



ACTIONS

Preservation Commission

Tuesday, May 13, 2025

909 Davis Street, Floor 2 Council Chambers 7:00 PM

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, review and comment, staff reports, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so following presentation by the applicant in a manner and under time limits determined by the Chair.

3. SPEAKER SERIES

A. Beyond Buildings: Preserving Historic Landscapes

[Julia Bachrach](#), preservation consultant and previous Chicago Park District historian and planner, will provide an overview of landscape preservation methodologies and guidelines, highlighting projects from her long and storied career.

4. REVIEW AND COMMENT

A. Grey Park - Proposed Dog Park - Concept Plan

Representatives from the Public Works Agency will present concept plans for creation of a dog park in Grey Park, located within the Ridge Historic District. The Commission shall provide comments for consideration per code section 2-8-3 (G) 24.

5. NEW BUSINESS

A. 25ZMJV-0017 - 1630 Ashland Avenue - Landmark - Ridge Historic District - Recommendation on Major Variations

Peter Kaeding, architect and applicant on behalf of the homeowner, requests Major Variations for a north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Section 6-8-2-8 (A)(3), and a rear-yard setback of 5' where 30' is required and 28' is the existing legally non-conforming condition (Section 6-8-2-8 (A)(4)). The Preservation Commission previously approved a still valid Certificate of Appropriateness for the proposed scope of work, and also provided a positive recommendation on the proposed zoning relief, under case # 24PRES-0047. The applicant proposes a minor adjustment to the approved plans which requires a new Major Variation Application per the Land Use Commissions Rules and Procedures. The Preservation Commission shall review and provide a new recommendation to the Land Use Commission on the appropriateness of the Major Variations requested.

Action: A motion to provide a positive recommendation carried on a vote of 8-1 (Ziehm dissenting).

B. Envision Evanston 2045 - Preservation Chapter - New Policy Statement

At the April 16 Land Use Commission hearing, the Commission voted 5-2 to include a new policy statement and associated actions within the plans preservation chapter to better represent the actions necessary for the preservation program to meet the evolving needs of the community over the next two decades. The Land Use Commission deferred the specifics of this to the Preservation Commission for further review and development.

Action: A motion to approve with conditions carried on a vote of 9-0. Conditions included:

- Draft policy statement be changed to "lead in the implementation and discovery of..."
- Action 8.1 be changed to read, "day to day lives including the role of Evanston's built and natural heritage in..."
- Action 8.2 and 8.3 replace the word "respond" and "be responsive to" with action oriented language keeping Evanston at the forefront of best practices, not keeping pace with them.

6. APPROVAL OF MEETING MINUTES

A. Minutes of April 8, 2025

Action: Approved without ammendment

7. STAFF REPORTS

A. Preservation Month - May 2025

At the [April 28 City Council meeting](#), the Mayor proclaimed May as Evanston Preservation Month, in honor of the 50th anniversary of the City's first preservation ordinance and creation of the preservation commission.

B. **Second Annual Cultural Heritage Awards**

The City and Commission will coordinate release of a call for nominations for the second annual Cultural Heritage Awards.

[Cultural Heritage Awards Nomination Form](#)

8. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: [Preservation Commission](#)
Questions can be directed to Cade W. Sterling at 847-448-8231 or at csterling@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 de la Oficina de Planificación y Zonificación llamando al (847/448-4311) o csterling@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible