

Adopted on July 17, 2023

**LANDMARK PRESERVATION COMMISSION
JUNE 19, 2023 SPECIAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Beth Ann Papoutsis
Joseph Stuart

Non-Voting Member Absent:

Bob Dearborn

Members Absent:

Laura Good
Paul Weaver

Village Staff:

David Schoon, Director of Community Development
Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:08 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment

No public comment was made at this time. Mr. Marx confirmed no correspondence was received for items on the agenda.

Approval of Minutes:

a. Approval of the May 1, 2023 Regular Meeting Minutes

Chairman Coladarci asked if there were any corrections or for a motion to approve the May 1, 2023 meeting minutes. A motion to approve the May 1, 2023 meeting minutes was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart

NAYS: None

Demolition Permit Applications:

a. Case No. 23-10-LPC - 620 Spruce Street: Review of the demolition permit application submitted for the single-family residence at 620 Spruce Street.

Mr. Marx identified the property's zoning, location and size which was built in 1925 with limited alterations. He stated the property is not on the Illinois Historic Structures Listing and the Historical Society indicated the property has architectural significance noting no public comments were received. Mr. Marx then asked if there were any questions. No questions were raised at this time.

Chairman Coladarci then asked for the applicant's presentation. Paul Konstant, Konstant Architecture, stated the applicants are moving back to Winnetka and want a home with a first floor master suite. He stated the home was viewed by other builders and described the home as being in deplorable shape. Mr. Konstant described the deficiencies in the home and the proposed new, smaller home's characteristics which would conform to requirements. He added the new home would be consistent with the neighborhood.

Chairman Coladarci asked if there were any questions. Mr. Konstant noted photos of the replacement home are available for the Commission's review. Chairman Coladarci asked if attempts were made to market the home. Mr. Konstant responded the home was listed on the MLS for six months with the applicants deciding to purchase the lot. Mr. Stuart questioned the basement's condition which Mr. Konstant described as being in bad condition. He commented the home is not worth saving. The Commission Members asked if they explored options to remodeling and saving the home. Mr. Konstant reiterated the home is in bad shape. No additional questions were raised at this time.

1
2 Chairman Coladarci called the matter in for discussion. Chairman Coladarci referred to the amount of time the
3 property was listed and noted the property is not savable. Mr. Enck suggested an HAIS be done to document the
4 home in connection with the home's architects. Chairman Coladarci indicated other HAIS reports may have
5 addressed the home's architects. Mr. Enck suggested documenting the home itself in connection with the local
6 architect should be done. Mr. Stuart informed the Commission he went in the home and described the home's
7 original features which should be documented.
8

9 Chairman Coladarci then asked for a motion to require an HAIS be done on 620 Spruce Street. Mr. Enck moved to
10 require an HAIS for 620 Spruce Street and read the criteria and findings into the record. Mr. Stuart seconded the
11 motion. A vote was taken and the motion unanimously passed, 4 to 0:

12 AYES: Coladarci, Enck, Papoutsis, Stuart

13 NAYS: None
14

15 **b. Case No. 23-13-LPC - 791 Elm Street: Review of the demolition permit application submitted for the**
16 **commercial building at 791 Elm Street.**

17 Mr. Marx identified the property's location, size and zoning classification which was constructed in 1964 with a
18 series of renovations for its longtime use as a bank. He noted the property is not on the Illinois Historic Structures
19 Listing and the Historical Society indicated the property has architectural and historical significance. Mr. Marx
20 noted a demolition permit was approved for 564 Green Bay Road last year and a new four story mixed-use building
21 would be built on that site. He stated new construction plans for the property have not been submitted and the
22 applicant can provide additional information. Mr. Marx asked if there were any questions.
23

24 Mr. Enck asked if this request related to the 564 Green Bay Road demolition and if it would be presented to the
25 DRB. Mr. Marx responded it is not related to 564 Green Bay Road and the application would be reviewed by the
26 DRB. No additional questions were raised at this time.
27

28 Mr. Marx asked for the applicant's presentation. John O'Donnell, Riverside Investment and Development
29 Company, stated they were hired by JPMorgan Chase and would provide a PowerPoint presentation outlining the
30 project. He introduced Tyler Lamkey and Mike Spence along with Scott Hurst of Gensler and Chris McKenna of
31 JPMorgan Chase to the Commission.
32

33 Tyler Lampkey stated the project would be presented to the Village Council tomorrow with the design process
34 having recently started. He outlined the project's timeline for the Commission and referred to images of the
35 proposed building and concepts.
36

37 Chris McKenna, JPMorgan Chase, stated he is representing the applicant, Riverside Investment and Development,
38 described the history surrounding the property's consideration. He described the challenges of employees meeting
39 in their current location with the new location being very active. Mr. McKenna stated they considered renovating
40 the building and determined the building would not meet their needs as well as the lack of onsite parking which
41 would be achieved with the new building. He described the location as one of the best corners in the market which
42 they would celebrate and which would fit into while investing in the community.
43

44 Mr. Hurst stated their first impulse was to try to save the building and after lengthy analysis, they determined it
45 would not be deemed possible with the existing building lacking sufficient space. He described how the current
46 space could not accommodate parking needs nor is sufficient for vertical expansion, among other issues. Mr. Hurst
47 then described the prior financial uses for the building noting there would be similarities between the existing and
48 proposed building design. He also referred to the street rhythm which would be incorporated as the design
49 progresses.
50

51 Mr. Hurst described the proposed retail and office space on three floors with a full parking deck below grade. He
52 identified the proposed building height at 45 feet to the roof and 52 feet to the parapet and parking would be
53 enlarged to accommodate 32 parking spaces and the building would include modern HVAC, energy and green

1 features. Mr. Hurst then identified the building's primary features which would serve to minimize energy
2 consumption and reduce its carbon footprint. He concluded they plan to collaborate with the Village and to honor
3 the site's history.
4

5 Chairman Coladarci asked if a drive-through would be incorporated. Mr. Hurst responded there would not be a
6 drive-through and the decision whether to close the Spruce Street drive-through is undecided. Mr. Enck stated
7 with regard to sustainability and carbon footprint reduction, due to the building's size, he asked if they planned to
8 deconstruct the building. Mr. Hurst responded they are evaluating different solutions which he described for the
9 Commission. Mr. O'Donnell estimated 90% of the building's materials would be recycled as they go through the
10 demolition process.
11

12 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time. He
13 then called the matter in for discussion.
14

15 Chairman Coladarci asked the Commission if they felt an HAIS should be required. Ms. Papoutsis referred to the
16 Historical Society's comments relating to the building's architectural and historical significance. Chairman Coladarci
17 referred to the findings. Ms. Papoutsis suggested an HAIS be done as a result of the Historical Society's comments
18 since the building would not be demolished until next year.
19

20 Chairman Coladarci asked for a motion to require an HAIS for 791 Elm Street. A motion was made by Ms. Papoutsis
21 to require an HAIS for 791 Elm Street. Mr. Enck seconded the motion. Chairman Coladarci identified the applicable
22 findings. A vote was taken and the motion unanimously passed, 4 to 0:

23 AYES: Coladarci, Enck, Papoutsis, Stuart

24 NAYS: None
25

26 c. **Case No. 23-14-LPC - 1035 Sunset Road: Review of the demolition permit application submitted for the**
27 **single-family residence at 1035 Sunset Road.**

28 Mr. Marx identified the property's location, size and zoning classification which was built in 1952 and has had
29 several alterations. He noted it is not on the Illinois Historic Structures Listing and the Historical Society stated the
30 property does not have historical or architectural significance. Mr. Marx asked if there were any questions. No
31 questions were raised at this time. He noted the applicant is not present and the Commission can either consider
32 the application or continue the matter until the next meeting.
33

34 Chairman Coladarci suggested the item be tabled to the end of the meeting. Mr. Schoon stated the Commission
35 needs to ask for a motion to move the item to the end of the agenda. Mr. Marx confirmed the applicant was
36 notified of the meeting.
37

38 Chairman Coladarci asked for a motion to move the matter to the end of the agenda. A motion was made by Mr.
39 Enck to move the agenda item to the end of the meeting. The motion was seconded by Ms. Papoutsis. A vote was
40 taken and the motion unanimously passed, 4 to 0:

41 AYES: Coladarci, Enck, Papoutsis, Stuart

42 NAYS: None
43

44 d. **Case No. 23-15-LPC - 844 Prospect Avenue: Review of the demolition permit application submitted for**
45 **the single-family residence at 844 Prospect Avenue.**

46 Mr. Marx identified the property's location, size and zoning classification which did not have a determined
47 construction date with the Historical Society indicating 1906 as an approximate construction date with the
48 property having subsequent additions. He noted the property is not on the Illinois Historic Structures Listing and
49 the Historical Society stated the property does not have architectural or historical significance. Mr. Marx noted
50 demolition and new construction permits were approved for 848 Tower Road and asked if there were any
51 questions. No questions were raised at this time.
52

1 Chairman Coladarci asked for the applicant's presentation. Ari Aisen stated he is representing the applicant, Steve
2 Eisen of Newgard Custom Homes. He stated new plans for the lot have not been submitted yet and noted the
3 Historical Society stated the home does not have architectural or historical significance and the application spoke
4 for itself. Chairman Coladarci questioned the home's condition. Mr. Aisen responded he does not have that
5 information and has not been in it. Ms. Papoutsis stated she has been in the home and described the home as
6 being in decent shape. She stated the prior owners sold the home to the builder. Mr. Marx stated Newgard is
7 listed on the application. Mr. Enck asked if the new home would be a spec home and if the property was listed on
8 the MLS. Mr. Aisen responded he did not have that information. Ms. Papoutsis confirmed the home was listed on
9 the MLS.

10
11 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time. He
12 then called the matter in for discussion. Mr. Enck advised Mr. Aisen as to the questions being raised by the
13 Commission and that the Commission does not have any information other than the application materials.
14 Chairman Coladarci further explained the Commission's role to Mr. Aisen.

15
16 Mr. Marx informed the Commission he spoke with Mr. Philip of Newgard that afternoon who stated he was not
17 able to attend due to scheduling conflicts and advised him to send a representative as opposed to delaying the
18 application review. He stated for the Commission to make a more informed decision, he referred to materials in
19 the application although there are no interior photos.

20
21 Chairman Coladarci asked if there were any other questions. Ms. Papoutsis asked when the demolition is
22 scheduled. Mr. Aisen responded he did not know. Mr. Marx referred to Attachment D with July 21, 2023 as the
23 demolition date although the demolition permit is not issued until plans are received. Ms. Handler asked if the
24 applicant can be given the opportunity to postpone the review until the next meeting. Mr. Marx confirmed that is
25 correct. Mr. Enck referred to the survey showing two lots and asked if it is part of a subdivision application. Mr.
26 Marx responded that would be considered separately and the request has not been submitted to the PC for
27 consolidation. No additional questions were raised at this time.

28
29 Chairman Coladarci then called the matter in for discussion and asked the Commission if they felt an HAIS is
30 appropriate. Ms. Papoutsis and Mr. Enck responded no. Chairman Coladarci then asked for a motion to issue the
31 demolition permit for 844 Prospect Avenue without delay. A motion to approve the demolition permit was made
32 by Mr. Enck and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

33 AYES: Coladarci, Enck, Papoutsis, Stuart

34 NAYS: None

35
36 e. **Case No. 23-16-LPC - 608 Willow Road: Review of the demolition permit application submitted for the**
37 **single-family residence at 608 Willow Road.**

38 Mr. Marx identified the property's location, size and zoning classification which was built in 1921 with a
39 subsequent garage addition. He stated the property is not on the Illinois Historic Structures Listing and the
40 Historical Society stated the property does not have architectural or historical significance. Mr. Marx noted a
41 demolition and new construction permits were approved for 604 Willow Road and asked if there were any
42 questions. Mr. Stuart asked if there would be congestion issues with regard to the home being built next door. Mr.
43 Marx explained the Director would make a determination as to whether a delay would be warranted.

44
45 Chairman Coladarci asked for the applicant's presentation. Jack Kruszewski of Foxwood Development presented
46 the request on behalf of the owners, Adam and Anna Pegram. He stated the applicants have looked at a number of
47 homes and made an offer on the home next door. Mr. Kruszewski stated the home was listed as vacant land and
48 they are in the process of designing a single family residence which would contain an elevator servicing a lower
49 level for older family members. He noted the home has been vacant for several months with a tenant formerly
50 residing in the home. Chairman Coladarci questioned the home's condition. Mr. Kruszewski responded they were
51 not able to access the home's interior reiterating it was listed as vacant.

52

1 Chairman Coladarci asked if there were any other questions. Mr. Stuart questioned the new home's square
2 footage. Mr. Kruszewski responded 3,500-3,600 square feet above grade with a lower level and detached garage.
3 He referred to other homes they built in the Greeley area which he described as a Belgian manor style and would
4 be designed by the same architect from Hinsdale. Mr. Kruszewski confirmed the new home would respect the
5 neighborhood. No additional questions were raised at this time.
6

7 Chairman Coladarci then called the matter in for discussion and asked the Commission if they felt an HAIS would
8 be appropriate. Ms. Papoutsis stated since the Historical Society stated the home does not have architectural or
9 historical significance, she did not feel an HAIS is warranted.
10

11 Chairman Coladarci asked for a motion to allow the demolition to proceed without delay and read the findings into
12 the record. A motion to approve the demolition permit without delay for 608 Willow Road was made by Ms.
13 Papoutsis and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 4 to 0:

14 AYES: Coladarci, Enck, Papoutsis, Stuart

15 NAYS: None
16

17 c. **Case No. 23-14-LPC - 1035 Sunset Road: Review of the demolition permit application submitted for the**
18 **single-family residence at 1035 Sunset Road.**

19 Mr. Marx referred to previous instances where the Commission made a decision to either delay the application
20 until the next meeting or review it without the applicant being present. He noted the July meeting would be
21 delayed due to the holiday and there are no demolition applications so far on the agenda. The Commission
22 Members discussed whether the case should be reviewed without the applicant present. Mr. Marx noted an
23 application for new construction was received by the Building Department and identified the applicant as the
24 homeowner.
25

26 The Commission Members discussed whether they should proceed with the discussion without the applicant
27 present. Mr. Enck stated based on the Historical Society's comments, there is no need for an HAIS. He indicated it
28 would be helpful for the applicant to be present to answer questions. Mr. Marx noted the application was received
29 in May 2023 which was rescheduled noting the application should be timely reviewed. He informed the
30 Commission the applicant was advised of the meeting date and advised the Commission as to what the DRB has
31 done under similar circumstances. Mr. Marx stated he did not receive any indication from the applicant that they
32 would not be present.
33

34 Chairman Coladarci then stated the Commission would review the application and asked if an HAIS would be
35 appropriate. No comments were made at this time. He then asked for a motion to allow the demolition for 1035
36 Sunset Road to proceed without delay and read findings into the record. A motion to approve the demolition for
37 1035 Sunset Road was made by Ms. Papoutsis and seconded by Mr. Enck. A vote was taken and the motion
38 unanimously passed, 4 to 0:

39 AYES: Coladarci, Enck, Papoutsis, Stuart

40 NAYS: None
41

42 **Other Business:**

43 Chairman Coladarci questioned the status of a home on Sheridan Road where the home was demolished. Mr.
44 Schoon advised the Commission of the property's status.
45

46 a. **1205 Sunset Road – LPC Member Tours.**

47 Mr. Marx informed the Commission he did not have any information on the property's status. Mr. Schoon stated
48 the Commission Members previously expressed interest in touring the home.
49

50 b. **Review of 2023 Preservation Awards Nominations.**

51 Ms. Handler noted she would not participate in the discussion. Mr. Marx identified Nan Greenough's home at 500
52 Maple as one application being received. He identified the other applications received as 1100 Pellum which was
53 submitted by Ms. Handler and 656 Ardsley. Mr. Marx informed the Commission Trustee Apatoff was helpful in

1 getting applications submitted and referred to 740 Ardsley which is slated for submission and referred to the
2 deadline. Ms. Handler informed the Commission she was involved in attempts to save the home which was
3 restored. Mr. Marx referred to the timeline in terms of ordering plaques and the Village Council presentation
4 which they would like to occur before year-end. The Commission Members discussed the process in terms of
5 reviewing the applications, ordering another plaque after the original order is placed and the timeline.
6

7 Chairman Coladarci asked for a motion to approve the three applications presented without closing the deadline
8 for a future submission. A motion as stated by chairman Coladarci was made by Mr. Enck and seconded by Mr.
9 Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

10 AYES: Coladarci, Enck, Papoutsis, Stuart

11 NAYS: None

12
13 c. July 17, 2023 Regular Meeting - Quorum Check.

14 The Commission Members discussed their availability.
15

16 **Additional Public Comment:**

17 An audience member provided the Commission with information relating to 608 Willow Road in terms of the
18 home's condition and the replacement home which may fit better in the neighborhood than the existing home.
19

20 **Adjournment:**

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

23 AYES: Coladarci, Enck, Papoutsis, Stuart

24 NAYS: None

25 The meeting adjourned at 8:37 p.m.
26

27 Respectfully submitted,

28
29 Antionette Johnson

30 Recording Secretary