

Adopted on April 1, 2024

**LANDMARK PRESERVATION COMMISSION
MARCH 4, 2024 MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stuart

Members Absent:

Paul Weaver

Non-Voting Members Present:

Kim Handler

Junior Commissioner Present:

Louis Zaranski

Village Staff:

David Schoon, Director of Community Development
Christopher Marx, Associate Planner

Village Attorney:

Ben Schuster

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.

Approval of February 5, 2024 Regular Meeting Minutes:

Chairman Coladarci asked for a motion to approve the February 5, 2024 meeting minutes. Ms. Papoutsis clarified her comments on page 4, line 24. Chairman Coladarci corrected his name on page 1. A motion to approve the February 5, 2024 minutes, as amended, was made by Mr. Enck and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart

NAYS: None

NON-VOTING: Handler, Zaranski

Demolition Permit Applications:

a. Case No. 24-03-LPC - 174 Linden Street: Review of the demolition permit application submitted for the single-family residence at 174 Linden Street.

Mr. Marx identified the property's location, zoning classification and lot size with a construction date of 1912 and subsequent additions. He stated the property is not on the Illinois Historic Structures Listing and the Historical Society indicated the home does not have historical or architectural significance and no written comments were received. Mr. Marx asked if there were any questions. No questions were raised at this time.

Timothy and Katherine Knapp introduced themselves to the Commission and described their family history and property search. He stated the property is located near the school and they plan to build a forever home. Chairman Coladarci asked why the home could not be rehabbed. Mr. Knapp responded contractors determined the foundation issues presented risks and it would be cost prohibitive as opposed to building a new home. No additional questions were raised at this time.

Chairman Coladarci called the matter in for discussion. He asked if the property warranted an HAIS. He then asked for public comment. No comments were made at this time. Chairman Coladarci then asked for a motion to grant the demolition permit for 174 Linden without delay. A motion to approve the demolition permit without delay was

made by Mr. Enck. The motion was seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart

NAYS: None

NON-VOTING: Handler, Zaranski

Mr. Knapp described the new home as Colonial as well as its features.

Historical Architectural Impact Studies (HAIS):

a. Case No. 23-22-LPC - 1165 Whitebridge Hill Road: Review of the Historic and Architectural Impact Study (HAIS) attached to the demolition permit for the single-family residence at 1165 Whitebridge Hill Road.

Mr. Marx provided background regarding the HAIS requested by the Commission. He noted no comments were received and the Historical Society found the HAIS complete and agreed with its findings. Mr. Marx asked if there were any questions. No questions were raised at this time.

Jeanne Sylvester referred to the PowerPoint presentation and summarized the HAIS report for the Commission. She noted the large estate is in Winnetka's historic area which had significant alterations and that the HAIS done for the associated property was incorporated into the current HAIS. She also summarized the multiple additions and renovations in detail. Ms. Sylvester stated the home has no landmark status with its only significance being its association with the main home. She added there are no historic features remaining in the home and there is no association to anyone with any historical or architectural significance. Ms. Sylvester concluded their findings are that there is no architectural or historic significance to the home and its demolition would have no neighborhood impact. She then asked if there were any questions. No questions were raised at this time.

Chairman Coladarci asked for a motion to find the HAIS for 1165 Whitebridge Hill Road complete. Mr. Enck referred to the HAIS's conclusion and commented on how the home changed over time. A motion was made by Ms. Papoutsis to find the HAIS complete. The motion was seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart

NAYS: None

NON-VOTING: Handler, Zaranski

Chairman Coladarci asked for a motion to delay demolition. No motion was made. Chairman Coladarci then asked for a motion to approve the demolition for 1165 Whitebridge Hill Road without delay and read the findings into the record. A motion to approve demolition without delay was made by Ms. Good and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart

NAYS: None

NON-VOTING: Handler, Zaranski

Other Business.

a. April 1, 2024 Meeting – Quorum Check.

The Commission Members discussed their availability.

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

Mr. Marx asked for any additional comment to be provided to him to include in the draft. Trustee Handler questioned whether the name of the LPC awards should be changed. Mr. Marx confirmed he would look into explaining the confusion surrounding the awards in connection with the program's name. He then asked the Commission Members to confirm there is consensus on the draft to be presented to the Village Council. Ms. Good and Chairman Coladarci then clarified two typographical errors. The Commission Members agreed there is consensus with the draft.

Monthly Communications For Landmark Preservation Commission – Discussion.

Chairman Coladarci referred to the document previously presented to the Commission which should be used as a template and which is the same format used by the EFC. He then asked Mr. Marx for clarification as to what the Commission is to provide. Mr. Marx referred to the Commission's previous discussion for the monthly communications newsletter and provided the Commission with suggestions as to items to include in the newsletter. Mr. Marx informed the Commission a new landmark application was recently received. He then confirmed he would put together a list of the content the Commission would like to discuss and that one week prior to the meeting, he would send an email with a write-up of what the Commission would like to share which can be shared as a draft at the April 1, 2024 meeting. He also stated he would let the Communications Director know that there will be a space in the newsletter for the Commission's monthly communication.

Chairman Coladarci suggested public inquiries which can be answered by the Commission Members be sent to a dedicated Village email site. He indicated it would serve as a means for the public to engage with the Commission. Trustee Handler referred to interesting topics which are discovered in HAIS reports which would not require the Commission to work on researching answers to public questions. Mr. Marx confirmed Ms. Papoutsis offered to provide a summary from the Historical Society event she planned to attend as well as items for the next meeting to instruct the Village staff to be shared in the weekly newsletter. He also stated for the Commission Member who volunteers to wordsmith the communication item, to send it to him to include in the agenda packet for the April meeting. Chairman Coladarci suggested the Commission Members write a submission to include in the newsletter and provide it to the Village staff. He added it would serve to complete the Commission's outreach initiative.

Mr. Schoon explained to the Commission the EFC's success in this regard. He then stated the idea is for the Commission being interested in promoting and encouraging the preservation of older and historic homes. Mr. Schoon stated the idea is for one Commission Member to be willing to take the lead on the project. Mr. Schuster confirmed one on one communication between Commission Members is not a violation of the Open Meetings Act.

Ms. Papoutsis offered to be the Commission Member liaison and questioned how comments can be reviewed by the other Commission Members without violating the Open Meetings Act. Mr. Schoon confirmed it would be reviewed by the Commission at subsequent meetings. Trustee Handler offered suggestions of items to include such as a way in which to find out if a home has significance before it is to be torn down which can serve as a promotion topic in the newsletter. Mr. Enck suggested the public be made aware of the home files at the Historical Society. He then referred to Landmarks Illinois website and asked if a realtor can get the word out about an historic property available for sale as opposed to tearing it down. Chairman Coladarci suggested making a list of the 10 most endangered properties. Mr. Enck suggested that suggestion may be problematic and suggested a list of "For Sale – Historic Properties" which can be used to make the public aware of an historic property being available for sale. Mr. Schuster identified the concerns with that suggestion.

Mr. Enck suggested the Commission Members brainstorm ways in which to get the word out that a home may be up for demolition before it is too late. Mr. Schuster stated it would be more appropriate to do with the owner's consent and noted the Commission should be deliberate and careful in that regard. Mr. Schoon clarified the difference between releasing a story attempting to stop a demolition as opposed to putting the word out that a home is going to be demolished in an attempt to find a buyer. Mr. Schuster then provided further clarification in terms of the Commission's options. Chairman Coladarci stated the Commission Members should consider whether they want to include that topic in the newsletter and whether they can go forward with it. Ms. Good referred to the 270-day delay period to find alternatives to demolition which can serve as a deterrent to a potential buyer.

Chairman Coladarci confirmed the Commission Members are to come up with items to consider for publication in the newsletter.

c. Commissioner Training Update.

Mr. Schuster conducted Commissioner training at this time.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Enck and seconded by Ms. Good. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Good, Papoutsis, Stuart

NAYS: None

NON-VOTING: Handler, Zaranski

The meeting adjourned at 9:43 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary