

Adopted on February 5, 2024

**LANDMARK PRESERVATION COMMISSION
DECEMBER 4, 2023 MEETING MINUTES**

Members Present:

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

Non-Voting Members Present:

Kim Handler
Louis Zaranski

Members Absent:

Chris Enck

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 Comments:

No comments were made at this time.

Approval of Meeting Minutes:

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the November 6, 2023 meeting minutes. A motion was made by Ms. Papoutsis and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Handler

Demolition Permit Application:

a. Case No. 23-22-LPC - 1165 Whitebridge Hill Road: Review of the demolition permit application submitted for the single-family residence at 1165 Whitebridge Hill Road.

Mr. Marx identified the applicant presenting on behalf of the property owner, the property's location, size and zoning classification. He stated the Village records did not indicate the construction date and noted the Historical Society's uncertainty in terms of its relationship to the Garrett Gage estate and explained the possible estimated date of construction. Mr. Marx then identified the home's alterations and additions and noted it is not listed on the Illinois Historic Structures Listing and the Historical Society determined the property has historical significance. He asked if there were any questions.

Mr. Weaver asked when the Village began collecting records. Mr. Marx responded the Village has copies of subdivided properties which may have been the oldest documents as far as zoning documents with the oldest documents dating from the 1920's onward. He added the Historical Society sometimes has older document copies for some properties and explained how records may have been lost. Mr. Marx noted the main home was demolished within the last 10 years with an HAIS being done on that home. No additional questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Paul Harb introduced himself to the Commission. Mr. Marx clarified the Historical Society's position on the application. Mr. Harb stated they have owned the property since 2013 and described its rental history with it subsequently falling into disrepair. He stated they are not able to perform upkeep on the property due to the amount of work needed and the cost which is prohibitively expensive. Mr. Harb described the home's interior condition which is not functional in terms of it being in livable condition as

1 well as the inadequate function of the mechanical systems. Ms. Papoutsis asked if the purchase was for rental
2 property purposes. Mr. Harb responded the owners live on the North Shore and acquire properties with no long
3 term goals. Mr. Weaver asked if they planned to build another home. Mr. Harb responded there are no
4 development plans for the property. Mr. Stuart asked if they would consider listing the property for sale. Mr. Harb
5 responded the owners would not.

6
7 Cameel Halim, 1136 Sheridan Road, the property owner, stated they live next door and plan to use the property as
8 a garden at this time. He stated they expect the real estate taxes to be reduced once the home is torn down and
9 they have no plans to combine that lot with their lot. No additional questions were raised at this time.

10
11 Chairman Coladarci asked for public comment. No comments were made at this time. He then called the matter in
12 for discussion.

13
14 Chairman Coladarci referred to the HAIS done for 1175 Sheridan Road and asked the Commission Members for
15 their comments. Mr. Weaver indicated it may be possible for an HAIS to reveal additional information on the
16 property. Mr. Marx confirmed that the Historical Society knew the green house, coach house and carriage home
17 existed on the property but could not definitely determine they are the same structure. Chairman Coladarci
18 commented they may not obtain any new information with an HAIS and referred to the applicant's attempts to
19 rent or maintain the property as well as the cost imposed on the applicant for an HAIS. Mr. Stuart commented the
20 original estate is one of the nicest in Winnetka and an HAIS may produce additional information and be
21 worthwhile. The Commission Members further discussed whether an HAIS is necessary and referred to the
22 Historical Society's comments. Ms. Good agreed the structure is very significant and referred to the Commission's
23 efforts to save the home's facade.

24
25 Chairman Coladarci asked for a motion to require an HAIS for 1165 Whitebridge Hill Road. Mr. Weaver suggested
26 they ask if the existing HAIS can be updated with any new information and he would not be opposed to
27 demolition. Mr. Marx informed the Commission the HAIS was done for a separate property and he would have to
28 review the code to confirm that can be done. He noted the deadline for submission for the January 2024 meeting
29 is next week. Mr. Zaranski indicated there may be additional information that the Historical Society does not have
30 and referred to a similar circumstance relating to 525 Ash. Chairman Coladarci explained the Commission's
31 position to the applicant. Mr. Marx noted no materials can be removed from the structure prior to demolition and
32 in connection with utility disconnection, he would check to see if the policy had been updated. Ms. Papoutsis
33 asked the applicant if they planned to take down mature trees. Mr. Halim responded they would not.

34
35 Chairman Coladarci asked for a motion to recommend an HAIS be done on the property due to the property's
36 historical significance. Mr. Marx stated the Commission must consider Susan Benjamin's availability and willingness
37 to update the existing HAIS. He then stated the applicant would have to hire someone to author the HAIS with the
38 Commission to decide on whether it is complete. Ms. Good asked for interior photos as part of the HAIS.

39
40 A motion was made by Ms. Papoutsis to require an HAIS for 1165 Whitebridge Hill Road due to the home's
41 architectural significance. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed,
42 5 to 0:

43 AYES: Coladarci, Good, Papoutsis, Stuart, Weaver

44 NAYS: None

45 NON-VOTING: Handler

46
47 **b. Case No. 23-23-LPC - 883 Private Road: Review of the demolition permit application submitted for the**
48 **single-family residence at 883 Private Road.**

49 Mr. Marx identified the applicant, the property's location, size and zoning classification with a construction date of
50 construction which had a limited amount of alterations. He stated the property is not listed on the Illinois Historic
51 Structures Listing and the Historical Society stated the property does not have architectural or historical
52 significance. Mr. Marx asked if there were any questions. Chairman Coladarci referred to a prior structure being on
53 the property which is included on the Sanborn map. No questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Peter Bernick introduced himself to the Commission and provided the property's history to the Commission noting their intent is to sell the property before a developer acquired it in order to create greenspace. He also stated he did not plan to consolidate the lot with his property. Chairman Coladarci asked if there were any questions. No questions were raised at this time.

Chairman Coladarci asked if an HAIS is necessary. No comments were made at this time. He then asked for a motion to approve the demolition permit for 883 Private Road without delay. A motion was made by Mr. Weaver 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

NON-VOTING: Handler

Other Business:

a. January 15, 2024 Regular Meeting - Quorum Check.

The Commission Members discussed their availability. Mr. Marx identified the agenda items for the January 2024 meeting.

b. Change of Name for Landmark Preservation Commission.

Chairman Coladarci referred to the materials provided to the Commission for their review and their previous discussion relating to the Commission's name change to either the "Historic Preservation Commission" or "Preservation Commission." The Commission Members discussed the name's broad nature as well as the surrounding communities' name changes. Chairman Coladarci referred to the dissention and objection of landmarking homes many years ago. Mr. Marx noted three homes have been landmarked since 2018 which can only be done at the homeowner's request. Chairman Coladarci stated it has been indicated by caucus surveys that the Village wants to preserve historic homes and that the name change would be appropriate and would help define what the Commission does. He suggested the word "Historic" be included in the name.

Mr. Weaver agreed with Chairman Coladarci's comments and the concern relating to development which may be out of the Commission's purview. Mr. Stuart agreed with the inclusion of the word "Historic" and referred to the work done by Lake Forest. He then questioned the wording on landmark preservation plaques. Mr. Marx responded he would have to confirm. Ms. Papoutsis stated with regard to anything determined to be significant, it is part of Winnetka's history and referred to Ms. Greenough's comments years ago that they are trying to preserve their history. She agreed with the inclusion of the word "Historic" in the name.

Chairman Coladarci then asked for a motion to approve the Commission's name change from the "Landmark Preservation Commission" to the "Historic Preservation Commission." A motion was made by Mr. Weaver and seconded by Mr. Stuart. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Good, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Handler

The Commission Members discussed at length the wording to be included in the letter to be presented to the Village Council.

c. Monthly Communications for Landmark Preservation Commission.

Mr. Marx provided the Commission Members with an update on the landmark awards presentation and asked for suggestions for a new plaque manufacturer.

Trustee Handler stated having physical information that she distributed to the community at the Farmer's Market was very helpful. Mr. Marx stated information is available at the desk in the Community Development Department.

Adjournment:

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

NON-VOTING: Handler

The meeting adjourned at 8:48 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary