MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

Tuesday, November 14, 2017
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404
7:00 P.M.

Members Present: Robert Bady, Elliott Dudnik, Ken Itle, Julie Hacker, Jamie Morris, Suzi Reinhold, Tim Schmitt, and Mark Simon

Members Absent: Sally Riessen Hunt, Karl Vogel, and Diane Williams

Staff Present: Scott Mangum, Planning and Zoning Administrator, Division Manager; Carlos Ruiz, Senior Planner/Preservation Coordinator,

Presiding Member: Ken Itle, Vice Chair

CALL TO ORDER / DECLARATION OF QUORUM

Vice Chair Itle called the meeting to order at 7:04 pm with a quorum present.

OLD BUSINESS

A. 2014 Orrington Av. (NEHD) – Dov Hillel Klein, applicant. Exterior remodeling for ADA accessibility; partial 3rd floor/attic addition to accommodate needed spaces; updated front and rear facades; new elevator for ADA accessibility. Requires Zoning Variations: 6-8-2-4 special use permit for a religious institution required due to increase in building/impact. 6-8-2-9-A Maximum height permitted is 35’ to peak or 2.5 stories, whichever is less. Proposed height 35’ to peak of roof (excluding rear parapet and elevator overrun). However, knee-wall exceeds 3’ and therefore constitutes a full 3rd story. 6-18-3 Exterior knee-walls shall not exceed three (3) feet in height. 6-8-2-8-B-3 15’ interior side yard setbacks required for non-residential structure. Propose 5.4’ north interior side yard setback and 9.5’ south interior side yard setback for additions, front porch, rear balcony. 6-4-1-9-A-3 Block average’s front yard setback (to house facades, not porches) is 34’ and existing setback is 27.3’. Proposed front yard setback 27.3’ (extending higher than existing). 6-4-1-9-B Eaves may extend 10% into a setback or a minimum of 6”. Front porch eave setback = 27.6’. Proposed front porch eave setback is 24.8’. Applicable standards: [Alteration] 1-10; [Construction] 1-16; [Demolition] 1-5; [Zoning Variation] A and C.

Kiril Mirintchev, architect, presented the application. K. Mirintchev said the revised front elevation second story windows are more proportionally sized, where the arched window was lowered and the side windows are more residential scale. The stucco was removed; instead wood is being used, adding more detail. The exterior materials include wood siding at the top of the gable and on the sides of the added third level. The main dormer has a much slimmer look and is in sync with its surroundings. The elements that
surround the windows have more detailing with a horizontal mullion, making them look slimmer. On the sides, the large triangular windows are simplified with a horizontal mullion. The trim around the windows has typical elements for residential construction. The front elevation is similar with all the gables of the surrounding houses and maintains the setback line of the porches of the neighboring structures.

Commissioner Dudnik said the proposed design is a better solution than before. Commissioners Schmitt and Morris concurred.

Commissioner Schmitt made a motion to issue a COA for 2014 Orrington Av. as submitted, in that standards for alteration 1-10 apply, seconded by Commissioner Simon. The motion passed. Vote: 7 ayes, 1 nay (Commissioner Itle).

Commissioner Schmitt made a motion to issue a COA for 2014 Orrington Av., in that standards for construction 1-16 apply, seconded by Commissioner Simon. The motion passed. Vote: 7 ayes, 1 nay (Commissioner Itle).

Commissioner Schmitt made a motion to issue a COA for 2014 Orrington Av. in that standards for demolition 1-5 apply, seconded by Commissioner Simon. The motion passed. Vote: 7 ayes, 1 nay (Commissioner Itle).

Commissioner Schmitt made a motion to issue a recommendation to the Zoning Board of Appeals for the project at 2014 Orrington Av. for Zoning variances, in that standards A and C have been met, seconded by Commissioner Simon. The motion passed. Vote: 7 ayes, 1 nay (Commissioner Itle).

NEW BUSINESS

A. 1104 Greenwood St. (LSHD) - Jeanie Petrick, applicant. Construct a wood deck/pergola to a remodeled kitchen. Window openings of the south/rear elevation will be modified to allow for a French door and smaller double hung windows.

Jeanie Petrick presented the application as described above. J. Petrick said the rear wooden structure on the south elevation will be removed and the stairs below will remain. The new windows will match the existing windows.

Commissioner Bady made a motion to issue a COA for 1104 Greenwood St. in that standards for alteration 1-10 apply, seconded by Commissioner Dudnik. The motion passed. Vote: 8 ayes, 0 nays.

Commissioner Bady made a motion to issue a COA for 1104 Greenwood St. in that standards for demolition 1-5 apply, seconded by Commissioner Reinhold. The motion passed. Vote: 8 ayes, 0 nays.

Replace with new raised wood deck and stairs. 3. Repair and refinish of all existing wood lap siding; 4. Repair of all original existing windows at original residence; 5. Replacement or removal of all windows and doors on existing rear addition; 6. Tear-off of existing asphalt shingle roofing and replace with new asphalt shingle roofing; 7. New patio door leading to rebuilt raised wood deck at south elevation; 8. Demolition of existing 2-car garage - replaced with new 2-car garage; 9. Installation of new air conditioning unit at rear of residence.

Matthew Kerouac presented the project as described above. The project includes replacing the open front porch with a new porch in the Italianate style, remove the raised deck on the south elevation and replace it with a new deck, demolish the existing detached garage and construct a new detached 2-car garage.

Commissioner Dudnik said the south elevation is prominent and visible. He said that its design should follow the construction details of the new front porch.

Commissioner Hacker made a motion to approve a COA for 1308 Elmwood, in that standards for alteration 1-10 apply, with the recommendation that the rear deck railing, balusters and trellis resemble the detailing of the new front porch, seconded by Commissioner Simon. The motion passed. Vote: 8 ayes, 0 nays.

Commissioner Hacker made a motion to approve a COA for 1308 Elmwood, for the construction of the garage, in that standards for construction 1-4, 7, 8, 10-13 and 16 apply, seconded by Commissioner Simon. The motion passed. Vote: 8 ayes, 0 nays.

Commissioner Hacker made a motion to approve a COA for 1308 Elmwood, for the demolition of the existing garage; in that standards for demolition 1-5 apply, seconded by Commissioner Bady. The motion passed. Vote: 8 ayes, 0 nays.

C. 708 Forest Av. (LSHD) – Sebastian Koziura, applicant. Re-build back porch and deck. Tear down existing 3-car garage (detached) and build new 3-car garage (detached).

Sebastian Koziura presented the application as described above. The project includes tearing down the existing rear porch and the garage and then rebuilding the rear porch and building a 3-car garage. Also, building a new smaller rear deck.

Commissioners Dudnik and Hacker were concerned with the lack of detailed information on the proposed rear porch, such as how a column meets the roof, the spacing between boards, etc.

Commissioner Dudnik moved to continue application for 708 Forest Av. to December 19, 2017 meeting, seconded by Commissioner Bady. The motion passed. Vote: 8 ayes, 0 nays.

D. 818 Colfax St. (NEHD) – Bill &Laura Pelletier, applicant. Demolish existing garage in the rear south of the property and construct a new garage with workshop above.
The design reflects the existing house and character of the district by utilizing similar materials, colors and articulation.

Jon Hiatt presented the project as described above, for the replacement of the existing deteriorated garage, and the construction of a 2.5-car detached garage with a workshop above. The garage design is in the Tudor Revival style, same as the main house with half-timbering, gable roof (2-way), front and rear garage doors, brick below and stucco finish.

Commissioner Reinhold noted the vertical wood paneling on the front of the house, whereas, the garage has vertical and horizontal paneling. Commissioner Hacker thought the proposed garage has too many materials. Vice Chair Itle said, in his view, either the brick meets the half timbering or the half timbering goes down to meet the brick. Commissioner Reinhold suggested bringing the stucco down and revising the rhythm of the wood paneling and matching the width of the wood paneling on the house.

Vice Chair Itle said the new garage should be compatible with the house. Commissioner Reinhold made a motion to continue the application for 818 Colfax St. to the December 19, 2017 meeting, with the recommendation to simplify materials and refine the timbering detail, seconded by Commissioner Simon. The motion passed. Vote: 8 ayes, 0 nays.


Julie Gross presented the application as described above. J. Gross said a rear addition was completed in 2009. The new garage will have a gable roof with 6” overhangs, asphalt shingle roof, 4” LP Smart siding and single hung windows. The new garage design matches that of the house; the eaves are bead board, the exterior walls are smooth hardi-board clapboard siding, the roof matches the gable roof on the house, and the windows are double hung.

Public Comment:
Chris Winslow of 1023 Michigan was concerned with the location of the new garage that potentially could affect adversely the roots of an old Ash tree on his property. J. Gross said they have consulted with an arborist and they could work with Mr. Winslow.

Commissioner Simon made a motion to issue a COA for the construction of a garage at 1027-1031 Michigan Av., on 1027 Michigan Av. side, in that standards for construction 1-4, 7, 8, 10-13 and 16 apply; with the recommendation that the owner work with the adjacent the owner (at 1023 Michigan) and seek to protect the Ash tree approximate to the garage, Commissioner Reinhold seconded the motion. The motion passed. Vote: 8 ayes, 0 nays.
F. **1308 Judson Av. (L/LSHD)** – Josh & Rachael Levitsky, applicants. Construct a new 28’x24’ detached garage in place of an existing 18’20 garage at the rear of the lot. J. Gross said

Josh Levitsky presented the application as described above. J. Levitsky said the existing 1.5-car garage is deteriorated and with the floor cracked, and it will be teardown. The new 28’x24’ detached 3-car garage has a gable roof.

Commissioner Hacker made a motion to approve a COA at 1308 Judson Av., for the construction of the garage. The applicable standards for construction 1-4, 7, 8, 10-13 and 16 apply, seconded by Commissioner Morris. The motion passed. Vote: 7 ayes, 1 abstention (Commissioner Bady).

Commissioner Hacker made a motion to approve a COA at 1308 Judson Av., for the demolition of the existing garage. The applicable standards for demolition 1-5 apply, seconded by Commissioner Simon. The motion passed. Vote: 7 ayes, 1 abstention (Commissioner Bady).

**APPROVAL OF MEETING MINUTES** of October 10 and October 17, 2017.

Commissioner Bady made a motion to approve the October 10, 2017 special meeting minutes, seconded by Commissioner Schmitt. The motion passed. Vote: 8 ayes, 0 nays.

The October 17, 2017 minutes will be available for approval at the December 19, 2017 meeting.

**COMMITTEE REPORTS** (Working Groups)

A. Preservation Ordinance Review / Rules and Procedures Subcommittee

Next Subcommittee meeting was scheduled to Thursday, December 14, 2017 at 8 am.

**VOLUNTEER REPORTS**

A. Design Guidelines Volunteers – No update

**STAFF REPORTS**

Staff reported that the CAMP training that was scheduled on November 18, 2017 was cancelled. City staff did not receive from the Illinois Department of Natural Resources (IDNR) the documentation of the agreement, whereby the IDNR would reimburse the City $7,000 to cover the cost of the CAMP training offered by the National Alliance of Preservation Commissions (NAPC). If funds are still available CAMP training could be offered in the first quarter of 2018.


**DISCUSSION** (No vote taken)

No discussion.

**ADJOURNMENT**

Commissioner Bady made a motion to adjourn the meeting at 9:37 pm on Tuesday, November 14, 2017, seconded by Commissioner Simon. The motion passed. Vote: 8 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz  
Senior Planner/Preservation Coordinator

Next Meeting: TUESDAY, December 19, 2017 at 7:00 P.M. (Subject to change)