EVANSTON PRESERVATION COMMISSION
Tuesday, March 13, 2018, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
James C. Lytle City Council Chambers, Room 2800

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Williams called the meeting to order at 7:07 pm with a quorum present.

2. PUBLIC HEARING

A. 2010 Dewey Av. (Family Focus) – Nomination for Evanston landmark designation [continued from February 13, 2018].

Action: Commissioner Schmitt made a motion to open the public hearing for 2010 Dewey Av. Nomination for landmark designation, seconded by Commissioner Dudnik. The motion passed unanimously. Vote: 9 ayes, 0 nays.

Morris (Dino) Robinson Jr., nominator, presented the nomination. Five people spoke in support of the nomination.

Bridget O'Keefe, attorney for Family Focus, the property owner, requested a continuance of 120 days. Dino Robinson did not object to the continuance request, after learning from the Commission that the property is protected until a final decision is made on the nomination.

Commissioner Dudnik made a motion to continue the public hearing on the nomination of 2010 Dewey Av. until July 10, 2018, seconded by Commissioner Itle. The motion passed. Vote: 9 ayes, 0 nays.

3. OLD BUSINESS

A. 117 Kedzie St. (LSHD) – Matt Berry, applicant. Construct a new 1-story mudroom and 2nd-story dormer addition at rear of house. Applicable standards: [Construction 1, 3, 7, 8, 10, and 12-15]; [Demolition 1-5].

Action: Commissioner Schmitt made a motion to continue 117 Kedzie St. until the April 10, 2018 Commission meeting, seconded by Commissioner Reinhold. The motion passed. Vote: 9 ayes, 0 nays.

B. 711 Judson Av. (LSHD) – Roshan Patel, applicant. Front west elevation: replace two windows on second story. Side north elevation: remove two double hung...
windows and install new window on the first floor and a tall window from the first floor from the second floor. New 1 story frame addition to the south side of existing home. Demolition of an existing covered 2 story porch on east (rear) side of home and construction of a new 2 story frame addition on east (rear) side of home. Demolition of existing 1 story garage and construction of new 2 story 3 car frame garage. The maximum building lot coverage in the R1 district is thirty percent (30%) Seeking a minor variance for proposed building lot coverage of 33.2%. Applicable standards: [Alteration 1-10]; [Construction 1- 5, 7-13 and 16]; [Demolition 1-5]; [Zoning Variance A and C]

**Action:** Approved (Alteration, Construction, Demolition). Vote: 7 ayes, 2 nays (ittle and Hacker).

Motion recommending zoning variance approval passed. Vote: 7 ayes, 2 nays (ittle and Hacker)

4. **NEW BUSINESS**

**A. 1200 Judson Av. (LSHD) –** Demolition of existing garage. Construction of new 2-car detached garage. Applicable standards: [Construction 1, 3, 7, 8, 10, and 12-15]; [Demolition 1-5].

**Action:** Approved (Construction and Demolition). Vote: 9 ayes, 0 nays.

**B. 1303 Maple Av. (L) –** Requesting to remove all (444) original single-pane wood windows & replace with Quaker historic clad/wood double hung/double-pane insulated windows with brick mold on a 52-unit apartment building. Applicable standards: [Alteration 1-10]; [Demolition 1-5].

**Action:** Approved (Alteration). Vote: 9 ayes, 0 nays.

**C. 115 Dempster (L/LSHD) –** Removing existing terrace and front walk, install new paver walks, terrace, outdoor BBQ, fire pit and in ground pool, fence in front yard and utility screen. Zoning Variations: 6-4-6-3, Table 4-A Non-compliant: Swimming pools are permitted within rear yards; proposed pool is located within the front yard; 6-4-6-7-F-2-a Non-compliant: Fences are permitted in rear, interior side and street side yards, at least 3’ back from the front façade of the residence; proposed 4’ tall fence located within the front yard ; 6-4-6-3, Table 4-A Non-compliant: Patios, detached from the residence, are permitted within rear yards; proposed patios are located within the front and street side yards. Applicable standards: [Construction 1 5, 7, 9, 10 and 12-15]; [Demolition 1-5]; [Zoning Variations A, B and C].

**Action:** Approved (Construction and Demolition). Vote: 9 ayes, 0 nays.

Zoning variation recommended for approval. Vote: 9 ayes, 0 nays.
5. APPROVAL OF MEETING MINUTES of February 13, 2018.

Action: Approved as corrected. Vote: 8 ayes, 1 abstention (Reinhold).

6. COMMITTEE REPORTS (Working Groups)


Action: Approved - Motion to approve the re-written Ordinance as submitted, subject to final corrections (29-O-18 An Ordinance Amending Title 2, Chapter 8 of the Evanston City Code, “Historic Preservation”). Vote: 9 ayes, 0 nays.

The Commission’s recommendation will be brought to City Council for approval.

7. VOLUNTEER REPORTS

   A. Design Guidelines Volunteers – Update

Carlos Ruiz reported that the links provided by the volunteers have been downloaded in the City’s website. The links will be available to the public after the volunteers take a look at the content. The volunteers will work on updating some of the Design Guidelines language to reflect the language in the re-written Preservation Ordinance.

8. STAFF REPORTS

   A. 2018 Preservation Awards – Call for Nominations

Carlos Ruiz reported that the 2018 Preservation Awards call for nominations have been announced via City of Evanston Newsletter. The deadline for submission is April 2, 2018. A video of the awards presentation will be presented to City Council in May 2018.

   B. 2018 CLG Grant Application Update

Carlos Ruiz reported that the CLG Grant application to host CAMP in Evanston in the fall of 2018 is at the City Manager’s office for his signature. The grant submission deadline is March 15, 2018.

9. DISCUSSION (No vote will be taken)

No discussion.

10. ADJOURNMENT

Action: The meeting was adjourned at 9:26 pm, on Tuesday, March 13, 2918.
Next Meeting: TUESDAY, April 10, 2018 at 7:00 P.M. (Subject to change)

**Order & Agenda Items are subject to change.** Information about the Preservation Commission is available at: http://www.cityofevanston.org/government/boards-commissions/preservation-commission/index.php.

Questions can be directed to Carlos Ruiz at 847-448-8687 or at cruz@cityofevanston.org

The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible.

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