MEETING MINUTES

HISTORIC PRESERVATION ORDINANCE
REVIEW SUBCOMMITTEE
OF THE EVANSTON PRESERVATION COMMISSION

Thursday, April 6, 2017
8:00 A.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

Members Present: Ken Itle, Tim Schmitt, Mark Simon, Karl Vogel and Diane Williams
Members Absent: Sally Riessen Hunt and Robert Bady,
Staff Present: Carlos D. Ruiz Preservation Coordinator
Presiding Member: Diane Williams, Chair

CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present Chair Williams called the meeting to order at 8:06 a.m.

APPROVAL MINUTES – March 6, 2017

Commissioner Schmitt made a motion to approve the March 6, 2017, seconded by Commissioner Itle. The motion passed. Vote: 4 ayes, 1 abstention (Diane Williams).

OLD BUSINESS

A. Historic Preservation Ordinance Review

1. Recap of 2-8-10. - CERTIFICATE OF ECONOMIC HARDSHIP (C) to 2-8-11. - CERTIFICATE OF SPECIAL MERIT.

No discussion.

NEW BUSINESS (WITH DISCUSSION)

A. Historic Preservation Ordinance Review

1. 2-8-12. - REVIEW OF APPLICATIONS FOR SUBDIVISION, RESUBDIVISION OR CONSOLIDATION; 2-8-13. - REDESIGNATION OF PREVIOUSLY DESIGNATED LANDMARKS AND DESIGNATION OF EXISTING DISTRICTS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES; and 2-8-14. - EXCEPTIONS TO ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.
The following discussion points and text amendments were made:

Section 2-8-12. - REVIEW OF APPLICATIONS FOR SUBDIVISION, RESUBDIVISION OR CONSOLIDATION.

The Subcommittee discussed whether would be desirable to amend the language for subdivision, resubdivision or consolidation for a stand-alone landmark versus a landmark or property within a historic district. Should the applicant provide the location, setback, height of a future building? The Subcommittee decided to keep the language and review subdivision, resubdivision or consolidation in a case by case basis, and make a note in the procedures.

The Subcommittee made the following text amendments:
2-8-12 (B) 1. (b) Provide the location, and design of new structures and objects that are visually compatible with the landmark or areas, properties, structures, sites and objects in the district;

The Subcommittee discussed the sequence of the review process with Zoning first, then the Commission advisory review to the City Council, and then City Council for action.

2-8-12 (C) Within thirty five (35) days of the Commission’s review, request of the report by Council or its duly authorized committee pursuant to Subsection 2-8-12(A), the Commission shall prepare written findings and, by majority vote, issue to the Council or its duly authorized committee a recommendation on the suitability of creating the proposed subdivision, resubdivision or consolidation.

2-8-13. - REDESIGNATION OF PREVIOUSLY DESIGNATED LANDMARKS AND DESIGNATION OF EXISTING DISTRICTS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES.

The Subcommittee agreed to add in this section the Northeast Evanston Historic District and the Woman’s Christian Temperance Union (WTCU) Historic District with the year of designation as approved by City Council.

2-8-14. - EXCEPTIONS TO ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.

No changes.

2-8-15. - PENALTIES.

No changes.

2-8-16. - FEES.

The Subcommittee discussed whether preservation fees are too low. Would City Council support increasing fees? Should inflation be a factor to increase fees?

The Subcommittee was inclined to increase fees for ‘Minor Work’, ‘Major Work’ – subject to consultation and additional information on City’s fees for permits. Also, increase fee to $50 for ‘Postapproval Amendments’.
2-8-17. - SEVERABILITY.
No changes
Chair Williams asked staff to prepare a clean copy of the text amendments for the next meeting.

PUBLIC COMMENT
No public comment.

ADJOURNMENT
Commissioner Itle made a motion to adjourn the meeting at 9:30 am, seconded by Commissioner Simon. Motion passed unanimously. Vote: 5 ayes, 0 nays

Respectfully Submitted,

Carlos D. Ruiz
Preservation Coordinator, Community Development Department