

Adopted on September 16, 2024

**HISTORIC PRESERVATION COMMISSION
AUGUST 5, 2024 MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

Members Absent:

Chris Enck

Non-Voting Members Absent:

Kim Handler

Junior Commissioner Present:

Louis Zaranski

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:07 p.m.

Public Comments:

No comments were made at this time. Mr. Marx identified correspondence associated with agenda item no. 5.

Approval of Minutes:

a. **Approval of June 3, 2024 Regular Meeting Minutes and June 17, 2024 Special Meeting Minutes:**

Chairman Coladarci asked for a motion to approve the June 3, 2024 regular meeting minutes and the June 17, 2024 special meeting minutes. A motion to approve the June 3, 2024 regular meeting minutes and the June 17, 2024 special meeting minutes was made by Mr. Weaver and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Zaranski

Demolition Permit Applications:

a. **Case No. 24-11-HPC - 889 Cherry Street:** Review of the demolition permit application for the single-family residence at 889 Cherry Street.

Mr. Marx identified the property's location and zoning classification and stated the Historical Society information indicated the home was constructed in 1923 with subsequent additions. He noted the property is not on the Illinois Historic Structures Listing with the property not having any architectural or historical significance. Mr. Marx then stated a new building permit has been submitted and the applicant is present to answer questions.

Chairman Coladarci asked for the applicant's presentation and questioned the property's condition. Cory Todd informed the Commission the main issue related to the home's foundation and that it is not feasible to save the property. He stated the home had been inhabited within the last six months with the owner recently passing away. Chairman Coladarci asked if there were any questions. No additional questions were raised at this time.

Chairman Coladarci asked the Commission Members if they felt the property warranted an HAIS. No comments were made at this time. Chairman Coladarci then asked for a motion to grant the demolition permit without delay. A motion to approve the demolition permit for 889 Cherry Street 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

NON-VOTING: Zaranski

Case No. 24-12-HPC - 760 Cherry Street: Review of the demolition permit application for the single-family residence at 760 Cherry Street.

Mr. Marx identified the property owner, its location, size and zoning classification with a construction date of 1921 and which has had minor changes. He stated the property is not on the Illinois Historic Structures Listing and the Historical Society indicated the property has some architectural and historical significance. Mr. Marx noted the application is part of an overall proposal by the church to use the space for the expansion of the congregation building. He stated the application is being reviewed by the DRB with regard to exterior alterations and the ZBA in connection with zoning relief and noted the applicant is present and asked if there were any questions.

Chairman Coladarci questioned the status of the other review processes. Mr. Marx responded hearings have been held and have not been finalized yet. Chairman Coladarci questioned the order of approval in terms of the Commission's review. Mr. Marx explained the procedure in terms of review and approval by the other boards. No additional questions were raised at this time.

Karl Camillucci stated he represented the applicant and noted the Village would not review the demolition permit application until they receive review and approval from the DRB and ZBA. He stated there is nothing to preclude the Commission from considering the demolition application at this time. Mr. Camillucci informed the Commission of the status of the DRB's review with another meeting scheduled for later this month. He noted the ZBA has not reviewed the application until similar and final plans are considered by both bodies.

Mr. Camillucci then provided the Commission with background regarding the project including additions to the church structure to modernize the space and make it more ADA accessible. He described in detail how the space would be used in terms of the proposed addition and parking. Mr. Camillucci confirmed discussions with the neighbors are ongoing and that there would be a net gain of two parking spaces. Chairman Coladarci asked if the church's demographic would increase. Mr. Camillucci stated he could not respond to that and that the proposed changes address the aging building in terms of access and programming. He explained their engagement and meetings with the neighbors as well as the reasoning as to why they feel an HAIS is not required. He then asked for the Commission to allow the demolition permit to proceed and outlined their objective in terms of having the application considered by the other boards relating to the project completion timeline. Chairman Coladarci explained to Mr. Camillucci the reasoning for the Commission requiring the history of significant homes to be documented prior to their demolition. Mr. Camillucci stated the possible imposition of a 270 demolition delay would pose a significant hardship on the applicant.

Chairman Coladarci then asked for public comment.

Steve Sanders, 429 Linden, introduced himself as the adjacent neighbor to the applicant and stated he and several neighbors met with the church and vehemently object to the church's entire expansion plan. He referred to the plan to build a 6,000 square foot office building in the parking lot space and asked the Commission to hold the project in abeyance. Chairman Coladarci stated the Commission's determination and decision cannot affect the Village's other processes. Mr. Marx referred to the appropriate review process and the demolition permit will not be issued until the new construction permit has been approved. He confirmed no written comment was received relating to this application. No additional public comment was made at this time.

Chairman Coladarci closed public comment and called the matter in for discussion. He asked the Commission Members if they felt an HAIS is appropriate. Mr. Weaver referred to the Historical Society's comments indicating an HAIS would be a good idea. Ms. Papoutsis agreed with Mr. Weaver's comments. Mr. Stuart referred to the home's features and stated an HAIS would reveal more information regarding the home's interior. Ms. Papoutsis referred to the Historical Society's notation of Bowen's design of other notable structures in the Village as well as the neighbors' opposition and stated an HAIS should be required. Chairman Coladarci stated an HAIS would not impose a delay on the church's plans to move forward in conjunction with the other board's review of the application.

Chairman Coladarci then asked for a motion to require an HAIS for 760 Cherry Street. A motion was made by Ms. Papoutsis to require a Historic and Architectural Impact Study (HAIS) for the property under the criteria of the property having sufficient architectural or historical merit and to warrant a full HAIS prior to issuance of a demolition permit. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Zaranski

b. Case No. 24-13-HPC -752 Sunset Road: Review of the demolition permit application submitted for the single-family residence at 752 Sunset Road.

Mr. Marx identified the applicant, the property's location, its size and zoning classification with an inconclusive construction date which the Historical Society estimated to be approximately 1900. Mr. Marx stated the property is not on the Illinois Historic Structures Listing and the Historical Society determined the home does not have historical or architectural significance and no public comment was received relating to the application. He noted the building permit for the new single family residence is being reviewed by the respective departments with the applicant being present. Mr. Marx then asked if there were any questions. Chairman Coladarci asked if the home was a garage addition and may have been a coach home. Mr. Weaver described the lot and home as peculiar. Mr. Marx referred to the Sanborn map showing the surrounding homes. No additional questions were raised at this time.

Tom Lybrook of Konstant Architecture represented the property owner and stated the applicant purchased the property to protect against future development. He noted the home and lot are nonconforming. Mr. Marx confirmed the new home would have to conform to current zoning requirements. Chairman Coladarci asked if there were any questions. No questions were raised at this time.

Chairman Coladarci asked for a motion to request an HAIS. No motion was made. He then asked for a motion to approve the demolition permit for 752 Sunset Road without delay. A motion as stated by Chairman Coladarci was made by Mr. Weaver and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Zaranski

Historical Architectural Impact Studies (HAIS):

a. Case No. 24-04-HPC - 595 Elm Street: Review of the Historic and Architectural Impact Study (HAIS) attached to the Historically and Architecturally Significant Maximum Building Size Bonus application submitted for the single-family residence at 595 Elm Street.

Mr. Marx provided a brief summary of the request to the Commission. He referred to the Historical Society's comments on the HAIS and the determination to be made by the Commission in terms of its findings. Mr. Marx asked if there were any questions. No questions were raised at this time.

Jeanne Sylvester introduced the property owners, Jeff and Holly Tyson, and the architect, Healy Rice. She began by providing a summary of the PowerPoint HAIS presentation to the Commission outlining the property's ownership and the historical significance of the property in terms of its location. Susan Benjamin then outlined the property's architectural significance and identified several features of the Georgian Revival home in detail. No questions were raised at this time.

Chairman Coladarci read correspondence from Julie Ellis, 576 Elm Street, in support of the HAIS into the record. He asked the applicant to comment on the additional GFA being requested. Mr. Weaver thanked the applicants for keeping the home. Holly Tyson provided the Commission with background relating to the request and the creation of a primary suite. Healy Rice stated with regard to the 2002 addition, the applicants took advantage of the square footage done on the first floor and they now have the opportunity to take advantage of the ability to build on the second floor and maintain the home. Ms. Papoutsis also thanked the applicants for preserving the home.

Chairman Coladarci referred to page 118 and asked for a motion to find the HAIS complete and read the findings into the record. A motion to find the HAIS complete 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

NON-VOTING: Zaranski

The Commission Members and applicant discussed in detail the specific features to be identified in the motion. Chairman Coladarci then asked for a motion for granting of the historical and architectural significance of the property for the purpose of maximum building size bonus of 20%. He then identified the four critical features as follows: (i) existing first-floor arched windows; (ii) symmetrical nature of the main block of the front of the house; (iii) red brick exterior façade and (iv) hipped roof. A motion as stated by Chairman Coladarci 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: Zaranski

Alterations to Locally Designated Landmarks:

a. Case No. 24-14-HPC – 1345 Trapp Lane: Advisory review of proposed alterations to 1345 Trapp Lane, a locally designated landmark.

Mr. Marx identified the designated landmark's location, the property owners and the proposed alterations to windows and doors. He noted since the renovations are interior, it is compliant with the zoning ordinance and there would be no changes to the home's exterior. Mr. Marx stated the applicant is present and referred to the proposed renderings. He then asked if there were any questions. No questions were raised at this time.

Erica Weeder of Liederbach & Graham Architects introduced herself as the project architect and also asked if there were any questions. Mr. Weaver asked if the existing windows are being replaced since they are failing. Ms. Weeder confirmed that is correct and described them as not architecturally correct. She also described the proposed renovations in detail for the Commission. No additional questions were raised at this time.

Chairman Coladarci called the matter in for discussion and read the applicable findings the Commission is to consider into the record. He then asked for a motion to find the proposed changes be approved in the advisory review by the Commission. A motion as stated by Chairman Coladarci 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

NON-VOTING: Zaranski

b. Case No. 24-10-HPC – 790 Bryant Avenue: Advisory review of proposed alterations to 790 Bryant Avenue, a locally designated landmark. (continued)

Mr. Marx stated the application was continued from the previous meeting and identified the property's location and proposed improvements. He referred to the Commission's concern relating to the material texture and the applicant is present to answer questions and provide additional project clarity. Mr. Marx then asked if there were any questions. No questions were raised at this time.

Dave Wasikowski introduced himself as the general contractor representing the homeowner who has worked on the home for almost 20 years. He described the property's prior work and plans to install new stucco on the home in the exact same position. Mr. Wasikowski then explained their planned use of durable boral material which is better than hardy board material. The Commission Members described the home as beautiful. No questions were raised at this time.

Chairman Coladarci called the matter in for discussion and read the applicable findings and standards into the record that the Commission is to consider. He then asked for a motion to find the proposed changes be approved in the advisory review by the Commission. A motion as stated by Chairman Coladarci was made by Mr. Weaver and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Zaranski

Other Business:

a. Monthly Communications For HPC - Discussion and Content Decision.

Mr. Marx referred to the prior discussion relating to the celebration of the subdivision along the lake and stated a posting was done on the Village's website and *The Winnetka Talk*. He asked the Commission Members for any written communications for call to action items such as the trolley tour. Mr. Marx identified the month-end deadline for any submission items noting the September meeting would be held on September 16, 2024. He discussed similar types of communications done by other bodies and clarified the deadline for the quarterly newsletter with any items to be decided at this meeting. Ms. Papoutsis suggested writing about the GFA bonus for restoring older homes. Mr. Marx referred to the status of 615 Elm Street and 595 Elm Street and the communication to note that these homeowners have been approved for the GFA bonus.

Chairman Coladarci stated it defeats the purpose for the Commission to disseminate information relating to historic preservation when they have been told there is no place to put the information. He referred to criticism the Commission received for not surveying the properties in the Village and to promote landmarking homes. Mr. Marx stated he attempted to convey a better medium for the Commission to provide information and communication as opposed to it being objectionable or deemed inappropriate. He stated he attempted to explain the requirements for their existing means of communication. Chairman Coladarci suggested making HAIS reports permanently accessible on the Village's website. Mr. Marx explained how previous HAIS reports can be located and stated would discuss it with the Village Manager and Josie with regard to Chairman Coladarci's suggestion. He then identified the following items to be included in the upcoming newsletter as the 20% GFA bonuses for HAIS and the acceptances of alterations to the three properties previously identified. Mr. Marx stated he would look into the best possible way for Chairman Coladarci's suggestion for a centralized location for the positive items be accomplished.

b. September 16, 2024 Regular Meeting - Quorum Check.

The Commission Members discussed their availability. Mr. Marx informed the Commission of possible agenda items and if no items are submitted prior to the deadline, the September meeting would be canceled.

Adjournment:

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

AYES: Coladarci, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Zaranski

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary