Adopted on September 18, 2023

LANDMARK PRESERVATION COMMISSION
AUGUST 21, 2023 SPECIAL MEETING MINUTES

Members Present:	Jack Coladarci, Chairman Chris Enck Laura Good Beth Ann Papoutsis Joseph Stuart Paul Weaver
Non-Voting Member Present:	Kim Handler
Members Absent:	None
Village Staff:	Christopher Marx, Associate Planner

Call to Order & Roll Call:
Chairman Coladarci called the meeting to order at 7:05 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment
Chairman Coladarci asked for public comment. No public comments were made at this time. Mr. Marx stated that there was one received correspondence included with the agenda packet with its respective agenda item.

Approval of July 17, 2023 Meeting Minutes.
Chairman Coladarci asked for a motion to approve the July 17, 2023 meeting minutes. Ms. Papoutsis moved to approve the July 17, 2023 meeting minutes. Mr. Enck seconded the motion. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
NAYS: None
NON-VOTING: Handler

Historical Architectural Impact Studies (HAIS)

a. Case No. 23-10-LPC - 620 Spruce Street: Review of the Historical Architectural Impact Study (HAIS) submitted for the single-family residence at 620 Spruce Street.

Mr. Marx provided the Commission with an application update including the applicant being required to provide an HAIS to the Commission. He noted one written comment was received and included as Attachment G. Mr. Marx stated the Historical Society agreed the HAIS is complete and that the property is architecturally significant as a Colonial Revival style home. He then stated Susan Benjamin would provide additional information with regard to the report and asked if there were any questions. No questions were raised at this time. Mr. Marx added the applicant's representative, Eamon Murphy, is also present.

Susan Benjamin provided the Commission Members with a summary of the HAIS for 620 Spruce Street and referred to the PowerPoint presentation. She noted the property has not changed much over the years and referred to a plat showing its location on the lot. Ms. Benjamin then identified the property's owners, the architects and information on their history. She described the home's materials and its Colonial style features and details noting there is not a lot of material on the home which can be saved. Ms. Benjamin also described the home's interior views and detailing and described other homes designed by Seyfarth and Bleeth. She then asked if there were any questions. No questions were raised at this time.

Chairman Coladarci stated the Commission is to determine whether the HAIS is complete and asked for a motion to find the HAIS complete. A motion to find the HAIS for 620 Spruce Street complete was made by Mr. Weaver. The motion was seconded by Ms. Good. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
NAYS: None
NON-VOTING: Handler

Chairman Coladarci then asked the Commission Members if they felt a delay should be imposed. Ms. Papoutsis asked if the home was on the market for a while. Mr. Marx informed the Commission it was on the market since last September. Mr. Weaver agreed with the comments that the home is distressed and imposing a delay would not accomplish anything. No additional comments were made at this time.

Chairman Coladarci then asked for a motion to find that the proposed demolition would not have a significant architectural or historical impact on the Village as a whole or on the immediate neighborhood and for the demolition to proceed without delay. A motion as stated by Chairman Coladarci was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 6 to 0:
AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
NAYS: None
NON-VOTING: Handler

b. <u>Case No. 23-13-LPC - 791 Elm Street: Review of the Historical Architectural Impact Study (HAIS) submitted for the commercial building at 791 Elm Street</u>.
Mr. Marx stated the Commission asked for an HAIS to be done for the property and noted no comments were received. He stated the Historical Society found the HAIS complete and agreed with the findings that the home is architecturally and historically significant and was designed by a prominent architect. Mr. Marx stated Jean Guarino would present the HAIS to the Commission and asked if there were any questions.

Ms. Good asked what are the plans for the property. Mr. Marx responded a new bank building would be constructed and the request is undergoing the review process with the Village. He stated a lot of consideration for the design was given due to its neighborhood context and the applicant can speak to it.

Jean Guarino stated in terms of her findings, she identified the building's completion date as 1964 and that the home possessed local architectural and historical significance. She described it as a large scale and unusual example of a Colonial Revival building from the mid-20th century with prominent siting at Elm and Green Bay Road. Ms. Guarino then described the building's features and noted it was designed by Peter Mayo and described his background and homes done in the Village. She stated the building has local historical significance due to its affiliation with the Winnetka Trust & Savings Bank, one of the oldest banks on the North Shore. Ms. Guarino also outlined the bank's history which was built by Max K. Mayer and the architect's background. She then asked if there were any questions. No questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Christopher Perdzock, JPMorgan Chase, informed the Commission they completed the preliminary design review package which would be submitted for presentation at the October 2023 [Village Council] meeting. Chairman Coladarci referred to the new building being sensitive to the neighborhood and if those issues were addressed. Mr. Perdzock responded Gensler, the architect, would work on addressing the issues and would be sensitive to the neighborhood context and scale. He also stated the new building would be a three story building and described how the corner's prominence would be addressed with a primary entrance off Elm Street. Mr. Weaver asked if the bank occupied all of the current second floor space. Mr. Perdzock confirmed that is correct. He also stated a drive-through would not be moved to this location.

Mr. Enck asked if the bank planned to move to a temporary location during construction. Mr. Perdzock confirmed that is correct and described how the bank operations would function. Ms. Good asked if a three story building required a zoning change. Mike Spence confirmed no zoning changes were required although they have requested a couple of exceptions with regard to height as well as maintaining the current architectural significance. He noted the corner would be at a three story height and contain a parapet wall and the building would step down to 45 feet. Mr. Spence estimated the corner height to be approximately 52 feet.

Ms. Good questioned the new building's design and material. Mr. Spence responded they are considering a couple of options which have not yet been finalized. He also stated the building would have a limestone base with either red brick or red terra cotta for the upper floors. Mr. Spence also stated it would not be feasible to rehab the building due to their space requirement needs. Mr. Perdzock stated the new building would measure approximately 36,000 square feet with underground parking. Mr. Spence stated underground parking would be for bank employees and customers. Mr. Stuart asked if the building would be similar to their other buildings across the country. Mr. Perdzock responded they are leaning toward art deco as well as other options which would fall within the Village's design guidelines.

Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.

Chairman Coladarci asked for public comment. No comments were made at this time. He then called the matter in for discussion.

Chairman Coladarci then asked for a motion to find the HAIS for 791 Elm Street complete. Ms. Handler referred to page 38 and stated the original design may be revisited and described the bank's appearance and concept presented to the Village Council. She stated the Village Council was divided on the idea of art deco and noted they were all concerned with the height. Ms. Handler stated the Village Council Trustees were all concerned with regard to height although they liked the idea of the building being an anchor on the corner. She added the amount of underground parking included as part of the request represented a positive change and a benefit. Ms. Handler concluded overall, the Village Council was pleased with the proposal and the applicant's attempts to address the concerns.

Chairman Coladarci asked for a motion to find the HAIS for 791 Elm Street complete. A motion to find the HAIS for 791 Elm Street complete was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 6 to 0:

AYES:	Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
NAYS:	None
NON-VOTING:	Handler

Chairman Coladarci then asked the Commission Members if they felt a delay would be appropriate. Ms. Good stated her concern related to height as well as the loss of the French school which also had an historic feel. She suggested they be very careful with the building's replacement if the height issue was approved and the possible domino effect. Mr. Enck asked if the request would be reviewed by the DRB. Mr. Marx confirmed the DRB would have input in terms of the building's design and make a recommendation to the Village Council.

The applicant informed the Commission their next step in the process is to go before the DRB followed by the planned development process which addressed incorporating zoning relief. Mr. Enck asked if the comments made would be relayed to the DRB. Mr. Marx responded the Commission can relay their concerns to the DRB in correspondence. Chairman Coladarci asked for the Commission's minutes to be forwarded to the DRB. Mr. Marx confirmed the Commission's minutes can be included in the DRB packet and suggested a motion be made.

Chairman Coladarci asked for a motion to forward the Commission's minutes to the DRB identifying their discussion of their concern of the proposed new building and its height and effect on the rest of the surrounding neighborhood. Ms. Good stated due to the site's prominence, she asked if the Commission can meet jointly with the DRB. Chairman Coladarci responded they are not allowed to do that in terms of the scope of their duties. The Commission Members further discussed the process in terms of their relaying their concerns in connection with height and the imposition of a demolition delay would not accomplish any goal and change the outcome.

Ms. Papoutsis asked what would the ceiling height be. The applicant estimated it to be 15 feet with the existing building height measuring 37 feet and the new building height to be 45 feet.

Chairman Coladarci asked for a motion to forward the Commission's discussion to the DRB. A motion was made by Ms. Good to ask that the minutes from the Commission's meeting be shared with the DRB for when the Planned Development application reaches the DRB. The motion was seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 6 to 0:

AYES:	Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
NAYS:	None
NON-VOTING:	Handler

Chairman Coladarci for a motion to recommend a demolition delay for 791 Elm Street. No motion was made. Chairman Coladarci then asked for a motion to allow the demolition to proceed without delay. A motion to allow the demolition to proceed without delay for 791 Elm Street was made by Mr. Enck and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 6 to 0:

AYES:	Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
NAYS:	None
NON-VOTING:	Handler

Other Business:

a. Review of 2023 Preservation Award Nomination - Late Submission.

Chairman Coladarci stated the late application submission is for 740 Ardsley Road. Mr. Marx informed the Commission the previously incomplete application was submitted by Trustee Apatoff and referred to images of the previous and final improvements. He then described the improvements made to the home noting the application required the Commission's review. The Commission Members discussed how the home was previously submitted for demolition and was saved. Mr. Marx stated their goal is to present the awards by year end.

Chairman Coladarci asked the Commission Members if they would approve the nomination as an award winner and asked for a motion. A motion as stated by Chairman Coladarci was made by Mr. Weaver and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 6 to 0:

AYES:	Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
NAYS:	None
NON-VOTING:	Handler

Chairman Coladarci took the agenda out of order and first asked for a quorum check for the September 2023 meeting.

d. September 18, 2023 Regular Meeting - Quorum Check.

The Commission Members discussed their availability. Mr. Marx noted there would be three demolition permit applications on the September agenda which he outlined for the Commission while identifying two of them as 661 Sheridan Road and 466 Chestnut.

c. Monthly Communications for Landmark Preservation Commission – Discussion.

Mr. Marx informed the Commission he spoke to Diana Pugo, Public Works staff liaison, and stated it is a specific agenda item which appeared under New Business where items are discussed for future agendas and well as items to put forward for Village communication meetings such as the e-newsletter and quarterly newsletter. He stated the main issue related to who could author those reports which is usually the Commission Members who come up with the content. Mr. Marx stated the substance of the comment would come directly from the Commission themselves.

Chairman Coladarci suggested it would good for the Commission to promote their awareness in terms of their mission. Mr. Enck stated he would revisit the information he wrote relating to deconstruction and provide it to Mr. Marx. Mr. Weaver suggested any interesting information obtained during their meetings can be included in the newsletter. Mr. Marx stated information relating to meetings and agenda items are available online for quite some time. He noted they have copies of HAIS reports submitted over the last 20 years as well as the Historical Society and in the home files. He added digital copies from the last five years are available and it would take some time to assemble all of them. Mr. Marx then stated for the Village newsletter and quarterly editions, those can be updated by the Village Manager's office. He added the file sizes are very large. Chairman Coladarci suggested that HAIS reports be kept on a website location for access by everyone.

Mr. Marx stated they have allowed access to redacted information in connection with public records requests that are available in terms of old HAIS reports. Ms. Handler referred to the confusion surrounding landmarking homes and suggested information for the historic preservation awards be used in the Village's kiosk in terms of marketing of what the Commission does. Several Commission Members agreed with Ms. Handler's suggestion. Mr. Marx stated he would discuss it with President Rintz and prepare a staff report for the next meeting with the Commission to generate the cycle of communication to be done from that point.

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

Mr. Marx stated he is waiting on information from Mr. Weaver. Mr. Weaver stated he previously circulated a memo to the Commission Members which included changing the Commission's name. Chairman Coladarci stated the suggestion was to change the name to the Preservation Commission which better aligned with the Commission's goals and their mission. He then referred to the discussion with President Rintz. Mr. Weaver recalled that the new suggested name was the Winnetka Preservation Commission with placing greater emphasis on communication and community education. Ms. Good referred to the discussion of the suggested name Historic Preservation Commission. Chairman Coladarci suggested they go with Preservation Commission which is more aligned with what other communities are doing. He also referred to discussions they have had with applicants concerning the replacement properties and expanding the Commission's role to consider that.

Mr. Marx stated President Rintz would like a formal statement from the Commission to be presented to the Village Council for discussion. He asked for the Commission Members to send one email at a time in order to not violate the Open Meetings Act and he can relay information to the entire Commission. Chairman Coladarci stated he would add comments to Mr. Weaver's memo and then forward it on to Mr. Marx to provide to the remainder of the Commission Members for comments. The Commission Members and Mr. Marx discussed the procedure to provide information to Chairman Coladarci so as not to violate the Open Meetings Act. Mr. Marx stated he would include a note to the Commission Members for the September meeting to have any brief, succinct ideas for contributions to the text of the letter to be presented to the Village Council with the ultimate decision to be made at the October meeting.

Mr. Stuart asked who would decide on the letterhead and the plaque information. Mr. Marx responded the plaques are done by a Detroit manufacturer. Mr. Marx stated the logo and letterhead would be adjusted by the Village with only the text name change to be replaced.

Chair asked the Commission Members to come up with ideas as to what they want to relay to the Village Council in terms of marketing and getting the message out to the Village as to what the Commission does.

Old Business:

Ms. Good asked with regard to touring 1205 Sunset before it is demolished, she referred to the Commission Members who wanted to attend and concerns in connection with the Open Meetings Act. Mr. Marx stated within the next 10 days, Public Works planned to provide him with a key and the Commission Members can look at the home at a specific time. He suggested the Commission Members stagger their attendance times. The Commission Members discussed whether items can be salvaged. Mr. Marx stated he would advise them as to when they can attend.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. A motion to adjourn 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:	Handler

The meeting adjourned at 9:12 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary