

Adopted on August 21, 2023

**LANDMARK PRESERVATION COMMISSION
JULY 17, 2023 SPECIAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Beth Ann Papoutsis

Non-Voting Member Present:

Kim Handler

Members Absent:

Joseph Stuart
Paul Weaver

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:10 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment:

No comments were made at this time.

Approval of June 19, 2023 Meeting Minutes:

Chairman Coladarci asked if there were any comments or corrections to be made to the June 19, 2023 meeting minutes. Ms. Papoutsis asked for her comment to be stricken on page 2. No other comments were made at this time. Chairman Coladarci then asked for a motion to approve the June 19, 2023 special meeting minutes, as amended. A motion to approve the June 19, 2023 meeting minutes, as amended, was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Good, Enck, Papoutsis

NAYS: None

NON-VOTING: Handler

Historical Architectural Impact Studies (HAIS):

a. Case No. 23-11-LPC - 615 Elm Street: Review of the Historic and Architectural Impact Study (HAIS) attached to the Historically and Architecturally Significant Maximum Building Size Bonus application submitted for the single-family residence at 615 Elm Street.

Mr. Marx identified the property's location, size and zoning classification. He stated Historical Society's research indicated the home may have been built in 1895 which had minor alterations in 1995. Mr. Marx stated the Historical Society stated the property has architectural and historical significance with the applicant submitting an HAIS in terms of applying for the potential GFA bonus. He stated Healy Rice, the project architect, is present who presented the request to the ZBA for zoning relief along with the HAIS authors and asked if there were any questions.

Mr. Enck asked if the GFA bonus represented a phase of the work. Mr. Marx responded a zoning variation was approved to exceed the maximum permitted GFA which did not take into account the bonus the applicant is seeking. He added if it is granted, their intent was to add extra space on the second floor. No additional questions were raised at this time.

Healy Rice described the request as a perfect example of a home which merited attention and gave the applicants the opportunity down the road to expand. She referred to the initial renovation which squared up the home in the rear and stated the request is for a small 145 square foot second story addition to expand a bedroom. Ms. Rice stated the idea of the bonus would allow them to potentially expand the home in the future and referred to the substantial third floor and coach home which did not allow them to qualify for the GFA garage bonus. She then

1 asked if there were any questions noting an articulation variation was approved and the square footage would be
2 well under the 20% potential addition.
3

4 Chairman Coladarci asked Ms. Rice her opinion as to the effect of making the GFA bonus for historic homes more
5 widely known and Ms. Rice responded it would be tremendous. She referred to other homes with similar requests
6 noting one home elected not to pursue the process. Ms. Rice suggested a zoning amendment article be emailed to
7 architects working in the area and to residents as well in order to promote the process. Mr. Enck asked if this is the
8 first application of this type and if the goal is to maintain the home's exterior. Mr. Marx responded it is the first
9 application to come before the Commission. Ms. Rice agreed the intent is to maintain the home's integrity. Mr.
10 Marx then described what the GFA bonus process entailed. No additional questions were raised at this time.
11

12 Susan Benjamin informed the Commission she is thrilled to do this which allowed homes to be preserved. Jeanne
13 Sylvester informed the Commission Landmarks Illinois would be very interested to hear about the process and
14 become a partner to help publicize it. She then referred to a PowerPoint illustration and provided a summary of
15 the HAIS for the Commission including a detailed description of the home and its prior owners and noted they
16 were unable to determine who built the home and when it was built, estimating its date of construction at 1890.
17 Ms. Benjamin added they found a note that the architect, Frank Windes, may have been involved in the home's
18 construction.
19

20 Ms. Benjamin then referred to a permit dated in 1920 and described several of the Queen Anne home's features.
21 Ms. Rice described the proposed work in the first and second phases of construction. Ms. Sylvester informed the
22 Commission the home was formerly used as a daycare. Ms. Benjamin went on to describe several of the home's
23 interior features and asked if there were any questions. Ms. Sylvester added they are glad the home is being
24 preserved since it is one of the oldest homes on the Village Green.
25

26 Mr. Enck questioned the Antes subdivision which Ms. Sylvester noted is one of the Village's first subdivisions. Ms.
27 Handler complimented Ms. Benjamin and Ms. Sylvester on the information provided in the HAIS. The Commission
28 Members agreed with Ms. Handler's comments.
29

30 Mr. Marx advised the Commission of their role including finding that the HAIS is complete along with specific
31 findings noted on page 10. Chairman Coladarci asked the Commission Members if they felt the HAIS is not
32 complete. No comments were made at this time. He then asked for a motion to find the HAIS for 615 Elm Street
33 complete. Mr. Enck moved to find the HAIS for 615 Elm Street complete. Ms. Good seconded the motion.
34 Chairman Coladarci then read findings into the record. No vote was taken at this time.
35

36 Chairman Coladarci then asked for a motion to find the home architecturally and historically significant and read
37 the findings into the record. Ms. Good noted the references to hip roofs and Ms. Benjamin clarified it should be
38 gabled roofs. Chairman Coladarci questioned the specific wording to be included for the record since this is a new
39 process in terms of granting GFA bonuses for historic properties. Mr. Marx informed the Commission of the August
40 2023 meeting and suggested specific wording be provided by the Commission and included in the record.
41

42 Ms. Rice stated in terms of phrasing it as significant and in an effort to encourage renovation as opposed to
43 demolition of these types of homes, she referred to the amount of space available to work with on the home and
44 suggested the Commission be more generous in terms of the standards that make a home significant which will
45 enable more people to take advantage of the program and help to better promote it. She stated requiring owners
46 to leave porches on the home for example may discourage people from going through the process.
47

48 Mr. Marx referred to the criteria for the use of maximum building size bonus, a portion of which he read into the
49 record. Ms. Sylvester suggested a change going forward for similar projects is to ask the HAIS preparer to identify a
50 home's critical exterior historic and architectural features. Chairman Coladarci agreed with Ms. Sylvester's
51 suggestion with regard to restrictions being imposed on the property and future owners. He then asked the Village
52 staff to provide the Commission with a list of features for them to consider in connection with similar requests
53 going forward. The Commission Members then discussed features of the home which would not be allowed to

1 change. Mr. Marx referred to alterations which would significantly alter the home's style and character. Mr. Enck
2 suggested being more general and provide examples that would be safer and encourage people to have more
3 flexibility. The Commission Members agreed with Mr. Enck's suggestions and included specific examples to be
4 identified such as asymmetry and the general Queen Anne style as suggested by Ms. Good. Ms. Good added it is
5 important for the Commission to know what can be accomplished with an additional 20% GFA for different
6 properties. Ms. Rice stated features which are significant or unique to a home that should be maintained to make
7 it historic should be identified.
8

9 Chairman Coladarci asked the Commission Members if they felt they could complete the process at this meeting or
10 continue the application to the next meeting. Mr. Marx informed the Commission Members of their next meeting
11 date. Ms. Rice stated she can provide the Commission with language to get the process moving forward. Ms.
12 Benjamin identified the following features to consider for this application as compatibility, harmoniousness,
13 deferential additions and asymmetry and compatible with the home's Queen Anne style and its asymmetry,
14 irregular footprint, roof line, front facing gable, the porch and the use of compatible materials. Ms. Rice suggested
15 asymmetry not be included. Ms. Sylvester suggested general language for the Director be included along with
16 specific features which are unique to this home. Chairman Coladarci asked the Commission Members if they felt
17 the modifications proposed would have to be consistent with the home's style. The Commission Members
18 discussed several aspects of items which would qualify at length. Mr. Enck questioned whether the Commission's
19 thought process should be including with their findings. The Commission Members stated they want to make sure
20 it is done right since this is the first application for this process. The Commission Members then referred to page
21 no. 10 and noted including the front facing cross gabled roof. The Commission Members also discussed massing
22 and how it should be addressed in terms of language.
23

24 Chairman Coladarci then asked for a motion that the Commission finds the structure to have historic and
25 architectural significance with critical historical or architectural features that warrant preservation being those the
26 Commission identified for the record to maintain the Queen Anne style of architecture and specifically maintain
27 the features the Commission mentioned. Mr. Enck moved to find the home as having architectural significance
28 that made it qualify for a Historic and Architecturally Significant Maximum Building Size Bonus (or a Gross Floor
29 Area bonus of 20%). He stated the Critical Exterior Historical or Architectural Features identified in the motion are
30 the following: (i) the prominent flared front gable with shingle detailing, consistent with the Queen Anne style of
31 architecture and (ii) one story wrap around front porch, consistent with the Queen Anne style of architecture. Ms.
32 Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

33 AYES: Coladarci, Good, Enck, Papoutsis

34 NAYS: None

35 NON-VOTING: Handler
36

37 **Other Business:**

38 a. Change of Name for Landmark Preservation Commission – Discussion.

39 Chairman Coladarci asked for a motion to table this item to the next meeting. No motion was made.
40

41 b. Monthly Communications for Landmark Preservation Commission – Discussion.

42 Chairman Coladarci asked for a motion to table this item to the next meeting. No motion was made.
43

44 c. August 7, 2023 Meeting – Quorum Check.

45 The Commission Members discussed their availability.
46

47 **Additional Public Comment**

48 Louis Zaransky of Foxdale Avenue introduced himself to the Commission and referred to the renovated older home
49 at 608 Willow Road. He identified his interest in historic preservation and that he applied to become a student
50 liaison Commission Member which required the need to create a student seat. He and Ms. Handler informed the
51 Commission the Village Council planned to discuss the process. Chairman Coladarci indicated an ordinance similar
52 to that used by the EFC may need to be drafted and presented by President Rintz. Ms. Handler agreed to follow up
53 and provide the Commission with more information.

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, Good, Enck, Papoutsis

NAYS: None

NON-VOTING: Handler

The meeting adjourned at 9:38 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary