

Adopted on March 6, 2023

**LANDMARK PRESERVATION COMMISSION
FEBRUARY 6, 2023 MEETING MINUTES**

Members Present:

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

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Laura Good

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Enck began the meeting acting as Chairman in Mr. Coladarci's absence. He called the meeting to order at 7:05 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment

No public comment was made at this time.

Approval of January 16, 2023 Regular Meeting Minutes:

Chairman Enck asked if there were any comments or corrections to be made to the January 16, 2023 meeting minutes. Mr. Marx confirmed no comments or clarifications were received in connection with January 16, 2023 meeting minutes. Chairman Enck then asked for a motion. A motion to approve the January 16, 2023 meeting minutes was made by Mr. Weaver and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Dearborn

Demolition Permit Applications:

a. Case No. 23-02-LPC - 67 Brier Street: Review of the demolition permit application submitted for the single-family residence at 67 Brier Street.

Mr. Marx identified the property's size, location and zoning classification which was constructed in approximately 1956. He stated there were no building permits on file indicating any significant exterior alterations. Mr. Marx stated the property is not on the Illinois Historic Structures Listing or National Register. He stated the Historical Society research did not indicate the property had architectural or historical significance. Mr. Marx noted the property was subdivided in 2019 into two buildable lots with the condition that the demolition of 67 Brier Street occur within two years and the applicant can address the status. He stated the demolition approval period was extended until March 2023 by the Village Council and the applicant is prepared to submit plans for new construction. He then asked if there were any questions.

Chairman Enck referred to the map and questioned the Village boundary. Mr. Marx confirmed the location is not too far from the Kenilworth boundary.

Rosemary Latter introduced herself to the Commission and stated they planned to resubdivide the lot which was built as a ranch home in the 1950's with the proposal to build two new homes on the lots once subdivided. Mr. Dearborn asked if the home is occupied and Ms. Latter confirmed they live in the home. Ms. Papoutsis questioned the proposed square footage of the proposed homes and Ms. Latter responded they would measure 2,500 square feet each. Chairman Mr. Enck asked if they would be spec homes. Ms. Latter stated they planned to build a new home and leave the adjacent lot vacant until their children are grown. Mr. Weaver questioned the new homes'

1 style. Ms. Latter responded it would be traditional and fit in with the environment more than the existing ranch
2 home. She added they plan to incorporate energy efficiencies and she and her husband have architectural
3 backgrounds noting the home would keep in with the neighborhood.

4
5 Chairman Coladarci called the matter in for discussion. He asked if the Commission felt an HAIS is appropriate. No
6 comments were made at this time. Chairman Coladarci then asked for a motion to approve the demolition permit
7 for 67 Brier Street. A motion to approve the demolition permit for 67 Brier Street was made by Ms. Papoutsis and
8 seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

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

10 NAYS: None

11 NON-VOTING: Dearborn

12
13 **b. Case No. 23-03-LPC - 310 Green Bay Road: Review of the demolition permit application submitted for**
14 **the building known as Leicester Hall on the North Shore Country Day School campus at 310 Green Bay Road.**

15 Mr. Marx stated the request is to demolish Leicester Hall near Elder Lane and Church Road which is a residential
16 building used for administrative offices. He identified the property's zoning classification and date of construction
17 in approximately 1910 with subsequent building alterations. Mr. Marx stated the property is on the Illinois Historic
18 Structures Listing with the Historical Society indicating the property has architectural and historical significance.
19 Mr. Marx also stated the demolition request is part of an overall project in connection with expanding and
20 renovating the gymnasium building which also includes special use permit approval and zoning variations. He
21 noted no written comments were received and the Certificate of Appropriateness for the new design was
22 approved by the DRB at their January 2023 meeting. Mr. Marx then asked if there were any questions.

23
24 Hal Francke, Meltzer Purtill & Stelle, introduced himself to the Commission as the applicant's attorney. He then
25 introduced Dr. Tom Flema, Head of North Shore Country Day School, Cindy Hooper, Director of Operations, Jim
26 Valenti, the general contractor, Molly McDowell, Trustee and Bill Loftus, the engineer. Mr. Francke informed the
27 Commission the HAIS has already been done and he would provide a summary to the Commission. He stated he
28 would first describe the overall project which required the building to be demolished and their conclusion that
29 they do not have an issue if the Commission required a demolition delay in terms of exploring alternatives to
30 demolition. Chairman Coladarci asked if the demolition date is August 2024 and Mr. Francke responded there is no
31 plan to demolish the home until that date.

32
33 Cindy Hooper referred to previous renovations which modernized the facilities, improved safety and security, etc.
34 She described previous renovations and additions at the school and their campus master plan from 2008 which
35 considered open space renovation and which she described as an all community event. Ms. Hooper stated the
36 conclusion was that the building needed to match what the classrooms were going to be which resulted in a
37 renovated upper school and auditorium which were built in the 1920's, as well as the arts center and cafeteria
38 renovations. She stated in their 2019 master plan, they considered open space renovation and the east campus
39 health and wellness athletic facilities. Ms. Hooper then stated following Covid, they resumed talks relating to
40 taking the 1960's gym project moving forward and increasing the amount of indoor space for indoor programming.

41
42 Ms. Hooper stated as they contemplated the space, they looked at it from a community perspective noting the
43 current facility did not work for people of all ages while keeping students safe. She described their consideration of
44 alternative locations for the expansion and why those locations did not work. Ms. Hooper then described the
45 benefits of and reasoning for selecting the proposed location for the renovation at the southeast location. She
46 referred to the deficiencies in connection with the Leicester Hall building as not being a suitable alternative. Ms.
47 Hooper stated the study done relating to the building's significance concluded the building does have historical
48 significance to the school and the Village. She stated although William Otis designed the building, it did not have
49 architectural significance. Ms. Hooper then stated Tom Flema would describe how the project is important to the
50 school. She then distributed the study to the Commission for their review.

51
52 Tom Flema introduced himself as the ninth Head of School and described his background and his training in history
53 as well as the school's history and whole child theology. He described the campus' master plan which

1 encompassed building a comprehensive JK-12 educational program. Mr. Flema stated the proposed renovation
2 would support their lower school, physical education, indoor recess, middle school recess and physical education
3 as well as upper school wellness classes and the interscholastic athletic program. He then described the benefits of
4 the proposed building which are operational, improving security systems and improved ADA accessibility among
5 others. Mr. Flema stated indoor air quality is a must have feature and since the HVAC system was modernized,
6 they were able to hold classes during Covid. Mr. Flema also stated they planned to apply green principles as was
7 done with previous renovations. He then stated with regard to historical significance, he revisited the school's
8 history and evolution with regard to recognizing the buildings in the past.
9

10 Mr. Francke then referred to the standards for the Commission to consider in determining whether a building is
11 architecturally or historically significant and stated they concluded the building has historical significance and has
12 not been designated a local landmark although it is on a recent survey conducted by the Department of
13 Conservation with an undetermined status and is not listed on the National Register or the Illinois Historic
14 Structures Listing. He stated the school acknowledged the building's importance historically to the Village. Mr.
15 Francke then referred to the findings the Commission is to consider and the HAIS presented and the conclusion the
16 Commission is to reach. Mr. Francke stated they plan to work with the Village to explore alternatives in terms of
17 ways to preserve the building or otherwise acknowledge its historical significance. He then referred to the number
18 of similar homes in the Village which did not make the home unique and then asked if there were any questions.
19

20 Chairman Coladarci stated with regard to a demolition delay imposition, he asked what effect that would have on
21 the applicant's presentation to other boards. Mr. Francke responded it would have no effect and stated they
22 planned to appear before the DRB and PC followed by presentation to the Village Council for ordinance adoption.
23 Mr. Dearborn stated the home was relocated and is on a concrete slab and asked if the home were renovated to
24 bring it up to current standards, if that is what they are to consider. Ms. Hooper described the home's current
25 condition and addition subsequent built. Mr. Stuart asked if they discussed renovation with an architect and if they
26 could use the parking lot space to build a structure there and have underground parking. Mr. Francke confirmed
27 there is an architect on their team and added underground parking would be very expensive. He then stated
28 parking issues are huge for the neighbors with the preservation of parking being very important to the project. Mr.
29 Enck asked if the rear of the gym would be expanded. Ms. Hooper responded the Mack Gym would be modernized
30 and described the features included as part of the project including the addition of an elevator and addition of a
31 connector between the buildings. Mr. Enck questioned the use of green building principles and asked if they
32 considered deconstruction. Ms. Hooper responded there are opportunities to save portions of the building to
33 upcycle such as the bricks and wood floors with plans to recycle as much of the building as they can. She also
34 described green features of the proposed building such as HVAC and water saving systems and green roofs. Ms.
35 Hooper added it is a learning opportunity for the students. No additional questions were raised at this time.
36

37 Chairman Coladarci described the HAIS as appearing to be complete and impressive and called the matter in for
38 discussion and referred to the disagreement with the conclusion reached from the report and the Historical
39 Society recommendation. Mr. Marx stated the school discussed the matter with the Village staff in terms of the
40 timeline and the applicant advised them they were in the process of preparing the HAIS. He stated they advised
41 the applicant they would have to go through the process with the Commission basing its decision off the
42 preliminary review in terms of whether an HAIS would be required or not. Mr. Marx stated the Commission would
43 have to follow the same process in terms of whether to allow the demolition permit to proceed without delay or if
44 it would require an HAIS.
45

46 Mr. Francke stated if the Commission were to require a delay, he described it as tantamount to an agreed order
47 and the applicant would have no problem with that. Mr. Marx stated if the Commission decided to require an
48 HAIS, the applicant would be required to submit it at a future meeting for the Commission's review and then the
49 Commission would make its decision. Mr. Francke stated they planned to agree with a demolition delay without
50 the need for the applicant to come back to a future meeting. The Commission Members and Mr. Marx discussed
51 their options. Mr. Dearborn asked the applicant if they would consider moving the structure and Mr. Francke
52 responded they would. The Commission Members then discussed the possibilities of moving the structure.
53

Chairman Coladarci then asked for a motion to state that based on the preliminary property history study, the Historical Society comments and other information, comments or evidence received by the Commission during its preliminary review that the building and/or property has sufficient historic or architectural merit to warrant conducting an HAIS prior to the issuance of a demolition permit and findings he read into the record citing the specific criteria being met. A motion was made by Mr. Enck as stated by Chairman Coladarci and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Dearborn

Chairman Coladarci noted the HAIS presented by the applicant would become part of the record following its formal submission at the Commission's next meeting and confirmation of when the demolition delay permit would begin. Mr. Dearborn suggested a way to incorporate a blurb with regard to the Commission and the significant contributions regarding these two individuals' biographies. Mr. Marx stated he discussed with Josie Clark incorporating a "blast" and agreed it may be possible to expand the scope of what the Commission has been doing. He confirmed he would discuss it with Mr. Schoon and Ms. Klaassen.

Other Business:

a. 525 Ash Street - Supplementary Information Update.

Mr. Marx stated in follow-up regarding the Commission's review of the demolition permit application and the decision as to whether to require an HAIS with Mr. Corbett to provide supplemental information on two of the residence's prior owners, he provided information supplied by Jean Guarino on Matthew Gaffney and John Thomas. He noted the information was added to the property file and shared with the Historical Society. Chairman Coladarci referred to the previous discussion relating to changing the Commission's name and whether their scope should be expanded.

b. 2023 Preservation Awards - Call for nominations.

Mr. Marx stated the call for nominations is normally launched in early spring with the goal to accept nominations through the end of May with the goal for the Commission to review them at the June or July meeting. He stated the goal is for the Village Council to present the awards in the fall. Mr. Marx then referred to a submission from last year and asked the Commission Members to share nomination forms for projects done within the last year. Mr. Dearborn stated he would mention it at the Village Council meeting. The Commission Members discussed options to reach out to possible candidates and advertisement methods.

c. March 6, 2023 Meeting - Quorum Check.

The Commission Members discussed their availability.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Weaver and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Dearborn

The meeting adjourned at 8:43 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary