



ACTIONS

Preservation Commission

Tuesday, July 11, 2023

Lorraine H. Morton Civic Center, Council Chambers, Room 2800 7:00 PM

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

1. CALL TO ORDER/DECLARATION OF A QUORUM

A quorum of 8 Commissioners present, the meeting was called to order at 7:28pm

2. PUBLIC COMMENT

Members of the public are afforded three (3) minutes per person to provide testimony related to items listed under discussion and staff reports, or to 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. OLD BUSINESS

A. 1404 Judson Ave - Landmark - LHD - 23PRES-0098

Errol Kirsch, applicant and architect, submits for a Certificate of Appropriateness to alter the homes north elevation fenestration, construct a single-story addition and covered basement entryway at the rear volume of the homes north elevation. The applicant further requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

Action: A motion to continue this matter to the September 12 meeting of the Commission was carried unanimously.

4. NEW BUSINESS

A. **1423 Judson Avenue - Lakeshore Historic District - 23PRES-0121**

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing uncovered wood deck in the rear-yard, alter the homes fenestration at the south, north, and east elevations of an existing rear volume two-story addition, and construct a new single-story addition to the homes rear volume.

Applicable Standards: Demolition [1-5]; Alteration [1-10]; and, Construction [1-8, and 10-15].
Action: A motion to approve as presented was carried unanimously.

B. **1126 Hinman Avenue - Lakeshore Historic District - 23PRES-0122**

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing uncovered wood deck and single-story entry addition at the homes rear volume, alter the homes west elevation fenestration, and construct a new single-story addition to the homes rear volume.

Applicable Standards: Demolition [1-5]; Alteration [1-10]; and, Construction [1-8, and 10-15].
Action: A motion to approve as presented was carried unanimously.

C. **2241 Sherman Avenue - Northeast Historic District - 23PRES-0125**

Thomas Ahleman, architect and applicant on behalf of the owner, submits for a Certificate of Appropriateness to demolish an existing single-story addition and uncovered deck at the homes rear volume, alter the homes east elevation fenestration, and construct a new single-story addition and uncovered wood deck at the homes rear volume.

Applicable Standards: Demolition [1-5]; Alteration [1-10]; and, Construction [1-8, and 10-15].
Action: A motion to approve as presented was carried unanimously.

5. APPROVAL OF MEETING MINUTES

A. **Minutes of June 13**

Action: Approved with a request for amendment to those Commissioners absent.

6. DISCUSSION (NO VOTE WILL BE TAKEN) **No Action Taken**

A. **Commissioner Candidate Search**

Staff will provide an update on efforts by the Diversity, Equity, and Inclusion subcommittee to actively recruit new Commissioners with diverse backgrounds. Staff will also distribute recruitment flyers for community distribution.

B. **Historic Preservation Newsletter**

Staff will provide an update on development of the quarterly historic preservation newslette

ADJOURNMENT

The next meeting of the Preservation Commission is scheduled for September 12, 2023.

