

Adopted on March 4, 2024

**LANDMARK PRESERVATION COMMISSION
FEBRUARY 5, 2024 MEETING MINUTES**

Members Present:

Chris Enck, Acting Chairman
Laura Good
Beth Ann Papoutsis
Paul Weaver

Members Absent:

Jack Coladarci
Joseph Stuart

Non-Voting Members Present:

Kim Handler

Junior Commissioner Present:

Louis Zaranski

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Acting Chairman Enck called the meeting to order at 7:10 p.m. Roll call was taken of the Commission Members present.

Public Comment:

No public comment was made at this time.

Approval of December 4, 2023 Regular Meeting Minutes:

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

AYES: Enck, Good, Papoutsis, Weaver

NAYS: None

NON-VOTING: Handler, Zaranski

Demolition Permit Application:

a. Case No. 23-21-LPC - 445 Sheridan Road: Review of the demolition permit application submitted for the single-family residence at 445 Sheridan Road.

Mr. Marx identified the applicant noting no written comments were received and then identified the property's location and zoning classification with a 1912 construction date, subsequent alterations and additions. He noted the property is on the Illinois Historic Structures Listing with the Historical Society stating the property has architectural and historical significance and their comments listed on Attachment C. Mr. Marx stated the applicant is present and asked if there were any questions.

Chairman Enck asked if the application is currently before the Village in terms of zoning. Mr. Marx responded only demolition plans have been submitted at this time. Mr. Weaver asked if the coach house is part of the application. Mr. Marx stated the Commission's review process is only required for principal structures. Chairman Enck asked if the application would be subject to the Village steep slope discussion. Mr. Marx stated there has been a pause on construction on the steep slope as defined last year and discussed with the applicant and confirmation through zoning that the property is not located in the steep slope zone.

Vijay Kotte represented the applicant, the LLC ownership, and stated they are current Winnetka residents. He stated upon inspection of the home for purchase, it revealed challenges and referred to its design as not be conducive to the manner in which they want to live. Mr. Kotte stated they want to make the home a generational home for their family and asked if there were any questions.

Chairman Enck stated he was surprised to see the home on the Commission's agenda and identified it as one of the most significant lakefront homes. He asked for further explanation as to why the home cannot be renovated. Mr. Kotte stated he consulted with designers and architects in terms of rehabbing the home and described in detail the home's challenges in terms of the foundation, leaks, etc. He also referred to the number of developments and additions to the home. Mr. Kotte then described the elevated basement and stair access to the home commenting the photos do not show the home's challenges.

Ms. Papoutsis asked if they considered gutting the structure and renovating the home. Mr. Kotte responded they had limited conversations in that regard and described the foundation's condition and property footprint. He confirmed their plan included demolishing the coach house. Ms. Papoutsis questioned the new home's style. Mr. Kotte stated it would be a French styled home with a transitional interior.

Michael Hershenson introduced himself as the architect and further explained in detail the difficulties of renovating the structure and the impossibility of adapting the existing home to current lifestyle expectations. He informed the Commission his firm has done renovations before. The Commission Members explained their position to the applicant in terms of saving homes. Mr. Kotte agreed the home is historic and responded there are no alternatives to purchase other properties in Winnetka. He informed the Commission they performed due diligence and of the cost to maintain the home following its purchase. Ms. Good asked the applicant what he specifically wanted for a new home. Mr. Kotte described their preferences such as lot size, etc. and the lack of those qualities in this home. He also stated they searched in surrounding communities. Ms. Good further explained the Commission's position to the applicant. Mr. Kotte stated the new home would complement the community. No additional questions were raised at this time.

Chairman Enck called the matter in for discussion and referred to the Historical Society's comments. Ms. Papoutsis stated she appreciated the information obtained relating to the home's ownership. Mr. Weaver agreed and moved to require an HAIS be done due to the structure having sufficient architectural and historic merit. The motion was seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Good, Papoutsis, Weaver

NAYS: None

NON-VOTING: Handler, Zaranski

Mr. Marx explained the timeline in terms of the Commission's scheduling and HAIS submission and approval.

b. Case No. 24-01-LPC - 1155 Chatfield Road: Review of the demolition permit application submitted for the single-family residence at 1155 Chatfield Road.

Mr. Marx identified the applicant, the property's location, size and zoning classification with an approximate 1914 date of construction and subsequent garage built. He stated the property is not on the Illinois Historic Structures Listing with the Historical Society indicating the property has some historical significance as indicated on Attachment C. Mr. Marx stated substantial correspondence was received relating to the application and asked if there were any questions.

Mr. Weaver questioned the neighboring vacant lot. Mr. Marx stated the home was turned into a vacant lot by the neighboring property owner and it would remain a separate lot with new home construction plans being reviewed for the subject property. No additional questions were raised at this time.

Chairman Enck asked for the applicant's presentation.

Karl Smolov introduced himself as the builder along with Dmitry Livshis representing the property owner. Mr. Smolov described the proposed new home and detached garage which would be similar to surrounding properties. He added the home would measure less than 3,000 square feet. Mr. Weaver asked Mr. Livshis if he planned to live in the home. Mr. Livshis informed the Commission they currently live in Highland Park and they planned to live in the home. He stated the home has been in foreclosure since 2008 and described the home's dilapidated condition.

1 Mr. Livshis also stated the neighbors are happy the home is being demolished. No additional questions were raised
2 at this time.

3
4 Chairman Enck then asked for the Commission's comments. Mr. Weaver commented on the home's condition and
5 historical aspects. Ms. Papoutsis asked if it is safe to enter the home. Mr. Livshis responded it is safe to enter but
6 he would not recommend it. Ms. Good questioned the amount of material on file with the Historical Society.
7 Chairman Enck asked if there are any original items in the home. Mr. Livshis responded there are not.

8
9 Chairman Enck then asked for public comment.

10
11 Stephen Code, the neighbor, stated his concern related to the trees, drainage and asbestos as well as the home
12 not being secured. He also stated the current property overhung on his property and he wanted to make sure
13 property lines are maintained. The Commission Members and applicant discussed the trees which would be
14 removed. Mr. Marx explained the rules and regulations which would need to be followed in terms of drainage, tree
15 removal, etc. Mr. Livshis explained the crawl space entry which cannot be totally secured which he would attempt
16 to secure. No additional comments were made at this time.

17
18 Chairman Enck asked for a motion. A motion to require an HAIS due to the structure having sufficient architectural
19 and historic merit was made by Ms. Good. The motion was seconded by Ms. Papoutsis. A vote was taken and the
20 motion unanimously passed, 4 to 0:

21 AYES: Enck, Good, Papoutsis, Weaver

22 NAYS: None

23 NON-VOTING: Handler, Zaranski

24
25 c. **Case No. 24-02-LPC - 875 Private Road: Review of the demolition permit application submitted for the**
26 **single-family residence at 875 Private Road.**

27 Mr. Marx identified the applicant, the property's location, size and zoning classification and 1957 construction
28 date. He stated the home is not on the Illinois Historic Structures Listing and the Historical Society stated the
29 property does not have historical or architectural significance. Mr. Marx stated the applicant's representative is
30 present and asked if there were any questions. No questions were raised at this time.

31
32 Jack Kruszewski, Foxwood Development, stated he is representing the property owner and stated they plan to
33 demolish the home and build a new home. He described the existing split level home measuring 2,400-2,500
34 square feet with the new home being in the architectural design stages measuring approximately 5,500 square
35 feet above grade which would be symmetrical with the lot size and have a 10 foot basement. Mr. Kruszewski
36 further described the Belgian style home they are proposing. He confirmed the home was on the market and they
37 now have a client for the home. No additional questions were raised at this time.

38
39 Chairman Enck asked for the Commission's comments or a motion. A motion to approve demolition without delay
40 was made by Mr. Weaver. Ms. Good seconded the motion. A vote was taken and the motion unanimously passed,
41 4 to 0:

42 AYES: Enck, Good, Papoutsis, Weaver

43 NAYS: None

44 NON-VOTING: Handler, Zaranski

45
46 **Historical Architectural Impact Studies (HAIS):**

47 a. **Case No. 23-20-LPC - 518 Elder Lane: Review of the Historic and Architectural Impact Study (HAIS)**
48 **attached to the demolition permit for the single-family residence at 518 Elder Lane.**

49 Mr. Marx provided background regarding the Commission's request for an HAIS. He noted updated
50 correspondence was added to the materials as Attachment G. Mr. Marx then asked if there were any questions.
51 No questions were raised at this time.

52

1 Susan Benjamin and Jeanne Sylvester of Benjamin Historic Certifications presented the HAIS report in detail to the
2 Commission in a PowerPoint presentation. Ms. Benjamin referred to the lack of neighborhood impact by the
3 demolition since most of the surrounding homes have been replaced. They also referred to the suggestion that the
4 remaining George Maher homes be documented. Mr. Weaver described the report as well documented.

5
6 Chairman Enck asked if there were any other comments. No additional comments were made at this time. Ms.
7 Good moved to state the HAIS is complete. Ms. Papoutsis seconded the motion. A vote was taken and the motion
8 unanimously passed, 4 to 0:

9 AYES: Enck, Good, Papoutsis, Weaver

10 NAYS: None

11 NON-VOTING: Handler, Zaranski

12
13 Chairman Enck then asked for public comment.

14
15 Lance Knox, 528 Elder Lane, introduced himself and his wife to the Commission and described the additional
16 information they obtained and submitted to the Commission relating to the home. He also outlined the points
17 raised in the correspondence he submitted. Mr. Knox expressed their preference to rehab the home as opposed to
18 demolition. The Commission Members thanked Mr. Knox for the information he provided. Ms. Handler
19 commented the home would be perfect for young families to renovate.

20
21 Matan Aharoni, Third Coast Development, stated the new home would be a spec home and referred to the
22 preliminary plans which he described for the Commission. He also described a remodel they are working on in the
23 Village. Mr. Aharoni estimated the new home to measure 4,500 square feet above grade. Ms. Papoutsis asked if
24 the home was ever on the market. Mr. Aharoni responded it was not and noted they took possession in January
25 2024.

26
27 Chairman Enck commented it is a shame the home is being torn down and stated the home would have sold
28 immediately if it was listed on the market. He then asked the Commission Members if they felt a demolition delay
29 should be imposed to achieve a different outcome. Ms. Good stated she could not recommend demolition
30 approval due to its relationship with Maher. Mr. Weaver described the situation as difficult and stated he would be
31 in favor of a 270 day delay. Ms. Papoutsis referred to the neighbors' comments and how the home contributed to
32 the neighborhood and community character.

33
34 Doug Grant, the previous owner, provided the Commission with a summary relating to maintaining the home's
35 appearance and architectural significance which were cost prohibitive. He stated several issues would have been
36 uncovered upon inspection by any potential buyer. Mr. Grant stated while he appreciated the Commission's
37 attempts to maintain the Village's historic structures, he asked for the Commission to not consider postponing
38 demolition which would be detrimental to the neighborhood.

39
40 Chairman Enck asked if there were any other comments and stated he agreed with Ms. Good's comments. Mr.
41 Weaver commented a demolition delay may not achieve the desired outcome. Ms. Good stated she would be in
42 favor of a demolition delay. Ms. Benjamin summarized her comments relating to the lack of the home's
43 salvageable items other than the stained glass window. Mr. Aharoni reiterated the position that renovation is not
44 financially feasible. Ms. Good asked Mr. Aharoni if he would consider a home design similar to others in the
45 neighborhood. Mr. Aharoni responded that option can be explored and reiterated rehabilitation is not possible.
46 Mr. Marx provided the Commission with background relating to the property plans. Mr. Knox asked if it is possible
47 to delay demolition if the new design is not appropriate. Mr. Marx and the Commission Members explained the
48 Commission's position to Mr. Knox.

49
50 Chairman Enck then asked for a motion. Ms. Papoutsis thanked Mr. Knox for his comments and moved to impose
51 the 270-day demolition delay due to the structure exemplifying an architectural style, construction technique, or
52 building type once common in the Village. Mr. Weaver seconded the motion. A vote was taken and the motion
53 unanimously passed, 4 to 0:

1 AYES: Enck, Good, Papoutsis, Weaver

2 NAYS: None

3 NON-VOTING: Handler, Zaranski

4
5 **Other Business.**

6 a. March 4, 2024 Meeting – Quorum Check.

7 The Commission Members discussed their availability.

8
9 b. 2024 Preservation Awards - Call for Nominations.

10 Mr. Marx provided an update to the Commission Members.

11
12 **Adjournment:**

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

15 AYES: Enck, Good, Papoutsis, Weaver

16 NAYS: None

17 NON-VOTING: Handler, Zaranski

18
19 The meeting adjourned at 9:15 p.m.

20
21 Respectfully submitted,

22
23 Antionette Johnson

24 Recording Secretary