

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

Members Present:

Jack Coladarci, Chairman
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

Non-Voting Members Absent:

Kim Handler
Louis Zaransky

Members Absent:

Chris Enck

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 provided the Commission Members with an update for 661 Sheridan Road.

Approval of Minutes:

a. Approval of September 18, 2023 Regular Meeting Minutes.

Chairman Coladarci asked if there were any comments or corrections to be made to the September 18, 2023 meeting minutes. Ms. Papoutsis clarified her comment on page 5, line no. 9 and asked to strike her comment on line 35. Chairman Coladarci then asked for a motion to approve the September 18, 2023 meeting minutes, as amended. A motion to approve the September 18, 2023 meeting minutes, as amended, was made by Mr. Weaver and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Stuart, Weaver

NAYS: None

Demolition Permit Applications:

a. Case No. 23-20-LPC - 518 Elder Lane: Review of the demolition permit application submitted for the single-family residence at 518 Elder Lane

Mr. Marx stated the property is under contract purchase and identified its location, size and zoning classification which was built in approximately 1913 and had subsequent additions. He stated there is not a lot on the Illinois Historic Structures Listing and the Historical Society stated the property has architectural significance and referred to their findings on Attachment C. Mr. Marx noted two written comments were included as an attachment and asked if there were any questions. No questions were raised at this time.

Matan Aharoni, President of Third Coast Development, stated he is the contract purchaser and noted the property is not empty. He stated they decided to demolish the home due to its lack of items for current owners and the cost to bring it up to today's standards. Mr. Aharoni added the home was not offered for sale and he and the sellers were not aware of the home's architectural significance noting the home is dated and needed work and described the unfinished short basement. Chairman Coladarci informed the applicant of the Commission's concern relating to a home with architectural significance not being listed for sale. Mr. Aharoni informed the Commission of the research he performed and concluded the home's architecture did not reflect the architect's quality of work. Chairman Coladarci referred to Tom Fritz, a prior owner, as being significant to the Village and asked if there were any questions.

Ms. Papoutsis asked what is the style of the new home. Mr. Aharoni responded it may be a traditional brick home which would be up to the new home owner. Mr. Weaver asked if it would be a spec home. Mr. Aharoni responded the home would be designed with the new owner's ability to later make changes. Mr. Stuart asked if his company restored homes and Mr. Aharoni responded they do with this being their first Winnetka project. Mr. Aharoni stated renovation options were not feasible and described how they determined the cost basis noting there is no significant millwork in the home to be saved. No additional questions were raised at this time.

Chairman Coladarci asked for public comment. Lance Knox introduced himself and Mary Lambert as neighbors who provided a memo to the Commission relating to the home's historical significance. He informed the Commission he has additional information on Mahar. Chairman Coladarci asked Mr. Knox if he felt the home warranted an HAIS. Mr. Knox confirmed he did.

Kate Casale MacNally stated her family lives across the street and provided the Commission with background in connection with change to the neighborhood context. She also described the difficulties for the owners in terms of the home's upkeep as well as the construction effect on the neighborhood. Ms. Casale MacNally stated she supported the owner's attempt to quickly embark on their next journey in selling the home without undue delay or expense. She concluded by thanking the Commission for their service. No additional comments were made at this time.

Chairman Coladarci then called the matter in for discussion. Mr. Weaver referred to the letter submitted relating to construction from someone who is not in attendance. Chairman Coladarci asked for a motion to require an HAIS. Ms. Papoutsis referred to the Historical Society's research stating the property has architectural significance. She then stated the home did not have the attributes of the architect's typical architecture. Mr. Weaver added Tom Fritz has been a major part of the community for 50 years in terms of considering whether an HAIS should be done. He then moved to require an HAIS for 518 Elder Lane. Chairman Coladarci referred to the applicable findings. The motion was seconded. Chairman Coladarci noted Ms. Good is now present. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Stuart, Weaver

NAYS: None

ABSTAINED: Good

Historical Architectural Impact Studies (HAIS):

a. Case No. 23-17-LPC - 661 Sheridan Road: Review of the Historic and Architectural Impact Study (HAIS) attached to the demolition permit for the single-family residence.

Mr. Marx provided background in connection with the Commission's request for an HAIS in that the property has historical significance. He stated an HAIS was submitted by Benjamin Historical Certifications. Mr. Marx noted the Historical Society found the HAIS complete and agreed with its findings that the property is historically and architecturally significant recognizing that the gate house is less significant than the main home which was demolished in 1991. He noted that correspondence received was included as Attachment G and asked if there were any questions. No questions were raised at this time.

Susan Benjamin described the project as interesting and represented a remnant of a spectacular estate property with the HAIS incorporating the property's history and development. She stated the building has been considerably altered and referred to the structure's illustrations. Ms. Benjamin then described the architect's history and background. Jeanne Sylvester identified the property's location and referred to newspaper articles, the Sanborn map and provided the previous owners' background.

Ms. Benjamin further described the property's development and alterations which took place over time and made specific mention of the windows. Ms. Benjamin and Ms. Sylvester provided further information relating to the home in the PowerPoint presentation with the HAIS concluding the main home's demolition removed this building's architectural significance.

Chairman Coladarci thanked Ms. Sylvester and Ms. Benjamin for the wonderful report and asked if there were any questions. Mr. Weaver stated there were a lot of interesting people related to the property. Ms. Sylvester noted a typographical error on page 21 of the report would be corrected. Mr. Weaver then referred to a replacement neighboring home located on the divided lot. No additional comments were made 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 asked for a motion to find the HAIS complete. A motion to find the HAIS for 661 Sheridan Road complete was made by Ms. Papoutsis and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Good, Papoutsis, Stuart, Weaver

NAYS: None

Chairman Coladarci then referred to the findings and asked for a motion to recommend that demolition be delayed. Mr. Weaver referred to the loss of the home's original architectural integrity as a result of the renovations adding a demolition delay may not accomplish much. Chairman Coladarci stated the property's history has been documented and agreed with Mr. Weaver's recommendation to not delay demolition. Mr. Stuart agreed with the comments made. No motion was made.

Chairman Coladarci then asked for a motion to allow demolition to proceed without delay. A motion was made by Mr. Weaver to allow demolition to proceed without delay and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Good, Papoutsis, Stuart, Weaver

NAYS: None

Other Business:

a. December 4, 2023 Regular Meeting - Quorum Check.

Mr. Marx confirmed there would be two agenda items and identified them as 883 Private Road and 1165 Whitebridge Hill. The Commission Members discussed their availability.

b. Change of Name for Landmark Preservation Commission.

Mr. Marx stated they have asked for a copy of the matrix in terms of what other communities have done which would be provided to the Commission and the public for review online. He noted President Rintz was unable to attend tonight's meeting and would like to discuss the matter following the landmark presentation awards.

c. Monthly Communications for Landmark Preservation Commission.

The matter was also continued to the next meeting.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. Ms. Papoutsis asked for a notation to be made to include the Commission's consideration of the Historical Society's recommendation in connection with 661 Sheridan Road. A motion to adjourn was made by Mr. Weaver and seconded by Ms. Good. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Good, Papoutsis, Stuart, Weaver

NAYS: None

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary