



ACTIONS
Preservation Commission
Tuesday, October 11, 2022
Lorraine H. Morton Civic Center 7:00 PM

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. NEW BUSINESS

A. 1334 Asbury Avenue – Landmark - Ridge Historic District – 22PRES-0189

Paul Dovydaitis, owner and applicant, submits for a Certificate of Appropriateness to alter the homes fenestration at the north and west elevations; remove an ancillary chimney to the roofline; infill the partially enclosed recessed porch at the homes west elevation, and construct a wood-frame deck at the homes rear-volume.

Applicable Standards: Alteration [1-10]; Construction [1-5; 7, 10, and 12-13]

Action: A motion to approve as presented was carried on a vote of 8-0

B. 1215 Judson Avenue – Lakeshore Historic District – 22PRES-0187

Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

Applicable Standards:Alteration [1-10]; Construction [1-5; 7-8; and, 10-15]

Action: A motion to continue the case to the November 8 meeting to allow the applicant the opportunity to provide revisions was carried on a vote of 8-0. Standards of concern: Construction [2, 3, and 4].

C. 1453 Maple Avenue – Landmark – 22PRES-0173

Myefski Architects, applicant, submit for a Certificate of Appropriateness to alter the structures south, north, and east elevations fenestration, construct a single-story trash enclosure at the east elevation, construct an accessible lift at the west elevation, and install rooftop mechanicals on the northeast corners rear-most 30’.

The applicant requests the following Major Zoning Variations to complete adaptive use to multi-family residential: 24 dwelling units where 14 are permitted (Zoning Code Section 6-8-8-4); a rear-yard setback of 0’ where 25’ is required and 7.5’ is the existing legally non-conforming condition (Zoning Code

Section 6-8-8-7); and, 10 leased off-street parking spaces or a parking ratio of .275 per bed where 19 spaces or a parking ratio of .55 per bed is required (Zoning Code Section 6-16-3-5, Table 16-B).

Applicable Standards: Alteration [1-10]; and Construction [1-8, and; 10-15]

Action: A motion to approve the project with conditions was carried on a vote of 7-0 with one abstention. Conditions include:

1. Subject to administrative review, study alternative solutions for the accessible lift including screening options and restoring balance and symmetry to the primary elevation. Applicable Standards: Construction [6]
2. The wreath in frieze panels at the south elevation shall be removed sensitively and salvaged for re-use. Applicable Standards: Alteration [2, and 5]

The Commission provided guidance, by way of testimony, to the Land Use Commission but declined to make a recommendation for or against the proposed Major Zoning Relief. The proposed deviations from the Zoning Code were considered not materially connected to facilitation of the essential alterations to the exterior of the building that were within the Commissions Purview.

3. APPROVAL OF MEETING MINUTES

A. Minutes of September 13, 2022

Action: Approved as presented on a vote of 6-0 with two abstentions.

4. STAFF REPORTS **No Action Taken**

A. Legacy Business Program

Staff shall provide an update on the City's Legacy Business Pilot Program.

B. Downtown Heritage Resource Survey

Staff shall provide an update on the Downtown Heritage Resource Survey and outline next steps.

5. DISCUSSION **No Action Taken**

A. Preserve 2040 - Preservation Commission Long-Range Work Plan

Staff proposes additional review and discussion of the Preserve 2040 Work Plan.

B. Heritage Resource Design Manual

Staff shall provide a presentation and overview of the draft Heritage Resource Design Manual.

6. 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 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