



LANDMARK COMMISSION

April 6, 2026

FILE NUMBER: COA-26-000096
LOCATION: 129 S Montclair Ave
STRUCTURE: Contributing

PLANNER: Christina Paress
DATE FILED: February 25, 2026
DISTRICT: Winnetka Heights (H-15)
ZONING: PD-87

APPLICANT: Ted Cogan

REPRESENTATIVE: N/A

OWNER: Ted Cogan

REQUEST(S):

A Certificate of Appropriateness to plant a Desert Willow tree in the parkway.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to plant a Desert Willow tree in the parkway be approved with the finding of fact that although the proposed tree is technically inconsistent with the preservation criteria (Exhibit 87B), it would not have an adverse effect on the district. The proposed work would, therefore, meet City Code Section 51A-4.501(g)(6)(C)(i) for contributing structures; and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to plant a Desert Willow tree in the parkway be denied without prejudice. Desert Willow is not on the approved list of plants/trees for the parkway. Keep grass, no gravel.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Winnetka Heights Historic District (H-15); Ordinance No. 87
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
 - **Recommended:** *Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.*
 - **Not Recommended:** *Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a*

CURRENT PHOTOS
129 S Montclair Ave.



CONTEXT PHOTOS
129 S Montclair Ave



ATTACHMENTS:

- Task Force Recommendation Form
- Current Drawings

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
Winnetka Heights and Lake Cliff Historic Districts

DATE: 3/12/2026
TIME: 4:00 p.m.
LOCATION: Hybrid Virtual/2922 Swiss Ave

Applicant Name: ~~Curtis Calloway~~ *Jed Cozma*
Address: ~~303 N Windomere Ave~~ *129 S. Montclair Ave*
Request Type: CA

Request: *Plant desert willow in front parkway*

Recommendation:

Approve Approve with conditions Deny w/o prejudice Deny

Comments:

- keep grass, no gravel
** - ~~book~~ for a list of approved/non plants*
↳ ~~no~~ desert willow not on approved list of plants/trees for parkway

Task force members present:

Christine Escobedo Alfred Pena (Vice-chair)
 Mia Ovcina Troy Sims
 Caitlin Parish Michelle Walker (Chair)

Ex Officio staff members present: Christina Paress

Quorum: Yes No (four makes a quorum)

Maker: *Michelle* 2nd: *Fred*

FOR: *all* AGAINST: *—*

Basis for opposition:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**





