



ACTIONS

Preservation Commission

Tuesday, October 8, 2024

Lorraine H. Morton Civic Center, Room 2800 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, 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 during those agenda items in a manner and under time limits determined by the Chair.

3. NEW BUSINESS

A. 24PRES-0134 - 711 Michigan Avenue - Lakeshore Historic District

DeBaker Design Group, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish an attached deck at the homes rear elevation, and alter the homes rear volume by constructing a single-story addition within the existing rear-yard. **This case was originally heard on July 16 and continued to allow the applicant time to propose an alternative composition.**

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

Action: A motion to approve with an option for the north elevation of the addition to be clad in wood or brick matching existing carried on a vote of 10-0.

B. 24PRES-0137 - 318 Greenleaf Street - Lakeshore Historic District

John Gonzalez, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the structures existing pattern of fenestration, construct an overhead entry portico at the homes street facing primary elevation, and construct a gable dormer above the full second-story at the homes west volume. Additionally, the applicant seeks major zoning relief from the maximum permitted building lot coverage of 30.7% where 30% is the maximum permitted

(Code Section 6-8-2-7) and open off-street parking in the required street side-yard where open off-street parking is only permitted within the rearmost 30' of the rear-yard (Code Section 6-8-2-12).

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)).

Applicable Standards: Alteration [1-10]; and Construction [1-8, and 10-14]

Action: A motion to continue the case to the November 12 meeting to allow the applicant to address standards for construction #4 and #7 carried on a vote of 9-1 (Commissioner Ahleman dissenting, feeling the standards were met at presented).

A separate motion to provide a positive recommendation on the proposed zoning relief carried on a vote of 10-0.

C. **24PRES-0138 - 2945 Central Street - Landmark**

Ken Hazlett, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to rehabilitate and adapt a former Pure Oil service station. The applicant proposes replacement windows, overhead doors, and a new main entry door in the existing openings, masonry repairs, replacing the existing asphalt shingle roof with a blue clay tile roof, new copper bay and entry awning, and a wood pergola/arbor and fence at the property's south and east lot lines.

Applicable Standards: Alteration [1-10]; and Construction [1-16].

Action: A motion to approve, excluding the proposed wood trellis and fence, carried on a vote of 9-0 (Commissioner Bowes-Carlson left the meeting early). The Commission asked the applicant to further study the proposed trellis and fence and come back to the Commission with a new application in order to address standards for construction 5, 7, and 10.

4. **APPROVAL OF MEETING MINUTES**

A. **Minutes of September 10, 2024**

Action: Approved as presented

5. **STAFF REPORTS AND UPDATES **No Action Taken****

A. **2024 Cultural Heritage Awards**

Staff will provide the Commission with an update on the Cultural Heritage Awards and next steps.

B. **Envision Evanston 2045 Review Timeline and Process**

Staff will provide an update on the anticipated review of Envision Evanston 2045 by the Commission and the expected process for providing feedback.

6. ADJOURNMENT

The Commission adjourned at 10:20 pm.

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at the Preservation Commission website. Questions can be directed to Carlos Ruiz 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.