EVANSTON PRESERVATION COMMISSION
Tuesday, April 9, 2019, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:09 p.m. with a quorum of eight Commissioners present.

2. OLD BUSINESS

A. 917 Edgemere Ct. (RHD) – Preservation Commission adoption of its written findings of fact for the previous approval of a Certificate of Appropriateness on October 9, 2018 for 917 Edgemere Ct. - Construction on a vacant lot of a new two-story, stucco and stone single-family residence with a 2-car attached garage. The application is Zoning compliant. Case # 18PRES-0150. The property is located within the Lakeshore Historic District.

Action: The Commission approved its written findings for the approval of the Certificate of Appropriateness for 917 Edgemere Ct. on October 9, 2018 with minor changes to the text. Vote: 7 ayes, 0 nays, 1 abstention (Commissioner Dudnik).

B. 1330 Lake St. (RHD) – Chad Rogers, applicant. West elevation 1st floor: add four double hung windows, remove one casement window and replace it with an existing relocated double hung window; 2nd floor: remove one window and add one double hung window. South elevation 2nd floor: add one double hung window. East elevation: 1st floor: remove patio entry door, relocate patio entry stairs to center of patio, and add a skylight on east side roof northern section. Replace/add selected basement windows. Applicable Standards: Applicable Standards: [Alteration 1-6, 9 and 10] (Continued from 3/12/19)

Action: Approved as revised. Vote: 8 ayes, 0 nays.

C. 2767 Euclid Park Pl. (L) – Jeffrey K. Ross, applicant. Replace existing cedar shake roofing material with synthetic/composite shingles from Envirosingle, to match the appearance of the current roof as much as possible, including wave patterns, color and non-eave shingle exposure. Also, lengthen the exposure of the curved eave shingles to improve the longevity of the roof. Applicable
Standards: [Alteration 1-6, 9 and 10] (Continued from 3/12/19). To be continued to 5/14/2019

Action: Motion to continue the item to May 14, 2019 passed. Vote: 8 ayes, 0 nays.

3. NEW BUSINESS

A. 716 Brummel St. (L) – Sarah Haas, applicant. Replace front façade wood windows (non-original), not including ground floor, with new clad wood windows with simulated divided lights to match historic windows. Including work to the openings: Lintel replacement, stone sill and stone header replacement. Replace deteriorated cast stone band between ground and first floor to match existing (material and profile) or simplified profile in cast stone or limestone. Repair cast stone entrance surround and remove MODAC coating. Applicable Standards: [Alteration 1-7, 9 and 10]

Action: Approved subject to replacing the cast stone band between ground and first floor with cast stone or limestone with the same profile (carving/ornamentation as the existing. Vote: 7 ayes, 0 nays, 1 abstention (Commissioner Reinhold)

B. 1032 Forest Ave. (LSHD) – John Eifler, applicant. Construct a single family home with a detached 2-car garage on existing vacant lot at 1032 Forest Avenue. Applicable Standards: [Construction 1-11, 13, 14 and 16]

Six residents spoke against the new proposed design and one resident spoke in favor of the proposed design. Commissioners expressed concern with the proposed front setback, the scale of the house, and materials. Although the sustainable design fulfills innovation, is not quite compatible with the scale and character of the historic district.

Action: The item was continued to May 14, 2019. Vote: 8 ayes, 0 nays.

4. APPROVAL OF MEETING MINUTES of March 12, 2019.

Action: The March 12, 2019 meeting minutes were approved with minor edits. Vote: 5 ayes, 0 nays, 3 abstentions (Commissioners: Schmitt, Simon and Williams)

5. STAFF REPORTS

6. DISCUSSION (No vote will be taken)

7. ADJOURNMENT

Action: Meeting adjourned at 9:31 pm on 4/9/2019. Vote: 8 ayes, 0 nays

Next Meeting: TUESDAY, May 14, 2019 at 7:00 P.M. (Subject to change)
NOTE: The items below were previously noticed for the April 9, 2019 meeting agenda. But now they have been removed from the agenda.

901 Edgemere Ct. (LSHD) - Eric Braun/Mike Blackwell, applicants. Replacement of chain link fence along front property line with wrought iron fence, 4 ft. high, asphalt driveway removal and redesign with permeable pavers, new fencing and gates off sides of home, new stone walkways and patio space, remove existing wooden deck along lakefront and install new composite deck and steps with railings. Minimum required setback for the deck from side and rear property lines is 3 ft. Proposed north and south side property lines setback is zero (0). Requires Major Zoning Variation. Per Zoning Ord. 6-15-11-5 the Commission shall have the authority to make its recommendations to the Zoning Board of Appeals. Applicable Standards: [Construction 1, 5, 7 and 9]; [Zoning Variation 6-15-11-5 Relationship to special uses and variations: A, B and C].

Preservation Commission review is not required for the proposed improvements, therefore, per section 6-15-11-5 of the Zoning Ordinance the preservation Commission does not provide a recommendation on the requested Zoning variation. Notice for the requested minor variation will be mailed to property owners within 250 feet, and there will be the opportunity to provide written comment.


This item needs revisions to comply with the Zoning Ordinance, building lot coverage specifically. The item will be put back on an agenda when ready and property owners within 250 feet will be notified accordingly.

The agenda and packet(s) are posted on line before the respective scheduled meeting at: Preservation Commission Agendas & Minutes

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Carlos Ruiz at 847-448-8687 or at cruiz@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 cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible.