LAND USE COMMISSION

Wednesday, August 28, 2024 | 7:00 P.M.
James C. Lytle City Council Chamber, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking here, or visiting the Land Use Commission webpage, https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. OLD BUSINESS

A. Major Variations | 1630 Ashland Avenue | 24ZMJV-0025

Peter Kaeding, architect and applicant on behalf of the homeowner, requests Major Variations for a north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Section 6-8-2-8 (A)(3), and a rear-yard setback of 3' where 30' is required and 28' is the existing legally non-conforming condition (Section 6-8-2-8 (A)(4). The Land Use Commission is the determining body for this case in accordance with Section 6-3-8 of the Evanston Zoning Ordinance. PIN: 10-13-403-027-000. ***Due to an initial vote of 3-3 on a motion to approve the requested zoning relief, the application for zoning relief was continued to this meeting in order to obtain the required 5 votes to render a majority of the 8 seated members.***

III. NEW BUSINESS

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TYY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

A. Appeal | 1525 Judson Avenue | 24ZMJV-0029

Donna & Mitchel Harrison, property owners of 1519 Judson Avenue, appeal the yard determinations of Zoning Analysis 24ZONA-0062 for a request to demolish a detached garage and construct a 2-story detached garage/ADU at 1525 Judson Avenue in the R1 Single Family Residential District. The Appellant appeals the Zoning Administrator's interpretation that Davis Street is the front yard and Judson Avenue is the street side yard of 1525 Judson Avenue, which thereby allows for zoning compliance for a detached garage/ADU. Yard determinations are made in conformance with Zoning Code Section 6-4-1-9-A-4. The Land Use Commission is the determining body for this case in accordance with Section 6-3-11 of the Evanston Zoning Code. PIN: 11-18-410-001-0000

IV. COMMUNICATION

V. PUBLIC COMMENT

VI. ADJOURNMENT

The next meeting of the Evanston Land Use Commission will be held **on Wednesday, September 11, 2024, at 7:00 pm,** in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

1525 Judson Avenue

Appeal
24ZMJV-0029

LUC Determining Body

Memorandum

To: Chair and Members of the Land Use Commission

From: Melissa Klotz, Zoning Administrator

CC: Sarah Flax, Director of Community Development
Elizabeth Williams, Planning Manager

Subject: Appeal of Yard Interpretations for Zoning Analysis 24ZONA-0062 for a Detached Garage/ADU at 1525 Judson Avenue
24ZMJV-0029

Date: August 21, 2024

Request

Donna & Mitchel Harrison, property owners of 1519 Judson Avenue, appeal the yard determinations of Zoning Analysis 24ZONA-0062 for a request to demolish a detached garage and construct a 2-story detached garage/ADU at 1525 Judson Avenue in the R1 Single Family Residential District. The Appellant appeals the Zoning Administrator's interpretation that Davis Street is the front yard and Judson Avenue is the street side yard of 1525 Judson Avenue, which thereby allows for zoning compliance for a detached garage/ADU. Yard determinations are made in conformance with Zoning Code Section 6-4-1-9-A-4. The Land Use Commission is the determining body for this case in accordance with Section 6-3-11 of the Evanston Zoning Code. PIN: 11-18-410-001-0000

Notice

The Application has been filed in conformance with applicable procedural and public notice requirements including publication in the Chicago Sun-Times on August 12, 2024.

General Information

Applicant/Appellant: Donna & Mitchel Harrison
1519 Judson Avenue
Evanston, IL 60201

Owner: same

Location of Appeal: 1525 Judson Avenue
Evanston, IL 60201

PIN: 11-18-410-001-0000

Analysis

1525 Judson Avenue is a 6,993 square foot lot located at the southeast corner of Judson Avenue and Davis Street, in the R1 Single Family Residential District and is a non-contributing structure within the Lakeshore Historic District. The property features a single family residence with a detached garage with a driveway and curb cut to Judson Avenue. The property does not have alley access. The property is within a residential neighborhood consisting of single family residences with attached and/or detached garages and curb cuts to the street (no alley access).

Surrounding Zoning and Land Uses	Zoning District	Land Use
North	R1 Single Family Residential District	Single family residences
South	R1 Single Family Residential District	Single family residences
East	R1 Single Family Residential District	Single family residences
West	R1 Single Family Residential District	The Mather independent/assisted living facility

Appeal

On April 10, 2024, architect Anthony Hurtig submitted a Zoning Analysis Application for the removal of an existing detached garage and construction of a new detached garage/two-story story ADU at 1525 Judson Avenue. The initial analysis review was completed on April 26, 2024. Revisions were submitted on June 4, 2024, which were re-reviewed by zoning staff on June 6, 2024 and determined to be zoning compliant. That re-review was updated on June 10, 2024 to reflect the correct scope of work noted on the cover page of the analysis results. The request then proceeded to the Preservation Commission for Certificate of Appropriateness on May 14, 2024 where the case was discussed and then continued to the June 11, 2024 Preservation Commission meeting (all meeting packets and minutes are linked below) where a Certificate of Appropriateness was approved.

Following approval by the Preservation Commission, the attorney representing the neighboring property owners at 1519 Judson Avenue reached out to the Zoning Administrator regarding the yard determinations made at 1525 Judson Avenue and requested details on which street frontage is considered the front yard vs. the street side yard by zoning. The Zoning Administrator provided the Zoning Ordinance code section that states how yards are determined, historic documentation, an explanation of the determination (emails attached), and suggestion to FOIA all related documentation of 1525 Judson to ensure a comprehensive understanding of the historic zoning at the corner lot.

The Appellants' Attorney submitted multiple FOIA requests in an attempt to gather pertinent information. During a time of transition among staffing, the FOIAs did not all process properly and took longer than typical. For this reason, any timeline/deadline relating to an Appeal Application has been waived by the Zoning Administrator to ensure appropriate due process is allowed.

The neighboring property owners at 1519 Judson Avenue submitted an Appeal Application on July 12, 2024, appealing the zoning determination made within the zoning analysis review of 24ZONA-0062 that states Davis Street is the front yard and Judson Avenue is the street side yard. As determined by the Zoning Administrator within the results of 24ZONA-0062, the proposed garage/ADU is in compliance as it is located within the rear yard. The Appellant believes Davis Street is the street side yard and Judson Avenue is the front yard, which puts the requested garage/ADU within an interior side yard and is not compliant with zoning regulations.

Zoning Code Section 6-4-1-9-A-4 (a-d) provides guidance on how yards shall be determined, and specifies the Zoning Administrator has the authority to determine the front lot line for a corner lot giving consideration including, but not limited to, the following:

a) If a building exists on the lot, previous determination of the front yard, conformance to existing required setbacks, existing principal building orientation, and location of building entrances;

   Previous yard determinations are conflicting. There are no complete historic zoning analysis reviews available. Past zoning documents and information indicates:

- Existing House: The house is situated with ~27' setbacks along both Davis Street and Judson Avenue. If Davis Street is the front yard as staff interprets, the Davis Street required setback is 27' (compliant), east interior side yard required setback is 5' (compliant), rear yard required setback is 30' for the house (compliant) and 3' for the garage (compliant), stone patio in the rear yard is compliant, and required street side yard setback of 15' along Judson Avenue is compliant. Given all setbacks comply with this interpretation it is probable this was the original interpretation of the zoning lot at the time of initial development.

    - If the front yards are flipped as suggested by the Appellant, the following applies: the required front yard setback is the block average along Judson Avenue (average of 1519 Judson and 1515 Judson, which is greater than 27') and is therefore noncompliant. The east rear yard setback is also then noncompliant (significantly with a 6' setback where 30' is required). The south side yard and Davis street side yards feature compliant setbacks with this interpretation, though the accessory structures/uses within the side yard do not comply (see next point). Since this interpretation indicates

noncompliance with front and rear yard setbacks (including the substantial noncompliant setback of the rear yard) and no variation documents exist within the historic records, it is probable that this was not the original yard interpretation made.

- Existing Detached Garage and Patio: The property features a detached garage (to be demolished and replaced with the proposed garage/ADU) at the south end of the property. If Judson Avenue is the front yard, then the yard to the south is a side yard. Historically, detached accessory structures have never been permitted in side yards. There is no record of variation request/approval for the existing detached garage or patio. Therefore, it is probable the south yard was not considered a side yard and instead was considered the rear yard at the time of the original garage construction, which means Davis Street was considered the front yard as staff interprets.

- 2001 Fence Permit (fence review is included): The zoning review indicates Judson Avenue is the front yard and therefore fencing is allowed in the street side yard along Davis Street and 3' back from the Judson façade without the need for a Fence Variation. While not appropriate and not best practices, current staff believes this yard interpretation was made in this way specifically to avoid the need for a Fence Variation, and this interpretation should not be repeated.

- Building Entrances: The property features entrances along both the Davis Street and Judson Avenue facades. Both entrances feature typical doors, a small roof overhang, stoop, and sidewalk to the public sidewalk. Either entrance could serve as the main (typically front) entrance to the home depending on the owner's preference. While building entrances may be an indication of yard interpretations per Zoning Code Section 6-4-1-9-A-4, staff notes entrances, roof overhangs, stoops, and sidewalks are not prohibited at any façade/yard, and that postal service addressing does not consider zoning yards when addresses are established.

b) Proportions of the lot line dimensions, with preference for the front lot line being the shorter lot line abutting a street;

- The shorter lot line abutting a street is along the Davis frontage, therefore it is probable that Davis Street is the front yard as staff interprets. This preference coincides with setback requirements since a typical front and rear setback together (27' + 30') adds up to more than typical lot widths that are usually 35'. At this specific property, an averaged front yard setback along Judson Avenue (as the Appellant indicates is the front yard) plus a 30' rear yard setback amount to no buildable area or compliant building envelope. Given the shorter lot line is along Davis, it makes sense to consider Davis Street the front yard.

c) Pattern of existing development within the neighborhood, specifically of adjacent lots; and

- When considering adjacent lots, 1525 Judson more closely aligns with 324 Davis Street than it does to 1519 Judson Avenue. 1525 Judson is similar in size and shape to 324 Davis, the house is located in approximately the same location, the front yard setbacks align, and the rear yard setbacks align. 1525 Judson does not follow the pattern of development at 1519 Judson, which features a greater required front yard setback and house location, and compliant rear yards to the east that the subject property does not feature.
- When considering the neighborhood (the full block), the same conditions as above apply but to additional properties. It would therefore be inconsistent with development on the greater block to consider Judson Avenue the front yard at 1525 Judson Avenue.

d) The property owner's expressed desire.

- Given the property owner's request to construct a new garage and ADU within the yard that currently features a detached garage and is the only available yard for parking at the property, the zoning interpretation that Davis is the front yard and the south portion of the property is the rear yard where the garage/ADU are considered compliant (past and present), it is within the property owner's best interest to desire and agree that Davis Street is the zoning front yard. The property owner did not appeal this interpretation and desires to proceed as approved in 24ZONA-0062.

With the exception of the 2001 Fence Permit, all past known zoning determinations for yards at 1525 Judson Avenue appear to consistently find Davis Street as the front yard and Judson Avenue as the street side yard, including when the current property owner considered purchasing the property in 2020 and inquired with zoning regarding the yards (see attached correspondence). In conjunction with the most compliance with required setbacks, the proportions of the lot line dimensions, the pattern of existing development adjacent to the property and within the neighborhood, and the property owner's expressed desire, the Zoning Administrator previously concluded and reaffirms, pursuant to Zoning Code Section 6-4-1-9-A-4, items a-d, that Davis Street is the zoning front yard and Judson Avenue is the street side yard, which therefore allows for a detached garage/ADU in compliance with zoning regulations within the south rear yard.

Should the Land Use Commission find the yards were incorrectly determined and believes Judson Avenue is the zoning front yard and Davis Street is the street side yard, the proposed detached garage/ADU is no longer proposed in a compliant yard and a Minor Variation may be requested by the property owner of 1525 Judson Avenue.

Department Recommendation

Staff recommends the Land Use Commission uphold the Zoning Administrator's yard determinations of Zoning Analysis 24ZONA-0062 that confirms Davis Street is the front yard and Judson Avenue is the street side yard at 1525 Judson Avenue, which thereby allows for zoning compliance for a detached garage/ADU, in consideration of Zoning

Code Section 6-4-1-9-A-4 that states the Zoning Administrator has the authority to determine the front lot line for a corner lot. In addition to the Appellant's comments, staff has received one other comment of opposition due to the location of a large tree on the adjacent property (324 Davis Street) that may be impacted by construction.

Standards for Approval

The Appeal in question is in regards to a decision of the Zoning Administrator not related to a use interpretation or a Minor, Fence, or Sign Variation. Section 6-4-1-9-A-4 provides guidance on how yards are determined in conformance with the Zoning Ordinance:

(A) General Yard Requirements: The following provisions set forth the requirements for required yards and for determining or interpreting unusual yard situations:

4. Determining of Front Lot Line for Vacant Through Lots, or Corner Lots: On a vacant through lot, or corner lot, any street lot line may be established as its front lot line; except that where two (2) or more through lots are contiguous, and a front lot line has been duly established on at least one (1) such lot, the same street lot line shall thereafter be deemed to be the front lot line of all such contiguous lots. On a through lot, a front yard shall be provided along both street lot lines. The Zoning Administrator has the authority to determine the front lot line for a corner lot giving consideration including, but not limited to, the following:
    a. If a building exists on the lot, previous determination of the front yard, conformance to existing required setbacks, existing principal building orientation, and location of building entrances;
    b. Proportions of the lot line dimensions, with preference for the front lot line being the shorter lot line abutting a street;
    c. Pattern of existing development within the neighborhood, specifically of adjacent lots; and
    d. The property owner's expressed desire.

Action by the Commission

Pursuant to Section 6-3-9-8 of the Zoning Ordinance, any order or final decision of the Zoning Administrator may be appealed not later than 45 calendar days following the action being appealed.

Section 6-3-11 of the Zoning Ordinance states:

> The appeal procedure is provided as a safeguard against arbitrary, ill-considered, or erroneous administrative decisions. It is intended to avoid the need for legal action by establishing local procedures to review and correct administrative errors. It is not, however, intended as a means to subvert the clear purposes, meanings, or intent of this Ordinance or the

> rightful authority of the Zoning Administrator to enforce the requirements of this Ordinance. To these ends, the reviewing body should give all proper deference to the spirit and intent embodied in the language of this Ordinance and to the reasonable interpretations of that language by those charged with the administration of this Ordinance.

The Commission shall first determine if the action appealed (determination of front and street side yards) was an arbitrary, ill-considered, or erroneous administrative decision, and then:

> The Land Use Commission may reverse or affirm, wholly or partly, or may modify the order or final decision as in its opinion ought to be made in the premises, and to that end has all the powers of the officer from whom the appeal is taken.

The Land Use Commission is the determining body for this request pursuant to Section 6-3-11 of the Evanston City Code.

If the Land Use Commission determines the proposed garage/ADU is located within the side yard and is no longer considered a compliant request, the original Applicant of 1525 Judson Avenue may submit a Minor Variation application for a detached accessory structure in a side yard. Since the initial request was deemed compliant and did not accompany a variation application, the Land Use Commission does not have the authority to grant a variation as part of the appeal determination (Section 6-3-11-2).

Attachments

Zoning Analysis Application (1525 Judson Avenue) – submitted April 10, 2024
- Plat of Survey
- Zoning Analysis Plans – submitted April 10, 2024
- Revised Zoning Analysis Plans – submitted June 4, 2024

Zoning Analysis Results (initial review) – completed April 26, 2024
Zoning Analysis Results (re-review/final) – completed June 6 & updated June 10, 2024

Preservation Commission Materials
- May 14, 2024 Packet
- May 14, 2024 Meeting Minutes
- June 11, 2024 Packet
- June 11, 2024 Meeting Minutes

Certificate of Appropriateness – issued June 12, 2024

Appeal Application – submitted July 12, 2024
Additional Appeal Documents – submitted July 16, 2024
- Index
- Exhibit 1 – Evanston Code Ord. 6-4-6-3(b)
- Exhibit 2 – Evanston Code Ord. 6-4-6-10
- Exhibit 3 – Bruggeman Affidavit

Exhibit 4 – 2001 Fence Permit Excerpts
Exhibit 5 – 2004 Landscaping Plan
Exhibit 6 – 1525 Judson Pages from Preservation Commission Packet 06.11.24
Exhibit 7 – Revised Zoning Analysis -
Exhibit 8 – Mklotz 06.10.24 Email
Exhibit 9 – 1525 Judson Ave. MLS# 10657282 Redfin
Exhibit 10 – Appellant Photos

Appeal Public Notice
Aerial Photos
Street Views
Zoning Map

Zoning Staff Correspondence Confirming Yard Determinations Prior To Purchase- 2020
Zoning Staff Correspondence with Appellants' Attorney Explaining Yard Determinations
Appellant Correspondence regarding FOIA Request and Timing
Historic Documents (FOIA Results)

Public Comment

ZONING ANALYSIS
APPLICATION

Date Received: 04-10-24 ZONING OFFICE USE ONLY
Ward:
Zoning District:
Preservation:

Case Number: 24ZONA-0062

I am applying for a zoning review of a:

- [X] Construction project of less than 10,000 sq. ft.
- [ ] Construction project of 10,000 sq. ft. or more
- [ ] Determination of Use
- [ ] Other

PROPERTY

Address: 1525 Judson Ave.

- [ ] Mixed-use
- [ ] Non-Residential
- [X] Residential # of Units 2

For projects required to comply with Inclusionary Housing Ordinance:

- [ ] In TOD Area
- [ ] Outside of TOD Area

(for more information visit: http://www.cityofevanston.org/IHO)

Proposed Project:

Remove existing detached garage adjacent to existing single family residence to build new two-story Garage/ ADU

APPLICANT

Name: Anthony Hurtig

Organization: Anthony Hurtig Architect

Address: 2440 Ridgeway Ave., City, State, Zip: Evanston, IL 60201

Phone: _____ Cell: 847-644-2964

E-mail: tony@anthonyhurtig.com

Please circle the primary means of contact.

PROPERTY OWNER (if different than applicant)

Name: Omar Salem, Stephanie Salem, Wajih Salem & Virginia Salem

Address: 1525 Judson Ave City, State, Zip: Evanston, IL 60201

Phone: 847.962.1622 Cell: 847.962.1632

Email: ogsalem@gmail.com

What is the relationship of the applicant to the property owner?

- [ ] **same**
- [ ] builder/contractor
- [X] architect
- [ ] real estate agent
- [ ] attorney
- [ ] lessee
- [ ] other: _____

REQUIRED DOCUMENTS AND MATERIALS

Please submit the following:

☒ **(This) Completed Application Form**

☐ **Completed Inclusionary Housing Plan Proposal Form**
If the project includes five (5) or more new residential units in TOD Areas or ten (10) or more residential units outside of TOD Areas. This includes new for sale, or rental developments, and condominium conversions.

☒ **Two (2) Copies of Plat of Survey** Date of Survey: 10/20/20
Plat of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc. that is currently on the property. Copies must be legible for all dimensions and details.

☒ **Two (2) Sets of Building Plans** Date of Drawings: 04/04/24
Building plans must be drawn to scale and must include interior floor plans and exterior elevations. For simple projects such as flat-work patios, plans may be hand drawn to scale directly onto the Plat of Survey.

☐ **Determination of Use Description**
If you are applying for a Determination of Use, skip to the end of the application, sign and date, include a simple site plan of the proposed use (interior floor layout, seating, parking, etc.) and a one page letter that describes all aspects of the use (employees, hours of operation, loading/unloading, deliveries, parking, noise, etc.).

X **Application Fee** Amount $ 110.00
Application Fees may be paid by cash, check, or credit card.

Zoning Analysis Applications take up to 10 business days for initial review. Alterations or modifications that require re-review may take longer. Feel free to contact the Zoning Office directly at 847.448.8230 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston
Zoning Division, Room 3202
2100 Ridge Avenue
Evanston, IL 60201

PROPERTY INFORMATION

	EXISTING	PROPOSED
Lot Area	6,993 SF	No Change
Lot Width (frontage)	63’	No Change
Dwelling Units / Rooming Units	1	2
Open Parking Spaces	2 (driveway apron)	No Change
Enclosed Parking Spaces	2	No Change
Off-site Parking Spaces	0	0
Loading Berths - Short	NA	NA
Loading Berths - Long	NA	NA
Employees	NA	NA

BUILDING SETBACKS

	EXISTING	PROPOSED
Front yard	26.97’	No Change
Street side yard (if corner lot)	26.7’	No Change
Interior side yard (1)	6’	3’
Interior side yard (2)		
Rear yard	2.77’	3’

RESIDENTIAL & TRANSITIONAL CAMPUS DISTRICTS ONLY

BUILDING LOT COVERAGE

	EXISTING	PROPOSED
Principal Structure Footprint (excluding front porch)	1,278.73 SF	No Change
Roofed Front Porch (receives 50% credit)		
Detached Garage Footprint	450.66 SF	818.00 SF
Other Accessory Structures’ Footprints		
Other Roofed Areas		
TOTAL BUILDING LOT COVERAGE	1,729.39 SF	2,096.73 SF

IMPERVIOUS SURFACE COVERAGE (hard surfaced areas not under a roof: asphalt, concrete, decks, brick pavers, etc.)

	EXISTING	PROPOSED
Patios & Terraces (brickwork receives 20% credit)	489.3 SF	64 SF
Sidewalks	381.4 SF	337.4 SF
Driveways	553.4 SF	540 SF
Decks	0 SF	No Change
Stairs/Landings	51.4 SF	No Change
Other Impervious Areas	0 SF	No Change
SUB-TOTAL	1,475.5 SF	941.4 SF
+ Building Lot Coverage	1,729.39 SF	2,096.7 SF
TOTAL IMPERVIOUS SURFACE AREA	3,203.69 SF	3,038.1 SF (MAX = 3,146.85 SF)

BUILDING HEIGHT

	EXISTING	PROPOSED
Principal Structure – Peak Height	28 ft	No Change
Principal Structure – Number of Stories	2	No Change
Detached Garage – Peak Height	15 ft	25 ft (ADU)
Other Accessory Structures – Peak Height		see above for ADU

ALL OTHER DISTRICTS (Business, Commercial, Downtown, Industrial, Mixed Use, University)

	EXISTING								PROPOSED						
	Parking/ Loading	Dwelling Units	Hallways/ Elevator/ Stairs/Lobby	Mechanical/ Accessory Space	Non-Residential Gross Leasable area	Other	Gross Floor Area*		Parking/ Loading	Dwelling Units	Hallways/ Elevator/ Stairs/Lobby	Mechanical/ Accessory Space	Non-Residential Gross Leasable area	Other	Gross Floor Area*
Basement															
1st floor															
2nd floor															
3rd floor															
4th floor															
5th floor															
Total															

*GROSS FLOOR AREA: The sum of areas of all floors of a building measured from the exterior walls or from the center line of walls separating 2 buildings. The gross floor area of a building shall also include but not be limited to: basements, interior balconies and mezzanines, enclosed porches, and attic space finished or unfinished having minimum 5-foot floor to rafters height. The following areas shall be excluded from the calculation of gross floor area: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, off-street parking and loading.

BUILDING REGULATIONS

	EXISTING	PROPOSED
Principal Structure – Peak Height		
Principal Structure – Number of Stories		
Other Accessory Structures – Peak Height		
FAR (Floor to Area Ratio)		

AUTHORIZING 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."

Anthony Hurtig

Print Name

Anthony Hurtig

Applicant's Signature

4/10/2024

Date

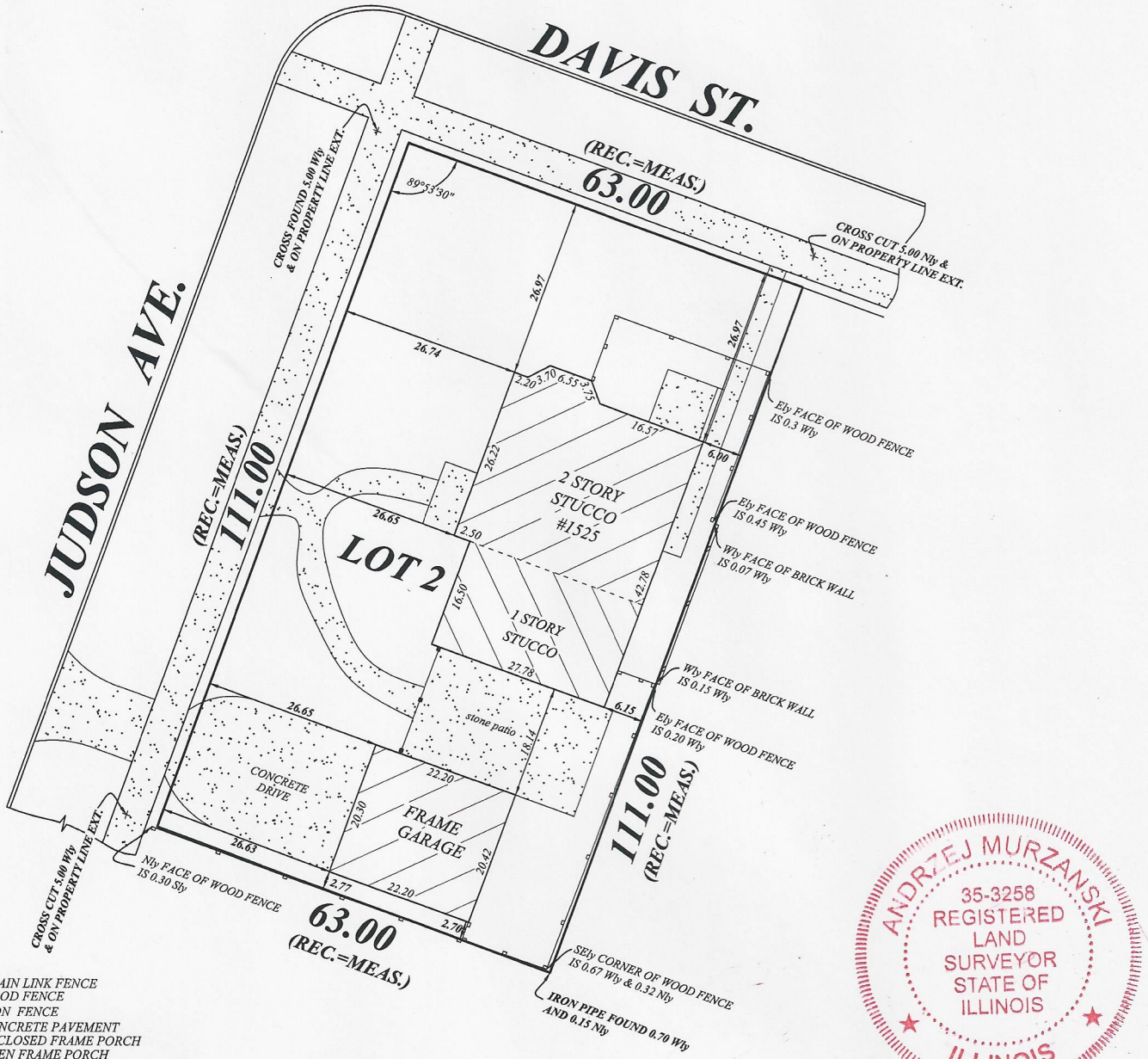
Please refer to the Zoning Ordinance at www.cityofevanston.org/zoning for all City of Evanston zoning regulations. To determine which zoning district a property is located in, visit the City's website at www.cityofevanston.org, click on the Resident link on the City's home page, then click on About My Place from the drop-down menu. Enter the house number in the field provided and select the street from the drop-down menu. Press the "Get Info" button. This will either take you directly to the information for the property, or a list of all tax parcels at the inputted address that may be selected for information on the property.

PLAT OF SURVEY

DESCRIBED AS :

Lot 2 in Judson-Davis Subdivision, being a Subdivision of that part of Block 24 in Evanston, described as follows: Beginning at a point on the West line of Forest Avenue as shown on Map of Resubdivision of said Block 24, recorded February 11, 1868 as document number 158725 in Book 166 of Maps, Page 26, 116.5 Feet South of the Northeast corner of said Block as shown on said Map running thence North along said West line 116.5 feet to said Northeast corner of said Block 24; thence Westerly 310.38 feet along the South line of Davis Street to the Northwest corner of said Block; thence Southerly along the East line of Judson Avenue 176 feet; thence Easterly on a straight line parallel with the South line of Davis Street, 86.5 feet and thence along a straight line Easterly 269.89 feet to the point of beginning in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

TOTAL LAND AREA: 6993.0 SQ. FEET



LEGEND

- x-x-x - *CHAIN LINK FENCE*
- o-o-o - *WOOD FENCE*
- ●-●-● - *IRON FENCE*
- ▭ - *CONCRETE PAVEMENT*
- E. FR. P. - *ENCLOSED FRAME PORCH*
- O. FR. P. - *OPEN FRAME PORCH*
- ▬▬▬ - *SIDE BOUNDARY LINE*
- — — — - *EASEMENT LINE*
- - - - - - - - *BLDG. SETBACK LINE*
- ---℄--- - *CENTER LINE*

ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1"=16'

ORDERED : KATHERINE D. HART ATTY

JOB NO : 201022H

FIELDWORK COMPLETION DATE : OCT. 19TH 2020

MUNICIPALITY : EVANSTON

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: OCTOBER 22 ND 2020

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2020
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC
PROFESSIONAL DESIGN FIRM
NO. 184-004748

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com

27'-0"
Front Yard Setback

12'-9 7/8"

25'-6"
Proposed ADU

3'-0"
Side Yard Setback

3'-0"

14'-2"

Proposed
Garage/ADU
818.0 sf

Existing
Garage
450.66 sf

Rear Yard Setback

22'-2 3/8"

32'-0"
Proposed ADU

5'-5"

2'-9 1/4"
Side Yard Setback

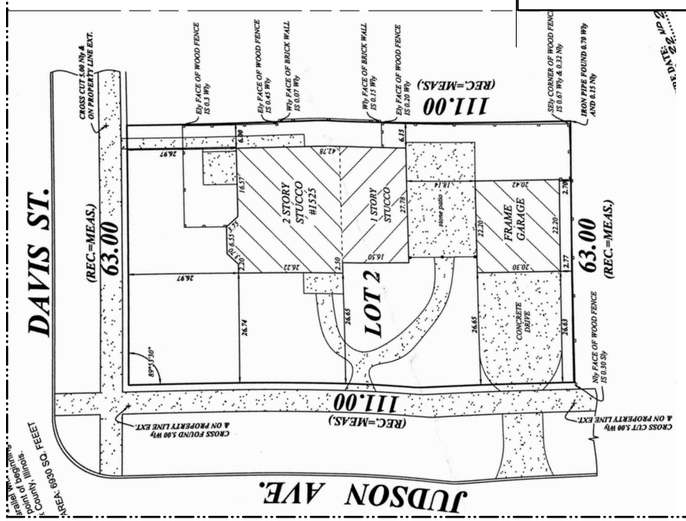
28'-0"
Proposed ADU (per ordinance)

26'-7 1/2"
Existing Garage

63.0'

Existing House
Footprint
1,278.73 sf

Lot Area: 6,993 sf



Lot Coverage:
30% 6,993 x 30% = 2,097.9 sf max lot coverage
2,097.9 sf - 1,278.73 sf = 818.27 sf max remaining

Zoning Classification R-1
Required Setbacks:
Front (north): 27'
Interior Side (east): 3'
Rear (south): 3'

111.0'

Michael Griffith, Evanston Zoning Dept.:
Zoning considers the front yard to be off of Davis Street, street side yard off Judson Ave, interior side yard off the east property line, and rear yard off the south property line. If we consider the front yard to be off Judson Avenue that makes the yard available for the garage/ADU to be an interior side yard, detached accessory structures are not permitted within an interior side yard.

The minimum required setbacks are:
- 3' from the east and south property lines
- 26.7' from the west street side property line, a detached accessory structure isn't permitted to be closer to the street side property line than the principal structure (residence).

Anthony Hurtig Architect

2440 Ridgeway Avenue
Evanston, Illinois 60201

847.644.2964

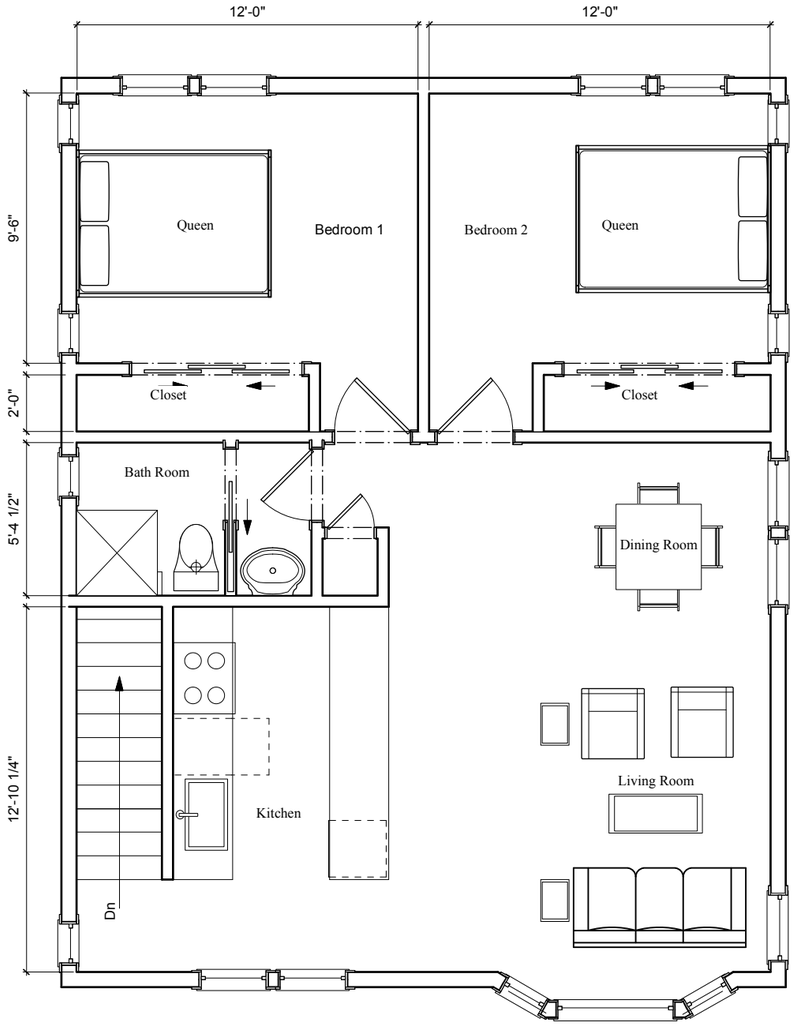
Site, Zoning & Lot Coverage
Scale: 1/8" = 1'-0"

1525 Judson Ave.
Evanston, Illinois
ADU

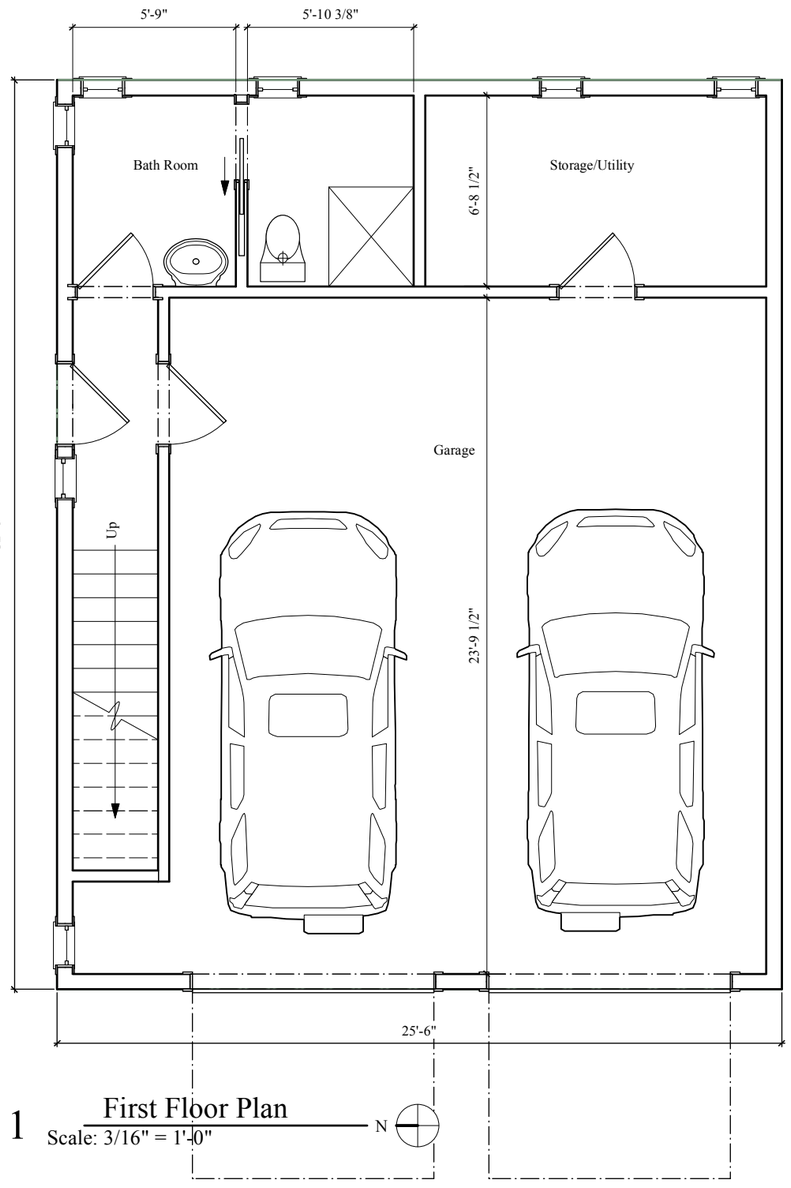
1

04 April 2024

Zoning Analysis Set



2 Second Floor Plan
Scale: 3/16" = 1'-0"



1 First Floor Plan
Scale: 3/16" = 1'-0"

Anthony Hurtig Architect

2440 Ridgeway Avenue
Evanston, Illinois 60201

847.644.2964

Floor Plans
Scale: 3/16" = 1'-0"

1525 Judson Ave.
Evanston, Illinois
ADU

2

04 April 2024

Zoning Analysis Set

2 Extrior Elevation North
Scale: 3/16" = 1'-0"

1 Extrior Elevation West
Scale: 3/16" = 1'-0"

Anthony Hurtig Architect

2440 Ridgeway Avenue
Evanston, Illinois 60201

847.644.2964

Exterior Elevations: N & W
Scale: 3/16" = 1'-0"

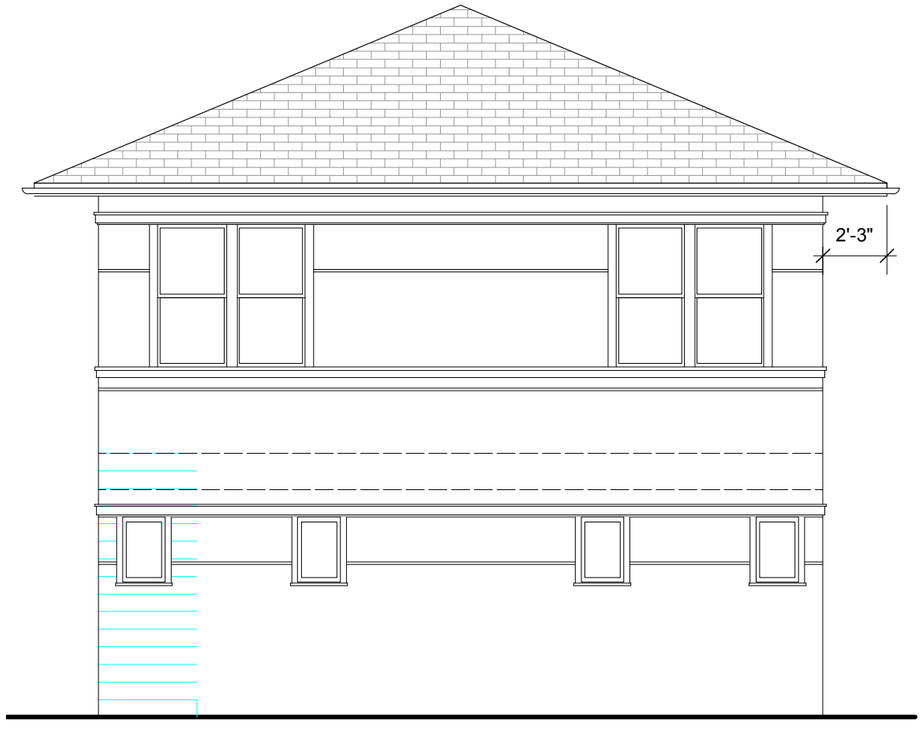
1525 Judson Ave.
Evanston, Illinois
ADU

3

04 April 2024

Zoning Analysis Set

2 Elevation Looking South
Scale: 3/16" = 1'-0"



1 Exterior Elevation East
Scale: 3/16" = 1'-0"

Anthony Hurtig Architect

2440 Ridgeway Avenue
Evanston, Illinois 60201

847.644.2964

Exterior Elevations: S & E
Scale: 3/16" = 1'-0"

1525 Judson Ave.
Evanston, Illinois
ADU

4

04 April 2024

Zoning Analysis Set

DAVIS STREET

27'-0"

SIDEWALK A: 128.4 SF

8'-0"

Existing patio to remain 64 SF

8'-0"

Existing House Footprint 1,278.73 sf

LANDING 51.4 SF

SIDWALK B: 93.6 SF

EXISTING SIDWALK REMOVED

12'-9 7/8"

25'-6"

Proposed ADU

3'-0"

3'-0"

Proposed Garage/ADU 818.0 sf

14'-2"

Exist'g Garage Setback

EXISTING PATIO REMOVED

3'-0"

NEW SIDEWALK: 118.9 SF

32'-0"

Proposed ADU

Existing Garage 450.66 sf

EXISTING PATIO REMOVED

22'-2 3/8"

Existing Garage

2'-0"

5'-5"

5'-0"

2'-9 1/4"

Existing

PROPOSED DRIVEWAY: 540 SF

28'-0"

Proposed ADU

26'-7 1/2"

Existing Garage

Exist'g DRIVEWAY: 553.4 SF

16'-2"

22'-7 5/8"

Driveway

Max Impervious Surfaces:	
45% = 6,993 x 0.45 = 3,146.85 sf	
Impervious Surfaces Calculation:	
Patios & Terraces	64.0 SF
Sidewalks	337.4 SF
Driveways	540.0 SF
Decks	0
Stairs/Landings	51.4 SF
Other Impervious Areas	0
Building Lot Coverage	2,096.73 SF
Total Imprevious Surfaces Area	3,089.53 SF

JUDSON AVE.

Anthony Hurtig Architect

2440 Ridgeway Avenue
Evanston, Illinois 60201

847.644.2964

Site Plan: Impervious Surfaces Calculations

Scale: 1" = 10'-0"

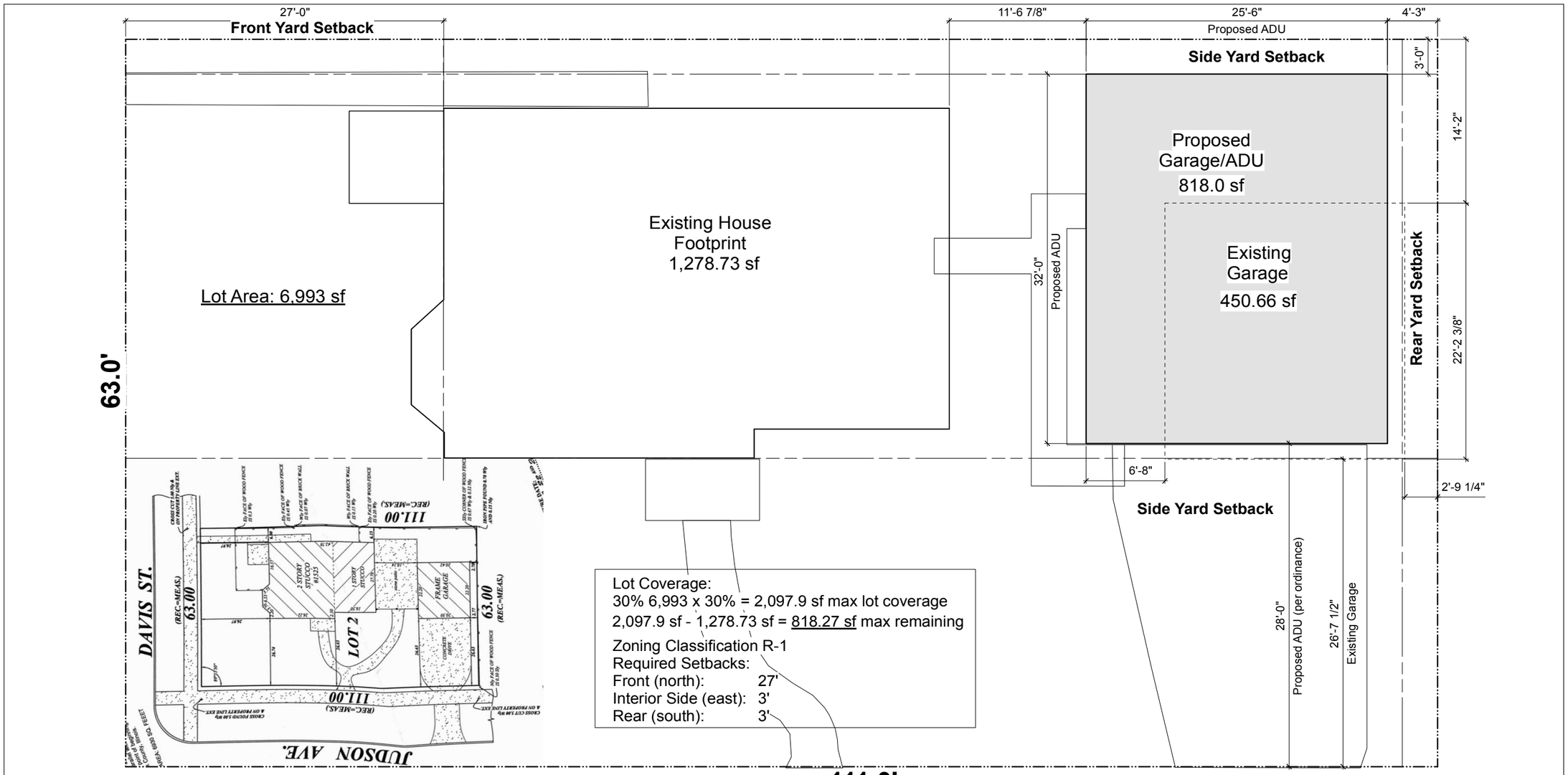
1525 Judson Ave.
Evanston, Illinois
ADU

5

04 April 2024

Zoning Analysis Set

A.



The minimum required setbacks are:

- 3' from the east and south property lines
- 26.7' from the west street side property line, a detached accessory structure isn't permitted to be closer to the street side property line than the principal structure (residence).

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

Site, Zoning & Lot Coverage
Scale: 1/8" = 1'-0"

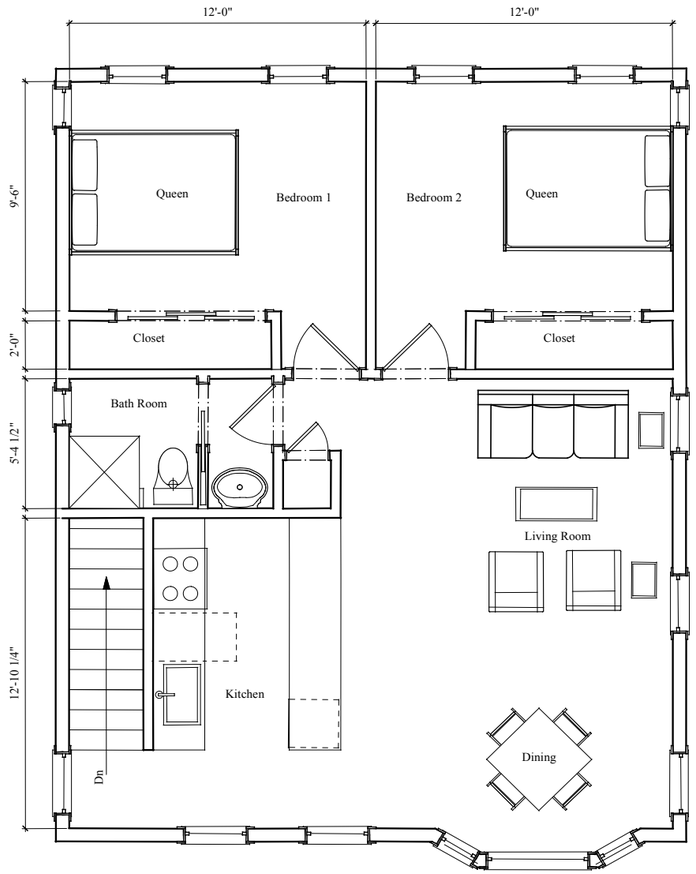
1525 Judson Ave.
Evanston, Illinois
ADU

1

5 June 2024

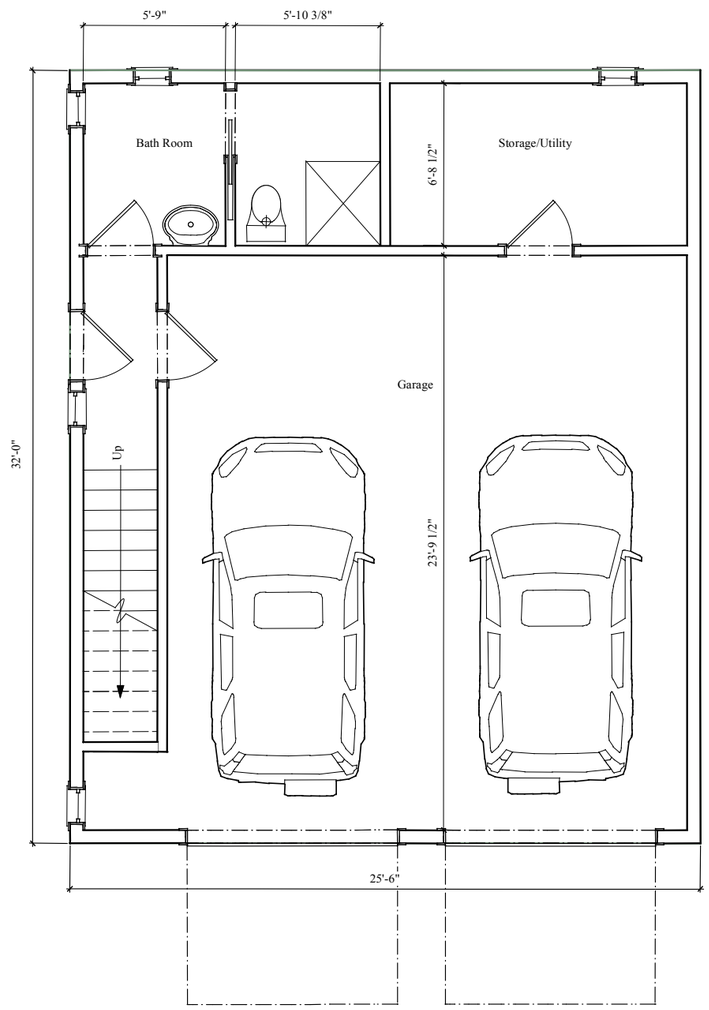
CoA Application

A.



2 Second Floor Plan
Scale: 3/16" = 1'-0"

N



1 First Floor Plan
Scale: 3/16" = 1'-0"

N

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

Floor Plans
Scale: 3/16" = 1'-0"

1525 Judson Ave.
Evanston, Illinois

ADU

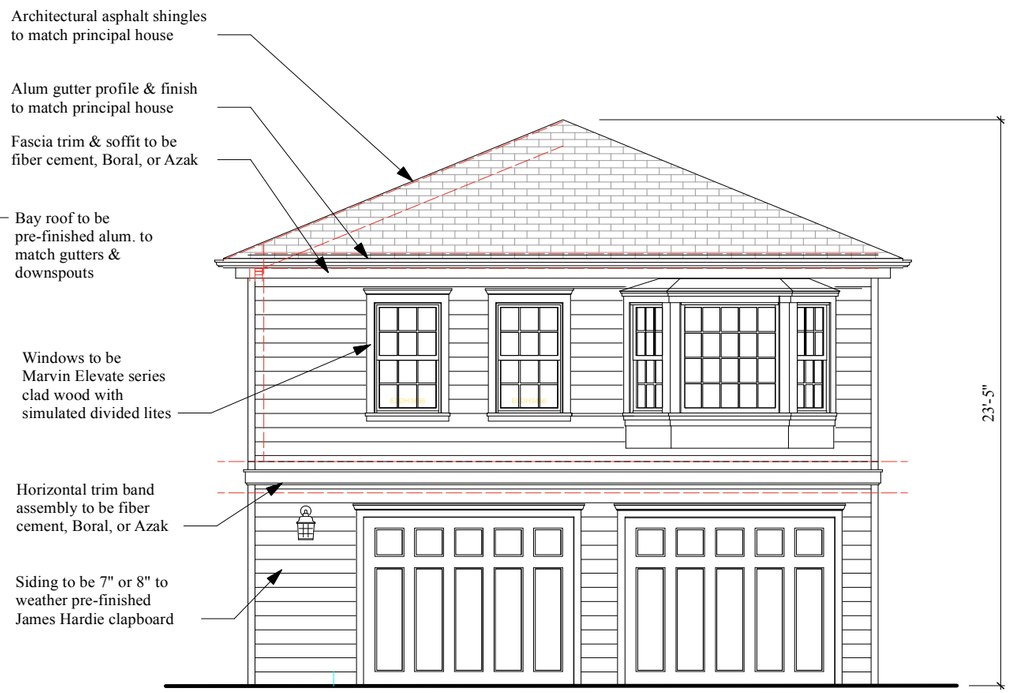
2

5 June 2024

CoA Application

A.

1 West Elevation
Scale: 3/16" = 1'-0"



1 West Elevation
Scale: 3/16" = 1'-0"

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

North & West Elevations
Scale: 3/16" = 1'-0"

1525 Judson Ave.
Evanston, Illinois

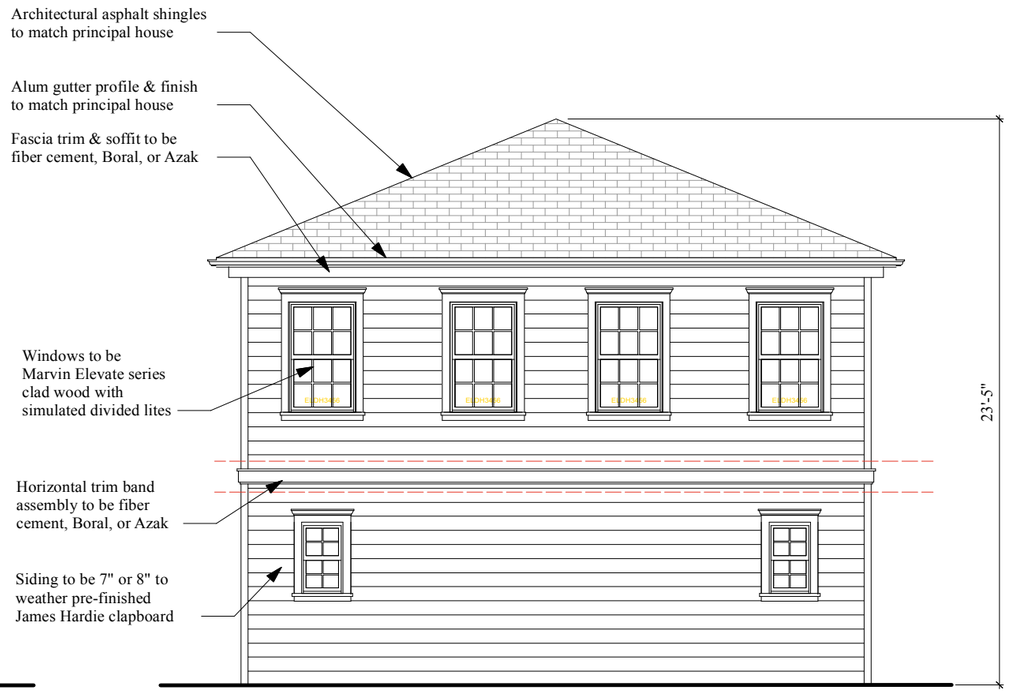
ADU

3

5 June 2024

CoA Application

2 South Elevation
Scale: 3/16" = 1'-0"



1 East Elevation
Scale: 3/16" = 1'-0"

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

South & East Elevations
Scale: 3/16" = 1'-0"

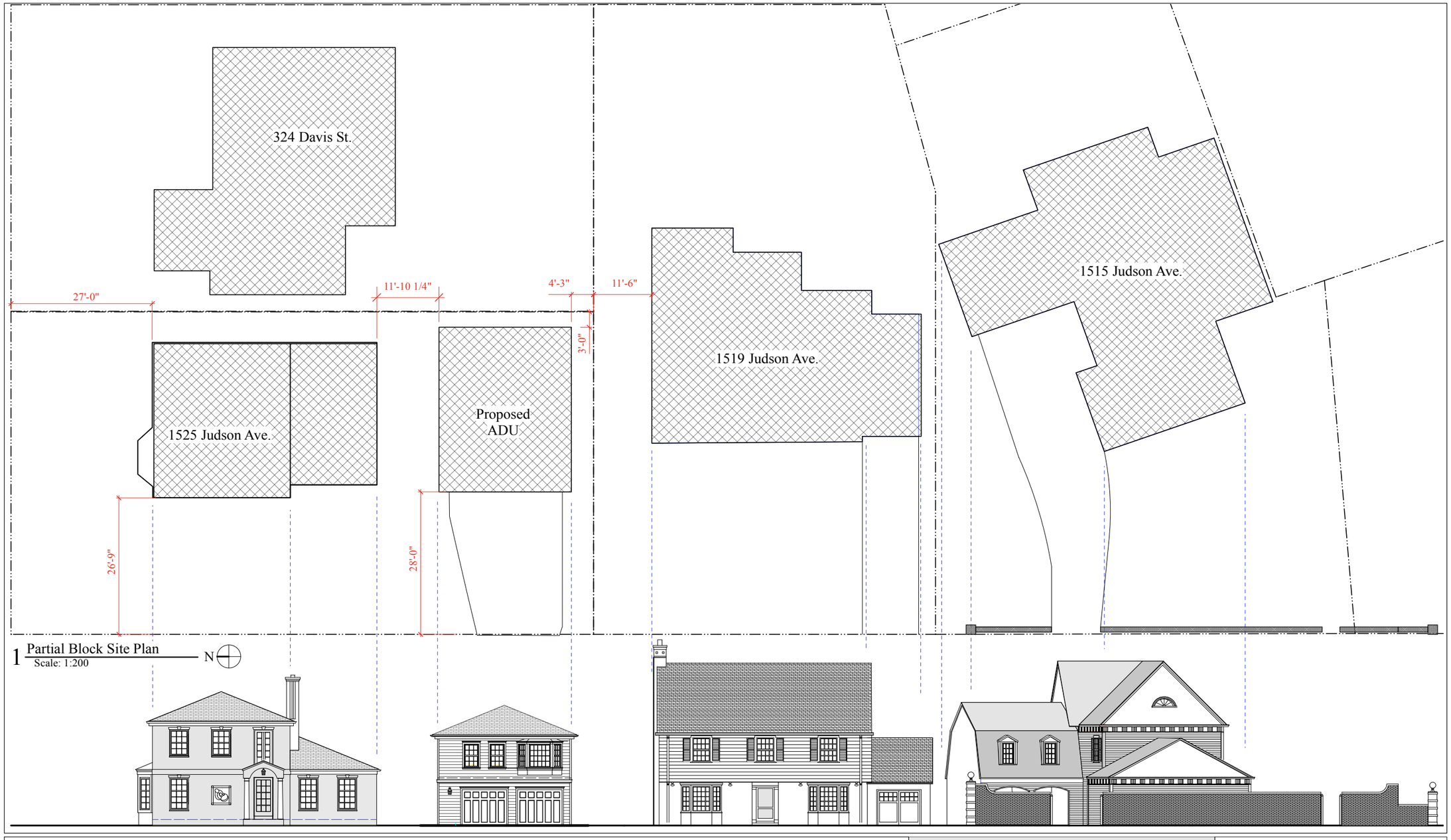
1525 Judson Ave.
Evanston, Illinois
ADU

4

5 June 2024

CoA Application

A.



1 Partial Block Site Plan
Scale: 1:200

N

Judson Ave. Street Elevation Looking East
Scale: 1:200

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

1525 Judson Ave.
Evanston, Illinois
ADU

5

5 June 2024

CoA Application

Zoning Analysis Summary

Review Date: 4.26.24
By: CWS

Case Number:	**Case Status/Determination:**
24ZONA-0062	Compliant

Applicant: Anthony Hurtig

Plans prepared by: Heartland Garage Builders

Plans dated: April 4, 2024

Survey dated: October 22, 2020

District: R1 – LHD – Non-Contributing

Proposal:

Construction of new alley accessible two-story detached garage

Additional Comments: Review and approval by HPC required for the scope of work proposed.

Principal Use and Structure: SFR	
Zoning Code Section	Regulations for R1 SFR District Code Section 6-8-2
6-8-2-6	Lot width: 63x111' – No Change
6-8-2-5	Lot size: 6,993 – No Change
6-8-2-3	Dwelling units #: 1 – No Change
6-8-2-7	Building Lot Coverage: 30% proposed where 30% is the maximum permitted - Compliant
6-8-2-10	Impervious Surface Coverage: 44.25% proposed where 45% is the maximum permitted - Compliant
Accessory Use and Structure 1: New ADU	
6-4-6-2	Location (Yard): Rear - Compliant
6-4-6-4	Height: 25'" where 28' is the maximum permitted - Compliant
6-4-6-2	Distance from Principal Building: 12.75' where 10' is the minimum required - Compliant
6-4-6-2	Rear-Yard Coverage: The proposed ADU takes up 40% or 818 square feet of the rear-yard (2050 square feet) where 40% is the maximum permitted. –Compliant. The rear-yard is calculated as the area behind the homes rear volume and east of the required 15' street side-yard setback.
6-8-2-8	Yards (Setbacks): - Compliant Front: N/A Street Side: 28' where 15' is the minimum required and the side wall of the proposed ADU may not extend beyond the side wall of the existing principle structure. (6-4-6-2) Interior Side: N/A Interior Side: N/A Rear: 3' from rear yard south lot line where 3' is the minimum required; 3' from rear yard west lot line where 3' is the minimum required
Chapter 16	Two off-street parking spaces are proposed where 2 are existing and 2 are required. The ADU does not require an additional off-street parking space – Compliant.
6-4-1-9	The proposed eaves do not encroach on any proximate lot line by more than 10% of the minimum requirement – Compliant

6-4-6-4	The proposed ADU is ~925 square feet including the stair between floors 1 and 2 and excluding the first floor bathroom where no more than 1,000 square feet is permitted. – Compliant.

Zoning Analysis Summary

Review Date: 4.26.24 Updated on 6.6.24
By: CWS

Case Number:	**Case Status/Determination:**
24ZONA-0062 – 1525 Judson Avenue	Compliant

Applicant: Anthony Hurtig

Plans prepared by: Anthony Hurtig

Plans dated: April 4, 2024
Revised on 6.4.24
Cover page updated on 6.10.24 to reflect the correct scope of work

Survey dated: October 22, 2020

District: R1 – LHD – Non-Contributing

Proposal:

Demolition of existing single-story detached garage and construction of a two-story detached ADU with ground floor parking.

Additional Comments: Review and approval by HPC required for the scope of work proposed.

Principal Use and Structure: SFR	
Zoning Code Section	Regulations for R1 SFR District Code Section 6-8-2
6-8-2-6	Lot width: 63x111' – No Change
6-8-2-5	Lot size: 6,993 – No Change
6-8-2-3	Dwelling units #: 1 – No Change
6-8-2-7	Building Lot Coverage: 30% proposed where 30% is the maximum permitted - Compliant
6-8-2-10	Impervious Surface Coverage: 44.25% proposed where 45% is the maximum permitted - Compliant
Accessory Use and Structure 1: New ADU	
6-4-6-2	Location (Yard): Rear - Compliant
6-4-6-4	Height: 25'" where 28' is the maximum permitted - Compliant
6-4-6-2	Distance from Principal Building: 12.75' where 10' is the minimum required – Compliant. Revised to be 11'-7"
6-4-6-2	Rear-Yard Coverage: The proposed ADU takes up 40% or 818 square feet of the rear-yard (2050 square feet) where 40% is the maximum permitted. –Compliant. The rear-yard is calculated as the area behind the homes rear volume and east of the required 15' street side-yard setback.
6-8-2-8	Yards (Setbacks): - Compliant Front: N/A Street Side: 28' where 15' is the minimum required and the side wall of the proposed ADU may not extend beyond the side wall of the existing principle structure. (6-4-6-2) Interior Side: N/A Interior Side: N/A Rear: 3' from rear yard south lot line where 3' is the minimum required Revised to be 4'-3"; 3' from rear yard west lot line where 3' is the minimum required
Chapter 16	Two off-street parking spaces are proposed where 2 are existing and 2 are required. The ADU does not require an additional off-street parking space – Compliant.
6-4-1-9	The proposed eaves do not encroach on any proximate lot line by more than 10% of the minimum requirement – Compliant

6-4-6-4	The proposed ADU is ~925 square feet including the stair between floors 1 and 2 and excluding the first floor bathroom where no more than 1,000 square feet is permitted. – Compliant.

CERTIFICATE OF APPROPRIATENESS
CITY OF EVANSTON
Preservation Commission

Application 24PRES-0046

Type Historic Preservation

Certificate Construction

Recommendation

File Date 04/30/2024

Validated Address

1525 Judson AVE, EVANSTON, IL

Work Description

Demolish existing detached two-car garage and construct a new two-story accessory dwelling unit with ground floor parking in the homes rear-yard. This project is to be developed in substantial compliance with the documents and testimony held on record as presented during the May 14 and June 11 meetings of the Preservation Commission. This Certificate if approved with comments and conditions:

Conditions include:
The proposed ADU shall be moved to be no more than 10' from the south elevation of the property's principal structure in order to better meet Standards for Construction 5 and 10.

Current Disposition

Issued

Activity	Disposition	Disposition Date	Disposition By
Application Submitted	Accepted - Pres Comm Decision	04/30/2024	Cade Sterling
Administrative Review			
Preservation Comm Decision	Approved with Revisions	06/11/2024	Cade Sterling
Waiting for Appeal			
P and D Committee Submission			
P and D Committee Review			
COA Issued	Issued	06/12/2024	Cade Sterling
Case Closed			

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Zoning Appeal Application

1 message

noreply@formstack.com <noreply@formstack.com> Fri, Jul 12, 2024 at 2:33 PM
Reply-To: noreply@formstack.com
To: zoning@cityofevanston.org

formstack

Formstack Submission For: Zoning Appeal Application

Submitted at 07/12/24 2:33 PM

Address:	1525 Judson Avenue Evanston, IL 60201
Permanent Identification Number (PIN) 1:	11-18-410-001-0000
Permanent Identification Number (PIN) 2:	
Name:	Donna & Mitchel Harrison
Organization:	
Address:	1519 Judson Evanston, IL 60201
Home or Office Phone Number:	(847) 804-5049
Cell Phone Number:	
Email:	
Please choose primary means of contact:	Home or Office Phone

Address (or location) of property to which pertains the decision you are appealing:	1525 Judson, Evanston
Describe the Zoning Administrator's decision that you are appealing:	6/10/2024 determination, with respect to zoning application 24 ZONA 0062, of zoning compliance with Evanston Code section §6-4-6-3, based on finding that "Davis Street is the front yard and Judson is the street side yard."
Describe what you believe to be the correct zoning ordinance interpretation or what you believe to be the correct facts related to this particular zoning decision:	The correct zoning interpretation in this case is that the front yard of 1525 Judson faces Judson Avenue, and that the accessory building sought to be built is in an impermissible interior side yard of 1525 Judson, along the west side of the property, to the right side of the house (as one faces it) between the principal structure and the side lot line, to the detriment of the adjacent neighbor at 1519 Judson, a result that the zoning code seeks to avoid. Evanston Code section §6-4-6-3 prohibits detached accessory buildings in a residential district from being located "in an interior side yard between the principal structure and the side lot line." Evanston Code Ord. §6-4-6-10 in both subsections (E) and (F) makes §6-4-6-3 applicable to accessory dwelling units ("ADUs"). The following facts compel this interpretation: 1. The subject house at 1525 Judson is in an R1 district, has a Judson Avenue address, and faces on Judson. 2. Other houses on the 1500 block of Judson, including adjacent 1519 Judson, also have their front yards facing Judson. This alignment is typical for the overwhelming majority of houses on the north-south avenues that dominate single-family housing in this Lakeshore Historic District neighborhood. 3. The front door of 1525 Judson faces west toward Judson. There was no door at all on the Davis Street side when the house was built and for most of its existence (there is now a small door to a galley kitchen). 4. The mailbox at 1525 Judson is at the front door that faces Judson Avenue. 5. The Judson-facing side of 1525 Judson has a porch at the “front entry,” according to the historic survey of the property included in the City's packet for the Preservation Commission. 6. When the house was last listed for sale in 2020, the main entry facing Judson was correctly described as the “entry hall.” 7. In 2001, the then-owner of 1525 Judson, Nancy Bruggeman, applied for a permit to build a fence in the side yard along Davis Street, beginning three feet back from the front Judson facade of the house, then extending in an easterly direction to the lot line between 1525 Judson and the property to the east (324 Davis St.), thence southwards for a distance, enclosing part of the yard behind the house. Such a fence was not permissible in a front yard under Evanston Code Ord. §6-4-6-7. Ms. Bruggeman's contractor submitted an application to build "fence at side yard," e.g., in the yard along Davis Street. 8. The City in 2001 subsequently conducted a fence review that included a zoning analysis. That City zoning analysis agreed that

the western yard of 1525 Judson along Judson Avenue was the front yard, stating, "Fence located 3' back of front-facing facade (that facade facing Judson Avenue)."

