MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

Tuesday, January 8, 2019
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.

Members Present: Elliott Dudnik, Julie Hacker, Sally Riessen Hunt, Ken Itle, Jamie Morris, Suzi Reinhold, Mark Simon, and Diane Williams

Members Absent: Robert Bady, Karl Vogel and Tim Schmitt

Staff Present: Scott Mangum, Planning & Zoning Administrator
Carlos D. Ruiz, Preservation Coordinator

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM 7:03 pm

Chair Simon called the meeting to order at 7:05 pm, with a quorum of eight Commissioners present.

2. OLD BUSINESS

A. 834 Madison St. (L) – Tim Daisy, applicant. Replace selected first and second floor double hung wood windows with double hung Fibrex windows. Applicable standards: [Alteration 1-3, 5, 6, 9 and 10]. (Continued from 10/9/2018)

Chair Simon said the applicants for 834 Madison St. have withdrawn their COA application.

B. 1222 Dryden Place. (RHD) – William James, applicant. Construction of a new two-story single family house with attached garage on the vacant lot at 1222 Dryden Place, with adjoining lot to the east used as yard and open space. Applicable Standards: [Construction 1-14 and 16]. (Continued from 12/11/2018)

At the request of the applicant Commissioner Dudnik made a motion to continue 1222 Dryden Place to 2/12/2019, seconded by Commissioner Williams. The motion passed. Vote: 8-0.

C. 1210 Michigan Av. (L/LSHD) – Michelle Beck, applicant. Construction of a 20’x20’ detached garage in the interior south side yard. Requires minor zoning variation. 6-
4-6-3: Detached accessory structure not permitted within interior side yards (between the side property line and the principal building); garage proposed to be located within the south interior side yard. 6-4-6-2 Detached accessory structures required to be located 10’ from the principal structure; 5’ separation proposed. Applicable standards: [Construction 1-5, 7-13 and 16]; [Minor Zoning variation A and C]. (Continued from 12/11/2018)

Michelle Beck noted the following:
- The proposed garage requires a zoning variance because it is in the interior south side yard and setback 5’ from the house rather than the required 10’.
- They had received a permit to build a garage at the very back of the garden. They are asking to move it forward to create a garden and to reduce the paved area. The neighborhood has no alley and everyone’s garage is near the street.
- The previously proposed octagonal window, the contractor, and the accuracy of the 3D elevation representing the distance were issues the Commission had raised.
- M. Beck showed a map with four houses that surround 1210 Michigan Ave. All the houses have a garage close to the street, including 225 Hamilton St., 1220 Michigan Ave., 222 Burnham Pl. and 1203 Forest Ave.
- The garage will have wood siding, a double hung window on the front façade rather than the octagonal window, and a wood garage door rather than the aluminum door.
- The garage is located in the interior south side yard behind the porch and setback 5’ from the side property line.
- A fence is also proposed on either side of the front of the garage.

Commission’s Comments:
- Check with City staff the draining issues.
- It was inappropriate commenting one contractor versus another.
- The garage windows on the west and south elevations should be proportionally consistent with the double hung window on the front east elevation.
- Consider moving the garage closer to the south side property line.
- Commissioner Simon said that the garage next to the house is going to be a very visually prominent element, reason why the restriction on side yard garages. He would be comfortable if the garage were at the back of the house and still have a back yard. It would be much less visually intrusive that way and more fitting with the rest of the neighborhood.
- Commissioner Hacker said the proposed fence was not compatible.
- Commissioner Reinhold said that the garage would be better placed in the rear of the lot.

Commissioner Williams made a motion to issue a COA for the construction of the detached garage at 1210 Michigan Ave. The garage is proposed to be located within the south interior side yard. The applicable standards of construction are 1-5, 7-13 and 16; also recommend approval of the minor Zoning variation 6-4-6-2 Detached accessory
structures required to be located 10’ from the principal structure; 5’ separation proposed; and 6-4-6-3: Detached accessory structure not permitted within interior side yards (between the side property line and the principal building); garage proposed to be located within the south interior side yard. Also, with the recommendation that the windows on the south and west elevations be proportional with the window on the street facing façade, seconded by Commissioner Itle. The motion passed. Vote: 6 ayes, 2 nays (Simon and Reinhold).

D. 1239 Asbury Av. (L/RHD) – Valerie Romanov, applicant. Remove existing main roof and raise the second floor exterior walls 2’ to create additional height for attic space, then construct new gable roof to match the existing roof with one dormer on the front west elevation and one or two dormers on the rear east elevation. Restore/replace parts of rotten wood siding as needed, materials to match original wood siding. Replace broken attic windows on the east and west elevations and materials of the existing attic windows on the south and north elevation. Applicable Standards: [Alteration 1-10]; [Construction 1- 4, 7, 8, 10-12 and 15]. Continued from 12/11/2018

At the request of the applicant Commissioner Itle made a motion to continue the application for 1239 Asbury Ave. to the meeting of February 12, 2019, seconded by Commissioner Hacker. The motion passed. Vote: 8-0.

3. NEW BUSINESS

A. Eruv District Expansion (LSHD) – Dov Hillel Klein, applicant. Reinforce along the Lakefront 4’ high snow fences. Clark St. Beach: Install one 20’ black pole (same as existing) then install aerial wire along the existing poles. Arrington Lakefront Lagoon: Install one 30’ high square tube to match existing light pole and extend the aerial wire across. Greenwood St. beach: Install one 20’ black pole to match the existing one and install aerial wire along the existing poles. Extend the existing 4’ high chain link fence up to the light pole. Lee St. Beach: Option (a) Install two 20’ poles, and extend aerial wire across. Option (b) put in 4’ high wrought iron fence with double leaf gate. All aerial wire will be Guy wire ⅜” in diameter. Applicable Standards: [Alteration 1-10]

Kimberly Richardson, Deputy City Manager, said she has been working with the Eruv Committee for the last three years. The Committee went to City Council in November 2018 to discuss the Eruv project expansion. The City Council referred them to the Design and Appearance Review Committee (DAPR), which referred the Committee to the Preservation Commission to discuss the lakefront property area to be part of the expansion plan. The Committee believes it is important to come to the Preservation Commission for its feedback before going back to City Council with any changes or modifications to the plan if appropriate.

Robert Metanky, spokesperson on behalf of the applicant, said an Eruv has existed in the south portion of Evanston since 1992 with some poles and aerial cable. Many people don’t realize that it’s there. The Eruv is a benefit to the whole community. It extends the boundaries of one’s home to the larger community. It creates stability and improves the
value of community. There are hundreds of Eruvs in the world including in Tel Aviv, Miami Beach, the US Capitol, and college towns (New York University, Harvard University, UCLA, Penn State and the University of Illinois in Urbana-Champaign).

The Eruv expansion as it relates to the lakefront includes five poles similar to the poles already existing there and a similar type of 3/8 inch diameter aerial cable as already exists across Asbury Ave. Ridge Ave. and Custer St. The cable creates a symbolic doorway. The poles become symbolic door posts, the cable is the header.

Robert Metanky described the locations as follows:
Clark St. Beach: there is a series of poles which is a representative of the path of the aerial wire, at the end of that line a 20-foot black pole will be installed, which is similar to the existing poles. At that location, there is a gate that goes to the dog beach (a doorway); there is a four-foot high snow fence, which will be reinforced. At the boat launch there are two 30-feet high light poles, one at the center and at the south end. The goal is to install there a similar pole or matching tube and run the cable from one side to the other. There is a gate to the north side from the dog beach that is sufficient to serve as a door within the fence wall; then the poles would constitute two interconnected doorways, and to the south reinforce the existing fence.

Greenwood St. Beach: install one 25-feet high pole at the north end (to match existing poles), then running the aerial cable between the new pole along the existing ones. The existing black chain link fence will be extended few feet matching the existing materials replacing the snow fence.

Lee St. Beach: run aerial cables on top the existing light poles and at either end of the beach, install one 20-foot matching pole, so the cable terminates at those locations. They were asked by DAPR to consider installing a four-foot high wrought iron fence at this location. They will consider it, however, they are not sure if makes as much sense just running a cable on top of the poles.

Robert Metanky ended his presentation by showing the design of a 4-foot high wrought iron fence.

PUBLIC COMMENT
William McGrath of 943 Edgemere Court (at corner of Lee St. beach and the wrought iron fence) was concerned with what is being fenced in and what is not being fenced in, how will it be possible to get past the residential areas along the lakefront, south of Kedzie to Park St. Beach, down at the south end and the area of Edgemere Ct. Also, the snow fence along Lee St. Beach, is taking down and moved in the winter time. They become snow fences, and in the summer time they are used as a barrier for beach control access.

Robert Metanky said the snow fence at Lee St. Beach and at all the beaches are removed during the spring for the beach regrading machinery. The applicants are not using that snow fence at the beaches for the Eruv, they are using fences at places where
there is no sand. That is where they transition to the cable on top of the 20-foot light poles. With regards to Kedzie St., originally three poles were proposed at that location; during the project design period, Yu Darvish bought a house and got permission to put up a fence, which eliminated the need for putting up those three poles, so they withdrew them. At Lee St. the houses themselves are the walls. The beach will be outside the Eruv boundary. The reason why the need to create the interconnected doorway at the front of the beach is because there is no wall otherwise. What they are trying to create is the City becomes one big house or neighborhood that is all interconnected by doors and walls. The beach does not qualify since it does not act as a wall. For that reason the proposal incorporates cables at the top of the poles to form doorways.

Robert Metanky said at Lee Street, the aerial cable on top of the poles ties into the fence at Mr. McGrath's property, and to all the homes that are there. The space between them is inconsequential. At the vacant lot at Edgemere Ct. as long as there is a fence from sideline to side line, they are okay. Mary Ann McGrath said the proposed 20-foot high pole is next to their property. Mr. Metanky said the 20-foot high poles are for clearance (13.5-feet high clearance required in Illinois for vehicles).

Alan Riggs of 1111 Hinman Ave. said as a person that walks along the beach almost daily, the wrought iron fence(s) will be an improvement to the existing snow fences.

COMMISSION’S COMMENTS
Commissioner Dudnik asked why the wrought iron fence was proposed for Lee St. Beach. Rabbi Hillel Klein indicated this issue arose at the DAPR meeting, the City's Civil Engineer was not sure which would be better aesthetically, the poles and cable or the wrought iron fence. DAPR deferred that decision to the Preservation Commission. Mr. McGrath said at Lee St. (south side) a wrought iron fence already runs all the way from Lake Shore Dr. out to the beach across the break water (east-west). Twenty-five years ago, they paid for a wrought iron fence to replace a chain link fence and barbed wire fence. Commissioner Dudnik said, if so, the proposed wrought fence design should match the existing.

Chair Simon said it appears the applicant is not asking the Commission to approve a wrought iron fence. K. Richardson said it is an option. City Council is looking for direction from the Commission. Commissioner Hacker said the connecting poles and cable at Lee St. is all the applicant would need. Commissioner Itle said if the City wants the put a fence around the park, the City should put a fence. K. Richardson said City Council wants to look at options, and understanding the community; what would make more sense in that location/neighborhood, would it be a pole or a wrought iron fence.

Chair Simon said it the Commission’s job is to approve what the applicant is requesting. If the City wishes to request more to the applicant, it is not the Commission’s job to require the applicant to replace an existing fence, but the Commission would not object to it. Commissioner Dudnik said that raises the question regarding the light poles versus bare poles, because the applicant did not proposed light poles. If the City feels that they
need supplemental lights at the boat launching and anywhere else, why they were never installed before and why is that a part of this project, he asked.

Chair Simon said the Commission is equipped to approve the minimal improvements that the applicant requested which are some poles, reinforcing and minor extension of the fence(s). K. Richardson said it is not the light fixture itself, but the pole to mimic the existing. They are looking at the structure of the pole itself which is the light pole used in that area, not electrifying the beach, but to have consistency.

William McGrath said none of the neighbors residing within 250 feet of the proposed improvements were given notice of this meeting. From his perspective, he would not object to a wrought iron fence across the front of Lee St. Beach, and the use of the snow fence that is historically been used as the wire. He would object to a 20-foot high pole with a wire across the top across Lee St. Beach, it does not comply with the preservation standards and it would be inconsistent with the preservation district.

Carlos Ruiz said the Ordinance (Preservation) requires notification for construction, demolition and additions to structures. These are poles, cables and fences, which are approved regularly by [City] staff. Commissioner Hacker asked the dimension of the pole diameter. Mr. Metanky said the pole 4-inch; the light pole is 5-inch in diameter. Commissioner Riessen Hunt said that the color of the fence does not have to be the same color as the existing. She recommended sand or washed wood color which is consistent with the rest of the beaches. Carlos Ruiz said the Commission could ask for compatibility of color for an addition, but the Commission does not have purview over color itself.

Commissioner Williams made a motion to issue a COA for the Eruv district expansion in the Lakeshore Historic District section, which includes reinforcing along the lake forefront snow fences. At the Clark St. Beach the installation of one 20-foot black pole, the same as the pole that exists there, install aerial wire along the existing poles. At the Arrington Lakefront Lagoon, the installation of one 30’ high square tube to match the existing light pole and extend the aerial wire across. At Greenwood St. Beach, install one 20’ black pole to match the existing one and install aerial wire along the existing poles. Extend the existing 4’ high chain link fence up to the light pole. At Lee St. Beach, the installation of a 20’ black pole at the equipment drive at the entrance to Lee St. Beach, with the requisite fencing to go along with that. Applicable standards for alteration 1-10 apply. Commissioner Williams amended her motion for an additional pole at Lee St. Beach northern end, seconded by Commissioner Riessen Hunt. The motion passed. Vote: 8-0.

4. APPROVAL OF MEETING MINUTES of December 11, 2018.

Carlos Ruiz said two comments were received: one, to change Ken Itle as presiding the meeting, not Mark Simon, and two, complete the date from November 2018 to November 13, 2018. Commissioner Dudnik made a motion to approve the revised minutes of December 11, 2018, seconded by Commissioner Itle. The motion passed. Vote: 4 ayes, 0 nays, 4 abstentions (Riessen Hunt, Williams, Hacker and Dudnik).
5. STAFF REPORTS

Commissioner Hacker asked to meet with City staff to post the guidelines on line. Carlos Ruiz agreed to the meeting with City staff.

Regarding the CAMP workshop, the goal is to host the workshop in Evanston in the spring of 2019 on a Friday with a maximum of 30 people that could attend, including Commissioners and City staff. The City of Highland Park has expressed interest to attend. Landmarks Illinois will inform the Northshore Alliance members regarding registration for the workshop.

Commissioner Williams, referring to an email from Lisa DiChiera of Landmarks Illinois regarding the Chicago Suburban Preservation Alliance meetings for 2019, said it would be good if someone from the Commission attend these meetings. The topics of discussion could help on the Commission's decisions. Carlos Ruiz said that Commissioner Morris had expressed interest in attending a meeting. Evanston hosted past meetings

6. DISCUSSION (No vote will be taken)

No discussion.

7. ADJOURNMENT

Commissioner Williams made a motion to adjourn the meeting at 8:29 pm, seconded by Commissioner Hacker. The motion passed. Vote: 8-0.

Respectfully submitted,

Carlos D. Ruiz
Preservation Coordinator