

Adopted on January 6, 2023

**LANDMARK PRESERVATION COMMISSION
JANUARY 16, 2023 REGULAR MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

Non-Voting Member Present:

Bob Dearborn

Members Absent:

None

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:02 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comments

No public comments were made at this time.

Approval of Minutes:

a. Approval of December 5, 2022 Regular Meeting Minutes

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the December 5, 2022 meeting minutes. A motion to approve the December 5, 2022 meeting minutes was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Dearborn

Demolition Permit Applications:

a. **Case No. 23-01-LPC - 13 Indian Hill Road: Review of the demolition permit application submitted for the single-family residence at 13 Indian Hill Road.**

Mr. Marx identified the applicants, the property's location, size and zoning classification with an approximate date of construction of 1916. He stated the property is not on the Illinois Historic Structures Listing and the Historical Society stated the property has architectural significance as indicated on Attachment C. Mr. Marx also identified correspondence received from the neighboring property as Attachment A and asked if there were any questions. Mr. Weaver referred to the photo in Attachment A. Mr. Marx confirmed there was a new home constructed last year on space carved out from the applicants' lot. He also stated the property was formerly known as 12 Indian Hill and that previous owner subdivided the lot and changed the address to 13 Indian Hill and provided the subdivision's history to the Commission.

Michael Ciaglia introduced himself to the Commission and informed the Commission he built the home to the south. He described the lot formerly known as 12 Indian Hill which contained three PIN numbers and outlined the annexation process for the Commission. Mr. Ciaglia stated the plan is to demolish the home at 13 Indian Hill and extend the yard.

Chairman Coladarci asked if there were any questions. Mr. Enck questioned the home's current condition and Mr. Ciaglia responded the home has fallen into disrepair. Mr. Dearborn asked if the home was listed on the market. Mr. Ciaglia informed the Commission the prior owner attempted to sell the entire three PIN parcel for years for which he acquired the vacant parcel in 2019. He then stated the property was privately listed for its land value. Mr.

1 Ciaglia also stated he did not know how the parcel came to contain three PINs and referred to the dividing line
2 between Winnetka and unincorporated Cook County. Mr. Stuart questioned the reasoning behind the request
3 which Mr. Ciaglia explained to the Commission as their desire to have a larger yard. He then stated in this case,
4 there is reason for them to keep the current home and reiterated their desire for additional space. Mr. Dearborn
5 asked if the home would have been considered as a demolition regardless of the applicant's purchase. Mr. Ciaglia
6 confirmed that is correct.

7
8 Mr. Marx noted two new homes were constructed near the applicant's property. The applicant was asked if he
9 would consider recycling the demolition materials which he agreed to do. Ms. Papoutsis stated she is familiar with
10 the home which was designed by a prominent community architect. Ms. Good asked Mr. Ciaglia if he was aware
11 the home was designed by Edwin Clark and Mr. Ciaglia responded he was not and commented an additional delay
12 would not result in a different outcome. He added the home has been empty for three months. No additional
13 questions were raised at this time.

14
15 Chairman Coladarci then called the matter in for discussion. He first questioned whether an HAIS had been done
16 on these architects. Mr. Marx responded a few HAIS reports have covered the architects. He informed the
17 Commission the Historical Society has been undergoing an extensive curation of the architects' work and is very
18 familiar with these properties. Ms. Good confirmed there have been Otis and Clark demolitions although they do
19 not have the home's interior photos. Mr. Enck agreed with Ms. Good's comments noting the HAIS's purpose is not
20 to change the outcome but to document the home. Mr. Ciaglia informed the Commission the architect who built
21 their home is reputable and referred to the Commission's comments relating to the home's architectural
22 significance. Mr. Marx noted there is a preservation category for new homes in the Landmark Preservation Awards
23 given by the Commission. No additional comments were made at this time.

24
25 Chairman Coladarci then asked for a motion for an HAIS for 13 Indian Hill Road. A motion to require an HAIS for 13
26 Indian Hill Road was made by Mr. Enck. Chairman Coladarci cited the language on page 5 that the property or
27 structure has sufficient or historic merit to warrant a full HAIS prior to the issuance of a demolition permit. The
28 motion was seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 6 to 0:

29 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

30 NAYS: None

31 NON-VOTING: Dearborn

32
33 Ms. Good asked for the applicant to provide interior photos with the HAIS.

34
35 **Other Business.**

36 a. **February 6, 2023 Meeting – Quorum Check.**

37 The Commission Members discussed their availability. Marx provided the Commission with a summary of the items
38 on the next meeting agenda. The Commission Members discussed the additional historical information that was
39 requested for the Thomas home at 525 Ash Street.

40
41 **Adjournment:**

42 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Enck and seconded by
43 Mr. Weaver. A vote was taken and the motion unanimously passed, 6 to 0:

44 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

45 NAYS: None

46 NON-VOTING: Dearborn

47 The meeting adjourned at 7:42 p.m.

48
49 Respectfully submitted,

50
51 Antionette Johnson

52 Recording Secretary