9. The City of Evanston on May 16, 2001 issued a Certificate of Zoning Compliance that as a condition of the fence permit required, "All aspects of fence shall be back 3 feet from western facade of house."

10. The three-foot setback referred to is that required by the ordinance subsection currently codified at Evanston Code Ord. §6-4-6-7(F)(2)(b)(3), which mandates, "Any fence located in the required street side yard shall be set back from any front-facing façade of the principal building by three (3) feet."

11. The previous owner for more than two decades, Nancy Bruggeman, considered the Judson Avenue yard to be the front yard, as did the City of Evanston. See Affidavit of Nancy Bruggeman, submitted separately. The City had additional opportunity to review this in 2004 when Ms. Bruggeman submitted an application for landscaping the front yard. Therefore, the fence to the north of 1525 Judson and the existing garage to the south of the house are in what is well established as side yards.

12. The applicants for certificate of appropriateness purchased a house already considered by the seller and the City to have a Judson Avenue front yard, and the applicants, on p.2 of their application, checked the box designating the location of the garage to be replaced as in the “side” yard, not the front or rear.

13. The previous determination that Judson Avenue was the front yard is in accordance with the building orientation, the conformance of setbacks to the fence permitted, the location of the building entrances, the pattern of existing development in the neighborhood, including on the adjacent lot 1519 Judson, and the previous owner's expressed understanding. Except for the lot dimensions, the factors listed in Evanston Code Ord. §6-4-1-9(4), which sets forth the Zoning Administrator authority to determine the front lot line for a corner lot, favor a finding that the current proposal is for a detached accessory building in a side yard. No mechanism exists for changing the formal City of Evanston determination in 2001 that the front yard was along the longer, Judson Avenue side, and to flip that determination after more than two decades would be capricious.

Describe in what manner you believe yourself aggrieved or harmed by this zoning interpretation and/or determination:

The interpretation/determination at issue would allow the construction of essentially a second street-facing house on one lot in an R1 district, replacing a nonconforming one-story garage with a structure more than twice the height of the current building, with a footprint 81% larger. The mass of the new structure next to appellant's property would be almost 4x that of the existing one. The new house is closer to appellant, and of greater bulk and impervious surface, than would be allowed than if it were on a standalone lot. The proposed "ADU" at 1525 Judson would project streetward of the front line of appellant's house. The proximity, height, and mass will crowd appellant's house, blocking light, air, and views, and reducing its curb appeal and property value by visually hemming in 1519 Judson. The construction of the new structure, including excavation for a foundation, will damage large mature trees between the existing structures and on at least one neighboring property, which have root structures extending beneath the footprint of the proposed structure.

Quantity:	1
Price:	275
Credit Card:	Card number: **********4210 Expiration: 12/27
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.:	View Signature

BEFORE THE LAND USE COMMISSION
OF THE CITY OF EVANSTON, ILLINOIS

In re 1525 Judson
24 ZONA 0062

EXHIBITS TO
Appeal of Donna & Mitchell Harrison

1. Evanston Code Ord. §6-4-6-3(b)
2. Evanston Code Ord. §6-4-6-10
3. Affidavit of Nancy Bruggeman
4. 2001 Fence Permit File Excerpts
5. 2004 Landscaping Plan
6. Excerpt from Packet for June 11, 2024 Meeting of Preservation Commission
7. Revised Zoning Analysis (June 10, 2024)
8. E-Mail Between Appellant Counsel And Zoning Staff
9. Redfin.Com Listing For 1525 Judson (2020) (Partial)
10. Photographs

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 1

3.	Side Yard	Five (5) feet, or the principal structure setback, whichever is less
4.	Rear Yard	Three (3) feet, or the principal structure setback, whichever is less, and subject to 6-4-6-2-E.

(G) No accessory building located in the rear yard of a corner lot shall be nearer to a street lot line than the minimum width required for a side yard abutting a street in the district where the lot is located.

(H) No accessory building shall exceed fourteen and one-half (14 1/2) feet in height for a flat roof or mansard roof, or twenty (20) feet measured from grade to the highest point of said structure for all other roofs, except as otherwise provided for garages and coach houses in Section 6-4-6-4 of this Chapter and as otherwise provided for ADUs in Section 6-4-6-10 of this Chapter.

(I) Child daycare centers shall be considered accessory uses in churches whether or not they are operated by the church in which they are located.

(J) Bed and breakfast shall be considered accessory uses in residential dwellings subject to the provisions of Section 6-4-7 of this Chapter.

(K) Signs shall be considered accessory uses subject to the regulations of Section 6-19 of this Title.

(Ord. No. 43-O-93; Ord. No. 23-O-10, § 3, 9-27-10; Ord. No. 72-O-12, § 9, 10-22-2012; Ord. No. 171-O-19 , § 2, 1-13-2020; Ord. No. 86-O-20 , § 2, 9-29-2020; Ord. No. 68-O-23 , § 23, 7-14-2023)

6-4-6-3. - ALLOWABLE ACCESSORY USES AND STRUCTURES.

(A) *Detached accessory buildings, structures and uses:* Accessory buildings, structures or uses shall be permitted as provided in Table 4-A of this Section and detached accessory buildings, structures, or uses in a residential district shall:

1. Cover no more than forty (40) percent of a rear yard when located in a rear yard. However, in no case shall the maximum lot coverage requirement for the zoning district be exceeded.
2. Not be located in a side yard abutting a street or interior side yard between the principal structure and the side lot line.

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 2

Garages and coach houses shall be subject to the following requirements:

1. *Height:*
    a. For garages and coach houses with flat and mansard roofs, the height shall not exceed twenty (20) feet, measured from grade to the highest point of said structure, or two (2) stories, whichever is less.
    b. All garages and coach houses without flat or mansard roofs shall be no taller than twenty-eight (28) feet, measured from grade to the highest point of said structure, or two (2) stories, whichever is less.
2. *Yards:* All garages and coach houses shall meet the setback requirements for accessory structures, as set forth in Section 6-4-6-2 of this Chapter.

(Ord. No. 171-O-19 , § 4, 1-13-2020; Ord. No. 86-O-20 , § 2, 9-29-2020)

Editor's note— Ord. No. 171-O-19 , § 4, adopted January 13, 2020, changed the title of Section 6-4-6-4 from "Special regulations applicable to garages" to "Special regulations applicable to garages and coach houses." The historical notation has been preserved for reference purposes.

6-4-6-10. - SPECIAL REGULATIONS APPLICABLE TO ACCESSORY DWELLING UNITS (ADUs).

(A) *Construction:* An ADU may be created through new construction, alteration of an existing structure, addition to an existing structure, or conversion of an existing structure to an ADU while simultaneously constructing a new residential building on the site.

(B) *Number of Units:* One (1) ADU is permitted per zoning lot.

(C) *Minimum Lot Size:* None.

(D) *Maximum ADU Size:* All ADUs shall be smaller than the floor area of the largest primary dwelling unit.

Any detached ADU, internal or attached ADU created through new construction, internal or attached ADU created through an addition to an existing structure, or detached ADU created through the conversion of an existing structure to an ADU while simultaneously constructing a new residential building on the site shall not exceed one thousand (1,000) square feet of floor area.

An internal or attached ADU created through the altering of an existing structure may exceed one thousand (1,000) square feet of floor area but the floor area shall be limited to not more than one level of the existing structure (i.e. a basement, story, or half story).

(E) *Maximum F.A.R. or Building Lot Coverage:* For an attached or internal ADU, the maximum F.A.R. or lot coverage of all structures on the zoning lot shall be that of the underlying zoning district.

For a detached ADU, Section 6-4-6-3 shall also apply.

(F) *Yard Requirements:* For an attached or internal ADU, the yard requirements shall be those required for a principal structure in the underlying zoning district.

For a detached ADU, the regulations in Sections 6-4-6-2 and 6-4-6-3 shall apply.

(G) *Maximum Height:* For an attached or internal ADU, the maximum height shall be that of the underlying zoning district.

For a detached ADU the height shall be subject to the following limitations:

1. For a detached ADU with a flat or mansard roof the height shall not exceed twenty (20) feet, measured from grade to the highest point of said structure, or two (2) stories, whichever is less.
2. For a detached ADU without a flat or mansard roof the height shall not exceed twenty-eight (28) feet, measured from grade to the highest point of said structure, or two (2) stories, whichever is less.

(H) *Off-Street Parking:* No parking is required per Chapter 16 (Off-street Parking and Loading), Table 16-B, however, existing required parking for the primary residential structure shall be maintained or replaced.

(I) *Design Standards:*

1. *Entrances:* Only one (1) pedestrian entrance to the structure may be located on the front facing facade of the principal building.
2. *Exterior Stairs:* Any exterior stairs to serve as the primary entrance to an attached or internal ADU within the principal building shall be located on the interior side or rear of the principal building.

(J) *Alterations of Existing Structures:* If a detached ADU is created from an existing detached accessory structure that does not meet one or more of the standards within Section 6-4-6, the structure is exempt from the standard(s) it does not meet. However, any alterations that would result in the structure becoming less conforming with those standards it does not meet are not allowed.

(K) *Ownership and Occupancy:* There is no requirement that the property owner reside on the property, however, an ADU shall remain under common ownership with the residential building. Occupancy of the ADU shall be limited to no more than one (1) family.

(Ord. No. 86-O-20 , § 3, 9-29-2020)

6-4-8-2. - CERTIFICATE OF ZONING COMPLIANCE.

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 3

County of Cook)
) ss
State of Illinois)

AFFIDAVIT

I, Nancy Bruggeman, under penalties as provided by law, state that I have personal knowledge of the following, that the statements set forth in this instrument are true and correct, and that if called to testify I would state as follows:

1. I am a resident of Glenview, Illinois, County of Cook.

2. In 1999 I purchased the single-family home at 1525 Judson Avenue, Evanston, on the southeast corner of Judson and Davis, in the Lakeshore Preservation District.

3. It was clear to me at the time of my purchase and during my ownership that the side of the 1525 Judson house that faces Judson Avenue was the front. The house was oriented to face Judson, and at all times had a Judson Avenue address. The front door that faced my front yard and Judson Avenue opened into the marble main front entry foyer of the house. The previous owner had installed a sculpted mermaid adorning the main entry on Judson Avenue. In 1999, the house had no entry on the Davis Street side at all, only windows.

4. During the time that I owned the house, on the south end of the property was a one-story garage. The garage, like the house, faced Judson Avenue, and its driveway entry was also from Judson Avenue. I considered the garage to be in the south side yard of my property.

5. In 2001, I built a fence to the north of the house, extending rearward (toward the east), enclosing a small north side yard on Davis Street and part of the yard behind the house. I was assisted in the zoning process by City of Evanston staff who asked me what I considered my front yard, and the City agreed with me that it was Judson. It was my understanding that I could not install such a fence in the front yard. My application for the fence was for the side yard on the Davis Street side and the permit application explicitly stated that. The City approved that permit.

6. While I owned 1525 Judson I also installed landscaping for the front yard, for which plans were submitted to the City. At no time during any project did the City assert that my yard facing Judson Avenue was anything but the front yard.

Nancy Bruggeman

Nancy Bruggeman

SUBSCRIBED AND SWORN BEFORE ME
this 9th day of July, 2024

Nancy L. Smith
Notary Public

NANCY L SMITH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 28, 2026

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 4

BUILDING PERMIT: – Lakeshore DIST – DATE RECEIVED: 4/5/01 APP. NO. 01FRA 00017

DATE ISSUED: 5/21/01 PERMIT NO:

ADDRESS: 1525 Judson OWNER: PHONE NO:

PURPOSE: Fence

GEN'L. CONTR.: PHONE NO:

ADDRESS: PHONE NO:

DEPARTMENTAL FINAL DATES:

- ☒ ZONING: APPROVED 01-165-BPE)2
- ☐ FIRE PREV.:
- ☐ HEALTH:
- ☐ TRAFFIC:
- ☐ CITY ENGR.:
- ☐ PLAN/PRES.:
- ☐ SEWER & WATER:
- ☐ OTHER:
- ☐

HISTORIC PRESERVATION
Carol A. Gau 5/17/01
DATE APPROVED
01HS-00055

INSPECTION DATE(S): **FINAL DATE:**

- ☐ FOOTING INSP.:
- ☐ FOUNDATION INSP.:
- ☐ SEWER & WATER GROUND WORK:
- ☐ STRUCTURAL ROUGH:
- ☐ ELECTRICAL ROUGH:
- ☐ MECHANICAL ROUGH:
- ☐ PLUMBING ROUGH:
- ☐ FIRE SUPPRESSION:
- ☐ FIRE ALARM
- ☐ SIGN:
- ☐ OTHER:

- ☐ C.O. DATE:

CITY OF EVANSTON
BUILDING PERMIT APPLICATION

2100 Ridge Ave. Evanston, IL Ph.(847)866-2932 Fax(847)448-8020

*Please type or print in ink. ALL APPLICABLE LINES **MUST** BE COMPLETED.*

Address of Property: 1525 JUDSON (Include floor, unit #'s where work is to be done)
(This must include a house number and street name, we do not accept street intersections or building names. See City Engineer 866-2924 for addresses)

Use of Bldg:
- [x] Single Family
- [ ] Multi-Family-Rental: # of units
- [ ] Existing Condominium
- [ ] Condo Conversion / New Condo: # of Units
- [ ] Restaurant
- [ ] Office
- [ ] Garage
- [ ] Retail:
- [ ] Health Care
- [ ] Educational:
- [ ] Other:

** Office Use Only **
Application # 01FRA -00000- 00017

Landmark / Historic District:
- [ ] Yes Applicant MUST complete back of application & Pres. worksheet
- [ ] No

Scope of Work (Be as detailed as possible): BUILD FENCE

1800 **Work Valuation** (required for permit issuance) $

Applicant/Contact: Name: JOE FENSE

Business Name: 216 MIL INC

Phone Number(s): 492-8148

24 HOUR EMEGENCY CONTACT-DURING CONSTRUCTION:
Name: JOE FENSE
Phone Number: 475-8032

Owner of Property / Tenant: NANCY BRUGGEMAN **Phone #:** 733-1055

Address (if different):

Architecture Firm: **Phone #:**

Fax #:

Contractor Information

(Please complete the contractors necessary for this job. If the contracts are out to bid, this portion can be completed prior to permit issuance)

Office Use Only
- [ ] G.C. License OK
- [ ] G.C. License Exp:
- [ ] Ins/Bond OK
- [ ] Ins. Exp:
- [ ] Bond Exp:
- [ ] Elec Lic.OK
- [ ] Need Lic. #
- [ ] Mech. Lic. OK
- [ ] Mech. License Exp:

General Contractor: 216 MIL
Phone #: 492-8148 **Fax #:** 492-9080
Address: 1124 FLORENCE
Evanston License #: 00625 **Expiration Date:** 9-6-01

Plumber/Sewer:
Phone #: **IL/Chicago License #:**
Address:

Electrical Contractor:
Phone #: **Fax #:**
Address:
City where licensed: **License #:**

Mechanical Contractor:
Phone #: **Fax #:**
Evanston License #: **Expiration Date:**

Sign/Roofing/Other Contractor:
Address :
Phone #: **Fax #:**

Additional Permit Information

(Please complete the sections below that apply)

LANDMARK / HISTORIC DISTRICT

Is the property where the work is to be done a Landmark or in a Historic District?

❑ If **Yes**, please answer the following questions: ❑ **No**

1. Are there exterior modifications to the property?
   - ❑ **Yes** Explain:_____
   - ❑ **No**, I will not be modifying the exterior in anyway: X_____ *Sign and Print Your Name*
2. If the modifications are limited only to the interior, are the changes visible from the exterior?
   - ❑ **Yes** Explain:_____
   - ❑ **No**: None of the work is visible from the exterior: X_____ *Sign and Print Your Name*

FENCE

Height (feet and inches):_____ Appx. Length (feet):_____

Material:

- ❑ Wood
- ❑ Chain Link
- ❑ Wrought Iron
- ❑ Other:_____

FLAMMABLE LIQUID STORAGE TANK

of Tanks:_____ # of Gallons:_____

- ❑ To Be Removed
- ❑ To Be Installed
- ❑ To Be Up-Graded/Repaired

MULTI-UNIT APARTMENTS / CONDOMINIUMS

Are you constructing a new multi-unit residential building, upgrading an existing apartment building, or converting an existing building into apartments?

❑ If **Yes**, please answer the following question ❑ **No**

1. Are these residential units going to be condominiums?
   - ❑ If, yes, how many units?_____ You must contact The Housing Planner at (847) 866-2928 to begin the Condominium paperwork. (Required for Permit issuance).
   - ❑ No, These units will not be sold as condominiums: X_____ *Sign and Print Your Name*

SIGN / AWNINGS

Sign # 1

❑ Temporary Sign: # of Days:_____ ❑ Permanent Sign

Dimension of Sign:_____

❑ Single-Faced Sign ❑ Double-Faced Sign

Area of Sign (Sq. Ft):_____

❑ Illuminated Sign ❑ Non-Illuminated Sign

Sign Lettering:_____

Sign # 2

❑ Temporary Sign: # of Days:_____ ❑ Permanent Sign

Dimension of Sign:_____

❑ Single-Faced Sign ❑ Double-Faced Sign

Area of Sign (Sq. Ft):_____

❑ Illuminated Sign ❑ Non-Illuminated Sign

Sign Lettering:_____

WATER/SEWER: NEW, REPAIR, OR REPLACEMENT

- The **licensed plumber** named on this form is permitted to work at this location according to the City of Evanston ordinances/regulations
- **Water/Sewer Inspection**: 866-2932
- The Permit is only valid after **City Engineer's Approval**, (signature required below) and payment of all Fees.
- **Pick-up Materials and notify Water Dept.** at 555 Lincoln, 866-2945
- **Street/Parkway Openings**: Opening must be restored to original condition or better. Notify Street Dept. 24 hours in advance at 866-2940

❑ **Water Service Repair/Replacement**

Appx. Feet in length:_____

❑ **Sewer Service Repair/Replacement**

Appx. Feet in length:_____

Number of **Street Openings**?:_____

Are you opening the parkway?
Number of **Parkway Openings**?:_____

Please check all that apply:

❑ **New Water Service**
Size of Service:_____

❑ **New Sewer Service**
Size of Service:_____

Starting Date:_____ **Completion Date**:_____ **City Engineer Approval: X**_____

I have completed the application honestly and to the best of my knowledge:

X Applicant Signature_____

CITY OF EVANSTON
FENCE WORKSHEET

THE APPLICANT IS TO FURNISH ALL OF THE REQUESTED INFORMATION, AND SHALL SUBMIT ONE (1) ORIGINAL AND TWO (2) COPIES OF AN UPDATED SURVEY SHOWING THE PROPERTY DIMENSIONS, LOCATION OF EXISTING BUILDINGS, FENCES AND PROPOSED FENCES AND/OR GATES.

(Please Type or Print).

TODAY'S DATE: 4-4-01

ADDRESS OF PROPERTY: 1525 JUDSON

~~REAL ESTATE INDEX #~~:

THE USE OF BUILDING ON PROPERTY: SINGLE FAMILY HOME

FENCE MATERIAL: CHAIN LINK - (WOOD) - IRON - PVC - OTHER

FENCE HEIGHT (IN FEET & INCHES): 3'-6"

ARE YOU REPLACING AN EXISTING FENCE ? YES - (NO)

THE FINISHED SIDE OF A FENCE MUST FACE RESIDENTIAL PROPERTIES OR STREET, EXCEPT WHEN ADJACENT TO AN ALLEY. THE APPLICANT AND OWNER ARE SOLELY RESPONSIBLE FOR LOCATING PROPERTY LINES.

THE PROPERTY MAY BE SUBJECT TO THE PROVISIONS OF THE HISTORIC PRESERVATION ORDINANCE.

ALL THE INFORMATION ON HIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS ARE TRUE AND CORRECT.

SIGNATURE: [signature] DATE: 4-4-01

DAYTIME PHONE: 492-8148

FOR OFFICE USE ONLY:

ZONING DISTRICT: R1 ANALYSIS #: 01-166-Ap(F)2

HISTORIC DISTRICT ? LANDMARK?: YES

APPROVED OR DENIED BY: [signature] DATE: 5/17/01

City of Evanston

PLAN EXAMINATION REPORT

- ☐ ZONING DEPARTMENT
- ☐ CITY ENGINEERING
- ☐ HEALTH DEPARTMENT
- ☐ WATER AND SEWER DEPARTMENT
- ☐ FIRE PREVENTION BUREAU
- ☐ TRAFFIC ENGINEERING
- ☐ PLANNING DEPARTMENT
- ☒ PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 1225 JUDSON AV. APPLICATION # CHIS-00052 CIFR-00017

DATE PLANS RECEIVED BY BLDG. DEPT. 9/1/01

DATE PLANS FORWARDED 9/12/01

- ☐ NEW BUILDING
- ☐ ADDITION
- ☐ INTERIOR ALTERATION
- ☐ FIRE ALARM
- ☐ FIRE SPRINKLER
- ☑ FENCE

PURPOSE FOR WHICH BUILDING TO BE USED RESIDENTIAL

REMARKS: CONSTRUCT A 48-INCH HIGH WOOD FENCE. ALL ASPECTS OF THE FENCE SHALL BE BACK IT MUST BE MADE OF SOLID FACADES OF HOUSE. FENCE FOUNDATION SHOULD BE TO AVOID STREET THAT BE 1' FEET SOUTH OF PUBLIC STREET LOT LINE.

DEPARTMENTAL STATUS

☒ APPROVED ☐ DISAPPROVED

BY: [illegible] DATE: 9/17/01

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

Plan Review Comments:

(1) PRESERVATION ORD (OWNER IS REQUIRED TO PROVIDE LANDSCAPING IN FRONT OF THE FENCE FACING THE PUBLIC WAY)
(2) BUILDING CODE
(3) ZONING ORD.

BUILDING DEPT.

CITY OF EVANSTON PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

01HS-00055
01FRA-00017

1) ADDRESS OF PROPERTY: 1525 JUDSON ; Real Estate Index #

2) IS THE PROPERTY AN EVANSTON LANDMARK? Yes __, No ✓

3) IS THE PROPERTY LOCATED WITHIN A HISTORIC DISTRICT (H.D.)?: Yes ✓, No __

If Yes: Lakeshore (H.D.) __, Ridge(H.D.) __, Suburban Apartment Building Thematic Resource __

4) OWNER'S NAME: NANCY BRICKHOUSE Address: 1525 JUDSON

City: EVANSTON State: IL Zip: 60201 Phone: 733-1055 Fax:

5) ARCHITECT'S NAME: Address:

City: State: Zip: Phone: Fax:

6) CONTRACTOR'S NAME: ZIGMIL INC. Address: 1124 FLORENCE

City: EVANSTON State: IL Zip: 60202 Phone: 492-8148 Fax: 492-9080

7) SEEKING ZONING VARIANCE OR FENCE VARIATION? Yes__, No __ (if yes, explain type of variation and the need of such)

8) ACTIVITY: (check as applicable) The Commission will review all activity that is visible from the street or public way (alleys included)

a) *ALTERATION* - Front __, Side(s) ✓, Rear __, Interior Only __; (Visible from the street or public way? Yes ✓, No__)

b) *ADDITION* - Front __, Side(s) __, Rear __ (Visible from the street or public way? Yes __, No __)

c) *NEW CONSTRUCTION* - Residential __ Other ?__ (Visible from the Street? Yes __, No __)

d) *RESTORATION* - Front __, Side(s) __, Rear __, Interior Only __ (Visible from the street or public way? Yes __, No __)

e) *ROOF* - New __, Reroofing __/ Front __, Side(s) __, Rear __ (Visible from the street or public way? Yes __, No __)

f) *GARAGE* - New __, Rehabilitation __, / Front __, Side __ Rear __ (Visible from the street or public way? Yes __, No __)

g) *FENCE* - New ✓, Replacement __ /Front __, Side(s)__, Rear __(Visible from the street or public way? Yes ✓, No__)

Material __, Style/type __, Dimensions __

h) *DOORS* __, *STORM DOORS* __, *WINDOWS* __, *STORM WINDOWS* __ - Restoration __, Replacement __, New __ (Material __, Style/type __)(Visible from the street or public way? Yes, __, No__)

I) *LANDSCAPING* - Front __, Side(s) __, Rear __ (Visible from the street or public way? Yes __, No __)

j) *SIGN / AWNING* - Restoration __,Replacement __, New __, (Visible from the street or public way? Yes, __, No __)

Material __, Style/type __, Dimensions __

k) *DEMOLITION* - Partial __, Total __, Reason for Demolition? (write in section 9 below or use attachments)

l) *RELOCATION OF A STRUCTURE* - Address of New Location:

9) DESCRIPTION OF ACTIVITY: *Describe above activity (use attachments if necessary) and submit as applicable:* site plan showing location of activity, landscaping design, floor plans, design of exterior elevations **(including signs, decks and fences)**, showing dimensions, and building materials (all drawings should not exceed 11" x 17" paper size).

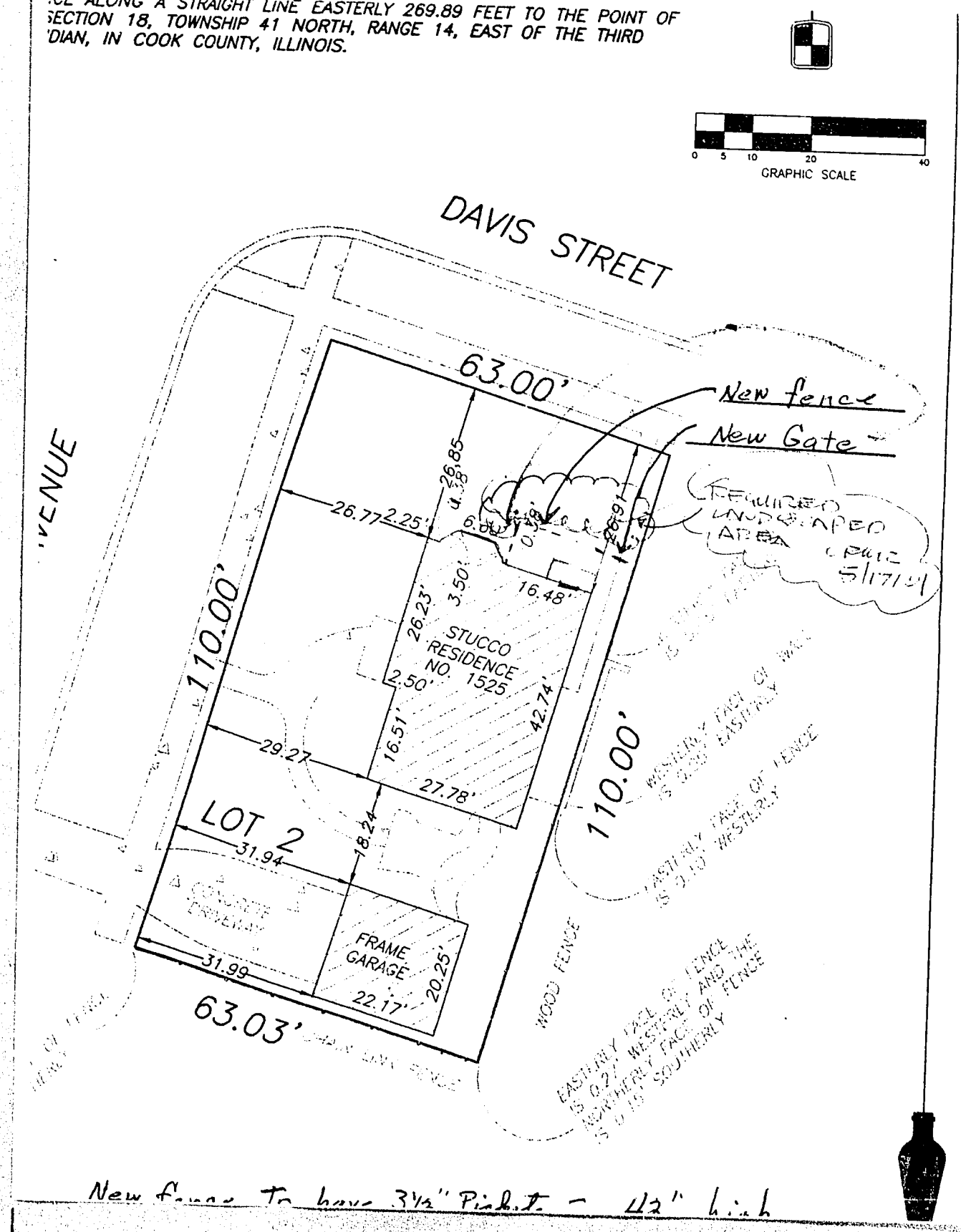
BUILDING OF A FENCE AT SIDE YARD

Applicant's Name (print): JOE ROSE Signature: Date: 4-4-01

*Submit this application no less than **ten business days prior** to the next scheduled Commission meeting to: Preservation Coordinator, City of Evanston, Community Development Department, Planning Division, Room 3900, Civic Center, 2100 Ridge Avenue, Evanston, Illinois 60201, Phone: (847) 866-2928, Fax: (847) 448-8120. The Commission meets the **third Tuesday of the month**, 7:30 p.m., Room 2403, Civic Center.*

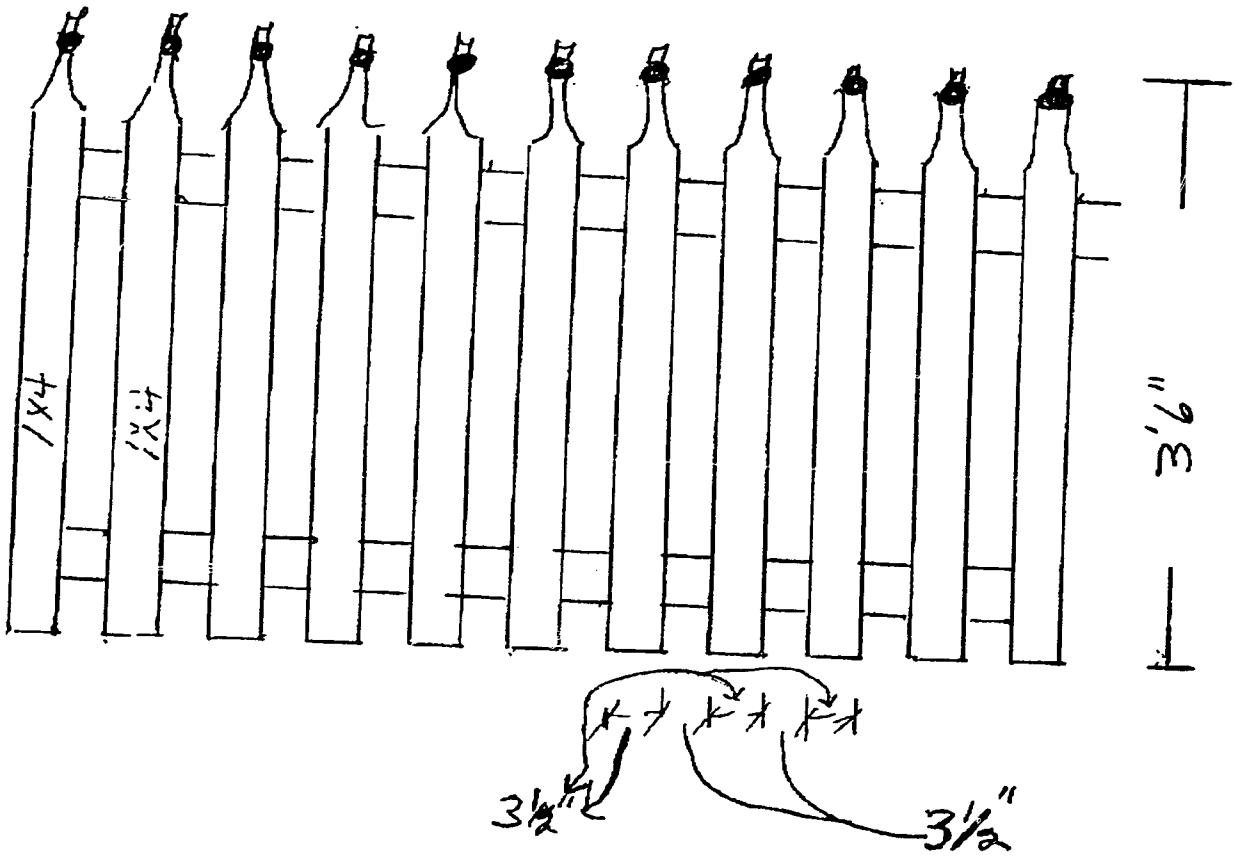
9/3/99

ICE ALONG A STRAIGHT LINE EASTERLY 269.89 FEET TO THE POINT OF
SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD
DIAN, IN COOK COUNTY, ILLINOIS.



New fence To have 3½" Pick. - 4½" high

Proposed fence at 1525 Judson - Material is Cedar



City of Evanston, Illinois

Certificate of Zoning Compliance

APPROVED

ZONING CERTIFICATE NUMBER: 01- 166 - BP(F)2

DATE ISSUED: May 16, 2001

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

PROPERTY ADDRESS: 1525 Judson Avenue

ZONING DISTRICT: R1

OVERLAY DISTRICT: None

USE: Construct 42-inch high picket fence within building envelope (along Davis Street).

CONDITIONS OR COMMENTS:

Fence must be approved by the Preservation Commission.

ALL ASPECTS OF FENCE SHALL BE BACK 3 FEET FROM WESTERN FACADE OF HOUSE (SEE APPROVED SITE PLAN).

FENCE SEGMENT PARRALLEL TO DAVIS STREET MUST BE 15 FT. SOUTH OF DAVIS STREET LOT LINE (NORTH LOT LINE).

CERTIFICATE BASED ON:

THIS ZONING CERTIFICATE IS NOT A BUILDING PERMIT.

Plans Prepared As:	Construction Drawings
Plans Dated:	On plat dated 2/17/99.
Plans Prepared By:	Applicant.
Plat of Survey Dated:	2/17/99
Plans Originating As:	Building Permit Application
Building Permit Application Number:	01FRA-00000-00017
Miscellaneous:	

ISSUED BY:

Marc Mylott, AICP

Arthur Alterson, Zoning Administrator

CITY OF EVANSTON
FENCE REVIEW SHEET

APPLICATION STATUS: *APPROVED May 16, 2001*

Z.A. Number:	ZA 01 - 166 - BP(F)2	**Zoning District:**	R1
Property Address:	1525 Judson Avenue	**Overlay District:**	None
Applicant:	Joel Friese c/o Nancy Bruggeman	**Preservation Status:**	☒ Lakeshore Historic District ☐ None ☐ Ridge Historic District ☐ Northeast Historic District (adopted) ☐ Northeast Historic District (proposed) ☐ Landmark Structure and/or Property
Telephone Number:	(847) 492-8148		
Case Received:	May 14, 2001		
File Modified:	May 17, 2001	**Zoning Officer:**	Marc Mylott, AICP

THIS APPLICATION PROPOSES (select all that apply):

☒ New Fence
☐ Replace Fence (in-kind)
☐ Replace Fence (different intensity)

Description: Construct 42-inch high picket fence within building envelope (along Davis Street)

Existing Improvements: Stucco residence and detached frame garage

THIS ANALYSIS IS BASED ON:

Plans Dated: On plat dated 2/17/99.

Prepared By: Applicant.

Survey Dated: 2/17/99

Plans Are: ☐ Preliminary ☒ Construction Drawings

Point of Origin: ☒ Building Permit Application ☐ Zoning Analysis Application

Bldg. App. No. (if any): 01FRA-00000-00017

ZONING ANALYSIS (FENCE ONLY)

	Standard	Existing	Proposed	Determination
Orientation:	Finished face to resdtl. property or streets, where a resdtl. property is adjacent to or across from subject site. Unfinished face may be oriented to an alley.	n/a	In accordance with COE Fence Worksheet signed by applicant.	**APPROVED**
Material:	Wood, wood-polymer lumber, wrought iron, masonry or stucco wall, chain link, and PVC.	n/a	Wood	**APPROVED**
Miscellaneous (Related to Material):	None.	n/a	Opacity review not required as fence within building envelope.	**APPROVED**
Front and Street Required Yards:	Only parts of Asbury, Emerson, Dempster, and Elgin; height < 30 inches; and 100% opaque, except wood or wrought iron 50% open (Sec. 6-4-6-7 (I) 3.).	n/a	Fence located 3' back of front-facing facade (that facade facing Judson Avenue) and within building envelope.	**APPROVED**
Interior Side and Rear Required Yards:	Permitted, provided 100% of any fence located in a interior side yard shall be setback from the front building line by 5'.			**Does Not Apply**
Height:	6', except 8' in rear or side yard along lot line or alley providing boundary between residential and nonresidential.	n/a	42 inches	**APPROVED**
Height Exceptions:	Mesh type fences associated with rec. areas have no height restrictions. Temp. construction fences may be 8' in any district, in accordance with Sec. 6-4-8-4.			**Does Not Apply**
Preservation Review:	Landmark or within historic district require Preservation approval.			**Preservation Cms Decision Required**

Marc Mylott, AICP (SIGNATURE)

May 16, 2001

Zoning Division
Community Development Department

Evanston Civic Center
2100 Ridge Avenue
Evanston, IL 60201
telephone: (847) 866-2930
fax: (847) 448-8120
TDD: (847) 328-4080

City of Evanston

May 17, 2001

Joel Friese c/o Nancy Bruggeman
1525 Judson
Evanston , Illinois 60201

RE: Building Permit Application for 1525 Judson Avenue

Dear Joel Friese c/o Nancy Bruggeman :

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

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

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

Sincerely,

Marc Mylott, AICP
Zoning Division, Community Development Department

attachment

The enclosed Zoning Certificate is not a Building Permit.

cc:

01- 166 -BP(F)2

CITY OF Evanston

2100 Ridge Avenue
Evanston, Illinois 60201-2798

(847) 866-2932

Print Date: 5/18/01

Type: Fence Replacement/Add
Sub-Type: Miscellaneous
Category: Residential:Single-Family
Office Code: CIVIC3
Fee Period: Final
RECEIPT NUMBER: 2285

OWNER: KLENDER & GOODARD
CONTRACTOR:
PROPERTY ADDRESS: 1525 JUDSON

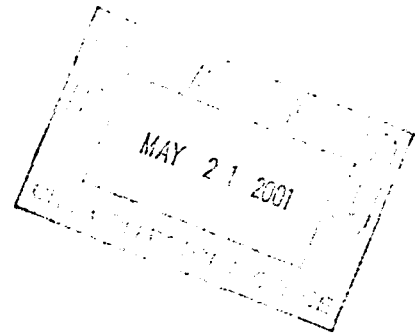
PERMIT NUMBER: 01FRA-00000-00017
PARCEL NUMBER: 11-18-410-001-0000

WORK VALUATION: $3,000

SCOPE OF WORK: FENCE

FEE DESCRIPTION	ACCOUNT ACIVITY	UNITS	UNIT DESCRIPTION	FEE AMOUNT
Fence Fees >100ft	60.3006			11.00
			Amount Due:	**$11.00**
Check			**Amount Paid**	**$11.00**
Comment:			**Change Due:**	**$0.00**

Central File Copy



[redacted]EAT OF SURVEY

PROPERTY ADDRESS: 1525 JUDSON AVENUE

LOT 2 IN JUDSON–DAVIS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCK 24 IN EVANSTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF FOREST AVENUE AS SHOWN ON MAP OF RESUBDIVISION OF SAID BLOCK 24, RECORDED FEBRUARY 11, 1868 AS DOCUMENT NUMBER 158725 IN BOOK 155 OF MAPS, PAGE 26, 116.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK AS SHOWN ON SAID MAP RUNNING THENCE NORTH ALONG SAID WEST LINE 116.5 FEET TO SAID NORTHEAST CORNER OF SAID BLOCK 24; THENCE WESTERLY 310.36 FEET ALONG THE SOUTH LINE OF DAVIS STREET TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTHERLY ALONG THE EAST LINE OF JUDSON AVENUE 176 FEET; THENCE EASTERLY ON A STRAIGHT LINE PARALLEL WITH THE SOUTH LINE OF DAVIS STREET,86.5 FEET AND THENCE ALONG A STRAIGHT LINE EASTERLY 269.89 FEET TO THE POINT OF BEGINNING IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NORTH

0 5 10 20 40
GRAPHIC SCALE

CITY OF EVANSTON
Building Division
2100 Ridge Avenue
Evanston, IL 60201
(847) 866-2932

APPROVED

FOR PERMIT ISSUANCE

FINAL APPROVAL SUBJECT TO INSPECTIONS

PERMIT PLANS

SHALL REMAIN ON THE JOB SITE DURING CONSTRUCTION

FINAL APPROVAL

By Date
By Date
By Date
Traffic Engineering
Zoning Review
Plan Review

5/17/01

DAVIS STREET

01-166-BP(F)2

Gate

REQUIRED LANDSCAPED AREA C PUNCH 5/17/01

New Fenced Area 42" high

JUDSON AVENUE

63.00'

110.00'

110.00'

15'

26.77' 2.25' 6.60' 0.38' 42.2'

3'

WESTERLY FACE OF WALL IS 0.05' EASTERLY

3.50' 16.48'

26.23'

STUCCO RESIDENCE NO. 1525

2.50'

16.51' 42.74'

29.27'

27.78'

WESTERLY FACE OF FENCE IS 0.05' EASTERLY

EASTERLY FACE OF FENCE IS 0.10' WESTERLY

18.24'

LOT 2

31.94'

CONCRETE DRIVEWAY

FRAME GARAGE

20.25'

22.17'

31.99'

3'-6"

63.03' CHAIN LINK FENCE

WOOD FENCE

EASTERLY FACE OF FENCE IS 0.27' WESTERLY AND THE NORTHERLY FACE OF FENCE IS 0.15' SOUTHERLY

NORTHERLY FACE OF FENCE IS 0.27' SOUTHERLY

01-166-BP(F)

RECEIVED
COMMUNITY DEVELOPMENT
APP. # 01FRA-00017
APR 5 2001

BOYES LAND SURVEYING

1920 CAMBRIDGE CT. 2–B
PALATINE, ILLINOIS 60074

A PROFESSIONAL LAND SURVEYING AND MAPPING COMPANY
PHONE (847)–934–8827
FAX (847)–934–3139

STATE OF ILLINOIS
JAMES
R. BOYES
No. 2519
REGISTERED LAND SURVEYOR

I, JAMES R. BOYES DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF DATED THIS 17 th. DAY OF February, 1999

JAMES R. BOYES
ILLINOIS REGISTERED LAND SURVEYOR NO. 2519

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 5

New Bluestone
Match existing Bluestone

Existing Concrete Patio to Remain

Existing Bluestone Patio to Remain

Perimeter Brick to be Removed

Hicks Yews (2)
Roses (6)
Korean Lilac (1)

Existing 5' Cedar Walk

Existing Yews (2)

Crabapple (1)
Viburnum (TYP)

Existing Path to match Existing Path

Stewartia (1)

Koreanspice Viburnum (1)

Existing Brick Walk to be Removed

Cultural Boxwood (4)

Crabapple (1)
Blue Fescue (3)

Crabapple (1)

Boxwood (3)

Boxwood (TYP)
Viburnum
Montgomery Spruce (1)

96' = 11

CITY OF EVANSTON
Building Division
2100 Ridge Avenue
Evanston, IL 60201
(847) 866-2932
APPROVED
FOR PERMIT ISSUANCE
PERMIT PLANS
SHALL REMAIN ON SITE
DURING CONSTRUCTION

RECEIVED
APR 29 2004
CITY OF EVANSTON
BUILDING DIVISION
APP. # 04-1444
06006

BRUGGERMAN RESIDENCE

EVANSTON, ILL.

SCALE: 1/4"-1'0"

N

SCALE:	APPROVED BY:	DRAWN BY: Nicholas
DATE: 2-01		REVISED
NATURE'S PERSPECTIVE LANDSCAPING, INC.		
847 - 475 - 7917		DRAWING NUMBER 1 OF 1

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 6

STAFF REPORT

To: Members of the Preservation Commission

From: Cade W. Sterling, Planner

Subject: 1525 Judson Avenue – Lakeshore Historic District - 24PRES-0046

Date: June 5, 2024

Public Notice
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 homes rear-yard. The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8).

Applicable Standards: Demolition [1-5]; Construction [1-14, and 16]

Construction Period:
1954 (Garage 1956)

Style:
Colonial Revival

Architect of Record:
Frederick E. Sloan

Condition:
Good

Integrity:
Poor

Status:
Non-Contributing

Setting:
1525 Judson Avenue is located in the north central portion of the Lakeshore Historic District on the southeast corner of Judson Avenue and Davis Street. The homes immediately south and east are a variety of non-contributing neo-revival resources constructed on the former Wilson Estate which was demolished in the late 1930s. The remaining surrounding homes are a variety of late 19th and early 20th century homes in an amalgam of styles including Italianate, Gothic Revival, Queen Anne, Shingle, Prairie, Colonial Revival, Tudor Revival, and Renaissance Revival. The surrounding blocks retain excellent integrity.

Significance:
The home itself has minimal significance but although listed as non-contributing, is compatible by way of its form and massing. Little is known of the architect Frederick E. Sloan, although he did design one additional home within the District at 1030 Lake Shore Boulevard. The home has been highly altered since its construction.

The site on which the home and garage sit were once part of the Hugh Wilson Estate, designed by Daniel Burnham in the 1880s and demolished in the late 1930s. Hugh R. Wilson was a native son of Evanston, born in 1885 at Evanston Hospital, he would graduated from Yale University in 1906. Wilson was a highly accomplished diplomat, serving in numerous positions for the Foreign Service from 1911 to 1941, with notable postings in Berlin and Tokyo before serving as the Ambassador to Germany from 1938 to 1939 before being recalled at the outbreak of World War II. Wilsons manuscripts and diplomatic collections including his signature work on limiting the proliferation of armaments, are held at the Herbert Hoover Presidential Library in Iowa.

Public Comment
No additional public comment received outside of the in-person testimony provided at the May meeting. At the May meeting, the primary concern as it related to the standards for review was that the structure was too close to the neighboring property to the south, with some speculation that the neighboring home was as close as 3' from 1525 Judson's south lot line. Additional comments related to the difficulty neighbors had in the past to undertake more routine types of work, and that this type of proposal has not been proposed or approved by the Commission before.

To the contrary, the Commission has worked diligently to create additional resources for applicants and efficiencies in the COA application and review framework. Residents are reminded that alterations, construction, even demolition are allowed by Ordinance so long as the standards for review are met. Over the past two years, the Commission has not denied a single case, instead working closely with applicants to set expectations early, find mutually agreeable solutions that are compatible, and approve with conditions when able. Further, the Commission has frequently reviewed and approved construction of Coach Houses and ADU's including on contributing and landmark designated lots of record.

Update
At the May meeting, the Commission continued the case to allow the applicant to prepare additional documentation and better address two standards of concern.
:

1. **Standard for Construction 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. The concern with Standard for Construction 5, similarly invoked Standard for Construction 4, Rhythm of solids to voids, although that standard relates more to the relationships of solids to voids in the facades of a building, not the perceived solid (building) and void (open space) along a street.

2. **Standard for Construction 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.

The Commission asked the applicant to provide additional documentation that identifies and visually represents the location of the neighboring structures as well as an analysis of the rhythm of the spacing for structures on the street. Since this was not provided and was unable to be determined during the meeting through testimony, the Commission was unable to understand if these standards were met or not. Some additional members expressed concern with the overall scale of the structure and lack of subordination between it and structures to which it was visually related. This standard was also difficult to determine due to a lack of documentation and ineffective photos obscured by dense vegetation.

The applicant has since submitted revised drawings that include a one foot reduction in the height of the ADU (giving the 2nd floor living space and 8'-0" high ceiling rather than the 9'-0" of the original proposal). The applicant has also moved the entire ADU 1'-3" north so that it's now 4'-3" north of the south property line where it was previously 3' from the rear-yard lot line. Additionally, the applicant conducted extensive field work and prepared site documentation showing the massing and spatial relationship between structures on the west side of the 1500 block of Judson Avenue as well as the neighboring property to the east. Upon review, the north elevation of the neighboring structure to the south is 11.5' from the southern lot line of 1525 Judson. Staff was able to verify this based on an archival copy of 1519 Judson's plat of survey as submitted to the City in 2002.

<u>Applicable Standards</u>
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.

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.

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.

16. *New construction.* In considering new construction such as a new standing free 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 Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &
Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way.

To process your application, submit the following via email to preservation@cityofevanston.org:

- one **(1) pdf format copy** of the fully completed application
- plat of survey
- site plan
- floor plans (recommended, not required)
- elevation drawings of the existing and proposed windows/doors
- **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size)

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. **Incomplete applications will not be accepted.**

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address:	1525 Judson Ave			**FOR STAFF USE ONLY Application Number:**		
2) Owner's Name:	Omar and Stephanie Salem			Address:	1525 Judson Ave	
City:	Evanston	State: IL	Zip:	Phone:	847.962.1622	Email/Fax: ogsalem@gmail.com
3) Architect's Name:	Anthony Hurtig			Address:	2440 Ridgeway Ave	
City:	Evanston	State: IL	Zip: 60201	Phone:	847.644.2964	Email/Fax: tony@anthonyhurtig.com
4) Contractor's Name:	Peter Alexander, Evanston Development Coop			Address:	1124 Florence Ave	
City:	Evanston	State: IL	Zip: 60202	Phone:	847.714.7279	Email/Fax: Peter.Alexander@Evanston.coop

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

6) Within Local Historic District: ☒ Yes ☐ No;

If yes, ☒ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project <u>requires</u>:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B <u>and</u> C (next 2 pages). <u>If</u> project <u>does not</u> require** any Zoning Variance or Fence Variance or Special Use → **Complete section B <u>only</u>.**

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

Section B: Application for Certificate of Appropriateness

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

The proposed ADU and two-car garage is intended to replace an existing two-car garage in the Lakeshore Historic District. The existing frame garage is not suitable to be adapted for two stories because it has a thickened slab rather than a full foundation which is required by building code to support a second floor. Also, to accommodate two bedrooms and a very modest living space, some additional floor area beyond the 452 sq ft footprint of the existing garage is desired by the homeowners who will be moving into the ADU so that their son's family can move into the principal residence. The existing principal residence was clad in DryVit (EIFS exterior insulation finish system) by the previous owners of the property approximately 20 years ago. The attached black-and-white image of the home prior to it being clad in DryVit shows a brick first floor with frame and wood clapboard second floor. According to the Evanston Lakeshore Historic District Re-survey (attached), the home was built in 1954.

The proposed ADU and garage would be wood frame and clad with pre-finished fiber cement clapboard with 7" or 8" exposure. The proportions of the openings, double-hung windows, and the horizontal trim band are intended to be consistent with those on the principal house, as is the low-pitched hip roof with shallow eaves.

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

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

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

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

4) Applicant's Signature: _____ **Date:**

Print Name:

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

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

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

The proposed ADU is appropriate and would not have an adverse impact on the salient characteristics of the Lakeshore Historic District because of its use of materials, details, and proportions consistent with those of the principal structure and the neighborhood.

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

Denial of permission to construct the ADU would conflict with the intent and spirit of Evanston's recently adopted ADU ordinance

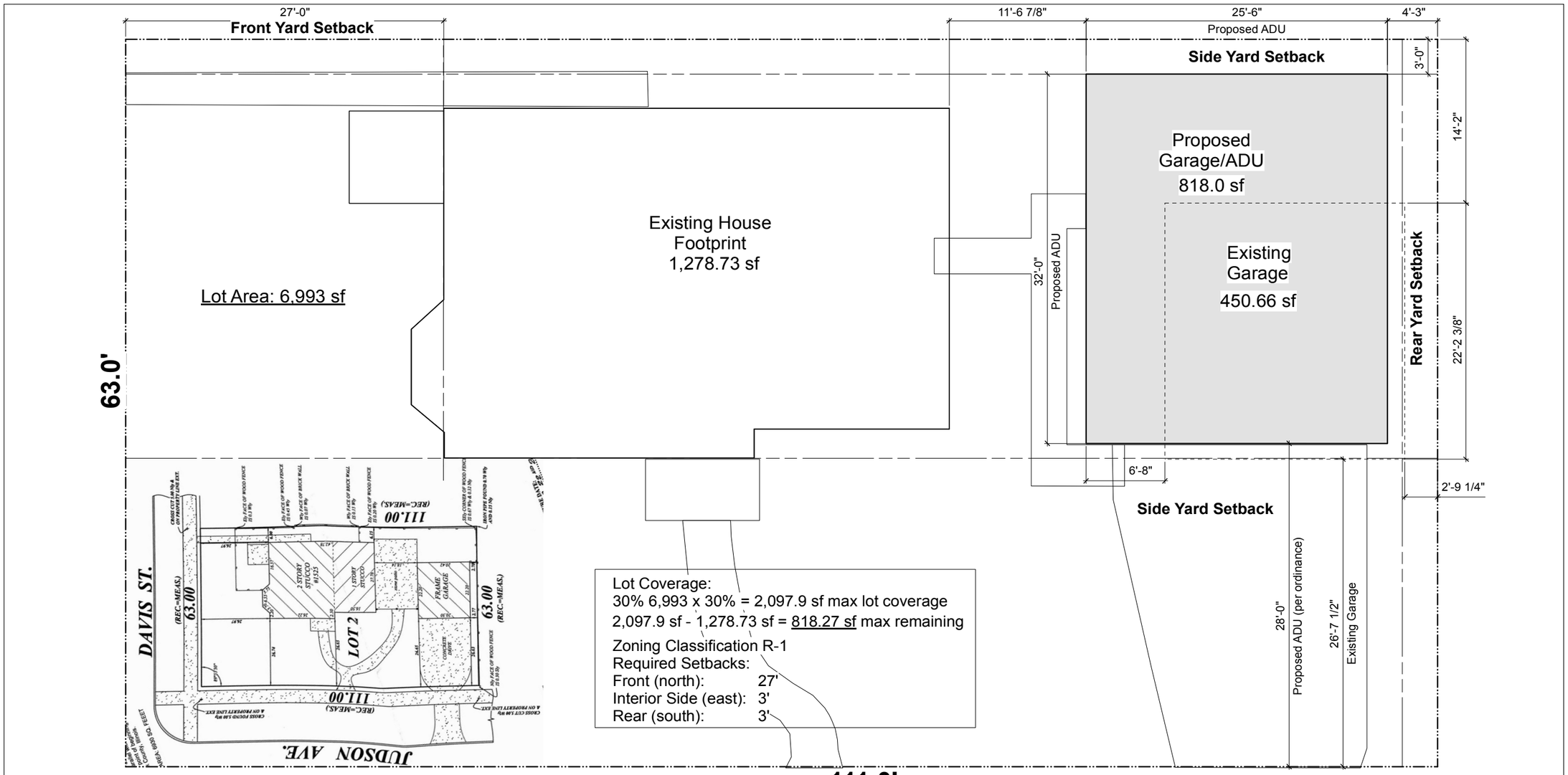
C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

The proposed ADU is does alter the existing curb-cut on Judson Ave and is designed to comply with current applicable zoning and building codes

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

NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

A.



The minimum required setbacks are:

- 3' from the east and south property lines
- 26.7' from the west street side property line, a detached accessory structure isn't permitted to be closer to the street side property line than the principal structure (residence).

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

Site, Zoning & Lot Coverage
Scale: 1/8" = 1'-0"

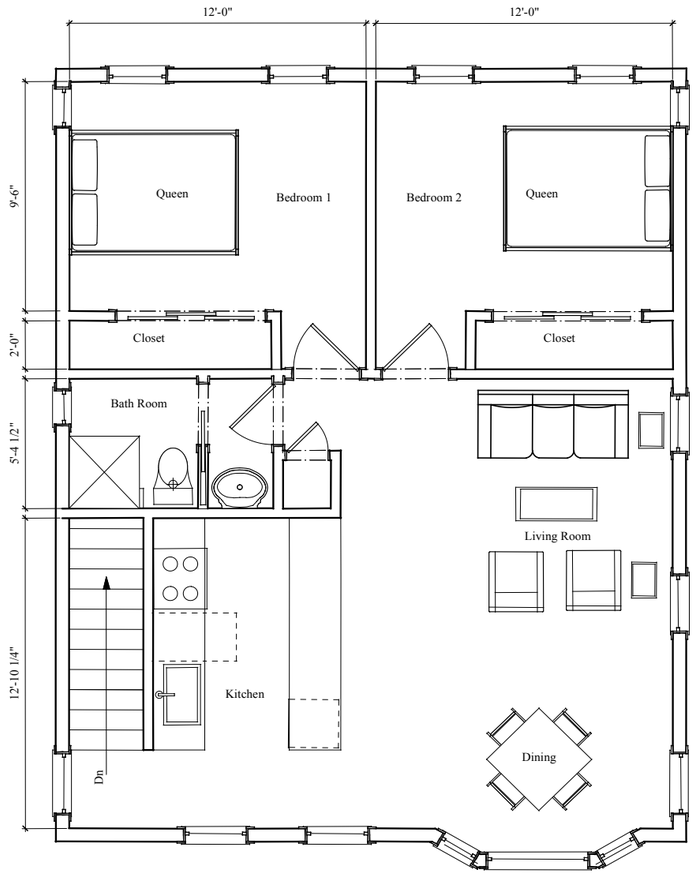
1525 Judson Ave.
Evanston, Illinois
ADU

1

5 June 2024

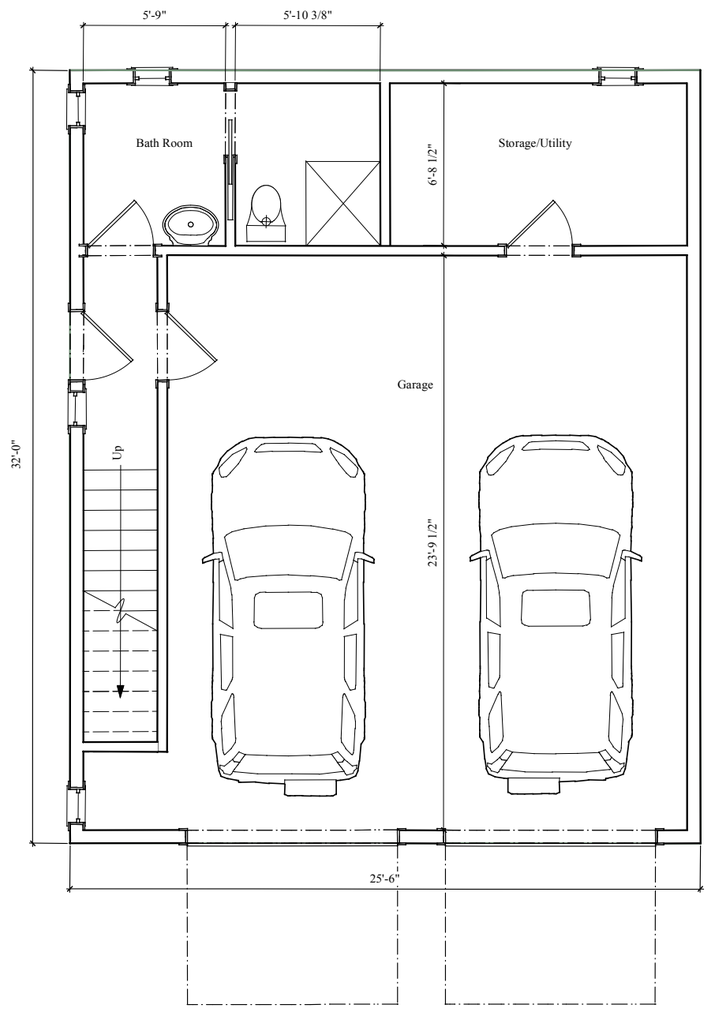
CoA Application

A.



2 Second Floor Plan
Scale: 3/16" = 1'-0"

N



1 First Floor Plan
Scale: 3/16" = 1'-0"

N

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

Floor Plans
Scale: 3/16" = 1'-0"

1525 Judson Ave.
Evanston, Illinois

ADU

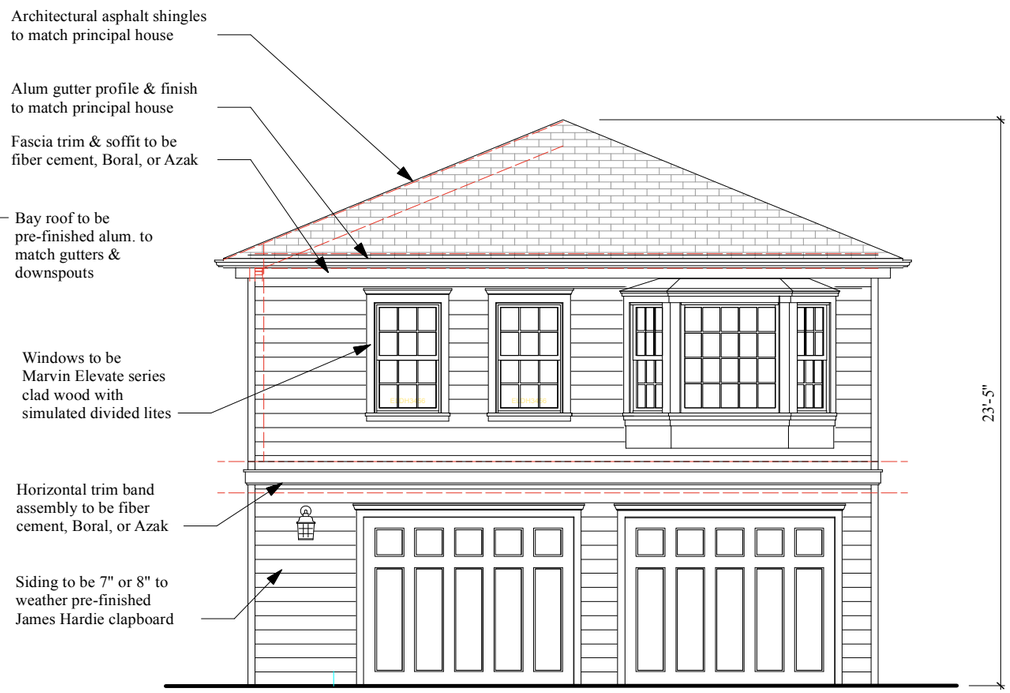
2

5 June 2024

CoA Application

A.

1 West Elevation
Scale: 3/16" = 1'-0"



1 West Elevation
Scale: 3/16" = 1'-0"

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

North & West Elevations
Scale: 3/16" = 1'-0"

1525 Judson Ave.
Evanston, Illinois

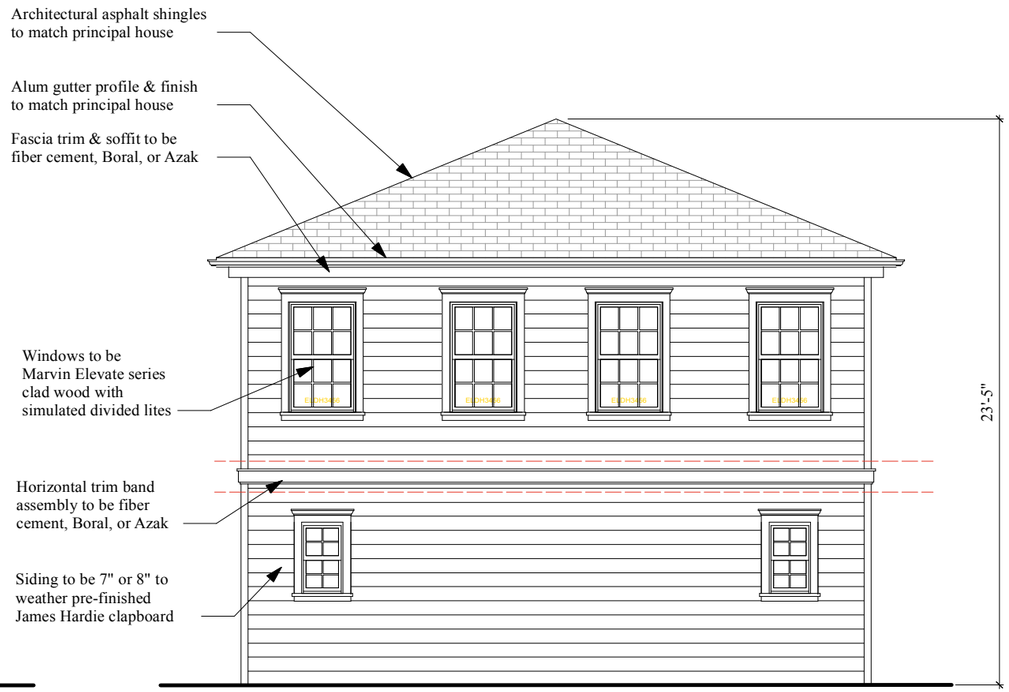
ADU

3

5 June 2024

CoA Application

2 South Elevation
Scale: 3/16" = 1'-0"



1 East Elevation
Scale: 3/16" = 1'-0"

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

South & East Elevations
Scale: 3/16" = 1'-0"

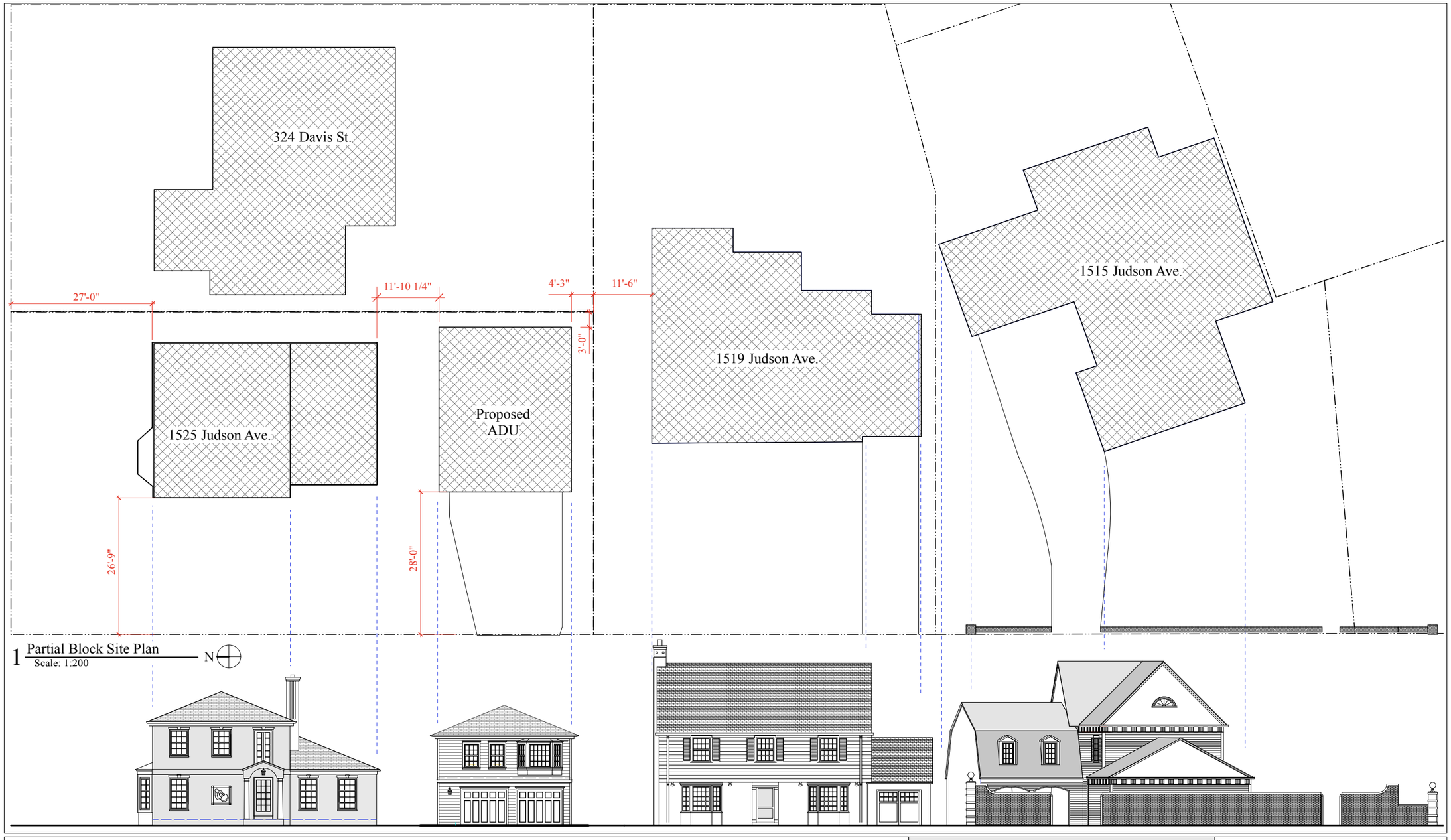
1525 Judson Ave.
Evanston, Illinois
ADU

4

5 June 2024

CoA Application

A.



1 Partial Block Site Plan
Scale: 1:200

N

Judson Ave. Street Elevation Looking East
Scale: 1:200

Anthony Hurtig Architect
2440 Ridgeway Avenue
Evanston, Illinois 60201
847.644.2964

1525 Judson Ave.
Evanston, Illinois
ADU

5

5 June 2024

CoA Application


ANTHONY HURTIG ARCHITECT
29 APRIL 2024
JUDSON AVE PERSPECTIVE
1525 JUDSON AVE
ADU

BEGINNING STREET #	1525
END STREET #	
STREET # SUFFIX	
STREET NAME	JUDSON
SUFFIX	AVENUE
PIN	11-18-410-001-0000

PHOTO ID \Images\11-18-410-001-0000.jpg

ALTERNATE ADDRESS?

LOCAL

WITHIN LOCAL DISTRICT?	Lakeshore
LOCAL DISTRICT CONTRIB/NON-CONTRIB?	NC
LOCAL LANDMARK?	NO
YEAR	-
LOCAL LANDMARK ELIGIBLE?	NO
CRITERIA:	-

NATIONAL REGISTER

WITHIN NR DISTRICT?	Lakeshore
NR DISTRICT CONTRIB/NON-CONTRIB?	NC
NR LANDMARK?	NO
YEAR	-
NR ELIGIBLE?	NO
CRITERIA	-

GENERAL INFORMATION

CATEGORY	Building
CONDITION	Good
INTEGRITY	Major alterations and/or addition(s)
CURRENT USE	Domestic - single dwelling
HISTORIC USE	Domestic - single dwelling
SECONDARY STRUCTURE	Detached garage
NRSECOND	C

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival
DETAILS	
CONSTRUCTION YEAR	1954
OTHER YEAR	c. 1995-2000
DATESOURCE	Building permit; surveyor
WALL MATERIAL (current)	Stucco
WALL MATERIAL 2 (current)	
PLAN	Rectangular
NO OF STORIES	2
ROOF TYPE	Hipped
ROOF MATERIAL	Asphalt - shingle
FOUNDATION	Parged
PORCH	Front entry
WINDOW MATERIAL	Wood
WINDOW MATERIAL 2	
WINDOW TYPE	Double hung
WINDOW CONFIGURATION	6/6; 3/6; 6/9

SIGNIFICANCE

HISTORIC FEATURES Low pitched hipped & rectangular massing; 1-story south side bay; most windows on front and side elevations are original; north side, three-sided window bay.

ADDRESS

1525			JUDSON	AVENUE

ALTERATIONS Stucco cladding; lintels added to window openings; front entry porch addition; 2nd story window at south end of façade converted to door, with wrought iron Juliet balcony; decorative panel added to 1st story north of entry.

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)

BUILDING MOVED? No

MOVED FROM

ORIGINAL OWNER Hoy, Mrs. Margaret W.

ORIGINAL ARCHITECT Sloan, Frederick E.

ARCHITECT SOURCE BP30683

BUILDER Loff, John; carp Glenview Constr.

ADDITIONAL PHOTOGRAPHS

PHOTO ID2 \Images\11-18-410-001-0000-2.jpg

PHOTO ID3

OTHER PINS

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 2/29/2012

Historic Info Compiler aoe

SURVEYAREA EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1525			JUDSON	AVENUE

OLD ADDRESS (city dir.year)

DATE OF CONSTRUCTION 1954

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 30683 **DATE** 1954.10.07

BUILDING PERMIT DESCRIPTION 2-story brick single family residence with full basement

COST $30,000

ORIGINAL OWNER Hoy, Mrs. Margaret W.

ORIGINAL OWNER OCCUPIED?

ORIGINAL ARCHITECT Sloan, Frederick E.

ARCHITECT SOURC BP30683

BUILDER Loff, John; carp Glenview Constr.

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFO

BP32370, 1956.10.09, 1-story 2-car garage 20x22x11'6"h $1400, owner WF Olsen, carp LC Hookanson Co Chicago.

COA INFO

HISTORIC INFO

1525 Judson is one of six houses built on the site of the Hugh Wilson estate that once occupied the north half of the block bounded by Davis, Forest, Lake & Judson. Wilson's stone mansion at 1516 Forest Ave. built 1884 was demolished in 1937 (BP21166).

OTHER SOURCES

ELHS n/a. PHOTO at EHC: Baumann-Cook 1956; Hokanson & Jenks 1976.

HISTORIC INFO COMPILER aoe

1525 Judson Ave. Historic Photo

1525 Judson Ave. Looking east from Judson

1525 Judson Ave. Looking northeast from Judson

1525 Judson Ave. Looking east from Judson

1525 Judson Ave. Looking northeast from Judson

1525 Judson Ave

1525 Judson Ave. Looking south from Davis St.

1525 Judson Ave. Looking southeast from Judson & Davis

Looking east from Judson, adjacent house to south

1525 Judson Ave. Bay on north facade

Zoning Analysis Summary

Review Date: 4.26.24 Updated on 6.6.24
By: CWS

Case Number:	**Case Status/Determination:**
24ZONA-0062 – 1525 Judson Avenue	Compliant

Applicant: Anthony Hurtig

Plans prepared by: Anthony Hurtig

Plans dated: April 4, 2024
Revised on 6.4.24

Survey dated: October 22, 2020

District: R1 – LHD – Non-Contributing

Proposal:

Construction of new alley accessible two-story detached garage

Additional Comments: Review and approval by HPC required for the scope of work proposed.

Principal Use and Structure: SFR	
Zoning Code Section	Regulations for R1 SFR District Code Section 6-8-2
6-8-2-6	Lot width: 63x111' – No Change
6-8-2-5	Lot size: 6,993 – No Change
6-8-2-3	Dwelling units #: 1 – No Change
6-8-2-7	Building Lot Coverage: 30% proposed where 30% is the maximum permitted - Compliant
6-8-2-10	Impervious Surface Coverage: 44.25% proposed where 45% is the maximum permitted - Compliant
Accessory Use and Structure 1: New ADU	
6-4-6-2	Location (Yard): Rear - Compliant
6-4-6-4	Height: 25'" where 28' is the maximum permitted - Compliant
6-4-6-2	Distance from Principal Building: 12.75' where 10' is the minimum required – Compliant. Revised to be 11'-7"
6-4-6-2	Rear-Yard Coverage: The proposed ADU takes up 40% or 818 square feet of the rear-yard (2050 square feet) where 40% is the maximum permitted. –Compliant. The rear-yard is calculated as the area behind the homes rear volume and east of the required 15' street side-yard setback.
6-8-2-8	Yards (Setbacks): - Compliant Front: N/A Street Side: 28' where 15' is the minimum required and the side wall of the proposed ADU may not extend beyond the side wall of the existing principle structure. (6-4-6-2) Interior Side: N/A Interior Side: N/A Rear: 3' from rear yard south lot line where 3' is the minimum required Revised to be 4'-3"; 3' from rear yard west lot line where 3' is the minimum required
Chapter 16	Two off-street parking spaces are proposed where 2 are existing and 2 are required. The ADU does not require an additional off-street parking space – Compliant.
6-4-1-9	The proposed eaves do not encroach on any proximate lot line by more than 10% of the minimum requirement – Compliant

6-4-6-4	The proposed ADU is ~925 square feet including the stair between floors 1 and 2 and excluding the first floor bathroom where no more than 1,000 square feet is permitted. – Compliant.

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 7

Zoning Analysis Summary

Review Date: 4.26.24 Updated on 6.6.24
By: CWS

Case Number:	**Case Status/Determination:**
24ZONA-0062 – 1525 Judson Avenue	Compliant

Applicant: Anthony Hurtig

Plans prepared by: Anthony Hurtig

Plans dated: April 4, 2024
Revised on 6.4.24
Cover page updated on 6.10.24 to reflect the correct scope of work

Survey dated: October 22, 2020

District: R1 – LHD – Non-Contributing

Proposal:

Demolition of existing single-story detached garage and construction of a two-story detached ADU with ground floor parking.

Additional Comments: Review and approval by HPC required for the scope of work proposed.

Principal Use and Structure: SFR	
Zoning Code Section	Regulations for R1 SFR District Code Section 6-8-2
6-8-2-6	Lot width: 63x111' – No Change
6-8-2-5	Lot size: 6,993 – No Change
6-8-2-3	Dwelling units #: 1 – No Change
6-8-2-7	Building Lot Coverage: 30% proposed where 30% is the maximum permitted - Compliant
6-8-2-10	Impervious Surface Coverage: 44.25% proposed where 45% is the maximum permitted - Compliant
Accessory Use and Structure 1: New ADU	
6-4-6-2	Location (Yard): Rear - Compliant
6-4-6-4	Height: 25'" where 28' is the maximum permitted - Compliant
6-4-6-2	Distance from Principal Building: 12.75' where 10' is the minimum required – Compliant. Revised to be 11'-7"
6-4-6-2	Rear-Yard Coverage: The proposed ADU takes up 40% or 818 square feet of the rear-yard (2050 square feet) where 40% is the maximum permitted. –Compliant. The rear-yard is calculated as the area behind the homes rear volume and east of the required 15' street side-yard setback.
6-8-2-8	Yards (Setbacks): - Compliant Front: N/A Street Side: 28' where 15' is the minimum required and the side wall of the proposed ADU may not extend beyond the side wall of the existing principle structure. (6-4-6-2) Interior Side: N/A Interior Side: N/A Rear: 3' from rear yard south lot line where 3' is the minimum required Revised to be 4'-3"; 3' from rear yard west lot line where 3' is the minimum required
Chapter 16	Two off-street parking spaces are proposed where 2 are existing and 2 are required. The ADU does not require an additional off-street parking space – Compliant.
6-4-1-9	The proposed eaves do not encroach on any proximate lot line by more than 10% of the minimum requirement – Compliant

6-4-6-4	The proposed ADU is ~925 square feet including the stair between floors 1 and 2 and excluding the first floor bathroom where no more than 1,000 square feet is permitted. – Compliant.

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 8

From: **Melissa Klotz** mklotz@cityofevanston.org
Subject: Re: 1525 Judson (24ZONA0062)
Date: June 10, 2024 at 3:53 PM
To: Jeff Smith jeff@jefflaw.com
Cc: Cade Sterling csterling@cityofevanston.org

MK

Jeff,

I'm confirming the yards are as stated in the zoning analysis. Based on historic records and what achieves the most compliance at the property for existing structures, Davis Street is the front yard and Judson is the street side yard.

I remember the Kirk case well - I went to court for it. That case did not have any dispute about which yard was which. In that case, which the City agreed a staff error was made, a building permit was originally granted for a detached accessory structure (large shed) in a side yard. It was not in the rear yard; it was in the side yard between the house and the side property line.

You are free to appeal the yard determination and head to the LUC for a new determination on that if you prefer to go that route. The appeal application is available here.

Thanks,

Melissa Klotz
Zoning Administrator
Community Development Department/Planning & Zoning Division
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153
mklotz@cityofevanston.org | cityofevanston.org

The City of Evanston is committed to promoting a Citywide culture of accessibility and inclusivity. To request an accommodation for a program, service, or activity, please call 847-866-2919 to make an ADA service request or fill out a request form online.

On Mon, Jun 10, 2024 at 3:33 PM Jeff Smith <jeff@jefflaw.com> wrote:

> Please disregard the request for status of the zoning compliance determination, since the new Preservation Commission packet for tomorrow makes clear that there are revised plans and a new, updated analysis, so the 4-26-24 analysis was not a final determination. However, the same problems identified in my e-mail below persist. This is a detached accessory structure in a side yard. Longtime staffers may recall that a similar situation at 1327 Kirk and a dispute about which yard of a corner property was rear and which was side led to protracted litigation about 8 years ago. Unlike the neighbor in that case, however, here my client is timely bringing the issue to the City's attention, before the structure is permitted and built.
>
> Jeffrey P. Smith
> Attorney at Law
> Law Offices of Jeff Smith
> 708 Church St., Suite 232
> Evanston, IL 60201
> 847.492.1665
> m 312.952.6501
> www.jefflaw.com
>
>
>
> > On Jun 10, 2024, at 2:31 PM, Jeff Smith <jeff@jefflaw.com> wrote:
> >
> > Good afternoon, Cade,
> >
> > Thank you for clearing that up. Yes, the reference to “Heartland Garage Builders” threw me off. I also missed it because Page 28 refers to a 2-story detached garage rather than an ADU and also refers to it being “alley accessible,” but there is no alley for 1525 Judson. Finally, Page 29 refers to a location in a Rear yard when the proposed construction is in an interior side yard. So, for several reasons, I didn’t catch that Pages 28-29 referred to the 1525 Judson project.
> >
> > **My immediate question (the reason I just left a phone message): Is the determination of compliance final, i.e., a decision of the zoning administrator?** I’d like to avoid escalating this to the LUC, but staff may have incorrect

a decision of the zoning administrator. I'd like to avoid escalating this to the LUC, but staff may have incorrect information:

1. The proposed ADU is not in a rear yard, it is in a side yard. 1525 Judson's front facade and front yard faces Judson, as evidenced by, e.g., the front entry porch (referred to in the applicant's application), the Judson street address, and the existence of a street-facing fence on Davis, allowed for *side* yards of corner lots. As the historic photo in the PC packet shows, 1525 Judson originally had no door, not even a service door, on Davis. The front door has always been on Judson.

This is germane because the table in the City's own published guide for ADUs sets out a 5-foot distance from side yard property lines ("City of Evanston, "*A-D-YOU: EVANSTON'S GUIDE TO ADUs*," at 11) which is more appropriate when a new dwelling is proposed to be built next to a neighbor's residence.

2. There is no alley as exists for most coachhouses; the P. 28 reference to alley access is incorrect.

3. Evanston Code Ord. 6-4-6-10. - SPECIAL REGULATIONS APPLICABLE TO ACCESSORY DWELLING UNITS (ADUs) in both subsections (E) and (F) makes Code §6-4-6-3 applicable. That Code section, §6-4-6-3, in turn states that detached accessory buildings in a residential district shall **not be located** "in an interior side yard between the principal structure and the side lot line." Evanston Code Ord. 6-4-6-3(A)(2) (emphasis supplied).

This ADU is proposed to be located in an interior side yard between the principal structure and the side lot line, bordering 1519 Judson.

The ADU ordinance wasn't intended to allow an avoidance of the side-setback requirement that neighboring street-facing houses must observe.

In any event, please advise ASAP if a final certificate of zoning compliance has been issued or a final determination made. If so, my client will in all likelihood appeal to the LUC.

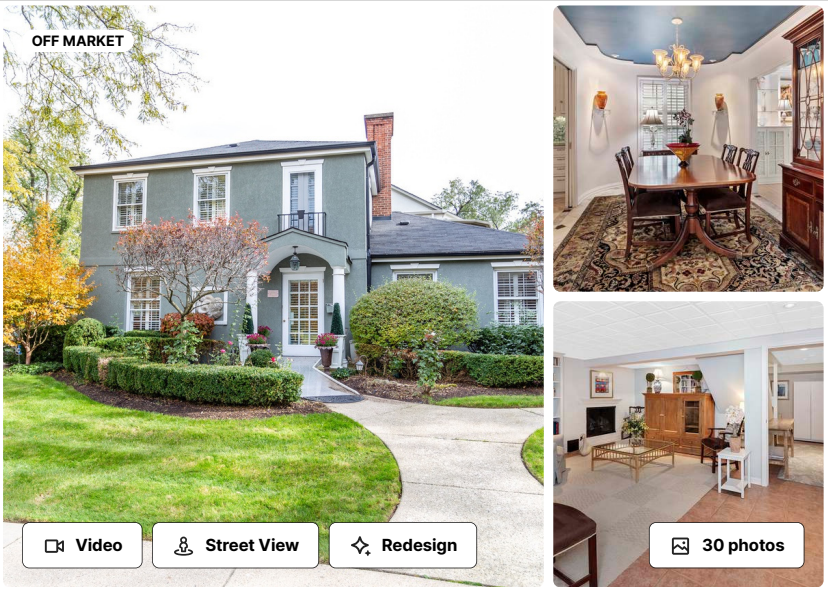
Yours,

Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
847.492.1665
m 312.952.6501
www.jefflaw.com

> On May 31, 2024, at 8:54 AM, Cade Sterling <csterling@cityofevanston.org> wrote:
>
> Good morning Jeff,
>
> Melissa reached out to me yesterday afternoon asking if I could send the Zoning Analysis for 1525 Judson. The analysis was included in the May HPC Packet and can be found on page 28. It mistakenly did not update the portion on the cover sheet under "plans prepared by", which may have caused the confusion.
> https://www.cityofevanston.org/government/departments/community-development/planning-zoning/historic-preservation/preservation-commission
>
> **Cade W. Sterling**
> **Planner**
> Community Development Department
> Planning & Zoning Division
> City of Evanston
>
> 2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8231
>
> csterling@cityofevanston.org | cityofevanston.org
>
> ***The City of Evanston is committed to promoting a Citywide culture of accessibility and inclusivity. To request an accommodation for a program, service, or activity, please call 847-866-2919 to make an ADA service request or fill out a request form online.***

In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 9



Listed by Carol Prieto • Jameson Sotheby's International Realty. Bought with Coldwell Banker Realty.

LAST SOLD ON OCT 30, 2020 FOR $875,000

1525 Judson Ave, Evanston, IL 60201

$1,143,377	3	3.5	2,498
Redfin Estimate	Beds	Baths	Sq Ft

Is this your home?

Track this home's value and nearby sales activity

I own 1525 Judson Ave

About this home

This home is currently off market
NEW PRICE!!! Beautifully updated home w/ great curb appeal in Lakeshore Historic District just steps to Lake Michigan, downtown Evanston, transportation. Lovely entry hall w/ tumbled marble floor welcomes you to 3 BR, 3.1 bath home. Spacious LR w/ gas FP w/ marble surround & custom-made raised hearth. Room is flooded w/ light fm E, W, S exposures and entry to small, private patio. Formal DR opens to kit w/ stenciled walls, quartz countertops, glass mosaic backsplash, instant hot water, warming drawer, cooktop stove w/ under-counter Sabbath stove, new SS refrigerator, tumbled-marble floor. Door added to kitchen leads to small patio w/ seating area & on to yard. 1st floor BR has BI window seat. Hall PR was originally a full bath, which could be put back. Spacious MBR suite on 2nd floor has tray ceiling, BI bookshelves, large closet, Juliet balcony, private bath w/ soaking tub & shower w/ custom Corian beadboard surround, double sink w/ marble countertop. 2nd BR has wall of closets, ensuite bath w/ walk-in shower, quartz countertop. Off MBR is office that could be a den, sitting room, or w/ addition of a wall be a nursery, or twin BR. Lower level has FR w/ ceramic tile floor, entertainment center, FP w/ gas logs, brick surround, BI bookcases plus a Muphry bed. Bathroom has tumbled marble tile floor & walk-in shower. Laundry room and utility room complete lower level which is totally dry and doesn't take water, even during recent 8 inches of rain in 5 days.

Show less

- Single-family
- $458 Redfin Estimate per sq ft
- Built in 1925
- 2 parking spaces
- 6,991 sq ft lot
- Evanston

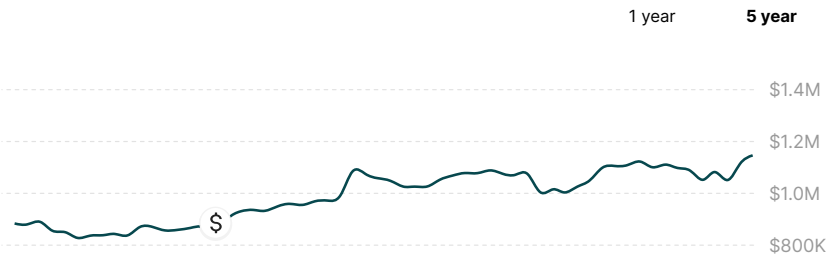
Listed by Carol Prieto • Jameson Sotheby's International Realty • **847-778-1960** (agent) • **cprieto@jamesonsir.com** (agent)
Bought with Omar Gregory Salem • Coldwell Banker Realty • **847-962-1632** (agent)
• **ogsalem@gmail.com;omar.salem@cbrealty.com** (agent) • **773-467-5300** (broker)
Redfin checked: **3 minutes ago** (June 11, 2024 at 11:39am) • Source: MRED as Distributed by MLS Grid #10657282

Redfin Estimate for 1525 Judson Ave

Redfin has the most accurate online home estimate

$1,143,377

- ▲ **$268K** since sold in October 2020
- ▲ **$30K** since April



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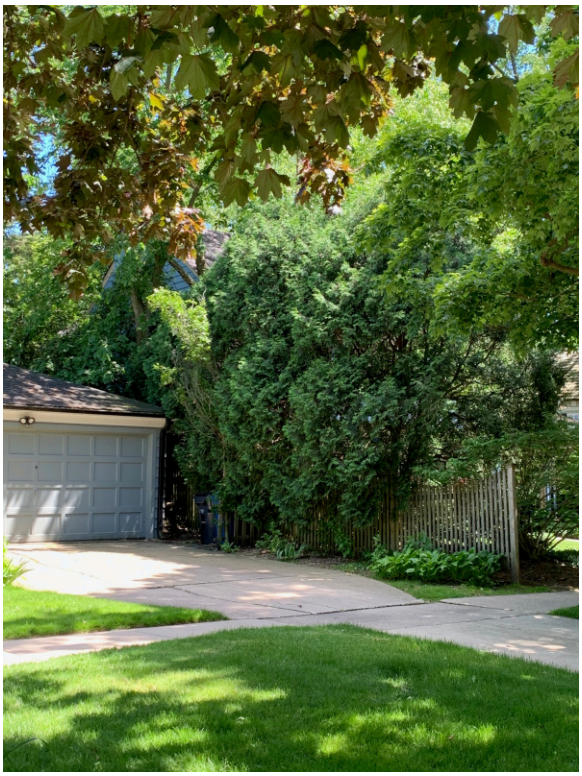
In re 1525 Judson
24 ZONA 0062
Submission of
Donna and Mitchell Harrison

EXHIBIT 10

Photos of 1525-1519 Judson

(a) (*above*) Existing garage and trees @ 1525 Judson in relation to adjacent 1519 Judson (winter) (older photo)

(b) (*right*) Existing garage and trees @ 1525 Judson in relation to adjacent 1519 Judson (summer)



(c) (*above*) Existing view to north from second floor of 1519 Judson

(d) (*right*) Existing view to north from first floor of 1519 Judson, showing tree on 324 Davis-1525 Judson property line

NOTICE OF A PUBLIC HEARING

Evanston Land Use Commission
Wednesday, August 28, 2024, 7:00 pm, Morton Civic Center, 2100 Ridge Avenue, Council Chambers

Please be advised, as you own, or otherwise may have interest in a property within 500 ft. of the address listed below, for which the following zoning application will be discussed:

Appeal | 1525 Judson Avenue | 24ZMJV-0029

Donna & Mitchel Harrison, property owners of 1519 Judson Avenue, appeal the yard determinations of Zoning Analysis 24ZONA-0062 for a request to demolish a detached garage and construct a 2-story detached garage/ADU at 1525 Judson Avenue in the R1 Single Family Residential District. The Appellant appeals the Zoning Administrator's interpretation that Davis Street is the front yard and Judson Avenue is the street side yard of 1525 Judson Avenue, which thereby allows for zoning compliance for a detached garage/ADU. Yard determinations are made in conformance with Zoning Code Section 6-4-1-9-A-4. The Land Use Commission is the determining body for this case in accordance with Section 6-3-11 of the Evanston Zoning Code. PIN: 11-18-410-001-0000

Those wishing to make public comments at the Land Use Commission meeting may attend in-person or submit written comments in advance by calling/texting 847-448-4311 or completing the Land Use Commission online comment form available online here: https://bit.ly/lucpubliccomment. Information about the Land Use Commission is available online at www.cityofevanston.org/government/land-use-commission. Questions can be directed to Melissa Klotz, Zoning Administrator, at 847-448-8153 or via e-mail at mklotz@cityofevanston.org. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact the Community Development Department 48 hours in advance of the scheduled meeting so that accommodations can be made at 847-448-8170 (Voice) or 847-866-5095 (TDD). La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración

Lorraine H. Morton Civic Center
Planning and Zoning Division
2100 Ridge Avenue
Evanston, IL 60201

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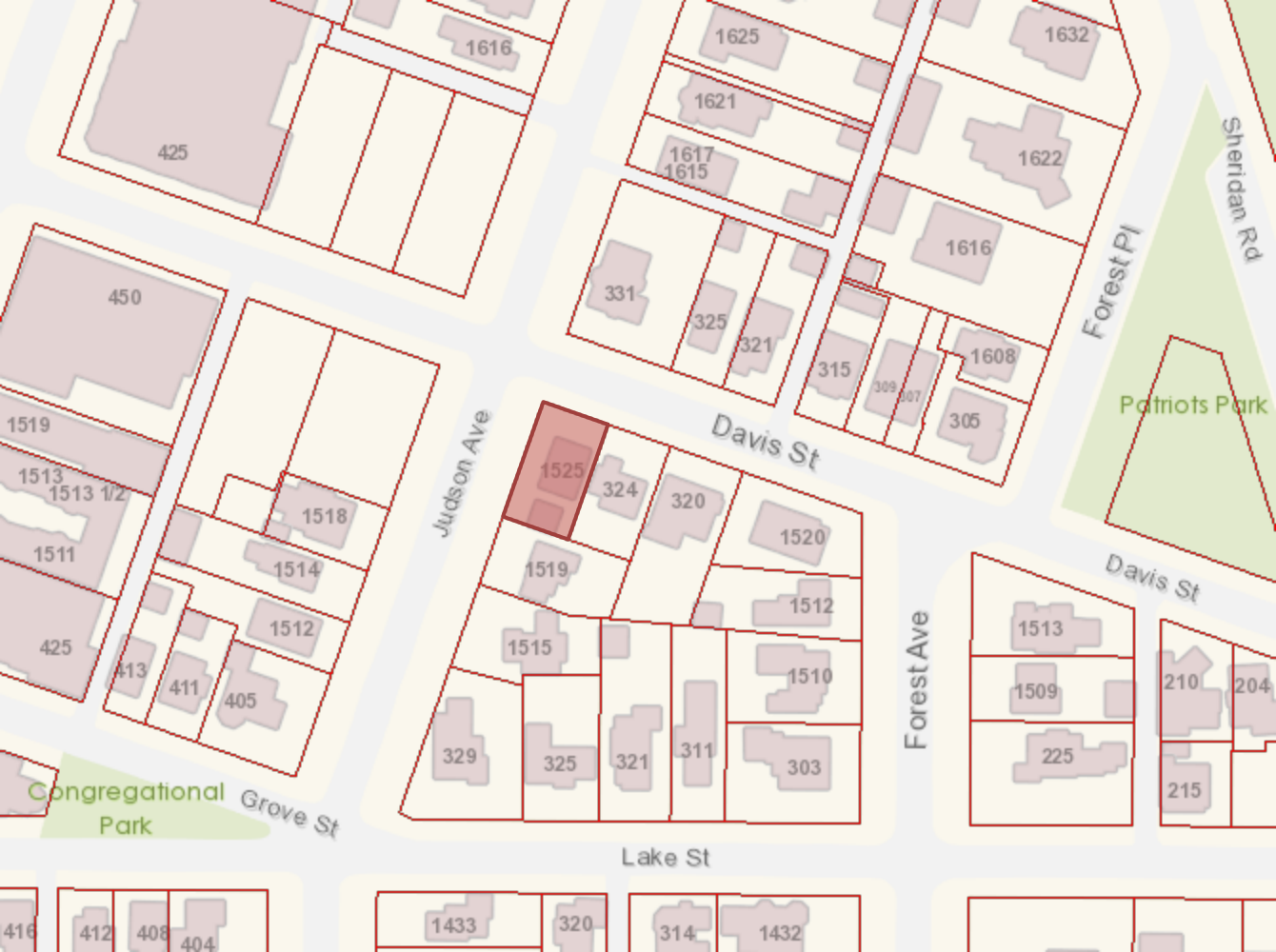
21

TAXPAYER MAILING ADDRESS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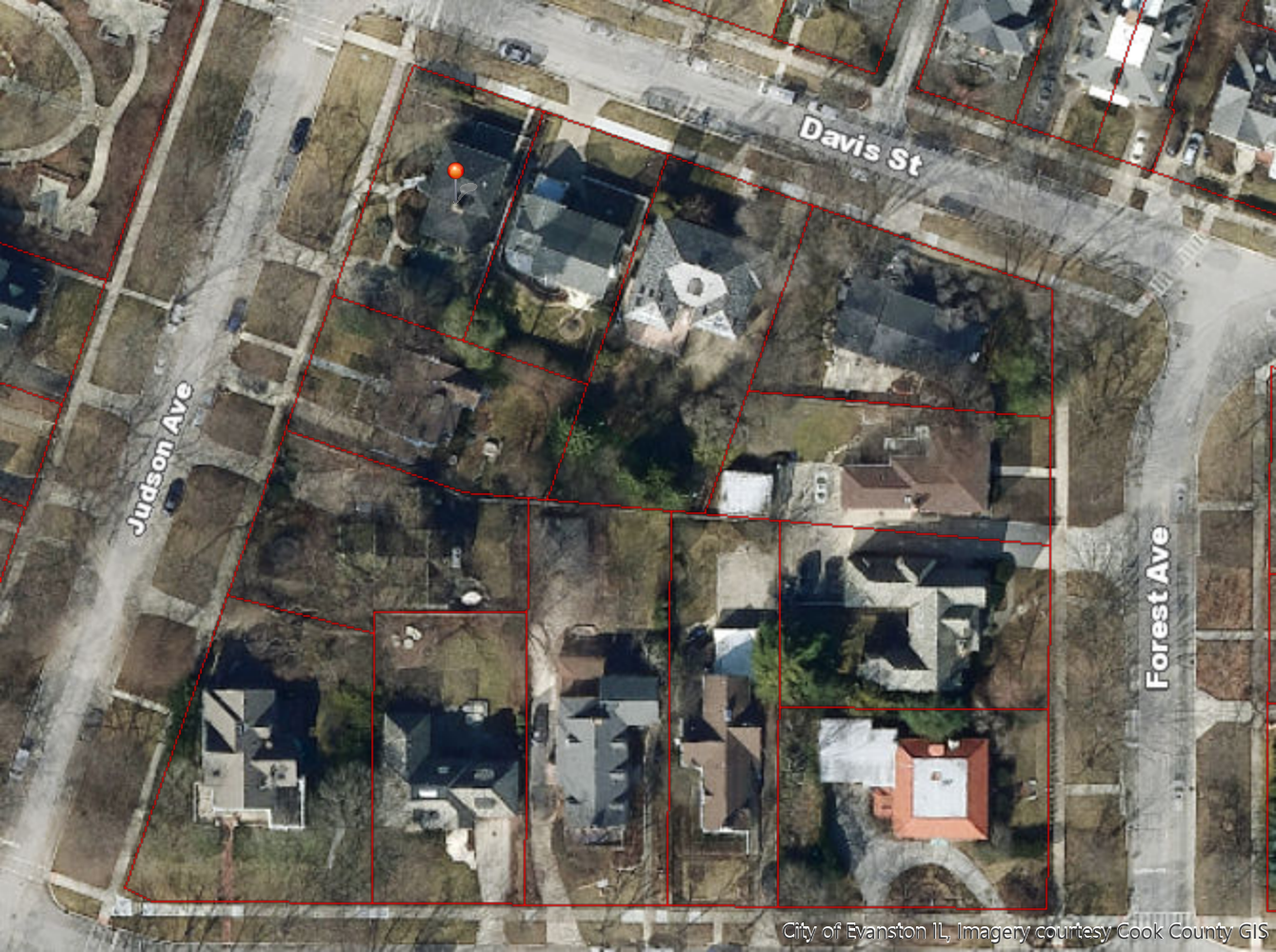
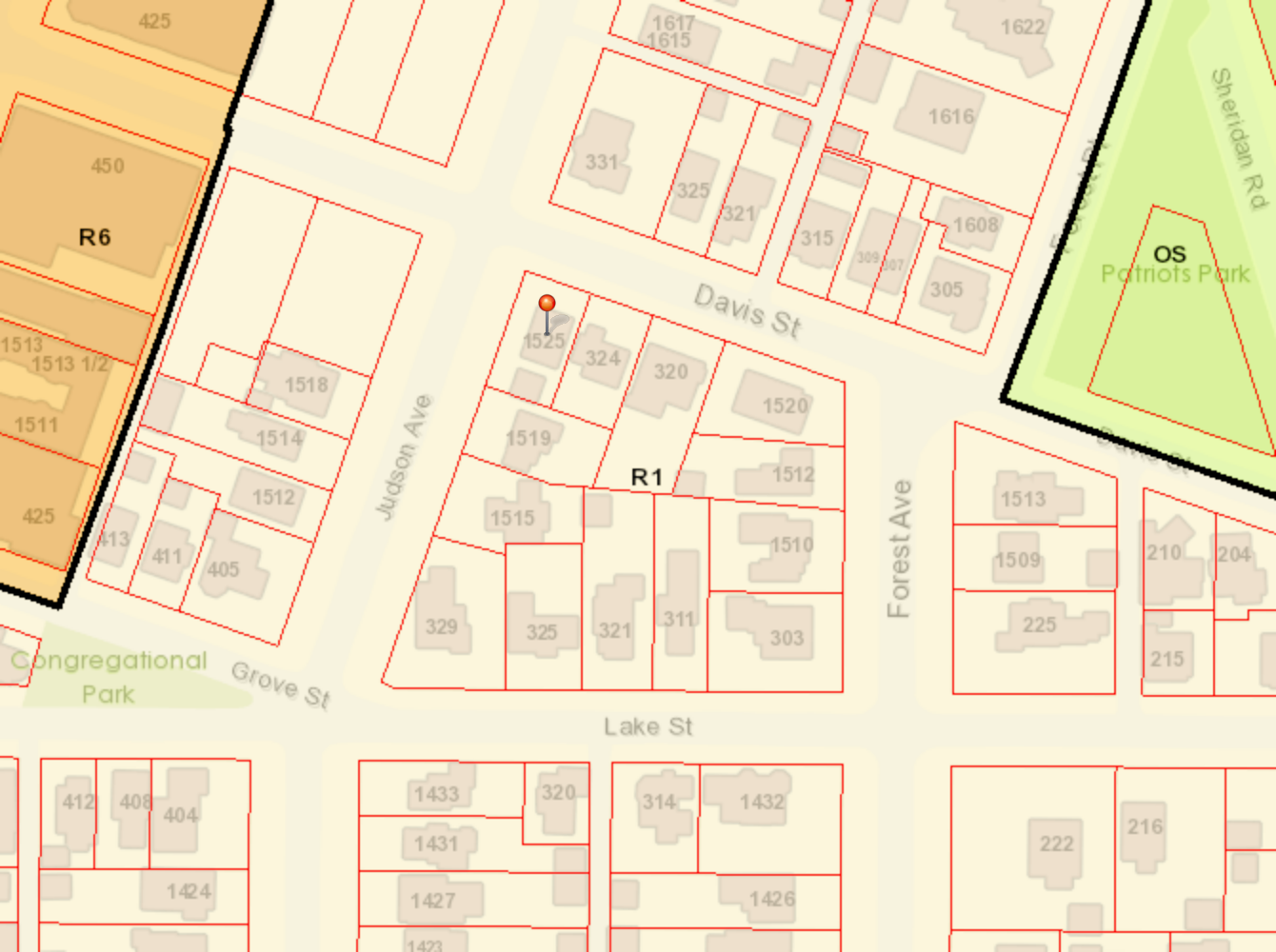

Davis St
Judson Ave
Forest Ave
City of Evanston IL, Imagery courtesy Cook County GIS

Davis St view

Judson Ave view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City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Re: 1525 Judson Zoning Questions

1 message

Salem, Omar G <omar.salem@cbexchange.com> Thu, Aug 20, 2020 at 11:24 AM
To: Melissa Klotz <mklotz@cityofevanston.org>

Thank you so much!!

Have a great day,

Omar Gregory Salem
847.962.1632
Coldwell Banker Edgebrook

From: Melissa Klotz <mklotz@cityofevanston.org>
Sent: Thursday, August 20, 2020 9:45:10 AM
To: Salem, Omar G <omar.salem@cbexchange.com>
Subject: Re: 1525 Judson Zoning Questions

Omar,

The house is not a local landmark, but since it is in the historic district it does require preservation review. Major work (additions and more noticeable things) are reviewed by the Preservation Commission while Minor work is reviewed administratively. Improvements are encouraged - they just need to be appropriate such as no vinyl siding or windows. keep the architectural style consistent or else vastly different, etc.

Thanks,

Melissa Klotz
Zoning Administrator
Planning & Zoning Division
Community Development Department
Morton Civic Center
City of Evanston
2100 Ridge Ave. | Evanston, IL 60201 | 847-448-4311
mklotz@cityofevanston.org
| cityofevanston.org

Evanston is counting on you!
Complete the 2020 U.S. Census at my2020census.gov.

On Wed, Aug 19, 2020 at 6:48 PM Salem, Omar G <omar.salem@cbexchange.com> wrote:

Thank you so much, that makes perfect sense.

My last question is about the historic preservation committee. Do they need to approve any addition on the house? My buyers spoke to a local architect who said that even though the house is in the historic district, it doesn't have landmark status (or something similar to that). So an addition wouldn't need to be approved by the preservation committee (as long as it conforms to the zoning requirements that you previously provided Carol Prieto about the property).

Assuming my question makes sense, is that correct?
Thank you so much!

Omar Gregory Salem
847.962.1632
Coldwell Banker Edgebrook

From: Melissa Klotz <mklotz@cityofevanston.org>
Sent: Wednesday, August 19, 2020 5:04:05 PM
To: Salem, Omar G <omar.salem@cbexchange.com>
Subject: Re: 1525 Judson Zoning Questions

Omar,

Thanks for following up - I'm still not caught back up. Switching to an attached garage would be difficult. If attached, it must be 5' from the east (interior side) property line, 30' from the south (rear) and 15' from the west (street side yard). I don't think there is enough space to fit it. 2 parking spaces are required. The curb cut for the driveway would need to shift closer towards the street intersection, which may be problematic. The property is within the Lakeshore Historic District so any alteration requires a Certificate of Appropriateness from the Preservation Commission, and I don't know that they will find an attached garage historically appropriate (I could be wrong).

Altogether if they would like to proceed, they should submit for a zoning analysis with preliminary plans and those plans will be reviewed and officially denied stating exactly what the issues are, recommendation to move forward, and details of the variation process and preservation process, as well as discussion of the curb cut move with Public Works.

Thanks,

Melissa Klotz
Zoning Administrator
Planning & Zoning Division
Community Development Department
Morton Civic Center
City of Evanston
2100 Ridge Ave. | Evanston, IL 60201 | 847-448-4311
mklotz@cityofevanston.org
| cityofevanston.org

Evanston is counting on you!
Complete the 2020 U.S. Census at my2020census.gov.

On Tue, Aug 18, 2020 at 9:47 PM Salem, Omar G <omar.salem@cbexchange.com> wrote:

Hi Melissa,

I'm just following up on this email. I know you were on furlough, so I've been patient. You answered similar questions for the other agent very timely, so please let me know if you'll be able to help me.

Thank you,

Omar Gregory Salem
847.962.1632
Coldwell Banker Edgebrook

From: Salem, Omar G
Sent: Saturday, August 1, 2020 12:16:48 PM
To: mklotz@cityofevanston.org <mklotz@cityofevanston.org>
Subject: 1525 Judson Zoning Questions

Hi Melissa,

I am a Real Estate agent representing the buyers for this property that is under contract. Carol Prieto, the agent representing the sellers, had been in contact with you last month about adding an addition. (I am copying a response from you she forwarded to me referencing my question)

If the new owners want to remove the detached garage and build an attached garage, how many feet from the rear/side lot line would there have to be?

Thanks so much!

Omar Salem

Omar Gregory Salem
847.962.1632
Coldwell Banker Edgebrook

"A little - it looks like there won't be enough space for much. The house (and its addition) must be at least 30 ft from the rear (south) property line, and at least 10' from the detached garage. I don't think that leaves much or any space. Depending on what the request is for, variations may be granted to allow it (ie. if it is a small addition for a mudroom, that might work) but the applicant would have to go through the variation process to see if it would be granted. There may or may not be other zoning issues too. If it is a dealbreaker to a potential buyer, anyone (doesn't have to be the owner) can apply for a zoning analysis via our website where they submit a site plan (hand drawn is fine) with dimensions onto the plat of survey of the property (obtain from owner) of what/where they want to build and zoning staff will confirm in writing whether it is possible or needs variations (and if variations are needed, if they are appropriate and recommended). That is the best option."

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Re: 1525 Judson (24ZONA0062)

1 message

Jeff Smith <jeff@jefflaw.com> Mon, Jun 10, 2024 at 3:32 PM
To: Cade Sterling <csterling@cityofevanston.org>
Cc: Melissa Klotz <mklotz@cityofevanston.org>

Please disregard the request for status of the zoning compliance determination, since the new Preservation Commission packet for tomorrow makes clear that there are revised plans and a new, updated analysis, so the 4-26-24 analysis was not a final determination. However, the same problems identified in my e-mail below persist. This is a detached accessory structure in a side yard. Longtime staffers may recall that a similar situation at 1327 Kirk and a dispute about which yard of a corner property was rear and which was side led to protracted litigation about 8 years ago. Unlike the neighbor in that case, however, here my client is timely bringing the issue to the City's attention, before the structure is permitted and built.

Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
847.492.1665
m 312.952.6501
www.jefflaw.com

> On Jun 10, 2024, at 2:31 PM, Jeff Smith <jeff@jefflaw.com> wrote:
>
> Good afternoon, Cade,
>
> Thank you for clearing that up. Yes, the reference to “Heartland Garage Builders” threw me off. I also missed it because Page 28 refers to a 2-story detached garage rather than an ADU and also refers to it being “alley accessible,” but there is no alley for 1525 Judson. Finally, Page 29 refers to a location in a Rear yard when the proposed construction is in an interior side yard. So, for several reasons, I didn’t catch that Pages 28-29 referred to the 1525 Judson project.
>
> **My immediate question (the reason I just left a phone message): Is the determination of compliance final, i.e., a decision of the zoning administrator?** I’d like to avoid escalating this to the LUC, but staff may have incorrect information:
>
> 1. The proposed ADU is not in a rear yard, it is in a side yard. 1525 Judson’s front facade and front yard faces Judson, as evidenced by, e.g., the front entry porch (referred to in the applicant’s application), the Judson street address, and the existence of a street-facing fence on Davis, allowed for *side* yards of corner lots. As the historic photo in the PC packet shows, 1525 Judson originally had no door, not even a service door, on Davis. The front door has always been on Judson.
>
> This is germane because the table in the City’s own published guide for ADUs sets out a 5-foot distance from side yard property lines (“City of Evanston, "*A-D-YOU: EVANSTON'S GUIDE TO ADUs*,” at 11) which is more appropriate when a new dwelling is proposed to be built next to a neighbor’s residence.
>
> 2. There is no alley as exists for most coachhouses; the P. 28 reference to alley access is incorrect.
>
> 3. Evanston Code Ord. 6-4-6-10. - SPECIAL REGULATIONS APPLICABLE TO ACCESSORY DWELLING UNITS (ADUs) in both subsections (E) and (F) makes Code §6-4-6-3 applicable. That Code section, §6-4-6-3, in turn states that detached accessory buildings in a residential district shall **not be located** "in an interior side yard between the principal structure and the side lot line.” Evanston Code Ord. 6-4-6-3(A)(2) (emphasis supplied).

This ADU is proposed to be located in an interior side yard between the principal structure and the side lot line, bordering 1519 Judson.

The ADU ordinance wasn't intended to allow an avoidance of the side-setback requirement that neighboring street-facing houses must observe.

In any event, please advise ASAP if a final certificate of zoning compliance has been issued or a final determination made. If so, my client will in all likelihood appeal to the LUC.

Yours,

Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
847.492.1665
m 312.952.6501
www.jefflaw.com

On May 31, 2024, at 8:54 AM, Cade Sterling <csterling@cityofevanston.org> wrote:

Good morning Jeff,

Melissa reached out to me yesterday afternoon asking if I could send the Zoning Analysis for 1525 Judson. The analysis was included in the May HPC Packet and can be found on page 28. It mistakenly did not update the portion on the cover sheet under "plans prepared by", which may have caused the confusion.
https://www.cityofevanston.org/government/departments/community-development/planning-zoning/historic-preservation/preservation-commission

Cade W. Sterling
Planner
Community Development Department
Planning & Zoning Division
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8231

csterling@cityofevanston.org | cityofevanston.org

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City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Re: 1525 Judson (24ZONA0062)

1 message

Melissa Klotz <mklotz@cityofevanston.org> Wed, Jun 12, 2024 at 10:38 AM
To: Jeff Smith <jeff@jefflaw.com>
Cc: Cade Sterling <csterling@cityofevanston.org>

Jeff,

1952 plat from construction, and 1976 plats are attached. Both show an intentional 27' setback to both street frontage property lines...given that and in conjunction with 6-4-1-9 which states:

> 4. Determining of Front Lot Line for Vacant Through Lots, or Corner Lots: On a vacant through lot, or corner lot, any street lot line may be established as its front lot line; except that where two (2) or more through lots are contiguous, and a front lot lien has been duly established on at least one (1) such lot, the same street lot line shall thereafter be deemed to be the front lot line of all such contiguous lots. On a through lot, a front yard shall be provided along both street lot lines. The Zoning Administrator has the authority to determine the front lot line for a corner lot giving consideration including, but not limited to, the following:
>
> a) If a building exists on the lot, previous determination of the front yard, conformance to existing required setbacks, existing principal building orientation, and location of building entrances;
>
> b) Proportions of the lot line dimensions, with preference for the front lot line being the shorter lot line abutting a street;
>
> c) Pattern of existing development within the neighborhood, specifically of adjacent lots; and
>
> d) The property owner's expressed desire.

a) conformance to existing setbacks puts Davis as the front yard for all setbacks to then comply - including the 3' rear yard setback for accessory structures where the old garage is. That garage would not have been allowed if that were considered an interior side yard.
b) shorter lot line is Davis which therefore should be the front

I hope that clarifies some. Feel free to FOIA for all records since I just pulled these.

Thanks,

Melissa Klotz
Zoning Administrator
Community Development Department/Planning & Zoning Division
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153
mklotz@cityofevanston.org | cityofevanston.org

On Tue, Jun 11, 2024 at 2:46 PM Jeff Smith <jeff@jefflaw.com> wrote:

> I appreciate the correction.

Yours,

Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
847.492.1665
m 312.952.6501
www.jefflaw.com

On Jun 10, 2024, at 3:59 PM, Cade Sterling <csterling@cityofevanston.org> wrote:

Please find the revised version attached with the correct scope of work that references demolition of a single-story detached garage and construction of a two-story detached ADU. The determination of yards remains the same.

Cade W. Sterling
Planner
Community Development Department
Planning & Zoning Division
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8231

csterling@cityofevanston.org | cityofevanston.org

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On Mon, Jun 10, 2024 at 3:52 PM Melissa Klotz <mklotz@cityofevanston.org> wrote:

Jeff,

I'm confirming the yards are as stated in the zoning analysis. Based on historic records and what achieves the most compliance at the property for existing structures, Davis Street is the front yard and Judson is the street side yard.

I remember the Kirk case well - I went to court for it. That case did not have any dispute about which yard was which. In that case, which the City agreed a staff error was made, a building permit was originally granted for a detached accessory structure (large shed) in a side yard. It was not in the rear yard; it was in the side yard between the house and the side property line.

You are free to appeal the yard determination and head to the LUC for a new determination on that if you prefer to go that route. The appeal application is available here.

Thanks,

Melissa Klotz
Zoning Administrator
Community Development Department/Planning & Zoning Division
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153
mklotz@cityofevanston.org | cityofevanston.org

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On Mon, Jun 10, 2024 at 3:33 PM Jeff Smith <jeff@jefflaw.com> wrote:

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Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
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Evanston, IL 60201
847.492.1665
m 312.952.6501
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between the principal structure and the side lot line." Evanston Code Ord. 6-4-6-3(A)(2) (emphasis supplied).

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The ADU ordinance wasn't intended to allow an avoidance of the side-setback requirement that neighboring street-facing houses must observe.

In any event, please advise ASAP if a final certificate of zoning compliance has been issued or a final determination made. If so, my client will in all likelihood appeal to the LUC.

Yours,

Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
847.492.1665
m 312.952.6501
www.jefflaw.com

> On May 31, 2024, at 8:54 AM, Cade Sterling <csterling@cityofevanston.org> wrote:
>
> Good morning Jeff,
>
> Melissa reached out to me yesterday afternoon asking if I could send the Zoning Analysis for 1525 Judson. The analysis was included in the May HPC Packet and can be found on page 28. It mistakenly did not update the portion on the cover sheet under "plans prepared by", which may have caused the confusion.
> https://www.cityofevanston.org/government/departments/community-development/planning-zoning/historic-preservation/preservation-commission
>
> **Cade W. Sterling**
> **Planner**
> Community Development Department
> Planning & Zoning Division
> City of Evanston
>
> 2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8231
>
> csterling@cityofevanston.org | cityofevanston.org
>
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<24ZONA-0062_1525Judson_Zoning_Summary.pdf>

1525 JUDSON - MICROFILM.pdf
3213K

REQUEST A PUBLIC RECORD

UNDER THE FREEDOM OF INFORMATION ACT (FOIA)

Documents, police records, photos, emails, audio, footage, data, plats, and other records.

Case Number(s) if available: 24 ZONA 0062 **Date Reported:** _____

Address ~~Of Occurence~~: 1525 Judson Ave., Evanston

Is This Request For Commercial Purposes? no

ENTER A DESCRIPTION - Include the record's title and date range if known.

To expedite the search for records, please be as specific as possible, and **write clearly.*

Property records for 1525 Judson Ave., Evanston from subdivision thru 2023,

incl. but not limited to

- subdivision records (plat as proposed)
- building permit applications (incl. house, garage)
- permit applications re fences, accessory structures, driveway, curb cut, sidewalk
- any records re construction of additional entrance on north side
- any application re addition of patio entry arch and/or north entrance pediment
- all permits issued
- plans submitted with above applications
- applications for Certificate of Appropriateness to Preservation Commission
- any notices of violation or records of proceedings on such notices

REQUESTER INFORMATION

Name/Company : Jeff Smith / Law Offices of Jeff Smith

Email Address: jeff@jefflaw.com

Telephone: 847-492-1665

Street Address: 708 Church St., Evanston, IL 60201

(FOR OFFICE USE ONLY)

Date received: _____/_____/_____

Date logged in Next Request: _____/_____/_____

Departments Assisgned: _____

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

1525 Judson property records

1 message

Jeff Smith <jeff@jefflaw.com> Wed, Jun 12, 2024 at 11:33 AM
To: FOIA@cityofevanston.org
Cc: Melissa Klotz <mklotz@cityofevanston.org>

Friends:

I'd like to inspect the property file for 1525 Judson. I am told inspection is no longer allowed, and that the City instead fwds the digital file of what was formerly kept on microfiche. Therefore I'm making this FOIA request.
CC'g Melissa Klotz who is aware of this.

I appreciate your cooperation as there is some time sensitivity.

Please note that I do *not* need records from 2024, which are already public record as part of the recent Preservation Commission proceedings, nor records predating subdivision of the former estate.

Yours,

Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
847.492.1665
m 312.952.6501
www.jefflaw.com

FOIA_Request_Form_12Jun2024.pdf
212K

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Re: 1525 Judson property records

1 message

Jeff Smith <jeff@jefflaw.com> Mon, Jun 24, 2024 at 9:05 PM
To: Stephanie Mendoza <smendoza@cityofevanston.org>
Cc: FOIA@cityofevanston.org, Melissa Klotz <mklotz@cityofevanston.org>

This is what I am seeing as of 8:53 pm.
Note, after each of your last 2 e-mails I have received no subsequent e-mail from the NextRequest system indicating any response or release.

Best regards,

Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
847.492.1665
m 312.952.6501
www.jefflaw.com

On Jun 24, 2024, at 6:22 PM, Stephanie Mendoza <smendoza@cityofevanston.org> wrote:

Let me try to release the documents again.

Stephanie Mendoza
City Clerk
City Clerk's Office
City of Evanston

Pronouns: (She, Her, Hers)

2100 Ridge Ave. | Evanston, IL 60201 | O:(847) 448-8189
smendoza@cityofevanston.org | cityofevanston.org

City of Evanston
OFFICE OF THE CITY CLERK

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On Mon, Jun 24, 2024 at 6:03 PM Jeff Smith <jeff@jefflaw.com> wrote:

> Hi, Stephanie,
>
> The Records Request page on the portal is showing no release on the timeline and no documents in the "Documents" tab. Last action was at 3:15 pm today showing request opened and department assigned. I will try closing browser and restarting but since I didn't have an account under this e-mail before I don't think that's the issue.
>
> Yours,
>
> Jeffrey P. Smith
> Attorney at Law
> Law Offices of Jeff Smith
> 708 Church St., Suite 232
> Evanston, IL 60201
> 847.492.1665
> m 312.952.6501
> www.jefflaw.com
>
> NOTICE: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§2510-2521, is confidential, and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please reply to the sender that you have received the message in error, and then delete it. Thank you.
>
> > On Jun 24, 2024, at 3:32 PM, Stephanie Mendoza <smendoza@cityofevanston.org> wrote:
> >
> > Hi Jeff,
> >
> > These documents were just released to you. Please let me know if you have issues accessing information.
> >
> > **Stephanie Mendoza**
> > **City Clerk**
> > City Clerk's Office
> > City of Evanston
> >
> > Pronouns: (She, Her, Hers)
> >
> > 2100 Ridge Ave. | Evanston, IL 60201 | O:(847) 448-8189
> > smendoza@cityofevanston.org | cityofevanston.org
> >
> > City of Evanston™
> > OFFICE OF THE CITY CLERK
> >
> > ***The City of Evanston is committed to promoting a citywide culture of accessibility and inclusivity. To request an accommodation for a program, service, or activity, please call 847-866-2919 to make an ADA service request or fill out a request form online.***
> >
> > **Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail may be subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 et. seq.**
> >
> > On Mon, Jun 24, 2024 at 2:35 PM Stephanie Mendoza <smendoza@cityofevanston.org> wrote:
> >
> > > Hi Jeff,

This request was, unfortunately, missed. I will get this to you ASAP. I input this into the system, but I can upload the microfilm in a second. Melissa, could you please upload the permit information as soon as possible?

Stephanie Mendoza
City Clerk
City Clerk's Office
City of Evanston

Pronouns: (She, Her, Hers)

2100 Ridge Ave. | Evanston, IL 60201 | O:(847) 448-8189
smendoza@cityofevanston.org | cityofevanston.org

The City of Evanston is committed to promoting a citywide culture of accessibility and inclusivity. To request an accommodation for a program, service, or activity, please call 847-866-2919 to make an ADA service request or fill out a request form online.

On Mon, Jun 24, 2024 at 1:25 PM Jeff Smith <jeff@jefflaw.com> wrote:

> Melissa, Stephanie, et al.,
>
> I sent in the request below 12 days ago, attaching the City's fillable PDF. The records were due in 5 business days. I didn't think it would take even that long. Please provide these ASAP. Thanks.
>
> Yours,
>
> Jeffrey P. Smith
> Attorney at Law
> Law Offices of Jeff Smith
> 708 Church St., Suite 232
> Evanston, IL 60201
> 847.492.1665
> m 312.952.6501
> www.jefflaw.com
>
> > On Jun 12, 2024, at 11:33 AM, Jeff Smith <jeff@jefflaw.com> wrote:
> >
> > Friends:
> >
> > I'd like to inspect the property file for 1525 Judson. I am told inspection is no longer allowed, and that the City instead fwds the digital file of what was formerly kept on microfiche. Therefore I'm making this FOIA request. CC'g Melissa Klotz who is aware of this.
> >
> > I appreciate your cooperation as there is some time sensitivity.

Please note that I do *not* need records from 2024, which are already public record as part of the recent Preservation Commission proceedings, nor records predating subdivision of the former estate.

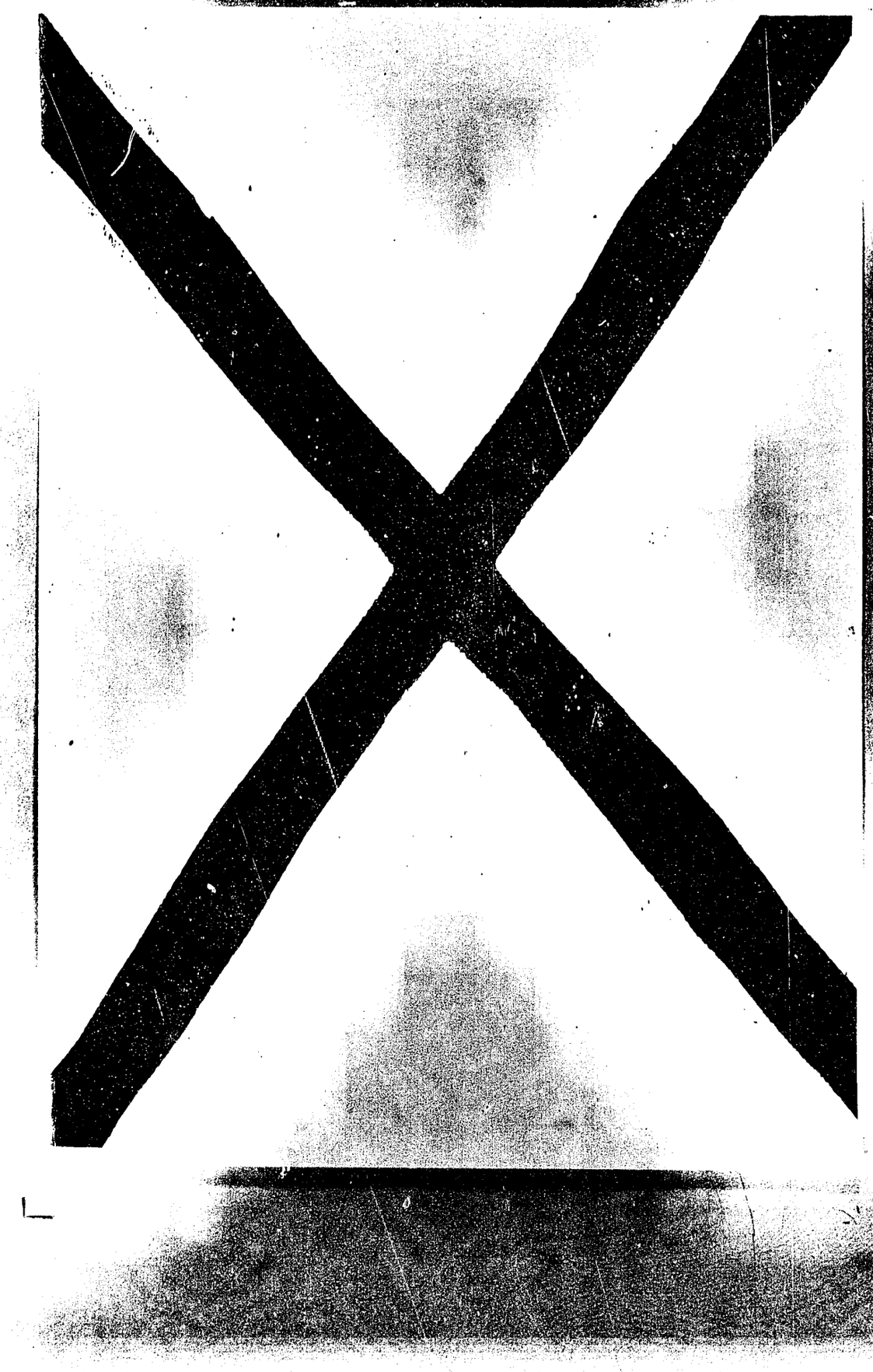
Yours,

Jeffrey P. Smith
Attorney at Law
Law Offices of Jeff Smith
708 Church St., Suite 232
Evanston, IL 60201
847.492.1665
m 312.952.6501
www.jefflaw.com

<FOIA_Request_Form_12Jun2024.pdf>

Request 24-1651 - NextRequest - Modern FOIA & Public Records Request Software.pdf
98K

7.3



BUILDING PERMIT:

DATE RECEIVED: 4/29/04

DATE ISSUED: _____ PERMIT NO: 04-LWN--00006

ADDRESS: 1525 JUDSON OWNER: _____ PHONE NO: _____

PURPOSE: LAWN SPRINKLER SYSTEM

GEN'L. CONTR.: _____ PHONE NO: _____

ADDRESS: _____ PHONE NO: _____

ARCHITECT: _____ PHONE NO: _____ FAX NO: _____

DEPARTMENTAL FINAL DATES:

☐ ZONING:	☐ TRAFFIC:	☐ SEWER & WATER:
☐ FIRE PREV.:	☐ CITY ENGR.:	☐ OTHER:
☐ HEALTH:	☐ PLAN/PRES.:	☐

INSPECTION DATE(S): **FINAL DATE:**

- ☐ FOOTING INSP.:
- ☐ FOUNDATION INSP.:
- ☐ SEWER & WATER GROUND WORK:
- ☐ STRUCTURAL ROUGH:
- ☐ ELECTRICAL ROUGH:
- ☐ MECHANICAL ROUGH:
- ☐ PLUMBING ROUGH:
- ☐ FIRE SUPPRESSION:
- ☐ FIRE ALARM:
- ☐ SIGN:
- ☐ OTHER:

☐ C.O. DATE: _____

$89

CITY OF EVANSTON
BUILDING PERMIT APPLICATION

2100 Ridge Ave. Evanston, IL. Ph(847)866-2932 Fax(847)448-8020

*Please type or print in ink. ALL APPLICABLE LINES **MUST** BE COMPLETED.*

Address of Property: 1525 Judson Ave. (include floor/unit #'s where work is to be done)
(This must include a house number and street name, we do not accept street intersections or building names. See City Engineer 866-2924 for addresses)

Use of Bldg:
- [X] Single Family
- [ ] Multi-Family-Rental: # of units
- [ ] Existing Condominium
- [ ] Condo Conversion / New Condo: # of Units
- [ ] Restaurant
- [ ] Office
- [ ] Garage: *Serving one/two family residences only*
- [ ] Retail:
- [ ] Health Care
- [ ] Educational:
- [ ] Other:

** Office Use Only **
Application # C 04 LWN -00000- 00006
Landmark / Historic District: LAKE SHORE HISTORICAL DISTRICT
- [X] Yes Applicant MUST complete back of application & Pres. worksheet
- [ ] No

Scope of Work (Be as detailed as possible): Lawn Sprinkler System

WORK VALUATION (required for permit issuance) $ 6850.00

Applicant/Contact: Name: Jory Cohen
Business Name: Chicago Sprinkler Co.
Phone Number(s): 847/675-5489
E-mail Address:

24 HOUR EMEGENCY CONTACT-DURING CONSTRUCTION:
Name: Same
Phone Number: 847/675-5489

Owner of Property / Tenant: Nancy Bruggeman Phone #: 847/733-1055
Address (if different): 1525 Judson Ave.

Architecture Firm: Phone #:

Contractor Information

(Please complete the contractors necessary for this job. If the contracts are out to bid, this portion can be completed prior to permit issuance)

"Office Use Only"
- [ ] G.C. License OK
- [ ] G.C. License Exp:
- [ ] Ins/Bond OK
- [ ] Ins. Exp:
- [ ] Bond Exp:
- [ ] Elec Lic OK
- [ ] Need Lic. #
- [ ] Mech. Lic. OK
- [ ] Mech. License Exp:

General Contractor: Chicago Sprinkler Company
Phone #: 847/675/5489 Fax #: 847/933-1560
Address: 8506 N. Kildare Ave Skokie 60076
Evanston License #: Expiration Date:

Plumber/Sewer:
Phone #: Same IL/Chicago License #: 1580047
Address:

Electrical Contractor:
Phone #: Fax #:
Address:
City where licensed: License #:

Mechanical Contractor:
Phone #: Fax #:
Evanston License #: Expiration Date:

Sign/Roofing/Fence/Other Contractor:
Address:
Phone #: Fax #:

PLEASE TURN PAGE OVER TO COMPLETE APPLICATION →

Additional Permit Information

(Please complete the sections below that apply)

LANDMARK / HISTORIC DISTRICT

Is the property where the work is to be done a Landmark or in a Historic District?
☒ If Yes, please answer the following questions: ☐ No

1. Are there exterior modifications to the property?
   ☒ Yes Explain: LAWN IRRIGATION SYSTEM
   ☐ No, I will not be modifying the exterior in anyway: X_____
   Sign and Print Your Name
2. If the modifications are limited only to the interior, are the changes visible from the exterior?
   ☐ Yes Explain:_____
   ☐ No: None of the work is visible from the exterior: X_____
   Sign and Print Your Name

FENCE

Height (feet and inches):_____ Appx. Length (feet):_____
Material:
☐ Wood
☐ Chain Link
☐ Wrought Iron
☐ Other:_____

FLAMMABLE LIQUID STORAGE TANK

of Tanks:_____ # of Gallons:_____
☐ To Be Removed
☐ To Be Installed
☐ To Be Up-Graded/Repaired

MULTI-UNIT APARTMENTS / CONDOMINIUMS

Are you constructing a new multi-unit residential building, upgrading an existing apartment building, or converting an existing building into apartments?
☐ If Yes, please answer the following question ☐ No

1. Are these residential units going to be condominiums?
   ☐ If, yes, how many units? _____
   You must contact The Housing Planner at (847) 866-2928 to begin the Condominium paperwork. (Required for Permit issuance).
   ☐ No, These units will not be sold as condominiums: X_____
   Sign and Print Your Name

SIGN / AWNINGS

Sign # 1	Sign # 2
☐ Temporary Sign: # of Days:_____ ☐ Permanent Sign	☐ Temporary Sign: # of Days:_____ ☐ Permanent Sign
Dimension of Sign:_____ ☐ Single-Faced Sign ☐ Double-Faced Sign	Dimension of Sign:_____ ☐ Single-Faced Sign ☐ Double-Faced Sign
Area of Sign (Sq. Ft):_____ ☐ Illuminated Sign ☐ Non-Illuminated Sign	Area of Sign (Sq. Ft):_____ ☐ Illuminated Sign ☐ Non-Illuminated Sign
Sign Lettering:_____	Sign Lettering:_____

WATER/SEWER; NEW, REPAIR, OR REPLACEMENT

▪ The licensed plumber named on this form is permitted to work at this location according to the City of Evanston ordinances/regulations	▪ Water/Sewer Inspection: 866-2932	▪ The Permit is only valid after City Engineer's Approval, (signature required below) and payment of all Fees.	▪ Pick-up Materials and notify Water Dept. at 555 Lincoln, 866-2945	▪ Street/Parkway Openings: Opening must be restored to original condition or better. Notify Street Dept. 24 hours in advance at 866-2940

☐ Water Service Repair/Replacement Appx. Feet in length:_____ ☐ Sewer Service Repair/Replacement Appx. Feet in length:_____	Number of Street Openings?:_____ Are you opening the parkway? Number of Parkway Openings?:_____	Please check all that apply: ☐ New Water Service Size of Service:_____ ☐ New Sewer Service Size of Service:_____

Starting Date:_____ **Completion Date:**_____ **City Engineer Approval: X**_____

I have completed the application honestly and to the best of my knowledge:

X Applicant Signature Jay A. Cohen

CITY OF EVANSTON PLUMBING WORKSHEET APPL.# _____
Revised 5/10/99

PERMIT # _____

JOB ADDRESS 1525 Judson Ave. OWNER Bruggeman

PLMB. CONTRACTOR'S NAME Chicago Sprinkler PHONE # 847/675-5489

ADDRESS 8506 N. Kedvale Ave, Skokie 60076 EVANSTON BOND # 14-8087601

SCOPE OF WORK, BE SPECIFIC Lawn Sprinkler System

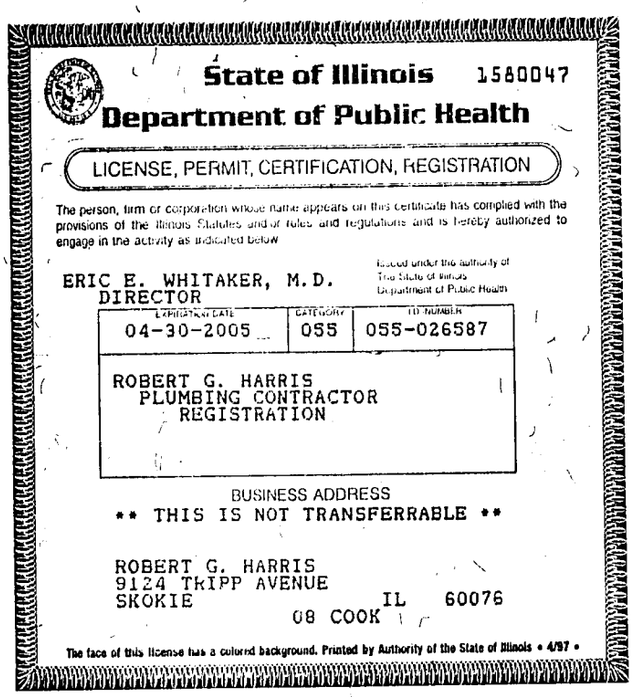
CONTRACT PRICE $ 6850.00

TYPE OF WORK	GENERAL FEES	FEES
SEWER OR WATER SERVICE REPAIR	$ 20.00	
WATER SERVICE OR ANY ALTERATIONS	$ 25.00 EACH UNIT OR FLOOR	
PLUMBING FIXTURES	SEE BACK SIDE & COMPLETE CHART	
FIRE SUPPRESSION	$ 35.00 per floor $ 1.00 per head	
LAWN SPRINKLERS	$ 30.00 plus $ 1.00 per head	59 HEADS
TOTALS		

- I HEREBY CERTIFY THAT THE ABOVE LISTED WORK WILL BE DONE BY MY COMPANY. ANY ADDITIONAL WORK WILL REQUIRE ADDITIONAL PERMIT FEES AND ALL WORK IS TO BE INSPECTED. ** EVIDENCE OF INSURANCE Required amounts of $1,000,000 Property Damage and $ 1,000,000 Bodily Injury. The City of Evanston is to be named additional insured on the Certificate of Insurance.

X Robert G. Harris III
Signature of Supervising Plumber

1580047
State Plmb. License # or Drain Layer #



State of Illinois 1580047

Department of Public Health

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below

ERIC E. WHITAKER, M.D.
DIRECTOR

Issued under the authority of The State of Illinois Department of Public Health

EXPIRATION DATE	CATEGORY	ID NUMBER
04-30-2005	055	055-026587

ROBERT G. HARRIS
PLUMBING CONTRACTOR
REGISTRATION

BUSINESS ADDRESS
** THIS IS NOT TRANSFERRABLE **

ROBERT G. HARRIS
9124 TRIPP AVENUE
SKOKIE IL 60076
08 COOK

The face of this license has a colored background. Printed by Authority of the State of Illinois • 4/97 •

CITY OF EVANSTON

UNDERGROUND LAWN SPRINKLER LIABILITY WAIVER

In accordance with provisions of City of Evanston Ordinance 79-0-89, in lieu of a bond, I (owner) Nancy Bruggeman have chosen to furnish the City of Evanston proof of liability insurance providing coverage for the proposed underground sprinkler system to be located at 1525 Judson Ave., legally described as (see Plat of Survey):

Lot 2 in Judson-Davis Subdivision, being a Subdivision of the Part of Block 24 in Evanston Described as follows Being the point on the west line of Forest Ave. as shown on map of Resubdivision of said block 24 Recorded Feb 11, 1868 as document number 158725 in book 155 of Maps, Page 26 1 Km 5 Feet South of the Northeast corner of said Block as shown on said map running thence North Along said west line 116.5 Feet to said northeast corner of said Block 24. Thence westerly 310.36

A certificate of insurance showing liability coverage in the minimum amount of $300,000 and naming the City of Evanston as additional insured shall be attached. Also attached is a similar document for the company installing said sprinkler system.

In conjunction with the granting of permission to (excavate), use the public right of way located at 1525 Judson Ave., Evanston, Illinois, the undersigned fully releases and discharges the City of Evanston, its officers, agents, servants and employees from any and all lawsuits, claims, demands, liabilities and expenses, including costs and attorney's fees, for on account of any injury to person or property which may arise or may alleged to have arisen out or in connection with the granting of such permission. The undersigned further agrees to indemnify the City of Evanston, its officers, agents, servants, and employees from any and all lawsuits, claims, demands, liabilities and expenses, including costs and attorney's fees, for on account of any injury to person or property which may arise or may alleged to have arisen out or in connection with the excavation and/or existence of a underground sprinkler system located at 1525 Judson Ave. Evanston, Illinois.

Further, the undersigned agrees to give written notification to the City Clerk of the City of Evanston at least Thirty (30) days prior to the transfer of the property upon the aforementioned underground sprinkler system is or is to be located. The undersigned acknowledges that liability will cease only upon proper written notification to the City of Evanston, Community Development Department, Permit Desk.

I HAVE FULLY READ AND UNDERSTAND THE FOREGOING.

Signature of Owner of Property Nancy Bruggeman 4/26/04
Date

Address of Property 1525 Judson, Evanston, IL. 60201

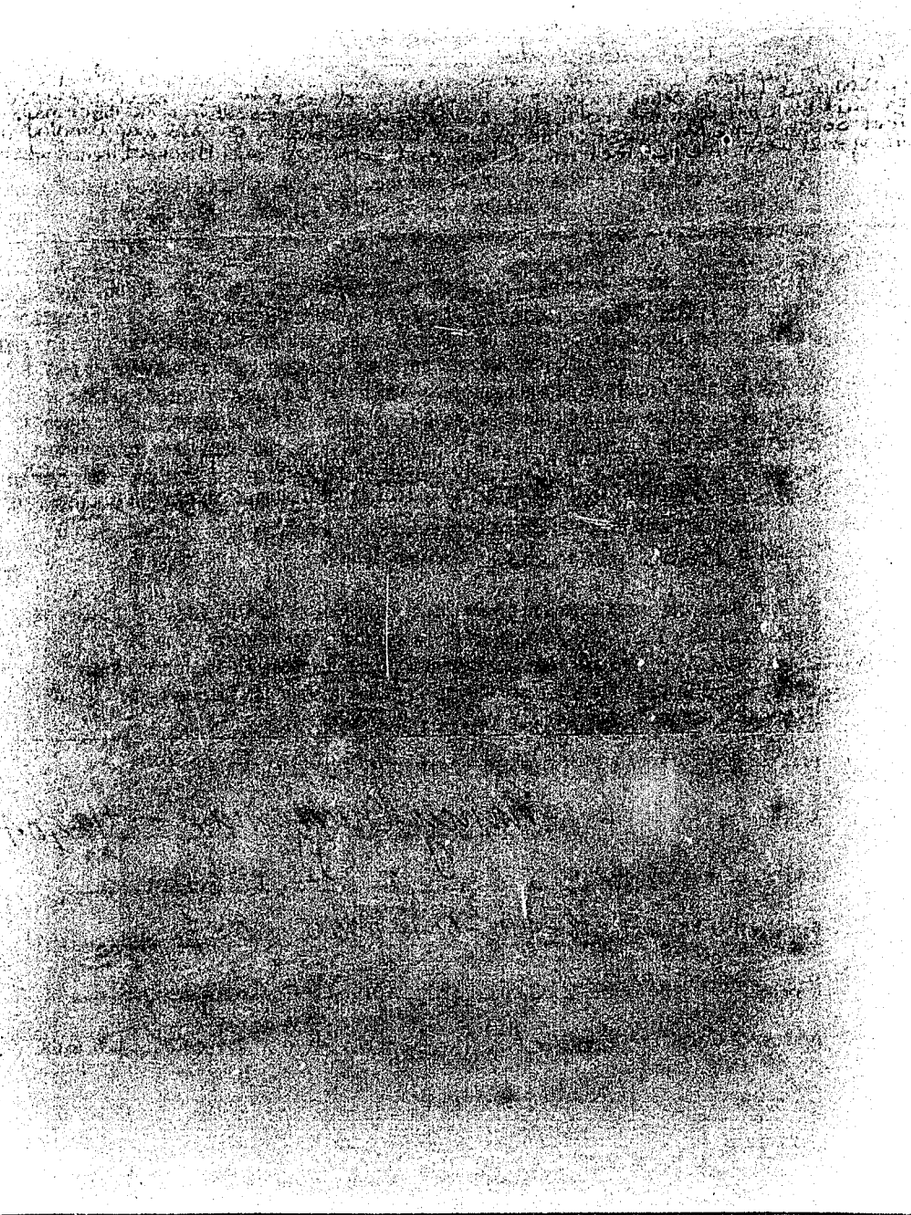
Property Tax I.D. # 11-18-410-001-0000 - 057

Name of Installing Company Chicago Sprinkler Company

Address of Company 8506 N. Kedvale Ave Skokie, IL. 60076

liability.et

Feet Along the South line of Davis street to the North west corner of said block Thence Southerly Along the east line of Judson Ave 176 Feet; Thence easterly on a straight line parallel with the south line of Davis street, 86.5 Feet and thence Along a straight line easterly 269.89 Feet to the point of beginning in Section 18, Township 41 North, Range, East of the Third Principal Meridian, in Cook county, Il.



CITY OF Evanston

2100 Ridge Avenue
Evanston, Illinois 60201-2798

(847) 866-2932

Print Date: 5/17/04

Type: Lawn Sprinkler System
Sub-Type: Exterior Remodel Only
Category: Residential:Single-Family
Office Code: EVANSTON
Fee Period: Final
RECEIPT NUMBER: 29689

OWNER: NANCY BRUGGEMAN
CONTRACTOR: CHICAGO SPRINKLER
PROPERTY ADDRESS: 1525 JUDSON

PERMIT NUMBER: 04LWN-00000-00006
PARCEL NUMBER: 11-18-410-001-0000

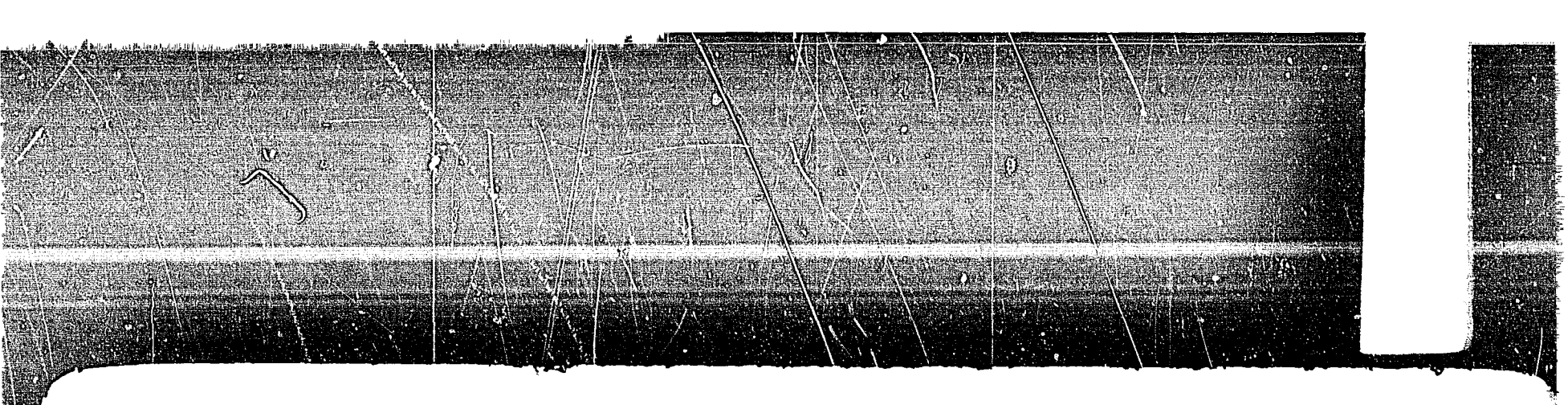
WORK VALUATION: $6,850

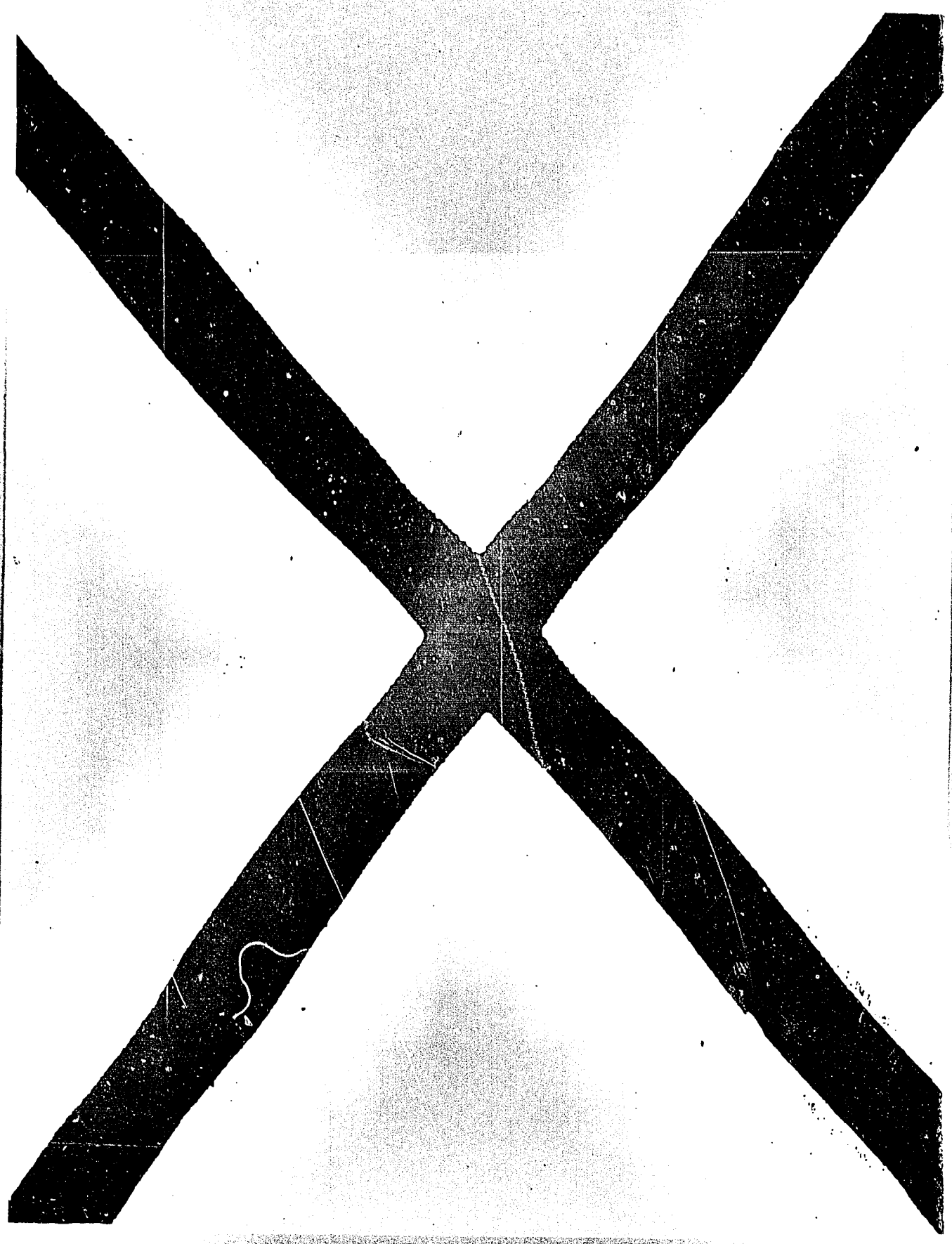
SCOPE OF WORK: lawn sprinkler system

FEE DESCRIPTION	ACCOUNT ACIVITY	UNITS	UNIT DESCRIPTION	FEE AMOUNT
Plumbing Fee - Lawn Sprinklers	2125.52090	59	per head	89.00
			Amount Due:	**$89.00**
			Amount Paid	**$89.00**
Check				
Comment:			**Change Due:**	**$0.00**

Central File Copy

PAID
MAY 17 2004
CITY OF EVANSTON
BUILDING DIVISION





BUILDING PERMIT:

DATE RECEIVED: 4/29/04

DATE ISSUED: PERMIT NO: 04LWW--00006

ADDRESS: 1525 JUDSON OWNER: PHONE NO:

PURPOSE: LAWN SPRINKLER SYSTEM

GEN'L. CONTR.: PHONE NO:

ADDRESS: PHONE NO:

ARCHITECT: PHONE NO: FAX NO:

DEPARTMENTAL FINAL DATES:

- ☐ ZONING:
- ☐ FIRE PREV.:
- ☐ HEALTH:
- ☐ TRAFFIC:
- ☐ CITY ENGR.:
- ☐ PLAN/PRES.:
- ☐ SEWER & WATER:
- ☐ OTHER:
- ☐

INSPECTION DATE(S): **FINAL DATE:**

- ☐ FOOTING INSP.:
- ☐ FOUNDATION INSP.:
- ☐ SEWER & WATER GROUND WORK:
- ☐ STRUCTURAL ROUGH:
- ☐ ELECTRICAL ROUGH:
- ☐ MECHANICAL ROUGH:
- ☐ PLUMBING ROUGH:
- ☐ FIRE SUPPRESSION:
- ☐ FIRE ALARM:
- ☐ SIGN:
- ☐ OTHER:

☐ C.O. DATE:

$89

CITY OF EVANSTON
BUILDING PERMIT APPLICATION

2100 Ridge Ave. Evanston, IL. Ph(847)866-2932 Fax(847)448-8020

*Please type or print in ink. ALL APPLICABLE LINES **MUST** BE COMPLETED.*

Address of Property: 1525 Judson Ave. (Include floor/unit #'s where work is to be done)
(This must include a house number and street name, we do not accept street intersections or building names. See City Engineer 866-2924 for addresses)

Use of Bldg:
- [x] Single Family
- [ ] Multi-Family-Rental: # of units_____
- [ ] Existing Condominium
- [ ] Condo Conversion / New Condo: # of Units_____
- [ ] Restaurant
- [ ] Office
- [ ] Garage: *Serving one/two family residences only*
- [ ] Retail:_____
- [ ] Health Care
- [ ] Educational:
- [ ] Other:_____

"Office Use Only"
Application # 04 LWN -00000- 00006
Landmark / Historic District: LAKE SHORE HISTORICAL DISTRICT
- [x] Yes — Applicant MUST complete back of application & Pres. worksheet
- [ ] No

Scope of Work (Be as detailed as possible): Lawn Sprinkler System

WORK VALUATION (required for permit issuance) $ 6850.00

Applicant/Contact: Name: Jory Cohen
Business Name: Chicago Sprinkler Co.
Phone Number(s): 847/675-5489
E-mail Address:

24 HOUR EMEGENCY CONTACT-DURING CONSTRUCTION:
Name: Same
Phone Number: 847/675-5489

Owner of Property / Tenant: Nancy Bruggeman **Phone #:** 847/733-1055
Address (if different): 1525 Judson Ave.

Architecture Firm:_____ **Phone #:**_____

Contractor Information

(Please complete the contractors necessary for this job. If the contracts are out to bid, this portion can be completed prior to permit issuance)

"Office Use Only"
- [ ] G.C. License OK
- [ ] G.C. License Exp:_____
- [ ] Ins/Bond OK
- [ ] Ins. Exp:_____
- [ ] Bond Exp:_____
- [ ] Elec Lic OK
- [ ] Need Lic. #
- [ ] Mech. Lic. OK
- [ ] Mech. License Exp:_____

General Contractor: Chicago Sprinkler Company
Phone #: 847/675/5489 **Fax #:** 847/933-1560
Address: 8506 N. Kedvale Ave. Skokie, 60076
Evanston License #:_____ **Expiration Date:**_____

Plumber/Sewer: Same
Phone #:_____ **IL/Chicago License #:** 1580047
Address:

Electrical Contractor:_____
Phone #:_____ **Fax #:**_____
Address:_____
City where licensed:_____ **License #:**_____

Mechanical Contractor:_____
Phone #:_____ **Fax #:**_____
Evanston License #:_____ **Expiration Date:**_____

Sign/Roofing/Fence/Other Contractor:_____
Address :_____
Phone #:_____ **Fax #:**_____

PLEASE TURN PAGE OVER TO COMPLETE APPLICATION →

Additional Permit Information

(Please complete the sections below that apply)

LANDMARK / HISTORIC DISTRICT

Is the property where the work is to be done a Landmark or in a Historic District?
☒ If **Yes**, please answer the following questions: ☐ **No**

1. Are here exterior modifications to the property?
   ☒ **Yes** Explain: LAWN IRRIGATION SYSTEM
   ☐ **No**, I will not be modifying the exterior in anyway: X_____
   Sign and Print Your Name
2. If the modifications are limited only to the interior, are the changes visible from the exterior?
   ☐ **Yes** Explain:_____
   ☐ **No**: None of the work is visible from the exterior: X_____
   Sign and Print Your Name

FENCE

Height (feet and inches):_____ Appx. Length (feet):_____
Material:
☐ Wood
☐ Chain Link
☐ Wrought Iron
☐ Other:_____

FLAMMABLE LIQUID STORAGE TANK

of Tanks:_____ # of Gallons:_____
☐ To Be Removed
☐ To Be Installed
☐ To Be Up-Graded/Repaired

MULTI-UNIT APARTMENTS / CONDOMINIUMS

Are you constructing a new multi-unit residential building, upgrading an existing apartment building, or converting an existing building into apartments?
☐ If **Yes**, please answer the following question ☐ No

1. Are these residential units going to be condominiums?
   ☐ If, yes, how many units? _____
   You must contact The Housing Planner at (847) 866-2928 to begin the Condominium paperwork. (Required for Permit issuance).
   ☐ No, These units will not be sold as condominiums: X_____
   Sign and Print Your Name

SIGN / AWNINGS

Sign # 1

☐ Temporary Sign: # of Days:_____ ☐ Permanent Sign
Dimension of Sign:_____
☐ Single-Faced Sign ☐ Double-Faced Sign
Area of Sign (Sq. Ft):_____
☐ Illuminated Sign ☐ Non-Illuminated Sign
Sign Lettering:_____

Sign # 2

☐ Temporary Sign: # of Days:_____ ☐ Permanent Sign
Dimension of Sign:_____
☐ Single-Faced Sign ☐ Double-Faced Sign
Area of Sign (Sq. Ft):_____
☐ Illuminated Sign ☐ Non-Illuminated Sign
Sign Lettering:_____

WATER/SEWER: NEW, REPAIR, OR REPLACEMENT

▪ The licensed plumber named on this form is permitted to work at this location according to the City of Evanston ordinances/regulations	▪ **Water/Sewer Inspection:** 866-2932	▪ The Permit is only valid after **City Engineer's Approval**, (signature required below) and payment of all Fees.	▪ **Pick-up Materials and notify Water Dept.** at 555 Lincoln, 866-2945	▪ **Street/Parkway Openings:** Opening must be restored to original condition or better. Notify Street Dept. 24 hours in advance at 866-2940

☐ **Water Service Repair/Replacement** Appx. Feet in length:_____ ☐ **Sewer Service Repair/Replacement** Appx. Feet in length:_____	Number of **Street Openings?**:_____ Are you opening the parkway? Number of **Parkway Openings?**:_____	Please check all that apply: ☐ **New Water Service** Size of Service:_____ ☐ **New Sewer Service** Size of Service:_____

Starting Date:_____ **Completion Date:**_____ **City Engineer Approval: X**_____

I have completed the application honestly and to the best of my knowledge:

X Applicant Signature Jay R. Cohen

CITY OF EVANSTON PLUMBING WORKSHEET

Revised 5/10/99

APPL.# _____

PERMIT # _____

JOB ADDRESS 1525 Judson Ave. OWNER Bruggeman

PLMB. CONTRACTOR'S NAME Chicago Sprinkler PHONE # 847/675-5489

ADDRESS 8506 N. Kedvale Ave, Skokie 60076 EVANSTON BOND # 14-8087601

SCOPE OF WORK, BE SPECIFIC Lawn Sprinkler System

CONTRACT PRICE $ 6850.00

TYPE OF WORK	GENERAL FEES	FEES
SEWER OR WATER SERVICE REPAIR	$ 20.00	
WATER SERVICE OR ANY ALTERATIONS	$ 25.00 EACH UNIT OR FLOOR	
PLUMBING FIXTURES	SEE BACK SIDE & COMPLETE CHART	
FIRE SUPPRESSION	$ 35.00 per floor $ 1.00 per head	
LAWN SPRINKLERS	$ 30.00 plus $ 1.00 per head	59 HEADS
TOTALS		

- I HEREBY CERTIFY THAT THE ABOVE LISTED WORK WILL BE DONE BY MY COMPANY. ANY ADDITIONAL WORK WILL REQUIRE ADDITIONAL PERMIT FEES AND ALL WORK IS TO BE INSPECTED. ** EVIDENCE OF INSURANCE Required amounts of $1,000,000 Property Damage and $ 1,000,000 Bodily Injury. The City of Evanston is to be named additional insured on the Certificate of Insurance.

X Robert G. Harris III — Signature of Supervising Plumber

1580047 — State Plmb. License # or Drain Layer #

State of Illinois 1580047

Department of Public Health

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below

ERIC E. WHITAKER, M.D.
DIRECTOR

Issued under the authority of
The State of Illinois
Department of Public Health

EXPIRATION DATE	DISTRICT	ID NUMBER
04-30-2005	055	055-026587

ROBERT G. HARRIS
PLUMBING CONTRACTOR
REGISTRATION

BUSINESS ADDRESS

** THIS IS NOT TRANSFERRABLE **

ROBERT G. HARRIS
9124 TRIPP AVENUE
SKOKIE IL 60076
08 COOK

The face of this license has a colored background. Printed by Authority of the State of Illinois • 4/97 •

CITY OF EVANSTON

UNDERGROUND LAWN SPRINKLER LIABILITY WAIVER

In accordance with provisions of City of Evanston Ordinance 79-0-89, in lieu of a bond, I (owner) Nancy Bruggeman have chosen to furnish the City of Evanston proof of liability insurance providing coverage for the proposed underground sprinkler system to be located at 1525 Judson Ave., legally described as (see Plat of Survey):

Lot 2 in Judson-Davis Subdivision, being a Subdivision of that part of Block 24 in Evanston described as follows: Being a point on the west line of Forest Ave. as shown on map of resubdivision of said block 24 recorded Feb 11, 1868 as document number 158725 in book 155 of maps page 26 1/2 & 5 Feet South of the Northeast corner of said Block as shown on said map running thence North along said west line 116.5 Feet to said northeast corner of said Block 24. Thence westerly 310.36

A certificate of insurance showing liability coverage in the minimum amount of $300,000 and naming the City of Evanston as additional insured shall be attached. Also attached is a similar document for the company installing said sprinkler system.

In conjunction with the granting of permission to (excavate), use the public right of way located at 1525 Judson Ave., Evanston, Illinois, the undersigned fully releases and discharges the City of Evanston, its officers, agents, servants and employees from any and all lawsuits, claims, demands, liabilities and expenses, including costs and attorney's fees, for on account of any injury to person or property which may arise or may alleged to have arisen out or in connection with the granting of such permission. The undersigned further agrees to indemnify the City of Evanston, its officers, agents, servants, and employees from any and all lawsuits, claims, demands, liabilities and expenses, including costs and attorney's fees, for on account of any injury to person or property which may arise or may alleged to have arisen out or in connection with the excavation and/or existence of a underground sprinkler system located at 1525 Judson Ave. Evanston, Illinois.

Further, the undersigned agrees to give written notification to the City Clerk of the City of Evanston at least Thirty (30) days prior to the transfer of the property upon the aforementioned underground sprinkler system is or is to be located. The undersigned acknowledges that liability will cease only upon proper written notification to the City of Evanston, Community Development Department, Permit Desk.

I HAVE FULLY READ AND UNDERSTAND THE FOREGOING.

Signature of Owner of Property Nancy Bruggeman 4/26/04
Date

Address of Property 1525 Judson, Evanston, Il. 60201

Property Tax I.D. # 11-18-410-001-0000 - 057

Name of Installing Company Chicago Sprinkler Company

Address of Company 8506 N. Keeler Ave. Skokie, Il. 60076

liability.et

Feet Along the South line of Davis street to the North west corner of said block Thence Southerly Along the east line of Judson Ave 176 Feet; Thence easterly on a Straight line parallel with the south line of Davis street, 86.5 Feet and thence Along a Straight line easterly 269.89 Feet to the point of beginning in Section 18, Township 41 North, Range, East of the Third Principal Meridian, in Cook county, Il.

CITY OF Evanston

2100 Ridge Avenue
Evanston, Illinois 60201-2798

(847) 866-2932

Print Date: 5/17/04

Type: Lawn Sprinkler System

Sub-Type: Exterior Remodel Only
Category: Residential:Single-Family
Office Code: EVANSTON
Fee Period: Final
RECEIPT NUMBER: 29689

OWNER: NANCY BRUGGEMAN
CONTRACTOR: CHICAGO SPRINKLER
PROPERTY ADDRESS: 1525 JUDSON

PERMIT NUMBER: 04LWN-00000-00006
PARCEL NUMBER: 11-18-410-001-0000

WORK VALUATION: $6,850

SCOPE OF WORK: lawn sprinkler system

FEE DESCRIPTION	ACCOUNT ACIVITY	UNITS	UNIT DESCRIPTION	FEE AMOUNT
Plumbing Fee - Lawn Sprinklers	2125.52090	59	per head	89.00
			Amount Due:	**$89.00**
Check			**Amount Paid**	**$89.00**
Comment:			**Change Due:**	**$0.00**

Central File Copy

PAID
MAY 17 2004
CITY OF EVANSTON
BUILDING DIVISION

1525 JUDSON

B. H. SUHR
F. G. SUHR
H. R. SMITH

PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

527 DEMPSTER ST., EVANSTON, ILLINOIS 60201

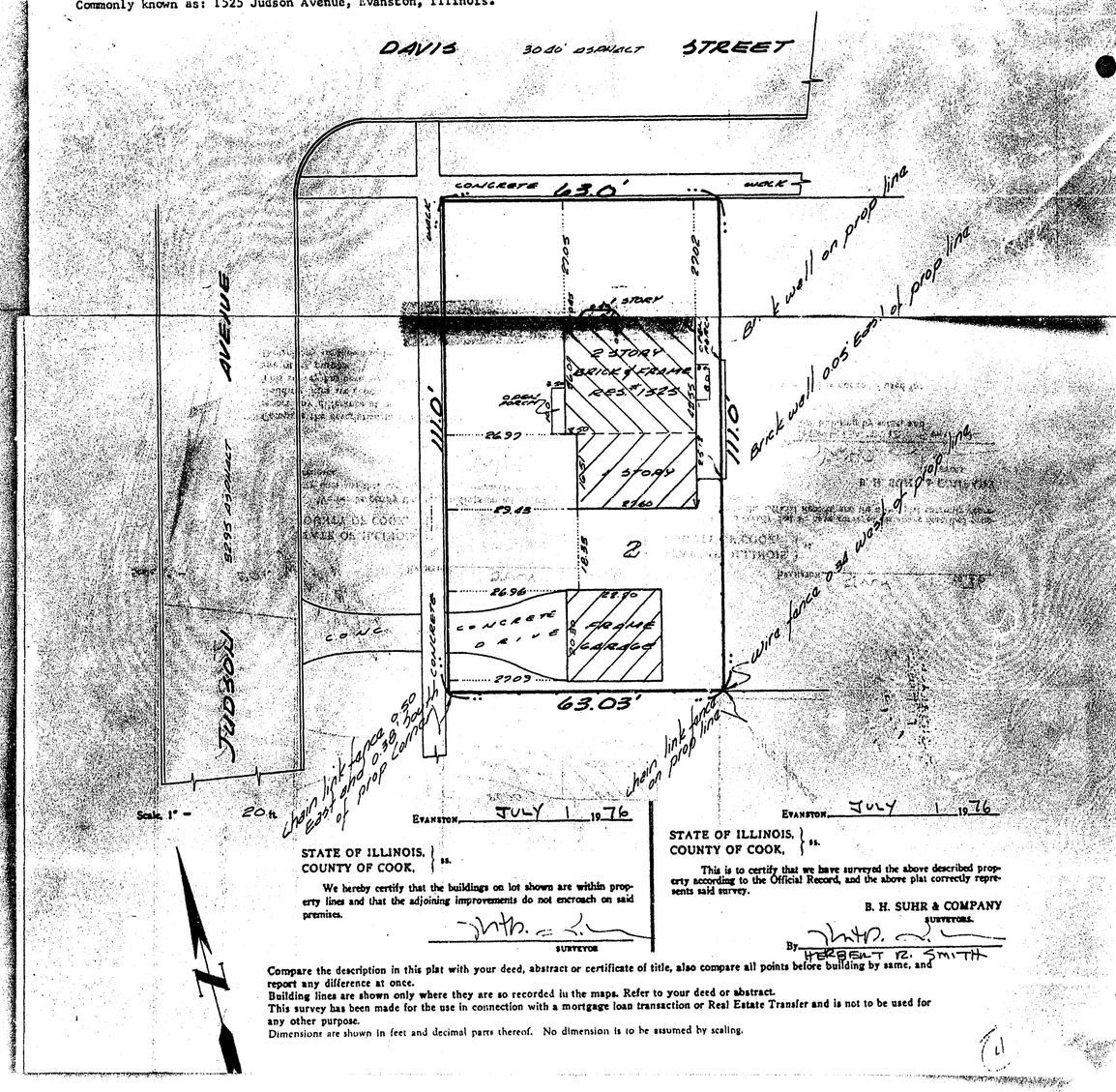
CHICAGO TELEPHONE BR 3-5315 EVANSTON TELEPHONE UN 4-6315

BOOK 7 76 PAGE 873 ORDER NO. 76-873 EVANSTON July 1, 19 76.

ORDERED BY Hokanson & Jenks, Inc. FOR

Lot 2 in Judson-Davis Subdivision, being a Subdivision of that part of Block 24 in Evanston, described as follows: Beginning at a point on the West line of Forest Avenue as shown on map of Resubdivision of said Block 24, Recorded February 11, 1968, as Document No. 158725, in Book 166 of Maps, page 26, 116.5 feet South of the Northeast corner of said Block, as shown on said map; running thence North along said West line, 116.5 feet to said Northeast corner of said Block 24; thence Westerly 310.38 feet along the South line of Davis Street to the Northwest corner of said Block; thence Southerly along the East line of Judson Avenue, 176 feet; thence Easterly on a straight line parallel with the South line of Davis Street, 86.5 feet; and thence along a straight line Easterly, 269.89 feet to the point of beginning in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. (According to the Plat of said Subdivision Recorded July 21, 1937, as Document No. 12020065).

Commonly known as: 1525 Judson Avenue, Evanston, Illinois.



EVANSTON JULY 1 19 76

STATE OF ILLINOIS, } ss.
COUNTY OF COOK, }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

SURVEYOR

EVANSTON JULY 1 19 76

STATE OF ILLINOIS, } ss.
COUNTY OF COOK, }

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

B. H. SUHR & COMPANY
SURVEYORS.

By HERBERT R. SMITH

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and report any difference at once.
Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.
This survey has been made for the use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.
Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.

16 X

PLAT OF SURVEY

SUHR, BERRYMAN, PETERSON & SUHR, INC.

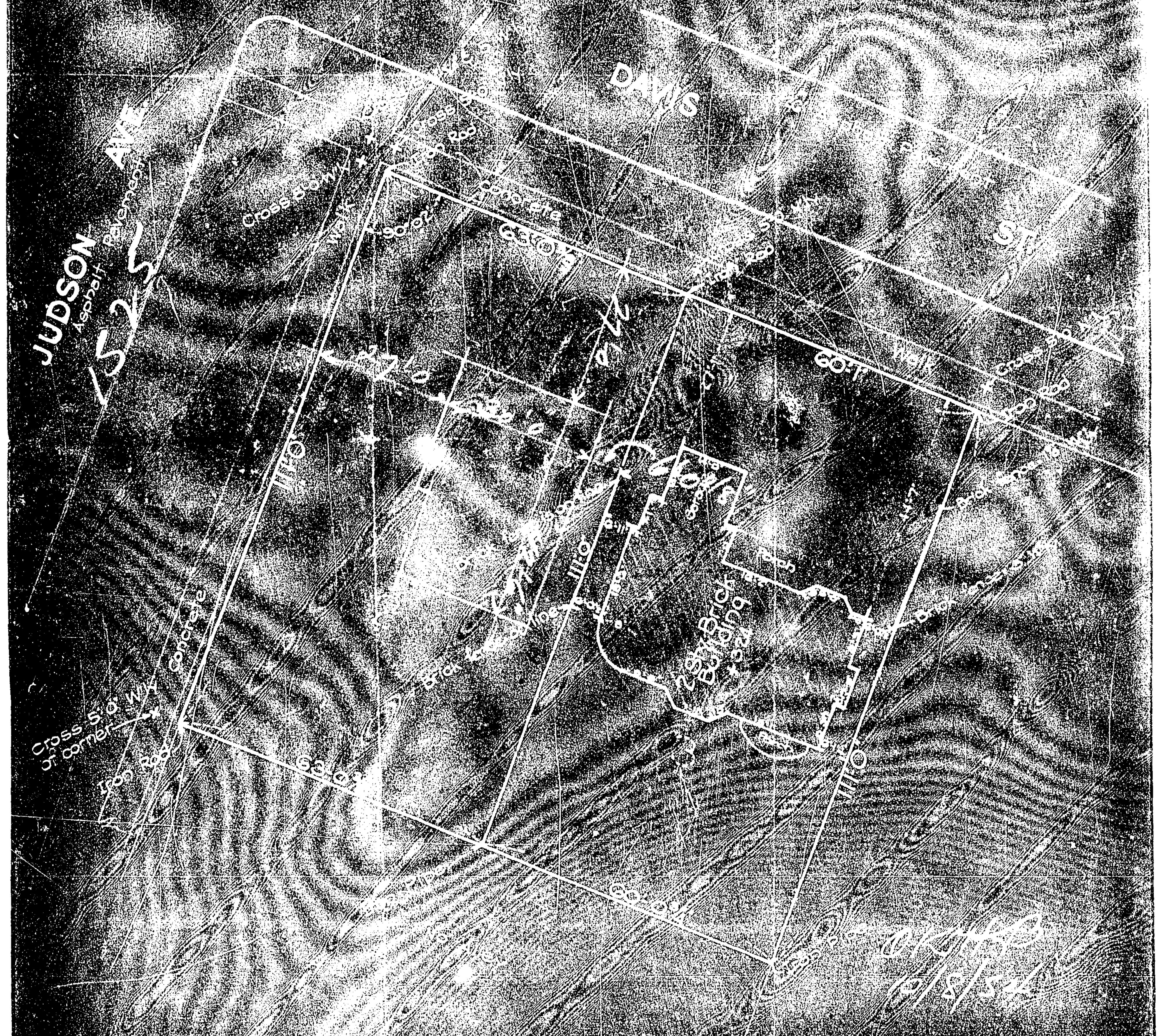
130 N. WELLS ST.

TELEPHONE CENTRAL 6-6318

BOOK 52 PAGE 866 ORDER NO. 8-52-866 CHICAGO September 3rd, 19 52

ORDERED BY Pearson & Co. FOR ______ OWNER

Lots 2 and 3 in Judson-Davis Subdivision, being a subdivision of part of Block 24 in Evanston, in Section 18, Township 41 North, Range 14, East of the 3rd. Principal Meridian, according to the plat of said subdivision recorded July 21st. 1937 as Document # 12020965, in Cook County, Illinois; Commonly known as # 324 Davis St; Evanston, Illinois.



Scale, 1" = 20 ft.
TOP OF PLAT IS NORTH

CHICAGO 9-3- 19 58

STATE OF ILLINOIS, }
COUNTY OF COOK } ss.

... hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

______ SURVEYOR.

CHICAGO September 3rd, 19 52

STATE OF ILLINOIS, }
COUNTY OF COOK } ss.

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

SUHR, BERRYMAN, PETERSON AND SUHR, Inc
SURVEYORS.

By______

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and at once report any difference.

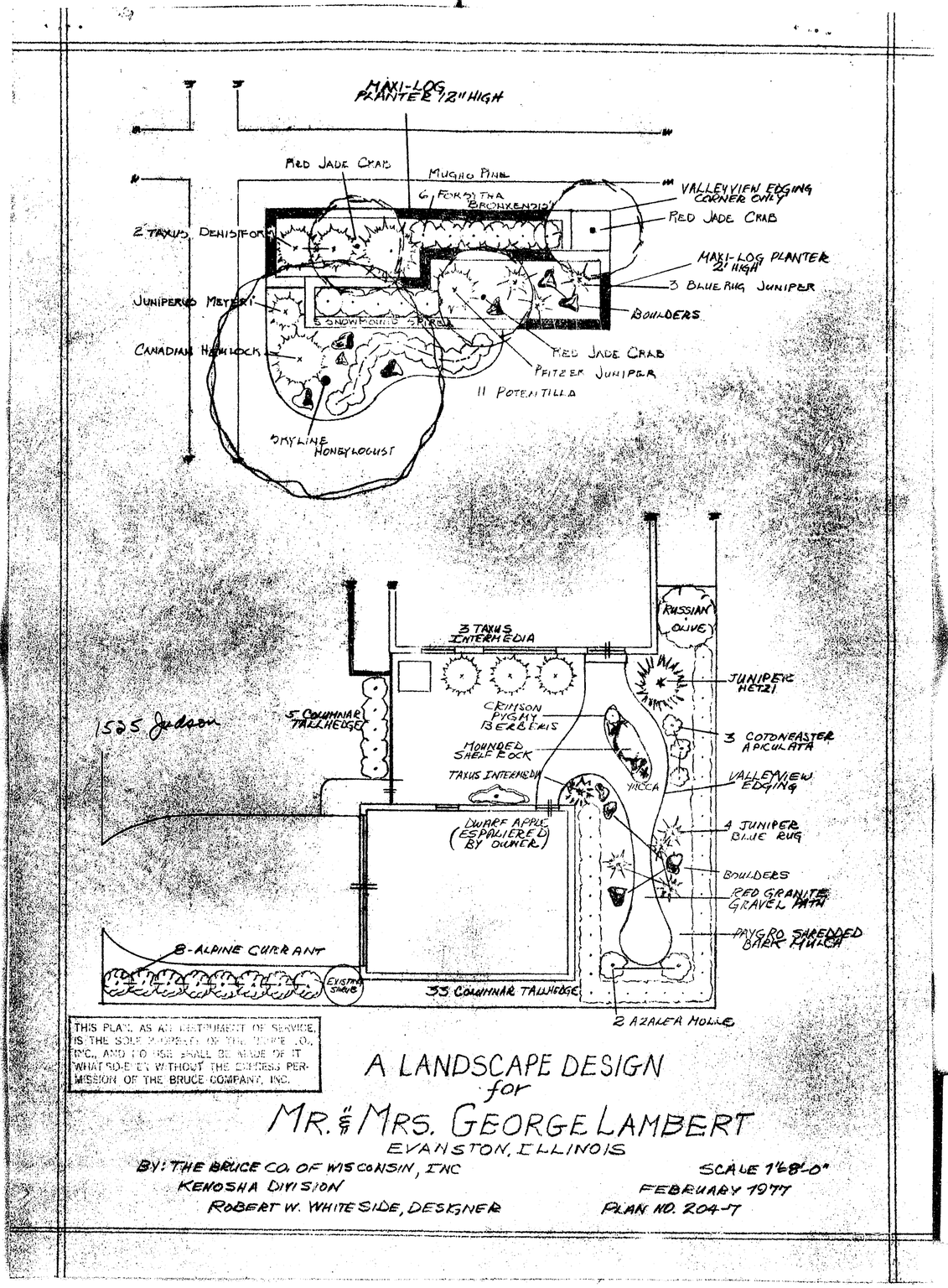
Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.

The drawing from which this print was made will be on file at this office for 10 years from the date hereon shown. Additional signed and sealed prints bearing original date may be had on application and payment of printing and mailing charges.

~~This survey has been made for use in connection with a mortgage loan transaction and is not to be used for any other purpose.~~

(4)

16 X



A LANDSCAPE DESIGN
for
MR. & MRS. GEORGE LAMBERT
EVANSTON, ILLINOIS

BY: THE BRUCE CO. OF WISCONSIN, INC
KENOSHA DIVISION
ROBERT W. WHITESIDE, DESIGNER

SCALE 1/16"-0"
FEBRUARY 1977
PLAN NO. 204-7

16 X

1525 Judson

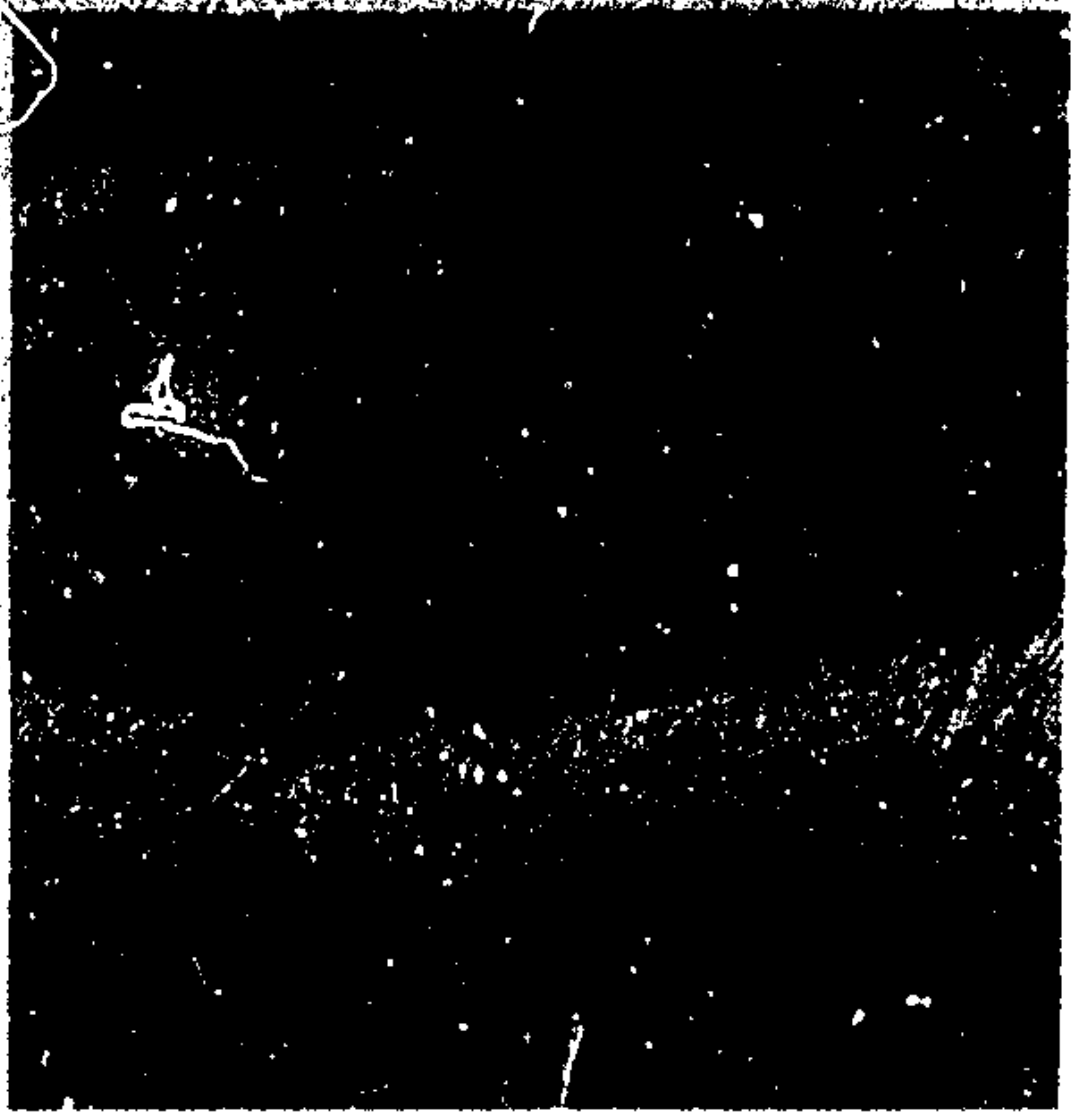
Corner Pt 2

Reverse

63 XIII A

11-19-410-001

For Col. Davis
& Judson
1525-29 Judson
328-332 Davis

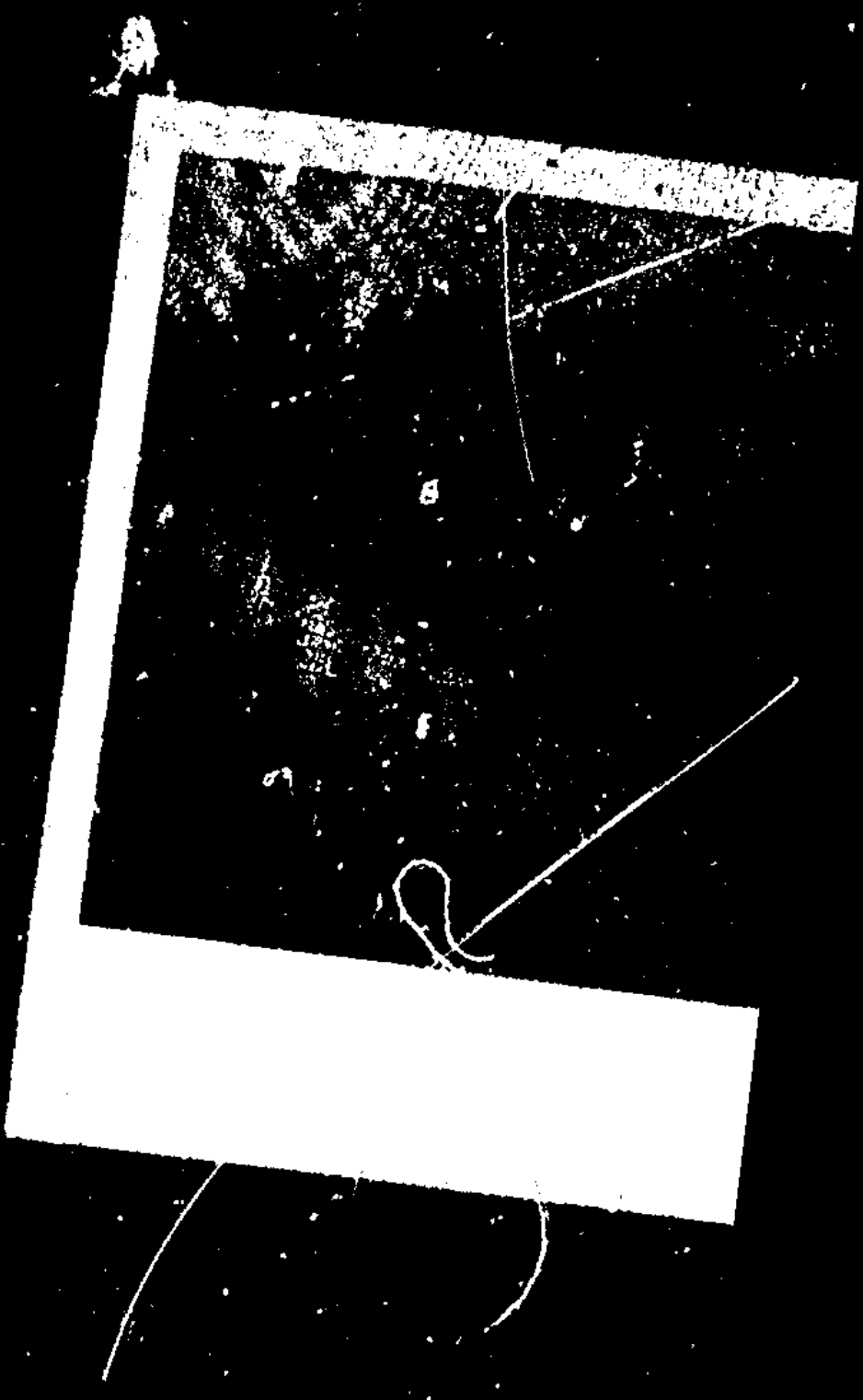


WAR		HAB	ST. CODE	ST. PFX	STREET NAME	ITEM	A	1-SUFF	2 SUFF.	3 SUFF.	AREA	SUB.	BLOCK	PARCEL	CODE
53	EVANSTON 1		4093	1525	JUDSON AVE	368	A				11	18	410	001	

196

CARD CODE 1	DECIMAL 2	UNIT OF MEAS. UPE 3	FRONT FOOTAGE OR BUILDING AREA 4	DEPTH 5	UNIT PRICE 6	DEPTH FACTOR 7	CORNER FACTOR OR REPRODUCTIVE COST 8	EXTRA CORNER FACTOR CLASS OR BUILDING NUMBER 9	AGE 10	COND. 11	% ASS'D 12	BUFF. NUMBER 13	LAND OR IMPROVEMENTS 14
J	0	FT	63	11100	85 00	919							4921
J	0	FT	50	11100	85 00	919	1000						390
													5311 *
2	0	SF	2138		4 73		10112	7	6	87 5			8848
2	0				1		363	1	5	88			319
													9167 *

CARD CODE	UNIT/MEASURE	DECIMAL: THIS FIGURE IDENTIFIES THE NUMBER OF DIGITS TO THE RIGHT OF THE DECIMAL POINT IN FRONT FOOTAGE OR BUILDING AREA		N—IRREGULAR A—ACRES B—BACK LOT	
1 - LAND UNIMPROVED J - LAND IMPROVED 2 - BUILDING 3 - OTHER IMPROVEMENTS	FT - FEET AC - ACRE SF - SQUARE FEET CF - CUBIC FEET	5311 TOTAL LAND	9167 TOTAL IMPROVEMENTS		14478 TOTAL VALUATION



Directions: SE corner of Judson & Davis NO Sign

Address: 1525 Judson Avenue 4213
City: Evanston
Constr: Brick & Clapboard
Style: Colonial
Roof: Composition
Built: 1955-Arch.Sloan Faces: West

Lot Size: 110 x 63.5 6985

Rms.	Bed.	Baths
7+	3/4	2½

Heat: FA gas
Cost:

Year — Taxes	Porches
½ '75 *	Slate
$870.21	Patio

Garage: 2 car
Det. EE
Elect: 220V-110V

$ 115,000.

CENTRAL AIR CONDITIONING

Contract:

Bsmt: Paneled Rec Rm w/fireplace, Laundry Rm, Furnace w/humidifier.
1st: Slate Foyer, Living Rm w/frpl, Dining "L", Mutchler Kitchen w/D&D and Breakfast bar, Family Rm or 4th Bedrm w/bay, Full CT bath.
2nd: 2 Twin-sized Bedrms (one w/½ bath), 3rd Bedrm, Hall bath, storage.
3rd

LR 26 x 15.10
DR 11.4 x 9.6
K 15 x 8.4
DEN
FR 14 x 11.9
BR's bay
15.7 x 10.9
14.6 x 12
12.3 x 7

Check: School: Grade: Dewey JHS: Nichols HS: ETHS
Transp: RR. C&NW Bus: Other: St. Mary's,
Mortgage: Existing Available: Roycemore
City water, Sanitary Sewer, Storm Sewer
Special Assessments $ None known per owner
Flood Hazard Insurance may be required by Lender

Remarks and any special conditions: PRIME LOCATION! near Lake, train, shopping. Storms & screens. New HW heater & disposal. New ('74) furnace & air conditioning. Levelor blinds, Recently decorated with great flair and easy care.

Possession: 9-1-76
Reason for Sale: Larger
Title CT&T

Titleholder: Gerald T. Rogers & Karen O. h/w Brokerage Fee: 6% 1st $50M,5% balance 50/50

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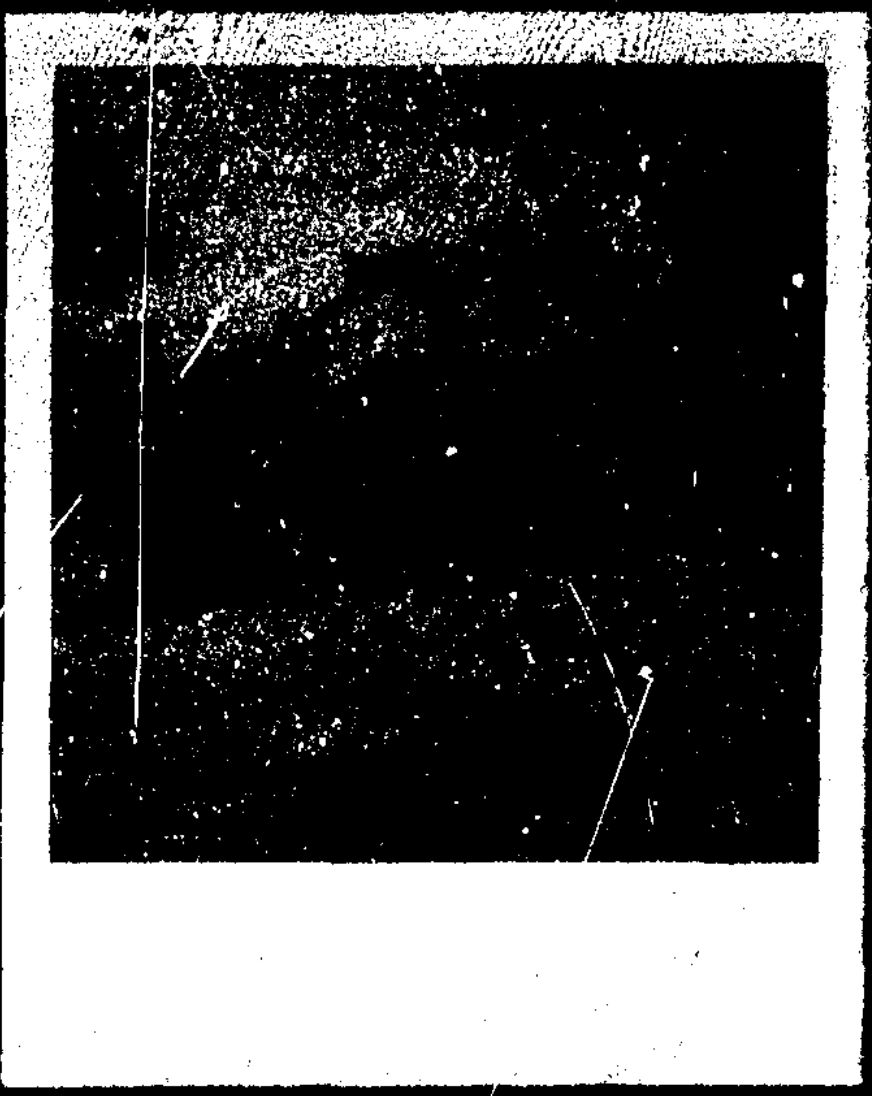
For office use only 052776

REALTOR® Office: Hokanson & Jenks, Inc. Phone: 475-1617
Sales Person: Suzanne Head Home Phone: 866-9503

Evanston North Shore Multiple Listing Service



CITY OF EVANSTON

MEETING ATTENDANCE - please sign

SUBJECT 1525 Judson

Date 4-20-77 Time 9:45 AM Location 2100 Ridge

Name	Title	Affiliation
M. Garland	Asst City Mgr	City
G. McDermott	Dir of E.	City
Eugene Brown	Asst Dir Tech	City
Ed Kelly	P. S. +	"
Charles R. Williams	P.S.	City
Mary L. Lapidus	owner	owner
George R. Lambert	owner	—

M. Garland will make site insp. & review matter.

2. Stop work in the removal.

nc

DIVISION OF HOUSING

TRANSFER OF PROPERTY IN CITY OF EVANSTON

ADDRESS: 1525 Judson

Sold by: Wilhelm F. Olsen

To: Gerald T Rogers

Federal Revenue Stamps Issued: Amount: 50.50

Date: 10-30-69

H32 100/2/63

MEMORANDA

APPLICATION FOR PERMITS, ETC. No 21635

BUILDING DEPARTMENT
EVANSTON, ILLINOIS

Date 4/14/41 Plan No. _____

Plumber Elwood Plbg. Co

Owner Agnes Clough

Location 1525 Judson Ave

Lot _____ Block _____

NO.	ITEMS	SIZE, ETC.	AMOUNT
	Sewer Permit		.50
	Street Opening Permit		
	Gas Permit		
	Gas Certificate		
	Equivalents at 5c each		
	Meter and Connection		
	Meter Permit		
	Water Permit		.50
	Fixture Fee at 50c each		1.00
	Curb Stop Box		
	Curb Stop Cock		2.00
	Valve		
	Relief Valve		
	Multiple Connection & Nipple		
	Meter Box Cover		
	Credit		
	Total		

ALL TRENCHES TO BE SAND FILLED

Form 90—Berg 2M 10-52

Application No. 31150 Building Permit No. 30483

APPLICATION FOR BUILDING PERMIT

Evanston, Ill., 10-7-54 19

To the Commissioner of Buildings:

The undersigned herewith applies for a permit to build a 2 story, Brick Single Family Dwelling and Attached Car Port

and hereby agrees upon issuance of said permit to conform to and comply with the conditions of the same and the ordinances of the City of Evanston, so far as they may apply to any work set forth in this application.

Same to be located and built in strict accordance with accompanying description, plans and specifications, which are hereby submitted for your approval.

DESCRIPTION

Lot 2 & 3	Block 24	Addition Orrington Subdivision
1525 Judson		South side of Judson Ave.

On ... Street Avenue between ... Street Avenue and ... Street Avenue

Dimensions		Materials	
Width or Front ...	Elevation or Height ...	No. Cub. yds. Stone ...	No. Cub. yds. Concrete ...
Length or Depth ...	Total Cost of Building 20M	No. Thousands of Brick ...	No. Sq. yds. Plastering ...

Owner ... Mason ... Sewer Builder

Plumber Evanston Plbg. Carpenter ... Electrician

Signed by Marion Construction Co.

Architect ... Address 1701 Main St. Evanston

Form No. 74--Bldg. 20 Lks. 4-54

Application No. 31150 Building Permit No. 30683

ORIGINAL COPY

BUILDING PERMIT

DEPARTMENT OF BUILDINGS

Evanston, Illinois 10-13-54 195...

PERMISSION IS HEREBY GRANTED TO Glenview Const. Co. (owner Margaret W. Hey)

No. 1525 Judson

Lot ..... Block .....

to erect, add, altar, or improve / to prepare building site for 2 story Brick

Single Family Residence with Fire

Basement ..... Estimated Cost $ 30M

Permit Fee	92.00
Fees for use of Water	4.00
....brick @ 10 cents per 1000	
....cord / ....cu. yds. stone tile, or cement block @ 5 cents per cu. yd. / per cu. yd.	
....cu. yds. of concrete @ 10 cents per cu. yd.	
....sq. yds. plastering @ 25 cents per 100 sq. yds.	
Total	96.00

This permit is issued subject to all provisions of the Building Ordinances of the City of Evanston.

Signed Norman O. Schmidt
Building Commissioner.
9.7.

This permit expires ..... 195...

No. 14283

CITY OF EVANSTON

BUILDING DEPARTMENT

APPLICATION FOR ELECTRICAL PERMITS, ETC.

Per No. ____

Date 1-19-55 Cer. No. ____

Ready for Insp. ____ Fix. No. ____

Electrical Contractor LYNN ELECTRIC CO

Address 1155 WAUKEGAN Phone GL-4-0300

Registered in City of GLENVIEW Reg. No. 124

APPLICATION TO INSTALL ELECTRICAL WORK IN THE BUILDING KNOWN AS

House Number 1527 Street JUDSON

Owner M. HOY

Description	Outlets: Ceiling	Side	Recep.	Switch	Install Fixtures	H.P. of Motors	Misc.
Total Amt.		15	31		20		

Remarks NEW WIRING / AMP. METER

			NOTE	
PERMIT FOR ELECTRICAL CONSTRUCTION Required on all electrical work but fixture installing. ➡ NOT REQUIRED FOR HANGING FIXTURES ONLY ☐ WIRING ☐ POWER ☐ WIRING and POWER	$1.00	$		$1.00
CERTIFICATE OF INSPECTION — WIRING — $2.00 Plus 10 cents per outlet — an outlet is any opening used for switches, base plugs, lights and motors of less than 373 watts or heat or other unit less than 600 watts. PLUS total of 46 outlets @ 10 cents each		$		2.00 4.60
CERTIFICATE OF INSPECTION — POWER — $4.00 Plus 10 cents per horse power or fraction thereof for any motor of 373 watts or over and heat or other units 600 watts or over. PLUS total of ____ H.P. @ 10 cents per H.P.		$ $		
CERTIFICATE OF INSP. OF LIGHTING FIXTURES $2.00 Plus 10 cents per fixture, drop cords counted as fixture. PLUS total of 20 fixtures @ 10 cents each.		$ $		2.00 2.00
REMIT WITH THIS APPLICATION		$		11.60

In addition to the above fees, there shall be a fee for services, computed at the rate of three dollars (3.00) per hour, for the time spent by the electrical inspector, at the request of the owner or contractor, in consultation and inspection when the electrical service or wiring system of any building or premises is proposed to be enlarged, altered or revised. The minimum charge for such services shall be three dollars and fifty cents ($3.50).

Form 90—Berg 2M 10-52

Application No. 32956 Building Permit No. 32372

APPLICATION FOR BUILDING PERMIT

Evanston, Ill., 10-9 1956

To the Commissioner of Buildings:

The undersigned herewith applies for a permit to build a 1 story, V-Car frame garage

and hereby agrees upon issuance of said permit to conform to and comply with the conditions of the same and the ordinances of the City of Evanston, so far as they may apply to any work set forth in this application.

Same to be located and built in strict accordance with accompanying description, plans and specifications, which are hereby submitted for your approval.

DESCRIPTION

Lot	Block	
1525 Judson		

On ____ Street Avenue between ____ Street Avenue and ____ Street Avenue

Dimensions		Materials	
Width or Front 20'-0"	Elevation or Height 11'-6"	No. Cub. yds. Stone ____	No. Cub. yds. Concrete ____
Length or Depth 22'-0"	Total Cost of Building 1400 ex	No. Thousands of Brick ____	No. Sq. yds. Plastering ____

W. F. Olsen Owner ____ Mason ____ Sewer Builder

____ Plumber L.C. Hookanson Co. Carpenter ____ Electrician

Signed by X L. Fenning for L.C.H. Co.

____ Architect Address X 4960 N. Harlem Ave, Chicago

Form 74—Rev. 8-56 20 Blks.

APPLICATION NO. 32956 BUILDING PERMIT Nº 32370

CITY OF EVANSTON

BUILDING PERMIT

BUILDING DEPARTMENT

EVANSTON, ILLINOIS 10-11 19 56

PERMISSION IS HEREBY GRANTED TO

W.F. Olsen

NO. 1525 Judson

LOT BLOCK SUBDIVISION

TO ERECT, ADD TO, ALTER, IMPROVE OR DEMOLISH A 1 STORY

2 car Frame garage

VALUATION $ 1400 00

PERMIT FEE $ 8 00

WATER CHARGE $

TOTAL $ 8 00

THIS PERMIT IS ISSUED SUBJECT TO ALL PROVISIONS OF THE EVANSTON BUILDING CODE

SIGNED W. E. Schmidt
DIRECTOR OF BUILDING

BY B. Caudill

Form 116—20 blks—3-52

Fee: $5.00

CITY OF EVANSTON
DEPARTMENT OF BUILDINGS

No 6845

CERTIFICATE OF OCCUPANCY AND COMPLIANCE

Evanston, Ill., 10-13-54 195

In accordance with the requirements of the Zoning Ordinance of the City of Evanston, Illinois, permission is hereby granted to

Mrs. Margaret W. Hoy Owner or Lessee

to construct and use the 2 story proposed building to be located at No. 1525 Judson

Use district ..... Height district ..... Area district .....

as 2 Story Brick Single Family Residence.

Norman O. Schmidt
A. J. Building Commissioner

FORM NO. 338

CITY OF EVANSTON

INSPECTIONS AND PERMITS DEPARTMENT

PERMIT NO. 12351

PLUMBING PERMIT

PLUMBER John E. Mehrholz Co. ADDRESS 4835 Jarlath, Lincolnwood DATE 11-21-74

PROPERTY OWNER J. Rodgers JOB LOCATION 1525 Judson Ave.

NO.	ITEM	DESCRIPTION	ACCT #	AMOUNT
	PLUMBING FIXTURE INSTALL. FEE		3.7	
	WATER METER PERMIT FEE		3.7	
	WATER CONNECTION FEE		3.7	
	SEWER INSTALLATION FEE		3.7	
1	AIR CONDITIONING INSTALLATION FEE	Mueller Climatrol #937-30	3.7	9.00
	GAS CONNECTION FEE		3.7	
		TOTAL PLUMBING	3.7	$ 9.00

(Installed Rear Yard at Least 10 Feet to Lot Line)

MERCHANDISE ORDER

	WATER METER WITH CONNECTIONS		10.4	
	WATER SERVICE MATERIAL		10.4	
	OTHER MERCHANDISE		10.4	
		MERCHANDISE SUB-TOTAL	10.4	$
		TAX	10.4	$
		TOTAL MERCHANDISE INCL. TAX	10.4	$

THE LICENSED PLUMBER NAMED ON THIS PERMIT IS HEREBY PERMITTED TO INSTALL PLUMBING AT THIS LOCATION IN ACCORDANCE WITH APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF EVANSTON.

GRAND TOTAL DUE $ 9.00

THIS FORM IS A VALID PERMIT WHEN STAMPED "PAID" BY CITY COLLECTOR.

H. L. Bridges-D

DIRECTOR OF INSPECTIONS AND PERMITS

FORM 327

DATE: 11-21-74

RECORDS

PERMIT NO. U2790

CITY OF EVANSTON

EVANSTON, ILLINOIS

DEPARTMENT OF INSPECTIONS & PERMITS
828 DAVIS ST., EVANSTON, ILLINOIS 60204

PHONE: 475 - 3100
EXT. 213-214-215-216

ELECTRICAL INSTALLATION PERMIT

ELECTRICAL CONTRACTOR: John E Uehrholz Co.,

ADDRESS: 4835 W. Jarlath, Lincolnwood PHONE: 677-6940

REGISTERED IN CITY OF: Temp. REG. NO.: HLW.

ADDRESS OF JOB: 1525 Judson Ave.

OWNER: J. Rodgers;

LOCATION AND DESCRIPTION OF WORK: Wire Furnace & Air Cond.

(A/C in Rear Yard 10 Feet to Lot Line)

		TOTAL UNITS	E.E.C
WIRING INSPECTION . . . . . BASE FEE . .	$4.00		
Plus – Each Opening (ceiling, side, receptacle, switch)	.20		
FIXTURE INSPECTION . . . . . BASE FEE	$4.00		
Plus – Each Fixture	.20		
POWER INSPECTION . . . . . BASE FEE	$6.00		6.00
Plus – Each Horsepower or Kilowatt	.20	3	.60
____ AMPERE SERVICE – ONE METER			
____ ADDITIONAL METERS			
OTHER			
REINSPECTION FEE	$8.00		8.00
MINIMUM FEE	$8.00		1.40
Approved By		TOTAL	16.00

IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CALL FOR ALL INSPECTIONS 24 HOURS IN ADVANCE.

City of Evanston

CITY COLLECTOR
2100 RIDGE AVE. • EVANSTON, IL 60201-2798
TELEPHONE: (708) 328-2100

INVOICE

INVOICE NO. •92- 01[illegible]

INV. DATE •March 5, 1993

DEPARTMENT •Planning & Zoning

CR. ACCT. NO. •60.05029

MAKE CHECKS PAYABLE TO CITY COLLECTOR. RECEIPT ISSUED ONLY UPON REQUEST. RETURN THIS INVOICE WITH YOUR REMITTANCE.

PLEASE INCLUDE OUR INVOICE NUMBER ON YOUR PAYMENT.

A LATE CHARGE AFTER 30 DAYS WILL BE APPLIED TO BALANCE OF INVOICE DUE.

TO • Jay Badger
2247 W. Addison
Chicago, IL 60610

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Zoning Analysis: 1525 Judson		$50.00

PAID
BLDG. & ZONING
MAR 4 1993

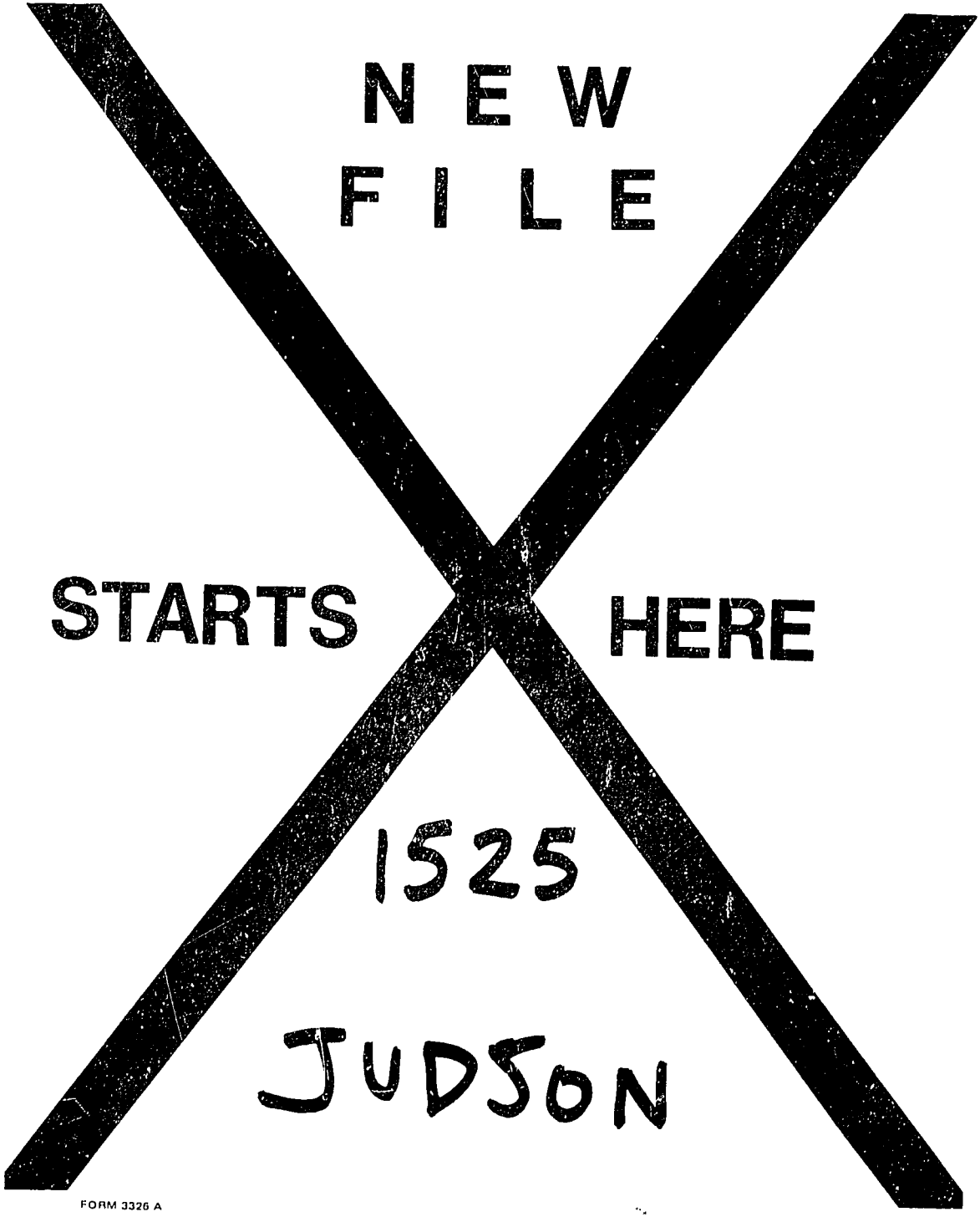
PLEASE PAY THIS AMOUNT ▶	$50.00
AMOUNT DUE AFTER 30 DAYS ▶	
AMOUNT DUE AFTER 60 DAYS ▶	

REV. 3/92

ORIGINAL INVOICE

1525 JUDSON

77 #1



FORM 3326 A

CUMMINGS RESIDENCE RENOVATION
1525 JUDSON, EVANSTON, IL.

SPECIFICATIONS

1.A. BIDDING REQUIREMENTS: All bids shall be based on the construction documents (drawings and specifications) prepared for this work.

a. Before submitting proposal, examine carefully all documents pertaining to this work and visit site to verify conditions under which work will be done. Submission of bid will be considered presumptive evidence that bidder is conversant with local facilities and conditions, the requirements of the construction documents, pertinent State and Local Codes, state of labor and material markets, and has made due allowance in his bid for all contingencies.

b. Include in bid all costs including, but not limited to, labor, material, equipment, fees, permits, taxes, insurance and contingencies, with overhead and profit necessary to produce a complete building without further cost to the owner.

c. Should provisions of applicable codes be contrary to requirements of the construction documents, bidders shall so advise the architect without delay so that proper clarification can be issued to all parties.

d. Any questions or doubt as to the true meaning and intent of the construction documents may be referred to the architect for interpretation. Such requests must be in writing. Answers to all interpretative questions will be in writing.

e. Should a bidder find any discrepancies, or omissions, from any of the construction documents, or be in doubt as to their true meaning, he shall advise the architect who will issue neccessary clarification to all bidders by means of addenda or revised drawings as may be appropriate.

f. State in bid proposal estimated period of time to construct this work.

1.B. GENERAL REQUIREMENTS:

a. It is intended that all materials specified, assemblies shown, and the total construction and completed building shall be in compliance with all applicable codes including the "Occupational Safety and Health Act". The contractor shall do all work in accordance with the foregoing and shall upon the architect's approval make all changes required in order to comply.

b. The general contractor shall provide the owner with two (2) copies of maintenance manuals for every item of operating equipment in the work.

c. All materials and products specified by name shall be furnished under this contract, unless changed by written consent of the architect and owner, and shall be installed in strict accordance with the manufacturer's specifications.

d. Within seven (7) days after receipt of written notice that contract is ready for execution, the successful bidder shall execute a contract covering the work included in the award in accordance with the owner's form for the complete performance of all items specified and/or shown.

e. All grades, lines, levels, bench marks, principal lines and reference points shall be established by the general contractor and he shall be responsible for same.

f. Whenever within one (1) year of final acceptance of the work the contractor is notified in writing by the owner that any items of equipment, material, and/or workmanship has proved defective or is not in any way meeting the specification requirements, he shall immediately replace, repair, or otherwise correct the defect or deficiency without cost to the owner. He shall replace or repair to the satisfaction of the owner any or all damage done to the building or its contents or to work of other trades in consequence of work performed in fulfilling guarantee. This clause is general in nature and will not operate to waive stipulations of other clauses which specify guarantee period in excess of one (1) year.

g. Work shall be started by the contractor immediately after notification by the owner to proceed with the work. The date set for completion of the work shall be determined. The architect, owner and general contractor shall determine a work progress schedule.

h. The base bid shall include ALL WORK EXCEPT that work herein identified as Alternates. Additive Alternates are for additional work not included in the base bid.

1.C. GENERAL CONDITIONS:

a. The general conditions of the contract for the construction of buildings, American Institute of Architects Document A-201 August 1976 edition, is a part of the contract documents except as modified herein. Should any portion of the drawings or

specifications be inconsistent with the general conditions, the former shall take preference.

b. Add the following to subparagraph 11.1.1, Contractor's Liability Insurance of the General Conditions: The contractor shall provide and maintain Workmen's Compensation Insurance with limits as required by the law of the State of Illinois and Employer's Liability Insurance with limits of $100,000.00. The contractor shall provide and maintain Comprehensive General Liability Insurance, including Contractual Liability Insurance covering the contractor's obligations under the indemnification provisions of paragraph 4.18, with limits of $1,000,000.00 for bodily injury, sickness or disease, or death sustained by more than one person and in damage to property including the loss of use thereof. The contractor shall provide Comprehensive Automobile Liability Insurance and Property Damage Insurance covering owned, non-owned, and hired vehicles, whether at the site or elsewhere, with limits of $1,000,000.00.

2.A. SITE WORK:

a. Strip top soil from the area of construction, stockpile in designated location for grading. Remove all vegetation, but only with architect's prior approval.

b. All footings shall bear on solid soil of bearing capacity indicated. If this capacity cannot be obtained at elevations shown, the architect shall be notified immediately and no work shall proceed until his direction has been received.

2.B. PAVING:

Provide 1-1/2" asphalt paving on 6" crushed stone base as shown.

3. CONCRETE:

a. All concrete shall be normal weight concrete with minimum 28 day compressive strength of 3000 psi.

b. All reinforcement shall conform to ASTM A-615, Grade 60 with a minimum yield point of 60,000 psi, wire mesh, welded fabric, ASTM A-185.

4. MASONRY:

Provide 4"x 16" lightweight concrete masonry units which comply with ASTM C-90. (AS REQUIRED FOR INFILL)

6. CARPENTRY:

a. Provide all carpentry work specified within and as shown. Install all millwork, rough and finished hardware, rough and finished lumber, sash, doors and frames and cabinetry.

b. Provide blocking of construction Hem Fir as shown or as necessary for support of furred spaces, framing for millwork and other finish materials with all nails, bolts and devices necessary for a rigid support of work.

c. Provide all necessary items of builder's hardware to assemble and/or secure work as shown or specified under carpentry or millwork. Do all refitting or adjusting for a period of one (1) year after final payment and at no cost to the owner. After refitting, refinish woodwork as specified for original installation.

d. Structural lumber to be No.2 Hem Fir S4S with a minimum fiber strength of 1500 psi.

e. Interior trim to be pine, grade clear.

f. All cabinetry (kitchen, baths, ___ supplied by the owner with installation by this contractor.

g. Exposed shelving to be birch plywood with birch edges.

h. Batt insulation to be Owens Corning Fiberglas. 6" R-19 at walls, 8" R-25 at ceilings.

i. Roof sheathing to be 1/2" Oriented Strand Board as manufactured and installed per Weyerhauser specifications.

j. Plastic laminate shall be 1/16" thick, Type 1, general purpose high pressure laminate, ... Wilsonart, as selected by the architect.

k. Exterior wood trim to be WESTERN RED CEDAR construction grade for exposed areas.

l. Wall sheathing to be 1/2" United States Gypsum sheathing installed per manufacturer's recommendation.

m. Wood subfloor to be 3/4" Oriented Strand Board as manufactured and installed per Weyerhauser specifications.

7. MOISTURE PROTECTION:

a. Roofer shall work with contractors furnishing items extending through roof to insure watertight connections in accordance with the roofing manufacturer's specifications.

b. Sealant for caulking shall be Tremco "Mono" one part acrylic sealant manufactured by the Tremco Manufacturing Company. Caulk all joints between similar and dissimilar materials, interior and exterior, as detailed and required to prevent air and water infiltration. Color by architect.

c. Provide 26 gauge G.I. metal flashing at all miscellaneous flashings that have not been specified otherwise.

d. Metal sills, copings, flashings and miscellaneous exterior sheet metal to be formed aluminum (.050") with baked enamel acrylic finish (standard finish), fully concealed joint covers and 3" anchor clips (Hickman Construction Products or approved equal).

e. Shingle roofing to have 237 lb. fiberglas-based asphalt shingle over 15 lb. felt underlayment per shingle manufacturer's specifications. Manufacturer to be Johns-Manville "Woodlands", GAF "Timberline" or approved equal.

f. Apply a continuous 4 mil visqueen vapor barrier to all framing members (walls and ceilings) enclosing tempered space. Staple/seal at all openings, provide 6" lap between joining sheets.

8. DOORS, WINDOWS AND GLASS:

a. Replace all glass broken regardless of cause just prior to delivery of building to owner. Breakage due to accident or carelessness of others will be charged to the trade at fault.

b. Inspect all glass before setting, as no damaged or imperfect glass will be accepted. Labels showing strength, grade and thickness will be required of each piece of glass. Except as shown, glaze openings up to 60 sq.ft. with 1/4" tempered plate.

c. Wood windows and sliding glass doors as manufactured by the Rolscreen Company, Pella, Iowa or the Kolbe and Kolbe Co., Cary-Grove Industries, Barrington, Illinois, refer to Glazing Schedule. All wood units to be aluminum clad (white), insulated units. Operable doors and sash to have aluminum screen, see Schedule.

d. Fixed glazing at entry to be set using Tremco "440" tape against the fixed stop. Setting blocks shall be Neoprene.

e. Exterior wood entry door is to be 1-3/4" solid core, PINE OR BIRCH SKIN.

f. Interior wood doors are to be 1-3/8" particle board core, birch skin.

g. OMIT

h. Mirrors to be 1/4" polished plate safety glass mirrors per size on drawings.

i. OMIT

j. OMIT

9.A. PAINTING:

a. Quality specification to be Type II as described by "Painting and Decorating Contractors of America" which states: "A job that will give the most excellent finish possible and which will provide the maximum durability which can be reasonably expected from a painted surface".

b. Remove or protect hardware, lighting fixtures, etc., before starting work. At all times protect own work and that of others by means as may be necessary.

c. Unless otherwise noted all paint shall be manufactured by Pratt and Lambert, Inc.

d. Gypsum Wall Board: 1 coat Vapex wall primer, 1 coat Lyt-All primer, 1 coat Lyt-All flowing flat.
Interior Wood Natural Finish: 1 coat Tonetic wood stain, 1 coat 38 pale trim varnish gloss, 1 coat 38 pale trim varnish dull.
Interior Wood Paint: 1 coat interior trim primer, 2 coats aqua satin.
Exterior Wood Trim: 2 coats SOLID EXTERIOR STAIN
Exterior Wood Door: 1 coat PRIMER, 1 COAT EXTERIOR LATEX ENAMEL

9.B. FLOORING:

a. All composition floor covering shall be laid by contractors approved by manufacturer of material specified, employing only mechanics experienced in laying the particular

kinds of materials specified.

b. Clean all floor covering thoroughly just prior to delivery of building to owner.

c. Ceramic tile installation AT bath tub and floor to conform to the Tile Council of America's installation B411-85.

d. Ceramic tile installation on ALL bath wall surface to conform to the Tile Council of America's installation B412-85.

e. STONE tile installation to conform to ANSI A-108.6, epoxy mortar on wood OR DUROCK subfloor.

f. OMIT

g. Carpet areas to be tackless installation per manufacturer's recommendation. See Add Alternate Schedule for carpet allowance/installation.

9.C. DRYWALL:

a. At interior walls and ceilings as scheduled, use 5/8" USG Sheetrock SW Firecode wall board single layer application, put-a-tape joint system shall be as manufactured by USG.

b. All metal accessories as required including USG #200, metal trim edge at any exposed edge and all nail attachment, joint fill and taping, and complete installation all in accordance with the manufacturer's recommendation and specification for a single layer application.

9.D. EXTERIOR CEMENT FINISH:

a. Where shown on plans and drawings, insulation wall covering shall be "DRYVIT" BY E.F. WOOD CO. MUNDELIEN, Illinois and installed in strict accordance with the manufacturer's instructions. The insulating board shall be 1" min. thick meeting Fed. Spec. HH-I-524C, Type I. Edges should be square. Board shall be flat. Furthermore, the board shall contain no re-grind components and be free of fugitive plasticizers or other constituents that migrate or volatilize.

b. CUSTOM color selection by architect.

10. SPECIALTIES:

a. OMIT

b. OMIT

c. Provide all finished hardware and bathroom accessories complete with proper attachments mentioned herein or as may be necessary to complete the work.

d. OMIT

e. OMIT

15.A. HEATING, VENTILATING & AIR CONDITIONING SPECIFICATIONS (H.V.A.C.):

1. This contractor shall furnish and install material indicated on drawings and as required to provide a complete and satisfactory operating installation. Installation shall be left in operating condition.
2. All materials shall be new and of standard quality, no rejects. All materials for which an Underwriters' Laboratories standard exists shall bear a U.L. label. Protect all equipment and work from damage due to any cause.
3. All work shall be executed in accordance with the National, Local and State Regulations governing the installation of the work involved. All permits for the installation of the work and all inspections of same shall be arranged for by this contractor. All fees and assessments in connection therewith shall be paid by this contractor, the cost of which shall be included in his bid.
4. This contractor shall coordinate the mechanical work with the other contractors on this project and with the local gas company.
5. All ducts shall be of first quality galvanized sheet steel. Ducts shall be constructed

in a substantial manner smoothly finished inside and all changes in shape shall be #26 gauge up to 18", 18" to 30" - #24, 31" to 48" - #22, and 49" to 72" - #20, 72" and up - #18.

Where because of obstructions or for other reasons it is necessary to change shapes of ducts shown, equivalent areas shall be maintained. Contractor shall provide air splitters and volume dampers required for proper adjustment of air deliveries. This contractor, at the completion of installation, shall adjust all air splitters, dampers and deflectors as required to obtain the quantities of air shown at all outlets on the plans.

6. All gas piping shall be black pipe - Schedule 40, ASTM-120.
7. This contractor shall take care in the running of all mains, branches and risers to provide swing joints for expansion and contraction of the piping without injuring either fittings, equipment or building construction. Any damage from this cause shall be repaired by this contractor without cost to the owner.
8. Wherever in the piping system it becomes necessary to connect unlike materials together, this contractor shall furnish and install dielectric connections at these junctions.
9. OMIT

Duct sizes shown on drawings are inside dimensions. These sizes must be increased to accommodate duct linings to maintain cross sectional area.

15.B. PLUMBING SPECIFICATIONS:

1. This contractor shall furnish and install material indicated on drawings and as required to provide a complete and satisfactory operating installation. Installation shall be left in operating condition.
2. All materials shall be new and of standard quality, no rejects. All materials for which an Underwriter's Laboratories standard exists shall bear a U.L. label. Protect all equipment and work from damage due to any cause.
3. The entire plumbing system and sewers shall be installed in accordance with all local and state ordinances and codes.
4. This contractor shall furnish and install the new hot and cold water piping as shown and indicated on the contract drawings.
5. This contractor shall coordinate the mechanical work with the other contractors on the project and with the Public Works Department.
6. This contractor shall do all excavation and backfilling required for the installation of any and all parts of his work requiring excavation.
7. The plumbing contractor shall give all requisite notices relative to the work when inspections are required, obtain and pay for all permits and make all deposits necessary for the installation of the plumbing, sewer and water supply.
8. All fittings and pipes shall be inside diameter as herein specified or shown on the drawings. All materials used in this work shall be strictly first class of its respective kind, all plumbing stacks and vent stacks through the roof and all soil and waste. Piping 3" and larger shall be service weight iron pipe and black cast iron drainage fittings. All vent and revent piping and waste 2" and smaller shall be standard type PVC Schedule 40 plastic pipe. Vent stacks passing through the roof shall have a 4" cast iron increaser extending at least 12" above roof, vent stacks 4" and larger shall have a one size larger increaser through roof.

   All cast iron pipe and fittings used underground shall be service weight soil pipe with fittings coated inside and out while hot with asphaltum or coal tar varnish. Cast iron pipe fittings for soil and waste lines shall be especially made for drainage purposes and of same diameter as the pipe with which they are used and of same weight

and quality.
All water pipes inside of building shall be Type "L" hard drawn copper tubing, ASTM B-88-66. Fittings and joints shall be wrought bronze or hard drawn copper, silver solder with suitable flux. Install dielectric unions at all copper to steel connections.

9. This contractor shall furnish and install complete all necessary vents from main soil and waste pipes and all necessary revents as shown. Plumbing stacks and vent piping are to be carried at least one (1) foot above the roof and flashed with six (6) pound all lead flashing. Flashing is to have 24"x 24" base and extend up to top of stack and be turned down into stacks.
10. OMIT
11.

Plumbing contractor shall provide a system proposal complete with descriptive literature for architect's approval.

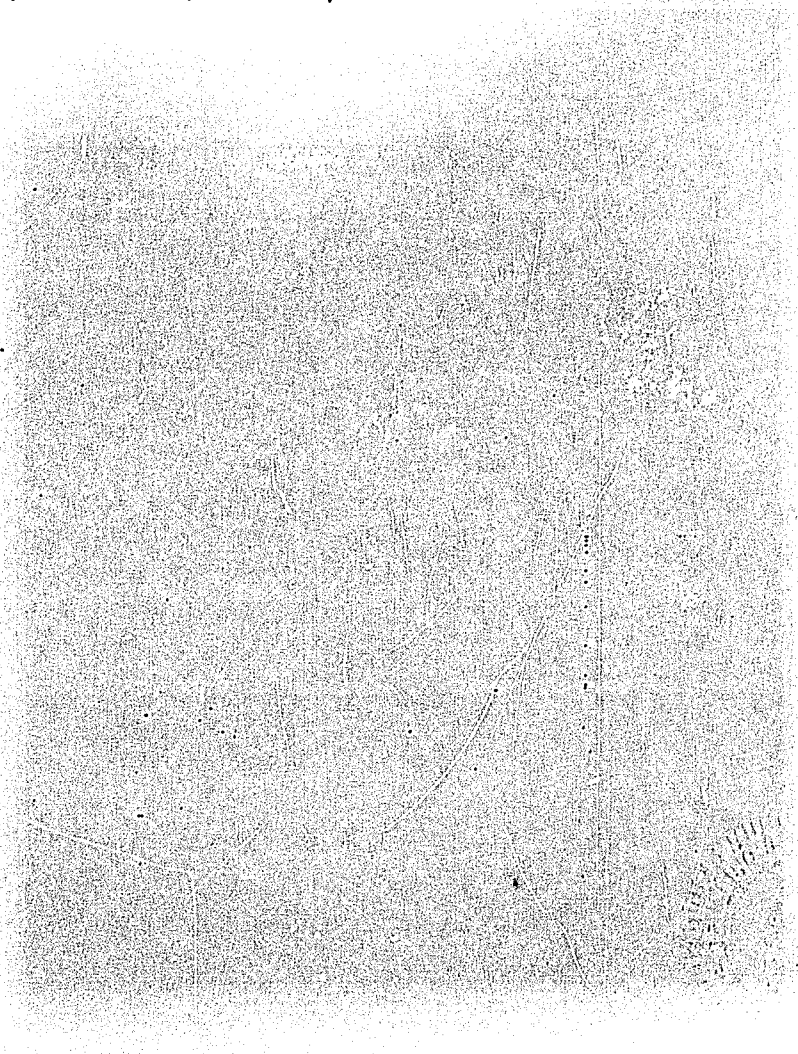
C. ELECTRICAL SPECIFICATIONS:

1. This contractor shall furnish and install material indicated on drawings and as required to provide a complete and satisfactory operating installation. Installation shall be left in operating condition.
2. All materials shall be new and of standard quality, no rejects. All materials for which an Underwriter's Laboratories standard exists shall bear a U.L. label. Protect all equipment and work from damage due to any cause.
3. The installation shall comply with laws applying to electrical installation in effect and with the regulations of the National Electrical Code where such regulations do not conflict with the laws in effect.
This contractor shall secure all necessary permits and certificates of inspection for all equipment included in the specification required by the various Departments of the State of Illinois and the County and City having lawful jurisdiction irrespective of any statements herein to the contrary. All fees and assessments in connection therewith shall be paid by this contractor and included in his bid.
4. This contractor shall coordinate the electrical work with the other contractors on the project.
5. All wiring shall be in conduit and all conduit shall be concealed unless otherwise indicated on the plans.
All conduit 2" and larger in size and all conduits carrying larger than No.1 wire and all conduits in or below the floor shall be rigid, heavy wall type, all other conduits may be thin wall electrical metallic tubing.
6. This contractor shall provide and install a complete set of feeders for all service throughout the building. The number, size and arrangement of the feeders and panels or switches which they feed shall be as shown on the riser diagram or as specified herein.
7. All connections in wire of No.8 and larger shall be made with mechanical solderless type connectors. Connectors and lugs shall be cast copper, Thomas and Betts, "Tight Bind" or approved equal. All connections are to be wrapped in an approved manner.
8. All outlet boxes shall comply with National Electrical Code with respect to the relation of the cubical contents to the number of wires contained therein.
9. All conductors shall be copper 600 volt, Type "TW" unless otherwise shown or specified. No smaller than No.12 wires shall be run for any branch circuits or switch leg.
All branch circuits shall be color coded. The color of the insulation or covering of the neutral or ground wire of all branch circuits No.6 AWG and smaller shall be white or natural gray color distinctly different from that of other wires.
All power cables from distribution panels to lighting panels and from power panels to motors shall be copper Type "THW" rated at 600 volts, or as specified on the drawings.
10. Wall switches as manufactured by the LUTRON Company shall be as located on the plans, arranged singly or in gangs at a height of 4'0" from the floor to the centerline of the outlet box, except as otherwise indicated on the drawings.
Single pole switches shall be .....LUTRON ADIRANI
Three-way switches shall be ..... ✓ ✓ ✓ ✓

Richard Stumpf

Four-way switches shall be ..... LUTRON ADIRANI
Switch and pilot light shall be ..... ✓ ✓ ✓

11. All receptacles shall be Harvey Hubbell 5362 three (3) wire grounding type device 20 ampere, 125 volt unless otherwise designated on the drawings.
Weatherproof receptacles shall be Harvey Hubbell 5362 with 5206.
Approved equals shall be Arrow Hart or Leviton.
Centerline roughing-in heights above the floor for all receptacles shall follow the schedule below unless otherwise designated on the drawings.
LOCATION:
Exterior Wall ..... 16"
Interior Wall ..... 16"
Countertops ..... AS DESIGNATED



H. R. SMITH
R. R. HANSEN

MEMBERS: Illinois Professional Land Surveyors Assoc.

PLAT OF SURVEY

B. H. SUHR & COMPANY

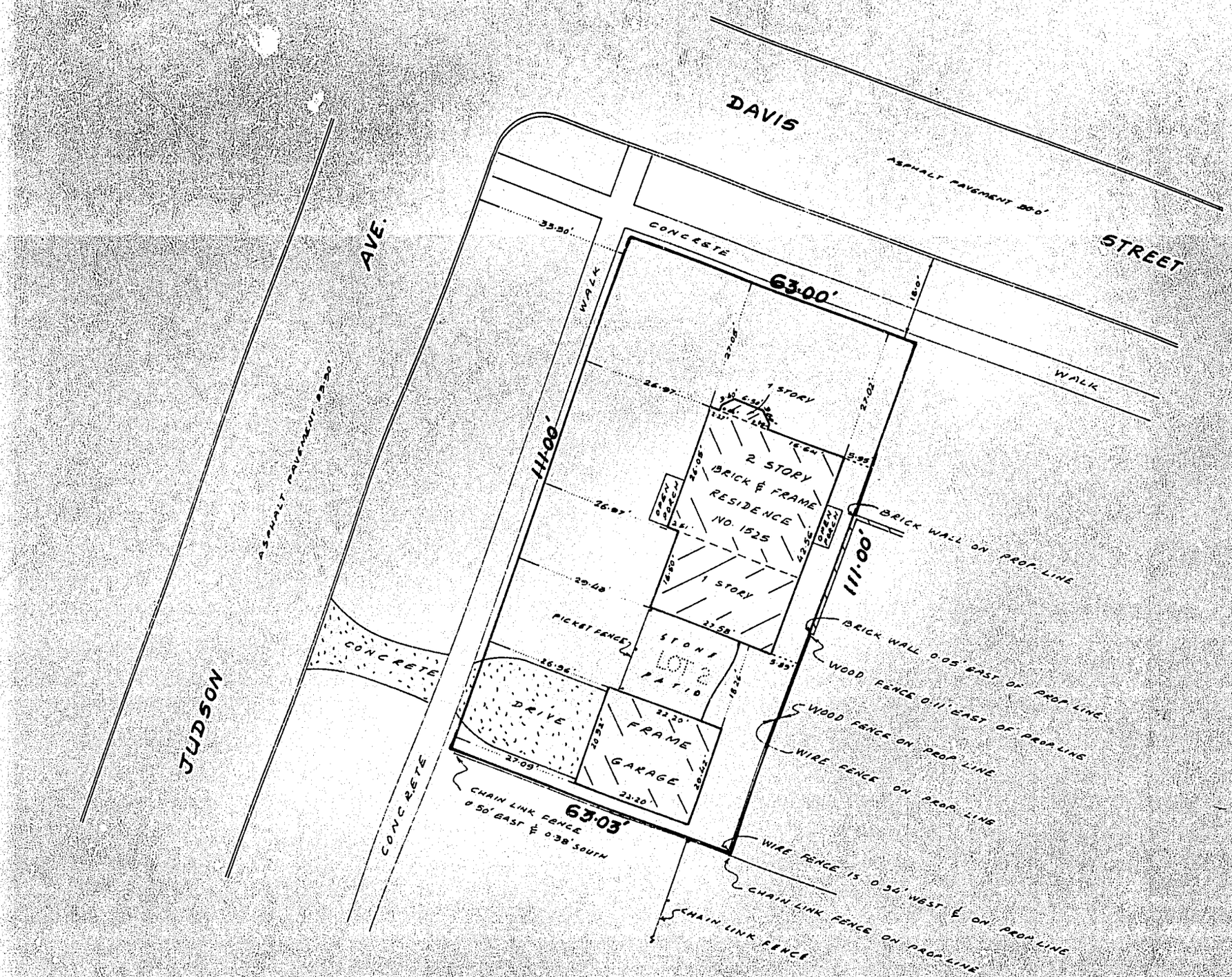
ESTABLISHED IN 1911
1415 SHERMAN AVENUE, EVANSTON, ILLINOIS 60201
CHICAGO TELEPHONE BR 3-5315 (312)
EVANSTON TELEPHONE UN 4-6315 (708)

BOOK 92 PAGE 125I ORDER NO. 92-125I EVANSTON, AUGUST 18, 1992

ORDERED BY MITCHELL BROTHERS FOR

Lot 2 in Judson-Davis subdivision, being a subdivision of that part of Block 24 in Evanston, described as follows: Beginning at a point on the West line of Forest Avenue, as shown on map of Resubdivision of said Block 24, recorded February 11, 1968, as Document No. 158725, in Book 166 of Maps, page 26, 116.5 feet South of the NE corner of said Block, as shown on said map: running thence North along said West line 116.5 feet to said NE corner of said Block 24; thence W'ly 310.38 feet along the South line of Davis Street to the NW corner of said Block; thence S'ly along the East line of Judson Avenue 176 feet; thence E'ly on a straight line parallel with the South line of Davis Street 86.5 feet; and thence along a straight line E'ly 269.89 feet to the point of beginning, in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. (According to the plat of said subdivision recorded July 21, 1937 as Document NO. 12020065.)

commonly known as 1525 Judson Avenue Evanston, Illinois.



SCALE, 1" = 20 ft.
TOP OF PLAT IS NORTH.

EVANSTON, AUGUST 18, 1992

STATE OF ILLINOIS, }
COUNTY OF COOK, } ss

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises

SURVEYOR

EVANSTON, AUGUST 18, 1992

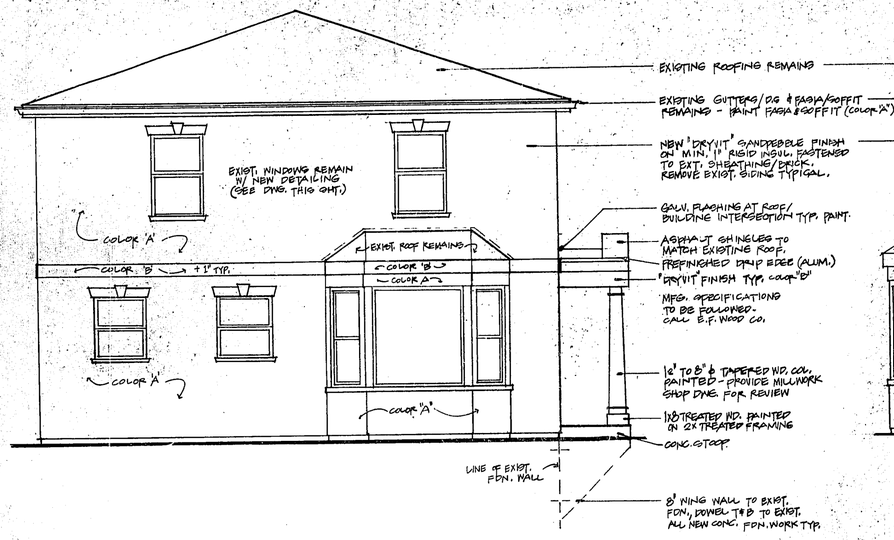
STATE OF ILLINOIS, }
COUNTY OF COOK, } ss.

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey

B. H. SUHR & COMPANY
SURVEYORS.
By HERBERT R. SMITH

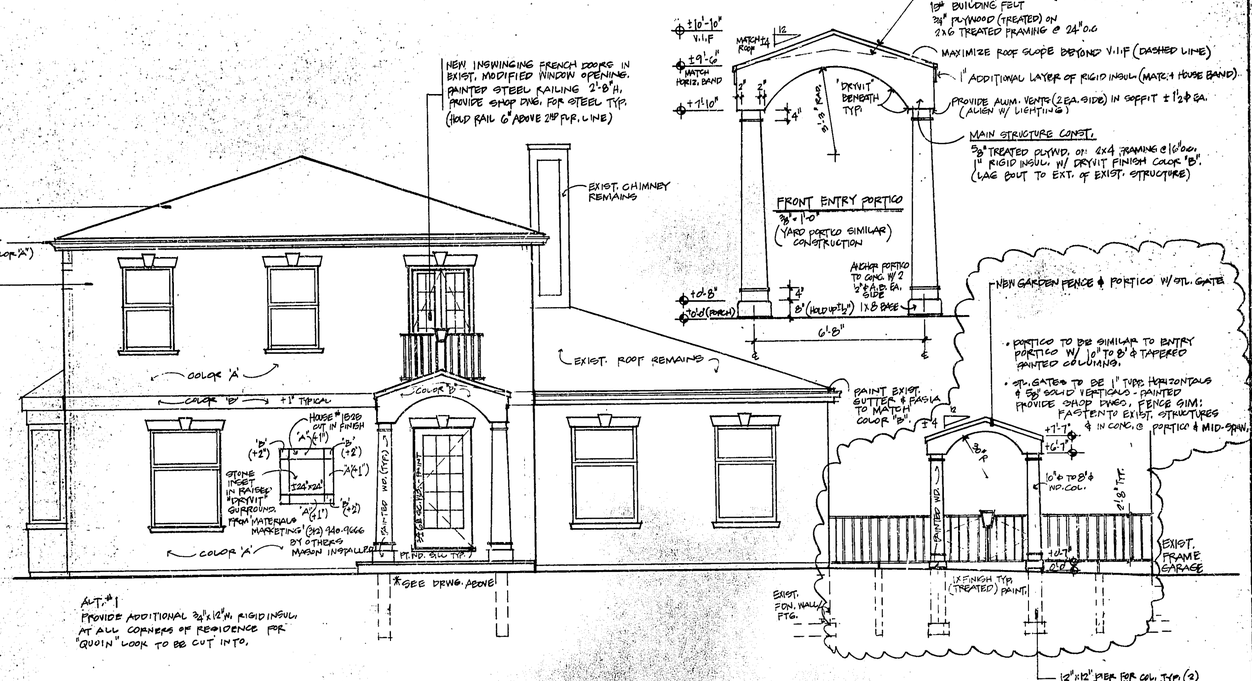
HERBERT R. SMITH
1407
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EVANSTON, ILL.

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and report any difference at once
Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract
This survey has been made for the use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose
Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling

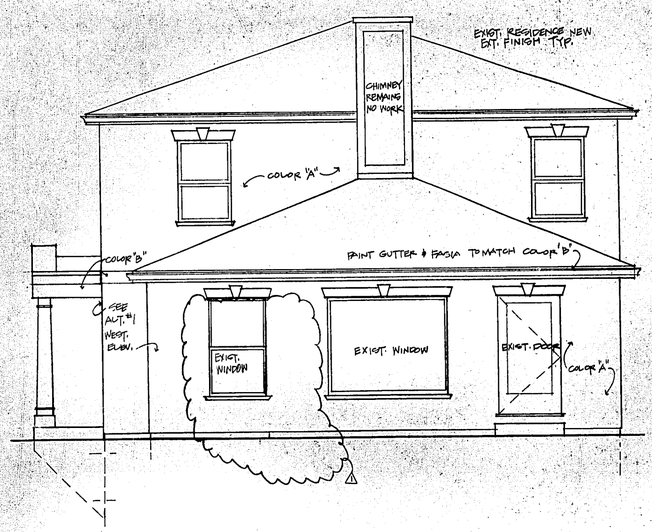


NORTH ELEVATION

1/4" = 1'-0"

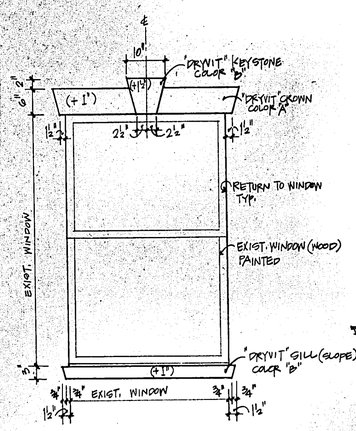


WEST ELEVATION (EXISTING RESIDENCE / STRUCTURE / EXTERIOR WALLS - NEW ENTRY PORTICO & GARDEN WALL/PORTICO & FINISH ONLY ON EXTERIOR.) 1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



TYP. WINDOW DETAIL

3/4" = 1'-0"

CITY OF EVANSTON
BUILDING & ZONING DEPARTMENT
2100 Ridge Avenue
Evanston, IL 60201
(708) 866-2932

APPROVED AS NOTED

FOR PERMIT ISSUANCE

3/23/93

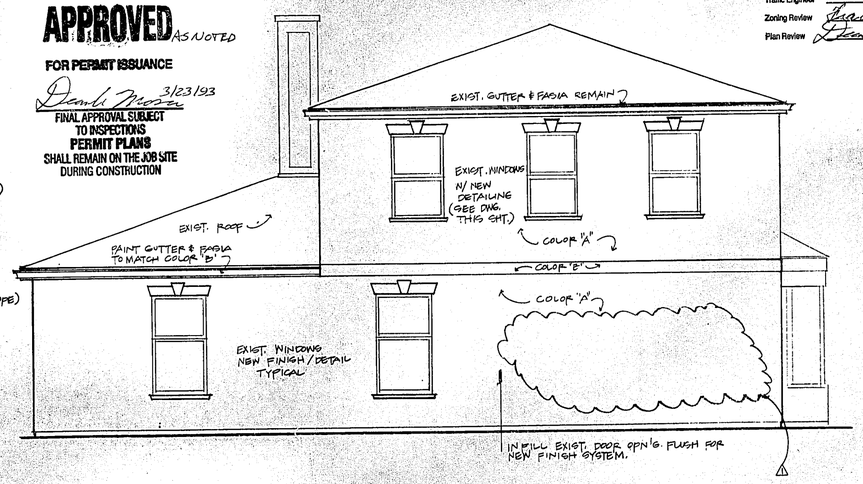
FINAL APPROVAL SUBJECT TO INSPECTIONS

PERMIT PLANS SHALL REMAIN ON THE JOB SITE DURING CONSTRUCTION

CITY COPY

CITY DEPARTMENTAL APPROVAL

	By	Date
City Engineering		
Fire Prevention		
Health Dept.		
Traffic Engineer		
Zoning Review	Brad Hunsicker	3-23-93
Plan Review	Dennis Mosier	3/23/93



EAST ELEVATION

1/4" = 1'-0"

CITY COPY

ZA 93-0014

Application Number _____ Date _____

Permit Number 93-27011 Date 3/26/93

Property Address 1525 Judson

GENERAL ELEVATION NOTES:
- REMOVE ALL SIDING, SHUTTERS, CANOPY AS REQ'D. FOR NEW FINISH INSTALLATION
- REUSE EXIST. DOWNSPOUTS
- FLASH & SEAL ANY NEW ROOF PENETRATIONS THROUGH THE EXISTING.
- ALL NEW EXT. CONST. TO BE DONE IN TREATED LUMBER.

• ALL CONTRACTS TO BE EXECUTED BETWEEN OWNER AND GENERAL CONTRACTOR - DESIGNER/ARCHITECT NOT RESPONSIBLE FOR CONTRACTS OR AGREEMENTS BETWEEN OWNER & CONTRACTORS).

STATE OF ILLINOIS
RICHARD J. BARNES, JR.
001-012970
LICENSED ARCHITECT

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODE OF EVANSTON, ILLINOIS

Richard J. Barnes Jr.
ARCHITECT

INTERIORS
1903 North Hoyne
Chicago, Illinois 60647
Tel 312 645-7237

A RENOVATION OF THE

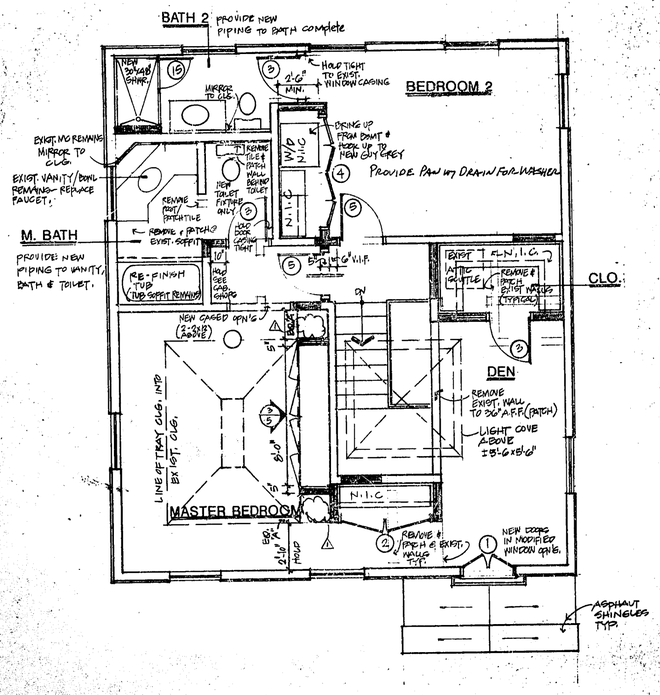
CUMMINGS RESIDENCE

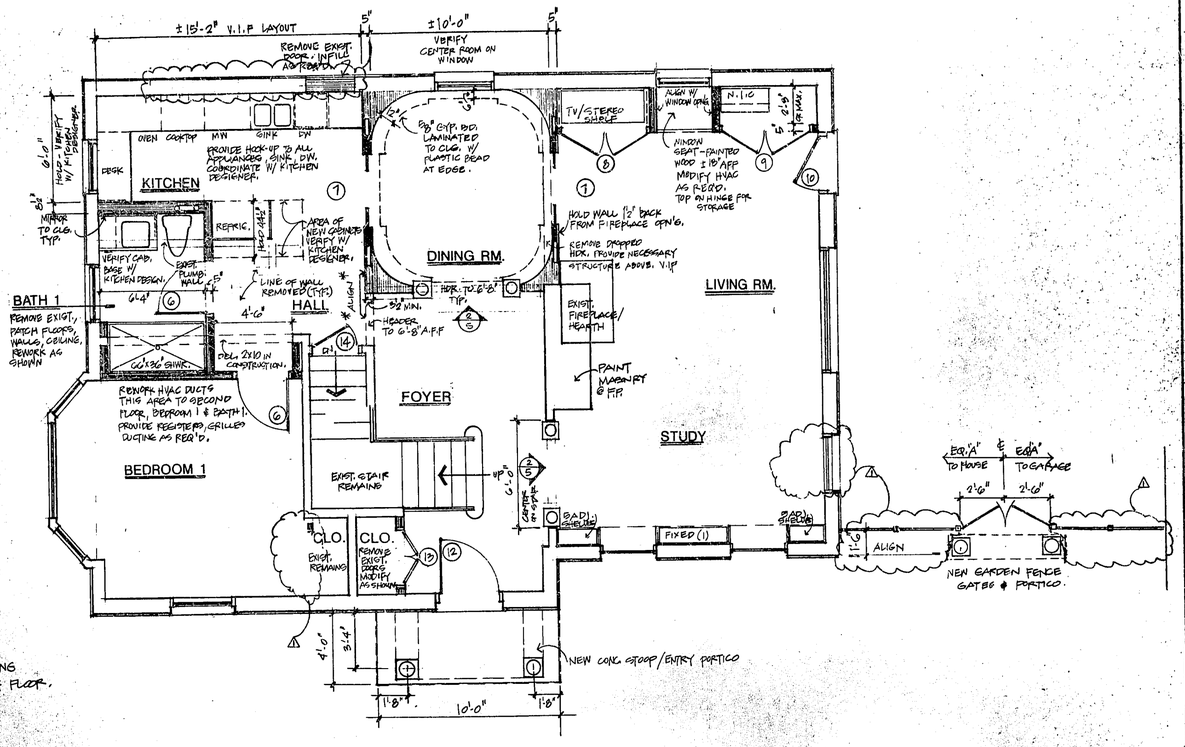
1525 JUDSON AVE. EVANSTON, ILLINOIS

SHEET INDEX
- BUILDING ELEVATIONS
- WINDOW DETAIL

12.21.92 REV.	
BID 11.9.92	
1.1293 PERMIT	FINAL REVIEW 11.892
JOB 9291	

SHEET 1 OF 5





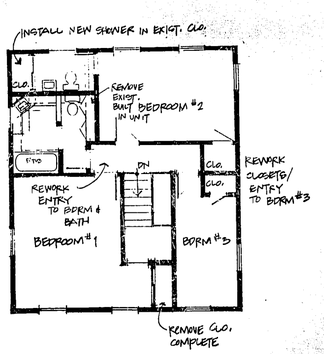
* NO CHANGE TO EXISTING LIGHT & VENT, EITHER FLOOR.

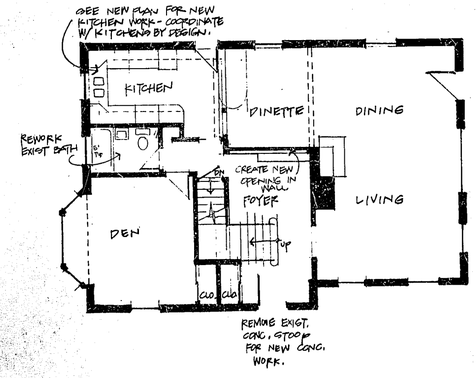
SECOND FLOOR PLAN
1/4" = 1'-0"

SOLID WALLS ARE INFILL/N.G.
COORDINATE W/ EXISTING PLANS TYP.
ALIGN NEW WALLS W/ EXISTING - UNLESS NOTED BY DIMENSION.
NO CHANGES MADE WHICH AFFECT LIGHT & VENT.

FIRST FLOOR PLAN
1/4" = 1'-0"

SOLID WALLS INDICATE NEW WALL LOCATION/CONSTRUCTION
REWORK EXIST. HVAC AS REQ'D. TYP. BOTH FLOORS.
ALIGN NEW WALLS W/ EXISTING - UNLESS NOTED BY DIMENSION
NO CHANGE TO VENT & LIGHT REQ'MENTS.

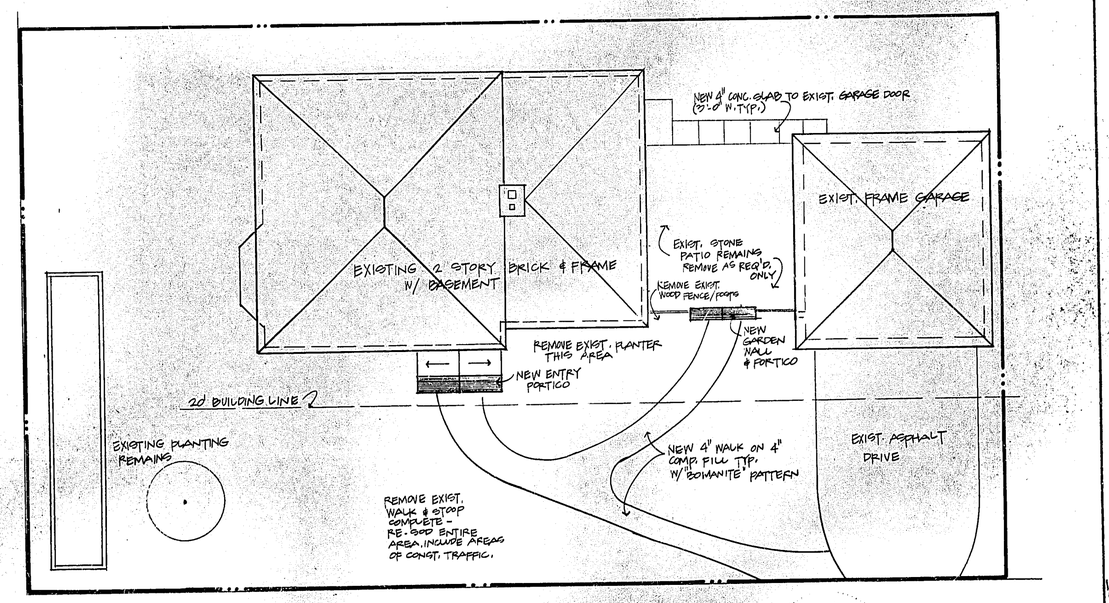




EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

- VERIFY ALL EXISTING CONDITIONS PRIOR TO CONST. START
- G.C RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION & CONST. DEBRIS
- SHORE ALL FLOORS ETC. PRIOR TO REMOVAL OR DEMOLITION
- COORDINATE ALL DRAWINGS FOR A COMPLETE PROJECT.
- PATCH AS REQ'D. DUE TO CONST. IN BASEMENT LEVEL.



SITE PLAN
1/8" = 1'-0"

RICHARD J. BARNES, JR. 001-012.970

INTERIORS
ELEMENTS
1900 Hartrey Avenue
Evanston, Illinois 60204
Tel: 312.244.7229

CUMMINGS RESIDENCE

A RENOVATION OF THE

1525 JUDSON AVE. EVANSTON, ILLINOIS

SHEET INDEX
EXISTING FLOOR PLANS
NEW CONST. FLOOR PLANS
SITE PLAN

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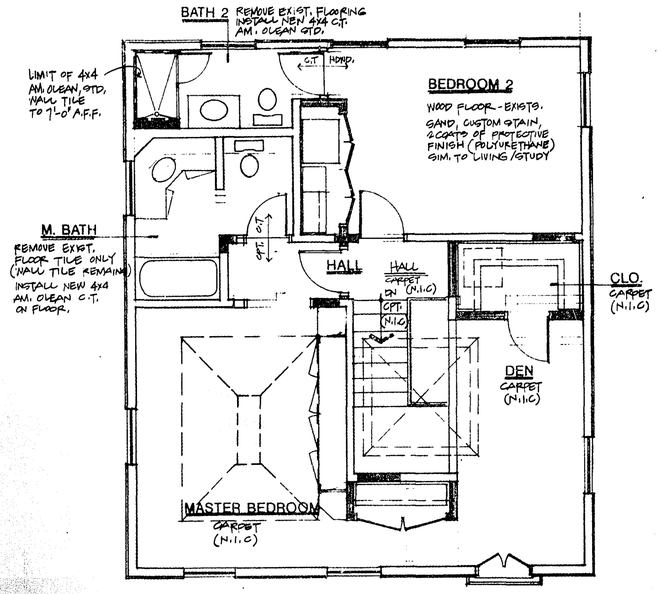
SHEET 2 OF 5

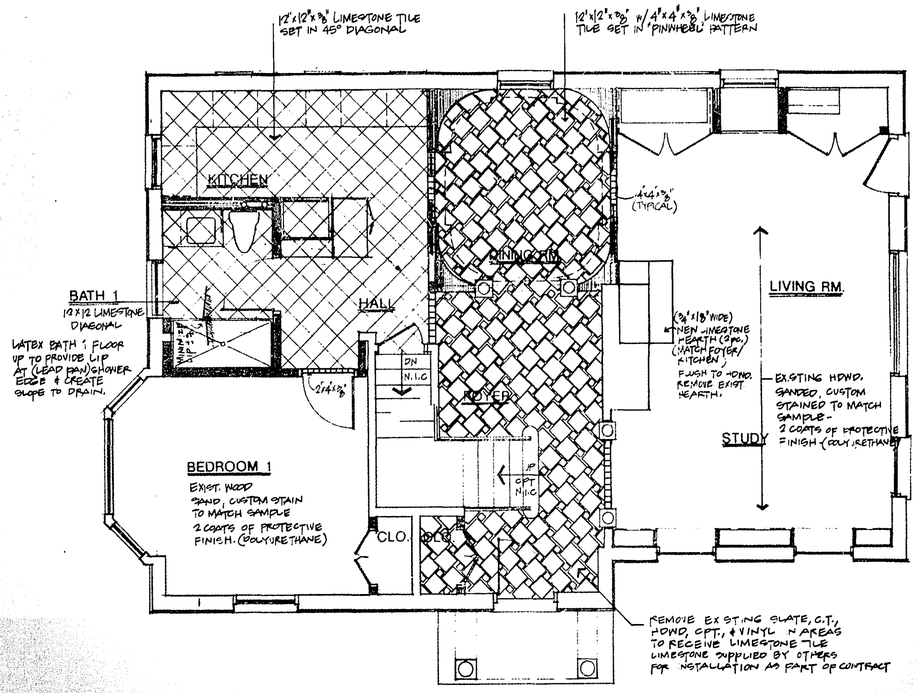
1525 JUDSON

78 #2



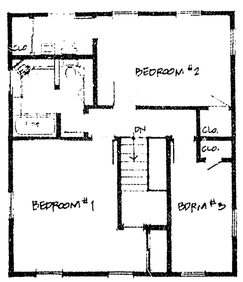
SECOND FLOOR PLAN FLOOR FINISHES

1/4" = 1'-0"



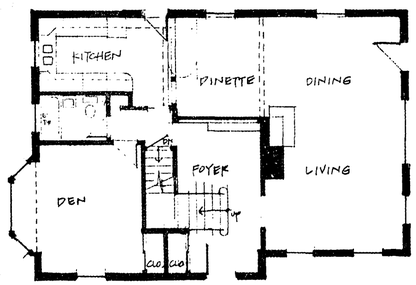
FIRST FLOOR PLAN FLOOR FINISHES

1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

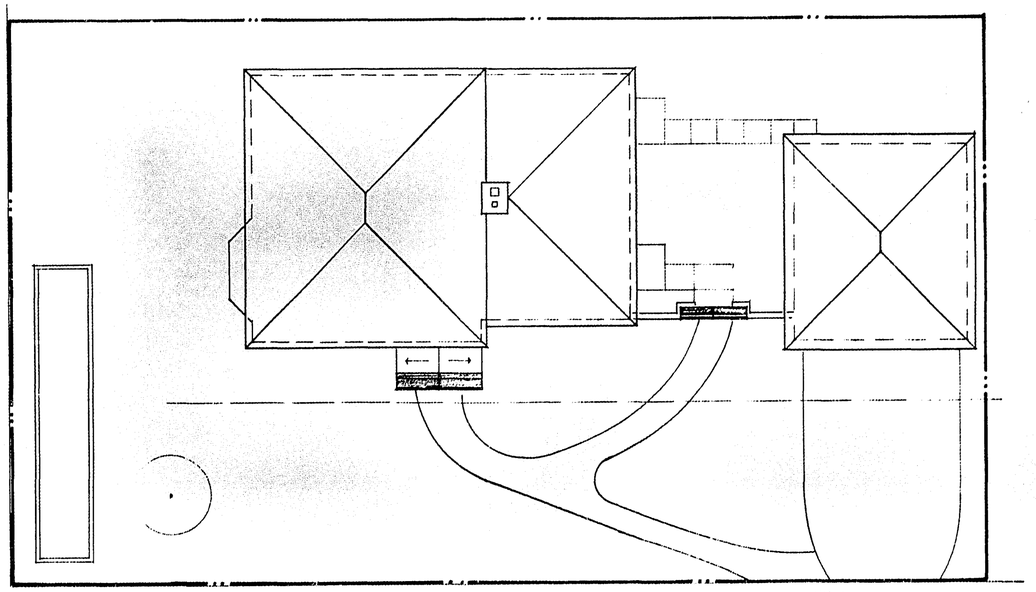
1/8" = 1'-0"



EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"

REMOVE EXISTING FLOOR FINISHES COMPLETE UNLESS NOTED ON PLANS ABOVE



SITE PLAN - NO WORK THIS PLAN

1/8" = 1'-0"

STATE OF ILLINOIS
RICHARD J. BARNES, JR.
001-012970

1.12.93 PERMIT

INTERIOR ELEMENTS
1903 North Howe
Chicago, Illinois 60614
773/312 944-7233

A RENOVATION OF THE
CUMMINGS RESIDENCE
1525 JUDSON AVE. EVANSTON, ILLINOIS

SHEET INDEX
FIRST & SECOND FLOOR FLOOR FINISHES

⚠ 12.21.92 REV.
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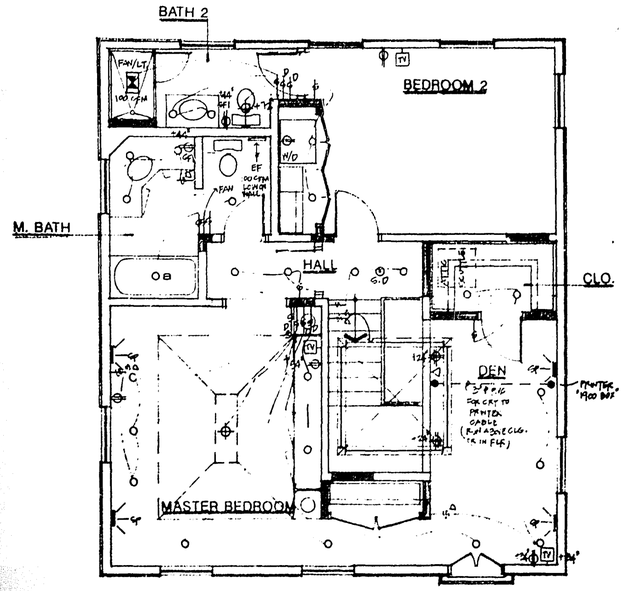
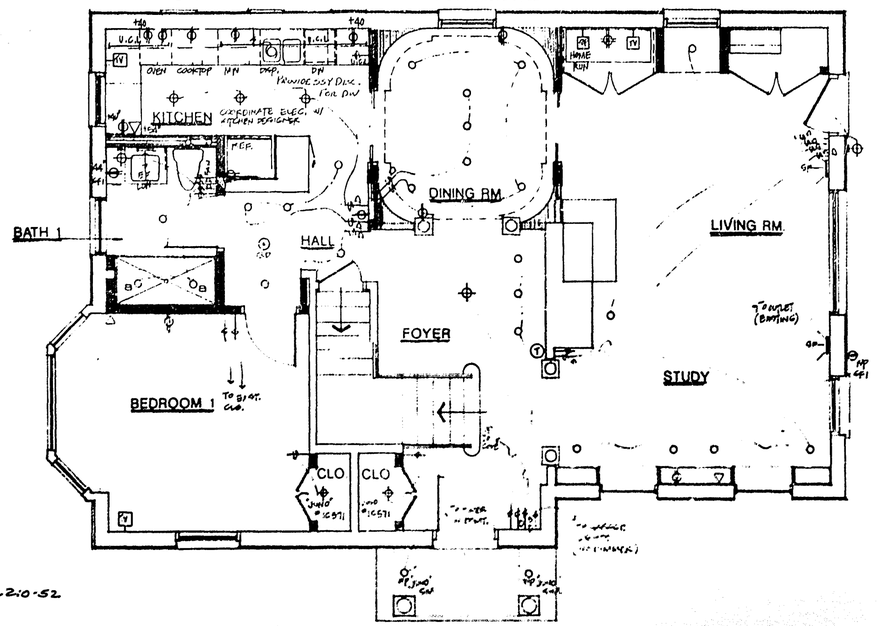


OUTLET SPACING TO COMPLY W/ NEC ART. 210-52



SECOND FLOOR PLAN ELECTRICAL

1/4" = 1'-0" (NEW WORK SHOWN THIS PLAN)

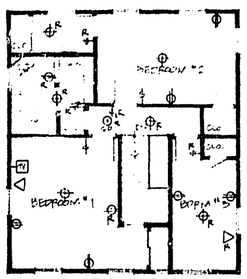
FIRST FLOOR PLAN- ELECTRICAL

1/4" = 1'-0" (NEW WORK SHOWN THIS PLAN)

SYMBOLS

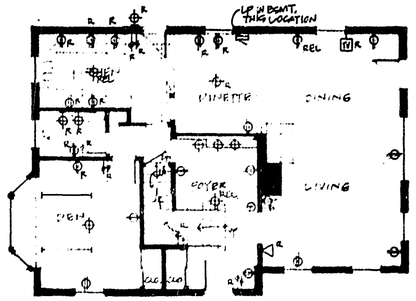
- 'JUNO' RECESSED INCAN, 4" ø, #IC/C 2-0 TC/C 195 OR TC101 W/BLK. BAFFLE
- 'JUNO' 4" ø TC1-14 DOWN R20
- FIXTURE BY OWNER - RECESS CLG. BOX
- WALL MT. FIXTURE BY OWNER
- U.C.L. 'LIGHTOLIER' LYTETRIM SYSTEM W/ BASIC LIGHT #8351 LAMP W/ T.B.D. - MIN. OF 1 PER LIN. FT.
- 'LIGHTOLIER' LYTETRIM SYSTEM W/
- WP 'JUNO' 6" ø #TC2-20 ALBALITE 150W AM
- DUPLEX OUTLET TO MATCH LIGHT.
- GFI DUPLEX GROUND FAULT INTERRUPTER OUTLET
- INT DUPLEX INTERCOM OUTLET (BELL)
- QUADRUPLEX OUTLET
- T EXISTING THERMOSTAT RELOCATED
- PHONE JACK
- TV CABLE T.V. JACK
- 150 WALL SPEAKER - 'A.D.S.' SERIES 8 WHITE - CABLE & COMBRA AUDIO REFER TO FIELD HEIGHT
- 1 EF 50 CFM 'BROAN' 50 CFM EXHAUST FAN WALL MOUNTED
- 'LUTRON' ARIADNI DIMMER SWITCH (WITHOUT "D" - TYP. TOGGLE SWITCH
- 3 'LUTRON' ARIADNI 3-WAY DIMMER W/ TH (WITHOUT "D" - TYP. TOGGLE SWITCH
- SD SMOKE DETECTOR - CLG. MT.

- ALL DEVICES & PLATES TO MATCH EXISTING IF NOT
- NEW WORK SHOWN ON THESE PLANS - EXISTING ITEMS REMAIN UNLESS NOTED ON EXIST. PLANS
- RELOCATE DOORBELL & CHIME - TYP
- BY OWNER / INTERFACE INSTALLED BY ELECTRICIAN
- HEIGHTS GIVEN ARE TO ø OF DEVICE
- FAN/LT - 70 CFM BROAN WHITE & REMAIN UNIT.



EXISTING SECOND FLOOR PLAN

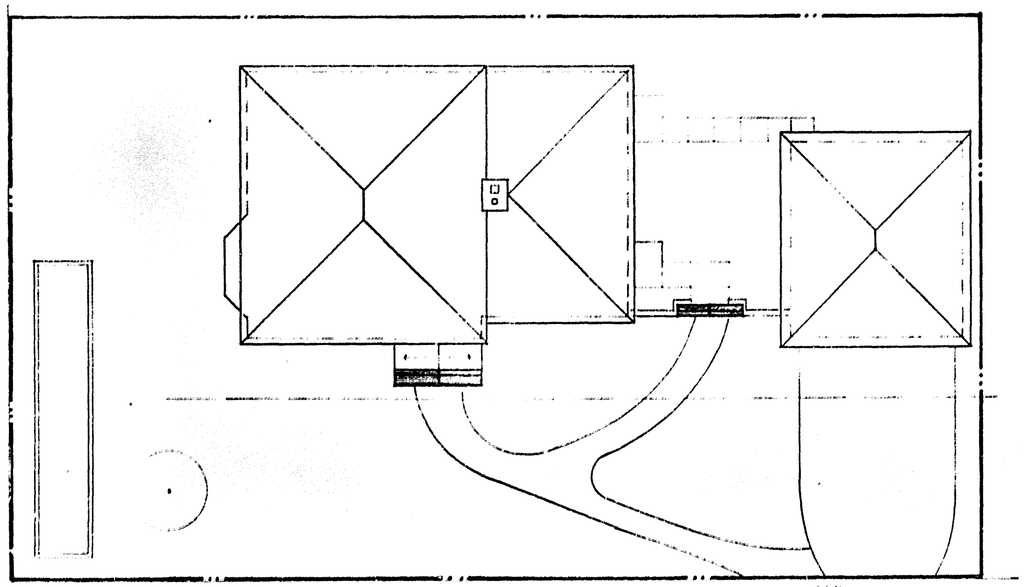
1/8" = 1'-0" V.I.F ALL CONDITIONS



R - REMOVE SOF & PATCH WALL/CLG. AS NECESSARY
REL - RELOCATE IF POSSIBLE
ALL EXISTING TO REMAIN UNLESS NOTED

EXISTING FIRST FLOOR PLAN - ELECTRICAL

1/8" = 1'-0" V.I.F ALL CONDITIONS



SITE PLAN

1/8" = 1'-0"

INTERIOR DESIGN
1703 NORTH HOWE
CHICAGO, ILLINOIS 60614
TEL 312 944-7529

A RENOVATION OF THE

CUMMINGS RESIDENCE

1525 JUDSON AVE. EVANSTON, ILLINOIS

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EXISTING ELECTRICAL LAYOUTS
NEW ELECTRICAL LAYOUTS

⚠ 2-21-92 REV.
REV. 1-17-92
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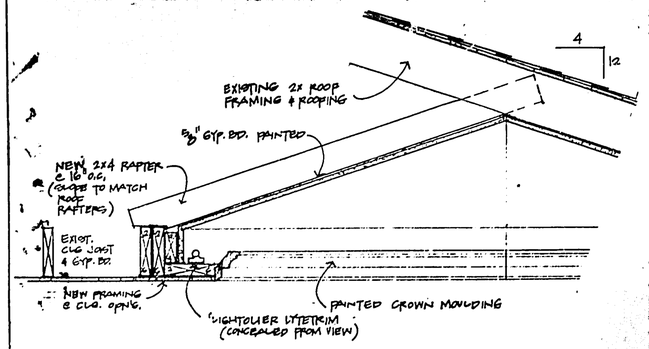
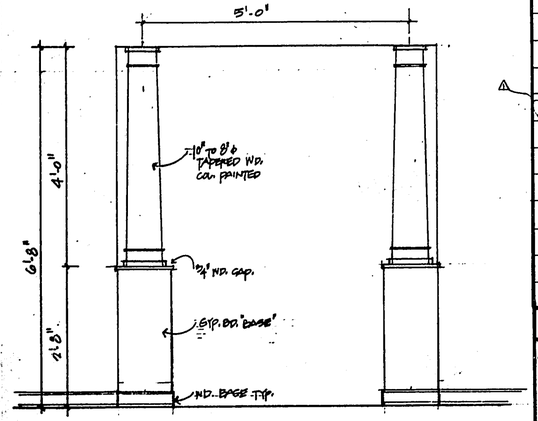
1-12-93 PERMIT JOB 9291

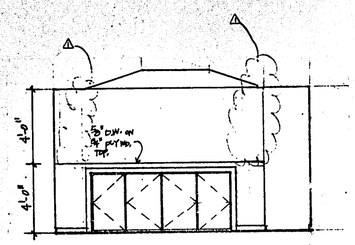
SHEET 1 OF 5



DETAIL @ COVE ABOVE STAIRWAY - SECOND FLOOR



TYPICAL ENTRY TO DINING & STUDY



SECTION / ELEVATION @ M. BEDROOM

NOTES:
1. All work shall be performed in a workmanlike manner in accordance with local, state and national codes.
2. The contractor shall verify all dimensions and quantities.
3. Do not scale drawings.
4. The contractor shall verify all existing dimensions and construction.

Concrete:
1. All footings shall bear on undisturbed firm soil at or below the minimum depths shown. Soil capacity shall be a minimum of 3000 lbs./sq.ft.
2. All concrete shall have a minimum compressive strength of 3000 psi after 28 days.
3. Pour all wing/stoop walls monolithically with foundation walls.
4. Provide 12" minimum granular fill under all stoops.
5. Re-bar in concrete walls shall be minimum No. 4 bars continuous.
6. Welded wire fabric shall be No. 6x6 W1.4xW1.4
7. Provide 1/2 "x6'-0" o.c. anchor bolts at top of foundation wall to receive sill plate.
8. Concrete slabs to be 4" thk. with 6" compacted granular fill base.
9. New foundation walls to be doweled into existing foundation walls, as shown on elevations.

Steel:
1. All structural steel shall conform to AISC A-36 steel.
2. Provide steel bearing/shim plates for steel & column bearing.

Carpentry:
1. All structural lumber shall be Hem. Fir No. 2, or better. F'b= 1150 psi, E= 1,400,000
2. Provide double joists under all partitions parallel to joists.
3. All window and door headers in exterior or bearing walls shall be min. (2) 2x12 unless noted otherwise.
4. Provide solid blocking @ floor joists to be set on existing slab.
5. Exterior frame walls shall receive 1/2" plywood sheathing at corners, and sway bracing thru remainder of wall.
6. Provide double joists at each side of floor openings greater than 2'-0".
7. All interior & exterior wall openings shall be framed with min. of 2 members to a side.
8. Provide ribbon joist at all sole plates.
9. Provide sill sealer under all sole plates at foundation walls.
10. Provide 3/8" underlayment over subflooring wherever resilient flooring, vinyl tile or ceramic/quarry tile is used.
11. Reinforce ceiling junction boxes in areas to receive future ceiling fans.
12. Cutting, notching or drilling of framing on any structural load bearing walls shall not destroy the integrity of the system, and shall be in accordance with all applicable codes.
13. Flash under all sills and over all openings in exterior walls. Caulk around all exterior openings as required.
14. Handrails and guardrails on open sides of stairway and balcony shall have intermediate rails or ornamental closures which will not allow passage of an object 6 inches or more in diameter. Minimum height of rails shall be 3'-0".
15. Provide vent chutes in each rafter space at exterior wall in cathedral ceilings. Provide 1" min. air space above insulation.

General:
1. Use 5/8" firecode drywall where required for fire rating (garage & ceiling over furnace). Use 1/2" water resistant board at all bathtub and shower recesses.
2. Verify gas, electric, telephone, intercom, central vacuum, and security systems with Owner.

SITE NOTES:
1. Site line and survey information provided by Owner.
2. Contractor shall verify elevation of top of concrete walls with governing authorities and existing drainage conditions.
3. Contractor shall verify all existing grades for cut and fill requirements.
4. Remove all undesireable fill material from the construction area.
5. Rough grade upon completion to match existing grade elevations. Rough grade in areas around the building in landscaped areas to a depth of 4" below final grades for topsoil.
6. Respread topsoil upon completion of the construction to a depth of 4" over cleaned area.
7. Back fill material shall be clean, dry sand, stone or clay material.
8. If engineered fill is required, it shall be a material as approved by a Soils Engineer, and the governing authorities.
9. Granular fill or base shall be clean, dry sand or stone.
10. Finish graden shall slope away form building.
11. Only dry fill materials shall be placed and compacted.
12. Provide all site utilities per the Utility Companies requirements.
13. Verify all existing "on site" utilities.

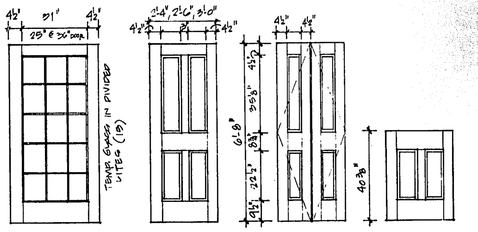
DOOR SCHEDULE

MARK	SIZE	DOOR MAT.	HDWR. SET	GLASS	HDR.	REMARKS
1	PR. 1'-6" x 6'-8" x 1 3/4"	WD.	4	TEMP.	EXIST.	
2	PR 2'-6" x 6'-8" x 1 3/8" SC	ND.	1	-	-	ONE PR. HINGES EA. DOOR
3	2'-4" x 6'-8" x 1 3/8" SC	ND.	6	-	2-2x12	BATHROOM DOOR GETS PRIVACY SET
4	2 PR. 1'-3" x 6'-8" x 1 3/8" SC	WD.	1	-	2-2x8	PIVOT HINGES
5	2'-6" x 6'-8" x 1 3/8" SC	ND.	6	-	2-2x12	BATHROOM DOOR GETS PRIVACY SET
6	3'-0" x 6'-8" x 1 3/8" SC	WD.	6	-	2-2x12	BATHROOM DOOR GETS PRIVACY SET
7	PR. 2'-0" x 6'-8" x 1 3/8" SC.	ND.	5	TEMP.	2-2x8	SANDBLAST GLASS DINING SIDE
8	PR. 2'-6" x 6'-8" x 1 3/8" SC.	ND.	1	-	2-2x8	INCL. SLIDE BACK FOR DOORS
9	PR. 2'-6" x 6'-8" x 1 3/8" SC.	ND.	1		2-2x8	
10	EXISTING		4		EXIST.	
	TO M.T COMPLETE					
12	3'-4" x 6'-8" x 1 3/8" SC.	WD.	4		EXIST.	
13	PR. 1'-6" x 6'-8" x 1 3/8" SC.	ND.	1		2-2x8	
14	2'-6" x 6'-8" x 1 3/8" SC	WD.	6		EXIST.	
15	2'-0" x 6'-0" x 1/4"	GL.	-	TEMP.	-	CLEAR, MAG. LATCH

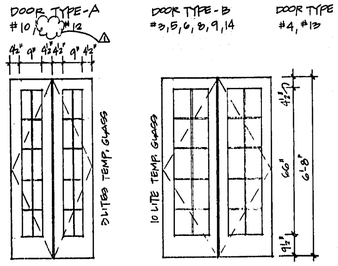
HARDWARE SETS

SET #	DESCRIPTION
1	BALDWIN OVAL #5025 DUMMY ONE SIDE W/ ROLLER CATCH
2	" " " DUMMY TWO SIDES W/ ROLLER CATCH
3	" " " PASSAGE SET W/ GLIDE BOLT TOP & BOTTOM
4	BALDWIN LEVER #5100 DUMMY ONE SIDE W/ROLLER CATCH & SLIDE BOLT TOP & BOTTOM
F	POL. BRASS POCKET DOOR EDGE PULL W/ STANLEY HEAVY DUTY POCKET TRACK SYSTEM SLIDE BOLT TOP (RECESS EDGE PULL HDWR)
6	BALDWIN LEVER #5100 PASSAGE SET
7	BALDWIN LEVER #5100 PRIVACY SET

GENERAL
- ALL EXISTING DOORS TO BE REPLACED - ALL DOORS LISTED ABOVE ARE NEW
- ALL DOORS TO RECEIVE "BALDWIN" POL. BRASS HINGES (1½ PR. PER DOOR)
- ALL HARDWARE FINISH TO BE POL. BRASS
- DOORS TO HAVE 2⅜" BACKSET
- ALL DOORS ARE SOLID CORE & RECEIVE SEALER/PRIMER & 1 COAT FINISH PAINT.



DOOR TYPE-A #10 — DOOR TYPE-B #2,5,6,8,9,14 — DOOR TYPE-C #4, #13 — DOOR TYPE-D #2

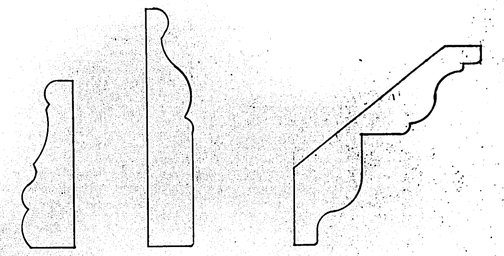


DOOR TYPE-E #1 (W.I.F EXIST. OPNG.) — DOOR TYPE-F #7

ROOM FINISH SCHEDULE

	ROOM NAME	FLOOR MAT.	FLOOR FIN.	BASE MAT.	BASE FIN.	WALLS MAT.	WALLS FIN.	TRIM WAT.	TRIM FIN.	CEILING WAT.	CEILING FIN.	CEILING HGT.	REMARKS
	FOYER/CLO.	LIME STONE	-	WD.	PT.	GYP PL.	PT.	-	-	EX.	PT.	8'-0"	
	STUDY	EX. WD.	SAND STAIN	WD.	PT.	GYP PL.	PT	#1	PT	EX	PT	8'-0"	SEE FLOOR FIN. SHEET
	LIVING RM.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	DINING RM.	LIME STONE	-	WD.	PT	GYP	PT.	-	-	EX	PT.	8'-0"	✓ ✓
	HALL	LIME STONE	-	WD.	PT.	GYP.	PT.	CROWN	PT.	EX	PT.	8'-0"	CROWN SUPPLIED BY CABINET SUPPLIER
	KITCHEN	LIME STONE	-	WD.	PT.	GYP PL.	PT.	CROWN	PT.	EX	PT.	8'-0"	CROWN SUPPLIED BY CABINET SUPPLIER
	BATH 1	LIME STONE	-	WD.	PT.	PL/ GYP.	PT, C-T	-	-	Ex.	PT.	8'-0"	
	BEDROOM 1/CLO.	WD.	SAND STAIN	WD.	PT.	PL/ GYP.	PT.	-	-	EX.	PT.	8'-0"	REMOVE EXIST. W.C. PATCH
	M. BEDROOM	EX.	CPT.	WD.	PT.	PL/ GYP.	PT	-	-	EX.	PT	VARIES	
	M. BATH	EX.	C.T.	WD.	PT.	PL/ GYP.	PT	-	-	EX.	PT.	8'-0" 7'-0"	SEE PLAN NOTE TILE ON WALLS REMAINS
	BATH 2	EX.	C.T	WD	PT.	PL/ GYP.	C-T PT.	-	-	Ex.	PT.	8'-0"	
	BEDROOM 2	EX. WD.	SAND STAIN	WD.	PT.	PL/ GYP.	PT.	-	-	Ex.	PT.	8'-0"	
	HALL	EX.	CPT.	WD	PT.	PL/ GYP.	PT.	#1	PT.	PL/ GYP.	PT.	VARIES	CROWN IN COVE ONLY
	DEN / CLO.	EX.	CPT.	WD	PT.	PL/ GYP.	PT	-	-	EX.	PT.	8'-0"	
*	ALL ROOMS TO RECEIVE NEW BASE & DOOR CASINGS												
*	REMOVE ALL EXISTING FLOOR FINISHES FOR NEW WORK, UNLESS NOTED EXIST.												

GENERAL NOTES
- PATCH & PAINT ALL WALLS / CEILINGS / FLOORS AS REQ'D DUE TO THIS CONSTRUCTION / WORK.
- CASING, BASE & CROWN IS ALL NEW MATERIAL - PROFILES SHOWN BELOW CAN BE OBTAINED FROM - HELGELAND MILLWORK & CABINETRY LAKE BLUFF, IL. 708-234-3786



APPLIANCE LISTING (G.C TO INSTALL - OWNER SUPPLIED ITEMS)

RANGE - "JENN-AIRE" GAS # CCG486W
REFRIGERATOR - "AMANA" # SB120MW W/ CONVIENENCE CENTER
OVEN - "JENN-AIRE" GAS #W130
MICROWAVE - "PANASONIC" #NN G682W
WASHER/DRYER - "MAYTAG" #DNV9200AAX

GENERAL KITCHEN NOTES
- G.C TO FURNISH & INSTALL COUNTERTOPS - FM, LAM. WILSONART - SAND NEBULA #4628-8 SELF-EDGE W/ 2⅜" SPLASH
- KITCHEN CABINETS TO BE BY "KITCHENS BY DESIGN" - COORDINATE WITH SHOP DWGS. CABINETS SUPPLIED BY OWNER INSTALLED BY G.C. (BATH VANITIES SIMILAR)

GENERAL CONTRACTOR TO COORDINATE KITCHEN WORK WITH OWNER / "KITCHENS BY DESIGN"

1-12-93 PERMIT

RICHARD J. [illegible] 5079

1207 North Hoyne
Chicago, Illinois 60622
Tel. 312 384-7253

CUMMINGS RESIDENCE

A RENOVATION OF THE
1525 JUDSON AVE. EVANSTON, ILLINOIS

SHEET INDEX
ROOM FINISH & DOOR SCHEDULES
APPLIANCE LISTING
GEN. FINISH NOTES
1x1" ELEVATIONS

⚠ 12 21 92 REV.
BID 11.9.92
FINAL REVIEW 11.5.92
JOB 9291

5
SHEET OF 5

1525 JUDSON

PERMIT #93-27011

79

BUILDING PERMIT:

DATE: 3/26/93 **PERMIT NO:** 93-2701/

ADDRESS: 1525 Judson **OWNER:** Cumming **PHONE NO:**

PURPOSE: Interior Remodel

GEN'L. CONTR.: Badger Const. **PHONE NO:**

ADDRESS: **PHONE NO:**

DEPARTMENTAL FINAL DATES:

- [x] **ZONING:** ZA 93-0014P
- [ ] **FIRE PREV.:**
- [ ] **HEALTH:**
- [ ] **TRAFFIC:**
- [ ] **CITY ENGR.:**
- [ ] **PLAN/PRES.:**
- [ ] **SEWER & WATER:**
- [ ] **OTHER:**

INSPECTION DATE(S):

FINAL DATE:

- [ ] **FOOTING INSP.:**
- [ ] **FOUNDATION INSP.:**
- [ ] **SEWER & WATER GROUND WORK:**
- [x] **STRUCTURAL ROUGH:** 4/20/93 - Dr Mose
- [ ] **ELECTRICAL ROUGH:**
- [ ] **MECHANICAL ROUGH:**
- [ ] **PLUMBING ROUGH:**
- [ ] **FIRE SUPPRESSION:**
- [ ] **FIRE ALARM:**
- [ ] **SIGN:**
- [ ] **OTHER:**

- [ ] **C.O. DATE:**

APPLICATION FOR PERMIT

(TYPE OR PRINT IN INK)

Zoning Yes ☐ No ☐

Preservation Commission Yes ☒ No ☐

Application No 93-372

Permit No 93-26987

Owner x Johanna Cumming

Address of Property x 1525 Judson

Work Valuation $ x 9600 00

Date x 3-22-93

County Cook

Real Estate Index No. x 11-18-410-001-000

A PLAT OF SURVEY MAY BE REQUIRED

Type of Use

Purpose of Permit x Demolition - Interior

Sq. Feet of Bldg:

Total Volume of Bldg:

Owner — Address — Phone

Architect — Address — Phone

Gen'l. Contr. Badger Construction Address 2247 Val Adelison Phone 312-404-2870

License No. — Where Licensed:

Plumber — Address — Phone

State License No. — Bond No.

Sewer Contr. — Address — Phone

Electrical Contr. — Address — Phone

Registr. No. — Where Registered:

PAID
BLDG. & ZONING

Mechanical Contr. — Address — Phone

License No. — Where Licensed:

Other Contr. — Address — Phone

MAR 22 1993

OTHER PERMITS

Fence: Height — Length — Type of Construction

Sign: Dimension of Sign — Sq. ft. of Sign — Elec. — AMPS

Type of Construction — Sign Lettering

Flammable Liquids Storage Tank: No. of Tanks — No. of Gals.

Type of Construction — Location

OTHER INFORMATION

PERMIT FEES

Bldg. Permit Fee	$ 102
Plumbing Permit Fee	$
Electrical Permit Fee	$
Mechanical Permit Fee	$
Plan Review Fee	$
Other	$
Cert. of Occ.	$
TOTAL FEES	$ 102

S Ford

APPROVED FOR PERMIT

By: E Ferch Title P-Clerk

Date 3/22/93

Signature of Owner or Agent x [signature]

Address x 2247 Val Adelison

x Chicago IL

Phone x 312- 404- 2570 Date 3-22-93

The above hereby applies to the City of Evanston, Illinois, for a permit to erect the structure or part thereof herein described, and if granted the permit applied for shall comply with all requirements of the City Ordinances relating thereto and pay the fees required by such ordinances. No error or omission in either the plans or application, whether said plans or application have been approved by the Building Official or not, shall permit or relieve the applicant from constructing the work in any other manner than that provided for in the ordinance of this city relating thereto.

The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of my knowledge and belief.

DO NOT OCCUPY BUILDING UNTIL FINAL INSPECTION HAS BEEN PERFORMED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

The applicant of this Permit agrees to pay all Plan Review Fees whether they receive a permit or not.

24 HOUR NOTICE IS REQUIRED ON ALL INSPECTIONS.

CENTRAL FILE COPY

CITY OF EVANSTON

DEPT. OF BUILDING AND ZONING

2100 RIDGE AVE.

EVANSTON, IL 60204

(312) 328-2100 EXT. 2170

(708) Nov. 11, 1989

92-247

11/17/89

CITY OF EVANSTON
APPLICATION FOR ZONING ANALYSIS

OFFICE USE ONLY — OFFICE USE ONLY

A. Case # 93-0014P.

B. Review Requested is _____ Preliminary, X For Permit.

C. Zoning District(s) R1 D. Lot Width 63' E. Depth 111'.

F. Lot Type: Corner _____, Reversed Corner X, Through _____, Interior ___.

G. Elimination Date for Building and use, if any: NA.

H. Proposed use: INTERIOR REMODELING AND TWO ACCESSORY STRUCTURES ie PATIO'S.

I. Results of Review X Approved on 3-19-93, or ____ Disapproved, and correction list of NA pages dated NA attached hereto.

J. Reviewed by: Frank Gunash.

Title: ZONING OFFICER

Office Use Only — Office Use Only

TO BE COMPLETED BY APPLICANT/OWNER

The fee, documents and information requested herein are required for a zoning review of your proposal.

1. PROPERTY ADDRESS(ES): 1525 N. Judson

2. REAL ESTATE INDEX #(S): 11-18-410-001-0000

3. EXISTING USE(S): Single family dwelling

4. PROPOSAL IN DETAIL: interior remodell - one new entrance way remodel one bathroom add one bath to second floor

5. Three sets of plans consisting of 5 pages each are transmitted herewith.

6. Has the subject property been held in common ownership with one or more adjoining properties since December 2, 1960? No

7. Provide the following information (the listed property characteristics and submitted information are defined in the attached excerpt from the Zoning Ordinance).

NOTE: If the proposal will not change an existing property characteristic, show the existing characteristics on the "existing" line and then enter "same" on the "proposed" line below.

PROPERTY CHARACTERISTICS	EXISTING	PROPOSED
A. Lot Area	6993 sf.	Same
B. Gross Floor Area		
(1.) Cellar (not includable in total) (50% or more below grade)	795 sf.	Same
or		
(2.) Basement (more than 50% above grade)	N/A	Same
(3.) First floor (exterior dimensions) 30+26.5 + 26.5+16 + Bay	1269 sf	Same
(4.) Second floor (exterior dimensions) 30+26.5	795 sf	Same
(5.) Third floor (exterior dimensions)	N/A	Same
(6.) Attic area 5 ft. or more in height (story half). (For additional floors, use additional sheet.)	N/A	Same
TOTAL GROSS FLOOR AREA	2064 sf	Same
C. Number of dwelling units	1	1
D. Number of rooming units	N/A	Same
E. Building Lot Coverage 1269 (House) + 440 (Garage) = 1709 ÷ 6993	24.4%	Same
F. Gross Lot Coverage 1269 (House) + 440 (Garage) + 468 (Driveway) = 2177 ÷ 6993	31.1%	Same

11/17/89

	EXISTING	PROPOSED
8. Off-street Parking Characteristics		
A. Number of enclosed spaces	2	Same
B. Number of partially enclosed spaces (car ports)	None	Same
C. Number of spaces in the open	N/A	Same
D. Street access to parking (answer yes, no or same)	Yes	Same
E. Alley access to parking (answer yes, no or same)	No	Same
F. Are any off-street parking spaces located in a parking lot off-site? (answer yes, no or same)	No	Same

G. If answer to F is yes, supply address of parking lot and number of spaces it contains.:

	EXISTING	PROPOSED
9. Off-street Loading Berth (spaces) Characteristics		
A. Number Enclosed	None	Same
B. Number in Open	None	Same

PLEASE PRINT

10. Applicant: Jay Badger 11. Phone: 312-409-2870

( ) Owner ( ) Agent ( ) Tenant (X) Other: general contractor

12. Appliant's address: 2297 W Addison Chicago, Il. 60618

I hereby certify that the information submitted herewith is factual. (Note: If being filed in connection with an application for a permit, this form should be signed and sealed by the Architect.)

13. Jay Badger
Written Signature of Applicant

This application is invalid and will be returned to the applicant if the information requested is not provided, or if the required documents are not submitted.

This analysis will become invalid eighteen (18) months after issuance if a permit for the proposal analyzed herein has not been issued.

(21H)

11/27/89

ZONING ORDINANCE DEFINITIONS FOR USE WITH THE APPLICATION FOR ZONING ANALYSIS

BASEMENT	A portion of a building located partly underground but having less than half its clear floor-to-joist height below the average grade of the adjoining ground. (See CELLAR) (Ord. 35-0-78)
CELLAR	The portion of a building located partly or wholly underground and having half or more than half of its clear floor-to-joist height below the average grade of the adjoining ground. (Ord. 35-0-78)
FLOOR AREA (GROSS FLOOR AREA) For the purpose of determining the floor area ratio and conversions of existing structures	The sum of the gross horizontal areas of the several floors of a building, except a cellar floor, measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. The "floor area" of a building shall also include, but not be limited to, basements, elevator shafts and stairwells at each floor; floor space used for mechanical, electrical, heating or air conditioning equipment, including equipment open or enclosed, located on the roof; penthouses; all attic space, finished or unfinished, having five feet (5') or more space from floor to rafters; interior balconies and mezzanines; enclosed porches or porches covered by a roof suitable for covering a habitable room; and floor space devoted to accessory uses; provided, however, that any space devoted to required off-street parking or loading for the building shall not be included in "floor area". (Ords. 107-0-76, 35-0-78)
LOT AREA	The area of horizontal plane bounded by the vertical planes through front, side and rear lot lines.
LOT COVERAGE, BUILDING	The ratio between the ground floor areas of all buildings or structures on a lot and the total area of the lot. (Ord. 63-0-64)
LOT COVERAGE, GROSS	The ratio between the ground floor area of all buildings and structures plus all area used for off-street parking facilities, loading areas, vehicular accessways or driveways, and the total area of the lot. (Ord. 63-0-64)
STORY, HALF	A space under a sloping roof which has the line of intersection for roof decking and wall not more than three feet (3') above the top floor level, and in which space not more than sixty percent (60%) of the gross horizontal floor area is five feet (5') or more in height, measured from floor to rafters. (Ord. 35-0-78)

Certificate No: 02489-2

Certificate of Registration

issued by the

Department of Buildings

of the City of Chicago

This is to Certify that MECO ELECTRIC, INCORPORATE - C63720

located at 2910 WEST LOGAN BLVD. CHICAGO IL 60647

having complied with the requirments of Ordinances passed by the City Council of the City of Chicago providing for the registration of electrical contractors is hereby recorded as a

REGISTERED ELECTRICAL CONTRACTOR

GENERAL ELECTRICIAN

and is entitled to perform electrical work in the City of Chicago under the Direction of Supervising Electrician. Provided that such work permits are subject to the provisions of all the Ordinances of the City of Chicago now in force or which may be hereafter passed. This certificate, unless sooner revoked or suspended for cause, EXPIRES April 30th, 1994.

SUPERVISING ELECTRICIAN: PAUL MICHAELSEN - SE3163

In Witness Whereof *I have hereunto set my hand this Twelfth Day of January* 1993.

Gordon Spencer

Director of Licensing, Registration and Permits

Daniel W Weil

Building Commissioner

APPLICATION FOR PERMIT
(TYPE OR PRINT IN INK)

ZA 93-0014

Zoning Yes ☒ No ☐

Preservation Commission Yes ☐ No ☒

B1 DISTRICT

Application No. 93-247

Permit No. 93-27011

Owner X Johanna Cummings

Address of Property X 1525 N. Judson — Work Valuation $ X 100,000.00

Date X 2-24-93 — County Cook — Real Estate Index No. X 11-18-410-001-0000

A PLAT OF SURVEY MAY BE REQUIRED — Type of Use

Purpose of Permit X residencial remodel — Sq. Feet of Bldg:

Total Volume of Bldg:

Owner Johanna Cummings — Address 1525 N Judson — Phone

Architect X Richard Barnes — Address 863 Cambridge Elmhurst — Phone

Gen'l. Contr. X Badger Construction — Address 2247 W Addison Chicago — Phone 312-404-2870

License No. — Where Licensed:

Plumber McELROY Plumbing — Address 2740 Kingston Dr — Phone 526-8030

State License No. 14104 — Bond No.:

Sewer Contr. — Address — Phone

Electrical Contr. Meco Electric — Address 2910 W. Logan Blvd Chicago IL — Phone 312-252-6969

Registr. No. C-63720 — Where Reigstered: Chicago

Mechanical Contr. DAVID W DWYER MECHANICAL CONTRACTOR — Address 5122 N. NASHVILLE AVE. CHICAGO, IL 60656 — Phone 312-631-5983

License No. — Where Licensed LAKE FOREST - OAK PARK

Other Contr. — Address — Phone

OTHER PERMITS

Fence: Height — Length — Type of Construction

Sign: Dimension of Sign — Sq. ft of Sign — Elec — AMPS

Type of Construction — Sign Lettering

Flammable Liquids Storage Tank: No. of Tanks — No. of Gals.

Type of Construction — Location

PAID THANK YOU MAR 26 1993 CITY OF EVANSTON CITY COLLECTOR'S OFFICE

*OTHER INFORMATION

-50 ZA -102 Demo **PERMIT FEES** 862

Bldg. Permit Fee	$	1044
Plumbing Permit Fee	$	100
Electrical Permit Fee	$	216
Mechanical Permit Fee	$	15
Plan Review Fee	$	75
Other	$	
Penalty	$	
Cert. of Occ.	$	
TOTAL FEES	$	1268

APPROVED FOR PERMIT

By: E Feick — Date: 3/25/93

Title P. Clerk

Signature of Owner, Agent or Applicant:

X [signature]

Address X 2247 W Addison

X Chicago IL

Phone X 312-404-2870 — Date 2-24-93

The above hereby applies to the City of Evanston, Illinois, for a permit to erect the structure or part thereof herein described, and if granted the permit applied for shall comply with all requirements of the City Ordinances relating thereto and pay the fees required by such ordinances. No error or omission in either the plans or application, whether said plans or application have been approved by the Building Official or not, shall permit to relieve the applicant from constructing the work in any other manner than that provided for in the ordinance of this city relating thereto.

The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of my knowledge and belief.

DO NOT OCCUPY BUILDING UNTIL FINAL INSPECTION HAS BEEN PERFORMED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

The applicant of this Permit agrees to pay all Plan Review Fees whether they receive a permit or not.

MIN. 24 HOUR NOTICE IS REQUIRED ON ALL INSPECTIONS.

CENTRAL FILE COPY

CITY OF EVANSTON

DEPT. OF BUILDING AND PROPERTY SERVICES

2100 RIDGE AVE.
EVANSTON, IL 60201
(708) 328-2100 EXT. 2932

City of Evanston

CITY COLLECTOR
2100 RIDGE AVE. • EVANSTON, IL 60201-2798
TELEPHONE: (708) 328-2100

INVOICE

INVOICE NO. •92- 01180

INV. DATE •March 5, 1993

DEPARTMENT •Planning & Zoning

CR. ACCT. NO. •60.05029

MAKE CHECKS PAYABLE TO CITY COLLECTOR. RECEIPT ISSUED ONLY UPON REQUEST. RETURN THIS INVOICE WITH YOUR REMITTANCE.

PLEASE INCLUDE OUR INVOICE NUMBER ON YOUR PAYMENT.

A LATE CHARGE AFTER 30 DAYS WILL BE APPLIED TO BALANCE OF INVOICE DUE.

TO • Jay Badger
2247 W. Addison
Chicago, Il 60610

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Zoning Analysis: 1525 Judson		$50.00

PAID
BLDG. & ZONING
MAR 4 1993

PLEASE PAY THIS AMOUNT	$50.00
AMOUNT DUE AFTER 30 DAYS	
AMOUNT DUE AFTER 60 DAYS	

REV. 3/92

DEPARTMENT COPY

FIELD INSPECTION REPORT
BUILDING AND ZONING
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(708) 866-2932

ADDRESS 1525 JUDSON

TYPE OF INSPECTION STRUCTURAL

PERMIT NO. 93-27011

COMMENTS: ROUGH FRAMING FOR INTERIOR REMODELING.

O.K. @ TIME OF INSPECTION

☑ Does Comply ☐ Does Not Comply

☑ Rough ☐ Finish ☐ Business Lic.

David L. Moore 4/20/93 [signature]
INSPECTOR'S SIGNATURE DATE OF INSPECTION OCCUPANT OR BUILDER SIGNATURE

RE-INSPECTION DATE INSPECTOR'S SIGNATURE

APPLICATION FOR PERMIT

(TYPE OR PRINT IN INK)

Zoning Yes ☐ No ☐

Preservation Commission Yes ☒ No ☐

Application No 93-372

Permit No 93-26987

Owner x Johanna Cumming

Address of Property x 1525 - Judson Work Valuation $ x 9600 00

Date x 3-22-93 County Cook Real Estate Index No. x 11-18-410-001-000

A PLAT OF SURVEY MAY BE REQUIRED

Type of Use

Purpose of Permit x Demolition - Interior Sq. Feet of Bldg:

Total Volume of Bldg:

Owner Address Phone

Architect Address Phone

Gen'l. Contr. Badger Construction Address 2247 w/ addison Phone 312-404-2570

License No. Where Licensed:

Plumber Address Phone

State License No. Bond No.

Sewer Contr. Address Phone

Electrical Contr. Address Phone

Registr. No. Where Registered: PAID BLDG. & ZONING

Mechanical Contr. Address Phone

License No. Where Licensed:

Other Contr. Address MAR 22 1993 Phone

OTHER PERMITS

Fence: Height Length Type of Construction

Sign: Dimension of Sign Sq. ft. of Sign Elec. AMPS

Type of Construction Sign Lettering

Flammable Liquids Storage Tank: No. of Tanks No. of Gals.

Type of Construction Location

OTHER INFORMATION

PERMIT FEES

Bldg. Permit Fee	$ 102
Plumbing Permit Fee	$
Electrical Permit Fee	$
Mechanical Permit Fee	$
Plan Review Fee	$
Other	$
Cert. of Occ.	$
TOTAL FEES	$ 102

PAID

APPROVED FOR PERMIT

By: E Fenech Title P-Clerk

Date 3/22/93

Signature of Owner or Agent x [signature]

Address x 2247 W Addison

x Chicago IL

Phone x 312- 404-2570 3-22-93

(TYPE OR PRINT IN INK)

Yes No

Zoning ☒ ☐

Preservation Commission Yes ☐ No ☒

BI DISTRICT

Application No. 93-247

Permit No. 93-27011

Owner x Johanna Cumming

Address of Property x 1525 N. Judson Work Valuation $ x 100,000.00

Date x 2-24-93 County Cook Real Estate Index No. x 11-18-410-001-0000

A PLAT OF SURVEY MAY BE REQUIRED Type of Use

Purpose of Permit x residencia l remodel Sq. Feet of Bldg:

Total Volume of Bldg:

Owner Johanna Cummings Address 1525 N Judson Phone

Architect x Richard Barnes Address 863 Cambridge Elmhurst Phone

Gen'l. Contr x Badger Construction Address 2247 W Addison Chicago Phone 312-404-2970

License No. Where Licensed:

Plumber McELROY Plumbing Address 2740 Kingston Dr Phone 526-8030

State License No. 141104 Bond No.:

Sewer Contr. Address Phone

Electrical Contr. Meco Electric Address 2910 W. Logan Blvd Chicago Il Phone 312-252-6964

Registr. No. C-63720 Where Reigstered: Chicago

Mechanical Contr. DAVID W DWYER MECHANICAL CONTRACTOR. Address 522 N. NASHVILLE AVE. CHICAGO, IL 60656 Phone 312-631-5983

License No. Where Licensed LAKE FOREST - OAK PARK

Other Contr. Address Phone

OTHER PERMITS

Fence: Height Length Type of Construction

Sign: Dimension of Sign Sq. ft of Sign Elec AMPS

Type of Construction Sign Lettering

Flammable Liquids Storage Tank: No. of Tanks No. of Gals.

Type of Construction Location

PAID THANK YOU MAR 26 CITY OF EVANSTON COLLECTOR'S OFFICE

*OTHER INFORMATION

-50 ZA -102 Demo

PERMIT FEES 862

Bldg. Permit Fee	$ 1044
Plumbing Permit Fee	$ 100
Electrical Permit Fee	$ 216
Mechanical Permit Fee	$ 15
Plan Review Fee	$ 75

APPROVED FOR PERMIT

By: Teich Date: 3/25/93

Title P. Clerk

Signature of Owner, Agent or Applicant:

DATE:	ROUGH-IN INSPECTION	FINAL INSPECTION	PROGRESS INSPECTION	SITE INSPECTION	RE-INSPECTION	NO ENTRANCE	FIELD CORRECTION	RED LABEL	RED TAG	NOT ACCEPTED	ACCEPTED	INSPECTION CODE:	NOTES
	✓										X		OKON ROUGH FRAMING DR Mora

ADDRESS: 1525 JUDSON PERMIT NO. 93-27011

TYPE OF PROJECT: INTERIOR REMODEL

OWNER _____ TELEPHONE _____

CONTRACTOR _____ TELEPHONE _____

INSPECTOR _____ TITLE/DIVISION _____

SHEET _____ OF _____

1525 JUDSON PERMIT #96-35578 80

BUILDING PERMIT:

DATE: 12-11-96 **PERMIT NO:** 96-35578

ADDRESS: 1525 Judson **OWNER:** **PHONE NO:**

PURPOSE: Basement Renovation

GEN'L. CONTR.: owner **PHONE NO:**

ADDRESS: **PHONE NO:**

DEPARTMENTAL FINAL DATES:

- ☐ **ZONING:**
- ☐ **FIRE PREV.:**
- ☐ **HEALTH:**
- ☐ **TRAFFIC:**
- ☐ **CITY ENGR.:**
- ☐ **PLAN/PRES.:**
- ☐ **SEWER & WATER:**
- ☐ **OTHER:** PRESERVATION APPROVED 12-10-96 C.R.
- ☐

FINAL DATE:

INSPECTION DATE(S):

- ☐ **FOOTING INSP.:**
- ☐ **FOUNDATION INSP.:**
- ☐ **SEWER & WATER GROUND WORK:**
- ☒ **STRUCTURAL ROUGH:** 12/17/96 - DeMosa — FINAL - 4/2/97 - DeMosa
- ☐ **ELECTRICAL ROUGH:** 12/17/96 DS — 4/2/97 DS
- ☐ **MECHANICAL ROUGH:**
- ☒ **PLUMBING ROUGH:** NC 12/17/96 ZM NC 1/7/97 ZM OK 1/8/97 ZM — OK 4/2/97 ZM
- ☐ **FIRE SUPPRESSION:**
- ☐ **FIRE ALARM:**
- ☐ **SIGN:**
- ☐ **OTHER:**

☐ **C.O. DATE:**

Needs

Work Valuation

Correct P/ms Bond
& Cert. of Ins.

12/10/96
NOST

DATE:	REMARKS:

APPLICATION FOR CONSTRUCTION PERMIT
CITY OF EVANSTON
(TYPE OR PRINT IN INK)

Application No. 96-1026

Permit No. 96 35578

Preservation Commission Yes ☐ No ☐

Owner MARK KLENDER

Address of Property 1525 Judson — Work Valuation $ 20,000

Date November 20, 1996 — Real Estate Index No.

A PLAT OF SURVEY MAY BE REQUIRED — Use of Bldg. S.F. residential (owner occupied)

Purpose of Permit Basement renovation — Sq. Feet of Bldg. house ~ 2,500 ☒ basement ~ 720 ☒

Owner Mark Klender — Address 1525 Judson — Phone 475-0629 day (312) 946-2181

Architect — Address — Phone

Gen'l Contr. Mark Klender — Address 1525 Judson — Phone see above

License No. — Where Licensed:

Plumber XL.B. Plumbing — Address 5120 W. Kilbourn — Phone (773) 481-1600

State License No. PL 14474 — Bond. No.: 42787216

Sewer Contr. — Address — Phone

Electrical Contr. XHintz Electric Co. INC — Address 19 N. Hickory 1114 W. Mitchell ARLINGTON HTS, IL 60004 — Phone 708-826-2664 708-670-8900

Registr. No. 32-96 Glenview — Where Registered:

Mechanical Contr. — Address — Phone

License No. — Where Licensed:

Other Contr. Galaco Carpentry Plus Gary Galaco — Address 3909 W. Irving Park Chicago — Phone (773) 588-1888

Other License 1010-104469 — Where Licensed: City of Chicago

OTHER PERMITS

Fence: Height — Length — Type of Construction

Sign: Dimension of Sign — Sq. ft of Sign — Elec. — AMPS

Type of Construction — Sign Lettering

Flammable Liquids Storage Tank: No. of Tanks — No. of Gals.

*OTHER INFORMATION

PERMIT FEES

Bldg. Permit Fee	$ 294
Plumbing Permit Fee	$ 72
Electrical Permit Fee	$ 24
Mechanical Permit Fee	$
Plan Review Fee	$ 15
Other	$
Penalty	$
Cert. of Occ.	$
TOTAL FEES	$ 405

APPROVED FOR PERMIT

By: E Tucek — Date: 12/11/96

Title PC Clerk

Signature of Owner, Agent or Applicant: Mark Klender

Address 1525 Judson Evanston, IL 60201

Phone day (312) 946-2181 — Date 11/20/96

The above hereby applies to the City of Evanston, Illinois, for a permit to erect the structure or part thereof herein described, and if granted the permit applied for shall comply with all requirements of the City Ordinances relating thereto and pay the fees required by such ordinances. No error or omission in either the plans or application, whether said plans or application have been approved by the Building Official or not, shall permit to relieve the applicant from constructing the work in any other manner than that provided for in the ordinance of this city relating thereto.

The applicant having read this application and fully understanding the intent thereof declared that the statements made are true to the best of my knowledge and belief.

DO NOT OCCUPY BUILDING UNTIL FINAL INSPECTION HAS BEEN PERFORMED AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.

The applicant of this Permit agrees to pay all Plan Review Fees whether they receive a permit or not.

CITY OF EVANSTON
BUILDING DIVISION

2100 RIDGE AVE.
EVANSTON, IL 60201
(708) 866-2932

EVANSTON BUILDING DIVISION
FIELD INSPECTION REPORT
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(847) 866-2932

☐ ROUGH ☐ FINAL

ADDRESS 1528 Judson

PERMIT NO.

TYPE OF INSPECTION Rough Plumbing

COMMENTS:

Rough Plumbing
complete does comply

☐ Does Comply ☐ Does Not Comply

INSPECTOR'S SIGNATURE

1/8/97
DATE OF INSPECTION

L. Burnicart
OCCUPANT OR BUILDER SIGNATURE

EVANSTON BUILDING DIVISION
FIELD INSPECTION REPORT
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(847) 866-2932

☒ ROUGH ☐ FINAL

ADDRESS 1525 Judson

PERMIT NO. 35578

TYPE OF INSPECTION Rough Plumbing

COMMENTS:

Rough Plumbing NOT complete At This Time

☒ Does Comply ☐ Does Not Comply

R Murray — INSPECTOR'S SIGNATURE

1/7/97 — DATE OF INSPECTION

L. Burman — OCCUPANT OR BUILDER SIGNATURE

EVANSTON BUILDING DIVISION
FIELD INSPECTION REPORT
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(847) 866-2932

☒ ROUGH ☐ FINAL

ADDRESS 1525 Judson

PERMIT NO. 96 35578

TYPE OF INSPECTION Rough Plumbing

COMMENTS:

No Plumbing Work done AT This Time

☒ Does Comply ☐ Does Not Comply

INSPECTOR'S SIGNATURE

12/17/96
DATE OF INSPECTION

OCCUPANT OR BUILDER SIGNATURE

EVANSTON BUILDING DIVISION
FIELD INSPECTION REPORT
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(847) 866-2932

☑ ROUGH ☐ FINAL

ADDRESS 1525 Judson

PERMIT NO. 96-35578

TYPE OF INSPECTION STRUCTURAL

COMMENTS: ROUGH FRAMING FOR BASEMENT REMODEL.

O.K. @ TIME OF INSPECTION

☑ Does Comply ☐ Does Not Comply

Derek Mosca 12/17/96 X

INSPECTOR'S SIGNATURE DATE OF INSPECTION OCCUPANT OR BUILDER SIGNATURE

EVANSTON BUILDING DIVISION
FIELD INSPECTION REPORT
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(847) 866-2932

☒ ROUGH ☐ FINAL

ADDRESS 1525 JUDSON BASEMENT

PERMIT NO. 35578

TYPE OF INSPECTION ELECT

COMMENTS: INSTALL OUTLET IN HALL. INSTALL OUTLET FOR SMOKE DET.
POWER PAC & OUTLET MUST BE ACCESSABLE

☒ Does Comply ☐ Does Not Comply

INSPECTOR'S SIGNATURE

12/17/96
DATE OF INSPECTION

OCCUPANT OR BUILDER SIGNATURE

EVANSTON BUILDING DIVISION
FIELD INSPECTION REPORT
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(847) 866-2932

☐ ROUGH ☑ FINAL

ADDRESS 1525 Judson

PERMIT NO. 35578

TYPE OF INSPECTION Final Plumbing

COMMENTS:

Plumbing Complete
Plumber To set shower Valve
To 115 degrees

☑ Does Comply ☐ Does Not Comply

INSPECTOR'S SIGNATURE

4-2-97
DATE OF INSPECTION

OCCUPANT OR BUILDER SIGNATURE

EVANSTON BUILDING DIVISION
FIELD INSPECTION REPORT
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(847) 866-2932

☐ ROUGH ☑ FINAL

ADDRESS 1525 JUDSON

PERMIT NO. 96-35578

TYPE OF INSPECTION STRUCTURAL

COMMENTS: FINAL INSPECTION ON BASEMENT REMODEL

O.K. @ TIME OF INSPECTION

☑ Does Comply ☐ Does Not Comply

INSPECTOR'S SIGNATURE	DATE OF INSPECTION	OCCUPANT OR BUILDER SIGNATURE
	4/2/97	

EVANSTON BUILDING DIVISION
FIELD INSPECTION REPORT
2100 RIDGE AVE.
EVANSTON, IL 60201-2798
(847) 866-2932

☐ ROUGH ☒ FINAL

ADDRESS 1525 JUDSON

PERMIT NO. 35578

TYPE OF INSPECTION ELECT.

COMMENTS: 20 AMP DEVICES ON LAUNDRY.
BAL. OK AT TIME OF INSPECTION

☒ Does Comply ☐ Does Not Comply

INSPECTOR'S SIGNATURE

4/2/97
DATE OF INSPECTION

OCCUPANT OR BUILDER SIGNATURE

City of Evanston

PLAN EXAMINATION REPORT

☐ ZONING DEPARTMENT
☐ CITY ENGINEERING
☐ HEALTH DEPARTMENT
☐ WATER AND SEWER DEPARTMENT
☐ FIRE PREVENTION BUREAU
☐ TRAFFIC ENGINEERING
☐ PLANNING DEPARTMENT
☒ PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 1525 Judson (LAKESHORE H.D.) NOT A LANDMARK

DATE PLANS RECEIVED BY BLDG. DEPT. 11/20/96

DATE PLANS FORWARDED 12/10/96

☐ NEW BUILDING
☐ ADDITION
☒ ALTERATION (WINDOWS REPLACEMENT)
☐ TENANT BUILDOUT
☐ OTHER

PURPOSE FOR WHICH BUILDING TO BE USED owner occupied single family residential

REMARKS: PROPOSED WINDOWS ARE BELOW GRADE AND NOT VISIBLE FROM THE PUBLIC WAY.

DEPARTMENTAL STATUS

☒ APPROVED ☐ DISAPPROVED

BY: Carlos D Ruiz DATE: 12/10/96

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

1) PRESERVATION ORDINANCE
2) ZONING ORDINANCE
3) BUILDING CODE

PLAN EXAMINER

CITY OF EVANSTON PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1) ADDRESS OF PROPERTY: 1525 Judson ; Real Estate Index #

2) IS THE PROPERTY AN EVANSTON LANDMARK? Yes ___, No ✓ ; ZONING:

3) IS THE PROPERTY LOCATED WITHIN A HISTORIC DISTRICT (H.D.)?: Yes ✓, No ___

If Yes: Lakeshore (H.D.) ✓, Ridge(H.D.) ___, Suburban Apartment Building Thematic Resource ___

4) OWNER'S NAME: MARK KLENDER Address: 1525 Judson

City: EVANSTON State: IL Zip: 60201 Phone (312) 946-2181 day Fax:

5) ARCHITECT'S NAME: na Address:

City: State: Zip: Phone: Fax:

6) CONTRACTOR'S NAME: Address:

City: State: Zip: Phone: Fax:

7) ACTIVITY: (check all applicable activity)

a) *ALTERATION*-Front ___, Side(s) ___, Rear ___, Interior Only ___; (Visible from the street or public way? Yes ___, No___)

b) *ADDITION* - Front ____, Side(s) ____, Rear ____ (Visible from the street or public way? Yes ___, No ___)

c) *NEW CONSTRUCTION* - Residential ___ Other ?_____ (Visible from the Street? Yes ___, No ___)

d) *RESTORATION* - Front ___, Side(s) ___, Rear ___, Interior Only ___ (Visible from the street or public way? Yes ___, No ___)

e) *ROOF* -New ___, Reroofing ___/ Front ___, Side(s) ___, Rear ___ (Visible from the street or public way? Yes ___, No ___)

f) *GARAGE* -New ___, Rehabilitation ___, / Front ___, Side ___ Rear ___ (Visible from the street or public way? Yes ___, No___)

g) *FENCE* -New ___, Replacement ___ /Front ___, Side(s)___, Rear ___(Visible from the street or public way? Yes___, No___)

Material _____, Style/type _____, Dimensions _____

h) *DOORS* ___, *STORM DOORS* ___, *WINDOWS* ✓, *STORM WINDOWS* ___ / Restoration ___, Replacement ✓,

New ___ (Material _____, Style/type _____)(Visible from the street or public way? Yes, ___, No___)

i) *LANDSCAPING* - Front ____, Side(s) ____, Rear ____ (Visible from the street or public way? Yes ___, No ___)

j) *SIGN / AWNING* -Restoration ___, Replacement ___, New ___, (Visible from the street or public way? Yes, ___, No ___)

Material _____, Style/type _____, Dimensions _____

k) *DEMOLITION* - Partial ____, Total ____, Reason for Demolition? (write in section 8 below or use attachments)

l) *RELOCATION OF A STRUCTURE* - Address of New Location

8) DESCRIPTION OF ACTIVITY: *Describe above activity (use attachments if necessary) and submit as applicable:* site plan showing location of activity, landscaping design, floor plans, design of exterior elevations (including decks and fences), dimensions, and building materials. See plan submitted w/ building permit application. Replacing all 5 basement windows on 1957 home. Current windows are 2 pane, aluminum frame. Replacements are aluminum clad exterior, wood interior, French casement style (divided panes). Exterior, which are 100% below grade and not visable from Side-walk, will be color of house. Semco, Model 1824-2

Applicant's Name: MARK KLENDER Signature: Mark Klender Date: 11/19/96

Return this application to: City of Evanston, Community Development Department, Planning Division, c/o Preservation Coordinator, Room 3900, Civic Center, 2100 Ridge Avenue, Evanston, Illinois 60201, Phone: (847) 866-2928, Fax: (847) 328-5538

7/31/96

CITY OF CHICAGO

LICENSE CERTIFICATE

NON-TRANSFERABLE

BY THE AUTHORITY OF THE CITY OF CHICAGO, THE FOLLOWING SPECIFIED LICENSE IS HEREBY GRANTED TO

NAME GALACO CARPENTRY PLUS

DBA GALACO CARPENTRY PLUS

AT 3909 W IRVING PARK RD
CHICAGO, IL 60618-3113

LIC	LICENSE NAME	DESCRIPTION	CODE	LIC #	FEE
	LIMITED BUSINESS		1010	104469	$***125.00
					*******.**
					*******.**
					*******.**
					*******.**
					*******.**
					*******.**
					*******.**

TOTAL: $***125.00

DATE PAID 02/15/96

THIS LICENSE IS ISSUED AND ACCEPTED SUBJECT TO THE REPRESENTATIONS MADE ON THE APPLICATION THEREFOR AND MAY BE SUSPENDED OR REVOKED FOR CAUSE AS PROVIDED BY LAW. LICENSEE SHALL OBSERVE AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES GOVERNMENT, STATE OF ILLINOIS, COUNTY OF COOK, CITY OF CHICAGO AND ALL AGENCIES THEREOF.

WITNESS THE HAND OF THE MAYOR OF SAID CITY AND THE CORPORATE SEAL THEREOF

THIS 16 DAY OF FEBRUARY, 1996

EXPIRATION DATE FEBRUARY 15, 1997

ATTEST

Richard M Daley — MAYOR — RICHARD M. DALEY

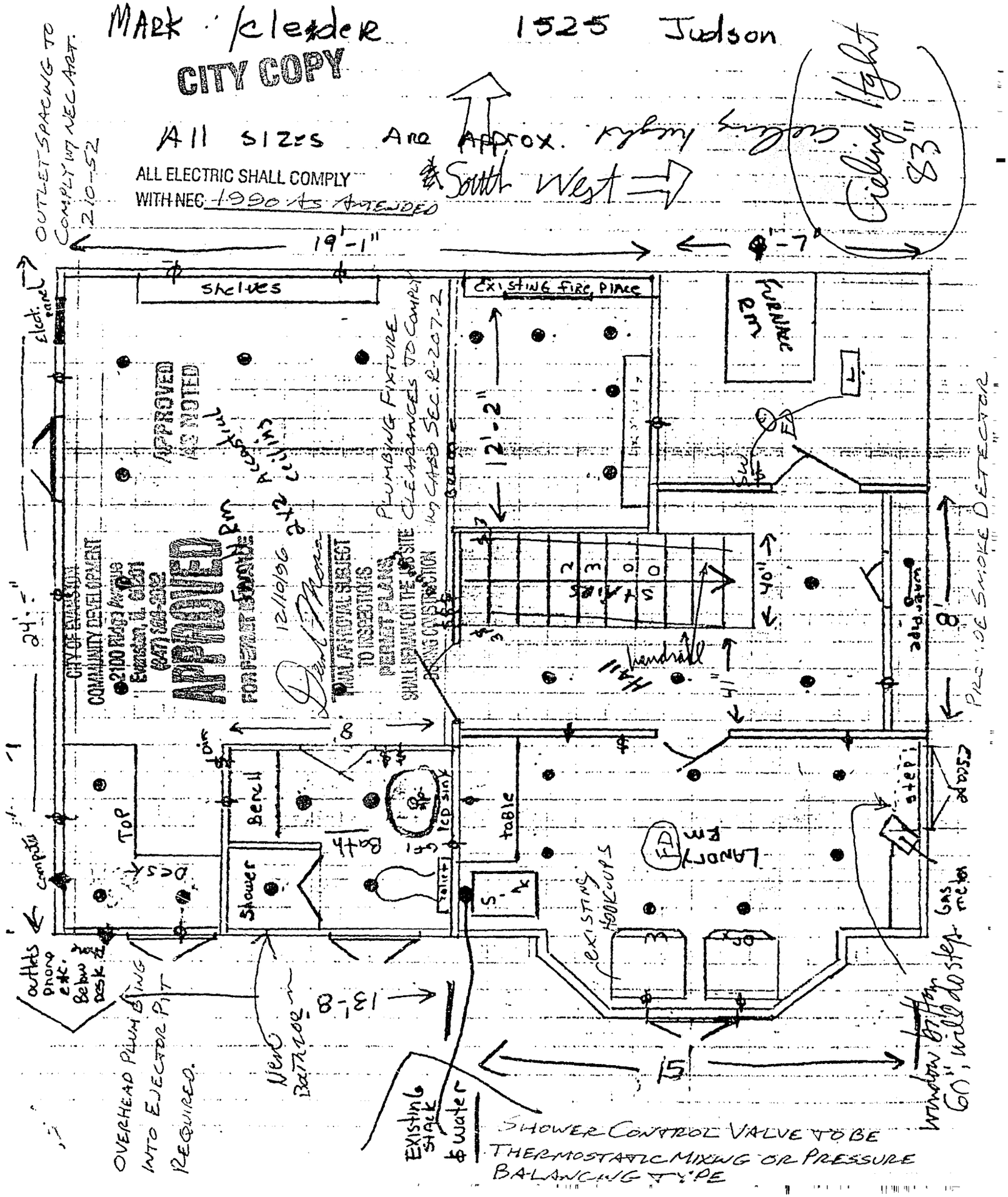
James J. Laski — CITY CLERK — JAMES J. LASKI

00645318

PREMISE 805261-001-1010-001-9600 *00026

TRANS NO 021596-85-002

THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE UPON THE LICENSED PREMISES
ANY ALTERATION RENDERS THIS LICENSE VOID


Mark Kleeder
1525 Judson
CITY COPY
All sizes Are Approx.
ALL ELECTRIC SHALL COMPLY WITH NEC 1990 As Amended
South West
Ceiling Light
OUTLET SPACING TO COMPLY W/ NEC ART. 210-52
19'-1"
8'-7"
Shelves
Elect. panel
Existing Fire Place
Furnace
Plumbing Fixture Clearances To Comply W/ Chap Sec. P-207.2
12'-2"
APPROVED AS NOTED
CITY OF EVANSTON COMMUNITY DEVELOPMENT 2100 Ridge Ave Evanston, IL 60201 (847) 866-2932
APPROVED
FOR PERMIT ISSUANCE
12/10/96
FINAL APPROVAL SUBJECT TO INSPECTIONS
PERMIT PLANS SHALL REMAIN ON THE JOB SITE DURING CONSTRUCTION
2x4 Furring
2x4 ceiling
Smoke Detector
Handrail
Water Pipe
Top
Bench
Lav sink
table
Shower
Toilet
Laundry
Existing Hookups
Gas meter
Steps
outlets phone etc. Below desk
Overhead Plumbing into Ejector Pit required.
New Bathroom
Existing Stack & water
Shower Control Valve to be Thermostatic Mixing or Pressure Balancing Type
Window Egress

Civic Center

2100 Ridge Avenue
Evanston, Illinois
60201

Telephone
708/328-2100

City of Evanston

National Electrical Code / 1990

210-52. Dwelling Unit Receptacle Outlets.

(a) **General Provisions.** In every kitchen, family room, dining room, living room, parlor, library, den, sun room, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet (1.83 m), measured horizontally, from an outlet in that space, including any wall space 2 feet (610 mm) or more in width and the wall space occupied by fixed panels in exterior walls, but excluding sliding panels in exterior walls. The wall space afforded by fixed room dividers, such as free-standing bar-type counters, shall be included in the 6-foot (1.83-m) measurement.

As used in this section a "wall space" shall be considered a wall unbroken along the floor line by doorways, fireplaces, and similar openings. Each wall space 2 or more feet (610 mm or more) wide shall be treated individually and separately from other wall spaces within the room. A wall space shall be permitted to include two or more walls of a room (around corners) where unbroken at the floor line.

(FPN): The purpose of this requirement is to minimize the use of cords across doorways, fireplaces, and similar openings.

Receptacle outlets shall, insofar as practicable, be spaced equal distances apart. Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets unless located close to the wall.

The receptacle outlets required by this section shall be in addition to any receptacle that is part of any lighting fixture or appliance, located within cabinets or cupboards, or located over 5½ feet (1.68 m) above the floor.

Exception: Permanently installed electric baseboard heaters equipped with factory-installed receptacle outlets or outlets provided as a separate assembly by the manufacturer shall be permitted as the required outlet or outlets for the wall space utilized by such permanently installed heaters. Such receptacle outlets shall not be connected to the heater circuits.

(FPN): Listed baseboard heaters include instructions which may not permit their installation below receptacle outlets.

(b) **Small Appliances.**

(1) The two or more 20-ampere small appliance branch circuits required by Section 220-4(b) shall serve all receptacle outlets, including refrigeration equipment, in the kitchen, pantry, breakfast room, dining room, or similar area of a dwelling unit. Such circuits, whether two or more are used, shall have no other outlets.

Exception No. 1: A receptacle installed solely for the electrical supply to and support of an electric clock in any of the rooms specified above.

Exception No. 2: Outdoor receptacles.

Exception No. 3: In addition to the required receptacles specified by Section 210-52, switched receptacles supplied from a general-purpose branch circuit as defined in Section 210-70(a). Exception No. 1 shall be permitted.

(2) Receptacles installed in the kitchen to serve counter top surfaces shall be supplied by not less than two small appliance branch circuits, either or both of which shall also be permitted to supply receptacle outlets in the kitchen and other rooms specified in (b)(1) above. Additional small appliance branch circuits shall be permitted to supply receptacle outlets in the kitchen and other rooms specified in (b)(1) above.

(c) **Counter Tops.** In kitchens and dining areas of dwelling units a receptacle outlet shall be installed at each counter space wider than 12 inches (305 mm). Receptacles shall be installed so that no point along the wall line is more than 24 inches (610 mm), measured horizontally from a receptacle outlet in that space. Island and peninsular counter tops 12 inches (305 mm) or wider shall have at least one receptacle for each four feet (1.22 m) of counter top. Counter top spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter top spaces. Receptacles rendered inaccessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.

(d) **Bathrooms.** In dwelling units at least one wall receptacle outlet shall be installed in the bathroom adjacent to the basin location. See Section 210-8(a)(1).

(e) **Outdoor Outlets.** For a one-family dwelling at least one receptacle outlet accessible at grade level shall be installed outdoors. One-family dwelling units with no direct outdoor grade level access from front to back shall have one receptacle at the front and one at the back. For a two-family dwelling, at least one receptacle outlet accessible at grade level shall be installed outdoors for each dwelling unit which is at grade level. See Section 210-8(a)(3).

(f) **Laundry Areas.** In dwelling units at least one receptacle outlet shall be installed for the laundry.

Exception No. 1: In a dwelling unit that is an apartment or living area in a multifamily building where laundry facilities are provided on the premises that are available to all building occupants, a laundry receptacle shall not be required.

Exception No. 2: In other than one-family dwellings where laundry facilities are not to be installed or permitted, a laundry receptacle shall not be required.

(g) **Basements and Garages.** For a one-family dwelling, at least one receptacle outlet, in addition to any provided for laundry equipment, shall be installed in each basement and in each attached garage, and in each detached garage with electric power. See Sections 210-8(a)(2) and (a)(4).

(h) **Hallways.** For hallways of 10 feet (3.05 m) or more in length at least one receptacle outlet shall be required.

As used in this subsection the hall length shall be considered the length along the centerline of the hall without passing through a doorway.

Civic Center

2100 Ridge Avenue
Evanston, Illinois
60201

Telephone
708 328-2100

City of Evanston

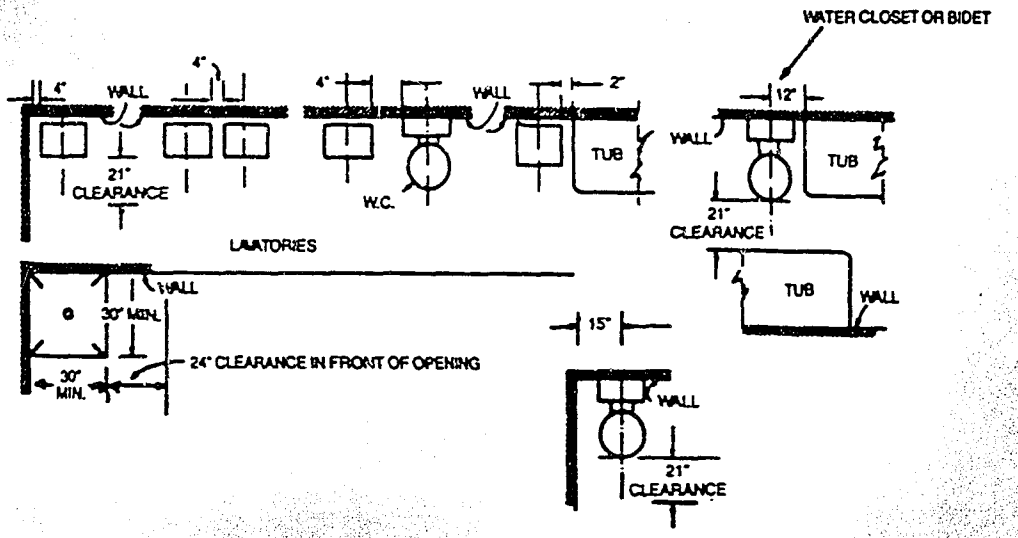
1989 CABO One and Two Family Dwelling Code

SECTION R-207 — TOILET, BATH AND SHOWER SPACES

R-207.1 Privacy required: Every water closet, bathtub or shower required by this code shall be installed in a room which will afford privacy to the occupant.

R-207.2 Space required: Fixtures shall be spaced as per Figure No. R-207.2.

Figure No. R-207.2—MINIMUM FIXTURE CLEARANCES



CITY OF EVANSTON ELECTRICAL WORK SHEET

reverse side for sliding
le Electrical Fees

Application No. 96-3558

Permit#

Cost of Job $

Mark Klender

ress of Property 1525 Judson

ailable Fault Current DATE

monwealth Edison Engineer

ectrical Contractor HINTZ ELECTRIK Co Inc. Address Phone 847 670 8900

gistered in City of GLENVIEW Registration No. 32-196

this permit in conjunction with any other permit? Yes ( ) No ( )

his job is: New ( ) REMODELING (X) REPLACEMENT ( ) REPAIR ( )

escription of work: Basement remodeling

ITEM	FEE	HOW MANY?
.5 Ampere Circuit	$10.00	3
20 Ampere Circuit	13.00	
30,40,50 Ampere Circuit (circle)	24.00	
100 Ampere Service	30.00	
200 Ampere Service	37.00	
400 Ampere Service	44.00	
600 Ampere Service	53.00	
800 Ampere Service	28.00	
Aluminum Siding	15.00	
Minimum Permit Fee	22.00	
Reinspection Fee	50%	
Work commenced w/o permit	17.00	
Low Volt Alarm (per Floor)	24.00	
Communication System (per Floor)		
Misc. equipment		
	TOTAL	

ALL SERVICES TO BE INSPECTED DURING INSTALLATION

Inspection Date
Services
Rough-in Inspection
Final Inspection
Progress Inspection
Site Inspection
Re-Inspection

I hereby certify that the above listed work will be done by my company. A
additional electrical work installed will be brought to the attention of t
Department of Building and Property Services Department. All additional fe
required will be paid within ten (10) days of completion of the above said wor

ERWIN HINTZ 12/3/96

(Written Signature of Supervising Electrician) 9/96

CITY OF EVANSTON PLUMBING WORKSHEET APPL #_____

JOB ADDR: 1525 JUDSON OWNER MARK KLEINDER PERMIT#_____

PLMB.CONTRACTOR L.B. PLBG. INC. BOND# 427872146

ADDRESS: 5120 N. KILBOURN CITY CHGO PHONE 773 481-1600

SCOPE OF WORK: ROUGH IN WASTE, WATER, VENT PIPING FOR BASEMENT BATHROOM COST $_____

THIS WORK IS: NEW (X) REMODEL ( ) REPLACEMENT ( )

TYPE OF WORK	GENERAL FEE	F E E
SEWER & WATER	$17 1st 50 FT. $9 for each add'l 50'	17.00
INTERIOR WATER	$19 PER FLOOR	19.00
PLUMB. FIXTURES	SEE BACK SIDE COMPLETE CHART	36 27.00
FIRE SUPPRESSION	$25 PER FL/.60 HD.	
LAWN SPRINKLERS	$25 AND .60 HEAD	—
ALTERATIONS/OTHER	$24 PER SYSTEM $17 WATER HEATER	—
STREET/PARKWAY OPENING	$100 / $2 PER.	—
TOTALS		73 63.00

* I HEREBY CERTIFY THAT THE ABOVE LISTED WORK WILL BE DONE BY MY COMPANY. ANY ADDITIONAL WORK WILL REQUIRE ADDITIONAL PERMIT FEES AND ALL WORK IS TO BE INSPECTED.
**EVIDENCE OF INSURANCE Required amounts of $ 1,000,000 Property Damage and $ 1,000,000 Bodily Injury. A copy of the certificate of Insurance must be attached before this document will be considered. The City of Evanston is to be named as an additional insured on the Certificate of Insurance.

X Larry G Burmeister Supervising Plumber

X PL 14474 State license # or Drain Lyr.#

ROUGH: DC 12/17/96 2M 2ND: OK 1/8/97 2M

FINAL:_____ SITEWORK:_____

NOTES:_____

PLMBET 10 /96

BUILDING PERMIT: - lakeshore DIST - DATE RECEIVED: 4/5/01 APP. NO. 01FRA 00017

ADDRESS: 1525 Judson DATE ISSUED: 5/21/01 PERMIT NO:

PURPOSE: Fence OWNER: PHONE NO:

GEN'L. CONTR.: PHONE NO:

ADDRESS: PHONE NO:

DEPARTMENTAL FINAL DATES:

- ☒ ZONING: APPROVED 01-165-BAE-2
- ☐ FIRE PREV.:
- ☐ HEALTH:
- ☐ TRAFFIC:
- ☐ CITY ENGR.:
- ☐ PLAN/PRES.:
- ☐ SEWER & WATER:
- ☐ OTHER:
- ☐

HISTORIC PRESERVATION Carol A. Kline 5/17/01 DATE APPROVED '01 HS-00055

INSPECTION DATE(S):

FINAL DATE:

- ☐ FOOTING INSP.:
- ☐ FOUNDATION INSP.:
- ☐ SEWER & WATER GROUND WORK:
- ☐ STRUCTURAL ROUGH:
- ☐ ELECTRICAL ROUGH:
- ☐ MECHANICAL ROUGH:
- ☐ PLUMBING ROUGH:
- ☐ FIRE SUPPRESSION:
- ☐ FIRE ALARM
- ☐ SIGN:
- ☐ OTHER:

- ☐ C.O. DATE:

CITY OF EVANSTON
BUILDING PERMIT APPLICATION

2100 Ridge Ave. Evanston, IL Ph.(847)866-2932 Fax(847)448-8020

*Please type or print in ink. ALL APPLICABLE LINES **MUST** BE COMPLETED.*

Address of Property: 1525 JUDSON (Include floor unit #'s where work is to be done)
(This must include a house number and street name, we do not accept street intersections or building names. See City Engineer 866-2924 for addresses)

Use of Bldg:
- ☒ Single Family
- ☐ Multi-Family-Rental: # of units
- ☐ Existing Condominium
- ☐ Condo Conversion / New Condo: # of Units
- ☐ Restaurant
- ☐ Office
- ☐ Garage
- ☐ Retail:
- ☐ Health Care
- ☐ Educational:
- ☐ Other:

** Office Use Only **
Application # 01PRA -00000- 00017

Landmark / Historic District:
- ☐ Yes Applicant MUST complete back of application & Pres. worksheet
- ☐ No

Scope of Work (Be as detailed as possible): BUILD FENCE

1800 **Work Valuation** (required for permit issuance) $

Applicant/Contact: Name: JOE FENSE
Business Name: 216 MIL INC
Phone Number(s): 492-8148

24 HOUR EMEGENCY CONTACT-DURING CONSTRUCTION:
Name: JOE FENSE
Phone Number: 475-8032

Owner of Property / Tenant: NANCY BRUGGEMAN **Phone #:** 733-1055

Address (if different):

Architecture Firm: **Phone #:**
Fax #:

Contractor Information

(Please complete the contractors necessary for this job. If the contracts are out to bid, this portion can be completed prior to permit issuance)

Office Use Only
- ☐ G.C. License OK
- ☐ G.C. License Exp:
- ☐ Ins/Bond OK
- ☐ Ins. Exp:
- ☐ Bond Exp:
- ☐ Elec Lic.OK
- ☐ Need Lic. #
- ☐ Mech. Lic. OK
- ☐ Mech. License Exp:

General Contractor: 216 MIL
Phone #: 492-8148 **Fax #:** 492-9080
Address: 1124 FLORENCE
Evanston License #: 00625 **Expiration Date:** 9-6-01

Plumber/Sewer:
Phone #: **IL/Chicago License #:**
Address:

Electrical Contractor:
Phone #: **Fax #:**
Address:
City where licensed: **License #:**

Mechanical Contractor:
Phone #: **Fax #:**
Evanston License #: **Expiration Date:**

Sign/Roofing/Other Contractor:
Address :
Phone #: **Fax #:**

Additional Permit Information

(Please complete the sections below that apply)

LANDMARK / HISTORIC DISTRICT

Is the property where the work is to be done a Landmark or in a Historic District?

❑ If **Yes**, please answer the following questions: ❑ **No**

1. Are there exterior modifications to the property?
   - ❑ **Yes** Explain:_____
   - ❑ **No**, I will not be modifying the exterior in anyway: X_____
     Sign and Print Your Name
2. If the modifications are limited only to the interior, are the changes visible from the exterior?
   - ❑ **Yes** Explain:_____
   - ❑ **No**: None of the work is visible from the exterior: X_____
     Sign and Print Your Name

FENCE

Height (feet and inches):_____ Appx. Length (feet):_____

Material:

- ❑ Wood
- ❑ Chain Link
- ❑ Wrought Iron
- ❑ Other:_____

FLAMMABLE LIQUID STORAGE TANK

of Tanks:_____ # of Gallons:_____

- ❑ To Be Removed
- ❑ To Be Installed
- ❑ To Be Up-Graded/Repaired

MULTI-UNIT APARTMENTS / CONDOMINIUMS

Are you constructing a new multi-unit residential building, upgrading an existing apartment building, or converting an existing building into apartments?

❑ If **Yes**, please answer the following question ❑ **No**

1. Are these residential units going to be condominiums?
   - ❑ If, yes, how many units?_____
     You must contact The Housing Planner at (847) 866-2928 to begin the Condominium paperwork. (Required for Permit issuance).
   - ❑ No, These units will not be sold as condominiums: X_____
     Sign and Print Your Name

SIGN / AWNINGS

Sign # 1

❑ Temporary Sign: # of Days:_____ ❑ Permanent Sign

Dimension of Sign:_____

❑ Single-Faced Sign ❑ Double-Faced Sign

Area of Sign (Sq. Ft):_____

❑ Illuminated Sign ❑ Non-Illuminated Sign

Sign Lettering:_____

Sign # 2

❑ Temporary Sign: # of Days:_____ ❑ Permanent Sign

Dimension of Sign:_____

❑ Single-Faced Sign ❑ Double-Faced Sign

Area of Sign (Sq. Ft):_____

❑ Illuminated Sign ❑ Non-Illuminated Sign

Sign Lettering:_____

WATER/SEWER: NEW, REPAIR, OR REPLACEMENT

- The **licensed plumber** named on this form is permitted to work at this location according to the City of Evanston ordinances/regulations
- **Water/Sewer Inspection**: 866-2932
- The Permit is only valid after **City Engineer's Approval**, (signature required below) and payment of all Fees.
- **Pick-up Materials and notify Water Dept.** at 555 Lincoln, 866-2945
- **Street/Parkway Openings**: Opening must be restored to original condition or better. Notify Street Dept. 24 hours in advance at 866-2940

❑ ***Water Service Repair/Replacement***

Appx Feet in length:_____

❑ **Sewer Service Repair/Replacement**

Appx. Feet in length:_____

Number of **Street Openings?**:_____

Are you opening the parkway?
Number of **Parkway Openings?**:_____

Please check all that apply:

❑ **New Water Service**
Size of Service:_____

❑ **New Sewer Service**
Size of Service:_____

Starting Date:_____ **Completion Date:**_____ **City Engineer Approval: X**_____

I have completed the application honestly and to the best of my knowledge:

X Applicant Signature_____

CITY OF EVANSTON
FENCE WORKSHEET

THE APPLICANT IS TO FURNISH ALL OF THE REQUESTED INFORMATION, AND SHALL SUBMIT ONE (1) ORIGINAL AND TWO (2) COPIES OF AN UPDATED SURVEY SHOWING THE PROPERTY DIMENSIONS, LOCATION OF EXISTING BUILDINGS, FENCES AND PROPOSED FENCES AND/OR GATES.

(Please Type or Print).

TODAY'S DATE: 4-4-01

ADDRESS OF PROPERTY: 1525 JUDSON

~~REAL ESTATE INDEX #~~:

THE USE OF BUILDING ON PROPERTY: SINGLE FAMILY HOME

FENCE MATERIAL: CHAIN LINK - (WOOD) IRON - PVC - OTHER

FENCE HEIGHT (IN FEET & INCHES): 3'-6"

ARE YOU REPLACING AN EXISTING FENCE ? YES - (NO)

THE FINISHED SIDE OF A FENCE MUST FACE RESIDENTIAL PROPERTIES OR STREET, EXCEPT WHEN ADJACENT TO AN ALLEY. THE APPLICANT AND OWNER ARE SOLELY RESPONSIBLE FOR LOCATING PROPERTY LINES.

THE PROPERTY MAY BE SUBJECT TO THE PROVISIONS OF THE HISTORIC PRESERVATION ORDINANCE.

ALL THE INFORMATION ON HIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS ARE TRUE AND CORRECT.

SIGNATURE: _____ DATE: 4-4-01

DAYTIME PHONE: 492-8148

FOR OFFICE USE ONLY:

ZONING DISTRICT: R1 ANALYSIS #: 01-166-AP(F)2

HISTORIC DISTRICT ? LANDMARK?: YES

APPROVED OR DENIED BY: _____ DATE: 5/17/01

City of Evanston

PLAN EXAMINATION REPORT

- ☐ ZONING DEPARTMENT
- ☐ CITY ENGINEERING
- ☐ HEALTH DEPARTMENT
- ☐ WATER AND SEWER DEPARTMENT
- ☐ FIRE PREVENTION BUREAU
- ☐ TRAFFIC ENGINEERING
- ☐ PLANNING DEPARTMENT
- ☒ PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 1225 JUDSON AV. APPLICATION # CHIS-00052 CIFR-00017

DATE PLANS RECEIVED BY BLDG. DEPT. 4-1-11

DATE PLANS FORWARDED 5/11/11

- ☐ NEW BUILDING
- ☐ ADDITION
- ☐ INTERIOR ALTERATION
- ☐ FIRE ALARM
- ☐ FIRE SPRINKLER
- ☒ FENCE

PURPOSE FOR WHICH BUILDING TO BE USED RESIDENTIAL

REMARKS: CONSTRUCT A 42-INCH PICKET WOOD FENCE. ALL 4 FOOTS OF THE FENCE SHALL BE PAINT FRIENDLY SEMI-SOLID FACING THE HOUSE. FENCE PERMIT INSPECTION. TO AVOID STREET TREE THE FENCE SHALL BE 1 FEET SOUTH OF PARKWAY STREET LOT LINE.

DEPARTMENTAL STATUS

☒ APPROVED ☐ DISAPPROVED

BY: [illegible] DATE: 5/17/11

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

Plan Review Comments:

(1) PRESERVATION ORD (OWNER IS REQUIRED TO PROVIDE LANDSCAPING IN FRONT OF THE FENCE FACING THE PUBLIC WAY)
(2) BUILDING CODE
(3) ZONING ORD.

BUILDING DEPT.

CITY OF EVANSTON PRESERVATION COMMISSION 01HS-00055
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS 01FRA-00017

1) ADDRESS OF PROPERTY: 1525 JUDSON ; Real Estate Index #

2) IS THE PROPERTY AN EVANSTON LANDMARK? Yes __ , No ✓

3) IS THE PROPERTY LOCATED WITHIN A HISTORIC DISTRICT (H.D.)?: Yes ✓ , No __

If Yes: Lakeshore (H.D.) ✓ , Ridge(H.D.) __ , Suburban Apartment Building Thematic Resource __

4) OWNER'S NAME: NANCY BRICKHOUSE Address: 1525 JUDSON

City: EVANSTON State: IL Zip: 60201 Phone: 733-1055 Fax:

5) ARCHITECT'S NAME: Address:

City: State: Zip: Phone: Fax:

6) CONTRACTOR'S NAME: ZIGMIL INC. Address: 1124 FLORENCE

City: EVANSTON State: IL Zip: 60202 Phone: 492-8148 Fax: 492-9080

7) SEEKING ZONING VARIANCE OR FENCE VARIATION? Yes__ , No __ (if yes, explain type of variation and the need of such)

8) ACTIVITY: (check as applicable) The Commission will review all activity that is visible from the street or public way (alleys included)

a) ALTERATION - Front __ , Side(s) ✓ , Rear __ , Interior Only __ ; (Visible from the street or public way? Yes ✓ , No__)

b) ADDITION - Front __ , Side(s) __ , Rear __ (Visible from the street or public way? Yes __ , No __)

c) NEW CONSTRUCTION - Residential __ Other ?__ (Visible from the Street? Yes __ , No __)

d) RESTORATION - Front __, Side(s) __, Rear __, Interior Only __ (Visible from the street or public way? Yes __, No __)

e) ROOF - New __ , Reroofing __/ Front __ , Side(s) __, Rear __ (Visible from the street or public way? Yes __, No __)

f) GARAGE - New __ , Rehabilitation __, / Front __, Side __ Rear __ (Visible from the street or public way? Yes __, No __)

g) FENCE - New ✓ , Replacement __ /Front __, Side(s)__, Rear __(Visible from the street or public way? Yes ✓ , No__)

Material __ , Style/type __ , Dimensions __

h) DOORS __ , *STORM DOORS* __ , *WINDOWS* __ , *STORM WINDOWS* __ - Restoration __ , Replacement __ ,

New __ (Material __ , Style/type __)(Visible from the street or public way? Yes, __ , No__)

I) LANDSCAPING - Front __ , Side(s) __ , Rear __ (Visible from the street or public way? Yes __ , No __)

j) SIGN / AWNING - Restoration __ ,Replacement __ , New __ , (Visible from the street or public way? Yes, __ , No __)

Material __ , Style/type __ , Dimensions __

k) DEMOLITION - Partial __ , Total __ , Reason for Demolition? (write in section 9 below or use attachments)

l) RELOCATION OF A STRUCTURE - Address of New Location:

9) DESCRIPTION OF ACTIVITY: *Describe above activity (use attachments if necessary) and submit as applicable:* site plan showing location of activity, landscaping design, floor plans, design of exterior elevations **(including signs, decks and fences)**, showing dimensions, and building materials (all drawings should not exceed 11" x 17" paper size).

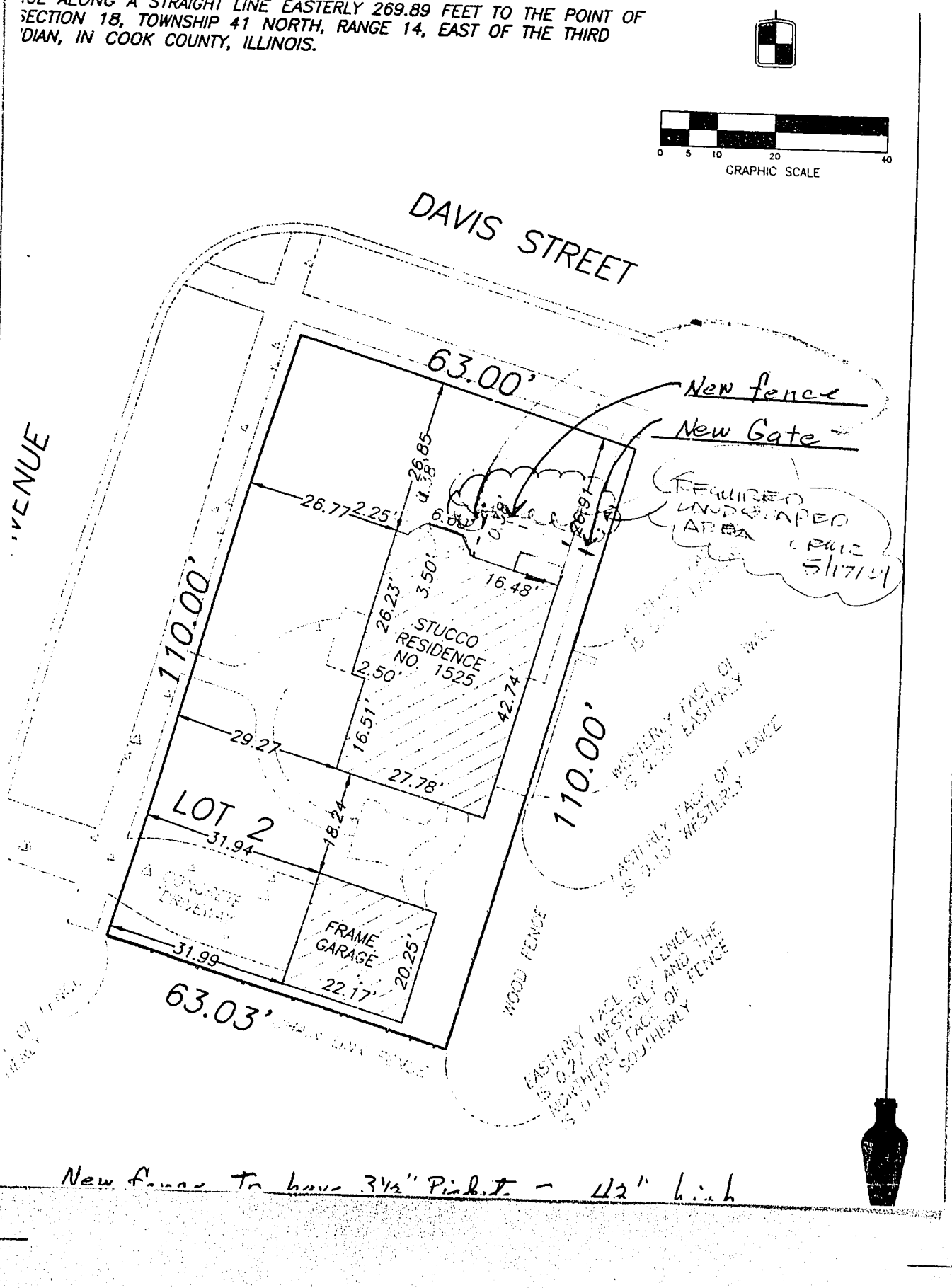
BUILDING OF A FENCE AT SIDE YARD

Applicant's Name (print): JOEL ROSE Signature: [signature] Date: 4-4-01

*Submit this application no less than **ten business days prior** to the next scheduled Commission meeting to: Preservation Coordinator, City of Evanston, Community Development Department, Planning Division, Room 3900, Civic Center, 2100 Ridge Avenue, Evanston, Illinois 60201, Phone: (847) 866-2928, Fax: (847) 448-8120. The Commission meets the **third Tuesday of the month**, 7:30 p.m., Room 2403, Civic Center.*

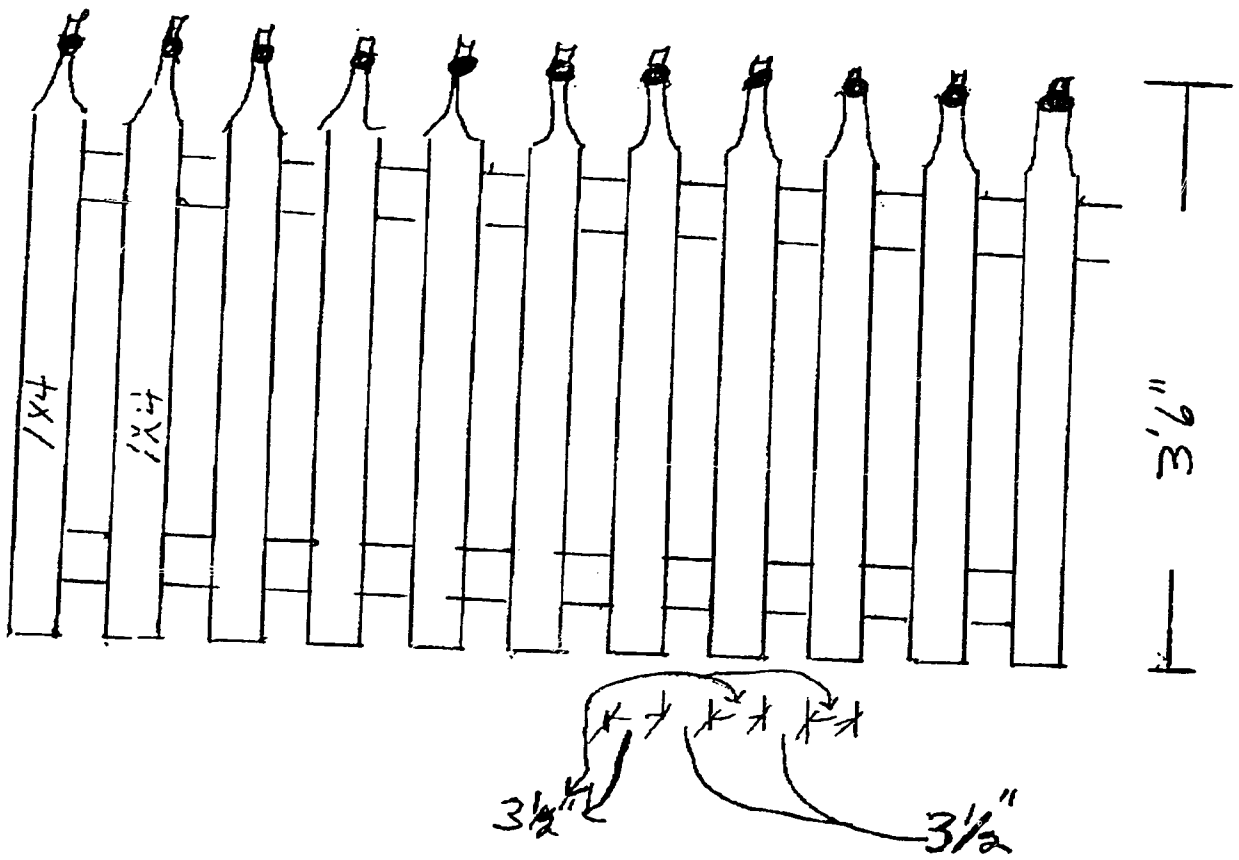
9/3/99

ICE ALONG A STRAIGHT LINE EASTERLY 269.89 FEET TO THE POINT OF
SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD
DIAN, IN COOK COUNTY, ILLINOIS.



New fence To have 3½" Pick.t. - 42" high

Proposed fence at 1525 Judson - Material is Cedar



City of Evanston, Illinois

Certificate of Zoning Compliance

APPROVED

ZONING CERTIFICATE NUMBER: 01- 166 - BP(F)2

DATE ISSUED: May 16, 2001

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

PROPERTY ADDRESS: 1525 Judson Avenue

ZONING DISTRICT: R1

OVERLAY DISTRICT: None

USE: Construct 42-inch high picket fence within building envelope (along Davis Street).

CONDITIONS OR COMMENTS:

Fence must be approved by the Preservation Commission.

ALL ASPECTS OF FENCE SHALL BE BACK 3 FEET FROM WESTERN FACADE OF HOUSE (SEE APPROVED SITE PLAN).

FENCE SEGMENT PARRALLEL TO DAVIS STREET MUST BE 15 FT. SOUTH OF DAVIS STREET LOT LINE (NORTH LOT LINE).

CERTIFICATE BASED ON:

THIS ZONING CERTIFICATE IS NOT A BUILDING PERMIT.

Plans Prepared As:	Construction Drawings
Plans Dated:	On plat dated 2/17/99.
Plans Prepared By:	Applicant.
Plat of Survey Dated:	2/17/99
Plans Originating As:	Building Permit Application
Building Permit Application Number:	01FRA-00000-00017
Miscellaneous:	

ISSUED BY:

Marc Mylott, AICP
Arthur Alterson, Zoning Administrator

CITY OF EVANSTON
FENCE REVIEW SHEET

APPLICATION STATUS: ***APPROVED May 16, 2001***

Z.A. Number: ZA 01 - 166 - BP(F)2
Property Address: 1525 Judson Avenue
Applicant: Joel Friese c/o Nancy Bruggeman
Telephone Number: (847) 492-8148
Case Received: May 14, 2001
File Modified: May 17, 2001

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

Zoning Officer: Marc Mylott, AICP

THIS APPLICATION PROPOSES (select all that apply):

☒ New Fence
☐ Replace Fence (in-kind)
☐ Replace Fence (different intensity)

Description: Construct 42-inch high picket fence within building envelope (along Davis Street)

Existing Improvements: Stucco residence and detached frame garage

THIS ANALYSIS IS BASED ON:

Plans Dated: On plat dated 2/17/99.
Prepared By: Applicant.
Survey Dated: 2/17/99
Plans Are: ☐ Preliminary ☒ Construction Drawings
Point of Origin: ☒ Building Permit Application ☐ Zoning Analysis Application
Bldg. App. No. (if any): 01FRA-00000-00017

ZONING ANALYSIS (FENCE ONLY)

	Standard	Existing	Proposed	Determination
Orientation:	Finished face to resdtl. property or streets, where a resdtl. property is adjacent to or across from subject site. Unfinished face may be oriented to an alley.	n/a	In accordance with COE Fence Worksheet signed by applicant.	**APPROVED**
Material:	Wood, wood-polymer lumber, wrought iron, masonry or stucco wall, chain link, and PVC.	n/a	Wood	**APPROVED**
Miscellaneous (Related to Material):	None.	n/a	Opacity review not required as fence within building envelope.	**APPROVED**
Front and Street Required Yards:	Only parts of Asbury, Emerson, Dempster, and Elgin; height < 30 inches; and 100% opaque, except wood or wrought iron 50% open (Sec. 6-4-6-7 (I) 3.).	n/a	Fence located 3' back of front-facing facade (that facade facing Judson Avenue) and within building envelope.	**APPROVED**
Interior Side and Rear Required Yards:	Permitted, provided 100% of any fence located in a interior side yard shall be setback from the front building line by 5'.			**Does Not Apply**
Height:	6', except 8' in rear or side yard along lot line or alley providing boundary between residential and nonresidential.	n/a	42 inches	**APPROVED**
Height Exceptions:	Mesh type fences associated with rec. areas have no height restrictions. Temp. construction fences may be 8' in any district, in accordance with Sec. 6-4-8-4.			**Does Not Apply**
Preservation Review:	Landmark or within historic district require Preseravation approval.			**Preservation Cms Decision Required**

Marc Mylott, AICP (SIGNATURE)

May 16, 2001

Zoning Division
Community Development Department

Evanston Civic Center
2100 Ridge Avenue
Evanston, IL 60201
telephone: (847) 866-2930
fax: (847) 448-8120
TDD: (847) 328-4080

City of Evanston

May 17, 2001

Joel Friese c/o Nancy Bruggeman
1525 Judson
Evanston , Illinois 60201

RE: Building Permit Application for 1525 Judson Avenue

Dear Joel Friese c/o Nancy Bruggeman :

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

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

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

Sincerely,

Marc Mylott, AICP
Zoning Division, Community Development Department

attachment

The enclosed Zoning Certificate is not a Building Permit.

cc:

01- 166 -BP(F)2

CITY OF Evanston

2100 Ridge Avenue
Evanston, Illinois 60201-2798

(847) 866-2932

Print Date: 5/18/01

Type: Fence Replacement/Add

Sub-Type: Miscellaneous
Category: Residential:Single-Family
Office Code: CIVIC3
Fee Period: Final
RECEIPT NUMBER: 2285

OWNER: KLENDER & GOODARD
CONTRACTOR:
PROPERTY ADDRESS: 1525 JUDSON

PERMIT NUMBER: 01FRA-00000-00017
PARCEL NUMBER: 11-18-410-001-0000

WORK VALUATION: $3,000

SCOPE OF WORK: FENCE

FEE DESCRIPTION	ACCOUNT ACIVITY	UNITS	UNIT DESCRIPTION	FEE AMOUNT
Fence Fees >100ft	60.3006			11.00
			Amount Due:	**$11.00**
Check			**Amount Paid**	**$11.00**
Comment:			**Change Due:**	**$0.00**

Central File Copy

MAY 21 2001

[redacted]EAT OF SURVEY

PROPERTY ADDRESS: 1525 JUDSON AVENUE

LOT 2 IN JUDSON–DAVIS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCK 24 IN EVANSTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF FOREST AVENUE AS SHOWN ON MAP OF RESUBDIVISION OF SAID BLOCK 24, RECORDED FEBRUARY 11, 1868 AS DOCUMENT NUMBER 158725 IN BOOK 155 OF MAPS, PAGE 26, 116.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK AS SHOWN ON SAID MAP RUNNING THENCE NORTH ALONG SAID WEST LINE 116.5 FEET TO SAID NORTHEAST CORNER OF SAID BLOCK 24; THENCE WESTERLY 310.36 FEET ALONG THE SOUTH LINE OF DAVIS STREET TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTHERLY ALONG THE EAST LINE OF JUDSON AVENUE 176 FEET; THENCE EASTERLY ON A STRAIGHT LINE PARALLEL WITH THE SOUTH LINE OF DAVIS STREET,86.5 FEET AND THENCE ALONG A STRAIGHT LINE EASTERLY 269.89 FEET TO THE POINT OF BEGINNING IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CITY OF EVANSTON
Building Division
2100 Ridge Avenue
Evanston, IL 60201
(847) 866-2932

APPROVED

FOR PERMIT ISSUANCE

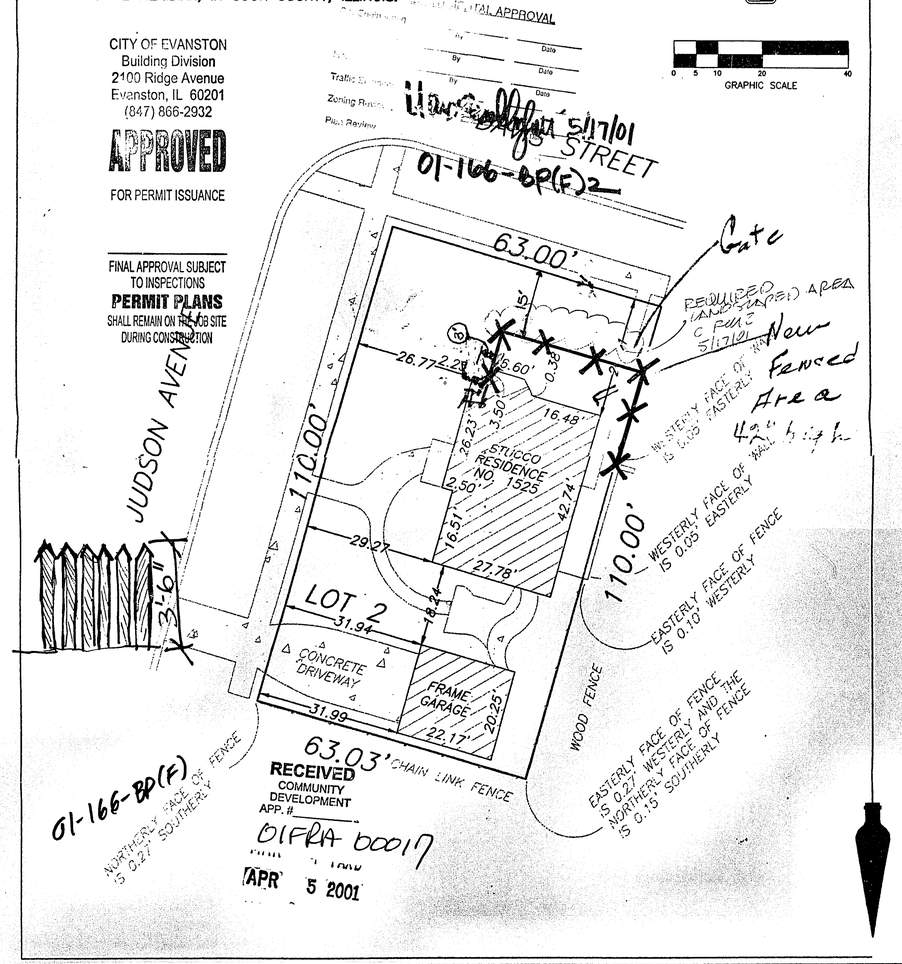
FINAL APPROVAL SUBJECT TO INSPECTIONS
PERMIT PLANS
SHALL REMAIN ON THE JOB SITE DURING CONSTRUCTION

FINAL APPROVAL
By Date
By Date
By Date
Traffic
Zoning
Plan Review

5/17/01
DAVIS STREET
01-166-BP(F)2

NORTH

0 5 10 20 40
GRAPHIC SCALE



BOYES LAND SURVEYING

1920 CAMBRIDGE CT. 2–B
PALATINE, ILLINOIS 60074

A PROFESSIONAL LAND SURVEYING AND MAPPING COMPANY
PHONE (847)–934–8827
FAX (847)–934–3139

STATE OF ILLINOIS
JAMES R. BOYES
No. 2519
REGISTERED LAND SURVEYOR

I, JAMES R. BOYES DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF
DATED THIS 17 th. DAY OF February, 1999

JAMES R. BOYES
ILLINOIS REGISTERED LAND SURVEYOR NO. 2519

B. H. SUHR
F. G. SUHR
H. R. SMITH

PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

527 DEMPSTER ST., EVANSTON, ILLINOIS 60201

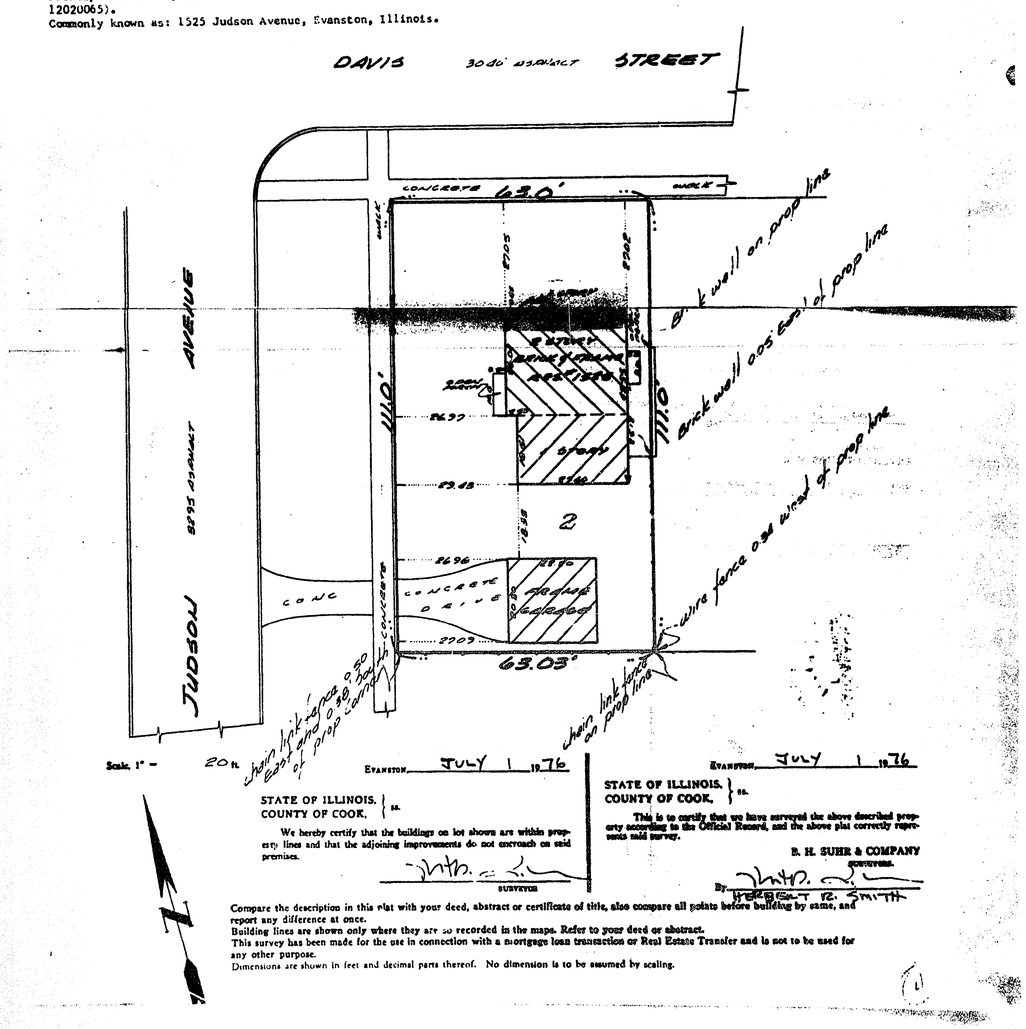
CHICAGO TELEPHONE BR 3-5315 — EVANSTON TELEPHONE UN 4-6315

BOOK 76 PAGE 873 ORDER NO. 76-873 EVANSTON July 1, 19 76

ORDERED BY Hokanson & Jenks, Inc. FOR

Lot 2 in Judson-Davis Subdivision, being a Subdivision of that part of Block 24 in Evanston, described as follows: Beginning at a point on the West line of Forest Avenue as shown on map of Resubdivision of said Block 24, Recorded February 11, 1968, as Document No. 158725, in Book 166 of Maps, page 26, 116.5 feet South of the Northeast corner of said Block, as shown on said map; running thence North along said West line, 116.5 feet to said Northeast corner of said Block; thence Southerly along the East line of Judson feet along the South line of Davis Street to the Northwest corner of said Block; thence Southerly along the East line of Judson Avenue, 176 feet; thence Easterly on a straight line parallel with the South line of Davis Street, 86.5 feet; and thence along a straight line Easterly, 269.89 feet to the point of beginning in Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. (According to the Plat of said Subdivision Recorded July 21, 1937, as Document No. 12020065).

Commonly known as: 1525 Judson Avenue, Evanston, Illinois.



EVANSTON, JULY 1 19 76

STATE OF ILLINOIS, COUNTY OF COOK, } ss.

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

SURVEYOR

EVANSTON, JULY 1 19 76

STATE OF ILLINOIS, COUNTY OF COOK, } ss.

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

B. H. SUHR & COMPANY
SURVEYORS.

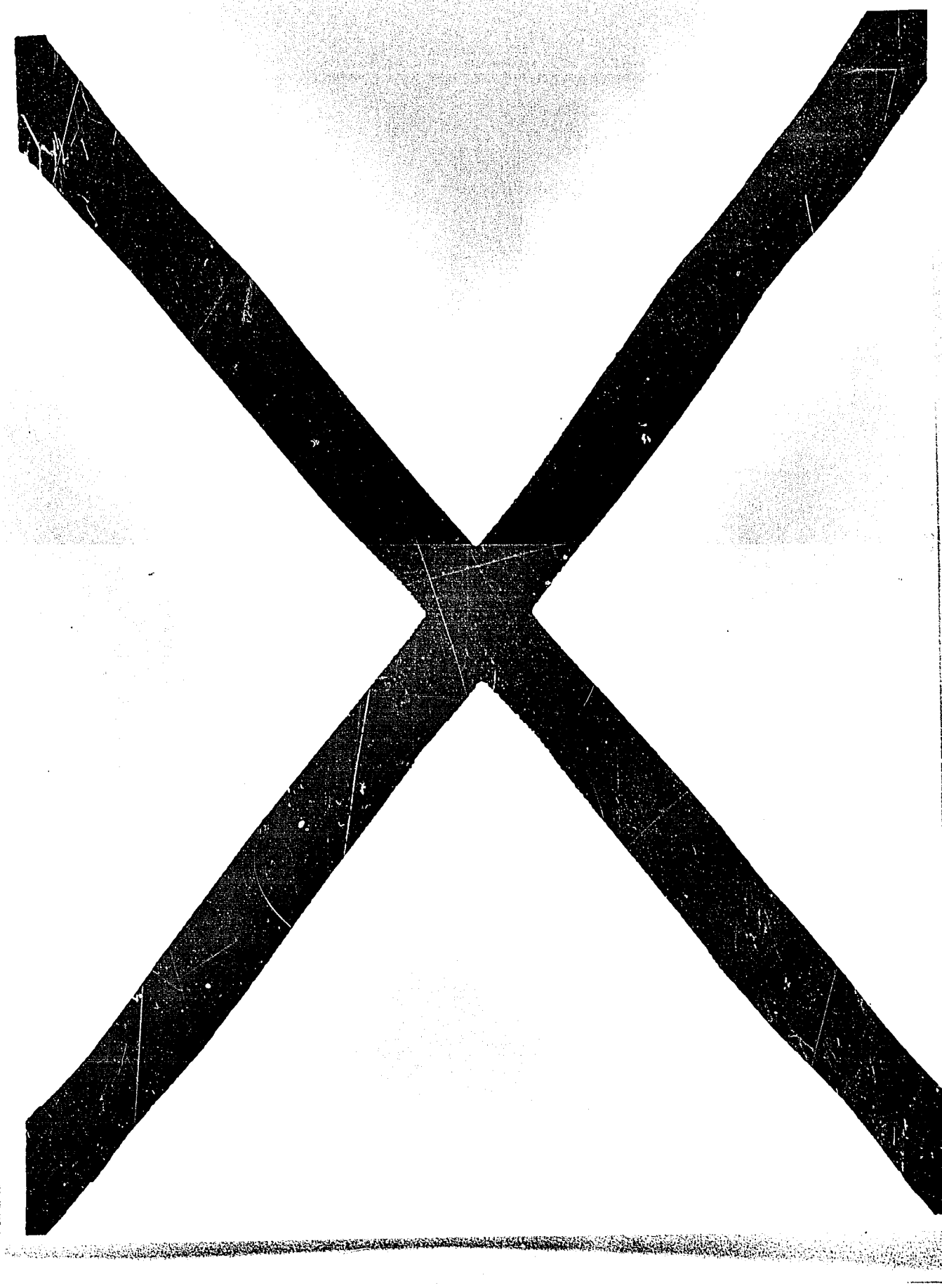
By HERBERT R. SMITH

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and report any difference at once.

Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.

This survey has been made for the use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.

Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.



CITY OF Evanston

2100 Ridge Avenue
Evanston, Illinois 60201-2798

(847) 866-2932

Print Date: 10/23/03

Type: Roof/Siding

Sub-Type: Exterior Remodel Only
Category: Residential:Single-Family
Office Code: EVANSTON
Fee Period: Final
RECEIPT NUMBER: 24549

OWNER: KLENDER & GOODARD
CONTRACTOR: HANSON ROOFING
PROPERTY ADDRESS: 1525 JUDSON

PERMIT NUMBER: 03RFS-00000-00392
PARCEL NUMBER: 11-18-410-001-0000

WORK VALUATION: $4,680

SCOPE OF WORK: ROOFING

FEE DESCRIPTION	ACCOUNT ACIVITY	UNITS	UNIT DESCRIPTION	FEE AMOUNT
Construction Cost 4,001-6,000	2125.52080			124.00
			Amount Due:	**$124.00**
Check			**Amount Paid**	**$124.00**
Comment:			**Change Due:**	**$0.00**

Central File Copy

PAID
OCT 2 3 2003
CITY OF EVANSTON
BUILDING DIVISION

WWW.CITYOFEVANSTON.ORG.

CITY OF EVANSTON
BUILDING PERMIT APPLICATION

2100 Ridge Ave. Evanston, IL. Ph(847)866-2932 Fax(847)448-8020

*Please type or print in ink. ALL APPLICABLE LINES **MUST** BE COMPLETED.*

☐ YOU WILL NEED ARCHITECTUAL DRAWINGS IF CONSTRUCTION COST EXCEEDS $10,000

Address of Property: 1525 Judson (Include floor/unit #'s where work is to be done)
(This must include a house number and street name, we do not accept street intersections or building names. See City Engineer 866-2924 for addresses)

Use of Bldg:
- ☒ Single Family
- ☐ Multi-Family-Rental: # of units
- ☐ Existing Condominium
- ☐ Condo Conversion / New Condo: # of Units
- ☐ Restaurant
- ☐ Office
- ☐ Garage: *Serving one/two family residences only*
- ☐ Retail:
- ☐ Health Care
- ☐ Educational:
- ☐ Other:

** Office Use Only **
Application # 03RPS-00000-392

Landmark / Historic District:
- ☐ Yes Applicant MUST complete back of application & Pres. worksheet
- ☐ No

Scope of Work (Be as detailed as possible): Strip & Reroof - Main House roof & Garage roof.

WORK VALUATION (required for permit issuance) $ 4680.00

Applicant/Contact: Name: CHARLES NEUHAUS
Business Name: Hanson Roofing
Phone Number(s): 847-328-2550
E-mail Address:

24 HOUR EMEGENCY CONTACT-DURING CONSTRUCTION:
Name: CHARLES NEUHAUS
Phone Number: 847-328-2550

Owner of Property / Tenant: NANCY BRUGGEMAN Phone #:
Address (if different):

Architecture Firm: Phone #:

Contractor Information

(Please complete the contractors necessary for this job. If the contracts are out to bid, this portion can be completed prior to permit issuance)

Office Use Only
- ☐ G.C. License OK
- ☐ G.C. License Exp:
- ☐ Ins/Bond OK
- ☐ Ins. Exp:
- ☐ Bond Exp:
- ☐ Elec Lic.OK
- ☐ Need Lic. #
- ☐ Mech. Lic. OK
- ☐ Mech. License Exp:

General Contractor:
Phone #: Fax #:
Address:
Evanston License #: Expiration Date:

Plumber/Sewer:
Phone #: IL/Chicago License #:
Address:

Electrical Contractor:
Phone #: Fax #:
Address:
City where licensed: License #:

Mechanical Contractor:
Phone #: Fax #:
Evanston License #: Expiration Date:

Sign/Roofing/Fence/Other Contractor: HANSON ROOFING
Address: 2130 JACKSON EVANSTON
Phone #: 847-328-2550 Fax #:

PLEASE TURN PAGE OVER TO COMPLETE APPLICATION →

Additional Permit Information

(Please complete the sections below that apply)

LANDMARK / HISTORIC DISTRICT

Is the property where the work is to be done a Landmark or in a Historic District?

☒ If Yes, please answer the following questions: ☐ No

1. Are there exterior modifications to the property?
   - ☐ Yes Explain:_____
   - ☒ No, I will not be modifying the exterior in anyway: X Charles Neuhaus
     Sign and Print Your Name
2. If the modifications are limited only to the interior, are the changes visible from the exterior?
   - ☐ Yes Explain:_____
   - ☐ No: None of the work is visible from the exterior: X_____
     Sign and Print Your Name

FENCE

Height (feet and inches):_____ Appx. Length (feet):_____

Material:

- ☐ Wood
- ☐ Chain Link
- ☐ Wrought Iron
- ☐ Other _____

FLAMMABLE LIQUID STORAGE TANK

of Tanks:_____ # of Gallons:_____

- ☐ To Be Removed
- ☐ To Be Installed
- ☐ To Be Up-Graded/Repaired

MULTI-UNIT APARTMENTS / CONDOMINIUMS

Are you constructing a new multi-unit residential building, upgrading an existing apartment building, or converting an existing building into apartments?

☐ If Yes, please answer the following question ☐ No

1. Are these residential units going to be condominiums?
   - ☐ If, yes, how many units? _____
     You must contact The Housing Planner at (847) 866-2928 to begin the Condominium paperwork. (Required for Permit issuance).
   - ☐ No, These units will not be sold as condominiums: X_____
     Sign and Print Your Name

WATER/SEWER: NEW, REPAIR, OR REPLACEMENT

▪ The licensed plumber named on this form is permitted to work at this location according to the City of Evanston ordinances/regulations	▪ **Water/Sewer Inspection:** 866-2932	▪ The Permit is only valid after **City Engineer's Approval**, (signature required below) and payment of all Fees.	▪ **Pick-up Materials and notify Water Dept.** at 555 Lincoln, 866-2945	▪ **Street/Parkway Openings:** Opening must be restored to original condition or better. Notify Street Dept. 24 hours in advance at 866-2940

☐ **Water Service Repair/Replacement** Appx. Feet in length:_____ ☐ ***Sewer Service Repair/Replacement*** Appx. Feet in length:_____	**Number of Street Openings?:**_____ *Are you opening the parkway?* **Number of Parkway Openings?:**_____	Please check all that apply: ☐ **New Water Service** Size of Service:_____ ☐ **New Sewer Service** Size of Service:_____

Starting Date:_____ **Completion Date:**_____ **City Engineer Approval: X**_____

Director's Signature:_____

I have completed the application honestly and to the best of my knowledge:

X Applicant Signature_____

City of Evanston
Roof Covering and Siding Permit Application

(Please type or print)

Today's date: 10-23-03

Address of property: 1525 Judson

The use of the building on property: Single Family Residence

Covering material used: GAF

I, Charles Neukamm
herby certify that the proposed roof covering to be installed at the subject property will have a labeled tested classification of A_ (Fiberglass, Asphalt) B_ C_X_* and I shall provide written verification if required.

*Cedar (any wood) siding and shingles must be fire-retardant treated to meet correct fire classification.

I further agree that the total number of layers of roofing shingles, or separate applications of built-up roofing, both existing and new, will not exceed a **total of two (2) layers.**

The subject property shall be cleared of all debris and building materials* within 48 hours of completion of the job and is to be inspected by the Community Development's Building Division. Charles A. Neukamm

Signed

*Dumpsters located on city streets require a "Dumpster Permit" which may be obtained from the city Traffic Engineer.

Name of Company: Hanson Roofing Inc.

Complete Address: 2130 Judson, Evanston

Telephone Number: 847-328-2550

Roofing License #: 104-000850

City of Evanston

PLAN EXAMINATION REPORT

- ☐ ZONING DEPARTMENT
- ☐ CITY ENGINEERING
- ☐ HEALTH DEPARTMENT
- ☐ WATER AND SEWER DEPARTMENT
- ☐ FIRE PREVENTION BUREAU
- ☐ TRAFFIC ENGINEERING
- ☐ PLANNING DEPARTMENT
- ☒ PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 1721 JUDSON AV. APPLICATION # 03-00130

DATE PLANS RECEIVED BY BLDG. DEPT. _____

DATE PLANS FORWARDED 10-22-03

- ☐ NEW BUILDING
- ☐ ADDITION
- ☐ INTERIOR ALTERATION
- ☐ FIRE ALARM
- ☐ FIRE SPRINKLER
- ☒

PURPOSE FOR WHICH BUILDING TO BE USED RESIDENTIAL

REMARKS: REPLACE FENCING AGAINST ALLEY IN KIND WITH [illegible] AGAINST SIDE HOUSE. NO CHANGE TO THE FRONT LINE

DEPARTMENTAL STATUS

☒ APPROVED ☐ DISAPPROVED

BY: [signature] DATE: 10-23-03

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

Plan Review Comments:

1) DATE EVIDENCE (UNLESS FOR REVIEW - SUBSTANTIAL)
2) PERMIT/FEE
3) ZONING ORD.

BUILDING DEPT

City of Evanston

PLAN EXAMINATION REPORT

☐ ZONING DEPARTMENT
☐ CITY ENGINEERING
☐ HEALTH DEPARTMENT
☐ WATER AND SEWER DEPARTMENT
☐ FIRE PREVENTION BUREAU
☐ TRAFFIC ENGINEERING
☐ PLANNING DEPARTMENT
☒ PRESERVATION (CERTIFICATE OF APPROPRIATENESS)

ADDRESS OF PROPERTY 1525 JUDSON AV. APPLICATION # 03HIS-00180

DATE PLANS RECEIVED BY BLDG. DEPT. _____

DATE PLANS FORWARDED 10-23-03

☐ NEW BUILDING
☐ ADDITION
☐ INTERIOR ALTERATION
☐ FIRE ALARM
☐ FIRE SPRINKLER
☒

PURPOSE FOR WHICH BUILDING TO BE USED RESIDENTIAL

REMARKS: REPLACE EXISTING ASPHALT SHINGLES IN KIND WITH 30-YEAR ASPHALT SHINGLES. NO CHANGES TO THE ROOF LINE

DEPARTMENTAL STATUS

☒ APPROVED ☐ DISAPPROVED

BY: Lauren Dring DATE: 10-23-03

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

Plan Review Comments:

(1) PRESERVATION ORD. (STANDARDS FOR REVIEW OF ALTERATION)
(2) BUILDING CODE
(3) ZONING ORD.

PLAN EXAMINER

EVANSTON PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application Number (staff only):

1) ADDRESS OF PROPERTY: 1525 Judson ; Parcel Identification Number:

2) IS THE PROPERTY AN EVANSTON LANDMARK? Yes __, No X

3) IS THE PROPERTY LOCATED WITHIN A HISTORIC DISTRICT (H. D.)?: Yes X, No ___

If Yes. Lakeshore (H. D.) X, Ridge (H. D.) ___, Northeast Evanston (H. D.) ____, Suburban Apt. Thematic Resource ____

4) OWNER'S NAME: Nancy Bruggeman Address: 1525 Judson

City: Evanston State: IL Zip: 60201 Phone: 847-328-25[illegible] Fax:

5) ARCHITECT'S NAME: Address:

City: State: Zip: Phone: Fax:

6) CONTRACTOR'S NAME: Hanson Roofing Address: 2130 Jackson

City: Evanston State: IL Zip: 60201 Phone: Fax:

7) SEEKING ZONING VARIANCE OR FENCE VARIATION? Yes__, No __ (if yes, explain type of variation and the need of such)

8) ACTIVITY: (check as applicable) The Commission will review all activity that is visible from the street or public way (alleys included)

a) *ALTERATION* - Front _____, Side(s) ____, Rear __, Interior Only ____; (Visible from the street or public way? Yes ___, No___)

b) *ADDITION* - Front _____, Side(s) _____, Rear _____ (Visible from the street or public way? Yes ___, No ___)

c) *CONSTRUCTION* - Residential _____, Other ?_____ (Visible from the Street? Yes ____, No ____)

d) *RESTORATION* - Front ____, Side(s) ___, Rear ___, Interior Only ___ (Visible from the street or public way? Yes ___, No ___)

e) *ROOF* - New ____, Reroofing ✓ / Front ____, Side(s) ___, Rear ___ (Visible from the street or public way? Yes ___, No ___)

f) *GARAGE* - New ___, Rehabilitation ___, / Front ___, Side ___ Rear ___ (Visible from the street or public way? Yes ___, No___)

g) *FENCE/GATE* - New ___, Replacement ___ /Front __, Side(s)___, Rear___(Visible from the street or public way? Yes_, No__)

Material _____, Style/type _____, Dimensions _____

h) *WINDOWS* ___, *STORM WINDOWS* ___ *DOORS* ___, *STORM DOORS* ___ - Restoration _____, Replacement _____,

New ____ (Material _____, Style/type _____)(Visible from the street or public way? Yes, ___, No___)

I) *LANDSCAPING* - Front _____, Side(s) _____, Rear _____ (Visible from the street or public way? Yes ____, No ____)

j) *SIGN / AWNING* - Restoration ____, Replacement ____, New ____, (Visible from the street or public way? Yes, ___, No ____)

Material _____, Style/type _____, Dimensions _____

k) *DEMOLITION* - Partial ____, Total ____, Reason for Demolition? (write in section 9 below or use attachments)

l) *RELOCATION OF A STRUCTURE* - Address of New Location:

9) DESCRIPTION OF ACTIVITY: *Describe above activity (use attachments if necessary) and submit as applicable:* **Twelve (12) sets of drawings of site plan showing location of activity, landscaping design, floor plans, design of exterior elevations (including signs, decks and fences/gates), showing dimensions, and building materials (all drawings should not exceed 11" x 17" paper size).**

No Change in Roofline -
30 yr. Shingle to same

Applicant's Name (print): Cindy Cook Signature: Cindy Cook Date: 10/23/03

Submit this application no less than ***ten business days prior*** *to the next scheduled Commission meeting to: Preservation Coordinator, City of Evanston, Community Development Department, Planning Division, Room 3900, Civic Center, 2100 Ridge Avenue, Evanston, Illinois 60201. Phone: (847) 866-2928, Fax: (847) 448-8120. The Commission meets the* ***third***

[redacted]EAT OF SURVEY

PROPERTY ADDRESS: 1525 JUDSON AVENUE

LOT 2 IN JUDSON–DAVIS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCK 24 IN EVANSTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF FOREST AVENUE AS SHOWN ON MAP OF RESUBDIVISION OF SAID BLOCK 24, RECORDED FEBRUARY 11, 1868 AS DOCUMENT NUMBER 158725 IN BOOK 155 OF MAPS, PAGE 26, 116.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK AS SHOWN ON SAID MAP RUNNING THENCE NORTH ALONG SAID WEST LINE 116.5 FEET TO SAID NORTHEAST CORNER OF SAID BLOCK 24; THENCE WESTERLY 310.36 FEET ALONG THE SOUTH LINE OF DAVIS STREET TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTHERLY ALONG THE EAST LINE OF JUDSON AVENUE 176 FEET; THENCE EASTERLY ON A STRAIGHT LINE PARALLEL WITH THE SOUTH LINE OF DAVIS STREET,86.5 FEET AND THENCE ALONG A STRAIGHT LINE EASTERLY 269.89 FEET TO THE POINT OF BEGINNING IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NORTH

GRAPHIC SCALE 0 5 10 20 40

FINAL APPROVAL

By Date

By Date

By Date

CITY OF EVANSTON
Building Division
2100 Ridge Avenue
Evanston, IL 60201
(847) 866-2932

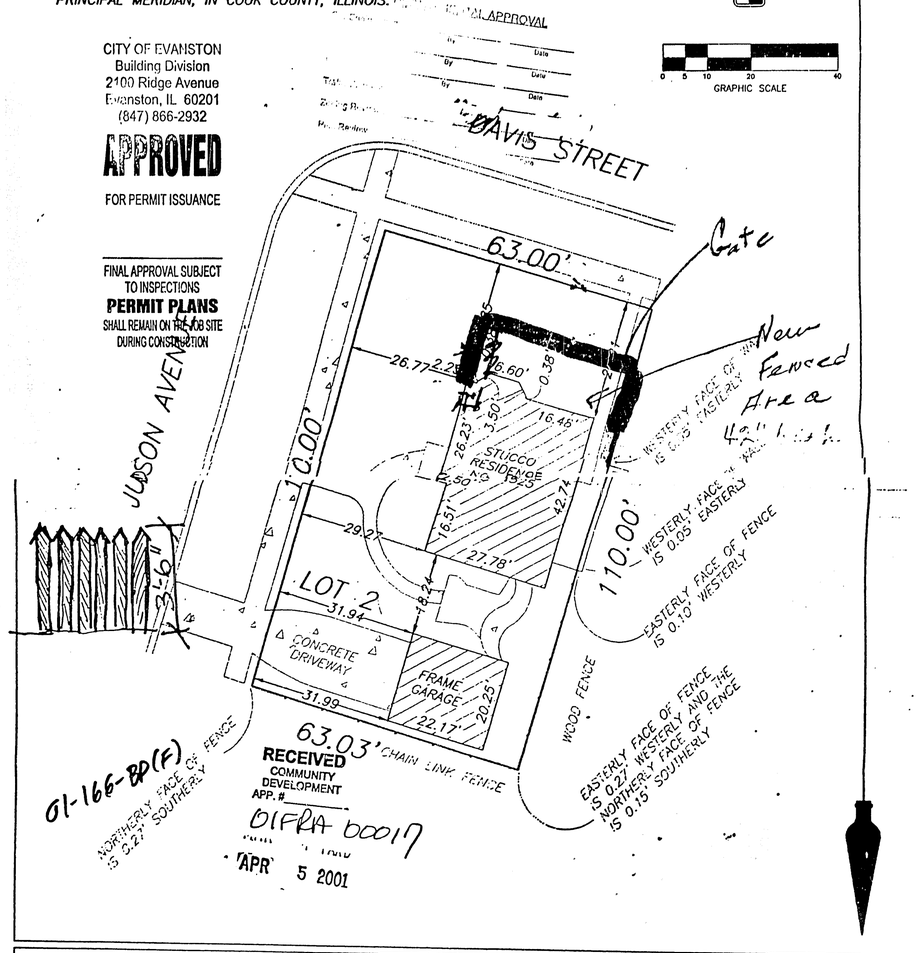
APPROVED

FOR PERMIT ISSUANCE

FINAL APPROVAL SUBJECT TO INSPECTIONS

PERMIT PLANS

SHALL REMAIN ON THE JOB SITE DURING CONSTRUCTION



01-166-BP(F)

RECEIVED
COMMUNITY DEVELOPMENT
APP. # 01FRA 00017
APR 5 2001

BOYES LAND SURVEYING

1920 CAMBRIDGE CT. 2–B
PALATINE, ILLINOIS 60074

A PROFESSIONAL LAND SURVEYING AND MAPPING COMPANY
PHONE (847)–934–8827
FAX (847)–934–3139

STATE OF ILLINOIS
JAMES R. BOYES
No. 2519
REGISTERED LAND SURVEYOR

I, JAMES R. BOYES DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF DATED THIS 17 th. DAY OF February, 1999

JAMES R. BOYES
ILLINOIS REGISTERED LAND SURVEYOR NO. 2519

CITY OF EVANSTON
Building Division
2100 Ridge Avenue
Evanston, IL 60201
(847) 866-2932
APPROVED
FOR PERMIT ISSUANCE
PLANS

RECEIVED
APR 29 2004
CITY OF EVANSTON
BUILDING DIVISION
APP # 04-1-1111
00006

BRUGGEMAN RESIDENCE

EVANSTON, ILL.

SCALE: 1/4"-1'0"

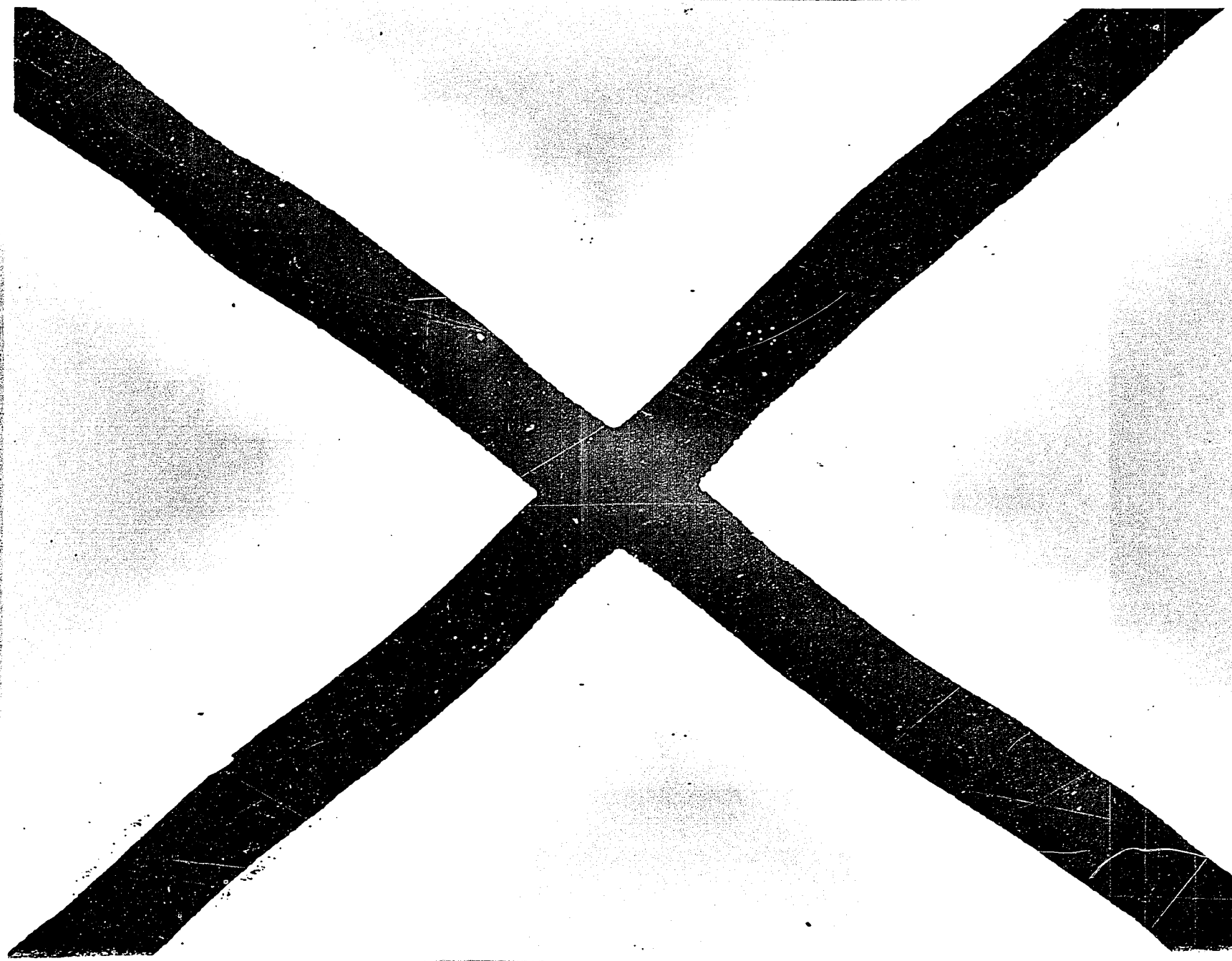
SCALE:	APPROVED BY:	DRAWN BY:
DATE: 2-04		REVISED

NATURE'S PERSPECTIVE LANDSCAPING, INC

847 - 475 - 7917

DRAWING NUMBER 1 OF 1

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®



BUILDING PERMIT:

DATE RECEIVED: 5/2/04

ADDRESS: 1525 Judson **DATE ISSUED:** _____ **PERMIT NO:** 04INT 67

PURPOSE: Remove one wall in bath back to original.

GEN'L. CONTR.: _____ **PHONE NO:** _____

ADDRESS: _____ **PHONE NO:** _____

ARCHITECT: _____ **PHONE NO:** _____ **FAX NO:** _____

DEPARTMENTAL FINAL DATES:

- ☐ **ZONING:** _____
- ☐ **FIRE PREV.:** _____
- ☐ **HEALTH:** _____
- ☐ **TRAFFIC:** _____
- ☐ **CITY ENGR.:** _____
- ☐ **PLAN/PRES.:** _____
- ☐ **SEWER & WATER:** _____
- ☐ **OTHER:** _____
- ☐ _____

INSPECTION DATE(S): _____ **FINAL DATE:**

- ☐ **FOOTING INSP.:**
- ☐ **FOUNDATION INSP.:**
- ☐ **SEWER & WATER GROUND WORK:**
- ☐ **STRUCTURAL ROUGH:**
- ☐ **ELECTRICAL ROUGH:**
- ☐ **MECHANICAL ROUGH:**
- ☐ **PLUMBING ROUGH:**
- ☐ **FIRE SUPPRESSION:**
- ☐ **FIRE ALARM:**
- ☐ **SIGN:**
- ☐ **OTHER:**

☐ **C.O. DATE:**

CITY OF Evanston

2100 Ridge Avenue
Evanston, Illinois 60201-2798

(847) 866-2932

Print Date: 5/3/04

Type: Interior Remodel

Sub-Type: Interior Remodel Only
Category: Residential:Single-Family
Office Code: EVANSTON
Fee Period: Final
RECEIPT NUMBER: 29328

OWNER: KLENDER & GOODARD
CONTRACTOR:
PROPERTY ADDRESS: 1525 JUDSON

PERMIT NUMBER: 04INT-00000-00067
PARCEL NUMBER: 11-18-410-001-0000

WORK VALUATION: $5,000

SCOPE OF WORK: MOVE ALL @ BATH BACK 6TO ORIGINAL LOCATION

FEE DESCRIPTION	ACCOUNT ACIVITY	UNITS	UNIT DESCRIPTION	FEE AMOUNT
Construction Cost 4,001-6,000	2125.52080			124.00
Elec Fee - Min Fee	2125.52110			25.00
			Amount Due:	**$149.00**
Check			**Amount Paid**	**$149.00**
Comment:			**Change Due:**	**$0.00**

Central File Copy

PAID
MAY - 1 2004
CITY OF EVANSTON
BUILDING DIVISION

CITY OF EVANSTON
BUILDING PERMIT APPLICATION

2100 Ridge Ave. Evanston, IL. Ph(847)866-2932 Fax(847)448-8020

*Please type or print in ink. ALL APPLICABLE LINES **MUST** BE COMPLETED.*

☐ **YOU WILL NEED ARCHITECTUAL DRAWINGS IF CONSTRUCTION COST EXCEEDS $10,000**

Address of Property: 1525 JUDSON (Include floor/unit #'s where work is to be done)
(This must include a house number and street name, we do not accept street intersections or building names. See City Engineer 866-2924 for addresses)

Use of Bldg:
- ☒ Single Family
- ☐ Multi-Family-Rental: # of units_____
- ☐ Existing Condominium
- ☐ Condo Conversion / New Condo: # of Units_____
- ☐ Restaurant
- ☐ Office
- ☐ Garage: *Serving one/two family residences only*
- ☐ Retail: _____
- ☐ Health Care
- ☐ Educational
- ☐ Other:_____

*** Office Use Only ***
Application # 04INT -00000- 607

Landmark / Historic District:_____
☐ **Yes** **Applicant MUST complete back of application & Pres. worksheet**
☐ **No**

Scope of Work (Be as detailed as possible): MOVE WALL @ BATH BACK TO ORIGINAL LOCATION **WORK VALUATION** (required for permit issuance) $ 5000

Applicant/Contact: Name: JOEL FREESE
Business Name: ZIGMIL INC.
Phone Number(s): 847-492-8148
E-mail Address:

24 HOUR EMEGENCY CONTACT-DURING CONSTRUCTION:
Name: JOEL FREESE
Phone Number: 847-712-8149

Owner of Property: NANCY BRUGGEMAN **Phone #:** 847-733-1055
Address (if different)

Architecture Firm: **Phone #:**

Contractor Information

(Please complete the contractors necessary for this job. If the contracts are out to bid, this portion can be completed prior to permit issuance)

General Contractor: ZIGMIL INC.
Phone #: 847-492-8148 **Fax #:** 847-492-9080
Address: 1124 FLORENCE
Evanston License #: 625 **Expiration Date:** 8-18-04

Plumber/Sewer:
Phone #: **IL/Chicago License #:**
Address:

Electrical Contractor:
Phone #: **Fax #:**
Address:
City where licensed: **License #:**

Mechanical Contractor:
Phone #: **Fax #:**
Evanston License #: **Expiration Date:**

Sign/Roofing/Fence/Other Contractor:
Address :
Phone #: **Fax #:**

Office Use Only
- ☐ G.C. License OK
- ☐ G.C. License Exp:_____
- ☐ Ins/Bond OK
- ☐ Ins. Exp:_____
- ☐ Bond Exp:_____
- ☐ Elec Lic.OK
- ☐ Need Lic. #
- ☐ Mech. Lic. OK
- ☐ Mech. License Exp:_____

PLEASE TURN PAGE OVER TO COMPLETE APPLICATION →

Additional Permit Information

(Please complete the sections below that apply)

LANDMARK / HISTORIC DISTRICT

Is the property where the work is to be done a Landmark or in a Historic District?
☒ **If Yes**, please answer the following questions: ☐ **No**

1. Are there exterior modifications to the property?
   - ☐ **Yes** Explain:_____
   - ☒ **No**, I will not be modifying the exterior in anyway: X_____ JOEL FREESE
     Sign and Print Your Name
2. If the modifications are limited only to the interior, are the changes visible from the exterior?
   - ☐ **Yes** Explain:_____
   - ☒ **No**: None of the work is visible from the exterior: X_____ JOEL FREESE
     Sign and Print Your Name

FENCE

Height (feet and inches):_____ Appx. Length (feet):_____
Material:
- ☐ Wood
- ☐ Chain Link
- ☐ Wrought Iron
- ☐ Other:_____

FLAMMABLE LIQUID STORAGE TANK

of Tanks:_____ # of Gallons:_____
- ☐ To Be Removed
- ☐ To Be Installed
- ☐ To Be Up-Graded/Repaired

MULTI-UNIT APARTMENTS / CONDOMINIUMS

Are you constructing a new multi-unit residential building, upgrading an existing apartment building, or converting an existing building into apartments?

☐ **If Yes**, please answer the following question ☐ **No**

1. Are these residential units going to be condominiums?
   - ☐ If, yes, how many units?_____
     You must contact The Housing Planner at (847) 866-2928 to begin the Condominium paperwork. **(Required for Permit** issuance).
   - ☐ No, These units will not be sold as condominiums: X_____
     Sign and Print Your Name

WATER/SEWER: NEW, REPAIR, OR REPLACEMENT

▪ The **licensed plumber** named on this form is permitted to work at this location according to the City of Evanston ordinances/regulations	▪ **Water/Sewer Inspection**: 866-2932	▪ The Permit is only valid after **City Engineer's Approval**, (signature required below) and payment of all Fees.	▪ **Pick-up Materials and notify Water Dept.** at 555 Lincoln, 866-2945	▪ **Street/Parkway Openings:** Opening must be restored to original condition or better. Notify Street Dept. 24 hours in advance at 866-2940

☐ **Water Service Repair/Replacement** Appx. Feet in length:_____ ☐ **Sewer Service Repair/Replacement** Appx. Feet in length:_____	Number of **Street Openings?**:_____ Are you opening the parkway? Number of **Parkway Openings?**:_____	Please check all that apply. ☐ **New Water Service** Size of Service:_____ ☐ **New Sewer Service** Size of Service:_____

Starting Date:_____ **Completion Date:**_____ **City Engineer Approval: X**_____

Director's Signature_____

I have completed the application honestly and to the best of my knowledge:

X Applicant Signature_____

CITY OF EVANSTON ELECTRICAL WORKSHEET APPL.# _____
Revised 04/03/01

PERMIT # _____

JOB ADDRESS 1525 Jusson OWNER Nancy Bruggeman

ELEC. CONTRACTOR'S NAME Hill & Hill Electric

ADDRESS 415 Morgansen Ct, Lindenhurst PHONE # 847-265-0790

SCOPE OF WORK, BE SPECIFIC: Move & Refeed Outlet

******ELECTRICAL CONTRACT PRICE $ 250

ITEM	HOW MANY OF EACH?	FEES (SEE BACK)
15 Amp Circuit		
20 Amp Circuit		
30, 40, 50 Amp Circuits (circle)		
100 Amp Service ($30.00 ea.)		
200 Amp Service ($ 38.00 ea.)		
400 Amp Service ($ 45.00 ea.)		
600 Amp Service ($80.00 ea.)		
Additional meters/panels ($ 12.00 ea.)		
Low Voltage Burglar, Fire Alarms & Communication Systems ($30.00 ea. system)	# of Floors	
Misc. Equiptment		
Minimum Permit Fee / Re-inspection Fee ($ 25.00)		25
TOTALS		25

- **I HEREBY CERTIFY THAT THE ABOVE LISTED WORK WILL BE DONE BY MY COMPANY. ANY ADDITIONAL WORK WILL REQUIRE ADDITIONAL PERMIT FEES AND ALL WORK IS TO BE INSPECTED.**

X Paul Hill
Signature of Supervising Electrician

Wilmette #75
City of Registration & Registration #

Circuits	15 Amps	20 Amps	30 Amps	40 Amps	50 Amps
1	12.00	15.00	24.00	30.00	36.00
2	22.00	29.00	44.00	58.00	66.00
3	30.00	41.00	60.00	82.00	90.00
4	40.00	53.00	80.00	106.00	120.00
5	48.00	65.00	96.00	130.00	144.00
6	56.00	75.00	112.00	150.00	168.00
7	64.00	84.00	128.00	168.00	192.00
8	69.00	94.00	138.00	188.00	207.00
9	78.00	101.00	156.00	202.00	234.00
10	84.00	110.00	168.00	220.00	252.00
11	89.00	118.00	178.00	236.00	267.00
12	95.00	124.00	190.00	248.00	285.00
13	98.00	132.00	196.00	264.00	294.00
14	103.00	140.00	206.00	280.00	309.00
15	110.00	146.00	220.00	292.00	330.00
16	115.00	152.00	222.00	304.00	333.00
17	118.00	157.00	236.00	314.00	354.00
18	123.00	165.00	246.00	330.00	369.00
19	125.00	171.00	250.00	342.00	375.00
20	128.00	176.00	256.00	352.00	384.00
21	130.00	182.00	260.00	364.00	390.00
22	133.00	189.00	266.00	378.00	399.00
23	134.00	198.00	268.00	396.00	402.00
24	138.00	204.00	276.00	408.00	414.00
25	143.00	210.00	286.00	420.00	429.00

Additional 15 or 20 Amps.

26-50	$ 9.00 ea. addnl. Circuit
51-75	$ 8.00 ea. addnl. Circuit
76-100	$ 6.00 ea. addnl. Circuit
over 100	$ 4.00 ea. addnl. Circuit

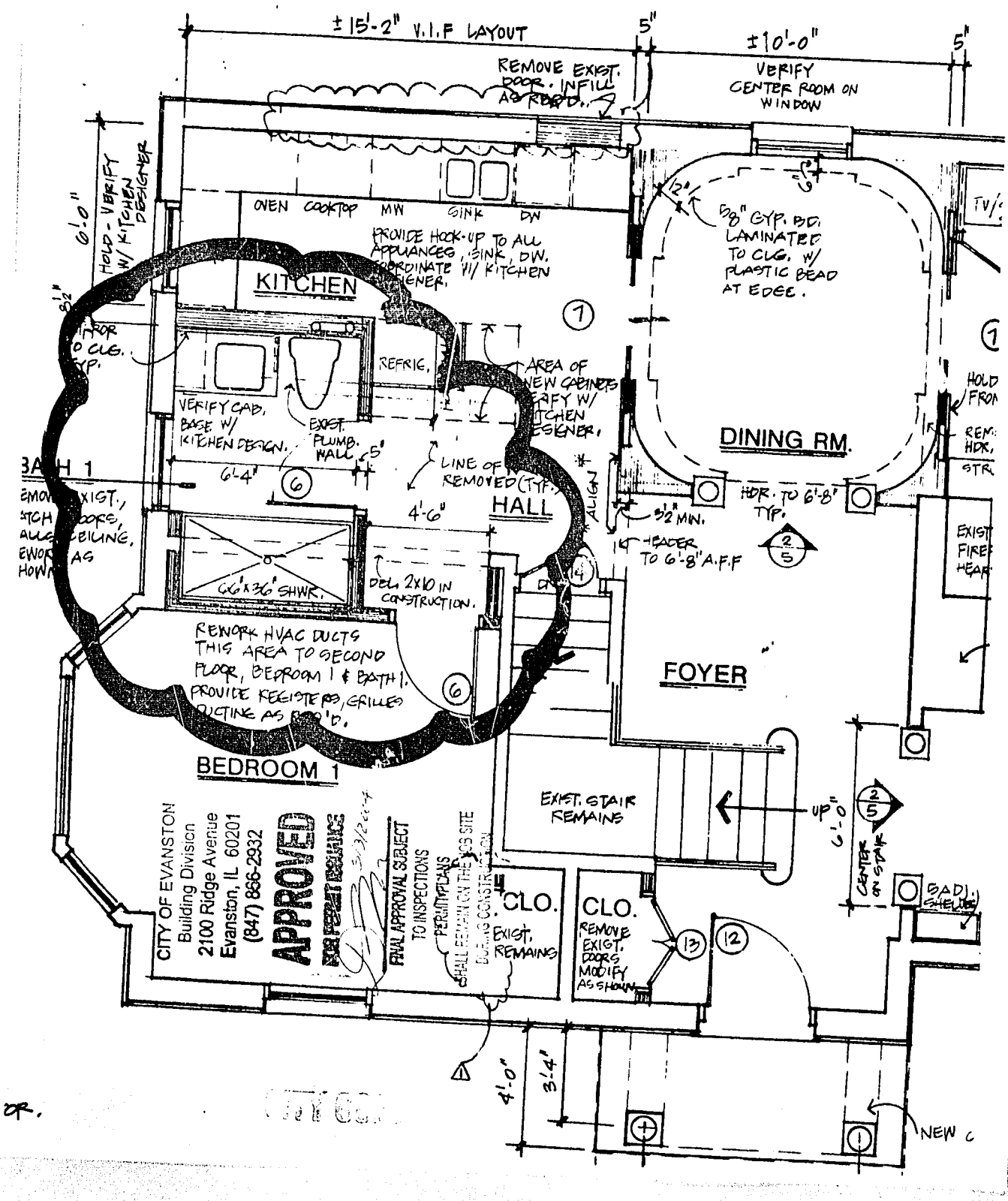
Additional 30 or 40 Amps.

26-50	$ 18.00 ea. addnl. Circuit
51-75	$ 16.00 ea. addnl. Circuit
76-100	$ 12.00 ea. addnl. Circuit
over 100	$ 8.00 ea. addnl. Circuit

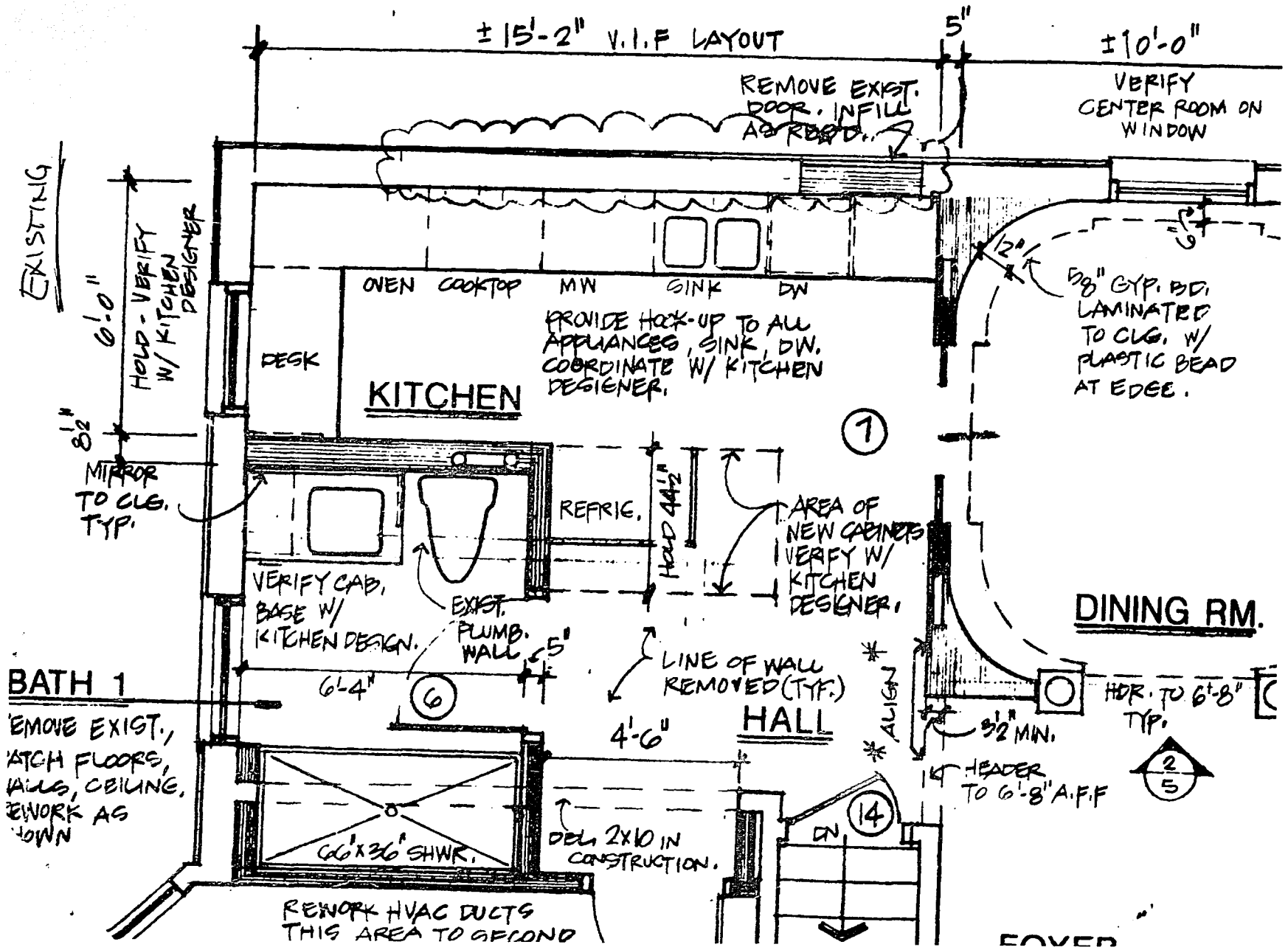
Additional 50 Amps.

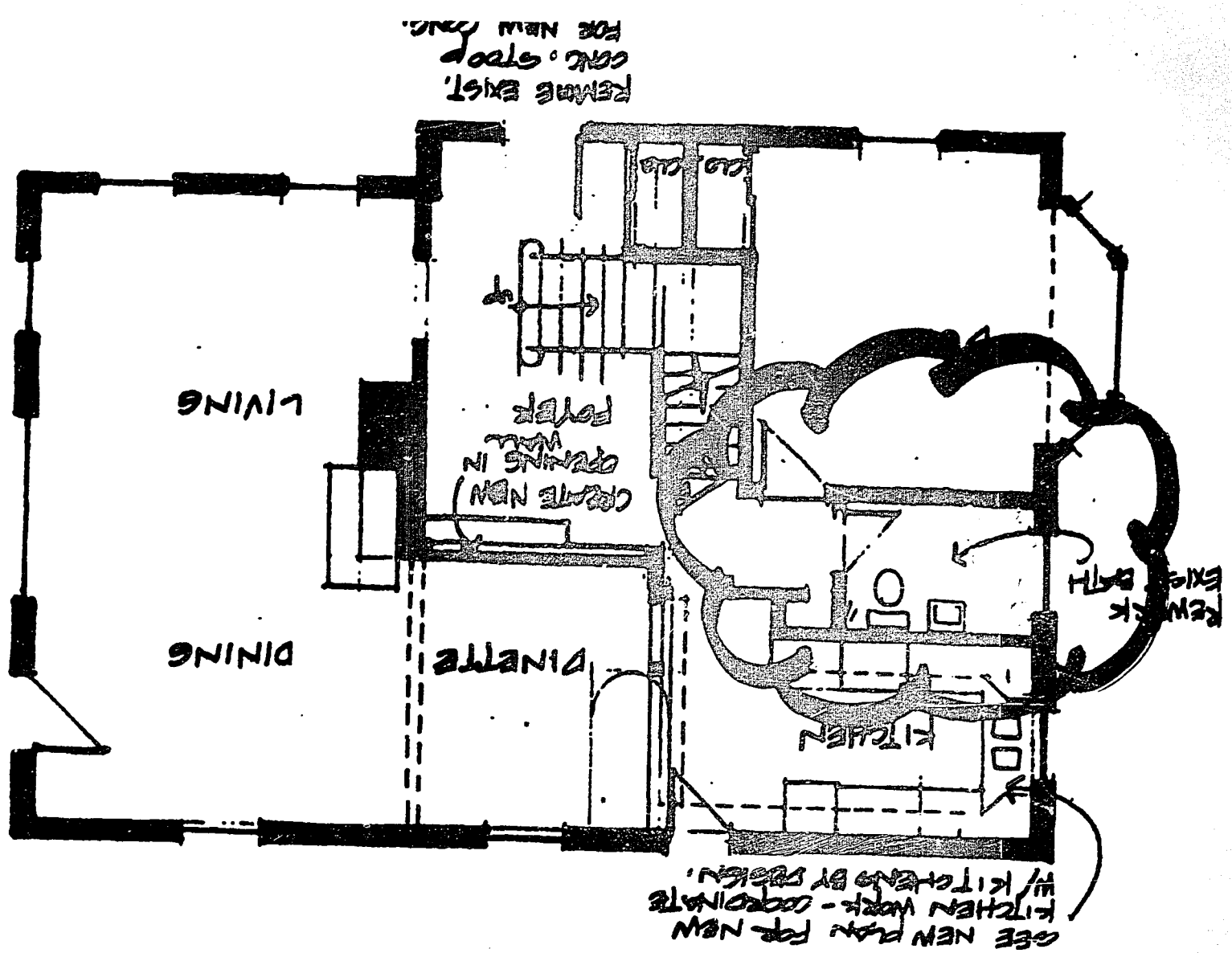
26-50	$ 27.00 ea. addnl. Circuit
51-75	$ 24.00 ea. addnl. Circuit
76-100	$ 18.00 ea. addnl. Circuit
over 100	$ 12.00 ea. addnl. Circuit

BRUGGEMAN RES. EXISTING 1525 JUDSON



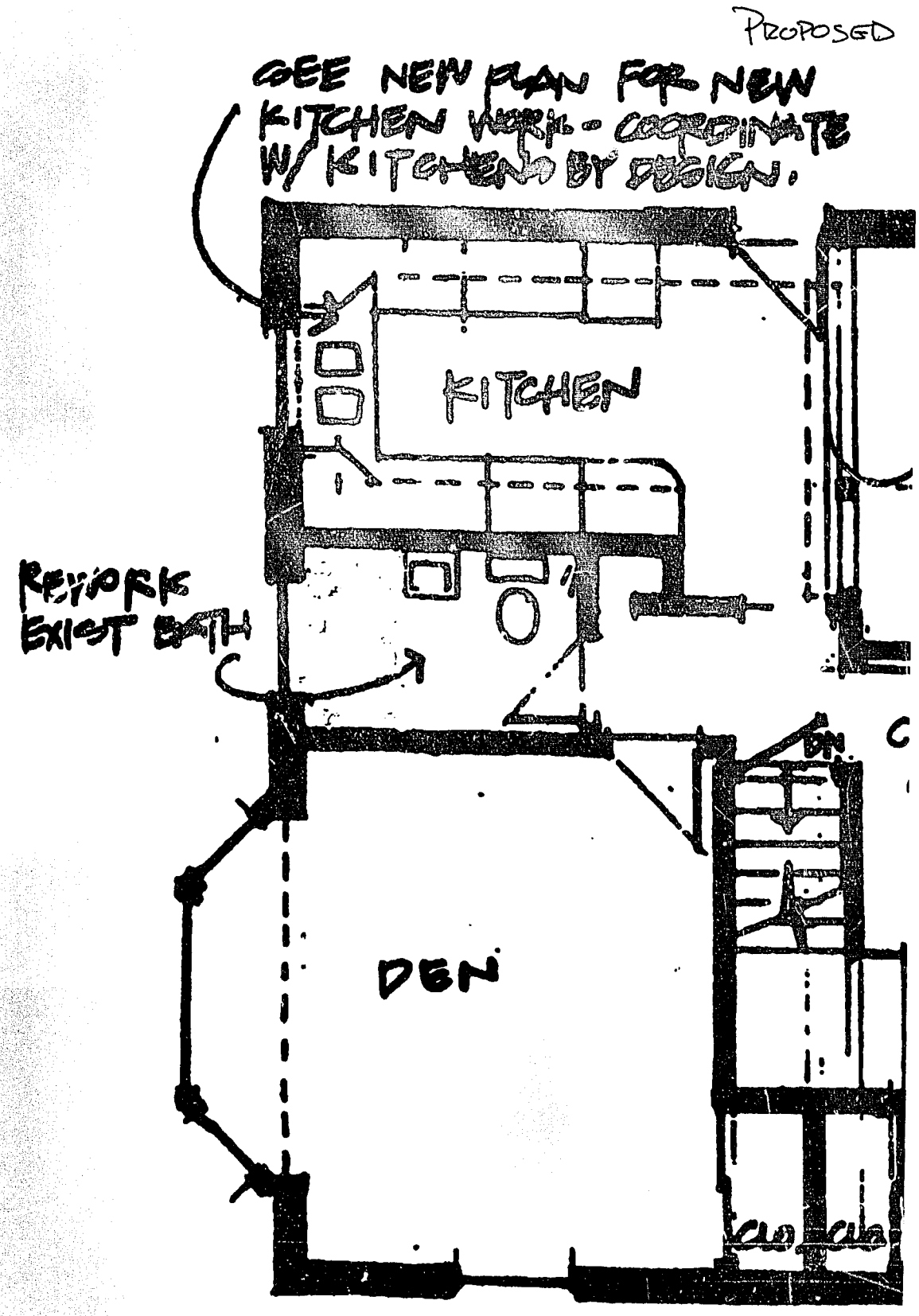
OR.


±15'-2" V.I.F LAYOUT
5"
±10'-0"
REMOVE EXIST. DOOR. INFILL AS REQ'D.
VERIFY CENTER ROOM ON WINDOW
EXISTING
6'-0"
HOLD - VERIFY W/ KITCHEN DESIGNER
OVEN
COOKTOP
MW
SINK
DW
PROVIDE HOOK-UP TO ALL APPLIANCES, SINK, DW. COORDINATE W/ KITCHEN DESIGNER.
5/8" GYP. BD. LAMINATED TO CLG. W/ PLASTIC BEAD AT EDGE.
12"
6"
DESK
KITCHEN
7
8½"
MIRROR TO CLG. TYP.
REFRIG.
HOLD 44½"
AREA OF NEW CABINETS VERIFY W/ KITCHEN DESIGNER.
VERIFY CAB. BASE W/ KITCHEN DESIGN.
EXIST. PLUMB. WALL
5"
DINING RM.
6'-4"
6
LINE OF WALL REMOVED (TYP.)
BATH 1
4'-6"
HALL
ALIGN
HDR. TO 6'-8" TYP.
5½" MIN.
REMOVE EXIST., PATCH FLOORS, WALLS, CEILING, REWORK AS SHOWN
14" HEADER TO 6'-8" A.F.F
2
5
DN
14
DEL. 2X10 IN CONSTRUCTION.
36"x36" SHWR.
REWORK HVAC DUCTS THIS AREA TO SECOND
FOYER


REMOVE EXIST. CASE. STOOP FOR NEW ONES.
LIVING
DINING
PANTRY
CREATE NEW OPENING IN WALL FOR DR.
KITCHEN
NEW BATH
SEE NEW PLAN FOR NEW KITCHEN WORK - COORDINATE W/ KITCHENS BY OTHERS.

PROPOSED

PROPOSED


SEE NEW PLAN FOR NEW KITCHEN WORK - COORDINATE W/ KITCHENS BY DESIGN.
KITCHEN
REWORK EXIST BATH
DEN

86

PLAT OF SURVEY

PROPERTY ADDRESS: 1525 JUDSON AVENUE

LOT 2 IN JUDSON-DAVIS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF BLOCK 24 IN EVANSTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF FOREST AVENUE AS SHOWN ON MAP OF RESUBDIVISION OF SAID BLOCK 24, RECORDED FEBRUARY 11, 1868 AS DOCUMENT NUMBER 158725 IN BOOK 155 OF MAPS, PAGE 26, 116.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK AS SHOWN ON SAID MAP RUNNING THENCE NORTH ALONG SAID WEST LINE 116.5 FEET TO SAID NORTHEAST CORNER OF SAID BLOCK 24; THENCE WESTERLY 310.36 FEET ALONG THE SOUTH LINE OF DAVIS STREET TO THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTHERLY ALONG THE EAST LINE OF JUDSON AVENUE 176 FEET; THENCE EASTERLY ON A STRAIGHT LINE PARALLEL WITH THE SOUTH LINE OF DAVIS STREET,86.5 FEET AND THENCE ALONG A STRAIGHT LINE EASTERLY 269.89 FEET TO THE POINT OF BEGINNING IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMIT/ DENTAL APPROVAL

City Engineering By Date

Plan By Date

Traffic Engineering By Date

Zoning Review

Plan Review

Fire

CITY OF EVANSTON
Building Division
2100 Ridge Avenue
Evanston, IL 60201
(847) 866-2932

APPROVED

FOR PERMIT ISSUANCE

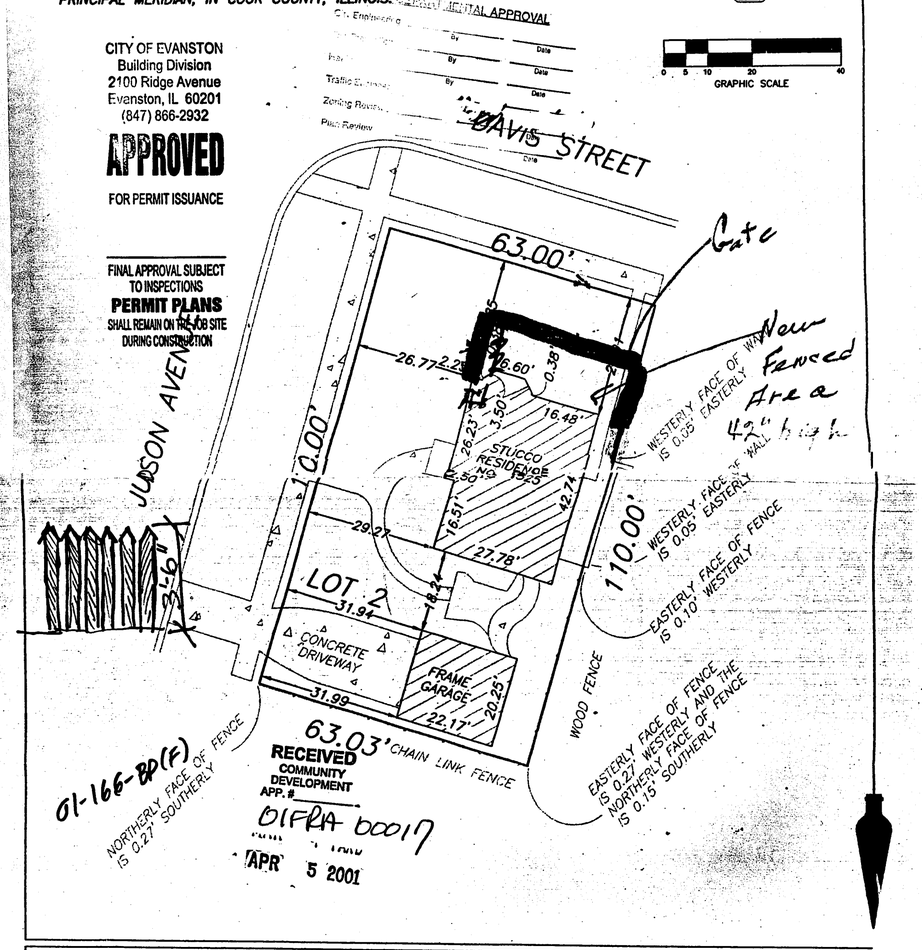
FINAL APPROVAL SUBJECT TO INSPECTIONS

PERMIT PLANS

SHALL REMAIN ON THE JOB SITE DURING CONSTRUCTION

NORTH

GRAPHIC SCALE 0 5 10 20 40



01-166-BP(F)

RECEIVED
COMMUNITY DEVELOPMENT
APP. # 01FRA 00017
APR 5 2001

BOYES LAND SURVEYING

1920 CAMBRIDGE CT. 2-B
PALATINE, ILLINOIS 60074

A PROFESSIONAL LAND SURVEYING AND MAPPING COMPANY
PHONE (847)-934-8827
FAX (847)-934-3139

STATE OF ILLINOIS
JAMES R. BOYES
No. 2519
REGISTERED LAND SURVEYOR

I, JAMES R. BOYES DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF DATED THIS 17 th. DAY OF February, 1999

JAMES R. BOYES
ILLINOIS REGISTERED LAND SURVEYOR NO. 2519

New Bluestone
Match existing Bluestone

Existing Concrete Patio to Remain

Existing Bluestone Patio to Remain

Perimeter Brick to be Removed

Hicks Yews (2)
Roses (6)
Korean Lilac (1)

Existing 5' Cedar Walk

Existing Yews (2)

Crabapple (1)
Viburnum (TYP)

Existing Path to match Existing Path

Stewartia (1)

Koreanspice Viburnum (1)

Existing Brick Walk to be Removed

Cultural Boxwood (4)

Crabapple (1)
Blue Fescue (3)

Crabapple (1)

Boxwood (3)

Boxwood (TYP)
Viburnum
Montgomery Spruce (1)

96' = 11

CITY OF EVANSTON
Building Division
2100 Ridge Avenue
Evanston, IL 60201
(847) 866-2932
APPROVED
FOR PERMIT ISSUANCE
PERMIT PLANS
SHALL REMAIN ON SITE
DURING CONSTRUCTION

RECEIVED
APR 29 2004
CITY OF EVANSTON
BUILDING DIVISION
APP. # 04-1444
06006

BRUGGERMAN RESIDENCE

EVANSTON, ILL.

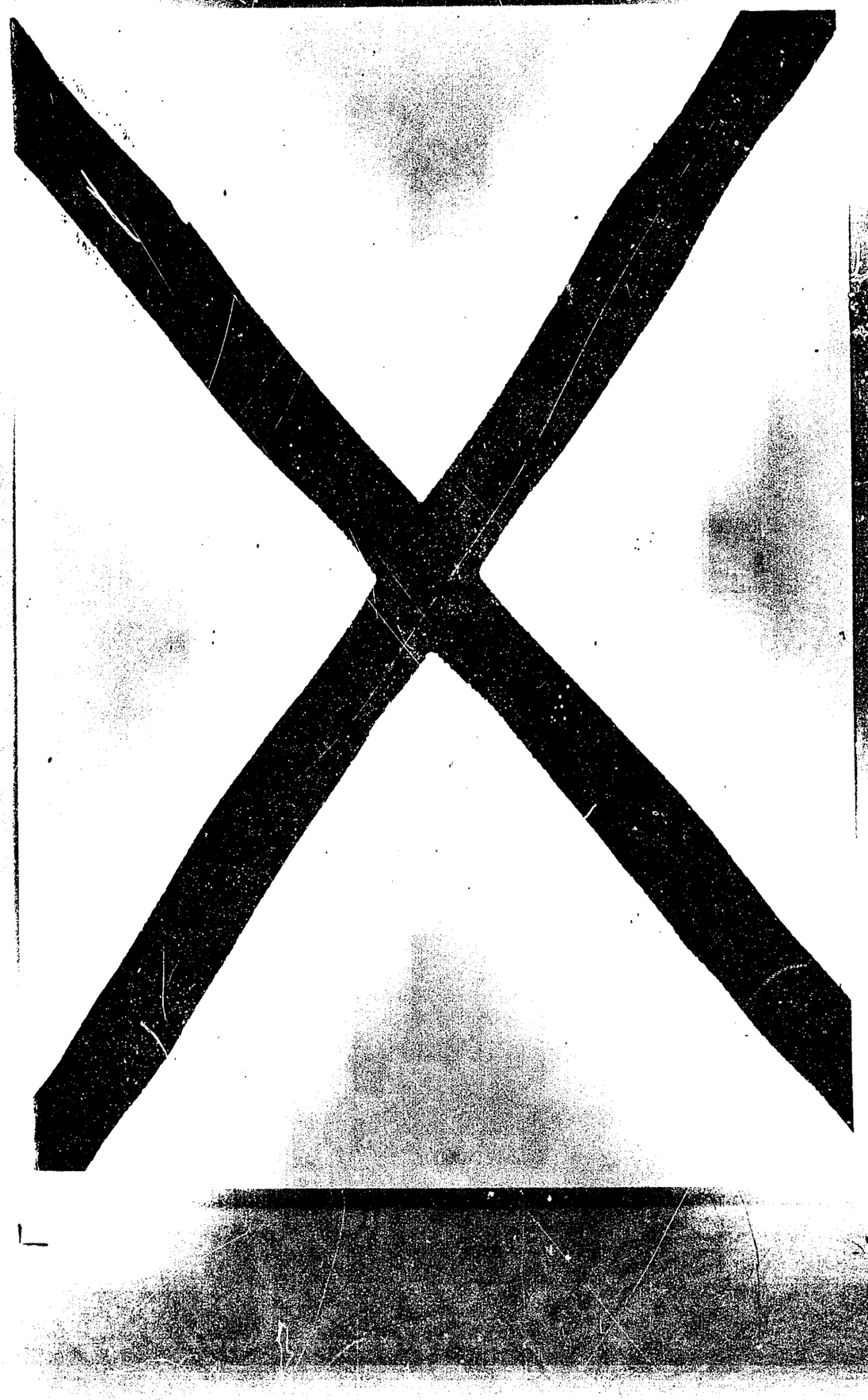
SCALE: 1/4"-1'0"

N

SCALE:	APPROVED BY:	DRAWN BY: Nicholas
DATE: 2-01		REVISED
NATURE'S PERSPECTIVE LANDSCAPING, INC.		
847 - 475 - 7917		DRAWING NUMBER 1 OF 1

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ®

1525 JUDSON 04INT-67 90



BUILDING PERMIT:

DATE RECEIVED: 5/2/04

DATE ISSUED: _____ **PERMIT NO:** 04INT 67

ADDRESS: 1525 Budson **OWNER:** _____ **PHONE NO:** _____

PURPOSE: Remove one wall in bath and to original

GEN'L. CONTR.: _____ **PHONE NO:** _____

ADDRESS: _____ **PHONE NO:** _____

ARCHITECT: _____ **PHONE NO:** _____ **FAX NO:** _____

DEPARTMENTAL FINAL DATES:

☐ ZONING:	☐ TRAFFIC:	☐ SEWER & WATER:
☐ FIRE PREV.:	☐ CITY ENGR.:	☐ OTHER:
☐ HEALTH:	☐ PLAN/PRES.:	☐

INSPECTION DATE(S): **FINAL DATE:**

- ☐ FOOTING INSP.:
- ☐ FOUNDATION INSP.:
- ☐ SEWER & WATER GROUND WORK:
- ☐ STRUCTURAL ROUGH:
- ☐ ELECTRICAL ROUGH:
- ☐ MECHANICAL ROUGH:
- ☐ PLUMBING ROUGH:
- ☐ FIRE SUPPRESSION:
- ☐ FIRE ALARM:
- ☐ SIGN:
- ☐ OTHER:

☐ C.O. DATE:

CITY OF Evanston

2100 Ridge Avenue
Evanston, Illinois 60201-2798

(847) 866-2932

Print Date: 5/3/04

Type: Interior Remodel

Sub-Type: Interior Remodel Only
Category: Residential:Single-Family
Office Code: EVANSTON
Fee Period: Final
RECEIPT NUMBER: 29328

OWNER: KLENDER & GOODARD
CONTRACTOR:
PROPERTY ADDRESS: 1525 JUDSON

PERMIT NUMBER: 04INT-00000-00067
PARCEL NUMBER: 11-18-410-001-0000

WORK VALUATION: $5,000

SCOPE OF WORK: MOVE ALL @ BATH BACK 6TO ORIGINAL LOCATION

FEE DESCRIPTION	ACCOUNT ACIVITY	UNITS	UNIT DESCRIPTION	FEE AMOUNT
Construction Cost 4,001-6,000	2125.52080			124.00
Elec Fee - Min Fee	2125.52110			25.00
			Amount Due:	**$149.00**
Check			**Amount Paid**	**$149.00**
Comment:			**Change Due:**	**$0.00**

Central File Copy

PAID
MAY - 1 2004
CITY OF EVANSTON
BUILDING DIVISION

CITY OF EVANSTON
BUILDING PERMIT APPLICATION

2100 Ridge Ave. Evanston, IL Ph(847)866-2932 Fax(847)448-8020

*Please type or print in ink. ALL APPLICABLE LINES **MUST** BE COMPLETED.*

☐ **YOU WILL NEED ARCHITECTUAL DRAWINGS IF CONSTRUCTION COST EXCEEDS $10,000**

Address of Property: 1525 JUDSON (include floor/unit #'s where work is to be done)
(This must include a house number and street name, we do not accept street intersections or building names See City Engineer 866-2924 for addresses)

Use of Bldg:
- ☒ Single Family
- ☐ Multi-Family-Rental: # of units
- ☐ Existing Condominium
- ☐ Condo Conversion / New Condo: # of Units
- ☐ Restaurant
- ☐ Office
- ☐ Garage: *Serving one/two family residences only*
- ☐ Retail:
- ☐ Health Care
- ☐ Educational:
- ☐ Other:

** *Office Use Only* **
Application # 04IAT -00000- 67
Landmark / Historic District:
☐ Yes Applicant MUST complete back of application & Pros. worksheet
☐ No

Scope of Work (Be as detailed as possible) MOVE WALL @ BATH BACK TO ORIGINAL LOCATION **WORK VALUATION** (required for permit issuance) $ 5000

Applicant/Contact: Name: JOEL FREITAS
Business Name: ZIGMIL INC.
Phone Number(s): 847-492-8148
E-mail Address:
24 HOUR EMEGENCY CONTACT-DURING CONSTRUCTION:
Name: JOEL FREITAS
Phone Number: 847-712-8149

Owner of Property: NANCY BRUGGEMAN Phone #: 847-733-1055
Address (if different)

Architecture Firm: Phone #:

(Please complete the contractors necessary for this job. If the contracts are cut to bid, this portion can be completed prior to permit issuance)

Contractor Information

Office Use Only
- ☐ G.C. License OK
- ☐ G.C. License Exp:
- ☐ Ins/Bond OK
- ☐ Ins. Exp:
- ☐ Bond Exp:
- ☐ Elec Lic.OK
- ☐ Need Lic. #
- ☐ Mech. Lic. OK
- ☐ Mech. License Exp:

General Contractor: ZIGMIL INC.
Phone #: 847-492-8148 Fax #: 847-492-9080
Address: 1124 FLORENCE
Evanston License #: 625 Expiration Date: 8-18-04

Plumber/Sewer:
Phone #: IL/Chicago License #:
Address:

Electrical Contractor:
Phone #: Fax #:
Address:
City where licensed: License #:

Mechanical Contractor:
Phone #: Fax #:
Evanston License #: Expiration Date:

Sign/Roofing/Fence/Other Contractor:
Address :
Phone #: Fax #:

PLEASE TURN PAGE OVER TO COMPLETE APPLICATION →

Additional Permit Information

(Please complete the sections below that apply)

LANDMARK / HISTORIC DISTRICT

Is the property where the work is to be done a Landmark or in a Historic District?
☒ **Yes**, please answer the following questions ☐ **No**

1. Are there exterior modifications to the property?
   ☐ **Yes** Explain:_____
   ☒ **No**, I will not be modifying the exterior in anyway: X_____ JOEL FREESE
   Sign and Print Your Name
2. If the modifications are limited only to the interior, are the changes visible from the exterior?
   ☐ **Yes** Explain:_____
   ☒ **No**: None of the work is visible from the exterior: X_____ JOEL FREESE
   Sign and Print Your Name

FENCE

Height (feet and inches):_____ Appx. Length (feet):_____
Material:
☐ Wood
☐ Chain Link
☐ Wrought Iron
☐ Other:_____

FLAMMABLE LIQUID STORAGE TANK

of Tanks:_____ # of Gallons:_____
☐ To Be Removed
☐ To Be Installed
☐ To Be Up-Graded/Repaired

MULTI-UNIT APARTMENTS / CONDOMINIUMS

Are you constructing a new multi-unit residential building, upgrading an existing apartment building, or converting an existing building into apartments?
☐ **If Yes**, please answer the following question ☐ **No**

1. Are these residential units going to be condominiums?
   ☐ If yes, how many units?_____
   You must contact The Housing Planner at (847) 866-2928 to begin the Condominium paperwork. (Required for Permit issuance).
   ☐ No, These units will not be sold as condominiums: X_____
   Sign and Print Your Name

WATER/SEWER: NEW, REPAIR, OR REPLACEMENT

▪ **The licensed plumber** named on this form is permitted to work at this location according to the City of Evanston ordinances/regulations	▪ **Water/Sewer Inspection** 866-2932	▪ The Permit is only valid after **City Engineer's Approval**, (signature required below) and payment of all Fees.	▪ **Pick-up Materials and** notify **Water Dept.** at 555 Lincoln, 866-2945	▪ **Street/Parkway Openings:** Opening must be restored to original condition or better. Notify Street Dept. 24 hours in advance at 866-2940

☐ **Water Service Repair/Replacement** Appx. Feet in length:_____ ☐ **Sewer Service Repair/Replacement** Appx. Feet in length:_____	Number of **Street Openings**?:_____ Are you opening the parkway? Number of **Parkway Openings**?:_____	Please check all that apply: ☐ **New Water Service** Size of Service:_____ ☐ **New Sewer Service** Size of Service:_____

Starting Date:_____ **Completion Date**:_____ **City Engineer Approval: X**_____

Director's Signature_____

I have completed the application honestly and to the best of my knowledge:

X Applicant Signature_____

CITY OF EVANSTON ELECTRICAL WORKSHEET APPL.# _____

Revised 04/03/01

PERMIT # _____

JOB ADDRESS 1525 Judson OWNER Nancy Brueggeman

ELEC. CONTRACTOR'S NAME Hill & Hill Electric

ADDRESS 415 Morgansen Ct. Lincolnwood PHONE # 847-265-0790

SCOPE OF WORK, BE SPECIFIC Move & Refeed Dryer

******ELECTRICAL CONTRACT PRICE $ 250

ITEM	HOW MANY OF EACH?	FEES (SEE BACK)
15 Amp Circuit		
20 Amp Circuit		
30, 40, 50 Amp Circuits (circle)		
100 Amp Service ($30.00 ea.)		
200 Amp Service ($ 38.00 ea.)		
400 Amp Service ($ 45.00 ea.)		
600 Amp Service ($80.00 ea.)		
Additional meters/panels ($ 12.00 ea.)		
Low Voltage Burglar, Fire Alarms & Communication Systems ($30.00 ea. system)	# of Floors	
Misc. Equipment		
Minimum Permit Fee / Re-inspection Fee ($ 25.00)		25
TOTALS		25

- **I HEREBY CERTIFY THAT THE ABOVE LISTED WORK WILL BE DONE BY MY COMPANY. ANY ADDITIONAL WORK WILL REQUIRE ADDITIONAL PERMIT FEES AND ALL WORK IS TO BE INSPECTED.**

X Paul Hill
Signature of Supervising Electrician

Wilmette #75
City of Registration & Registration #

Circuits	15 Amps	20 Amps	30 Amps	40 Amps	50 Amps
1	12.00	15.00	24.00	30.00	36.00
2	22.00	29.00	44.00	58.00	66.00
3	30.00	41.00	60.00	82.00	90.00
4	40.00	53.00	80.00	106.00	120.00
5	48.00	65.00	96.00	130.00	144.00
6	56.00	75.00	112.00	150.00	168.00
7	64.00	84.00	128.00	168.00	192.00
8	69.00	94.00	138.00	188.00	207.00
9	78.00	101.00	156.00	202.00	234.00
10	84.00	110.00	168.00	220.00	252.00
11	89.00	118.00	178.00	236.00	267.00
12	95.00	124.00	190.00	248.00	285.00
13	98.00	132.00	196.00	264.00	294.00
14	103.00	140.00	206.00	280.00	309.00
15	110.00	146.00	220.00	292.00	330.00
16	115.00	152.00	222.00	304.00	333.00
17	118.00	157.00	236.00	314.00	354.00
18	123.00	165.00	246.00	330.00	369.00
19	125.00	171.00	250.00	342.00	375.00
20	128.00	176.00	256.00	352.00	384.00
21	130.00	182.00	260.00	364.00	390.00
22	133.00	189.00	266.00	378.00	399.00
23	134.00	198.00	268.00	396.00	402.00
24	138.00	204.00	276.00	408.00	414.00
25	143.00	210.00	286.00	420.00	429.00

Additional 15 or 20 Amps.

26-50	$ 9.00 ea. addnl. Circuit
51-75	$ 8.00 ea. addnl. Circuit
76-100	$ 6.00 ea. addnl. Circuit
over 100	$ 4.00 ea. addnl. Circuit

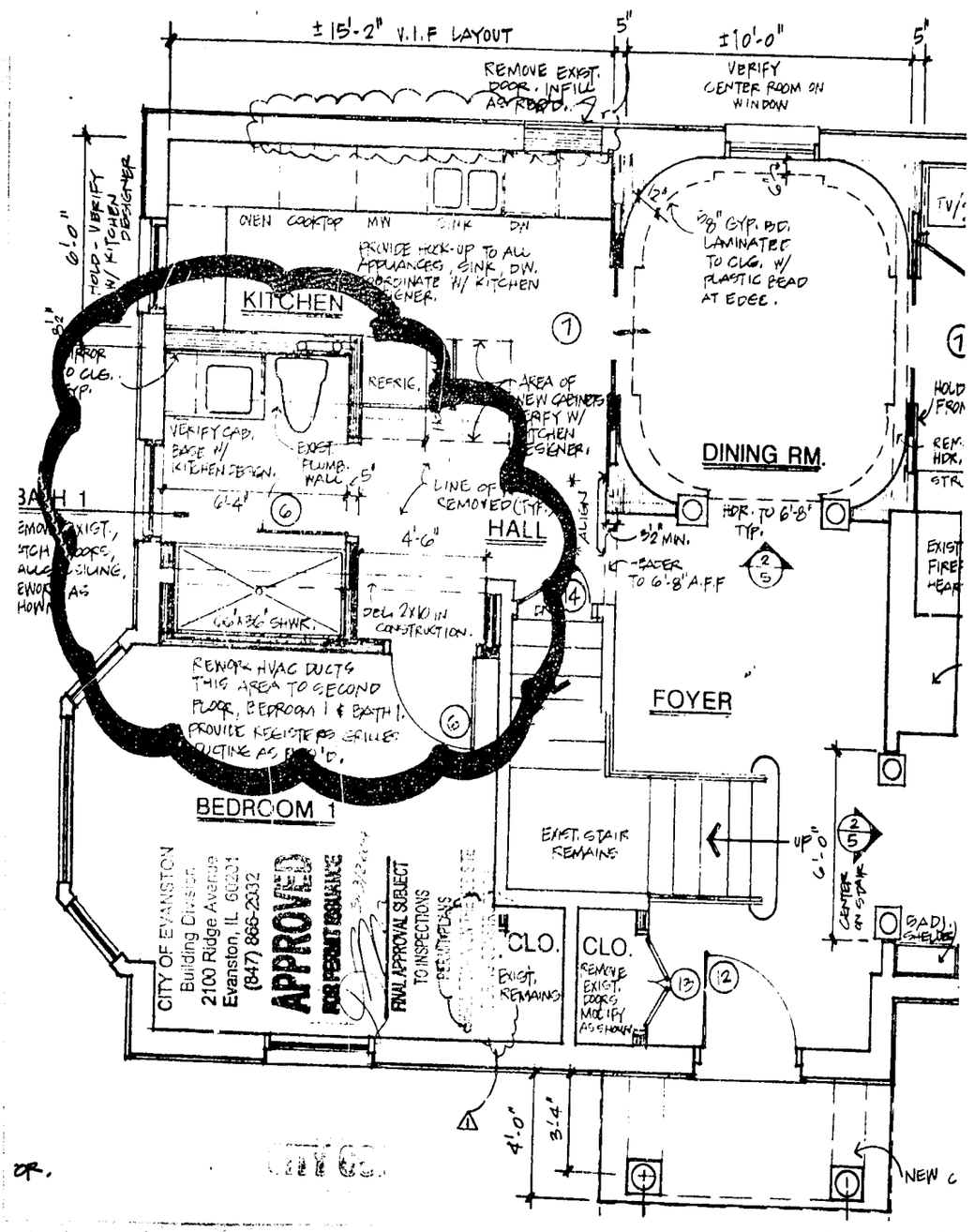
Additional 30 or 40 Amps.

26-50	$ 18.00 ea. addnl. Circuit
51-75	$ 16.00 ea. addnl. Circuit
76-100	$ 12.00 ea. addnl. Circuit
over 100	$ 8.00 ea. addnl. Circuit

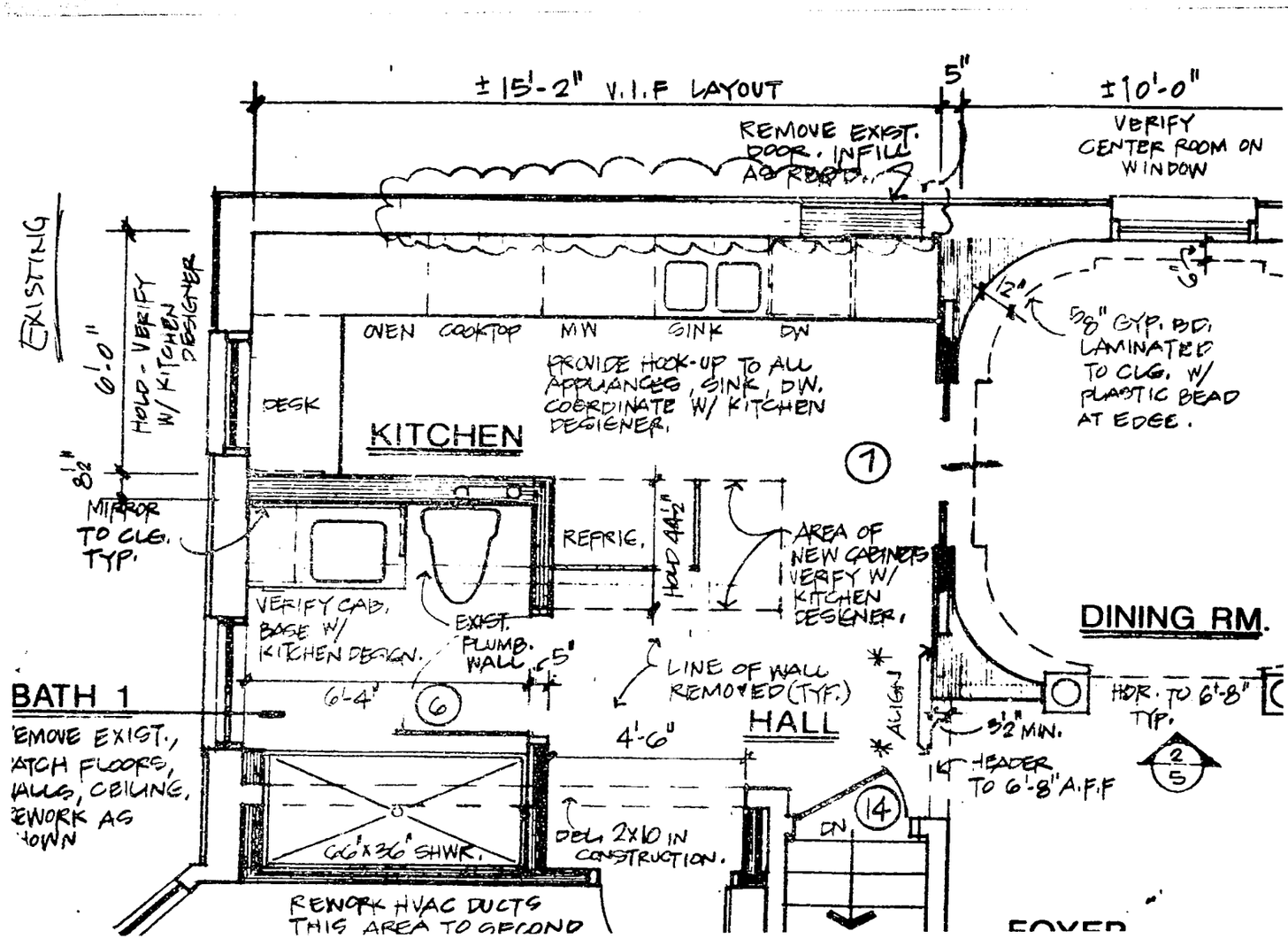
Additional 50 Amps.

26-50	$ 27.00 ea. addnl. Circuit
51-75	$ 24.00 ea. addnl. Circuit
76-100	$ 18.00 ea. addnl. Circuit
over 100	$ 12.00 ea. addnl. Circuit

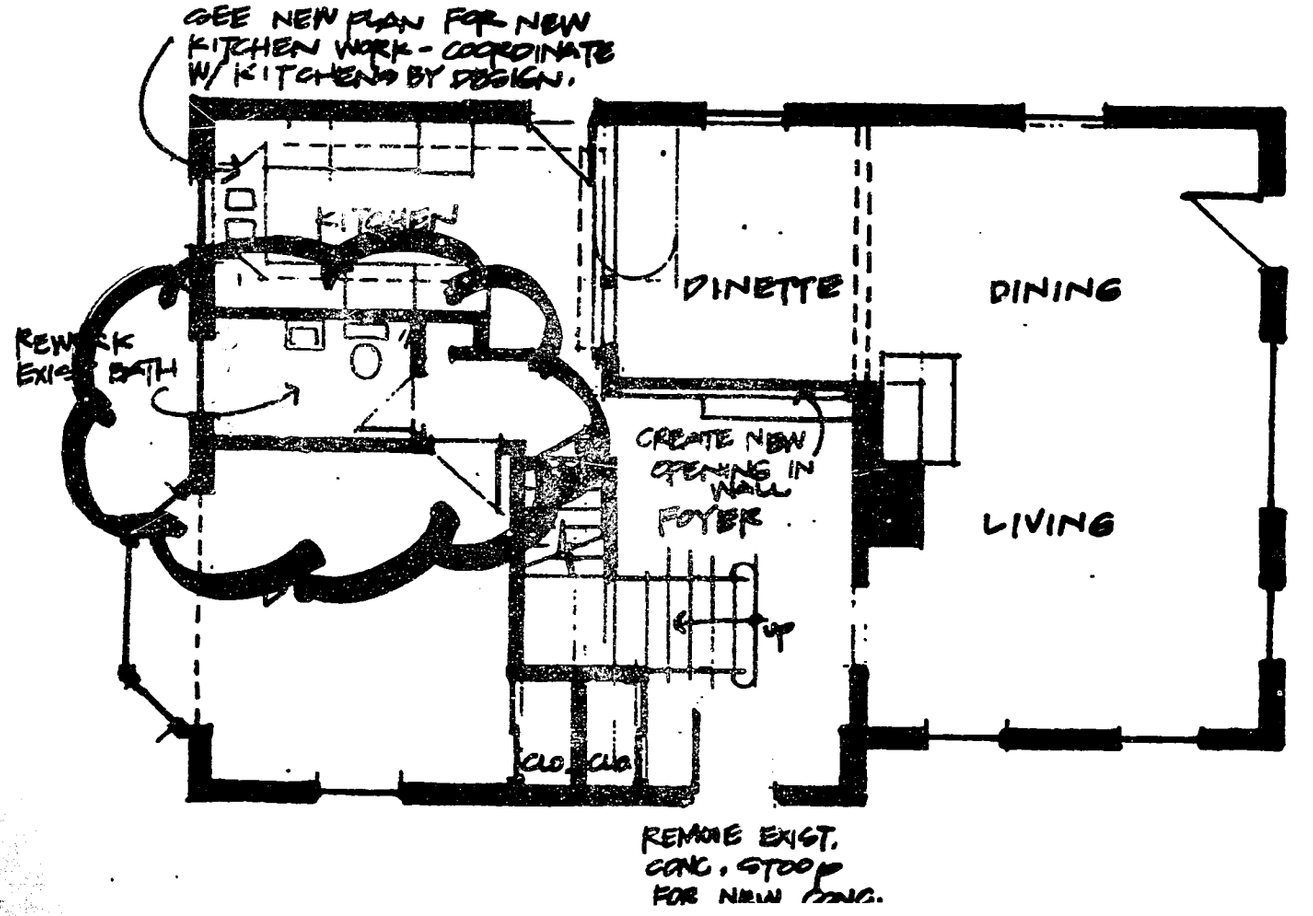
BRUGGEMAN REF. EXISTING 1525 JUDSON



OR.


±15'-2" V.I.F LAYOUT
5"
±10'-0"
VERIFY CENTER ROOM ON WINDOW
REMOVE EXIST. DOOR. INFILL AS REQ'D.
EXISTING
6'-0"
HOLD - VERIFY W/ KITCHEN DESIGNER
OVEN COOKTOP MW SINK DW
PROVIDE HOOK-UP TO ALL APPLIANCES, SINK, DW. COORDINATE W/ KITCHEN DESIGNER.
DESK
KITCHEN
5/8" GYP. BD. LAMINATED TO CLG. W/ PLASTIC BEAD AT EDGE.
12"
8½"
MIRROR TO CLG. TYP.
REFRIG.
HOLD 44½"
AREA OF NEW CABINETS VERFY W/ KITCHEN DESIGNER.
DINING RM.
VERIFY CAB. BASE W/ KITCHEN DESIGN.
EXIST. PLUMB. WALL
5"
LINE OF WALL REMOVED (TYP.)
BATH 1
6'-4"
4'-6"
HALL
ALIGN
HDR. TO 6'-8" TYP.
5½" MIN.
HEADER TO 6'-8" A.F.F
EMOVE EXIST., ATCH FLOORS, ALLS, CEILING, EWORK AS OWN
66"x36" SHWR.
DEL. 2x10 IN CONSTRUCTION.
DN.
REWORK HVAC DUCTS THIS AREA TO SECOND
FOYER

PROPOSED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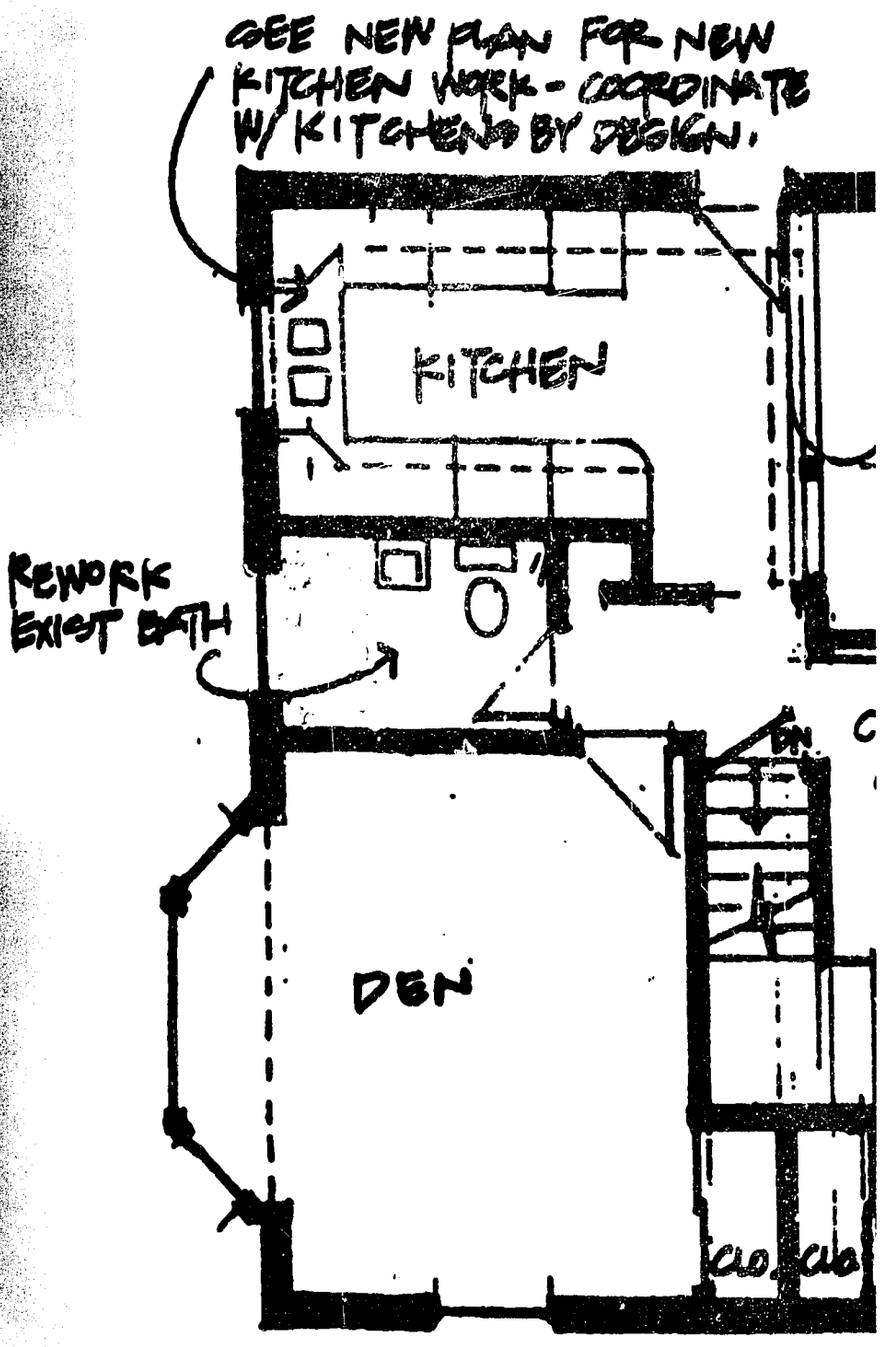
KITCHEN
DINETTE
DINING
REWORK EXIST. BATH
CREATE NEW OPENING IN WALL
FOYER
LIVING
UP
CLO.
CLO.
REMOVE EXIST. CONC. STOOP FOR NEW CONC.

PROPOSED


SEE NEW PLAN FOR NEW KITCHEN WORK - COORDINATE W/ KITCHENS BY DESIGN.
KITCHEN
REWORK EXIST BATH
DEN
CLO.
CLO.

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

TOPIC: An additional PROBLEM created by plans to construct an ADU on 1525 Judson.

1 message

Robert Eagly <rv.eagly@gmail.com> Mon, Jul 29, 2024 at 1:10 PM
To: mklotz@cityofevanston.org

To: Milissa Klotz

My neighbors –the Harrisons at 1519 Judson Avenue– have been in contact with you about the proposal by the owners of 1525 Judson to construct an ADU in violation of existing regulations. I wish to call your attention to an additional problem that is presented by the proposed construction.

My house is located at 324 Davis Street and shares a north-south property line with 1525 Judson Avenue. Directly abutting on my side of that property line is a large Douglas fir tree that is over 70 feet tall. . . and is still quite young.

The proposed plan places the ADU structure just three feet from the trunk of the tree! Construction would (1) cut many of the tree's roots on the West side of the tree, as well as (2) cover all the roots on the West side of the tree with a water-impermeable concrete slab. Over the long-term, the tree would die. In the short-term, the tree's weakened base would increase the likelihood for the tree to fall in a windstorm —a major threat.

If the city of Evanston approves construction of the ADU structure on the lot at 1525 Judson Avenue, proper caution would dictate removing my giant Douglas fir tree. That is not my preference, however. The tree is still quite young. (The average life expectancy of such a tree is claimed to be 400-500 years!)

Either killing the tree or removing it would seem to run counter to the City of Evanston's current policy to promote the preservation of significant trees. A professional arborist, who recently viewed it, offered the opinion that it may be the only large Douglas fir in town.

Were the city to grant permission for construction of the ADU at 1525 Judson Avenue it would clearly violate the city's expressed interest in tree preservation.

Is it possible for me to register my complaint in a formal way?

Robert Eagly 324 Davis Street, Evanston
rv.eagly@gmail.com