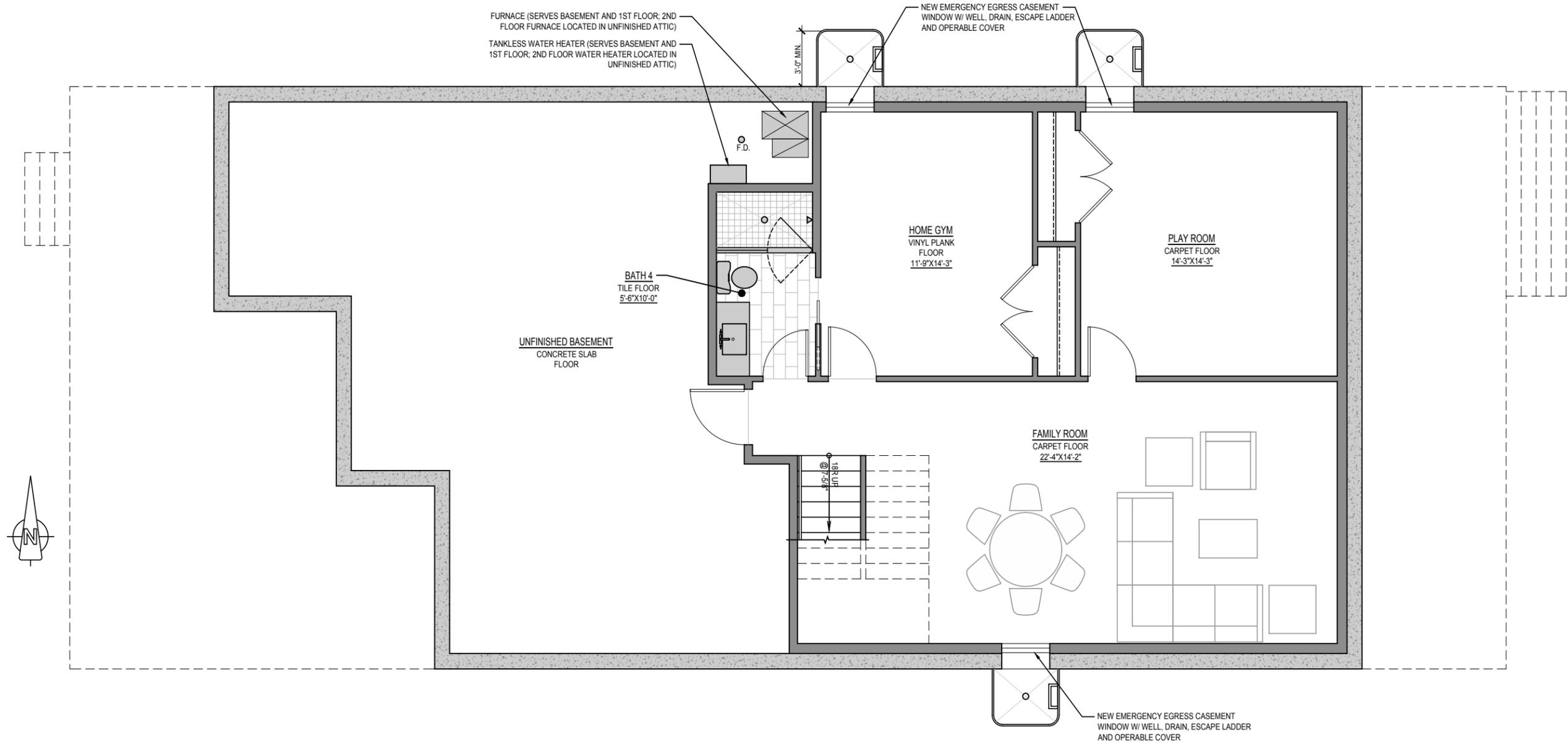
**SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION**  
**PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES**

<p><b>PROPERTY ADDRESS:</b> 1036 FOREST AVENUE, EVANSTON, ILLINOIS 60202</p> <p><b>SURVEY NUMBER:</b> 2302.3839</p> <p><b>CERTIFIED TO:</b></p> <p><b>DATE OF SURVEY:</b> 02/28/23</p> <p><b>BUYER:</b></p> <p><b>LENDER:</b></p> <p><b>TITLE COMPANY:</b></p> <p><b>COMMITMENT DATE:</b> NOT REVIEWED    <b>CLIENT FILE NO:</b></p> <p><b>LEGAL DESCRIPTION:</b> LOT 1 IN J &amp; S RESUBDIVISION OF LOTS 20, 21 AND THE SOUTH 12 1/2 FEET OF LOT 22 IN BLOCK 3 IN WHITE'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PLAT OF RESUBDIVISION RECORDED JANUARY 29, 2016 AS DOCUMENT 1602922050.</p> <p><b>FLOOD ZONE INFORMATION:</b></p>	<p><b>GENERAL SURVEYORS NOTES:</b></p> <ol style="list-style-type: none"> <li>The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.</li> <li>The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.</li> <li>If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.</li> <li>This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.</li> <li>Alterations to this survey map and report by other than the signing surveyor are prohibited.</li> <li>Dimensions are in feet and decimals thereof.</li> <li>Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.</li> <li>Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.</li> <li>The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.</li> <li>Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.</li> <li>Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.</li> <li>The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.</li> <li>Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.</li> <li>Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.</li> <li>THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.</li> </ol>	<p><b>SURVEYORS LEGEND:</b></p> <table border="0" style="width:100%;"> <tr> <td style="vertical-align: top;"> <p><b>LINETYPES</b></p> <p>— Boundary Line</p> <p>--- Center Line</p> <p>----- Chain Link or Wire Fence</p> <p>----- Easement</p> <p>~~~~~ Edge of Water</p> <p>—○—○— Iron Fence</p> <p>—OK— Overhead Lines</p> <p>— Structure</p> <p>— Survey Tie Line</p> <p>—○—○— Vinyl Fence</p> <p>— Wall or Party Wall</p> <p>— Wood Fence</p> <p><b>SURFACE TYPES</b></p> <p>Asphalt</p> <p>Brick or Tile</p> <p>Concrete</p> <p>Covered Area</p> <p>Water</p> <p>Wood</p> <p><b>SYMBOLS</b></p> <p>⊕ Benchmark</p> <p>⊕ Center Line</p> <p>△ Central Angle or Delta</p> <p>Common Ownership</p> <p>▲ Control Point</p> <p>▩ Catch Basin</p> <p>Elevation</p> <p>Fire Hydrant</p> <p>Find or Set Monument</p> <p>Guywire or Anchor</p> <p>Manhole</p> <p>Tree</p> <p>Utility or Light Pole</p> <p>Well</p> </td> <td style="vertical-align: top;"> <p><b>ABBREVIATIONS</b></p> <p>(C) - Calculated</p> <p>(D) - Deed</p> <p>(F) - Field</p> <p>(M) - Measured</p> <p>(P) - Plat</p> <p>(R) - Record</p> <p>(S) - Survey</p> <p>A/C - Air Conditioning</p> <p>AE - Access Easement</p> <p>ANE - Anchor Easement</p> <p>ASBL - Accessory Setback Line</p> <p>B/W - Bay/Box Window</p> <p>BC - Block Corner</p> <p>BFP - Backflow Preventer</p> <p>BLDG - Building</p> <p>BLK - Block</p> <p>BM - Benchmark</p> <p>BR - Bearing Reference</p> <p>BRL - Building Restriction Line</p> <p>BSMT - Basement</p> <p>C - Curve</p> <p>C/L - Center Line</p> <p>C/P - Covered Porch</p> <p>C/S - Concrete Slab</p> <p>CATV - Cable TV Riser</p> <p>CB - Concrete Block</p> <p>CH - Chord Bearing</p> <p>CHIM - Chimney</p> <p>CLF - Chain Link Fence</p> <p>CME - Canal Maintenance Easement</p> <p>CO - Clean Out</p> <p>CONC - Concrete</p> <p>COR - Corner</p> <p>CS/W - Concrete Sidewalk</p> <p>CUE - Control Utility Easement</p> <p>CVG - Concrete Valley Gutter</p> <p>D/W - Driveway</p> <p>DE - Drainage Easement</p> <p>DF - Drain Field</p> <p>DH - Drill Hole</p> <p>DUE - Drainage &amp; 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Mapper</p> <p>PT - Point of Tangency</p> <p>PUE - Public Utility Easement</p> <p>R - Radius or Radial</p> <p>R/W - Right of Way</p> <p>RES - Residential</p> <p>RGE - Range</p> <p>ROE - Roof Overhang Easement</p> <p>RP - Radius Point</p> <p>S/W - Sidewalk</p> <p>SBL - Setback Line</p> <p>SCL - Survey Closure Line</p> <p>SCR - Screen</p> <p>SEC - Section</p> <p>SEP - Septic Tank</p> <p>SEW - Sewer</p> <p>SIRC - Set Iron Rod &amp; Cap</p> <p>SMWE - Storm Water Management Easement</p> <p>SN&amp;D - Set Nail and Disc</p> <p>SQFT - Square Feet</p> <p>STL - Survey Tie Line</p> <p>STY - Story</p> <p>SV - Sewer Valve</p> <p>SWE - Sidewalk Easement</p> <p>TBM - Temporary Bench Mark</p> <p>TEL - Telephone Facilities</p> <p>TOB - Top of Bank</p> <p>TUE - Technological Utility Easement</p> <p>TWP - Township</p> <p>TX - Transformer</p> <p>TYP - Typical</p> <p>UE - Utility Easement</p> <p>UG - Underground</p> <p>UP - Utility Pole</p> <p>UR - Utility Riser</p> <p>VF - Vinyl Fence</p> <p>W/C - Witness Corner</p> <p>W/F - Water Filter</p> <p>WF - Wood Fence</p> <p>WM - Water Meter/Valve Box</p> <p>WV - Water valve</p> </td> </tr> </table>	<p><b>LINETYPES</b></p> <p>— Boundary Line</p> <p>--- Center Line</p> <p>----- Chain Link or Wire Fence</p> <p>----- Easement</p> <p>~~~~~ Edge of Water</p> <p>—○—○— Iron Fence</p> <p>—OK— Overhead Lines</p> <p>— Structure</p> <p>— Survey Tie Line</p> <p>—○—○— Vinyl Fence</p> <p>— Wall or Party Wall</p> <p>— Wood Fence</p> <p><b>SURFACE TYPES</b></p> <p>Asphalt</p> <p>Brick or Tile</p> <p>Concrete</p> <p>Covered Area</p> <p>Water</p> <p>Wood</p> <p><b>SYMBOLS</b></p> <p>⊕ Benchmark</p> <p>⊕ Center Line</p> <p>△ Central Angle or Delta</p> <p>Common Ownership</p> <p>▲ Control Point</p> <p>▩ Catch Basin</p> <p>Elevation</p> <p>Fire Hydrant</p> <p>Find or Set Monument</p> <p>Guywire or Anchor</p> <p>Manhole</p> <p>Tree</p> <p>Utility or Light Pole</p> <p>Well</p>	<p><b>ABBREVIATIONS</b></p> <p>(C) - Calculated</p> <p>(D) - Deed</p> <p>(F) - Field</p> <p>(M) - Measured</p> <p>(P) - Plat</p> <p>(R) - Record</p> <p>(S) - Survey</p> <p>A/C - Air Conditioning</p> <p>AE - Access Easement</p> <p>ANE - Anchor Easement</p> <p>ASBL - Accessory Setback Line</p> <p>B/W - Bay/Box Window</p> <p>BC - Block Corner</p> <p>BFP - Backflow Preventer</p> <p>BLDG - Building</p> <p>BLK - Block</p> <p>BM - Benchmark</p> <p>BR - Bearing Reference</p> <p>BRL - Building Restriction Line</p> <p>BSMT - Basement</p> <p>C - Curve</p> <p>C/L - Center Line</p> <p>C/P - Covered Porch</p> <p>C/S - Concrete Slab</p> <p>CATV - Cable TV Riser</p> <p>CB - Concrete Block</p> <p>CH - Chord Bearing</p> <p>CHIM - Chimney</p> <p>CLF - Chain Link Fence</p> <p>CME - Canal Maintenance Easement</p> <p>CO - Clean Out</p> <p>CONC - Concrete</p> <p>COR - Corner</p> <p>CS/W - Concrete Sidewalk</p> <p>CUE - Control Utility Easement</p> <p>CVG - Concrete Valley Gutter</p> <p>D/W - Driveway</p> <p>DE - Drainage Easement</p> <p>DF - Drain Field</p> <p>DH - Drill Hole</p> <p>DUE - Drainage &amp; 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<p><b>JOB SPECIFIC SURVEYOR NOTES:</b></p>		 <p>Exacta Land Surveyors, LLC PLS# 184008059 o: 773.305.4011 316 East Jackson Street   Morris, IL 60450</p> <p><b>SEE PAGE 1 OF 2 FOR MAP OF PROPERTY</b> <b>PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES</b></p>				



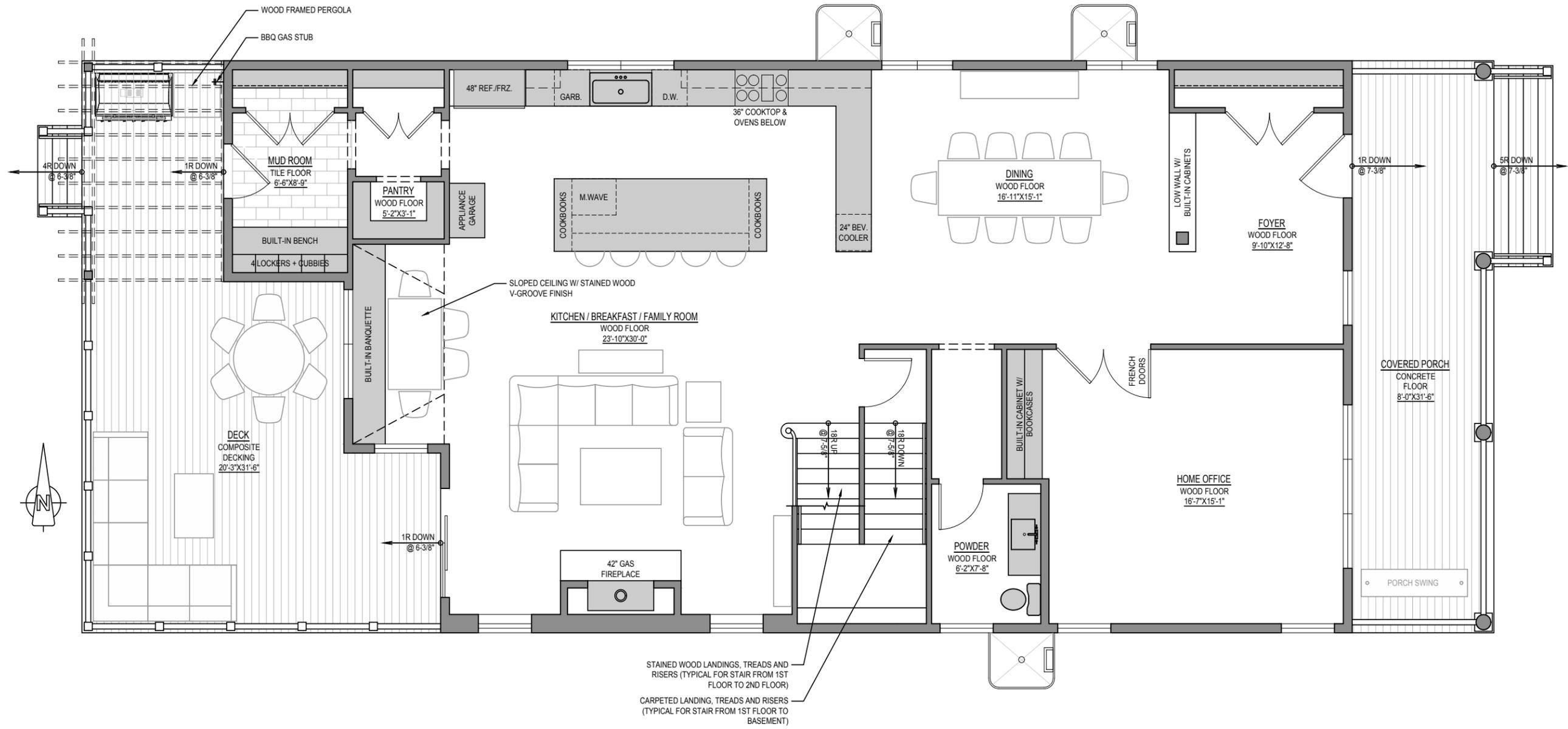
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THE DUARTE RESIDENCE  
 1036 FOREST AVENUE - EVANSTON, IL  
 SITE PLAN - SCALE: 1"=20'-0" - 06/06/2024  
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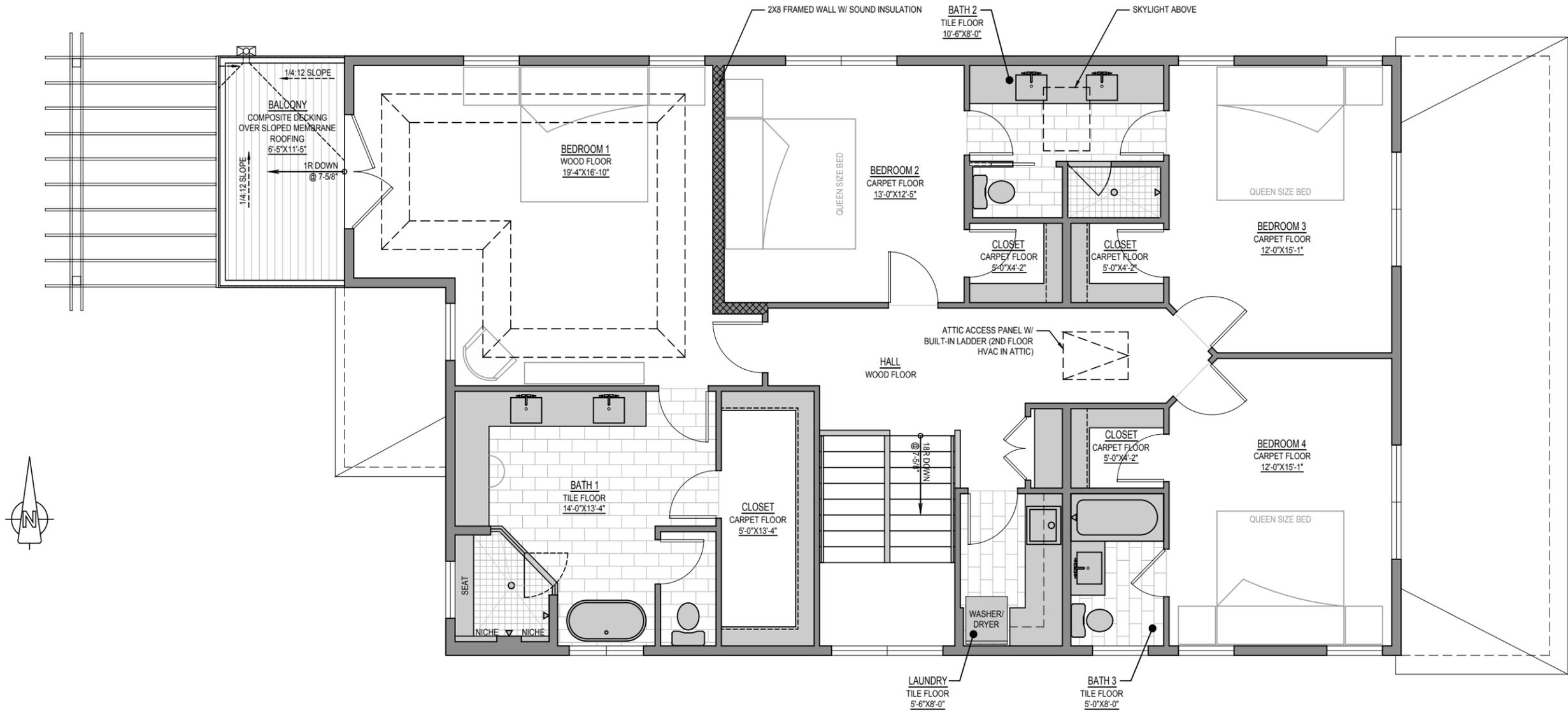
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1036 FOREST AVENUE - EVANSTON, IL  
BASEMENT FLOOR PLAN - SCALE: 3/16"=1'-0" - 06/06/2024  
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STAINED WOOD LANDINGS, TREADS AND RISERS (TYPICAL FOR STAIR FROM 1ST FLOOR TO 2ND FLOOR)  
 CARPETED LANDING, TREADS AND RISERS (TYPICAL FOR STAIR FROM 1ST FLOOR TO BASEMENT)

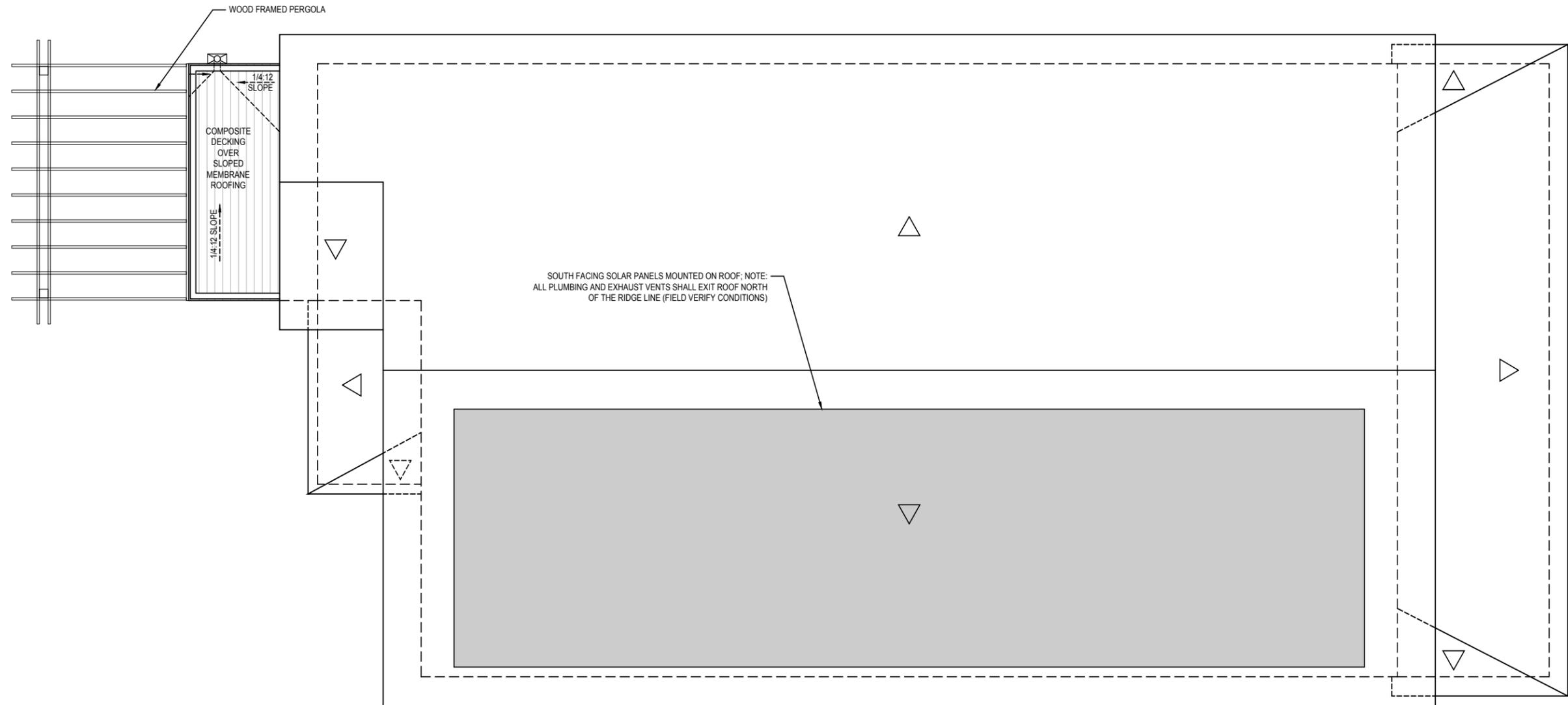
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 FIRST FLOOR PLAN - SCALE: 3/16"=1'-0" - 06/06/2024  
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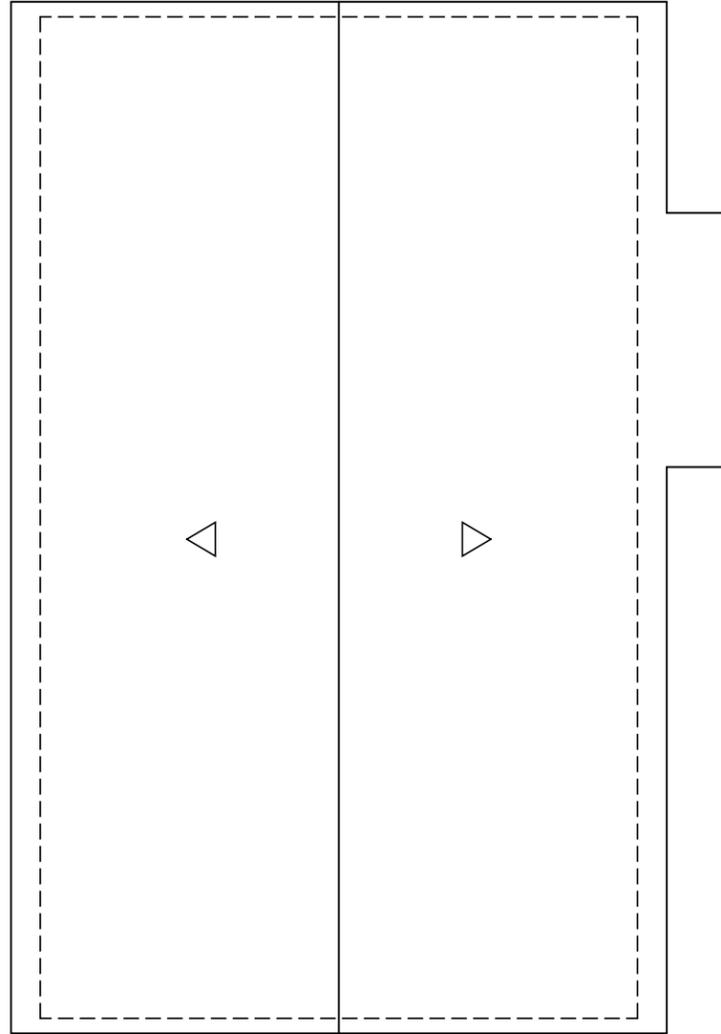
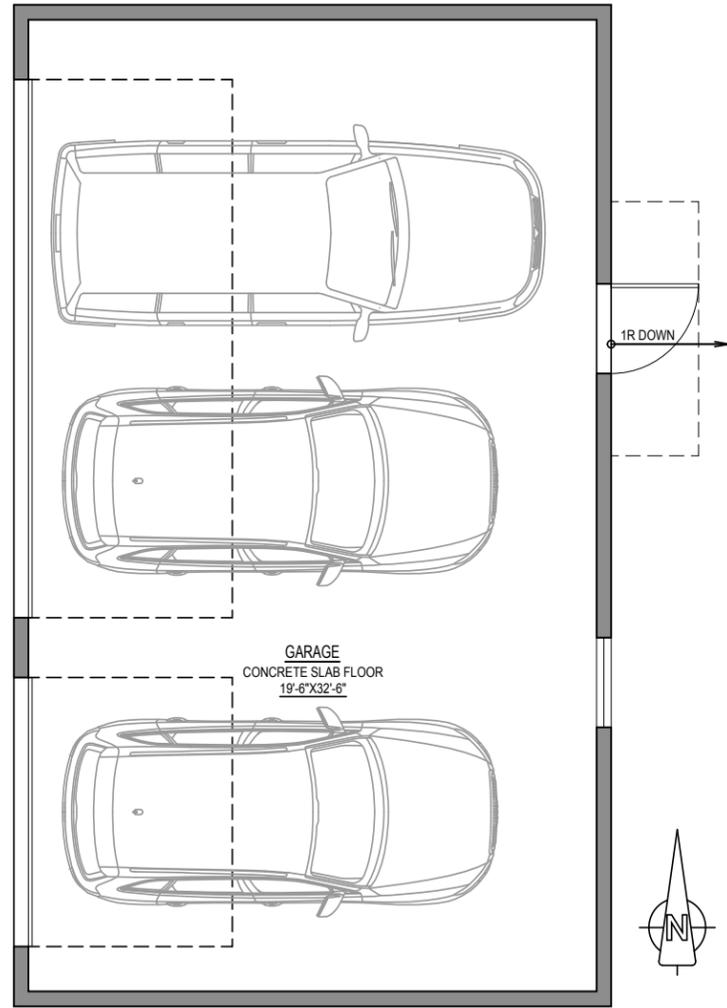
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 SECOND FLOOR PLAN - SCALE: 3/16"=1'-0" - 06/06/2024  
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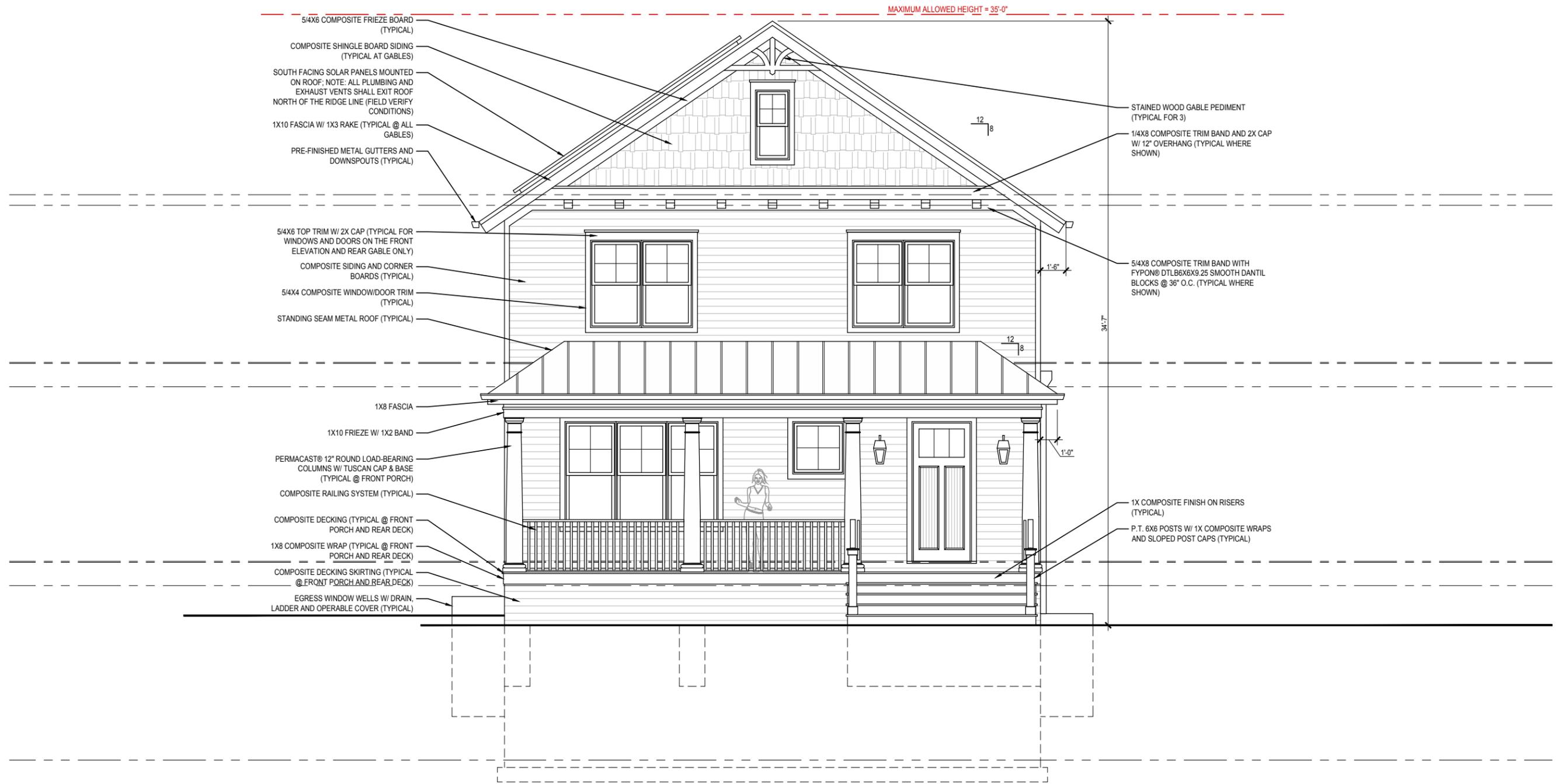
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ROOF PLAN - SCALE: 3/16"=1'-0" - 06/06/2024  
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 1036 FOREST AVENUE - EVANSTON, IL  
 DETACHED GARAGE AND ROOF PLAN - SCALE: 3/16"=1'-0" - 06/06/2024  
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 FRONT (EAST) ELEVATION - SCALE: 3/16"=1'-0" - 06/06/2024  
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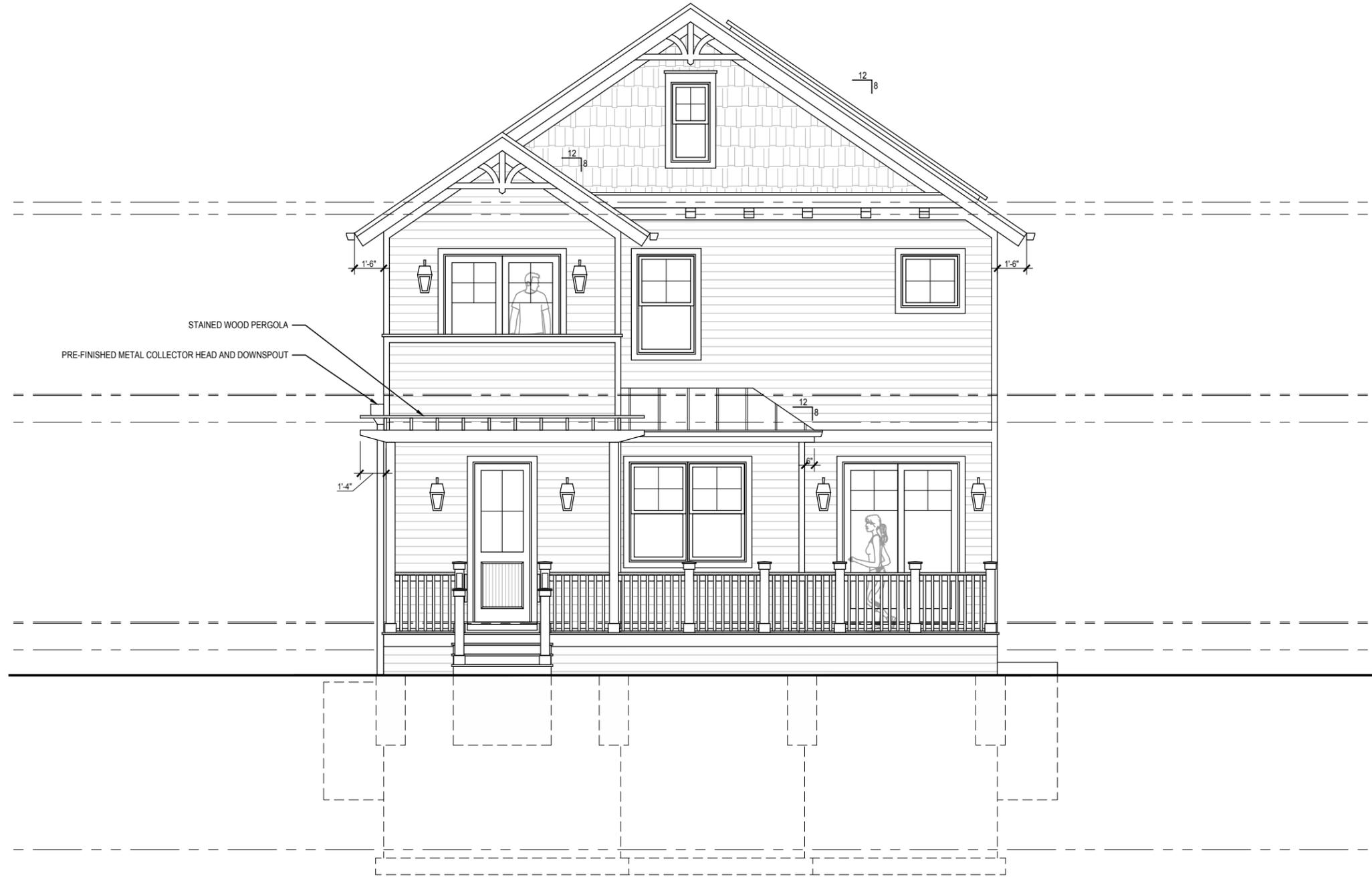
THE DUARTE RESIDENCE  
 1036 FOREST AVENUE - EVANSTON, IL  
 RIGHT SIDE (NORTH) ELEVATION - SCALE: 3/16"=1'-0" - 06/06/2024  
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 LEFT SIDE (SOUTH) ELEVATION - SCALE: 3/16"=1'-0" - 06/06/2024  
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MAXIMUM ALLOWED HEIGHT = 35'-0"



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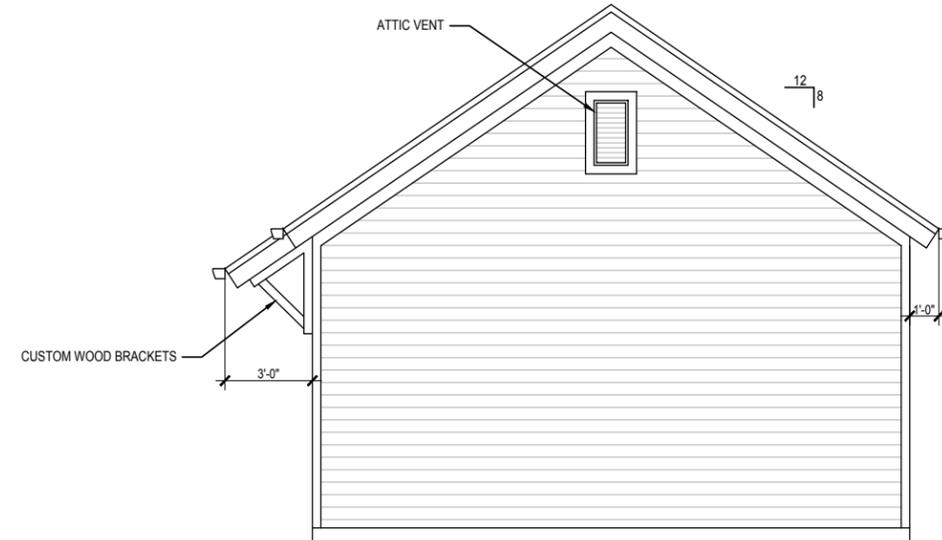
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1036 FOREST AVENUE - EVANSTON, IL  
REAR (WEST) ELEVATION - SCALE: 3/16"=1'-0" - 06/06/2024  
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MAXIMUM ALLOWED HEIGHT = 20'-0"



EAST ELEVATION

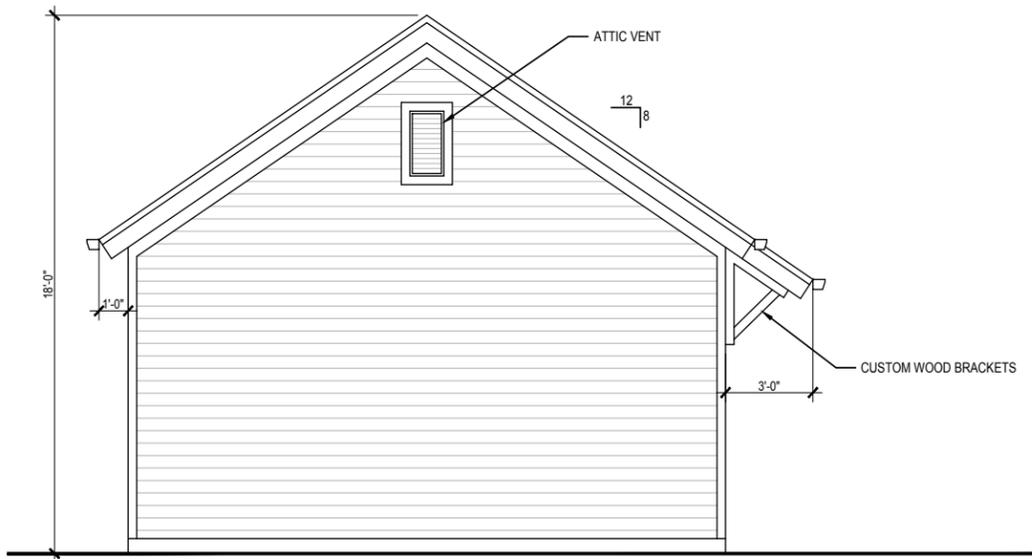
MAXIMUM ALLOWED HEIGHT = 20'-0"



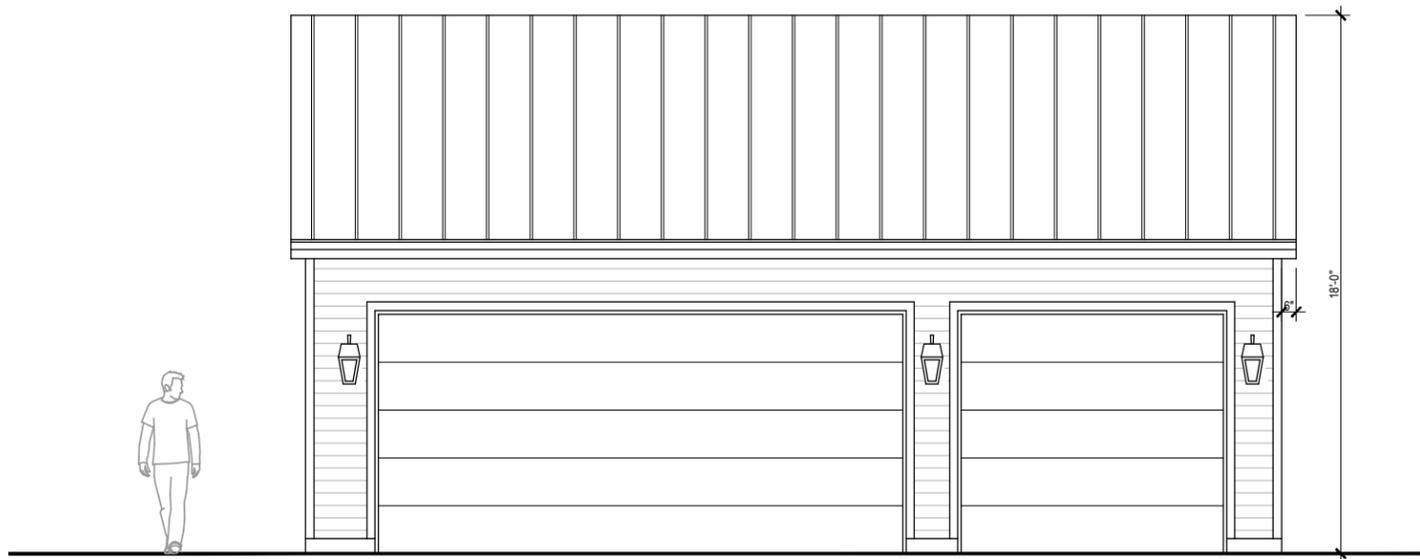
NORTH ELEVATION

MAXIMUM ALLOWED HEIGHT = 20'-0"

MAXIMUM ALLOWED HEIGHT = 20'-0"



SOUTH ELEVATION



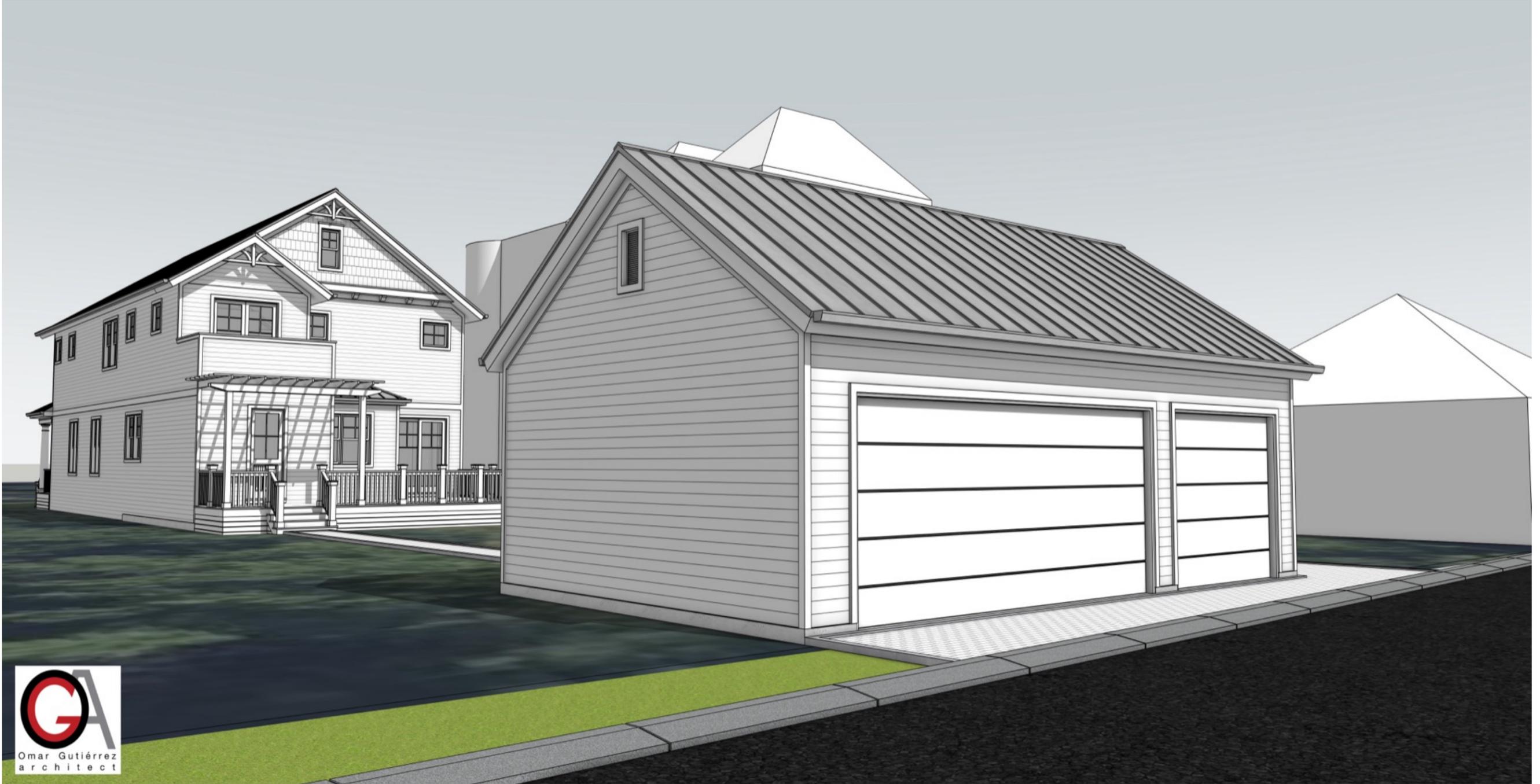
WEST ELEVATION

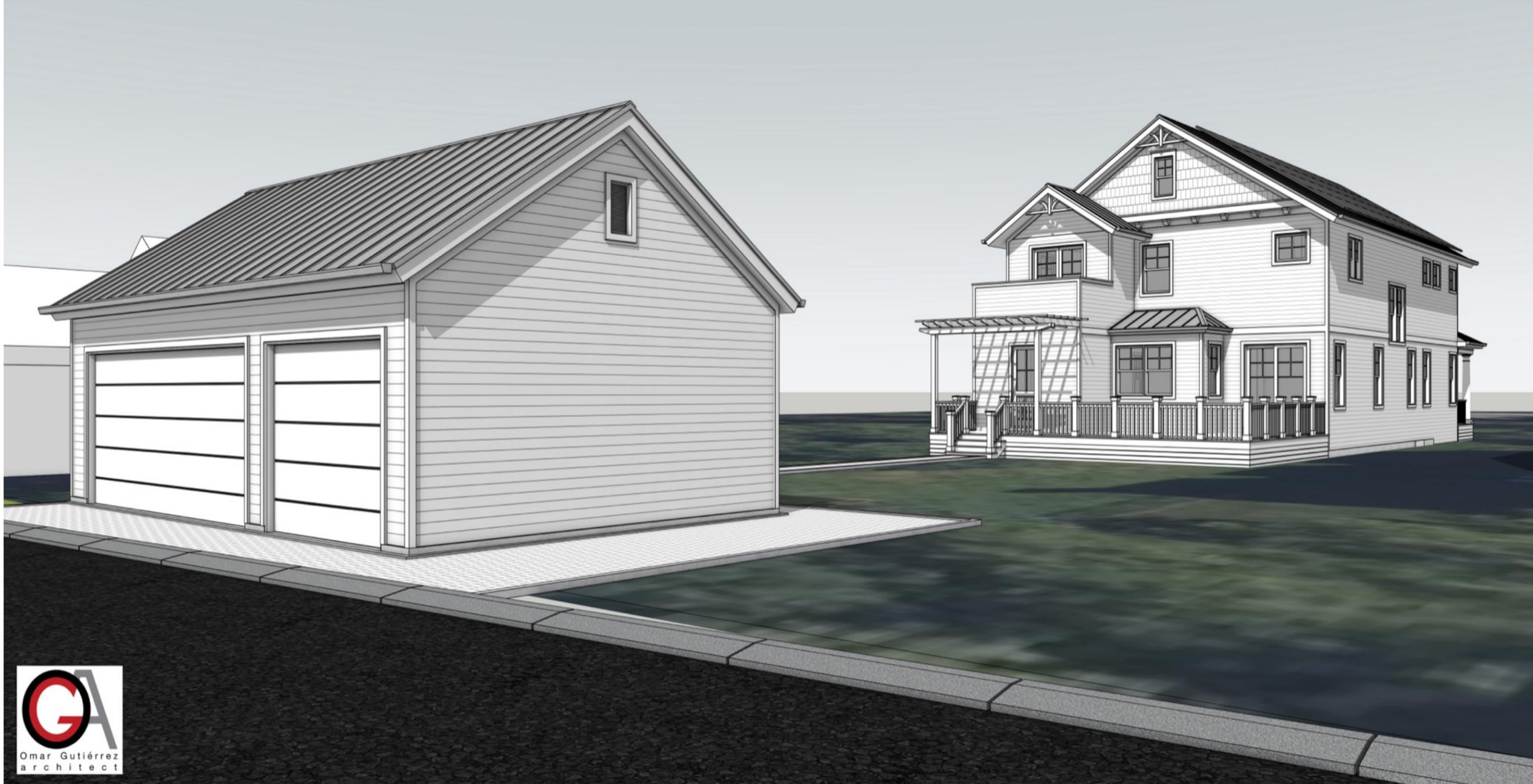
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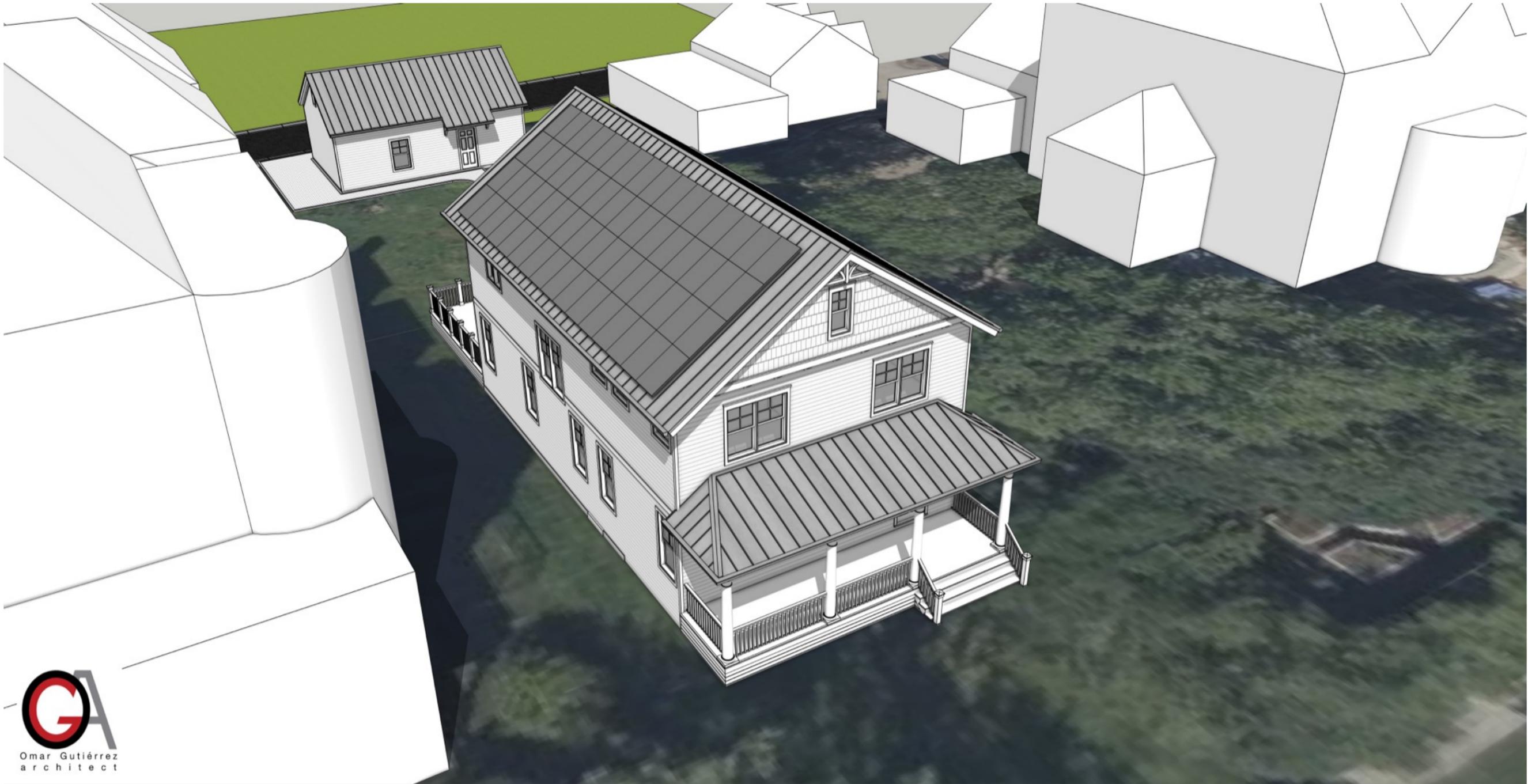
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GARAGE ELEVATIONS - SCALE: 3/16"=1'-0" - 06/06/2024  
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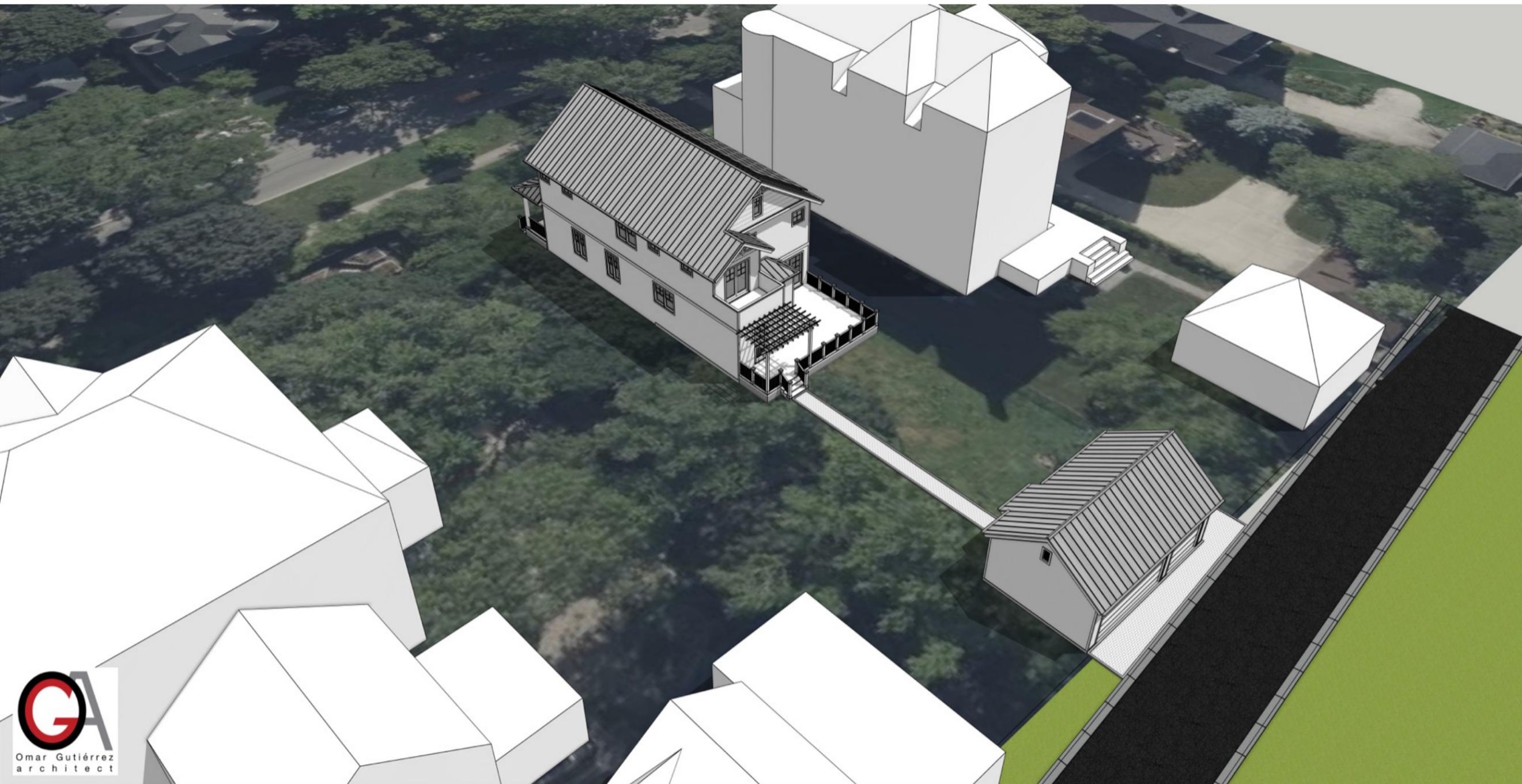










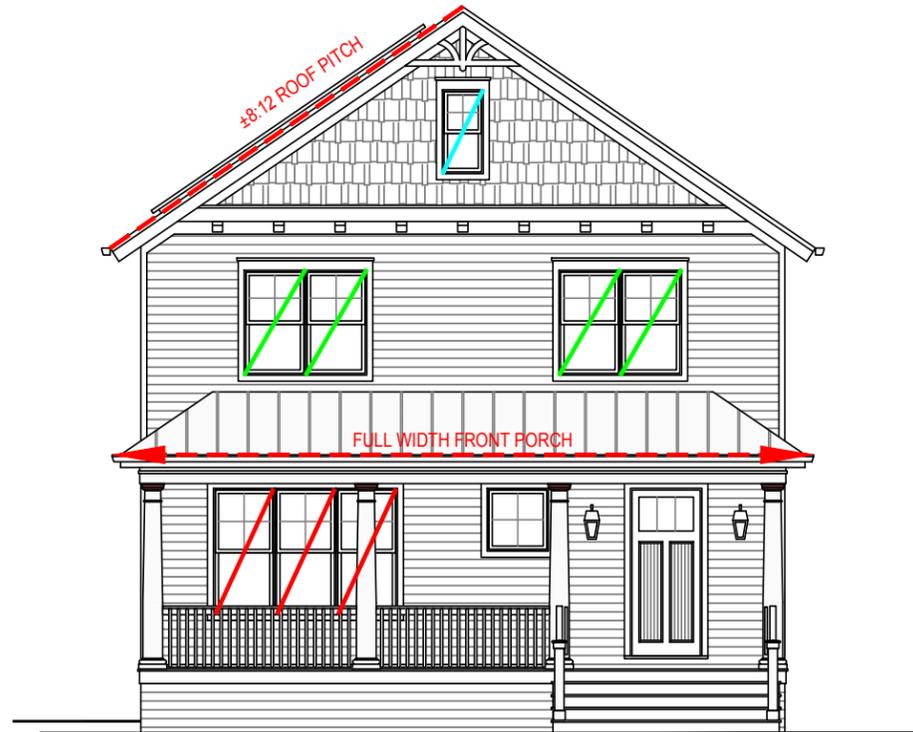






EXISTING VACANT LOT






 1209 Monroe St.  
 Evanston, IL 60202  
 Ph: 847.903.4067  
 omar@ogutierrez.com  
 www.ogutierrez.com  
 License expires  
 11/30/2024

THE DUARTE RESIDENCE  
 1036 FOREST AVENUE - EVANSTON, IL  
 PROPORTION STUDY - 06/06/2024  
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# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, Planner  
Subject: 711 Michigan Avenue – Lakeshore Historic District - 24PRES-0086  
Date: June 9, 2024

Public Notice

DeBaker Design Group, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish an attached deck at the home's rear elevation, and alter the home's rear volume by constructing a single-story addition within the existing rear yard.

**Applicable Standards:** Alteration [1-10]; and Construction [1-15].

Construction Period:

1922

Style:

Renaissance Revival

Architect of Record:

N/A

Condition:

Excellent

Integrity:

Excellent

Status:

Contributing

Setting:

711 Michigan Avenue is a two-and-one-half story Renaissance Revival styled home located in the southeast portion of the Lakeshore Historic District on the east side of Michigan Avenue mid-block between Kedzie Street to the north and Keeney Street to the south. The block was predominantly developed between 1890 and 1910 in a variety of late Victorian and early revival style homes. The block retains excellent integrity and includes three landmark designated homes at 633, 715, and 720 Michigan.

Significance:

711 Michigan Avenue is one of 15 Renaissance Revival styled homes within the District, a style considerably less common throughout the North Shore and one of brief popularity nationwide (1920-1930). The home is spare in its design but contains a high degree of architectural integrity and retains a majority (roof material altered and likely tile originally) of its significant character defining features including its side gable roof with cornice returns; shed roof front dormer; symmetrical front façade with center entry; front entry porch with flanged round arch roof and simple round columns; entry flanked by casement windows; French doors with blind round arches and rowlock surround with center keystone; historic paneled door with glazed upper panels and round arch transom; historic wood windows; two-story south side sun porch bay; and art glass windows on the first story of the north elevation. The home is in excellent condition.

Renaissance Revival:

The Renaissance Revival Style (1920s-1930s) is a style inspired mainly by Italian and Mediterranean villas for upper-middle-class and wealthy owners with an overall emphasis on elegance and formality. The style is typically found in high-style homes. Houses are typically two stories and can be symmetrical or asymmetrical in form, but always with a sense of balance and proportion. Roofs are almost always low-sloped hipped roofs and tile would be the most common roofing material. The exterior is often painted stucco, but brick or terra cotta is not uncommon. Windows are typically tall casement-type or French doors with arched openings or transoms. Arched openings are often covered with stone or brick detailing or stone reliefs. Renaissance Revival homes rarely have porches except for occasional side porches with arched openings. Instead of a front porch, an open terrace is likely and may extend the width of the house or be a smaller entry terrace. In higher-styled versions, the terrace might have multiple levels and stone balustrades. Fabric awnings over windows and terraces are common. The entry sometimes has a small canopy for weather protection. Since they were often designed for wealthier clients, a porte-cochere leading to a side entry is common. Ornamentation is typically found around windows and doors, such as stone or terracotta surrounds. There may sometimes be applied decorative elements such as garlands and festoons.

The Renaissance Revival style gained popularity after World War I when revivals of European architecture were most popular. The style mostly ended with the onset of the Great Depression.

Public Comment

None.

### Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the Commission's discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

### **Alteration**

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.

### **Construction**

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

6. *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.

8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.

9. *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.

11. *Directional expression of facades.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.

12. *Original qualities.* For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

13. *Archaeological resources.* Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

14. *Innovative design.* Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

15. *New additions.* Wherever possible, new additions to structures or objects shall be done in such a manner that if such additions were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Application for Certificate of Appropriateness (COA)

**NOTICE:** This form is not a permit application.

**Application Required:** This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

**Submission Deadline:** To ensure timely processing of your application, submit this application no less than **15 business days** before the second Tuesday of each month. **Incomplete applications will not be accepted.** Refer to the Submittal Requirements, pages within this application to ensure completeness. Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

**For more information:** It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

### Section A. Required Information (Print Clearly)

1) <b>Property Address:</b> 711 Michigan Ave.		<b>FOR STAFF USE ONLY</b>	
		<b>Application Number:</b>	
2) <b>Applicant's Name:</b> Beth DeBaker, AIA DeBaker Design Group, Ltd.		Address: 7927 Lincoln Ave. Suite #201	
City: Skokie	State: IL	Zip: 60077	Phone: 773-805-2384 Email: beth@debakerdesign.com
3) <b>Owner's Name:</b> Grace and Lulu Miller		Address: 711 Michigan Ave.	
City: Evanston	State: IL	Zip: 60201	Phone: Email: gracemaloneymliller@gmail.com
4) <b>Applicant's Relationship to the Owner:</b> <input type="checkbox"/> Same <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:			
5) <b>Landmark:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6) <b>Within Local Historic District:</b> <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"/> Woman's Christian Temperance Union			
7) <b>Refer to the completed Zoning Analysis and check as applicable if your project requires:</b> <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → <b>If any are checked, additional submission requirements may apply. A member of the Planning &amp; Zoning Division will contact you.</b>			
8) <b>Acknowledgement of Potential Archaeological Resources:</b> <input checked="" type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)			
9) <b>Applicants Signature:</b> I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met.			
			Date: 06/27/2024

## Section B: Application for Certificate of Appropriateness

- 1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness including how the proposal meets the [Binding Review Standards](#).

**Attach a separate sheet or sheets if necessary.**

Our design proposal for a new addition at 711 Michigan Avenue has been undertaken with the utmost of care and consideration with regard to the home's original character and context.

The addition is placed in the rear of the home, connected to the NE corner of the existing home. The new addition provides a Family Room and Mud Room, with a small Covered Porch entry for rear access to the home from the existing detached Garage. The interior alterations include updates to the Kitchen, Dining Room and Powder Room. The rest of the home will be left as-is. No changes are proposed to the street-facing façade.

This connection point was selected for several reasons. It is the point of the house that is the most practical from a function standpoint, but also causes the least amount of impact to the original home. The structure and scale of the addition will maintain all the existing second floor windows and modify only the windows on the stair landing. This addition could be removed in the future and would have minimal impact on the design of the original home.

The new Family Room was designed with a gabled roof that mimics to the main house structure, though it is only a single story so as not to become out of proportion with its surroundings or overwhelm the existing historic home and those adjacent to it. The new windows will be the same style as the original home and provide a lot of natural light, as the existing home does with large expanses of glass in other areas of the home. The materials, eave details and porch columns will all match the existing home, assuring continuity between the original home and new addition.

The proposed addition for 711 Michigan aims to integrate seamlessly into the historic character of the property and neighborhood while adhering to the standards set forth for visual compatibility and preservation.

## CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS

### REPAIR, REPLACEMENT, RE-POINTING, SOLAR INSTALLATION, AND SITEWORK INCLUDING NEW PATIOS, TERRACES, OR WALKWAYS

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents current conditions of the property.
- As applicable, provide a to-scale existing and proposed site plan (roof plan for solar installation) clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, and material annotations. An aerial image or birds eye photo with areas of work identified will be sufficient for proposed roof replacement and re-pointing.
- Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration. Google street view or other non-current photos will not be accepted.
- If materials are being proposed for repair or replacement that are other than an exact match to original, physical or visual samples or manufacturer brochures must be submitted.
- Any additional information that is requested after your initial consultation with staff or as requested by the Commission's Pre-Application Review Subcommittee.

**FENCES** – Provide a plat of survey with the existing and proposed fence and gate location(s) clearly identified. Include photos of the existing fence and any gates, and an illustration or sample photo of the proposed fence and gate style(s).

### REPLACEMENT OF WINDOWS, DOORS, and SKYLIGHTS

Due to the sensitivity required for window and door replacement, the Commission has created additional resources for applicants (available following the links below or accessing the Preservation Commissions webpage) including separate design guidelines, a sample best practice submission, and sample drawings for wood and steel windows.

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Context photos of all impacted elevations with the location of new or altered windows/doors labeled by number and by type. If there are typical windows (more than one of the same size material, and operating style), label each window type A,B,C etc. If there are multiple windows for a single type, those would be labeled as, 1A, 2A, 3A etc. Google street view or other non-current photos will not be accepted.
- Condition photos, interior and exterior, of all windows and doors scheduled for replacement. Labels on condition photos should match those on the context photos above.
- If replacing original or historic wood windows, provide information on the viability of restoration/repair. This must come from a licensed general contractor, architect, or restoration specialist on the provider's letterhead, not from the window supplier/contractor.
- To-scale and labeled floor plans (recommended if new window openings are proposed).
- To-scale, existing and proposed elevation and section drawings for each window type presented side-by-side on the same sheet. Drawings must include annotations and dimensions including the overall window opening, stile, top and bottom rail, meeting rail, muntin, sill, and exterior trim or moulding profiles. Drawings of existing windows must be based on field measurements. For all drawings, the window's relationship to the existing wall plane must also be provided.

**Important Notice:** Manufacturers' standard cut sheets are not an acceptable substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project.

**☒ MAJOR ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, RELOCATION, AND DEMOLITION**

If a major alteration, construction or relocation, or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing. The applicant is responsible for paying the mailing fee.

- **Zoning Analysis Required:** A completed Zoning Analysis must be submitted with the COA application. Zoning staff requires at least 10 business days to complete a zoning analysis. During the height of construction season, zoning analysis reviews may take longer. Applicants must give themselves enough time to request a zoning analysis in order to meet the COA deadline below.
- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents the current conditions of the property including the location of existing trees with their size and species identified.
- Drawings that accurately indicate existing conditions and all proposed changes and areas of new work
  - To-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, material annotations, and approximate location of major structures on adjacent lots.
  - Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration which demonstrate why repair is not possible. If a change in height, scale, or massing is proposed, provide photos of the existing structure in context with the immediate structures on the block to which it is visually related. Google street view or other non-current photos will not be accepted.
  - To-scale, annotated, and dimensioned existing and proposed exterior elevations side-by-side on the same sheet (as possible). Elevations must clearly annotate all building materials, window types, trim types and sizes, etc.
  - If the proposal includes changes or additions to the original roof, include to-scale and annotated existing and proposed roof plans including details such as configuration, slope, overhang dimensions, and the new roof transitions into existing.
  - For new additions and new free-standing construction, 3D drawings, models, or axonometric drawings in context with the primary structure and its immediate surroundings are required. Context includes adjoining structures on adjoining lots. **This requirement may be waived for new garages and smaller accessory structures.**
  - For proposed free-standing construction including ADU's, Coach Houses, and new Principle Structures along streets, block studies showing the visual, massing, and other proportional relationships of the proposed structure to the structures it is visually related to shall be provided.
  - Details or sections if required to explain areas of complexity.
- For proposed demolition, include photos and narratives demonstrating the current conditions that necessitate demolition and why repair or rehabilitation are not possible or being pursued. Depending on the proposal, staff may require a statement from a structural engineer.

☐ **FEE** – Proposals which are referred to the Preservation Commission for review are subject to a preservation fee per Code Section 2-8-16. An invoice will be sent to the applicant following receipt of a complete application. **The invoice must be paid prior to a case being scheduled for review.**

**Links to Additional Information:**

1. [Evanston Preservation Commission Including List of Meeting Dates](#)
2. [Frequently Asked Questions](#)
3. [Procedural Guidelines](#)
4. [Evanston Preservation Program Including Resources for Applicants](#)
5. [Preservation Commission Window Replacement Guidelines](#)
6. [Sample Best Practice Window Replacement Submission](#)
7. [Sample Supplemental Window Drawings](#)
8. [Solar Panel Installation Guidelines](#)



**Zoning Analysis  
Summary**

Review Date: 6.21.24  
By: CWS

**Case Number:**

24ZONA-0087 – 711 Michigan Avenue

**Case Status/Determination:**

Compliant

**Applicant:** DeBaker Design Group

**Plans prepared by:** DeBaker Design Group

**Plans dated:** 6.17.24

**Survey dated:** 9.25.23

**District:** R1 – Lakeshore Historic District

**Proposal:**

Demolition of a rear-yard deck and construction of a single-story addition to homes rear volume.

**Additional Comments:**

1. If your project is within 25 feet of a tree or requires tree removal, a Tree Preservation Permit is required. If you have questions about this process, please contact Angela Levernier at [alevernier@cityofevanston.org](mailto:alevernier@cityofevanston.org).
2. Review and issuance of a Certificate of Appropriateness by the Preservation Commission is required.

<b>Principal Use and Structure: Addition to SFR</b>	
Zoning Code Section	Use: SFR
6-8-2-6	Compliant: Lot width: 50' where 35' is the minimum required.
6-8-2-5	Compliant: Lot size: 8465 where 7200 is the minimum required.
6-8-2-3	Dwelling units #: Compliant: 1 where 1 is the maximum permitted
6-8-2-7	Building Lot Coverage: Compliant: 25% where 30% is the maximum permitted.
6-8-2-10	Impervious Surface Coverage: Compliant: 30% where 45% is the maximum permitted.
6-8-2-9	Building Height: Single-story addition is below both 35' as well as 2.5 stories.
6-8-2-8 And 6-4-1-9	Yards (Setbacks):  Interior Side N: Compliant 5' where 5' is the minimum required  Interior Side S: Compliant 27' where 5' is the minimum required  Rear: Compliant 76.75' where 30' is the minimum required
<b>Accessory Use and Structure 1: Patio</b>	
6-4-6-3 Table 4A	Location (Yard): Compliant: Rear Yard
6-8-2-8	Yards (Setbacks):  Rear: Compliant: The attached deck is located in the middle of the rear-yard with more than 3' from any proximate rear-yard lot line.

**Additional Comments or Considerations:**

- The proposed eaves on the rear addition are permitted to encroach on more than 10% into the required 5' side-yard setback since they match the eave dimension on the existing structure.



www.exactalands.com | office: 773.305.4011



PROPERTY ADDRESS:  
711 MICHIGAN AVENUE, EVANSTON, ILLINOIS 60202

SURVEY NUMBER: IL2309.3867

DATE SIGNED: 09/25/23

FIELD WORK DATE: 9/23/2023

REVISION DATE(S):  
(REV.1 9/25/2023)

POINTS OF INTEREST  
NONE VISIBLE

STATE OF ILLINOIS }  
COUNTY OF LASALLE }SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



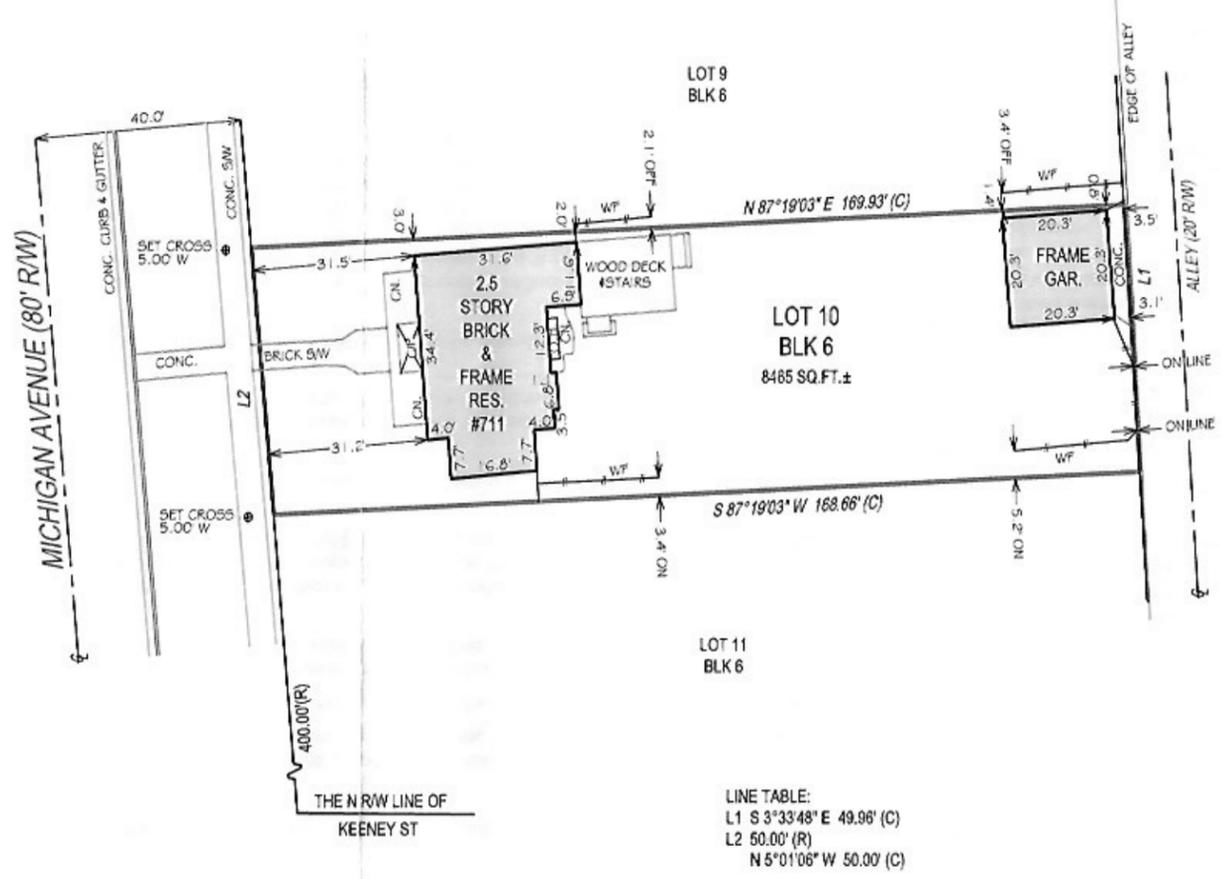
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

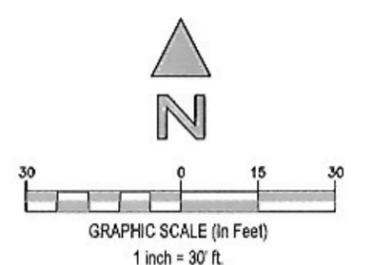


IL2309.3867  
BOUNDARY SURVEY  
COOK COUNTY

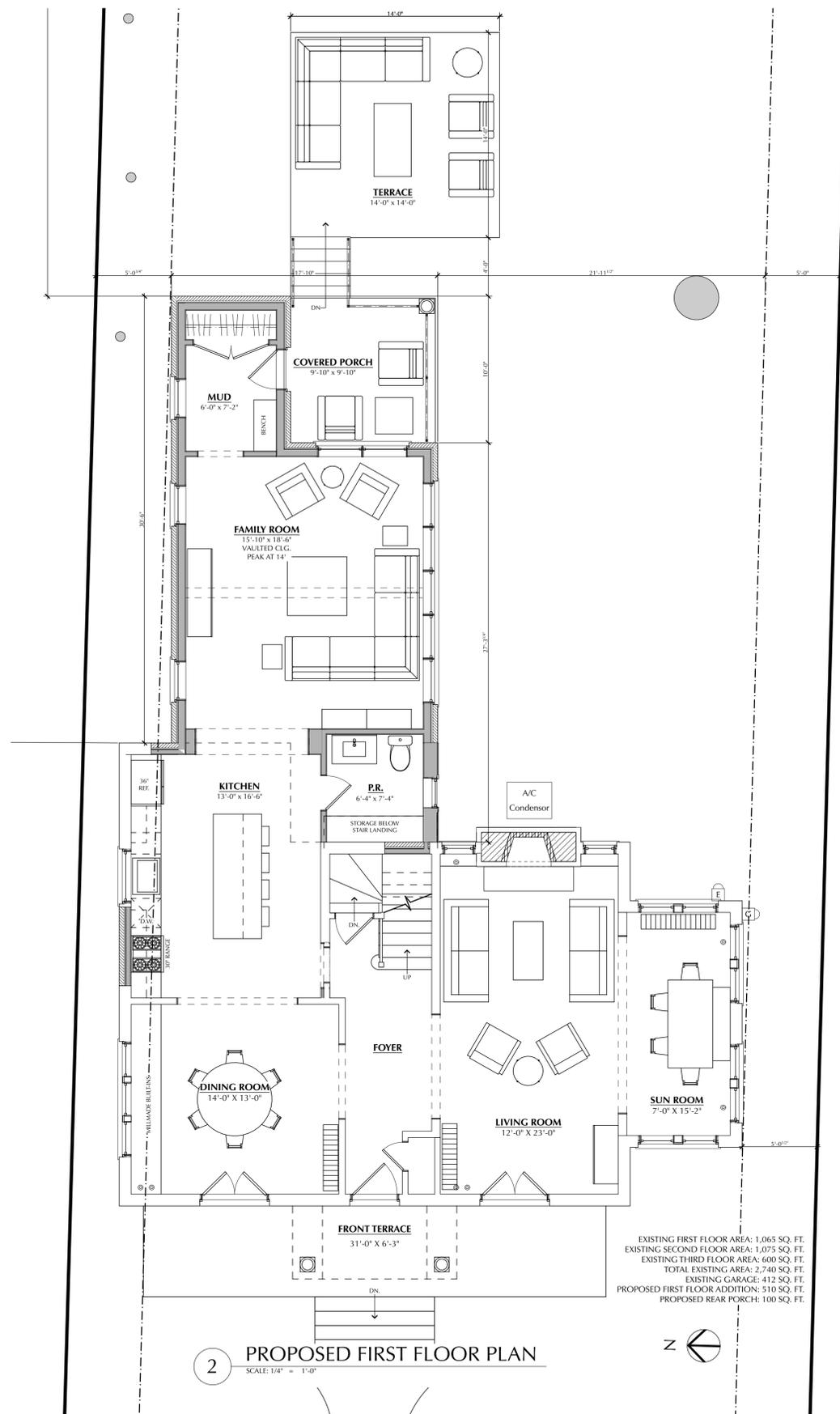


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L2	50.00' (R)	
	N 5°01'06" W	50.00' (C)

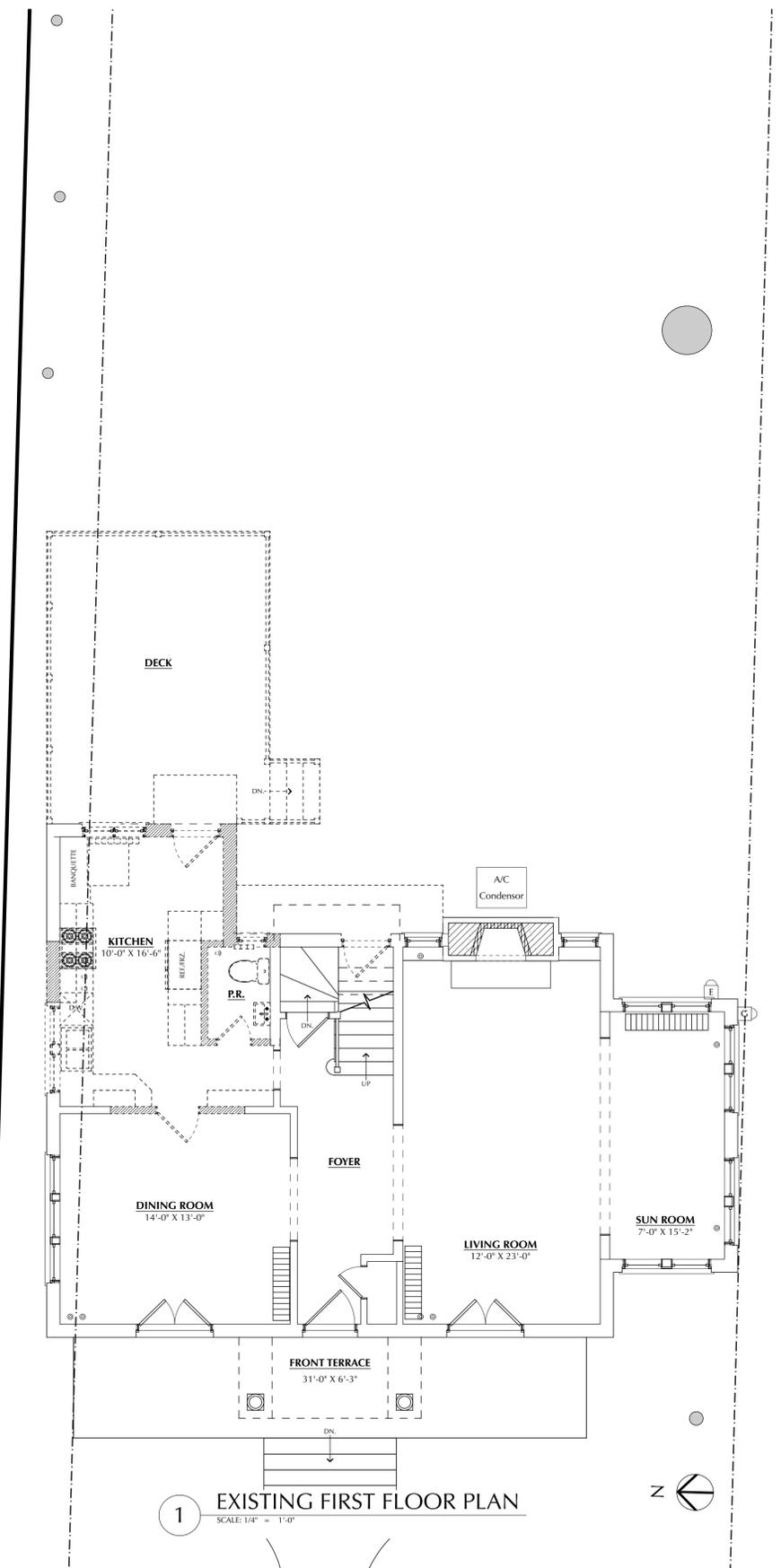


SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



**2** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

EXISTING FIRST FLOOR AREA: 1,065 SQ. FT.  
 EXISTING SECOND FLOOR AREA: 1,075 SQ. FT.  
 EXISTING THIRD FLOOR AREA: 600 SQ. FT.  
 TOTAL EXISTING AREA: 2,740 SQ. FT.  
 EXISTING GARAGE: 412 SQ. FT.  
 PROPOSED FIRST FLOOR ADDITION: 510 SQ. FT.  
 PROPOSED REAR PORCH: 100 SQ. FT.



**1** EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**MILLER RESIDENCE**  
 711 MICHIGAN AVE.  
 EVANSTON, IL 60202

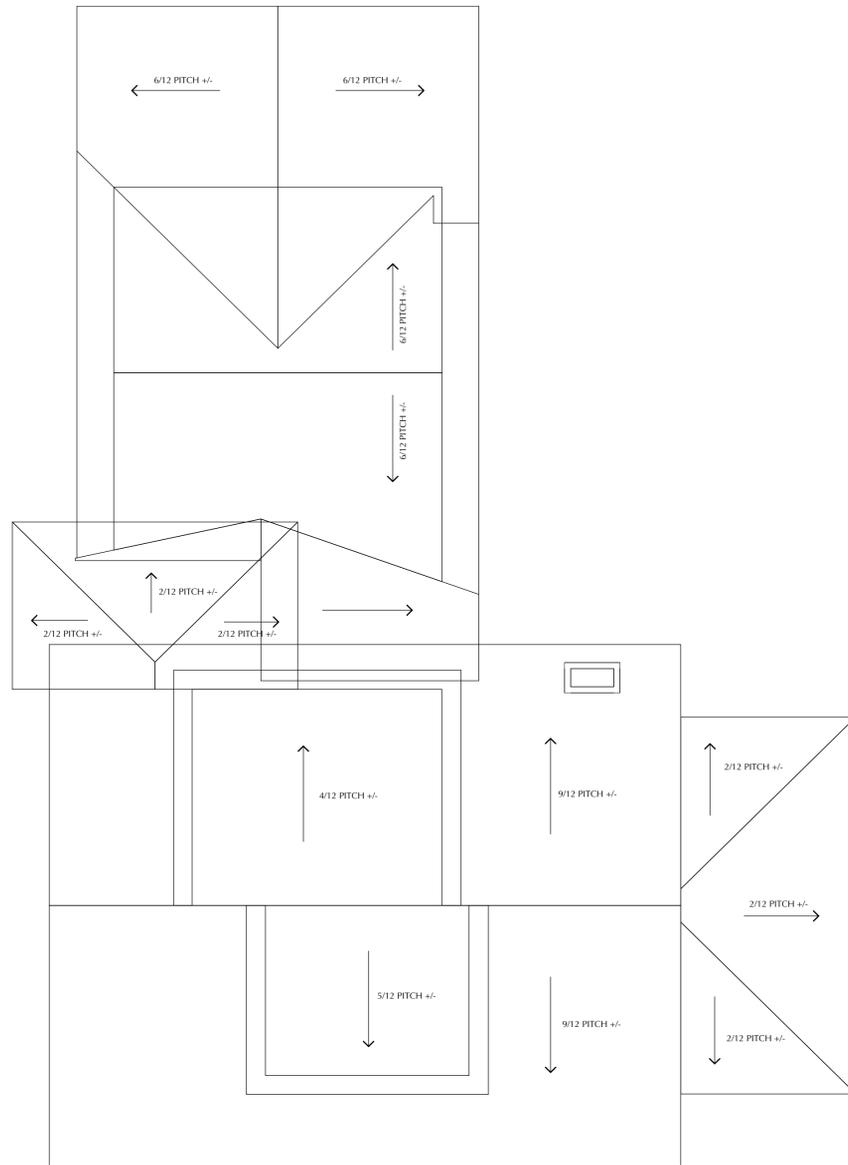
DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.

FIRST FLOOR PLANS

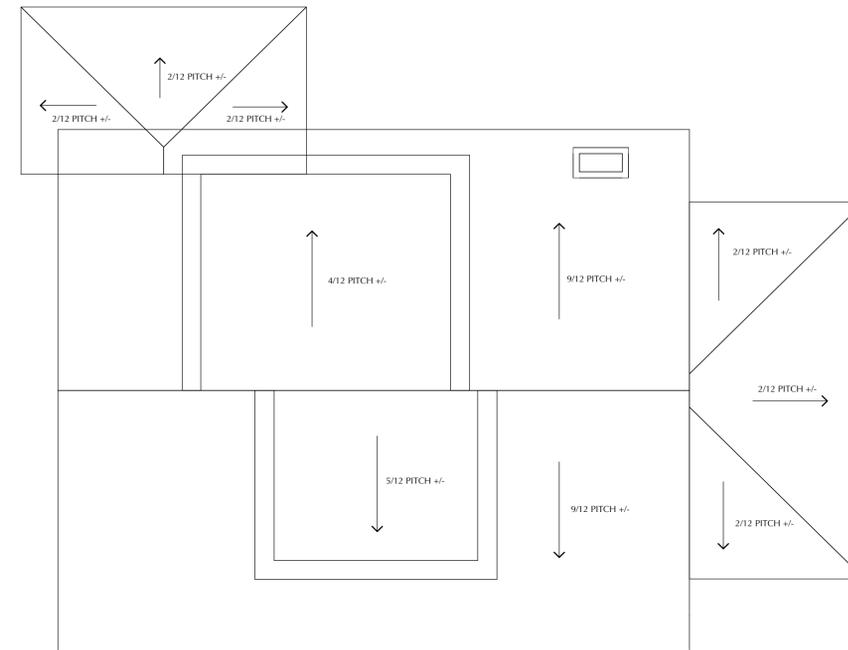
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SHEET 1 of 8





**1** PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



**2** EXISTING ROOF PLAN  
SCALE: 1/4" = 1'-0"



**MILLER RESIDENCE**  
711 MICHIGAN AVE.  
EVANSTON, IL 60202

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.

EXISTING AND PROPOSED ROOF PLANS

**DD.3**

SHEET 3 of 8



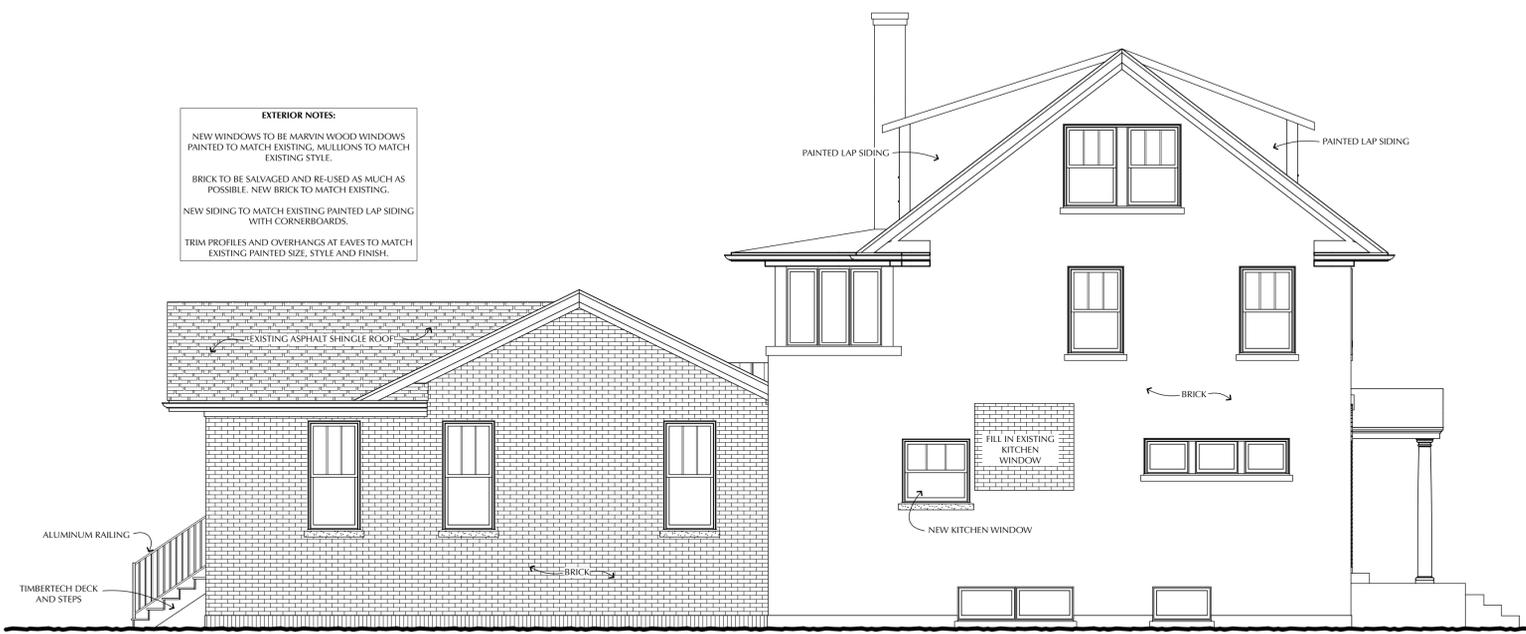


3 PROPOSED RIGHT/SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

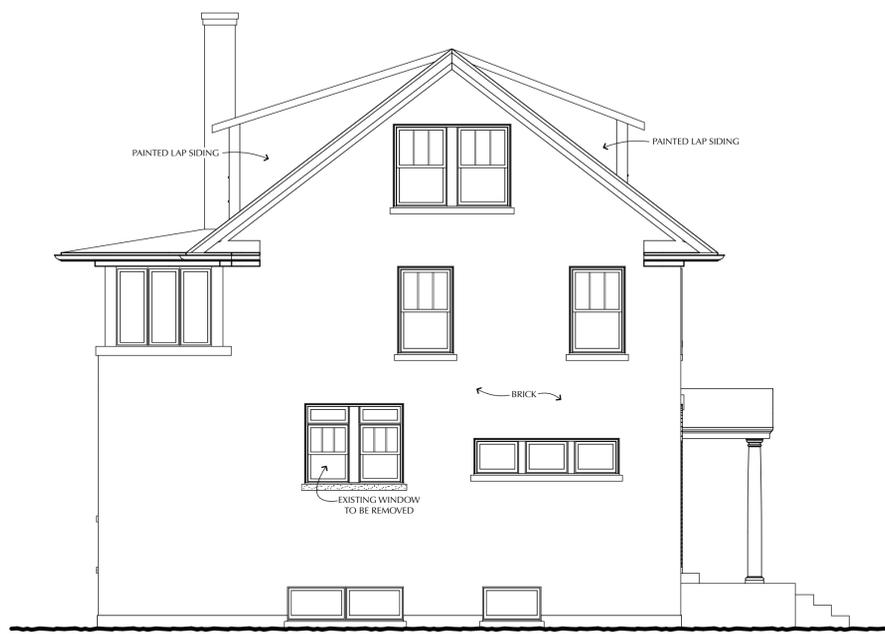


4 EXISTING RIGHT/SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**EXTERIOR NOTES:**  
 NEW WINDOWS TO BE MARVIN WOOD WINDOWS PAINTED TO MATCH EXISTING. MULLIONS TO MATCH EXISTING STYLE.  
 BRICK TO BE SALVAGED AND RE-USED AS MUCH AS POSSIBLE. NEW BRICK TO MATCH EXISTING.  
 NEW SIDING TO MATCH EXISTING PAINTED LAP SIDING WITH CORNERBOARDS.  
 TRIM PROFILES AND OVERHANGS AT EAVES TO MATCH EXISTING PAINTED SIZE, STYLE AND FINISH.



1 PROPOSED LEFT/NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EXISTING LEFT/NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.

LEFT AND RIGHT ELEVATIONS



4 LEFT PERSPECTIVE 01



3 RIGHT PERSPECTIVE 01



2 REAR PERSPECTIVE 02

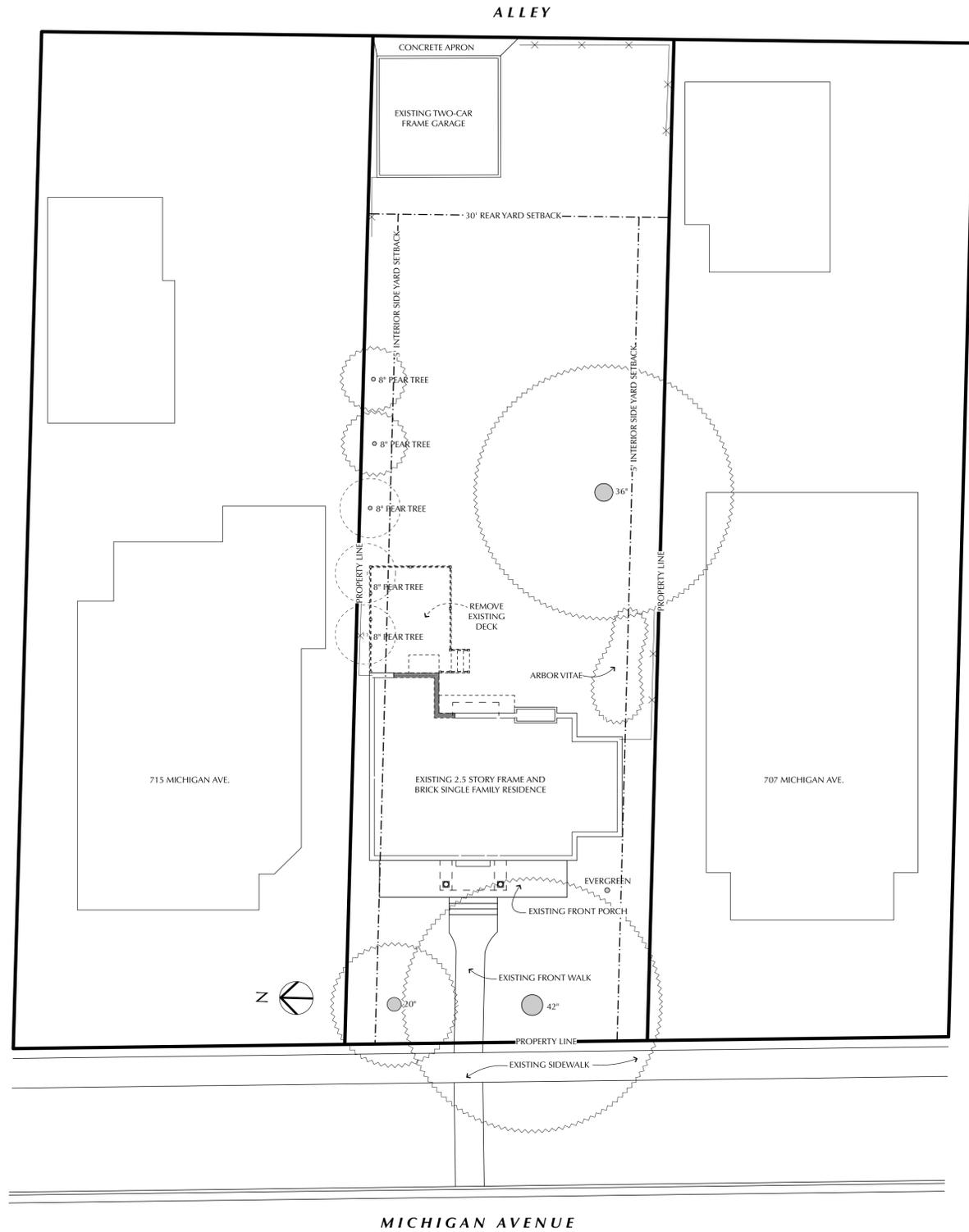


1 REAR PERSPECTIVE 01



DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
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3-D ELEVATION VIEWS



2 EXISTING/DEMO SITE PLAN  
SCALE: 1" = 10'



1 PROPOSED SITE PLAN  
SCALE: 1" = 10'

**MILLER RESIDENCE**  
711 MICHIGAN AVE.  
EVANSTON, IL 60202

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
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SITE PLAN

**DD.7**

SHEET 7 of 8



4 EXISTING RIGHT ELEVATION



3 EXISTING REAR ELEVATION



2 EXISTING LEFT ELEVATION



1 EXISTING FRONT ELEVATION

DATE	NOTES
04/08/2024	Prelim. Presentation
04/11/2024	Prelim. Pres. - REV.
04/25/2024	Prelim. Pres. - REV.
05/07/2024	Prelim. Pres. - REV.
06/07/2024	Design Development
06/17/2024	For Zoning Analysis
06/28/2024	COA Application
07/10/2024	COA Application REV.

EXISTING PHOTOS

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:



PHOTO ID

**NATIONAL REGISTER**

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

PREVIOUSLY SURVEYED?

**GENERAL INFORMATION**

CATEGORY  CURRENT USE   
 CONDITION  HISTORIC USE   
 INTEGRITY  SECONDARY STRUCTURE   
 NRSECOND

**ARCHITECTURAL DESCRIPTION**

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Renaissance Revival"/>	ROOF TYPE	<input type="text" value="Side gable"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1922"/>	FOUNDATION	<input type="text" value="concrete"/>
OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="Front entry"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	WINDOW MATERIAL 2	<input type="text" value="Art glass"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Double hung/casement/fixe"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="3/1; 1/1; 4-light; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

711 - MICHIGAN AVENUE

ALTERATIONS

Rear deck addition

**HISTORIC INFORMATION**

OLD ADDRESS (city dir.year) 709 Michigan av (1922 building permit)

ORIGINAL OWNER Johnson, C.W.

BUILDING MOVED? No

ORIGINAL ARCHITECT -

MOVED FROM -

ARCHITECT SOURCE -

BUILDER Johnson, C.W.

**ADDITIONAL PHOTOGRAPHS**



PHOTO ID2 \images\11-19-411-011-0000-2.jpg

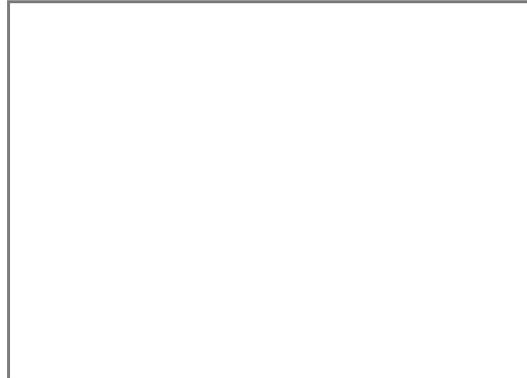


PHOTO ID3 -

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 3/23/2011

Historic Info Compiler MBM

**PERMIT/HISTORIC INFORMATION**

**CURRENT ADDRESS**

711 — - MICHIGAN AVENUE

**OLD ADDRESS** 709 Michigan av (1922 building permit)  
(city dir.year)

**DATE OF CONSTRUCTION** 1922

**MOVING INFORMATION**

**BUILDING MOVED?** No

**MOVING PERMIT #** - **DATE** -

**MOVED FROM** -

**ORIGINAL PERMIT INFORMATION**

**BLDG PERMIT #** 10548 **DATE** 1922.12.13

**BUILDING PERMIT DESCRIPTION** Erect 2-story brick veneer dwelling, 41' wide, 24' deep, 30' high

**COST** \$9,000

**ORIGINAL OWNER** Johnson, C.W.

**ORIGINAL OWNER OCCUPIED?** No (1925EvD)

**ORIGINAL ARCHITECT** -

**ARCHITECT SOURC** -

**BUILDER** Johnson, C.W.

**EXTERIOR ALTERATION PERMITS**

-

**OTHER PERMIT INFO**

BP#12990. 1924.10.04. 1-story frame garage 20' x 20' x 8' \$400. Owner Ed Carl (sp). BP#79-884. 1979.05.09. Re-construct garage. \$2,929. Owner: Sandra Dee.

**COA INFO**

-

**HISTORIC INFO**

-

**OTHER SOURCES**

ELHD # n/a. Ev News-Index Dec 19, 1922, p.12 (not seen by researchers). PHOTO: Real Estate tear sheet, 1957-58.

**HISTORIC INFO COMPILER** MBM

**PRIMARY KEY** 11-19-411-011-0000

**City of EVANSTON**  
LAKESHORE HISTORIC DISTRICT RE-SURVEY  
CONTINUATION SHEET

**STREET #** 711

**STREET** MICHIGAN AVENUE

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**ADDITIONAL PHOTOS OR INFORMATION**

*Historic Features*

Side gable roof with cornice returns; shed roof front dormer; symmetrical front façade with center entry; front entry porch with flanged round arch roof and simple round columns; entry flanked by casement windows/ French doors with blind round arches and rowlock surround with center keystone; historic paneled door with glazed upper panels and round arch transom; historic wood windows; 2-story south side sun porch bay; art glass windows on 1<sup>st</sup> story of north elevation



# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, Planner  
Subject: 2115 Sherman Avenue – Northeast Historic District - 24PRES-0087  
Date: June 9, 2024

Public Notice

Kiril Mirintchev, architect and the applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish the home's attached multi-level stair and deck at the side and rear elevations, construct a new single-level attached deck and swimming pool at the home's side and rear volumes, alter the homes rear elevation fenestration, and enclose an existing screen porch with a rooftop deck and railing.

**Applicable Standards:** Demolition [ 1-5]; Alteration [1-10]; and Construction [1-15]

Construction Period:  
1900

Style:  
Queen Anne

Architect of Record:  
Unknown – built for M.C. Harper

Condition:  
Good

Integrity:  
Good

Status:  
Contributing

Setting:

2115 Sherman Avenue is located in the southwest portion of the Northeast Historic District on the east side of Sherman Avenue between Gaffield Place to the north and Simpson Street to the south. The surrounding block was predominately developed in the late 19<sup>th</sup> century in a variety of high-style and vernacular building styles and forms. Homes on Sherman Avenue are considerably simpler and less detailed than the more elaborate homes lining Orrington Avenue and on shorter east/west streets throughout the District. In the early 20<sup>th</sup> Century, much of the surrounding blocks along Sherman Avenue redeveloped with higher residential densities in part due to the streetcar system which ran along Sherman Avenue north to Central Street. The proximate blocks contain many significant thematic and high-style apartment resources – including many individual Landmark multi-family structures designed at the height of Evanston's population and construction boom between 1920 and 1930.

Significance:

Significant changes occurred in the decade of the 1890s. Evanston's population increased by 170% from 7,500 residents to over 20,000. The land originally in the Village of Evanston (not Town of Evanston) was annexed in 1872 and development was hampered by a national economic depression in the early 1870s. Additionally, the newly annexed Village of South Evanston (1892) was filling with new homes, and land values rapidly increased. As such, and as economic prosperity returned in the 1880s and 1890s, prospective home buyers began to look north. In the next three decades, the original Village of North Evanston would rapidly change from pastoral farms with widely scattered, simple, vernacular housing types and barns, to city streets lined with predominantly high-style houses and garages, many designed by notable architects.

The home at 2115 Sherman is a good example of the Queen Anne style. It retains good integrity and effectively communicates the neighborhood's significant historic and past development patterns and associated architectural heritage.

Queen Anne Style:

The Queen Anne Style became popular in the United States following the 1876 Centennial Exposition, following an earlier example designed by H.H. Richardson in Newport Rhode Island in 1874. The Style would quickly spread throughout the Country in various pattern books, with details made possible to mass produce with the invention of the bandsaw and expanding railroad distribution.

The style is characterized by the variety of surface materials, window configurations, roof types, and irregular massings. The overall effect is asymmetrical and picturesque, with an emphasis on richly decorative textures and multiple colors and mediums for color application that are highly differentiated in material use and ornamentation. Many Queen Anne houses were built with a variety of molded or specially shaped bricks and sawtooth, fish scale, square, or rounded shingles. Windows were incorporated into bays and towers with polygonal or conical roof forms. They frequently were filled with leaded or stained glass. Groupings of casement windows were typical as were upper panes outlined with squares of colored glass. Tall brick chimneys are common. Almost every Queen Anne house featured a verandah and/or balconies. Sometimes Queen Anne houses were built of brick or stone combined with stucco and half-timbering; sometimes they were constructed of wood with narrow lap siding or other shingled surfaces. American examples often incorporated spindlework and simplified Classical elements. The typical Queen Anne home

is exuberant in architectural expression although simpler, more disciplined examples can also be found, especially those built later in the style's popularity. Unsurprisingly, based on the period of rapid development, the Queen Anne was Northeast Evanston's first popular style and the District contains 43 homes designed in this style. The style continued to be popular until about 1900 and a transition toward early Revival Styles.

#### Zoning Compliance and Requested Minor Variation

The applicant requests a minor zoning variation for the location of the proposed pool, being located partially within the property's side yard where pools are only permitted within a property's rear yard.

Whenever an application is made for a 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, but is not obligated, to make recommendations to the appropriate decision making body, in this instance the Zoning Administrator, based upon the Commission's determination as to whether the variation requested:

- a) Is necessary and/or appropriate in the interest of historic preservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts; or
- 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; and
- 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.

#### Public Comment

None.

#### Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the Commission's discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

#### **Demolition**

1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State
2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.
3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.

4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense

5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

#### **Alteration**

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.

### **Construction**

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

2. *Proportion of facades.* The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

6. *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.

7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.

8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.

9. *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.

11. *Directional expression of facades.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.

12. *Original qualities.* For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

13. *Archaeological resources.* Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

14. *Innovative design.* Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

15. *New additions.* Wherever possible, new additions to structures or objects shall be done in such a manner that if such additions were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Application for Certificate of Appropriateness (COA)

**NOTICE:** This form is not a permit application.

**Application Required:** This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

**Submission Deadline:** To ensure timely processing of your application, submit this application no less than **15 business days** before the second Tuesday of each month. **Incomplete applications will not be accepted. Refer to the Submittal Requirements, pages within this application to ensure completeness.** Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

**For more information:** It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

### Section A. Required Information (Print Clearly)

<b>1) Property Address:</b> 2115 SHERMAN AVE	<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>
<b>2) Applicant's Name:</b> KIRIL MIRINTCHEV	<b>Address:</b> 3309 SIMPSON ST
City: EVANSTON      State: IL      Zip: 60201	Phone: 847-212-8722      Email: INFO@ARRUS-INTL.COM
<b>3) Owner's Name:</b> BRUCE JANG	<b>Address:</b> 2115 SHERMAN AVE
City: EVANSTON      State: IL      Zip: 60201	Phone: 916-216-6940      Email: bruce.jang@gmail.com
<b>4) Applicant's Relationship to the Owner:</b> <input type="checkbox"/> Same <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:	
<b>5) Landmark:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>6) Within Local Historic District:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input checked="" type="checkbox"/> Northeast Evanston <input type="checkbox"/> Woman's Christian Temperance Union	
<b>7) Refer to the completed Zoning Analysis and check as applicable if your project requires:</b> <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → <b>If any are checked, additional submission requirements may apply. A member of the Planning &amp; Zoning Division will contact you.</b>	
<b>8) Acknowledgement of Potential Archaeological Resources:</b> <input checked="" type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)	
<b>9) Applicants Signature:</b> I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met.	
Date: 06/07/2024	

**Section B: Application for Certificate of Appropriateness**

1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness including how the proposal meets the [Binding Review Standards](#).

Attach a separate sheet or sheets if necessary.

PROJECT SCOPE:

1. DEMOLITION OF EXISTING (NOT ORIGINAL) MULTI-STORY WOOD PORCHES AND STAIRS - THESE ARE NOT USED CURRENTLY AND THERE IS NO STAIRS FLIGHT TO GROUND
2. DEMOLITION OF EXISTING SCREENED PORCH
3. NEW MUDROOM, NEW REAR DECK WITH POOL

COMPLIANCE WITH STANDARDS FOR REVIEW - ALTERATIONS

- THE PROJECT ACTUALLY BRINGS THE HOUSE BACK TO ITS ORIGINAL CONDITION WITH THE REMOVAL OF THE MULTI-LEVEL REAR PORCHES
- THE ADDITION OF MUDROOM REPLACES THE EXISTING SUNROOM
- REAR DECK BRINGS ADDITIONAL LIFE TO THE REAR YARD
- ALL MATERIALS, INCL. EXTERIOR FINISHES, GUARDRAILS, HANDRAILS, TRIMS, ETC. MATCH EXISTING
- ALL COLORS ON EXTERIOR MATCH EXISTING



**Zoning Analysis  
Summary**

Review Date: 6.4.24  
By: CWS

<b>Case Number:</b>	<b>Case Status/Determination:</b>
2115 Sherman Avenue – 24ZONA-0081	Non-Compliant

**Applicant:**

**Plans prepared by:** Arrus  
**Plans dated:** 5.21.24 (received)  
**Survey dated:** July 30, 2021  
**District:** R4a

**Proposal:**

Demolish existing multi-level stair complex at side elevation, convert existing screen porch to mudroom, and construct a new deck and raised pool in the rear and side-yards.

**Non-compliant:**

Code Section	Proposed and Required	Recommendation
6-4-6-3 Table 4A #31	Pools are only permitted within the rear-yard in residential districts.	Minor Variation

**Additional Comments:**

- 2115 Sherman is a contributing structure within the Northeast Historic District. The proposed scope of work requires application for a Certificate of Appropriateness with the Preservation Commission being the determining body.
- If your project is within 25 feet of a tree or requires tree removal, a Tree Preservation Permit is required. If you have questions about this process, please contact Angela Levernier at [alevernier@cityofevanston.org](mailto:alevernier@cityofevanston.org)

<b>Principal Use and Structure:</b>	
Zoning Code Section	Use: SFR
6-8-6-9	Impervious Surface Coverage: 38% proposed where 55% is the maximum permitted. - Compliant
<b>Accessory Use and Structure 1: Deck</b>	
6-4-6-3	Location (Yard): Rear - Compliant
6-8-6-7	Yards (Setbacks): Compliant Front: N/A Street Side: N/A Interior Side: N/A Interior Side: N/A Rear: 9' from the north lot line, 5' from the south lot line, and greater than 3' from the rear-yards east lot line where a minimum of 3' is required.
<b>Accessory Use and Structure 2: Pool</b>	
6-4-6-4	Location (Yard): Rear and Side-Yards where pools are only permitted in the rear-yard – Non Compliant
6-8-6-7	Yards (Setbacks): Front: N/A Street Side: N/A Interior Side S: 10' where 10' is the minimum required. - Compliant Interior Side N: N/A Rear: Greater than 10' where 10' is the minimum required - Compliant



# MINOR VARIATION APPLICATION

CASE #: \_\_\_\_\_

Date Received: \_\_\_\_\_ zoning office use only  
 Ward: \_\_\_\_\_  
 Zoning District: \_\_\_\_\_  
 Preservation: \_\_\_\_\_

## 1. PROPERTY

Address 2115 SHERMAN AVE.

Permanent Identification Number(s):

PIN 1: 11-07-122-021 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: KIRIL MIRINTCHEV

Organization: ARRUS LLC

Address: 3309 SIMPSON ST

City, State, Zip: EVANSTON, IL 60201

Phone: Work: 847-424-8879 Home: \_\_\_\_\_ Cell/Other: 847-212-8722

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

E-mail: INFO@ARRUS-INTL.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: BRUCE JANG

Address: 2115 SHERMAN AVE

City, State, Zip: EVANSTON, IL 60201

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Cell/Other: 916-216-6940

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

E-mail: BRUCE.JANG@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."

[Signature]  
Property Owner(s) Signature(s) -- REQUIRED

6/26/24  
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]  
Applicant Signature -- REQUIRED

06/26/2024  
Date

## 5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- |                                     |   |   |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | <b>(This) Completed and Signed Application Form</b> |   |
| <input checked="" type="checkbox"/> | <b>Plat of Survey</b>                               | Date of Survey: <u>07/30/2021</u>                           |
| <input checked="" type="checkbox"/> | <b>Project Site Plan</b>                            | Date of Drawings: <u>06/26/2024</u>                         |
| <input checked="" type="checkbox"/> | <b>Zoning Analysis</b>                              | Date: <u>06/04/2024</u>                                     |
| <input checked="" type="checkbox"/> | <b>Proof of Ownership</b>                           | Document Submitted: <u>Warranty Deed</u>                    |
| <input checked="" type="checkbox"/> | <b>Application Fee</b>                              | Amount \$ _____ plus postage for two public notice mailings |

### Notes:

- **Incomplete applications will not be accepted.** Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the zoning office.
- **Documents, drawings, or other materials submitted as part of other applications** (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.
- **Plats of survey** must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all extant improvements, dimensions between structures and from structures to property boundaries.
- **Site Plans** must be legible when reproduced on letter-size paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- **Project Zoning Analysis** - Prior to filing for a variance, you must have first applied for zoning certification (zoning analysis or by way of a building permit application), and received a "non-compliant" zoning analysis result that identified all non-complying elements of the proposed plan. You will need information from that document in order to fill out this application.
- **Proof of Ownership** - Accepted documents for proof of ownership include: deed, mortgage statement, contract to purchase, closing documents (price may be blacked out on submitted documents). **A tax bill cannot be accepted as proof of ownership.**
- **Application Fees:** Once the complete application materials are received a follow-up email will be sent with a link to pay the application fee online.
- **Public Notice Mailings** - A third party is used to mail notices of the application and of the determination, a total of two mailings. The applicant will be billed for these mailings by the third party.
- **Email this form and all required additional materials to:**  
zoning@cityofevanston.org

Once the complete application materials are received a follow-up email will be sent with a link to pay the application fee online.

**6. PROPOSED PROJECT**

A. Briefly describe the proposed project:

DEMOLITION OF EXISTING MULTI-STORY STAIRS AND PORCHES, AND  
EXISTING SCREENED PORCH. NEW MAINROOM TO REPLACE THE  
SCREENED PORCH. NEW REAR OPEN DECK WITH POOL.

B. Have you applied for a Building Permit for this project?

NO  YES (Date: \_\_\_\_\_ Building Permit Application ID: \_\_\_\_\_)

**8. REQUESTED VARIATIONS**

**What specific variations are you requesting?** For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant.

<b>(A) Section</b> (e.g. 6-8-3-4, see Zoning Analysis)	<b>(B) Requirement to be Varied</b> (e.g., "requires a minimum front yard setback of 27 feet")	<b>(C) Requested Variation</b> (e.g., "a front yard setback of 25.25 feet")
<b>1</b>		
<u>6-4-6-4</u>	<u>Location (YARD) Pools permitted</u> <u>IN REAR yards only</u>	<u>Pool located IN SIDE &amp;</u> <u>REAR YARD</u>
<b>2</b>		
<b>3</b>		

**9. PRACTICAL DIFFICULTY**

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

THE LOCATION OF THE RESIDENCE LEAVES A LARGE SIDE YARD. ITS PROXIMITY TO THE BUILDING MAKES IT A BETTER LOCATION FOR A POOL FOR THE FAMILY WITH TWO SMALL KIDS. AT THE SAME TIME THIS WILL LEAVE THE REST OF THE YARD AVAILABLE FOR KIDS PLAY AND OTHER ACTIVITIES.

**10. ALTERNATIVES**

A. Have you considered revising the proposed project so that a variation is not necessary?

YES, BUT ALL OPTIONS TOOK MUCH MORE SPACE FROM THE BEAUTIFUL REAR YARD AND WERE NOT ACCEPTABLE FOR THE FAMILY

B. Have you considered revising the proposed project so that a smaller variation can be requested?

IT IS A LOCATION VARIANCE, ANY PARTIAL LOCATION IN A SIDE YARD WILL REQUIRE THE SAME VARIANCE.

C. How have you minimized the impact that the variance will have on adjoining property owners?

THE POOL LOCATION IS AT 10'-0" FROM THE ADJACENT PROPERTY - A DISTANCE THAT WOULD BE THE SAME IF THE POOL WAS LOCATED IN THE REAR YARD WITHOUT VARIANCE.

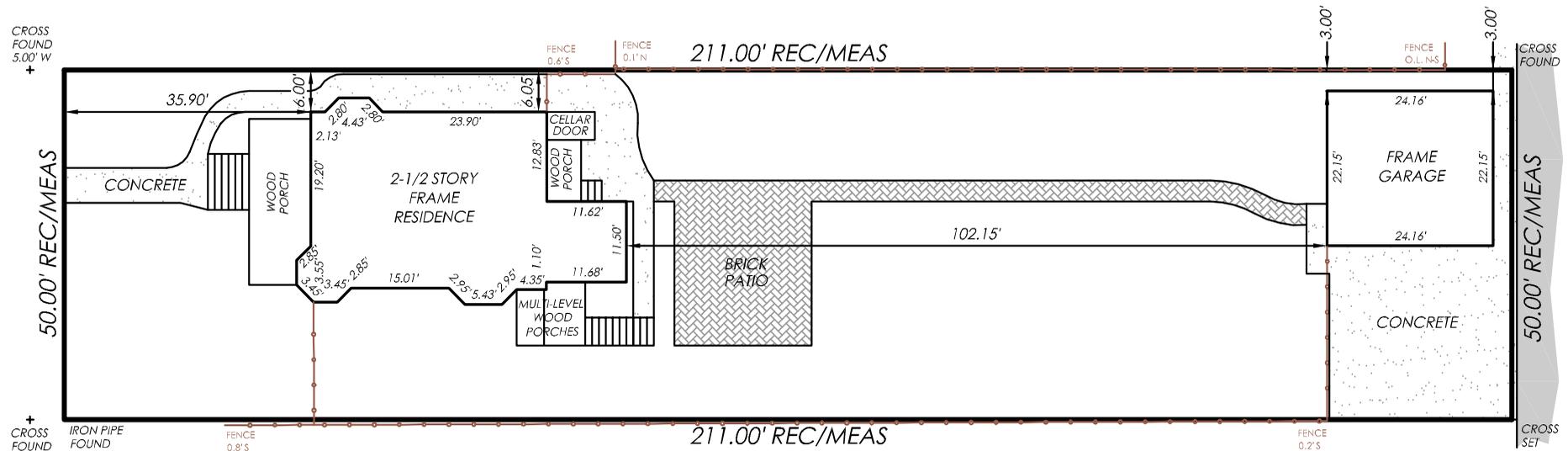


# PLAT OF SURVEY

18148 S. MARTIN AVE. HOMewood, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

SHERMAN AVENUE

PUBLIC ALLEY



**LOT AREA:**  
10,550.0 SQ. FT.  
0.24 ACRES

LOT 17 IN GAFFIELD'S SUBDIVISION OF THE EAST 512 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS) 5.5 STATE OF ILLINOIS REG. # 184-002702  
COUNTY OF COOK)

ON BEHALF OF STREAMLINE SURVEY, INC., I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: [Signature] DATED: JULY 30, 2021  
REGISTERED ILLINOIS LAND SURVEYOR

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2022 DATE OF FIELD WORK COMPLETION: JULY 30, 2021

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.  
VISIT US AT [STREAMLINESURVEY.COM](http://STREAMLINESURVEY.COM)

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'

JOB NO.: 21-1529

ADDRESS: 2115 SHERMAN AVE.

EVANSTON, IL

P.I.N.: 11-07-122-021

TOWNSHIP: EVANSTON

ORDERED BY: IVAN PULJIC

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STREAMLINE SURVEY PRINTS EXCLUSIVELY ON 100% POST CONSUMER CONTENT PAPER

S



3309 SIMPSON ST, EVANSTON, IL 60201  
847-212-8722  
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# NEW MUDROOM AND REAR DECK WITH POOL

SINGLE-FAMILY RESIDENCE  
2115 SHERMAN AVE.  
EVANSTON, IL 60201

SCHEMATIC DESIGN

ISSUED FOR MINOR ZONING VARIANCE

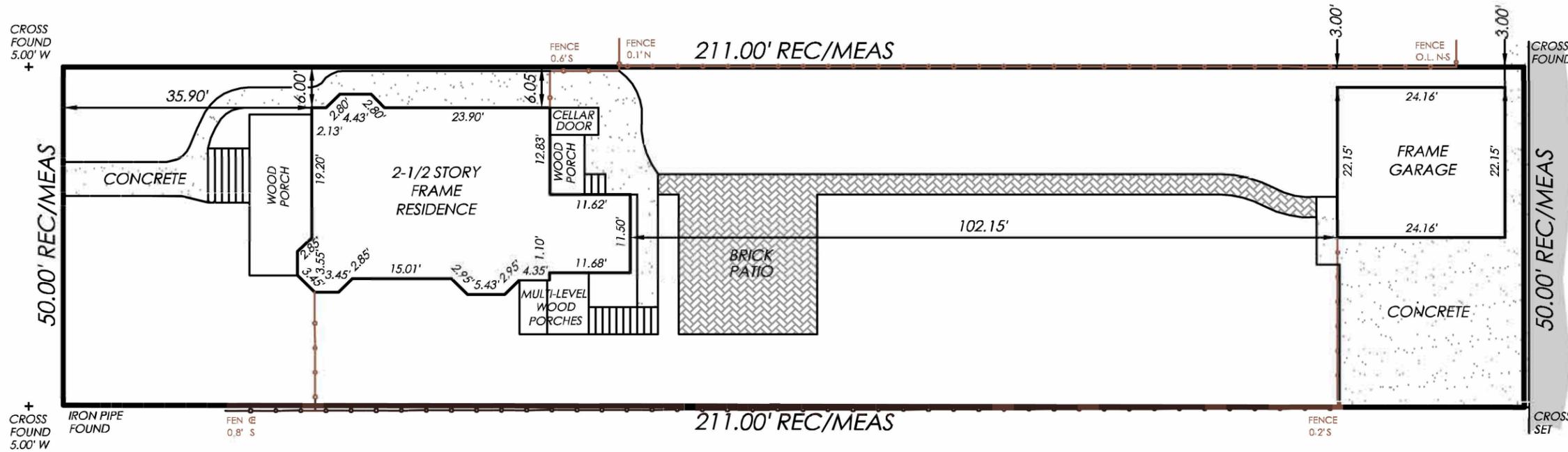
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ZONING PARAMETERS: ZONING DISTRICT - R-4A; MIN. LOT SIZE 5000 SQ. F.; ACTUAL = 10550 SQ. F.  
 MIN. LOT WIDTH - 35'; ACTUAL = 50'  
 BUILDING LOT COVERAGE - 40%; ACTUAL = 1455.25 SQ. F. = 13.79%  
 IMPERVIOUS SURFACE COVERAGE - 55%; ACTUAL = 4023.33 SQ. F. = 38.14%  
 SETBACKS: FRONT - EXISTING; SIDE - 5' (COMPLIES), REAR - 25' (COMPLIES)  
 POOL - 10' FROM ANY PROPERTY LINE (COMPLIES); IN REAR YARD - NON-COMPLIANT



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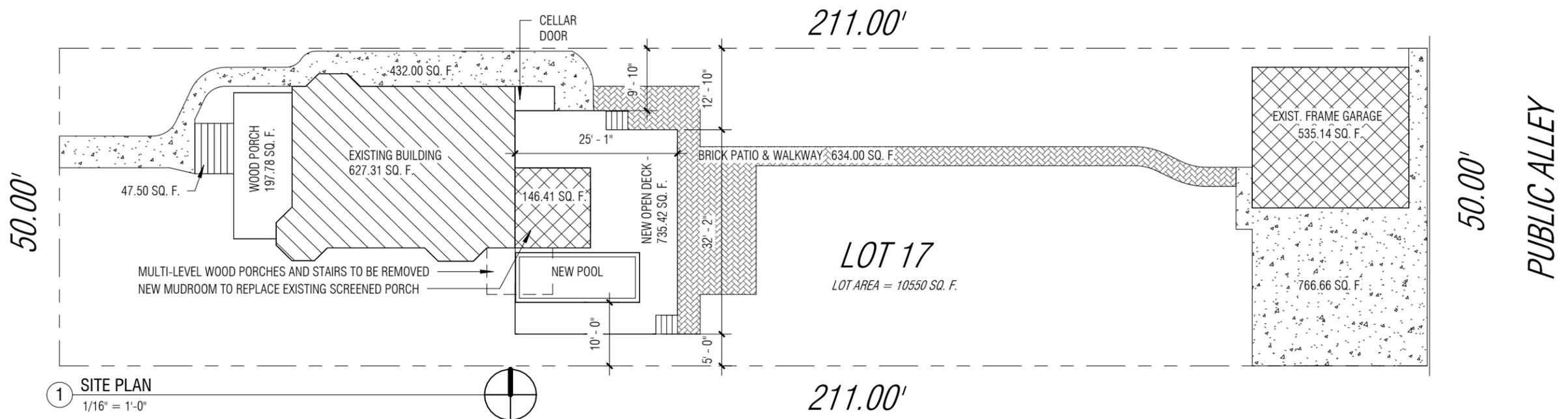
SHERMAN AVENUE



PLAT OF SURVEY BY OTHERS /CROPPED/

LOT AREA:  
 10,550.0 SQ. FT.  
 0.24 ACRES

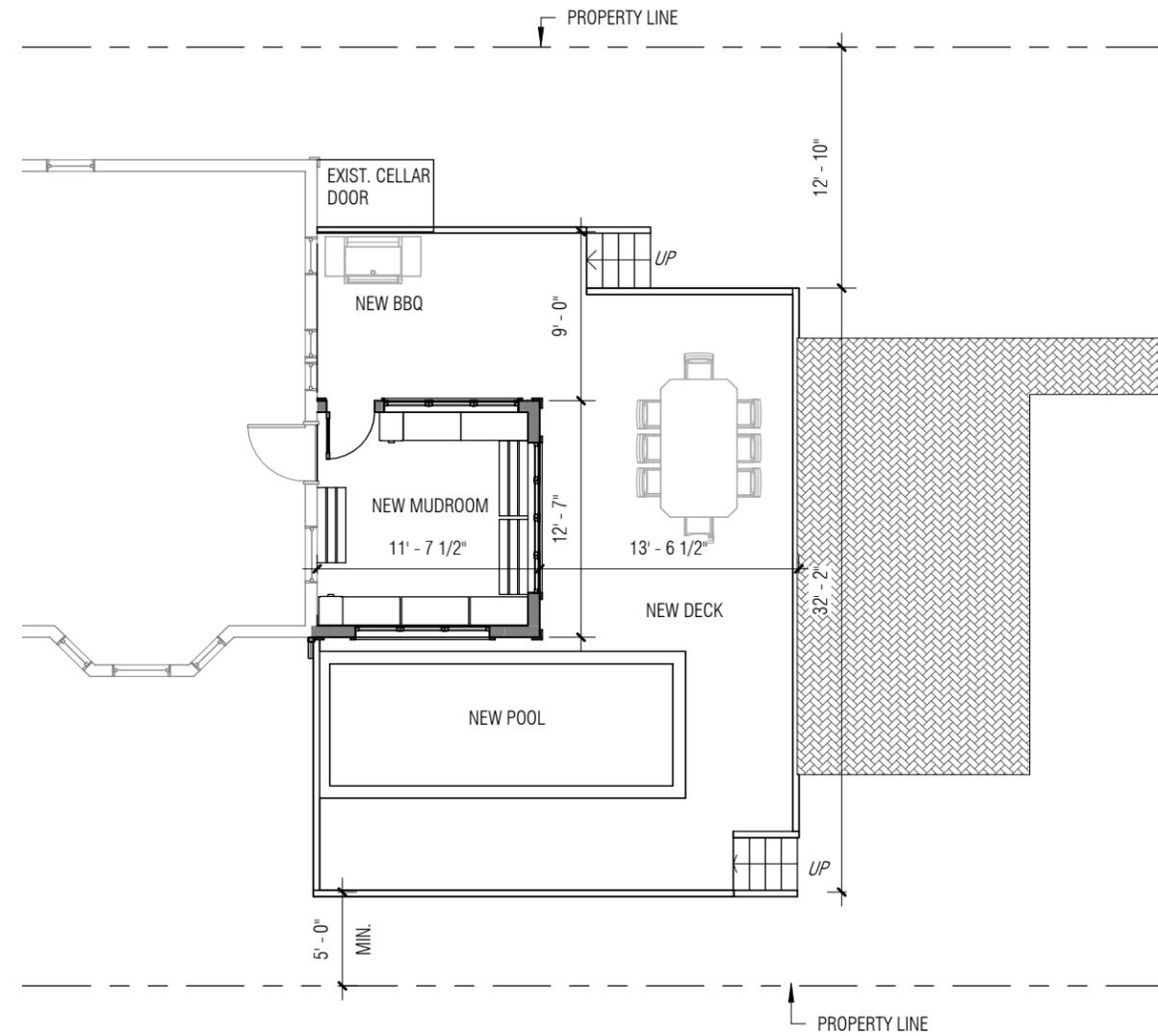
SHERMAN AVE.

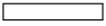


1 SITE PLAN  
 1/16" = 1'-0"



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-  BLDG ELEMENTS TO BE DEMOLISHED
-  EXIST. BLDG ELEMENTS TO REMAIN
-  NEW BLDG ELEMENTS

1 NEW FLOOR PLAN  
1/8" = 1'-0"





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03 - LEVEL 3  
19' - 0"

02 - LEVEL 2  
10' - 0"

01 - LEVEL 1  
0'

01' - DECK  
-6"

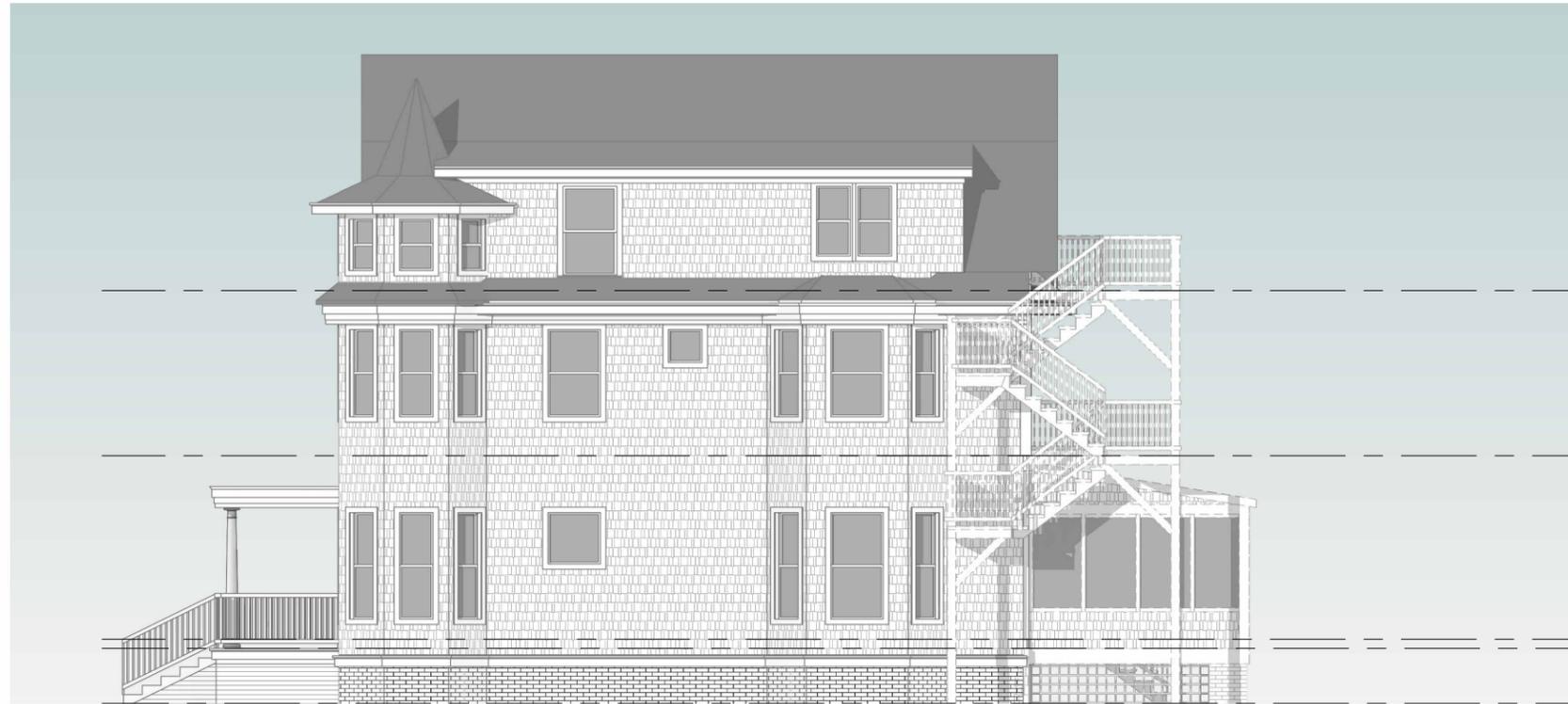
00 - GROUND  
-3' - 6"

1 WEST ELEVATION - EXISTING/DEMO  
1/8" = 1'-0"

2 WEST ELEVATION - NEW  
1/8" = 1'-0"



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03 - LEVEL 3  
19' - 0"

02 - LEVEL 2  
10' - 0"

01 - LEVEL 1  
0"

01' - DECK  
-6"

00 - GROUND  
-3' - 6"

① SOUTH ELEVATION - EXISTING/DEMO  
1/8" = 1'-0"



03 - LEVEL 3  
19' - 0"

02 - LEVEL 2  
10' - 0"

01' - MIDLEVEL  
5' - 6"

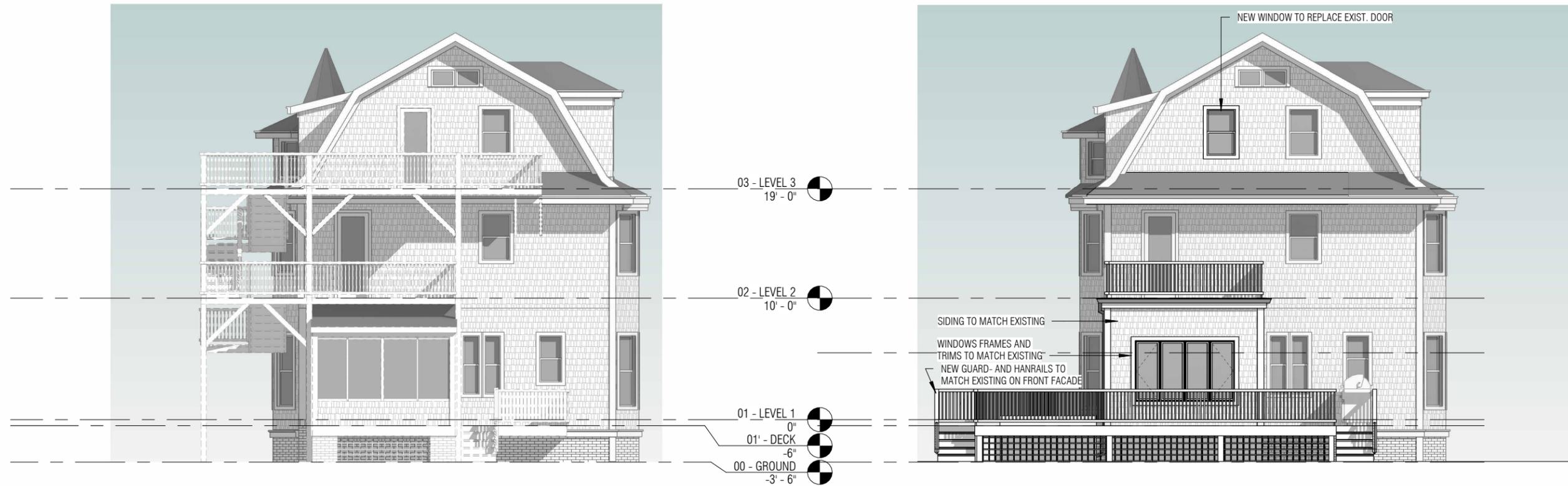
01 - LEVEL 1  
0"

01' - DECK  
-6"

00 - GROUND  
-3' - 6"

② SOUTH ELEVATION - NEW  
1/8" = 1'-0"

-  BLDG ELEMENTS TO BE DEMOLISHED
-  EXIST. BLDG ELEMENTS TO REMAIN
-  NEW BLDG ELEMENTS



① EAST ELEVATION - EXISTING/DEMO  
1/8" = 1'-0"

② EAST ELEVATION - NEW  
1/8" = 1'-0"



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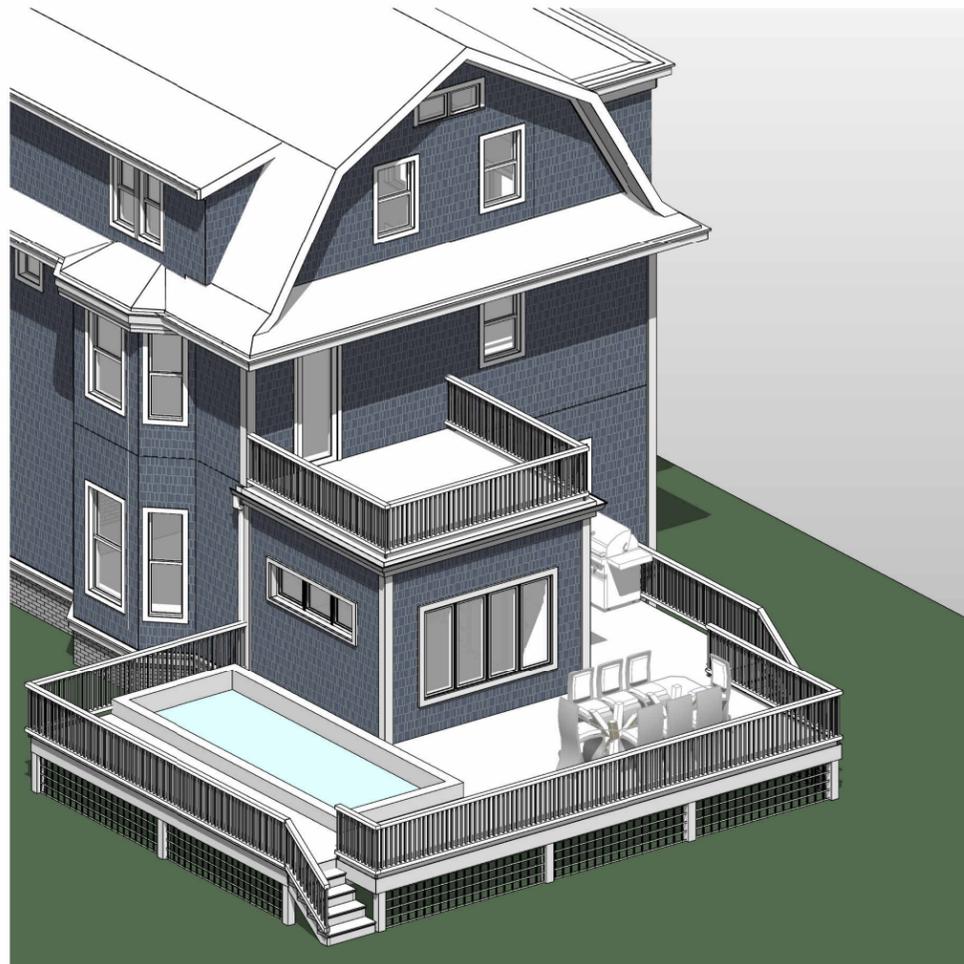
1 NORTH ELEVATION - EXISTING/DEMO  
1/8" = 1'-0"



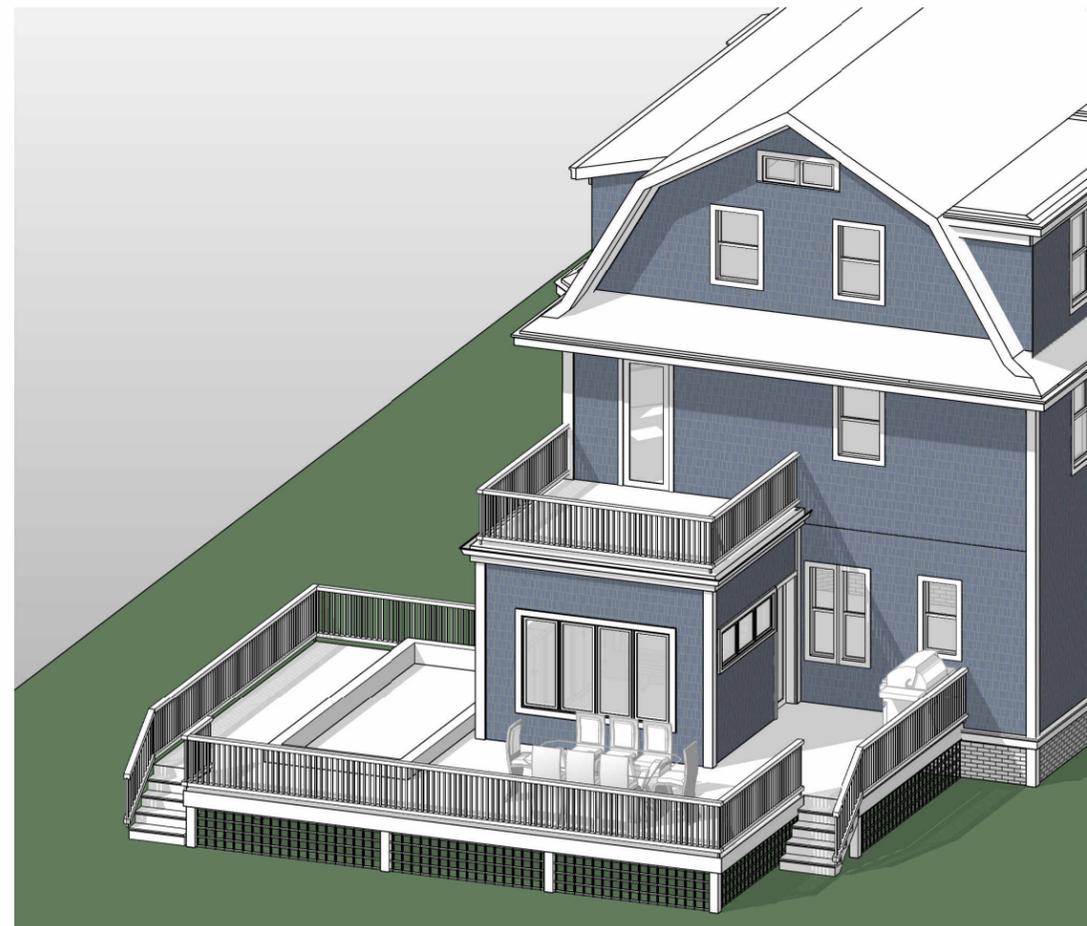
2 NORTH ELEVATION - NEW  
1/8" = 1'-0"



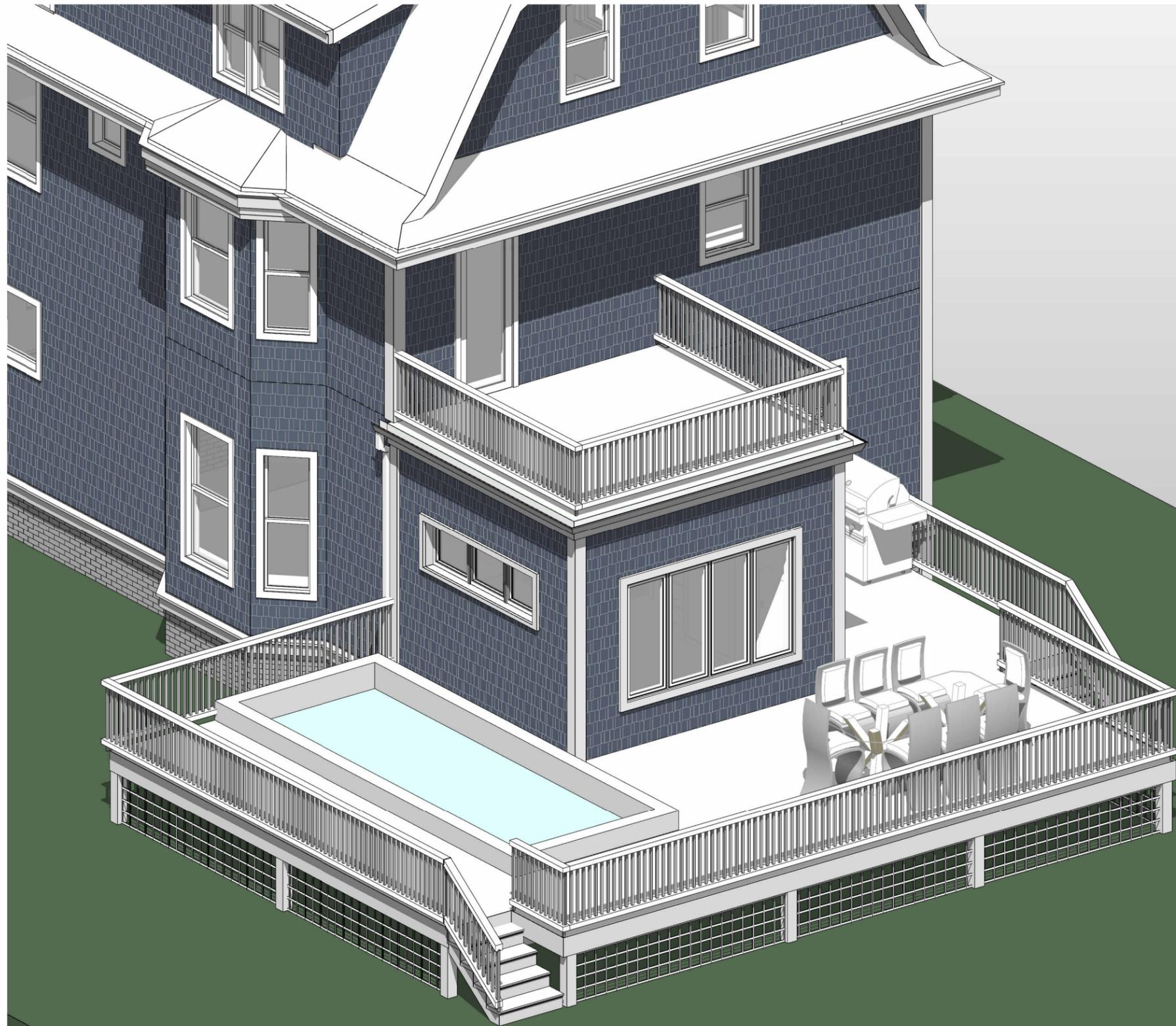
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② SE ISOMETRICS



① NE ISOMETRICS



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① SE ENLARGED VIEW











**MEETING MINUTES**

**PRESERVATION COMMISSION**

Tuesday, June 11, 2024

7:00 P.M. Council Chambers Room 2800

Members Present: Carl Klein, Beth Bodan, Thomas Ahleman,  
Matthew Johnson, Stuart Cohen, Lesa Rizzolo

Members Absent: Charles Smith, Amanda Ziehm, Joshua Bowes-Carlson

Staff Present: Cade W. Sterling

Presiding Member: Sarah Dreler, Chair

Minutes Taken by: Cade W. Sterling

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**CALL TO ORDER/DECLARATION OF A QUORUM**

**PUBLIC COMMENT**

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, staff reports, presentations, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so in a manner and under time limits determined by the Chair.

- Stephanie Salem addressed the Commission generally, providing comments on the Commission's history and process.
- Omar Salem addressed the Commission generally, providing clarification on remarks made at the previous meeting as well as clarifying his family's intended use for the proposed structure at 1525 Judson.

### 3. OLD BUSINESS

#### A. 24PRES-0046 - 1525 Judson Avenue - Lakeshore Historic District

Anthony Hurtig, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing detached two-car garage and construct a new detached two-story accessory dwelling unit with ground floor parking in the rear-yard.

#### **Applicable Standards:** Demolition [1-5] & Construction [1-14, & 16]. **Continued from May 14.**

- Anthony Hurtig, applicant, provided an overview of the proposed changes made after the previous meeting and attempts to address the Commission concerns with the scale of the proposed structure as well as the spacing between it and the adjoining structure to the south.
- Mr. Hurtig reviewed the proposed changes which included moving the structure an additional 2 feet to the north, and reducing its height by one foot. Mr. Hurtig further demonstrated the existing location of the structure to the south, which was identified through survey information as being 11'-6" from the south lot line of 1525 Judson, and placing the proposed structure 15'-9" from the structure to the south.
- Commissioners noted that the applicant had reduced the floor to ceiling height in the second story to 8' but asked what the floor to ceiling height was at the ground floor garage level. The applicant stated that it was 8'.
- Commissioners asked how the applicant determined the distance between structures and whether a plat of survey was located. The applicant stated they had conducted significant field measurements that were then confirmed with City staff based on an archived copy of 1519 Judson's plat of survey.
- Commissioners noted that the same issues as before remain, the scale and spacing of structures, and asked how it was determined to move the structure further north, but not as far north as the code allows (which is 10'). The applicant noted that this was based on conversations with the client and trying to balance the concerns of the neighbors while providing useable space between the clients home and the north wall of the proposed ADU. They tried to strike the right balance, and are also amenable to moving it more if necessary.
- Commissioners noted difficulties with the uniqueness of the site, its non-conforming nature, and conflicting

- requirements between zoning and preservation standards
- Commissioners asked about the zoning analysis and why the first floor bathroom was not included in the calculated gross floor area. The applicant noted they were compliant with all zoning requirements. Staff noted that the analysis language was likely a minor typo and that it should say the first floor bathroom was included. Adding up the square footage as indicated on the floor plans, the ADU is under 1000 square feet.

#### Public Comment

- Several members of the public who wish to speak in opposition with to do so following a prepared statement by their legal counsel, as a party in opposition to the proposal.
- The Chair indicated that she would permit ten minutes for prepared remarks.
- Jeff Smith, attorney for several neighboring property owners spoke against the proposal with the following objections.
  - The front yard of the home faces Judson Avenue and the yard where the ADU is proposed to be located is a side-yard, not the homes rear-yard.
  - The size and location of the structure is incongruent with the development pattern of the historic district
  - The size and location of the structure impedes the neighbors right to light and air and their quality of life will be diminished
  - The 1400, 1500, and 1600 blocks of Judson Avenue do not contain any similarly sized accessory structures
  - The proposed ADU does not respect the period of significance nor historic qualities of the district and its significant pattern of largely single-family dwellings
  - The proposed materiality is not compatible with surrounding design vocabularies
  - The scale of the structure is not compatible and crowds adjacent structures, diminishes open space, and adversely impacts proximate trees
  - Alternatives exist which could be more compatible such as an addition to the existing home and an interior ADU.
  - The ground floor bathroom is not necessary and could be eliminated to reduce the mass and bulk of the structure
- Donna Harrison, objected to the proposal due to its impact to quality of life, especially light and air and views from her home to what is currently open space as well as detrimental impact to mature trees.
- Mike Meyers, objected to the proposal noting the many

construction projects that the neighborhood has endured over the past two decades. Additional objections were made to the proximity of the proposed structure to the structure to its south, and that this proximity is perceived as being closer due to the height of the proposed structure. Mr. Meyers was also concerned for the existing mature trees and wondered if there was room to move the structure as far north as possible and create as much room between homes as possible.

- Mitchell Harrison objected to the proposal noting that what was proposed was essentially two homes on one property and did not fit into the context of the neighborhood which is characterized by larger single-family homes with ample open space and mature trees.
- Mr. Hurtig and his Client Mr. Salem responded two points made regarding the impact to proximate mature trees, particularly the majestic tree in the back yard of 324 Davis Street. They have spoken about strategies to protect the tree. These include placing the structure on piers at the corners and span with a grade beam to avoid disturbance to the soil and root system. They are also amenable to bringing in an arborist to advise on best approach.
- Mr. Salem noted that they hear the neighbors concerns and they're going to do the project with dignity and address as many as they can, but they feel like at this point they have addressed everything that was asked of them at the previous meeting.

#### **Deliberation**

- Commissioner Cohen stated that the project seemed to be within the letter of the law, but not perhaps within the spirit of the law which allows for accessory dwellings. Notably, the footprint of the ADU and the footprint of the main house are almost identical. The volumes are also approximately the same, and it seems that what is being proposed is not an auxiliary building due to its scale.
  - The spacing of the principle and primary structures is also not compatible by way of the zoning requirement for such a structure to be 10' from it. What this does is create a situation where the proposed ADU reads as an independent rather than an auxiliary structure.
  - Commissioner Cohen noted that what is being proposed is an interesting test case for how far the ADU Ordinance can go, and that situation is created due to the zoning requirements and the uniqueness of a corner lot.
- Commissioner Klein noted the significance of the District, and

how introducing a structure like this on a corner lot where it reads as an independent and out of scale dwelling unit might be contrary to the districts pattern of development. ADU's are common as are coach houses and larger auxiliary buildings, but they are nearly always at the rear of properties with significantly more distance between them and their principle structures and other structures to which they are visually related.

- Commissioner Ahleman noted that one of the primary concerns from the previous meeting was the relationship of the spacing of structures. Now that we understand that distance and its been visually represented, and they have made additional efforts to set it back further, the question still remains is that compatible or should it be set back even further.
- Chair Dreler noted that she was struck by how close the homes are to one another in the blocks proximate to the proposal and found what was proposed to be entirely reasonable. There is actually more space between the proposed ADU and the southern neighbor than there is between other houses on the same block. However, the scale of the structure, and its relationship between structures and ability to read as subordinate remains concerning.
- Commissioner Cohen stated that he tended to agree but it depends how one is looking at what is proposed. If its being reviewed almost as a new home introduced into the streetscape, and one asks about the scale of it, its absolutely in scale with surrounding structures. However, if one reviews it more as an auxiliary structure that should be subordinate to its principle structure, it is out of scale.
- Commissioner Cohen stated that it might help in terms of associating the two structures together and not as separate if it was pushed as close as possible to the principle structures south wall (10'). Mr. Cohen asked the applicant to strongly consider this.
- Commissioner Johnson concurred that this was a difficult proposal but he was largely in agreement with his fellow Commissioners. One has to weigh the needs of the property owner vs the needs of the neighbors, but they asked the applicant to come back with some changes and they've in at least some measure responded to that. It may be a situation where what is proposed is compatible but far from ideal.
- Chair Dreler asked to review the two standards one at a time and asked for further deliberation on each. The Chair also reminded Commissioners that the property as well as the majority of the properties to which it is immediately visually

related, are non-contributing, and there are degrees of expectation as it relates to meeting the standards or how the standards are interpreted for landmarks and contributing structures vs those that are non-contributing.

- Standard for Construction 5, spacing of structures on the street, was debated. The Chair stated that she felt this standard was met and there was a reasonable and compatible amount of space between the new building and those to which it is visually related.
  - Commissioner Ahleman stated that it is certainly similarly spaced to other buildings within that block and that is the minimum criteria.
- Standard for Construction 10, scale of structure, was debated. The Chair stated that this one seemed more problematic to her, since the two structures are similar in size although they have made a change to reduce the scale modestly.
  - The scale as it relates to surrounding structures off the same property seems compatible but the scale as it related to its principle structure seems incompatible.
  - Commissioner Klein stated that this was the principle concern and question. What should the structure be compatible in scale to, its primary structure, or surrounding structures. Currently it seems out of scale with both, its too large to be compatible to its primary structure and too small to be compatible with the neighboring houses if its reading visually as a new home.
  - Commissioner Cohen stated that it isn't just the overall mass and bulk that Standard 10 intends to control, there are also other elements that provide scale, such as wall planes, windows, etc. The eave lines align with the home to the south, the windows are adequately scaled, but one thing that hasn't been discussed is the two large garage bays and how those voids are out of scale with their surroundings, especially as seen along a street.
- Commissioner Bodan, who had refrained from engaging in questioning or deliberation, stated for the record that she was recusing herself from the conversation and would abstain from any vote due to some professional conflicts that arose between the previous meeting in May and this meeting.
- Commissioner Ahleman stated that the scale of the features in the building seemed compatible and were adequately arranged and proportionate to surrounding vocabularies. In many ways, the proposed structure reads similarly to many historic coach houses throughout the District. It reads as if it

could have been built in the 1890s. The odd thing then becomes the house itself, but in terms of Standard 10, what is proposed seems compatible.

- Commissioner Klein stated that to him the scale was concerning in that its fitting two homes onto an already small lot that had previously been subdivided and that the relationship and maintaining of open space within the district was being degraded.
- Commissioner Cohen moved approval of the project with the condition that they move the structure further north to meet the minimum 10' separation between structures. Commissioner Klein seconded the motion to allow debate.
- Commissioners Cohen and Ahleman stated that they had brought this up a few times previously and when it comes to taking a vote, in order to be comfortable and make the project as compatible as possible, there should be both deference to the neighbors concerns who know the relationship better than the Commission, as well as effort to connect the ADU visually to the principle structure and read less as an independent structure.
- Commissioner Cohen agreed and stated that he had been conflicted all evening.
- Commissioner Rizzolo stated that earlier concerns from the neighbors had been that commonly and visually, this reads as a side-yard. If they moved it to be 9' further north it would meet the 5' setback requirement that would be applied if this were a side-yard. If zoning on two vacant lots would allow two primary structures to be 10' apart from one another, and that condition and much tighter exists throughout the District, than the ~15' that would be proposed here would be compatible.
- Commissioner Cohen stated that it was difficult to judge if what was proposed was compatible, and they are asking for more to make that decision easier and to get approval.
- Chair Dreller suggested that instead of apply a condition, they could approve with a recommendation that the applicant move the ADU further north and expressed concern that there seemed to be consensus that the project met the standards without the condition.
- Commissioner Ahleman expressed that the condition seemed necessary, at least for him, to be confident the standards were met.
- The motion to approve with the condition that the ADU be moved to be the minimum of 10' from the south wall of the principle structure carried on a vote of 4-2-1 with Commissioner Klein dissenting under Standard 5 and 10, Chair Dreller dissenting due to the added condition, and

Commission Bodan abstaining.

#### 4. NEW BUSINESS

##### A. 24PRES-0067 - 2300 Lincolnwood Drive - Landmark

Omar Gutierrez, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the homes west elevation roof plane by introducing four skylights and constructing three gable dormers above the homes full second-story.

**Applicable Standards:** Alteration [1-10]; and Construction [1-4, 6-8, and 10-14].

- Bob and Cathy Benson, homeowners presented the application with their architect participating remotely.
- The homeowners described the project, which was initiated by a desire for increased use of the attic level of the home and corresponding changes to the exterior to increase the interior floor area and increase natural light and air.
- The homeowners described that the original intent had been a single large gabled volume at the rear roof line, but through conversations with City staff, they had modified the proposal an minimized impact by introducing three much smaller gabled dormers.
- Two alternatives to the form of the dormers were explored, and the shed dormer roof form was rejected due to an increase in perceived bulk and what the homeowners described as a bigger impact to the visual qualities of the home.
- To respect the long multi-story sloping roof, and to respect the pattern of fenestration at the second and first floors, skylights were introduced at the north end rather than another dormer.
- Commissioners asked about the plans and elevations and wanted clarification on whether there was a larger impact to the exterior at the front elevation of the home to accommodate the stair. The homeowner and architect explained that there was no impact to the front elevation of the home and that the existing stairway to the attic would not be altered.
- Commissioners discussed the roof form of the two alternates presented and agreed that the gabled dormer was more appropriate for the style of home (Tudor Revival) and also that the introduction of the dormers, their size, proportions, ratio of wall to fenestration, was all very well done.
- Commissioners discussed whether a dormer would be more appropriate than the proposed skylights, as well as whether what was proposed were skylights or roof windows and asked

for clarification on how far they project above the roof line.

- The homeowner and architect described skylights rather than flush roof windows, and that they would extend ~2" above the roof line.
- The Commission determined that this was preferable to a fourth dormer as it minimally interrupted the catslide roof which was a character defining feature of the home.
- Commissioner Klein made a motion to approve the application as presented. Second by Commissioner Cohen. The motion carried unanimously 7-0.

**B. 24PRES-0068 - 724 Colfax Street - Northeast Historic District**

Todd Israel, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish a wood deck and stair and construct a single-story addition and new deck at the homes rear volume.

**Applicable Standards:** Demolition [1-5]; Alteration [1-10]; and Construction [1-8, and 10-15].

- Todd Israel presented the proposal which was driven largely by a want for kitchen and dining room expansion. The home is modest in its detailing and form, and the rear of the home even more so. Additionally, the new addition would not be visible from the front of the home as seen from the street or sidewalk.
- Commissioners discussed the proposed roof form and uncomfortable relationship with the expanded bay to the east elevation. It was suggested that a hipped roof on both ends be explored.
- The applicant stated they had explored a simple hipped roof form but it was not possible to integrate without additional alteration to the east elevation bay.
- The Commission recommended that they continue to explore how those roof forms integrate into a more cohesive composition.
- The Commission discussed the proposed fenestration and relationship of solids to voids in the proposed southern addition to the east volume bay as well as the east elevation of the single-story addition, noting that there was very little wall space compared to fenestration, a condition not compatible with the rest of the home.
- The applicant stated that the fenestration in the expanded bay was driven by a desire to frame a view of a nearby tree, and the rhythm of windows at the addition to the south was attempting to mimic the triple windows at the existing side volume bays.

- The Commission asked about the rear elevations fenestration and whether the scale of the proposed openings should be broken down more in order to be more compatible with the existing design vocabulary. Commissioners noted that what was being proposed was in some ways an extrusion of the existing fenestration at the rear onto the plane created by the new addition, but it was less effective in terms of the relationship of solids to voids and overall proportion of openings. The two additions were so tight and so close to one another.
- Commissioners asked about the proposed deck railing system. The applicant stated it was intended to be as simple as possible and would likely be metal.
- Commissioners discussed the proposal and its divergence from the the existing design vocabulary of the home which albeit simple, was a good representation of an American Foursquare. It was further discussed that it was difficult to offer individual advice or guidance on approach when the entire proposal might need further study as a composition and not sum of individual parts.
- Commissioners further discussed the difficulty of appreciating the pattern of fenestration and solids to voids that were proposed without understanding the reasoning for those decisions. It is understood that an interior floor plan is not required, but in this case it would have been very helpful.
- A motion to approve was made by Commissioner Bodan and seconded by Commissioner Johnson. The motion failed on a vote of 3-4 with Commissioners Rizzolo, Cohen, Klein, and Ahleman dissenting under Standards for Construction 3, 4, and 8.
- A subsequent motion to reconsider was made by Commissioner Rizzolo. Motions to reconsider do not require a second. The motion was debated, suggesting it was appropriate to reconsider and instead continue to case to the subsequent meeting so that the applicant could attempt to resolve the standards of concern and gain approval with a revised proposal without having to re notice the case or re apply. The motion to reconsider carried unanimously 7-0.
- The Commission further discussed the proposal, noting the three standards of concern as being construction 3, 4, and 8. It was suggested that the applicant meet with a subset of the Commission who could provide additional technical assistance in an effort to find a mutually agreeable solution that met the standards.
- A motion to continue to the July 16 meeting was made by Commissioner Klein in order to address specific standards

Construction 4 and 8. This motion was seconded by Commissioner Bodan and carried unanimously.

**5. APPROVAL OF MEETING MINUTES**

A. **Minutes of May 14, 2024**

- The minutes were approved as presented without revision.

**6. DISCUSSION (NO VOTE WILL BE TAKEN)**

A. **Cultural Heritage Awards**

The Commission shall discuss ideas for promoting the new Cultural Heritage Awards with a deadline for submissions in August. Chair Dreler will also provide a summary of her recent discussion with the Arts Council regarding the Cultural Heritage Awards.

- Commissioners and staff discussed the upcoming deadline for the Cultural Heritage Awards and ways to promote the new program.
- Commissioners discussed paper flyers and digital flyers that could be easily shared on social media and other platforms.
- Staff stated he would reach out to the City's Communications team and prepare such a flier.

**ADJOURNMENT**

The meeting adjourned at 10:05 pm.

***Order & Agenda Items are subject to change.** Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Cade W. Sterling at 847-448-8231 or at csterling@cityofevanston.org The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible.*

***Español** - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible*