

Adopted on November 6, 2023

**LANDMARK PRESERVATION COMMISSION
SEPTEMBER 18, 2023 SPECIAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Beth Ann Papoutsis

Non-Voting Members Present:

Kim Handler
Louis Zaransky

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 7:08 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment:

No public comment was made at this time. Mr. Marx informed the Commission correspondence was received relating to an agenda item and included in the agenda packet.

Approval of August 21, 2023 Special Meeting Minutes:

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the August 21, 2023 special meeting minutes. Ms. Papoutsis moved to approve the August 21, 2023 special meeting minutes. Mr. Enck seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Papoutsis

NAYS: None

NON-VOTING: Handler, Zaransky

Demolition Permit Applications:

a. Case No. 23-17-LPC - 661 Sheridan Road: Review of the demolition permit application submitted for the single-family residence at 661 Sheridan Road.

Mr. Marx identified the applicant, the property's size, zoning classification and no approximate date of construction with the Historical Society concluding it may have been constructed in approximately 1905 with subsequent alterations. He stated the property is listed on the Illinois Historic Structures Listing and the Historical Society concluded the property has architectural significance. Mr. Marx then referred to their comments on Attachment C and asked if there were any questions.

Chairman Coladarci referred to permits for neighboring structures and asked if it had an effect on the Commission's consideration. Mr. Marx responded it did not and noted that information is included due to the concern with regard to multiple demolitions and construction occurring on the same block and to confirm they are monitoring the congestion effect in the neighborhood. He referred to 645 Sheridan Road and the likelihood of construction of both properties occurring the same time with Mr. Schoon to administer the decision if one demolition should be delayed. He added the subject property is not located in the bluff and is not affected by the moratorium. Mr. Marx also identified neighboring homes located in the bluff.

Chairman Coladarci asked for the applicant's presentation. Steve Bacik, President of SJ Bacik Construction, stated he would speak on behalf of the applicant and described the home's materials which may have been an accessory structure and the condition with the replacement home to replicate the newly constructed home on the lake. He stated the new single family home would measure approximately 1,300 square feet with the existing home

1 measuring between 2,000-2,500 square feet. Mr. Bacik noted the new home would be an accessory home for the
2 recently built home on the lake and the independent lots would be consolidated in the future.

3
4 Mr. Enck referred to other accessory structure lakefront teardowns and asked if the lots are consolidated, would a
5 new accessory structure be allowed to be built. Mr. Marx responded if the lots are consolidated. Mr. Enck then
6 referred to other coach homes and a similar situation north of the property and asked Mr. Bacik if the applicant
7 considered rehabbing the home. Mr. Bacik responded the new home would be pushed back 50-70 feet from its
8 current location and would have more landscaping reiterating the new home would replicate the new home done
9 by the same architect, Robert A. Stern Architecture.

10
11 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time. He
12 then asked for public comment. No comments were made at this time. Chairman Coladarci called the matter in for
13 discussion.

14
15 Chairman Coladarci asked the Commission Members if they felt an HAIS would be appropriate. Ms. Papoutsis
16 referred to the Historical Society's comments relating to the home's architectural significance. Chairman Coladarci
17 commented the home did not appear to be special. Mr. Enck referred to the comments on the estate survey
18 listing. Mr. Marx provided the Commission with an explanation.

19
20 Chairman Coladarci referred to the Sanborn map and commented an HAIS would not provide any additional
21 historical or architectural information. Mr. Enck suggested an HAIS be done based on the Historical Society's
22 comments due to the home being tied to the original estate. Ms. Good referred Robert C. Spencer as a core Frank
23 Lloyd Wright studio and the number of homes by significant architects being torn down although the home is not
24 as detailed as the main home torn down. She questioned whether an HAIS was done on the main home prior to its
25 demolition and recommended an HAIS be done on this home. Mr. Enck agreed with the comments made and
26 stated he is curious as to the documentation done on the original home years ago. Ms. Papoutsis indicated this
27 home may be the only remaining design by Robert Spencer. Ms. Good then referred to Susan Benjamin's
28 comments identifying the home as a significant individual structure.

29
30 Chairman Coladarci asked for a motion noting no interior photos are available. A motion was made by Mr. Enck to
31 recommend an HAIS for 661 Sheridan Road based on the Historical Society's comments relating to the home's
32 architectural significance and the property being listed on the Illinois Historic Structures Listing. He also referred to
33 criteria nos. 1 and 3. Ms. good seconded the motion. A vote was taken and the motion passed, 3 to 1:

34 AYES: Enck, Good, Papoutsis

35 NAYS: Coladarci

36 NON-VOTING: Handler, Zaransky

37
38 **b. Case No. 23-18-LPC - 466 Chestnut Street: Review of the demolition permit application submitted for**
39 **the single-family residence at 466 Chestnut Street.**

40 Mr. Marx identified the applicant, the property's location, size, zoning classification and date of construction as
41 approximately 1920 with subsequent additions. He stated the property is not on the Illinois Historic Structures
42 Listing and the Historical Society stated the property does not have architectural or historical significance. Mr.
43 Marx then asked if there were any questions. No questions were raised at this time.

44
45 Chairman Coladarci asked for the applicant's presentation. Robert Milkowski introduced himself as the property
46 owner and informed the Commission he planned to demolish the home and build a new home for sale. He
47 described the home's condition as rundown and not maintained with the home having a clay tile foundation which
48 is in poor shape. Mr. Milkowski stated no one has lived in the home for a month and he purchased the home from
49 the owner. He also stated no attempts were made to market the home.

50
51 Mr. Enck questioned the proposed replacement home. Mr. Milkowski responded the new home would be a two
52 story stucco home with transitional architecture with multiple front windows, a front entrance and side driveway
53 with a deep pitched roof. He also stated the new home would be longer and estimated the size to be 2,800 square

1 feet with the current home measuring 1,200 square feet. Chairman Coladarci asked if there were any other
2 questions. No addition questions were raised at this time.

3
4 Chairman Coladarci asked for public comment. No comments were made at this time. He then called the matter in
5 for discussion. Chairman Coladarci asked the Commission Members if they felt the home warranted an HAIS. No
6 comments were made at this time. He then asked for a motion to issue the demolition permit without delay. A
7 motion was made by Ms. Good to approve the 466 Chestnut Street demolition permit application without delay.
8 Ms. Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

9 AYES: Coladarci, Enck, Good, Papoutsis

10 NAYS: None

11 NON-VOTING: Handler, Zaransky

12
13 c. **Case No. 23-19-LPC - 915-917 Willow Road: Review of the demolition permit application submitted for**
14 **the commercial building at 915-917 Willow Road.**

15 Mr. Marx identified the applicant, the property's location, size, zoning classification and date of construction as
16 approximately 1893 with subsequent alterations. He stated the property is not on the Illinois Historic Structures
17 Listing and the Historical Society stated the property does not have architectural or historical significance. Mr.
18 Marx stated the applicant is present and asked if there were any questions.

19
20 Ms. Good asked if another business would have been allowed to occupy the space. Mr. Marx responded no since
21 the existing business is legal nonconforming which existed for decades. He stated once the building is vacated, the
22 nonconformity did not carry over to the next proposed use. Mr. Enck asked if there would be three new homes.
23 Mr. Marx responded the property sale would result in the development of single family homes and they have not
24 received proposed plans with only a discussion with the Community Development Department in terms of what
25 could be built. He identified the vacant lot and two other parcels of 915 Willow Road and 917 Willow Road with a
26 subsequent consolidation and subdivision. Ms. Good asked if the new homes would face Willow Road. Mr. Marx
27 responded they are not required to face Willow Road with the design being the builder's prerogative. He noted R-5
28 zoned lots are the smallest minimum lots which contain the smallest homes in the Village and identified the sizes
29 of R-2, R-3 and R-4 zoned lots. Mr. Enck also referred to the permit history which indicated nothing from 1893
30 remained. He then referred to the Historical Society's comments relating to the 1893 structure and stated over the
31 course of 100 plus years, there were minor additions and alterations, etc. with the home's original integrity
32 removed piece by piece. Ms. Good asked if there were original structure photos. Mr. Marx responded the current
33 owners may have a better understanding of the property's depth.

34
35 Chairman Coladarci asked for the applicant's presentation. Cal Bernstein spoke on the applicants' behalf who are
36 the contract purchasers. He stated the intent is to construct three single family residences compliant with current
37 zoning. He stated he is not sure whether a subdivision would be required and noted the homes have not yet been
38 designed which are reliant on the market. Mr. Bernstein added the only the information they have is what was
39 received from the Historical Society and in the agenda report. He then referred to the letter received and stated it
40 related to the demolition process and noted the developer would adhere to the rules and regulations and would
41 be sensitive to the neighbors. Chairman Coladarci asked if there were any questions. No questions were raised at
42 this time.

43
44 David Hook introduced himself to the Commission and stated his parents purchased the property in 1960. Nancy
45 Hook stated all of the information they have on the home was provided to the Historical Society and there are no
46 photos of the original home. Reference was made to Attachment C. Mr. Enck referred to the business's history and
47 asked if there was no interest in another business taking over the property. The Hooks responded there was no
48 interest. Ms. Papoutsis thanked the applicants for their business.

49
50 Chairman Coladarci asked if there was any public comment. No comments were made at this time. He then called
51 the matter in for discussion.
52

Chairman Coladarci asked the Commission Members if they felt an HAIS is warranted. Mr. Enck responded he initially would have asked for an HAIS but due to the Historical Society's comments and the information they have, it would not provide any additional information. Mr. Marx informed the Commission he received a series of photos this afternoon that was provided for their records. Chairman Coladarci confirmed there is no motion for an HAIS. He then asked for a motion to approve demolition without delay. Mr. Enck stated in connection with the replacement homes, he is concerned with regard to what he saw online. He commented the new homes may be similar in style which may stand out and suggested there be more creativity. Mr. Enck asked the developer to carefully consider the new homes' appearance and ensure they fit in with the neighborhood. Ms. Good agreed with Mr. Enck's comments. Ms. Papoutsis said the Historical Society could do a comprehensive study. Chairman Coladarci stated that would require an HAIS. Philip Couri, the applicant's attorney, stated the applicants are cooperating and any historical significance did not relate to the structure itself but the business. He ensured the Commission that the Hooks are continuing to work with the Historical Society to provide them with items relating to the business. Mr. Couri referred to the expense of an HAIS, the difficulty of finding a buyer and the fact that the applicants are retiring. The Commission Members explained the purpose of having an HAIS to the applicants.

Ms. Papoutsis moved to approve the 915-917 Willow Road demolition permit application without delay. Ms. Good seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Papoutsis

NAYS: None

NON-VOTING: Handler, Zaransky

The Commission Members took a break at this time.

Other Business:

a. October 2, 2023 Regular Meeting - Quorum Check.

The Commission Members discussed their availability for the October and November meetings.

b. Change of Name for Landmark Preservation Commission - Draft Letter to Village Council.

Mr. Marx referred the Commission Members to Mr. Weaver's draft letter for their consideration following President Rintz's request regarding their requested name change and the reasons for it. He asked the Commission Members to express their comments and any changes for presentation at a future meeting. Chairman Coladarci referred to the reference to The Lakota Group in terms of soliciting their feedback regarding what other communities have done. Mr. Marx stated that information was previously provided to the Commission and he could represent it to them. Chairman Coladarci asked the Commission Members for their comments. Ms. Good explained the differences between architecturally and historically significant structures and agreed the Commission's name should be changed.

Trustee Handler referred to the Commission's ordinance, duties and application items they consider. Mr. Marx then stated while references to interior photos in a home's documentation provided a more thorough, holistic assessment of the property, from a historical preservation standpoint, some communities have required preservation of a home's interior but it is not common since it is difficult to enforce. He stated exterior conditions have more of an effect on the community and are easier to enforce. Ms. Good referred to homes with exterior easements and stated it is not unusual to have interior easements. She then stated in historic districts, it related mostly what is visible from the street and referred to Galena, IL as an example. Ms. Good stated for landmarked structures, that is when you consider doing interior easements which protect the structures in perpetuity. Chairman Coladarci stated easements would increase pressure on those who want to demolish a structure. Trustee Handler commented on the fact that the ordinance only allowed the Commission to consider a home's exterior. Ms. Good referred to instances where an extraordinary interior restoration was done and should be considered to receive a preservation reward and referred to the requirements for the tax freeze program in connection with interior restoration. She then stated the ordinance should be revised to allow the Commission to consider a home's interior.

Chairman Coladarci asked Mr. Marx to provide the Commission Members with the matrix from the spring at their November meeting. Mr. Marx agreed and added the matrix contained information in terms of what other communities' demolition delays entailed, whether they had historic districts and information on design requirements for new home construction. Trustee Handler stated while the replacement did not play into the demolition decision, she referred to other communities where a demolition permit is allowed based on its replacement. Chairman Coladarci referred to the discussion years ago relating to residential design guidelines which was met with significant resistance in terms of property rights. Mr. Enck referred to the Village Council discussion relating to residence design guidelines. Trustee Handler informed the Commission of comments made regarding multiple homes built which are similar in design. Mr. Marx stated information relating to the Commission's prior discussions on the matter can be included in the agenda materials.

c. Monthly Communications for Landmark Preservation Commission - Sample Item.

Mr. Marx referred to Mr. Enck's draft and informed the Commission it was suggested that the information be more succinct and stated with regard to the communication items the Commission would like to share, in talking about deconstruction, he suggested a better angle be used in terms of only mentioning the deconstruction aspect or referencing success stories and that a more optimistic approach should be used. He also stated any links to outside sources or events need to be vetted by the Village Manager's office. Mr. Marx stated if it became a regular event, the Commission can discuss how it would be written and when it would be included in the quarterly or email blasts used by the Village. Chairman Coladarci questioned the form or template to be used. Mr. Marx responded most of the website functions are delegated to different departments. He explained how documents and items are uploaded on the website and noted any information within the last year should be readily available with older documents requiring more time to obtain. Trustee Handler referred to businesses which perform deconstruction and they should explain how it is beneficial. Mr. Marx referred to whether deconstruction should be permitted when the new home's construction permit had not yet been issued and referred to the 848 Tower Road deconstruction. Mr. Enck suggested the matter be tabled until they have a more positive example. Mr. Marx suggested that item could be discussed for the December preservation awards and be an example in terms of the Commission's first communication. Chairman Coladarci referred to the Village Council's agenda which contained ongoing items for the newsletter and website and asked Mr. Marx to provide similar information to the Commission Members at their November meeting.

Adjournment:

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

AYES: Coladarci, Enck, Good, Papoutsis

NAYS: None

NON-VOTING: Handler, Zaransky

The meeting adjourned at 9:04 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary