

Adopted on June 20, 2022

**LANDMARK PRESERVATION COMMISSION
MAY 9, 2022 SPECIAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Paul Weaver

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Beth Ann Papoutsis
Joseph Stuart

Village Staff:

Ann Klaassen, Senior Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:05 p.m. Ms. Klaassen took roll call of the Commission Members present.

Public Comment

No public comment was made at this time.

Approval of April 4, 2022 meeting minutes.

Chairman Coladarci asked for a motion to approve the April 4, 2022 minutes. Mr. Weaver moved to approve the April 4, 2022 minutes. Mr. Enck seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Weaver

NAYS: None

NON-VOTING: Dearborn

Case No. 22-08-LPC: 1155 Ash Street: Review of the demolition permit application submitted for the single family residence at 1155 Ash Street.

Ms. Klaassen noted the home was built in 1927 and the Historical Society stated the home did not have architectural or historical significance. She also stated no written comment was received from the public and the home is not a local landmark. Chairman Coladarci asked if there were any questions. No questions were raised at this time.

Cory Todd introduced himself as the property owner and developer noting the property was on the market for a while. He stated a prior purchaser discovered since the property was in the flood plain, an addition could not be built and the home has been vacant for years. Mr. Todd also stated the renovation was started and not completed. Mr. Enck questioned whether the new home would have to conform to flood plain requirements and noted surrounding homes may be taller because of the flood plain issue. Mr. Todd stated there is a maximum elevation height requirement with the basement being a crawl space. He stated the new home would be 2.5 stories. Ms. Good stated the home was marketed as a demolition with a new home having a third story due to its location in the flood plain.

Chairman Coladarci asked if there were any other questions. Mr. Enck asked if it would be a spec home and Mr. Todd confirmed that is correct noting the home could not be renovated due to the 50%

1 assessment rule since the property is in the floodplain. No additional questions were raised at this time.
2 Chairman Coladarci then called the matter in for discussion.

3
4 Chairman Coladarci stated he would be in favor of granting the demolition permit. Mr. Enck stated he did
5 not realize the home was in the flood plain and commented on the low listing price. He also stated the
6 flood plain issue was not addressed with regard to the Comprehensive Plan discussion. Mr. Weaver agreed
7 the home is distressed. Chairman Coladarci then asked for a motion to request an HAIS or for public
8 comment. No comments were made at this time.

9
10 Chairman Coladarci then asked for a motion to approve the demolition request for 1155 Ash Street. Mr.
11 Weaver moved to approve the demolition request for 1155 Ash Street. Mr. Enck seconded the motion. A
12 vote was taken and the motion unanimously passed, 4 to 0:

13 AYES: Coladarci, Enck, Good, Weaver

14 NAYS: None

15 NON-VOTING: Dearborn

16
17 **Case No. 22-09-LPC: 435 Birch Street: Review of the demolition permit application submitted for the**
18 **single family residence at 435 Birch Street.**

19 Ms. Klaassen stated they were not able to determine the construction date of the home and it may date
20 to the 1890's based on the Historical Society's research which also did not find any architectural or
21 historical significance. She noted one email from the public was received and included in the agenda
22 materials. Ms. Klaassen then asked if there were any questions. Mr. Enck referred to the irregular lot
23 shape and asked if it is grandfathered in. Ms. Klaassen responded the lot would remain intact as indicated
24 on the plat of survey. No additional questions were raised at this time.

25
26 Chairman Coladarci asked for the applicant's presentation. Alex Friedman introduced himself as one of
27 the owners along with Jack Kruszewski, President of Foxwood Development Group. Mr. Kruczewski stated
28 they were engaged a year ago by the applicants to find a lot to build a home and contacted the Village
29 and Historical Society to determine if the home any historical significance prior to pursuing the purchase.
30 He stated the applicants then purchased the home which was listed on the MLS and began developing
31 plans for the lot. Mr. Kruczewski indicated the interior is in livable condition. Chairman Coladarci asked if
32 there were any questions. Mr. Enck asked if they considered rehabbing vs. new construction or if they
33 considered vacant lots. Mr. Kruczewski informed the Commission there were few lots which met their
34 criteria such as not purchasing a home on a busy street or homes that were within their budget. He
35 described the new home's classic Americana style, orientation and the proposed materials noting the
36 home would measure approximately 4,500 square feet above grade.

37
38 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this
39 time. He then called the matter in for discussion. Chairman Coladarci commented on the home's character
40 and its relationship to the Village and the fact that it is in good condition. He then referred to the problem
41 of those seeking lots on which to build. Mr. Enck added it would also be wasteful in terms of a salvage
42 point based on the improvements done to the home. Ms. Good commented on the older home's charm
43 and referred to the effect on neighboring homes. Mr. Enck noted the home was listed on the MLS.

44
45 Chairman Coladarci asked if there was any public comment. No comments were made at this time. He
46 then asked for a motion to recommend an HAIS or for a motion to approve the demolition request. Ms.
47 Good moved to approve the demolition request for 435 Birch Street. Mr. Weaver seconded the motion.
48 A vote was taken and the motion unanimously passed, 4 to 0:

1 AYES: Coladarci, Enck, Good, Weaver
2 NAYS: None
3 NON-VOTING: Dearborn
4

5 **Case No. 22-10-LPC: 180 Meadow Lane: Review of the demolition permit application submitted for the**
6 **single family residence at 180 Meadow Lane.**

7 Ms. Klaassen identified the property's location which was built in 1955 with no significant construction
8 activity then. She stated the home is not listed on the Illinois Historic Property Listing or a landmark noting
9 that the Historical Society research indicated the property does not have architectural or historical
10 significance. Ms. Klaassen also stated no correspondence was received relating to the request and asked
11 if there were any questions.
12

13 Chairman Coladarci asked for the applicant's presentation. Mark Bowen introduced himself as the
14 property owner and stated he and his wife have renovated several homes in Winnetka. He stated their
15 intent was to renovate this home and they later became aware of the 50% assessed value of a home in
16 the flood plain noting the home is in a bad state of repair. Mr. Bowen explained how any renovation of
17 the home would require it be out of the flood plain along with several other issues and that they consulted
18 with several architects. He then described the proposed one story home to be built which would be similar
19 to the existing home. Mr. Bowen further described the restrictions required for homes located in the flood
20 plain and informed the Commission they consulted with Susan Benjamin who determined the home did
21 not have historic significance in terms of it being a mid-century modern home.
22

23 Mr. Enck asked if they considered raising the home and performing renovations. Mr. Bowen responded
24 the home needed so much additional work; it would not be financially feasible. Ms. Good asked if there
25 were photos of the home's interior and Mr. Bowen responded while some photos are available, he
26 described the homes' interior as being cheaply done. He informed the Commission they purchased the
27 home from the home's second owner. Mr. Dearborn agreed with the Historical Society's assessment and
28 described the home as interesting. Ms. Klaassen confirmed there is no flexibility in terms of FEMA
29 requirements.
30

31 Chairman Coladarci asked if there were any comments from the audience. No comments were made at
32 this time. He then called the matter in for discussion. Chairman Coladarci asked for a motion for an HAIS.
33 Mr. Dearborn and Mr. Enck asked if interior photos can be provided to Ms. Klaassen and Mr. Bowen
34 agreed.
35

36 Chairman Coladarci then asked for a motion to approve the demolition request for 180 Meadow Lane.
37 Mr. Weaver moved to approve the demolition request for 180 Meadow Lane. Mr. Enck seconded the
38 motion. A vote was taken and the motion unanimously passed, 4 to 0:

39 AYES: Coladarci, Enck, Good, Weaver
40 NAYS: None
41 NON-VOTING: Dearborn
42

43 Mr. Enck asked Mr. Bowen to consider deconstruction and explained the tax and environmental benefits.
44

45 **Case No. 22-04-LPC: 655 Lincoln Avenue: Review of the Historical Architectural Impact Study (HAIS) for**
46 **the single family residence at 655 Lincoln Avenue.**

47 Ms. Klaassen provided the Commission with the request's background which included requiring an HAIS
48 at the LPC meeting in February. She noted the Historical Society found the HAIS complete and agreed with

1 the findings. Ms. Klaassen stated Jean Sylvester would present the HAIS report and asked if there were
2 any questions for staff. No questions were raised at this time.

3
4 Jean Sylvester of Benjamin Historic Certifications stated she and Susan Benjamin researched the building's
5 history and architecture and presented their findings to the Commission noting the home had
6 architectural significance due to association with a Winnetka architect. She noted they did not perform a
7 conditions report with their research noting the home had serious faults. Ms. Sylvester described the
8 home's interior and exterior elements which contributed to its architectural significance and asked if there
9 were any questions. Ms. Good asked if the architect had involvement with the Community Center and Ms.
10 Sylvester responded they did not find that information.

11
12 Chairman Coladarci commented the report is outstanding. Ms. Sylvester stated they were unable to find
13 more information relating to the owners with no one notable enough to be considered locally or nationally
14 significant. Mr. Weaver asked if the six remaining homes done by this architect still stand and Ms. Sylvester
15 indicated two of his designed homes may still stand. She noted the home's original blue print is available
16 adding the addition done in the 1940's is in terrible shape. Mr. Enck indicated there may not be another
17 street in the Village which is as intact as this one and referred to Ms. Sylvester's comment relating to the
18 effect of the new home being sympathetic to the streetscape. Ms. Sylvester stated photos were done of
19 the streetscape which showed the similar setback with larger homes across the street confirming no
20 demolitions have been done on the street.

21
22 Rebecca Dragojlovich introduced herself as the property owner and described the replacement Tudor
23 Revival style home they plan to build. She referred to her original intent to renovate the home and after
24 significant consideration, it was determined it would not be viable to save it. Mr. Enck stated the street
25 would have qualified as a historic district and questioned the proposed garage's location. Ms. Dragojlovich
26 responded it would face the front due to the lot's narrowness. Mr. Dearborn referred to the Commission's
27 discussion relating to front facing garage doors. Ms. Dragojlovich stated their design was adjusted to
28 address the garage width requirements. Mr. Enck commented on the effect on the neighborhood of
29 having two garage doors on the front on the home. Ms. Klaassen confirmed the revised plans are being
30 reviewed by the Village. Ms. Dragojlovich informed the Commission they considered deconstruction as a
31 possibility.

32
33 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this
34 time. Chairman Coladarci then asked for public comment. Kimberly Frezados, 659 Lincoln, stated she is in
35 support of the request as well as the surrounding neighbors and the new home would not be disruptive
36 to the neighborhood. She described the home's dilapidated interior and realized the teardown of the
37 home was inevitable. Ms. Frezados also stated the applicants asked for the neighbors' feedback regarding
38 the potential plans to ensure they are comfortable with the new home. Chairman Coladarci thanked the
39 applicant for their efforts to make sure the new home fit the neighborhood.

40
41 Chairman Coladarci then called the matter in for discussion and asked for a motion to find the HAIS is
42 complete. Mr. Enck moved to find the HAIS complete. Mr. Weaver seconded the motion. A vote was taken
43 and the motion unanimously passed, 4 to 0:

44 AYES: Coladarci, Enck, Good, Weaver

45 NAYS: None

46 NON-VOTING: Dearborn

47

Chairman Coladarci also asked if a demolition delay is appropriate. No comments were made at this time. Chairman Coladarci then read the findings into the record and asked for a motion to approve the demolition request for 655 Lincoln Avenue without delay. Ms. Good moved to approve the demolition permit for 655 Lincoln Avenue without delay. The motion was seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Weaver

NAYS: None

NON-VOTING: Dearborn

Other Business.

a. June 6, 2022 Meeting – Quorum Check.

The Commission Members discussed their availability.

b. Reminder – 2022 Preservation Award Nominations are due May 27, 2022.

Ms. Klaassen confirmed no applications have been submitted yet. Mr. Weaver asked for a list of larger renovations done in the Village. Ms. Klaassen responded that list would be long since it would include interior remodeling. She noted nomination forms are located on the website. The Commission Members discussed several possible suggestions and ways of going about getting people to submit nominations. Mr. Dearborn suggested they promote the residents who have work done which supports the integrity of what they are trying to accomplish which would also serve as a marketing tool. Mr. Weaver offered to put some wording together and provide it to the Commission for their review. Chairman Coladarci suggested sending the information to Nan Greenough and Louise Holland to obtain their input.

c. Comprehensive Plan - Update.

Ms. Klaassen informed the Commission of the status of the Plan Commission's latest meetings with the consultants and the pillars and goals discussed. She also advised the Commission Members of their upcoming meeting dates. Mr. Dearborn noted the Village Council would be discussing a plan concept for the post office site at their next meeting and also provided an update with regard to the property undergoing renovation on Tower Road.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Enck and seconded by Ms. Good. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Weaver

NAYS: None

NON-VOTING: Dearborn

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary