



LANDMARK PRESERVATION COMMISSION MEETING
MONDAY, OCTOBER 4, 2021 - 7:00 PM
WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA ITEMS

1. Call to Order.
2. Public Comment.
3. Approval of July 19, 2021, meeting minutes.
4. Approval of August 2, 2021, meeting minutes.
5. Approval of August 4, 2021, special meeting minutes.
6. **Case No. 21-26-LPC – 952 Pine Tree Lane:** Review of the demolition permit application submitted for the single-family residence at 952 Pine Tree Lane.
7. Winnetka Futures 2040 Plan Discussion.
8. Other Business.
 - a. 82 Essex Road Status Update.
 - b. November 1, 2021, Meeting – Quorum check.
 - c. Comprehensive Plan Community Workshop, Wednesday, October 20, 6 – 8PM
9. Adjournment.

Note: Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or (2) by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Rd, Winnetka, IL 60093.

NOTICE

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041). **Also, in accordance with the CDC guidance, the Village is requiring everyone to wear a face covering upon entering any Village facility, including the Village Hall. If you are unable to safely wear a face covering due to a medical condition or disability, please contact the Village ADA Coordinator by 3:00 p.m. the date of the meeting to request reasonable accommodations.**

**LANDMARK PRESERVATION COMMISSION
JULY 19, 2021 VIRTUAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Joseph Stuart

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Katie Comstock
Beth Ann Papoutsis
Paul Weaver

Village Staff:

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

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:20 p.m. Mr. Marx took roll call of the Commission Members present.

Approval of Minutes – June 7, 2021.

Chairman Coladarci asked if there were any comments or corrections to be made to the June 7, 2021 meeting minutes. Mr. Enck asked if there is any follow-up when the Commission requests additional photos on an application and Mr. Marx confirmed they did. Mr. Enck then corrected the year for the awards to be 2021 on Page 5, line 12. Chairman Coladarci then asked for a motion to approve the June 7, 2021 meeting minutes, as amended. A motion 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, Good, Stuart

NAYS: None

NON-VOTING: Dearborn

Case No. 21-19-LPC – 747 Walden: Review of the demolition permit application submitted for the single family residence at 747 Walden Road.

Mr. Marx identified the zoning classification, approximate date of construction of 1914 and noted the property is listed on the Illinois Historic Structures listing with the Historical Society indicating the property did not have architectural or historical significance. He then asked if there were any questions. Mr. Marx added no communication was received.

Chairman Coladarci asked for the applicants' presentation. Grace Ha described how the home is sinking into the foundation as well as plumbing problems and they concluded they would like to build a new home. Mr. Enck asked if the new home would be a spec home and Mrs. Ha responded they would be building a family home. She added they discussed their plans with the neighbors. Chairman Coladarci asked about the front porch uniqueness. Mr. Enck asked if they tried to repair or rehab the home with the applicants responding it would be cost prohibitive. There was discussion with regard to the uniqueness of the home and older structures in Winnetka. Ms. Good questioned the new home's style. Mr. Ha responded the new home would have a farm house style.

Chairman Coladarci asked if there was any public comment. No comments were made at this time. He then asked if there were any other questions or a motion. Mr. Enck stated since the Historical Society found the home did not have architectural or historical significance, there may not be any additional information found as the result of performing an HAIS. Ms. Good moved to approve the demolition of 747 Walden Road. Mr. Enck seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Stuart

1 NAYS: None
2 NON-VOTING: Dearborn
3

4 **Case No. 21-20-LPC – 873 Cherry Street: Review of the demolition permit application submitted for the single**
5 **family residence at 873 Cherry Street.**

6 Mr. Marx identified the property's zoning classification, size and date of construction of 1896. He noted the
7 property is not listed on the Illinois Historic Structures listing and the Historical Society stated the home does not
8 have historical or architectural significance. He asked if there were any questions. No questions were raised at this
9 time.
10

11 Chairman Coladarci asked for the applicant's presentation. Tom DeCoste of Hackley Architects stated he is
12 representing the property owners who owned the home since 1999. He stated while the home is not in bad shape,
13 it no longer met his clients' needs and they would like to build a home to have a first floor bedroom. Mr. DeCoste
14 noted the applicants are in Virginia and plan to move back to Winnetka. Mr. Stuart asked what style of home
15 would be built and Mr. DeCoste described the home as being clean and simple and it would be a modest 1.5 to two
16 story frame structure with a wrap-around porch. Mr. Stuart also questioned the square footage and Mr. DeCoste
17 responded it would measure 3,500 square feet which is less than the maximum amount allowed. He also stated
18 there were structural issues to be considered if they were to remodel the existing home and it would not be the
19 same home if it was modified. Mr. DeCoste added the existing home's front door faced Birch Street. Mr. Enck
20 referred to the amount of demolitions in the area and stated he appreciated the new home's orientation. Mr.
21 DeCoste informed the Commission the existing garage would remain and would be reframed.
22

23 Chairman Coladarci asked if there was any public comment. No comments were made at this time. He then asked
24 for a motion for an HAIS or to approve the demolition. Ms. Good commented the home appeared to be in good
25 condition and is one of the oldest homes in the area although it did not require an HAIS. Mr. Enck moved to
26 approve the demolition application for 873 Cherry Street. The motion was seconded by Ms. Good. A vote was
27 taken and the motion unanimously passed, 4 to 0:

28 AYES: Coladarci, Enck, Good, Stuart
29 NAYS: None
30 NON-VOTING: Dearborn
31

32 **Case No. 21-21-LPC – 724 Foxdale: Review of the demolition permit application submitted for the single family**
33 **residence at 724 Foxdale.**

34 Mr. Marx identified the property's zoning classification, size and date of construction in 1941. He noted the
35 property is not listed on the Illinois Historic Structures listing and the Historical Society stated the home does not
36 have historical or architectural significance. He asked if there were any questions. No questions were raised at this
37 time.
38

39 Dane Bucholz introduced himself as the architect along with Ella Kurylo who is representing the applicant, 724
40 Foxdale LLC. Mr. Bucholz described the home's condition as poor. Ms. Kurylo added it has been vacant for several
41 years. Chairman Coladarci asked if there were any questions. Mr. Enck asked if the home would be a spec home or
42 if the property was purchased by a developer. Mr. Bucholz responded the owner develops homes and already has
43 a buyer for the new home. Mr. Mr. Dearborn asked if the home was abandoned and Ms. Kurylo responded the
44 owners moved out of the home with the property being sold as a lot since there was no value to the home. Mr.
45 Stuart asked what is the style of the new home and Mr. Bucholz described the features of the new two story home.
46 Mr. Mr. Enck asked if the home was listed on the MLS and Ms. Kurylo replied that it was marketed as a lot more
47 than an existing house. Mr. Bucholz added there would be a walkout basement with planters.
48

49 Chairman Coladarci asked if there was any public comment. No comments were made at this time. He then asked
50 for a motion for an HAIS or to approve the demolition. Mr. Enck moved to approve the demolition request for 724
51 Foxdale. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

52 AYES: Coladarci, Enck, Good, Stuart
53 NAYS: None

1 NON-VOTING: Dearborn
2

3 **Case No. 21-22-LPC – 688 Green Bay Road : Review of the demolition permit application submitted for the single**
4 **family residence at 688 Green Bay Road.**

5 Mr. Marx identified the property's zoning classification, size and date of construction of 1910. He noted the
6 property is not listed on the Illinois Historic Structures listing and that it had minor alterations done over the years.
7 Mr. Marx stated the Historical Society stated the home does not have historical or architectural significance and
8 was considered as part of a larger planned development. He asked if there were any questions. Chairman Coladarci
9 asked what is the status of the planned development and Mr. Schoon responded the Village Council has only
10 approved the preliminary planned development and is awaiting final engineering plan approval. Mr. Marx and Mr.
11 Schoon added the new building would be a multi-family development of five condominium units.
12

13 Mr. Schoon Hicks introduced himself as the project manager. Chairman Coladarci questioned the property's
14 condition. Mr. Hicks stated there has been one response to comments from neighbors and the home has been
15 vacant for 4 years. Chairman Coladarci asked if there were any other questions or public comment. No comments
16 were made at this time. He then called the matter in for discussion.
17

18 Mr. Dearborn stated the request was previously brought to the Village Council and there was extensive discussion
19 with the neighbors. He commented it is an attractive project which would meet a demand and added the existing
20 home is very dilapidated. Mr. Schoon noted the Planned Development Commission considered the request twice
21 and the plan was revised to address their concerns.
22

23 Chairman Coladarci asked the Commission if they felt an HAIS is needed or for a motion to approve the demolition
24 permit. Ms. Good moved to approve the demolition request for 688 Green Bay Road. Mr. Enck seconded the
25 motion. A vote was taken and the motion unanimously passed, 4 to 0:

26 AYES: Coladarci, Enck, Good, Stuart

27 NAYS: None

28 NON-VOTING: Dearborn
29

30 **Case No. 21-04-LPC – 82 Essex: Review of the Historical Architectural Impact Study (HAIS)demolition permit**
31 **application submitted for the single family residence at 82 Essex Road.**

32 Mr. Marx stated the Commission voted at its previous meeting to require an HAIS noting the comments were
33 included in the agenda packet. He asked if there were any questions before the applicant's presentation. Chairman
34 Coladarci referred to the mention of public comment received as of the memo's date. Mr. Dearborn asked what
35 are the Commission's options. Mr. Marx explained the timing of the application's submittal prior to the March 16,
36 2021 ordinance amendment.
37

38 Scott Sanders from Brightleaf Homes stated he is representing the applicant, Kevin and Nisha Desai. Mr. Enck
39 questioned the plans for the property. Mr. Sanders responded no definite plans are in place and the applicants are
40 waiting on an outcome from the Commission in terms of the timeline. He informed the Commission they
41 considered the alternative of making the property available for purchase which did not happen. Mr. Sanders then
42 stated the property is not in a condition to be rehabbed and described the property's condition. He confirmed the
43 owners were willing to receive offers from anyone willing to purchase the property for preservation purposes and
44 that the property was not listed on the MLS. Chairman Coladarci asked Mr. Sanders why the owners chose such an
45 important property to purchase. Mr. Sanders responded the owners may not have known about the property's
46 significance when they purchased it and are definitely aware of it now. Mr. Enck referred to the international
47 attention the property has received. Chairman Coladarci referred to the applicants' absence with regard to
48 addressing the Commission's concerns. Mr. Sanders confirmed the owners are aware of the concern relating to the
49 property and informed the Commission the owners are out of the country. The Commission Members further
50 discussed the owners' lack of interest in attending the meetings. Mr. Sanders reiterated the owners are not
51 interested in pursuing other options. He added the property would be deconstructed to the extent possible.
52

1 Erica Ruggiero of McGuire Igleski & Associates, Inc. referred to the HAIS report she prepared and asked if there
2 were any questions. She also referred to the conclusion that the home is architecturally significant. Mr. Enck stated
3 the report is thorough and asked for Ms. Ruggiero's opinion with regard to the Walter Burley Griffin design and its
4 effect on the property's integrity. Ms. Ruggiero responded while the overall property integrity is intact, the
5 additions included the removal of the top veranda which she commented is the most significant change as well as
6 finishes redone on the first floor. She noted the second floor windows were replicated as a key feature of the
7 space. Ms. Ruggiero noted both the Griffins are notable in their own right and identified specific features of the
8 home which were changed and that the property's integrity is well intact. She added Griffin was very forward
9 thinking in terms of design. Mr. Enck referred to the correspondence received from around the world identifying
10 the home as one of the most important homes in Winnetka. Chairman Coladarci stated the home should be saved
11 and marketing efforts should be made to save the home. He asked if there were any questions or public comment.
12 No additional questions were raised at this time. Chairman Coladarci then called the matter in for discussion.
13

14 Chairman Coladarci first asked the Commission if they felt the HAIS is complete. Mr. Enck agreed the HAIS is very
15 thorough. Chairman Coladarci then asked for a motion to accept the HAIS as complete. Mr. Enck moved to confirm
16 the HAIS is complete. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed, 4 to
17 0:

18 AYES: Coladarci, Enck, Good, Stuart

19 NAYS: None

20 NON-VOTING: Dearborn
21

22 Chairman Coladarci then asked the Commission if the demolition permit should be delayed for 270 days to
23 September 27, 2021. Ms. Good questioned if they can request emergency additional time from the Village Council
24 in order to entertain offers. Chairman Coladarci responded the Village Council cannot legally request an additional
25 time delay. Mr. Dearborn confirmed that is correct. Mr. Schoon informed the Commission they can state they want
26 to have a conference with the owners to discuss alternatives to demolition. He then explained the process of how
27 Commission Members can meet and have discussions with the owners outside of the meetings. Mr. Schoon added
28 there would be no official record of such a conference.
29

30 Chairman Coladarci asked if there were any comments or discussion with regard to the HAIS or a motion to grant
31 the demolition and impose the 270 day delay and require a meeting with the applicant to discuss alternatives to
32 demolition. Mr. Schoon referred to page 3 of the agenda report for a Commission Member to frame the motion as
33 well as to include alternatives to demolition. Chairman Coladarci asked for a motion to incorporate the findings on
34 page nos. 26-29 as well as the following: "The Commission also finds that the proposed demolition will have a
35 significant negative architectural or historical impact on either the Village as a whole or on the immediate
36 neighborhood due to the architecturally or historically significant aspects of the structure that are identified on
37 page 26 through 29 of the Historic Architectural Impact Study prepared by McGuire Igleski & Associates, Inc., dated
38 June 2021. Preservation alternatives as noted on page 3 to the demolition of the structure include: Restoration of
39 the home to meet modern day standards through alterations and additions that are architecturally and historically
40 sensitive to the design of the home on the Subject Property, and relisting and remarketing of the Subject Property
41 to sell to another owner who would restore the home."
42

43 Mr. Sanders informed the Commission the applicant may be more willing to meet with the Commission if the
44 demolition delay did not extend beyond the 270 day time period. Mr. Schoon and Chairman Coladarci confirmed
45 the delay had to be issued prior to holding a conference with the applicant.
46

47 Mr. Schoon referred to page 4 and stated the Commission should note their desire to request a conference with
48 the applicant and any delay by the applicant would be added to the delay period allowed by the code. The
49 Commission Members discussed the possibility of scheduling and holding a special meeting in order for all of the
50 Commission Members to publicly meet with the applicant. Mr. Schoon then restated the motion to include the
51 Commission's request to meet with the applicant to discuss alternatives.
52

1 Mr. Enck moved to impose a demolition delay for 82 Essex. Ms. Good seconded the motion. A vote was taken and
2 the motion unanimously passed, 4 to 0:

3 AYES: Coladarci, Enck, Good, Stuart

4 NAYS: None

5 NON-VOTING: Dearborn

6
7 **Case No. 21-11-LPC – 701 Hibbard: Review of the Historical Architectural Impact Study (HAIS) for the single**
8 **family residence at 701 Hibbard Road.**

9 Mr. Marx stated the Commission requested an HAIS be done on the property at its previous meeting which was
10 done by Benjamin Historic Certifications. He noted James Malapanes represented the applicant and asked if there
11 were any questions. No questions were raised at this time.
12

13 Susan Benjamin and Jeanne Sylvester provided a PowerPoint presentation and summary of the HAIS to the
14 Commission. Susan stated their recommendations included having professional photos be taken of the home.
15 Susan and Jeanne then went on to describe the property and their findings in detail.
16

17 Mr. Enck asked if the home was empty during a certain period between owners and Jeanne responded the home
18 was never vacant and commented it is in excellent condition. Mr. Enck then asked if the property was part of a
19 subdivision from the property to the east and Susan referred to the surrounding homes' styles. The Commission
20 Members, Jeanne and Susan discussed the possibility of a subdivision.
21

22 Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.
23 Chairman Coladarci then asked for a motion to find the HAIS for 701 Hibbard is complete. Mr. Enck referred to the
24 fact that the home would be deconstructed and moved to find the HAIS is complete. Ms. Good seconded the
25 motion. A vote was taken and the motion unanimously passed, 4 to 0:

26 AYES: Coladarci, Enck, Good, Stuart

27 NAYS: None

28 NON-VOTING: Dearborn
29

30 Chairman Coladarci asked Mr. Malapanes why the home cannot be saved. James responded that a significant
31 portion of the home is on a slab and other features which made it difficult to redesign. He noted the previous
32 owners preferred that the home not be demolished and referred to the difficulty to bring the home up to modern
33 standards. Mr. Malapanese informed the Commission the new home would be respectful of the garden and
34 surrounding property and described the new home's layout, design and approximate size of 10,000-12,000 square
35 feet. He noted his clients were for the former owners of 740 Ardsley who sold the property which allowed it to be
36 rehabbed. Mr. Enck asked if they planned to deconstruct the home and Mr. Malapanese confirmed that is correct.
37 Ms. Good asked if they planned to save as much of the landscaping as possible and Mr. Malapanese stated they
38 want to keep the prairie view in the back of the property although there have not been specific discussions with
39 the landscape architect.
40

41 Chairman Coladarci then called the matter in for discussion and asked for a motion to either approve the
42 demolition request or to delay demolition for 270 days. Susan confirmed additional photos would be taken. Mr.
43 Enck moved to approve the demolition request for 701 Hibbard Road without delay. Mr. Stuart seconded the
44 motion. A vote was taken and the motion unanimously passed, 4 to 0:

45 AYES: Coladarci, Enck, Good, Stuart

46 NAYS: None

47 NON-VOTING: Dearborn
48

49 **2021 Preservation Awards: Update on the status of the Landmark Preservation Commission Preservation Award**
50 **nomination submissions.**

51 Ms. Good moved to delay the discussion of the 2021 Preservation Awards until the August 2, 2021 meeting. Mr.
52 Enck seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

53 AYES: Coladarci, Enck, Good, Stuart

1 NAYS: None

2 NON-VOTING: Dearborn

3
4 **Other Business.**

5 a. August 2, 2021 Meeting – Quorum Check.
6 The Commission Members discussed their availability.

7
8 **Public Comment**

9 No public comment was made at this time.

10
11 **Adjournment:**

12 A motion to adjourn was made by Mr. Enck and seconded by Ms. Good. A vote was taken and the motion
13 unanimously passed, 4 to 0:

14 AYES: Coladarci, Enck, Good, Stuart

15 NAYS: None

16 NON-VOTING: Dearborn

17
18 The meeting adjourned at 10:17 p.m.

19
20 Respectfully submitted,

21
22 Antionette Johnson

23 Recording Secretary

DRAFT

**LANDMARK PRESERVATION COMMISSION
AUGUST 2, 2021 MEETING MINUTES**

Members Present:

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

Non-Voting Member Present:

Bob Dearborn

Members Absent:

Katie Comstock

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community Development
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 Comment

No public comment was made at this time.

Case No. 21-23-LPC: 848 Tower Road: Review of the demolition permit application submitted for the single family residence at 848 Tower Road.

Mr. Marx noted one comment was received identified as Attachment E in the packet. He then identified the property's location, size, zoning classification and approximate date of construction in 1908 and stated the home had minor additions done in 1940. Mr. Marx noted the property is not included on the Illinois Historic Structure survey listing and that the Historical Society stated the property has architectural and historical significance. He then asked if there were any questions. No questions were raised at this time.

Elizabeth Landes, 848 Tower Road, stated they distributed a letter to the neighbors outlining their plans. She explained their reasoning for requesting a demolition and plans to rebuild a home which would be more useful and allow them to remain in the community. Ms. Landes also stated their decision was not reached lightly.

Chairman Coladarci asked if there were any questions. Ms. Papoutsis asked what is the style of the new home and Ms. Landes responded they have not decided on the exterior and described the features of the new home which would fit with the neighborhood, would last a long time and would be attractive. Mr. Dearborn asked Ms. Landes if she was surprised by the Historical Society's findings and Ms. Landes responded she was and noted she was a former member of the Historical Society. She commented on the architect who has built nice homes but is not historically notable. Mr. Stuart asked if they considered remodeling the home and Ms. Landes responded even with an addition, there was so much of the home which had wasted space. Mr. Stuart then described the home as interesting with a lot of potential. Ms. Landes stated remodeling the home would be an enormous project and they want to remain in the Village. She added if the home is sold, no one would want to renovate it. Ms. Landes explained to the Commission how a new home would allow them to accommodate them and their family. Ms. Good agreed the home is wonderful which has architectural and historic significance and referred to the architect's other designs. She asked Ms. Landes to consider looking to buy another property to fit their needs and she did not agree the property would be demolished if it was sold. Ms. Good then asked Ms. Landes if they explored having an easement. Ms. Landes responded they have not explored all the legal avenues and have to consider the financial aspect of them buying another home. She also explained to the Commission how they planned to reuse the home's woodwork and deconstruct the home. Ms. Landes then stated they have given the situation a lot of

1 thought and if a delay is imposed, they would not change their minds. Ms. Good explained to Ms. Landes how an
2 easement would preserve the home.

3
4 Mr. Enck referred to the process of deconstructing and rebuilding the home and asked if they considered putting a
5 master suite on the first floor. Ms. Landes responded that would not solve the other issues they have with the
6 home to make it usable. Scott Simpson informed the Commission they have done work on the North Shore for 27
7 years and explained the serious and multiple considerations they have taken. He commented while the home is
8 beautiful, its life is over and they plan to use the home's elements and repurpose them in the new home.

9
10 Chairman Coladarci asked if there was any public comment. Nan Greenough, 500 Maple, noted she helped set up
11 the HAIS and agreed the architect has done good work. She then stated while the home is historic and appealing,
12 the home is not HAIS worthy. Louise Holland agreed with Ms. Greenough's comments and referred to the amount
13 of work the home needs. She commented the applicant is admirable in their plans to reuse materials from the
14 home and agreed not every home is historic. No additional comments were made at this time.

15
16 Chairman Coladarci called the matter in for discussion. He asked the Commission if they felt an HAIS is necessary
17 and whether it would reveal any additional information. Ms. Papoutsis asked Susan Benjamin to comment. Ms.
18 Benjamin responded she is not familiar with the property. Mr. Weaver stated he agreed the home is distressed and
19 commented the home is familiar to the Village. He stated he would recommend an HAIS be done to document the
20 home which is consistent with the Commission's past decisions. Ms. Good agreed the situation is difficult and
21 commented Ms. Greenough's and Ms. Holland's opinions mattered. She then agreed with Mr. Weaver that an HAIS
22 should be done. Mr. Dearborn stated while the home may not rise to the level that the HAIS originally required,
23 the report would memorialize the home and would only delay the home's demolition by the amount of time it
24 took to prepare the report.

25
26 Chairman Coladarci asked for a motion to recommend an HAIS for 848 Tower Road. A motion was made by Ms.
27 Good to request an HAIS and referenced the findings on page 2. Mr. Weaver seconded the motion. A vote was
28 taken and the motion unanimously passed:

29 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

30 NAYS: None

31 NON-VOTING: Dearborn

32
33 **Case No. 21-24-LPC: 425 Sunset: Review of the demolition permit application submitted for the single family**
34 **residence at 425 Sunset Road.**

35 Mr. Marx identified the property owner and noted no correspondence was received in connection with the
36 request. He then described the property's size, location, date of construction in 1923 and subsequent alterations.
37 Mr. Marx noted the property is not included on the Illinois Historic Structure survey listing and stated the Historical
38 Society indicated the property has regional significance. He then asked if there were any questions and indicated
39 the applicant can address occupancy questions.

40
41 Cory Todd of Trend Development Partners introduced himself as the owner and a Winnetka resident. He
42 confirmed the home is not currently occupied and the former tenant recently moved out. Mr. Todd then stated
43 the home is dated and described the home's inadequate features and layout. He stated they planned to construct
44 a new home which met today's standards as opposed to spending a lot of time and money to renovate the home
45 which did not match the market. Chairman Coladarci stated the neighborhood has not had a lot of change. Mr.
46 Todd stated they considered renovation and new construction at the time the property was purchased. Chairman
47 Coladarci reiterated the Commission's position in terms of saving homes and asked if the home had been
48 marketed. Mr. Todd outlined all of the elements of the home which would need to be renovated such as the
49 basement, mechanicals, etc. He agreed the home could be modified and the new home would result in a better
50 and more modern home. Mr. Stuart questioned the new home's style and Mr. Todd responded it would be a
51 Colonial home. Mr. Todd informed the Commission he was advised of the home by a real estate agent and
52 estimated the new home's size to be 3,200 square feet. Mr. Enck asked if it would be a spec home and Mr. Todd

1 confirmed that is correct. He then stated the scope of the work required to renovate the home resulted in the
2 decision to build a new home. Mr. Todd noted they are currently working on four projects in the Village.
3

4 Ms. Good stated Mr. Todd has been before the Commission a number of times and questioned Mr. Todd as to how
5 he felt in terms of the Commission's rules and Mr. Todd responded he supported the work of the Commission and
6 agreed with saving structures that warrant saving. Mr. Enck referred to the amount of demolition taking place
7 which affects the neighbor character.
8

9 Chairman Coladarci asked if there were any other questions from the Commission or any public comment. No
10 additional questions were raised at this time. He called the matter in for discussion and commented the home did
11 not warrant an HAIS while referring to its regional status. Chairman Coladarci then asked for a motion. Mr. Enck
12 agreed with Chairman Coladarci's comments and asked that interior photos be taken. Mr. Todd agreed to provide
13 photos. Ms. Papoutsis asked if there were any elements of the home worth saving and Mr. Todd confirmed they
14 would repurpose worthwhile items. He then stated they could donate any items worth salvaging in terms of
15 deconstruction.
16

17 Chairman Coladarci asked for a motion to allow the demolition permit for 425 Sunset to proceed without delay
18 and referred to the findings. Ms. Papoutsis moved to approve the demolition permit for 425 Sunset and Mr.
19 Weaver seconded the motion. A vote was taken and the motion unanimously passed:

20 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

21 NAYS: None

22 NON-VOTING: Dearborn
23

24 Ms. Good asked Mr. Todd to consult the Historical Society before purchasing properties in the future.
25

26 **Case No. 21-10-LPC: 695 Prospect: Review of the Historical Architectural Impact Study (HAIS) for the single**
27 **family residence at 695 Prospect Avenue.**

28 Mr. Marx stated the Commission determined an HAIS be submitted for 695 Prospect which concluded the home is
29 architecturally and historically significant with the Historical Society concluding the HAIS is complete as noted on
30 Attachment B. He then stated Susan Benjamin would present the HAIS and asked if there were any questions.
31

32 Susan Benjamin provided a PowerPoint presentation and summary of the HAIS to the Commission. Mr. Enck asked
33 if Starr Road and Jeanne Sylvestri noted the street was named for the owner's son who was killed.
34

35 Ms. Papoutsis questioned four sisters who owned the surrounding homes. Chairman Coladarci asked if there were
36 any public comment. No comments were made at this time. He then called the matter in for discussion. Ms.
37 Papoutsis noted the property was listed for a long time and the renovation done to the home. She then stated the
38 new home would be replaced by a noteworthy Winnetka architect. The Commission Members agreed the HAIS
39 was well done. Ms. Papoutsis added she did not feel it is necessary to impose a delay.
40

41 Chairman Coladarci asked for a motion to find the HAIS is complete. A motion was made to find the HAIS for 695
42 Prospect complete. Mr. Enck seconded the motion. A vote was taken and the motion unanimously passed:

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

44 NAYS: None

45 NON-VOTING: Dearborn
46

47 Chairman Coladarci then asked for a motion to approve the demolition permit for 695 Prospect without delay. A
48 motion was made and seconded to approve the demolition permit for 695 Prospect without delay. A vote was
49 taken and the motion unanimously passed:

50 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

51 NAYS: None

52 NON-VOTING: Dearborn
53

2021 Preservation Awards: Review of Landmark Preservation Commission Preservation Award nomination submissions and selection of award recipients.

Mr. Marx asked if there were any questions. He noted they need 16 weeks lead time [for the plaques] with the goal for presentations to be made before year-end. Ms. Good referred to a home on Oakley. It was noted the home was in the process of comprehensive rehab and suggested it be a candidate for next year. Ms. Good questioned the process of adding an additional category where the homeowners changed their minds and the home saved. The Commission Members discussed options and Mr. Marx agreed he would check into it. The Commission Members then commented on the submissions.

Chairman Coladarci then asked for a motion to approve the homes submitted to receive preservation awards. A motion was made and seconded to approve preservation awards be distributed to the homes submitted. A vote was taken and the motion unanimously passed:

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

NAYS: None

NON-VOTING: Dearborn

Other Business.

a. Wednesday, August 4, 2021 Special Meeting (tentative) - Reminder.

The Commission Members discussed their availability. There was discussion regarding the notice process.

b. Monday, September 20, 2021, Meeting – Quorum check.

(Note meeting rescheduled due to Labor Day weekend).

The Commission Members discussed their availability.

Adjournment:

A motion to adjourn was made and seconded. A vote was taken and the motion unanimously passed:

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

NAYS: None

NON-VOTING: Dearborn

The meeting adjourned at 8:53 p.m.

Respectfully submitted,

Antionette Johnson

Recording Secretary

**LANDMARK PRESERVATION COMMISSION
AUGUST 4, 2021 SPECIAL MEETING MINUTES**

Members Present:

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

Non-Voting Member Absent:

Bob Dearborn

Members Absent:

Katie Comstock

Village Staff:

David Schoon, Director of Community Development
Brian Norkus, Assistant Director of Community Development
Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:06 p.m.

Public Comment.

No public comment was made at this time.

Case No. 21-04-LPC: 82 Essex: Conference with property owners to discuss alternatives to demolition for the single family residence at 82 Essex Road.

Kevin Desai introduced himself as Mr. Desai of 82 Essex. Chairman Coladarci outlined the purpose of the meeting. Mr. Desai stated their intention is to demolish the home and replace it with a new home for their family. He noted they considered opportunities to save the home and consulted with an individual in Pennsylvania regarding restoring the home. He then referred to the solid concrete construction which made it difficult to move. He agreed that Walter Burley Griffin is a significant architect and that considerable advice and architectural help would be needed to help save the home. He stated while they are well aware of the property's significance, they want to build a home they would live in for the rest of their lives.

Chairman Coladarci informed Mr. Desai of the number of times where owners have changed their minds regarding saving homes and purchased other less significant homes. He then asked Mr. Desai if it is possible to sell this home and buy another home. Mr. Desai responded while that is a possibility, he referred to the amount of time the home was on the market and its price. He also stated they would prefer for their children to be able to walk to school. He informed the Commission they would consider selling the home and referred to the nature of the market in terms of the possibilities of buying another home and identified homes where they were outbid.

Mr. Enck asked Mr. Desai what are their goals and Mr. Desai responded their intent is build a French Provincial home and described its features. Ms. Papoutsis referred to Landmarks Illinois and finding a buyer for the property. Mr. Desai informed the Commission he would follow up with Scott Sanders. The Commission Members discussed the correspondence received regarding the property. Mr. Enck explained the Commission's role to Mr. Desai. Mr. Desai referred to the contractors' responses with whom he consulted in connection with saving the home and reiterated to the Commission the biggest challenge is the foundation. He noted he consulted with three architects who specialize in restoring homes, new home builders and experienced builders who use green construction methods. He also stated he was aware of financial incentives available and referred to the costs of building new versus remodeling. Mr. Stuart asked if restoration was cost prohibitive and Mr. Desai confirmed that is correct and added it would be expensive either way.

1 Ms. Good questioned Mr. Desai's desirable lot size and referred to another home for sale on Westmoor. She also
2 referred to the process of writing letters to property owners asking if their homes would ever be available for sale.
3 Ms. Good also stated if Mr. Desai was entertaining the notion of selling the property, why did he not relist the
4 home. Mr. Desai responded he would never have listed the home for sale until they acquired another home and
5 they are actively looking. He apologized to the Commission for their not being given access to it and he would
6 permit the Commission Members to visit the home.

7
8 Mr. Enck referred to a situation where the neighbors reached out to neighbors to find buyers who were interested
9 in saving the home. Mr. Desai reiterated the home is restrained by its size and concrete foundation. Mr. Enck
10 stated there are ways to remodel the home to meet the need of today's families. Mr. Desai responded flat roofs
11 are problematic and he would not want to bring that feature to another home. Mr. Enck referred to options that
12 can be explored in terms of thinking outside of the box and lot size or GFA variations. Mr. Desai informed the
13 Commission the new home would not maximize the buildable lot area.

14
15 Ms. Good suggested Mr. Desai look at other areas near schools. Mr. Desai responded he considered a number of
16 areas. He agreed to work with anyone on the Commission in terms of helping to find another property. He stated
17 his minimum lot size would be 1.3 acre in size, walking distance to school, 5 bedrooms, two stories with a
18 basement being optional and a sidewalk in the \$1.5 million to \$3 million price range. He added he would have to
19 sell before buying and they considered purchasing in Glencoe and Kenilworth.

20
21 Chairman Coladarci referred to the amount of time needed to sell the property and find Mr. Desai another home.
22 He also referred to the likelihood of another buyer purchasing the property. Mr. Desai indicated he was not aware
23 of how the process worked and apologized to the Commission. He stated their preference would be to buy a home
24 in conjunction with the start of the school year. He stated their hope is to complete construction by August 2022.
25 Chairman Coladarci asked if the delay would affect their plans and Mr. Desai confirmed that is correct. Chairman
26 Coladarci then referred to the impression the Commission Members got from Mr. Sanders with regard to Mr.
27 Desai's position and the lost opportunity to have communication with Mr. Desai regarding finding them another
28 property although Mr. Sanders was performing his job.

29
30 Ms. Good referred to the manner in which the home was marketed as a significant home as well as for land. She
31 asked Mr. Desai if he was willing to do public relations in terms of marketing the home to look for buyers. Mr.
32 Desai agreed. He stated they are getting permits in order and do not know how long it can be delayed. Ms. Good
33 asked Mr. Desai to determine a price point. Mr. Desai agreed to consider it. The Commission Members thanked
34 Mr. Desai for being open to possibilities. The Commission Members discussed the length of time the Commission
35 has been in existence and the limitations on their ability to save homes. Chairman Coladarci referred to a home
36 that was described as unsalable and was purchased by a family who love the home.

37
38 **Adjournment:**

39 Chairman Coladarci asked for a motion to adjourn. A motion was made by Mr. Weaver and seconded by Ms. Good.
40 A vote was taken and the motion unanimously passed:

41 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver

42 NAYS: None

43
44 The meeting adjourned at 8:38 p.m.

45
46 Respectfully submitted,

47
48 Antionette Johnson

49 Recording Secretary



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 29, 2021
SUBJECT: 952 PINE TREE LANE - DEMOLITION PERMIT (CASE NO. 21-26-LPC)

INTRODUCTION	
Meeting Date	October 4, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if demolition may proceed without delay.
Property Address	952 Pine Tree Lane (See Attachment A – Aerial Map)
Property Owner	Andrzej Kruszewski
Application Submitted by	Foxwood Development Group
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has received no comments from the public regarding this application.
PROPERTY DESCRIPTION	
Size	0.59 acres
Location	West side of Pine Tree Lane between Asbury Avenue and Tower Road
Improvements	Single-family residence with attached garage
Zoning	R-2 Single Family Residential
Surrounding Zoning	R-2 Single Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	1948
Additional Construction Activity	1948 – Construct single family dwelling, 1951 – Construct addition to single-family dwelling, 1959 – Construct swimming pool, 1994 – Remodel bathroom
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property does not have any historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes on Same Block (either side of the right-of-way block face and/or along the alley)	None.
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	None

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

On March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on September 21, 2021. Should the LPC request an HAIS for the subject property at the October 4th Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from October 4, 2021.

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home's significance.

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria: **[The Commission must note which of the following criteria is met]**

1. **The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit;**
2. ~~The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;~~ **(Subject Property is not a landmark)**
3. ~~The property or structures have been included in the most recent Illinois Historic~~

~~Structure Survey conducted under the auspices of the Illinois Department of Conservation; and~~ **(Subject Property is not on the state survey)**

4. ~~The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places.~~ **(Subject Property is not on National Register)**

Building and/or Property Lacks Historic or Architectural Significance

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A



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ft

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: SEPTEMBER 8, 2021
SUBJECT: CASE NO. 21-26: 952 PINE TREE LANE

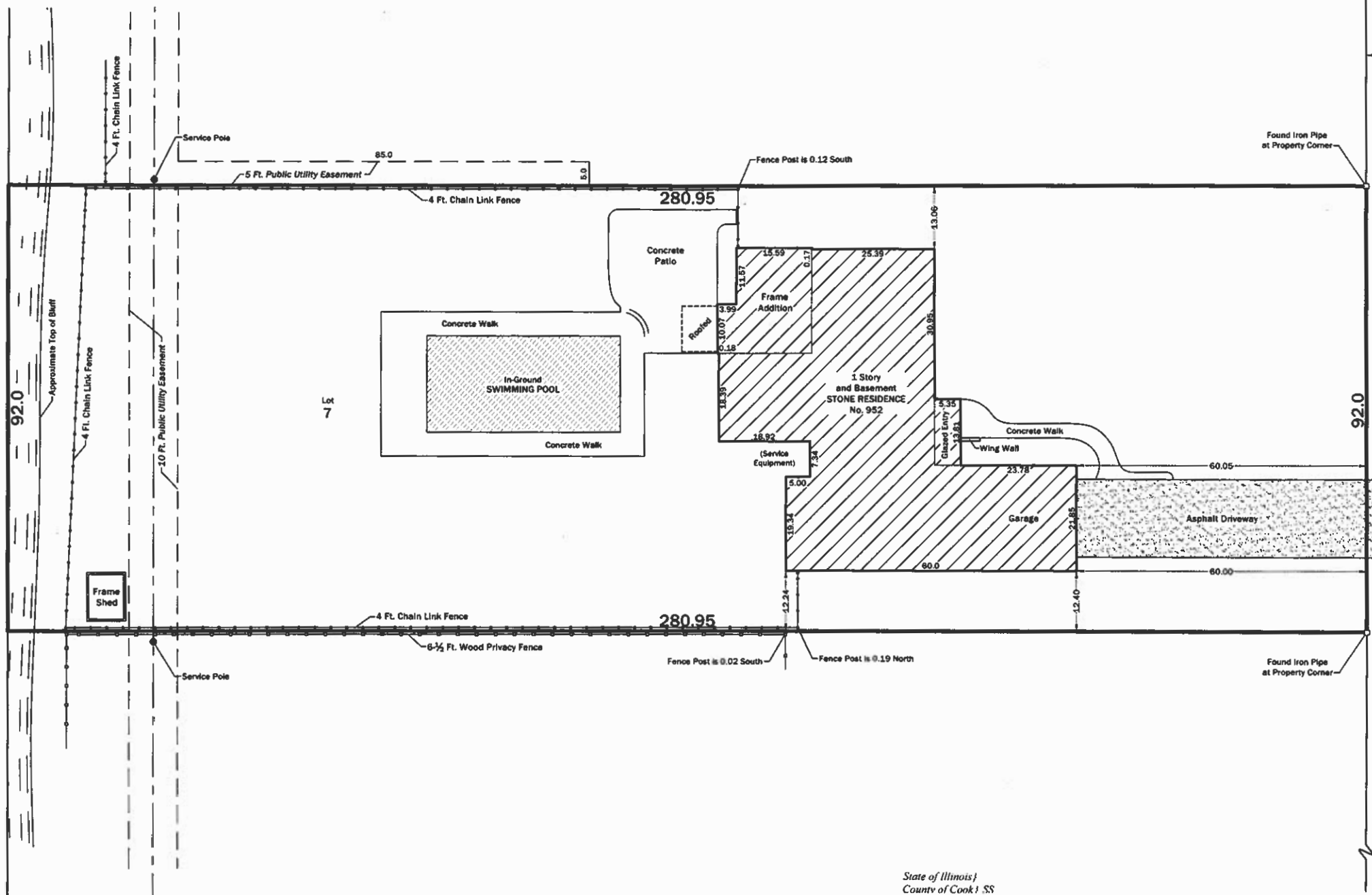
INTRODUCTION

On October 4, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and attached garage at 952 Pine Tree Lane. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, September 21, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
11-26-1948	Construct single family dwelling	Irvin A. Blietz	Donald F. Gibbs
4-26-1951	Construct addition to a single family dwelling	Irvin A. Blietz	Donald F. Gibbs
6-17-1959	Construct swimming pool	G.L. Hehman	National Pool Corp.
11-7-1994	Remodel bathroom	Mr. Hoit	Not listed



State of Illinois)
County of Cook) SS



0 100 200
ft

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952 Pine Tree – September 2021





PROPERTY RESEARCH COVERSHEET



Address: 952 Pine Tree

Construction Details:

Original construction date: 1948

Construction type: Lannon stone

Style: Ranch

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Irvin A. Blietz	1948 – at least 1951	<i>Chicago Tribune</i> articles	Owner of the Blietz Company, a cooperative housing company in Chicago.
E.A. Holsten	1954	1954 directory	
G. L. Hehman	By 1956 – 1962	1956 directory, <i>Winnetka Talk</i> obituary	
Dr. Hiram T. and Helen O. Langston	1962 – 1982	Real estate listing, 1963 directory, <i>Chicago Tribune</i> obituary	Hiram was an accomplished doctor and chairman of surgery at St. Joseph's Hospital in Chicago.
William Harridge	c. 1982 – 1987	1987 directory	
Dr. Michael Hoit	1987 – at least 2010	Cook County Assessor records	
Andrzej and Janina K. Kruszewski	2012 – 2020	Cook County Assessor records, Ancestry.com record	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Donald F. Gibbs	1948 – construct single-family dwelling; 1951 – construct addition to single-family dwelling	

RESEARCH SOURCES USED: *Winnetka Talk*, Cook County Assessor records, Cook County Recorder records, historic phone books, WHS property files, WHS digital files, Ancestry.com, *Chicago Tribune*

Findings:

Our research does not indicate that this property has historical or architectural significance. While it has been home to several accomplished Winnetkans, we did not find any information that merits additional research. In addition, we were not able to find any information about the original architect.¹

Date of Research: 9/13/2021

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

¹ While we were able to locate information on a California-based architect named Don Gibbs, we were not able to confirm that it was the same architect who designed this home.

THE VILLAGE OF WINNETKA
Department of Public Works
APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Nov 20 19 48

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story
and Basement Single Family Dwelling
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT 7, Block -
Subdivision Blietz Re-Sub of lots 18 to 26 in Blietz
Winnetka Sub

STREET and NUMBER 952 Asbury Lane Pine Tree Lane

DIMENSIONS of BUILDING—Front 66'-4" feet. Depth 52'-0" feet. Height 12 feet

NUMBER of ROOMS 6

KIND of MATERIAL Stone Veneer & Brick Veneer

OWNER Irvin A. Blietz Address _____

TOTAL COST 15000⁰⁰

ARCHITECT Donald F Gibbs Address _____

BUILDER Irvin A. Blietz Address _____

CARPENTER " Address _____

MASON " Address _____

SEWER BUILDER _____ Address _____

PLUMBER Commonwealth Plbg Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

see copy of temporary permit filed under
998 Pine Tree Ln.

Application is also made for a Certificate of Occupancy and Compliance to be issued after the completion of the building.

We hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.
(I OR WE)

Permit Issued NOVEMBER 26 19 48

Building Permit Number 5632

Occupancy Permit Number 2665

SIGNED Irvin A. Blietz by L.A. H.
ADDRESS _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 26, 1951

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story
and Basement Addition to a Single Family Dwelling
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 7, Block —
Subdivision Re-Sub of Blietz Winnetka Sub

STREET and NUMBER 952 Pine Tree Lane

DIMENSIONS of BUILDING—Front 18' feet. Depth 16' feet. Height ✓ feet.

NUMBER of ROOMS _____

KIND of MATERIAL Brick Veneer

OWNER Irvin A. Blietz Address _____

TOTAL COST 1500.00

ARCHITECT Donald F. Gibbs Address _____

BUILDER Irvin A. Blietz Address _____

CARPENTER " " " Address _____

MASON " " " Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

We (I or We) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued April 26 1951

Building Permit Number 5950

Occupancy Permit Number _____

SIGNED Irvin A. Blietz
By Jack Frost
ADDRESS _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, June 17, 1959

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct a _____ story
and Basement Swimming Pool
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 26, Block ✓

Subdivision Bletz Re Sub

STREET and NUMBER 952 Pine Tree La.

DIMENSIONS of BUILDING—Front 40 feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____

KIND of MATERIAL _____

OWNER G. L. Hehman Address _____

TOTAL COST National 3,000

ARCHITECT National Pool Corp Address (Hehman)

BUILDER Robt Runyon Address Waukegan

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER Runyon Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

I (I or We) hereby certify that I am (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I (I or We) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued June 17 1959

Building Permit Number 7080

Occupancy Permit Number _____

SIGNED Frederic L. Hehman
ADDRESS 952 Pine Tree Lane.
Winnetka
LPC 952 Pine Tree - Page 5

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois,

10/18/94

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to

REMODEL BATHROOM
(work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	18	107	035
Vol.		ITEM	

STREET and NUMBER 952 PINE TREE LN.

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____

EST. CONST. COST 6500.00 KIND of MATERIAL _____

PHONE NO. _____

OWNER MR. HOIT Address _____

ARCHITECT Address _____

BUILDER Address _____

CARPENTER GALAXIE LUMBER & CONSTRUCTION Address 4767 N. TOLSON AVE, LINCOLNWOOD 677-8300

MASON Address _____

SEWER BUILDER Address _____

PLUMBER KENNETH COPELLEY Address _____

ELECTRICIAN TITAN ELECTRIC Address 4310 N. MARMOCA CHICAGO 996-9475

REMARKS _____

Date Job Completed _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

_____ hereby certify that _____ the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

_____ hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and _____ hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued 11/7/94 by EB

SIGNED Robert Zalewski

Building Permit Number 15713 = 17664

ADDRESS 617 N. CECIL AVE

Occupancy Permit Number _____

UNROLLING IL 60646

C. B. No. 1A94-1498

PHONE NO. 677-8906 EXT 106

1954 directory

PINE TREE LN		
942	Gorman J K	WI6-1241
943	Mattson A B	WI6-0694
945	Bikle W E	WI6-1764
946	White L L Jr	WI6-0879
952	Holsten E A	WI6-5155
966	Thompson K I	WI6-1065
972	McDonald P	WI6-4930
975	Fralick S R Jr	WI6-0081
976	Becker K E	WI6-4083
984	Koolish D F	WI6-3656
985	Leander R J	WI6-1880
998	O'Connor L J	WI6-2528
999	Cameron J D	WI6-2142
1000	North G	WI6-3921
1004	Rothermel S W	WI6-0965
1005	Keller C L	WI6-3096
1620	*Amer Telvsm Incorporated	WI6-2336

1956 directory

PINE TREE LN		
942	Gorman J K	WI6-1241
942	Gorman J K	WI6-3089
943	Whiteside H O	WI6-4392
945	Bikle W E	WI6-1764
946	White L L Jr	WI6-0879
952	Hehman G L J	WI6-4120
966	Norum O T	WI6-6191
975	Fralick S R Jr	WI6-0081
976	Becker K E	WI6-4083
984	Koolish D F	WI6-3656
985	Leander R J	WI6-1880
998	VanRysselberge John F	WI6-6146
999	Cameron J D	WI6-2142
1000	North G	WI6-3921
1004	Rothermel S W	WI6-0965
1005	Keller C L	WI6-3096

1963 directory

Langsett Victor M 1339 Trapp Winetka-Hlcrst 6-5113
 Langson Harry 850 Wilkinsn Pkwy Pk Rdg---825-3796
 Langstaff Joyce 346 King Ln Des Pl-----299-2518
 Langston Hiram T MD
 res 952 Pine Tree Winetka-----446-1051
 Langston Willie M Mrs 1827 Ashlnd Evnstn-GR 5-8968
 Langtry A C 1103 Lindn Highld Pk-----ID 2-1762
 Langtry Alfred L 770 Rosewd Winetka Hlcrst 6-2515

1987 directory

Harlan Wm R 1704 Northfld Sq Nfld 446-2736
 Harre Arthur F 855 Heather Ln Winetka..... 446-8215
 Harre Richard 721 Lincln Av Winetka 441-7333
 Harrell Wm W 142 Lockerbie Ln Wilmet 256-1197
 Harridge Wm H 952 Pine Tree Ln Winetka..... 446-8503
 Harrie's Delicatessen & Restaurant
 349 Park Av Glenco..... 835-1000
 Harries Joseph & Chas 710 1st St

February 9, 1961

Obituaries

GERALD L. HEHMAN

Gerald L. Hehman of 952 Pine Tree lane, Winnetka, died at Evanston Hospital Saturday. He was 44 years old.

Mr. Hehman was sales manager for Scholz Prefabricated Homes.

Surviving are his widow, Virginia; a daughter, Gloria; two sons, Gary and Michael; and two sisters, Mrs. Alice Mae Metz of Cincinnati and Mrs. Gertrude Vandervoort of Ft. Thomas, Ky.

Contributions in Mr. Hehman's memory may be made to the Heart Fund.

A funeral mass was said in St. Catherine's Church, Ft. Thomas. Burial was in St. Stephanie's Cemetery there. Wilson Funeral Home handled the arrangements.

Detail	Source
---------------	---------------

Name: Janina K Kruszewski
[J Kruszewski Ndrez]
[J K Kruszewski]
[Jania Kruszewski]
[Janina Jozefa]
[Janina Kruzewski]

Birth Date: Aug 1949

Residence Date: 2012-2020

Address: 952 Pine Tree Ln

Residence: Winnetka, Illinois, USA

Postal Code: 60093

Address: 952 Pine Tree Lane J-6294
 City: Winnetka, Ill.
 Constr: Lannon Stone
 Style: Ranch
 Roof:
 Built: 1951
 Faces: East

Lot Size

92 X 280.98

Rms.

Bed.

Baths

Heat: A Gas

8

4

2 CT

Cost \$389 Inc.

Year — Taxes

Porches

Garage 2

'60-\$1084

Patio

Att. Det.

Elect: 220V-110V

\$

~~67,500~~~~63,500~~ (11/61)

pool & HW

~~61,500~~ (3/6/62)

Contract:

Basmt: No

1st Lv. rm. Dn. rm. Comb. w/frpl. Brkfst rm. Kitchen w/D/D and pass thru to fam. rm. w/frpl. Utility rm. 3 Twin size bdrms plus Master bdrm

2nd w/private bath. 2nd bath off hall. Bessler stairs to floored attic.

3rd

Check: 1/8/62

School: Grade: Hubbard Woods JHS: Skokie

HS: New Trier

Transp: RR. & Sacred Heart N.W. & N.S.

Bus: To Evanston-1 Mi. Other:

Fam. rm. opens onto patio & pool. Privacy from Forest Preserves to West. House delightful for casual living. Completely insulated, wired for hi fi. 2 Ton A/C. Rear cyclone fenced w/3 gates, plus additional property beyond. Circuit breakers, storms, screens, & awnings. Swimming pool 20 X 40 with underwater lighting, and flood lights. Filter & heater.

Pool can be used as skating rink in winter. Additional decorating has been done.

Owner: Hehman

Bus. Phone:

Res. Phone: Hi 6 4120

This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Open House

Realtor Office: INDIAN HILL REALTY, INC.

Phone: Hi 6 0900

10041

Sales Person: Erv Luchs

Home Phone: Da 8 4428

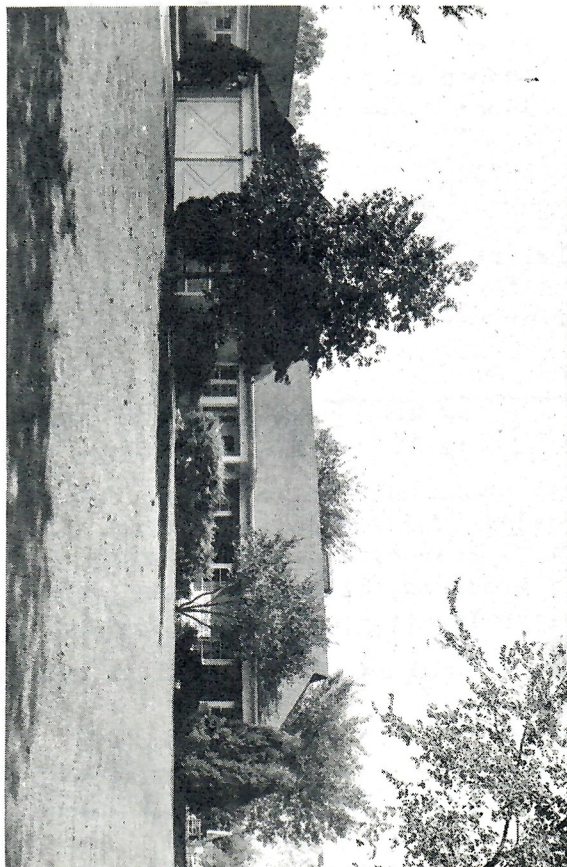
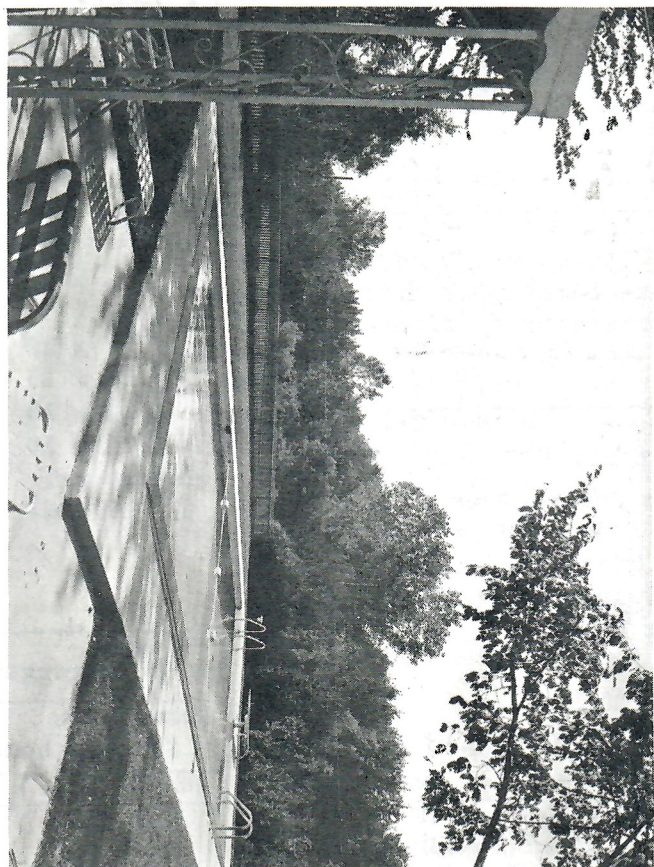
Possession:

To be arranged

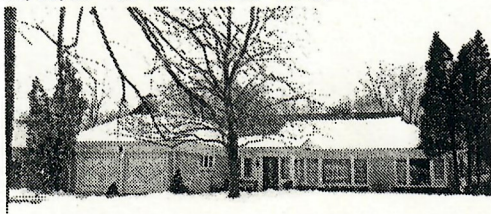
Reason for Sale:

Smaller home

Title C T&T



#00414 L-\$335,000 S-\$325,000
01/12/87 38 DAYS LB-83 SB-21



Ad 952 PINE TREE LANE City WINNETKA Ar 40 L# 86 11993
Dir TOWER RD. JUST EAST OF FOREST PRESERVE Zip 60093
Rms 9 Br 4 Bth 2 CERAMIC TILE Fp Y Bsm N Blt 1953
Sty RANCH,COLON* Str 1 Ext STONE,ALUMI* Gar 2 CAR,ATTACH*
Ltsz 92X280 Tax 1985 4754 Ho Y Hs Y Inc Y
Heat GAS,FA A/C Poss TO BE ARRANGED
Elec 220 Sewer CITY Water CITY Spa NO KNOWN

Appl RNG & O,DISHWASHR,DISPOSAL,STOVE
Schools HUBBARD WOODS/SACRED HEART/WASHBURNE/NEW TRIER
Transp NORTHWESTERN C 3% 1ST 100M/2.5% BAL

Liv 1 Y 38 X 14.10 Mbr 1N 18.2X14.8 Fam 1N 20.8X14.4
Din Br2 1Y 14.9X16.8 UTL 1N 13 X 9.6
Comb Y Sep N LN Br3 1Y 12.9X12
Kit 1N 12.2X9.8 Br4 1 Y 13.9X9.6 BRK 1N 10X8.3

Mbb Y Xrm UTIL/LAUND,WLK UP ATT

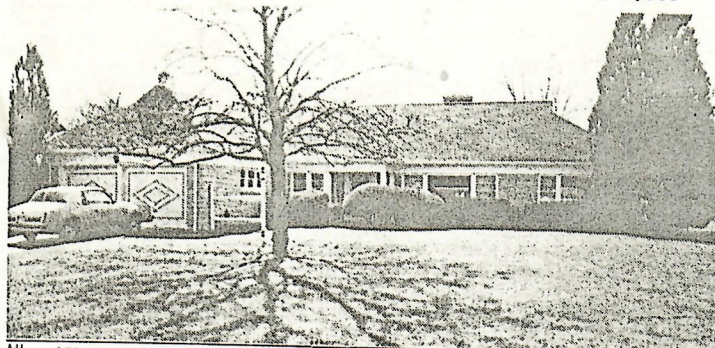
Brokers Opinion BEAUTIFUL RANCH W/LARGE FAM RM OPENS
TO TERRACE & 20X40 POOL. GRACIOUS ROOMS, LOADS OF
STORAGE. KITCHEN, FURANCE, ROOF NEW IN 1983.BOTH BATHS
UPDATED. GREAT FLOOR PLAN. FLOORED ATTIC.

Brok JEAN WRIGHT REAL EST. No 83 Ph 446-9166
Slsp JEAN M. WRIGHT No 471 Ph 441-5353

A WONDERFUL HOME FOR FAMILY ENJOYMENT AS WELL AS A
PERFECT SETTING FOR EITHER CASUAL OR FORMAL ENTERTAINING
FENCED YARD. ATTACHED GARAGE
WE NEED NOTICE FOR APPOINTMENTS.
EXCLUDE WASHER, DRYER & KITCHEN REFRIGERATOR
CALL RE: EXCEPTION

Equip STRMS/SCRNS,SMOKE DETCT
Out STG SHED,PATIO,POOL-IN,FENCED YD,ELEC OUTLT
Info APPT ONLY,CALL AGT
Bsmt SLAB
Imprv CTY SAN SEW,STORM SEW,MUNI WATER,220 ELEC
Faces EAST Roof ASPH SHNGL Fp WOOD,FAM R,L,R # 2
Lot Desc WOODED,CUL-DE-SAC,LANDSCAPED
Terms
Title Holder CALL BROKER/COMMISSION PAID ONLY ON CLOSING
Coordinates N 900 S 0 E 0 W 1600

#0612 12/29/82 344 DAYS LB-4 SB-4 L-179,500 S-175,000



Ad 952 PINE TREE LANE City WINNETKA Area 40 L# 8200483
Dir TOWER ROAD WEST TO PINE TREE LANE & NORTH TO HOUSE
Rms 9 Bdrms 4 Baths 2 T/H HELEN O. LANGSTON [X] Incorp
Const LANNON & BRICK Str 1 Blt 1950s Gar 2 Sp/As NONE KNOWN T. Ins.
Approx. Room Sizes Fl Tax 19_80 HE Poss Lot APPROX Heat FA GAS +
LR 32.10x14.9 1 \$3112.67 X TBA 92 x 280 SPACE HEATER
DR [X] Rng [X] Dshw [X] Porch [X] M/B [X] C/A [X] Water Soft [X] Own [X] Rent
Kit 12.3x8.9 1 [X] Ref [X] Dspl [X] Patio [X] Fpl 2 [X] WAC4 [X] Water [X] Well [X] Pri [X] Mun
FR 21.2x14.8+ 1 Sewer: [X] San [X] St [X] Septic [X] Bsmt NONE Trans CNW
BRs 18.6x14.9+BATH 1 Schls HUBBARD WOODS, WASHBURNE, NEW TRIER
16.9x14.9 1 Remarks PLEASANT ENTRY INTO THIS MOST COMFORTABLE RANCH
12.10x12 1 STYLE HOME SITUATED ON PRIVATE HALF ACRE LOT W/20x40'
13.10x9.8 1 SWIMMING POOL.A WONDERFUL FAMILY HOME AND IDEAL FOR
BRK:9x8.3 1 ENTERTAINING. Flood Hazard Insurance may be required by Lender
FOYER:5.6x9 1 Slsp GINNY GRINSTEAD No 91 Ph446-2289
LO BAIRD & WARNER,WINNETKA No 4 Ph446-1855 Co-op3%\$100;2.5%BAL ON CLSG

2010 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED

\$116,037

STATUS

Appeal Review Complete

ASSESSOR VALUATION

\$99,912

ASSESSOR POST-APPEAL

VALUATION

\$85,971

APPEAL NUMBER

3240

ATTORNEY/TAX REPRESENTATIVE

MC CARTHY DUFFY

APPLICANT

DR MICHAEL HOIT

RESULT

Assessed Value Adjusted

REASON

This is the result of an analysis of comparable properties.

2009 Assessment Appeal Information

PREVIOUS BOARD CERTIFIED

\$122,145

STATUS

Appeal Review Complete

ASSESSOR VALUATION

\$116,037

ASSESSOR POST-APPEAL

VALUATION

\$116,037

APPEAL NUMBER

6000671

ATTORNEY/TAX REPRESENTATIVE

Dr Michael Hoit

APPLICANT

DR MICHAEL HOIT

RESULT

Assessed Value Not Adjusted

REASON

The Assessment reflects a prior valuation analysis. "Amendments to the Classification Ordinance (10% & 25%) do not warrant additional relief.

Cook County Recorder

1987-11-25	ASSIGNMENT	87630412	0.00	Name Type All All OLD STONE MTG CORP STANDARD FED S&LASN GTR GTE	PIN Address All All 05181070350000 952 PINE TREE LN	Doc 87211507	SHOW DOC Add To Cart Show Cart Ajax Add Cart (Testing but try it)
1987-04-22	WARRANTY DEED	87211506	0.00	Name Type All All HOIT SALLY HOIT MICHAEL HARRIDGE ELSIE V GTE GTE GTR	PIN Address All All 05181070350000 952 PINE TREE LN		SHOW DOC Add To Cart Show Cart Ajax Add Cart (Testing but try it)
1987-04-22	MORTGAGE	87211507	0.00	Name Type All All HOIT MICHAEL HOIT SALLY OLD STONE MTG CORP GTR GTR GTE	PIN Address All All 05181070350000 952 PINE TREE LN	Doc 87630412 93634100	SHOW DOC Add To Cart Show Cart Ajax Add Cart (Testing but try it)

Dr. Hiram T. Langston; led surgery department

Dr. Hiram T. Langston, 80, retired chairman of the surgery department at St. Joseph Hospital in Chicago, died Friday in Savannah, Ga., where he had lived recently.

In 1986, St. Joseph's Hospital named its new \$3 million out-patient pavilion after Dr. Langston.

Dr. Langston founded the first approved thoracic surgical residency training program in the Chicago area and trained more than 60 surgical residents in that specialty.

He was a professor at the University of Illinois from 1962 to 1977 and at Northwestern University from 1978 to 1981. He had been chief surgeon at the Chicago State Tuberculosis Sanitarium from 1952 to 1971.

Born in Rio de Janeiro, where his parents were missionaries, Dr.

Langston completed his pre-med and medical education at the University of Kentucky and the University of Michigan.

In World War II, he served in the Army in North Africa and Italy with the 12th General Hospital sponsored by Northwestern University, and he received a Bronze Star.

He was on the medical staffs of many Chicago-area hospitals, was a consultant at Hines Veterans Hospital, and was chairman of surgery at St. Joseph Hospital from 1977 to 1982. He published 120 scientific articles, wrote widely on surgical management of tuberculosis, and was a pioneer in the banking of a patient's blood for future surgery.

Dr. Langston is survived by his



Dr. Hiram T. Langston in 1978

wife, Helen; two daughters, Paula West, and Carol Ludlow; a son, Thomas; a sister; and four grandchildren. A memorial service was held Monday in Savannah.

LPC - 952 Pine Tree - Page 25

Father, son homebuilders keep Blietz family tradition alive: Blietz
Morris, Steven
Chicago Tribune (1963-1996); Feb 24, 1985; ProQuest Historical Newspapers: Chicago Tribune
pg. L1

Father, son homebuilders keep Blietz family tradition alive

By Steven Morris

When Bruce Blietz returned from the Korean War in 1952 and rejoined his father, Irvin Blietz, in the family homebuilding business, conditions didn't seem as favorable as when he went away.

"I had been out of the industry just long enough to lose track of what was going on," said Blietz, who is now president of the Evanston-based Blietz Organization, which his father founded. "One day, I went with my father to a homebuilders' association meeting, and while waiting in a hall for him, I spent a terrible time chatting with some men I'd known in the business.

"They were talking about what was happening to costs in the industry, and complaining that they couldn't build houses the way they used to."

Later, when his father was driving up the Outer Drive toward their office, the elder Blietz inquired what was wrong, Blietz says.

"I said I've only been back six months, and I'm still trying to get myself reoriented, and that I'd never had such a depressing conversation," he said. "Things were changing so dramatically. There doesn't seem to be any point. Everybody's saying that everything's going to hell in a handbasket."

His father was unperturbed. "I wish I had a tape recording of the lecture he gave me then," Blietz said. "I can't say it as eloquently as he did. He told me, sure, things had been changing,

but that what we had to do was find opportunities to capitalize on the changes.

"He told me that probably the greatest opportunities in housing were not in the past, but in the future. He said we've got to come up with new ideas, unique ideas, different solutions to today's problems. With that lecture in the car my father really gave me a kick in the tail end."

The company, which celebrates its 64th anniversary this month, has built thousands of apartments and single-family homes in Chicago and the northern suburbs.

"Offhand, I haven't the slightest idea how many we've built," Blietz said. "We don't build big projects, which you can count up in a short time. We cater to people looking for special design features. We are not mass producers of low-priced homes. We aim for top quality and top value. Our homes are more costly, but probably the best value going, not on the basis of how many square feet you get for the fewest dollars, but in terms of the best long-term value."

Usually, Blietz developments are from 30 to 60 homes, he says.

The firm is now building the Landmark, a complex of 25 three-story, 3,000-square-foot brick townhomes in Northfield. The 19 floor plans range from one to three bedrooms and offer as standard features fireplaces, paneled libraries and glass-framed solariums with separate heating and air conditioning systems. Elevators are optional.

Prices range from \$300,000 up,

"depending on what choices the buyer makes," Blietz said. "We're fortunate in operating in an area where there are a great many people with good taste and who can afford to buy our product."

For the last 15 or 20 years, the company has centered its sights on "various levels of the empty-nest market," Blietz said.

"If you look in the North Shore, you'll find a zillion family-oriented houses, but not much high quality housing for people who have occupied large single-family houses while raising their children, but who now want to live in a different type of house while maintaining the same standard of living," he said. "I'm not just talking about ultra-wealthy people; I'm talking about people from all income levels who no longer need the typical family home."

However, while the needs of some empty-nesters are beginning to be heeded by builders, Blietz sees particular segments of the North Shore that are being neglected, with potentially bad implications for the communities as a whole.

"There are two ends of our society and age spectrum that nobody has really thought about—the young and the senior citizens," he said. "A few years ago, when we were trying to get zoning approvals, we had to go up against school boards that were convinced we were going to dump a bunch of kids on the community. Now, those communities are thinking about closing schools. Why not think about why our communities



Tribune photo by George Thompson

Bruce Blietz, president of Blietz Organization, and his son, Craig, in the firm's Evanston office: "I don't

think homebuilding is any different today than I have ever known it to be. It's extremely dynamic."

Continued on page 1D

Blietz

Continued from page 1

are closing schools while in other areas communities are building them? The answer is that in many of our communities we have not provided for the recycling of populations."

The drastic increase in the average age of populations in many communities results from such short-sightedness, Blietz says.

"If we do not provide opportunities for young people to live within our communities, they will live someplace else," he said. "When they mature into young citizens with families, they will move and not come back to where they grew up. If we don't provide housing for the young in established areas, we're basically telling our young people to get the heck out."

Part of the problem stems from lack of regard for the needs of older citizens, he says.

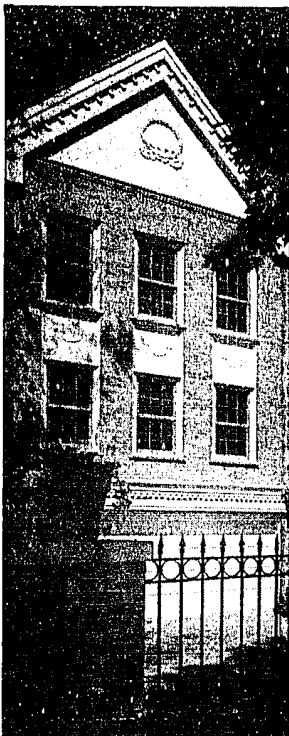
"We are not providing any housing for senior citizens, so elderly couples and single people continue to live in housing that is suitable for child-raising couples because they have nowhere else to go that's suitable," Blietz said. "There is no place in the community where they can get the type of housing they want and need. If they could move out of their big homes, that space would be available for the younger people with children who could then live in our communities."

The reluctance of communities to embrace new housing options is often understandable, though, Blietz says.

"Officials are elected to work very hard to provide for the type of activities necessary for the community of that day, and it's hard for these officials, with day-to-day pressures and in a short incumbency, to do the kind of long-range planning that's needed," he said. "To avoid the problems we're seeing today, they would have had to initiate plans 25 years ago."

Also, not all "solutions" are better than the problem.

"If you try to talk to a community about housing for young people, or about anything else, if it means bringing in housing that is basic-



The Landmark in Northfield, a Blietz Organization luxury development, is proving attractive to "empty-nester" buyers, many moving from large homes. Prices range upward from \$300,000.

ly different from the vast amount of housing already there, the reaction is that it will hurt property values or the image of the community," he said. "Often, the public is justified in that reflex conclusion. All of us can drive around and point out things that should never have been built."

There is a growing acceptance of the need for change, however.

"I sense in talking with various community officials in the North Shore that there's an awakening awareness that something that is different is not necessarily bad," Blietz said. "A lot of their reluc-

tance was the result of not having seen what good design and good thinking can create for a community."

Is Blietz worried by recent turbulence in the homebuilding industry, and by changes that may result from current and future economic conditions and proposed tax law changes that could remove financial benefits of home investment?

"No," he said. "I don't think homebuilding is any different today than I have ever known it to be. It's extremely dynamic. I suppose some of its changes are not the easiest to work with or work around, but that is one of the things that make it so fascinating."

Changes usually have been brought about not by external forces, but by the buying public, Blietz says.

"Our company is thrilled with some of the new opportunities," he said. "If we didn't have changes, through the economy, or through other circumstances, or through people just getting fed up with the type of housing they've had, the business would be boring."

Because of the evidence he sees of vast new challenges for the industry, Blietz is somewhat envious of his son Craig, who joined the company three years ago and is a construction manager.

"In a way, I wish I were my son," Blietz said. "There are going to be some fantastic opportunities for producing housing that people haven't even thought of. There are exciting problems to solve. I know that all these things won't be accomplished in my lifetime, so I'm delighted to have a son in the business. I'm glad to know that a son of mine may be able to help carry all this out."

Blietz is the third generation of his family involved in homebuild-

ing.

"My father's father was a journeyman bricklayer and helped start the bricklayers union," he said. "My father was a noncommissioned officer in the Navy in World War I. After the war he took jobs selling produce, selling machinery and a few other things. He was singularly unsuccessful. He told me he didn't find the thing that interested him, and probably as a result couldn't make it in those fields."

"Then he went into real estate sales. It was an opportunity not only to make money but also to do something that, as they say today, turned him on."

There is "a measure of pride" in the fact that Craig has decided to enter the business, too, Blietz says.

"He's a bright guy," he added. "As a young kid, he worked summers doing a lot of manure shoveling and all the things that the low man on the totem pole does."

After graduating from the University of Denver, where he studied in the building and construction program in the business school, Craig went to work with a commodities broker "for a little under a year," Blietz said. "But he decided that wasn't the field he wanted to be in. He came in to see me and asked if I thought there might be some opportunity for him in the company."

A few months ago, Craig was made construction manager, working under the executive vice president and responsible for all internal construction work.

"Anyone who has come up in a father-and-son type of business knows that there are both benefits and potential problems," Blietz said. "I'm developing a terrific understanding of the tolerance my father displayed with me. And I hope that, as a father, I can treat my sons with equal skill."

Gazebo dedicated to Irvin Blietz

A GAZEBO was dedicated to the memory of Irvin A. Blietz, a pioneer residential builder on the North Shore, this month to celebrate the opening of sales at Carriage Hill on the West Fork, a community of 126 single-family attached homes in Glenview. Participating in the dedication were Mr. Blietz' widow and son, Bruce S. Blietz, now president of the company. Carriage Hill on the West Fork is named because it borders the west fork of the Chicago River's north branch. The development offers three different types of homes priced from \$118,500 to \$133,500. The monthly association fee will be around \$97. The Blietz company pioneered the cooperative housing field in Chicago in the early 1920s. Its first planned community, Connecticut Village, was built on the Wilmette-Kenilworth border in 1937.

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ATTACHMENT D

Village of Winnetka
DEMOLITION APPLICATIONVILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 952 Pine Tree Lane

Parcel Identification Number(s) (PIN): 05-18-107-035-0000

Description of all structures to be demolished: SFH w/ attached garage

Current Property Owner Information

Legal Name: Andrew Kruszewski

Primary Contact: Same

Address: [REDACTED]

City, State, Zip: Winnetka, IL 60093

Phone No. [REDACTED]

Email: _____

Date owner acquired property: 10/28/2013

Applicant Information

Legal Name: Foxwood Development Group

Primary Contact: Jack Kruszewski

Address: [REDACTED]

City, State, Zip: Glencoe, IL 60022

Phone No. [REDACTED]

Email: info@foxwooddev.com

Applicant's relationship to current property owner: Builder / Immediate Family

(As previously noted, if contract purchaser, attach copy of executed purchase agreement)

Demolition Contractor Information (If known, otherwise indicate "not known at this time")

Legal Name: not known at this time

Address: _____

City, State, ZIP: _____

Phone No: _____

Email: _____

Village of Winnetka
DEMOLITION APPLICATION

Property Maintenance Requirements

During processing of the demolition permit, the owner and contractor must maintain the property in accordance with the Village Property Maintenance Code to avoid generation of nuisances. Accordingly, the following minimum requirements shall be adhered to:

- ☒ Grass shall be mowed and maintained at a height not to exceed 8 inches.
- ☒ Garbage, yard waste, miscellaneous rubbish, mail, and debris shall be removed from the property and not allowed to accumulate.
- ☒ Building(s) shall be secured (doors and windows in working order, closed and locked).
- ☒ No demolition or removal of building components may commence until the demolition permit has been issued. Commencement of demolition prior to issuance of permit will result in a Stop Work Order and double permit fees for all subsequent permits
- ☒ Approved tree fencing protections must be installed as directed by Village Forester prior to commencement of demolition. Lack of tree fencing will result in Stop Work Order and fines.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the applicable sections of the Winnetka Municipal Code and fully understand the applicable terms and provisions.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I/We hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and I/We hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition, including but not limited to the "Property Maintenance Requirements" listed in the previous section.
5. I (We), in accordance with the requirements of the Annual Fee Resolution and the Winnetka Village Code agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Signature of Applicant: _____

Date 9/21/2021

Date

President, Foxwood
Development Group

Print Name & Title: _____

Signatures of Property Owner(s): _____

Date 9/21/2021

Date

Print Name & Title: Andrew Kruszewski

Property Address: _____

Winnetka, IL

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

Construction Schedule:	952 Pine Tree Ln., Winnetka IL			2022					
	October	November	December	January	February	March	April	May	June
Disconnections									
Tree Removal									
Construction Fencing									
Demolition									
Excavation									
Foundation									
Drain Tiles									
Waterproofing									
Construction Steel									
Underground Plumbing									
Backfilling									
Rough carpentry									
Shingle Roof									
Window installation									
Copper roofs, flashings									
Soffit, Fascia inst.									
Gutters									
Masonry labor, chimney flues									
Limestone inst.									
Concrete floors bsmt. Garage									
Rough Plumbing									
Rough Electric									
Rough HVAC									
Insulation									
Drywall									
Hardwood Floor inst.									
Stair inst.									
Door and Trim inst.									
Tile inst.									
Kitchen and Bath cabinet inst.									
Countertops									
Electrical Fixture inst.									
Plumbing Fixture inst.									
Painting									
Appliance inst.									
Rough Grading/Landscaping									
Final Cleanup									



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: SEPTEMBER 30, 2021
SUBJECT: COMPREHENSIVE PLAN DISCUSSION

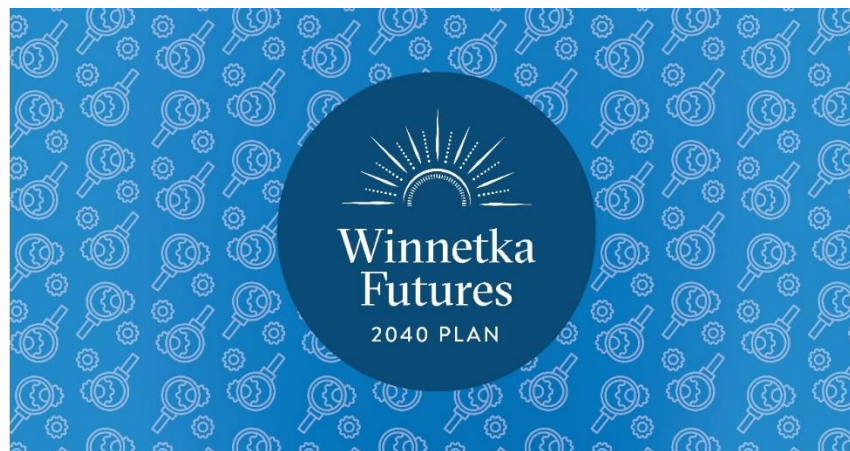
At the October 4, 2020, Landmark Preservation Commission meeting, the comprehensive plan consultant team, headed by The Lakota Group, will hold a discussion session with the Commission regarding historic preservation in the community. Since the consultant met with the Commission in February 2020, the work on the Comprehensive Plan had been placed on hold from March 20, 2020, to September 2021. Now that we have restarted work on the Comprehensive Plan, the consultant would like to touch base with the Commission to learn if the Commission has any new thoughts regarding the future of preserving historic and architecturally significant buildings and structures in the community.

Attached is the agenda from the consultant for this part of your meeting. Also attached are materials from the LPC's previous discussions regarding historic preservation and the Comprehensive Plan.

If you have more questions regarding the comprehensive plan and the process of developing the plan, please visit the project website at www.winnetkafutures.org.

ATTACHMENTS

Attachment A: Agenda Discussion Outline for October 4 Landmark Preservation Commission Meeting
Attachment B: Materials from LPC's Previous Comprehensive Plan Discussion



Attachment A

WINNETKA COMPREHENSIVE PLAN

AGENDA: Landmarks Preservation Commission Meeting

DATE: October 4, 2021

TIME: 7:00 pm

LOCATION: Winnetka Village Hall, Council Chambers

ITEMS TO BE DISCUSSED:

1. Introductions
2. Project Summary and Review
3. Review of Previous LPC Comprehensive Plan Meetings from February/July 2020 and discussion of what has changed.
4. Review of Previous Policy Questions in light of last 18 months:
 - a. What areas of Winnetka have been previously surveyed or should be documented in consideration for future landmarks or districts?
 - b. Has the Landmark Preservation Commission considered Certified Local Government status?
 - c. What is the current community sentiment to strengthening the Historic Preservation Ordinance in terms of managing landmark demolitions and alterations? Has this changed?
 - d. What are the current barriers to preservation in Winnetka? Has anything changed?
 - e. Is there local support to offering special incentives as a benefit of local landmark designation?
 - f. Are there any new key preservation partners in Winnetka and what role do they play in promoting historic preservation in Winnetka? What role could they play in the future?
 - g. What outreach and educational efforts have taken place to raise awareness in the community of preservation's benefits?
 - h. What is your vision for historic preservation in Winnetka?
5. Policy Discussion for Possible Inclusion into the Comprehensive Plan
 - a. Demolition Ordinance

- b. Renovation/Tear Downs of Architecturally/Historically Significant homes.
 - c. Identifying/Acknowledging Landmark properties in the Village
 - d. Thematic, Historic or Character Districts
 - e. Village-wide Historic Preservation Plan
 - f. Village-wide Historic Building/Property Survey
 - g. Property Tax and other homeowner benefits
6. Next Steps



Attachment B

MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: JANUARY 29, 2020
SUBJECT: COMPREHENSIVE PLAN DISCUSSION

At February 3, 2019, Landmark Preservation Commission, the comprehensive plan consultant team, headed by The Lakota Group, will hold a discussion session with the Commission regarding historic preservation in the community. Attached is a sheet of questions that the consultant will guide you through at the meeting. We are providing it to you now so you can start thinking about the questions. Staff has shared the Commission's draft list of recommendations for preserving historic and architecturally significant homes with the consultant team.

If you have more questions regarding the comprehensive plan and the process of developing the plan, please visit the project website at www.winnetkafutures.org.

ATTACHMENTS

Attachment A: Landmark Preservation Commission Focus Group Questions





WINNETKA COMPREHENSIVE PLAN

Landmark Preservation Commission

Focus Group Discussion

QUESTIONS:

- What do you believe are community member sentiments towards historic preservation in the community?
- What are the current barriers to preservation in Winnetka?
- Who are key preservation partners in Winnetka and what role do they play in promoting historic preservation in Winnetka? What role could they play in the future?
- What outreach and educational efforts have or currently take place to raise awareness in the community of preservation's benefits?
- Is there local support to offering special incentives as a benefit of local landmark designation?
- What is the current community sentiment to strengthening the Landmark Preservation Ordinance in terms of managing landmark demolitions and alterations?
- What is your vision for historic preservation in Winnetka?

LANDMARK PRESERVATION COMMISSION
FEBRUARY 3, 2020 MEETING MINUTES EXCERPTS

Members Present: Louise Holland, Chairperson
Chris Enck
Laura Good
Beth Ann Papoutsis
Joseph Stewart
Paul Weaver

Non-Voting Member Present: Jack Coladarci

Members Absent: Katie Comstock

Village Staff: David Schoon, Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Call to Order:

Chairperson Holland called the meeting to order at 7:01 p.m.

Winnetka Futures 2040 Plan Discussion.

Mr. Schoon stated the Village is in the process of updating its Comprehensive Plan and hired The Lakota Group to assist in that effort. Lakota is looking for ideas regarding historic preservation to incorporate into the Comprehensive Plan from the Commission . He then turned it over to The Lakota Group.

Becky Hurley, Siraj Asfahani, and Doug Kaarre of the The Lakota Group introduced themselves to the Commission.

Ms. Hurley stated this would be more of a focus group than a presentation. She stated they have begun a three part process with the goal of finalizing the plan in the spring of 2021 which is also the 100 year anniversary of the Edward Bennett Plan. Ms. Hurley explained the three part process of preparing the plan: (1) analyzing material and community engagement (focus groups, Jefferson Dinners, interviews, community open house, etc.), (2) visioning goals and objectives; and (3) plan development. Ms. Hurley stated they planned to wrap up the process by April 2021.

Ms. Hurley then stated they would be working hard to reach out to all kinds of voices who were not invited before. She also stated for all of the Boards, they would not be inviting them to the focus groups but would come to each Board and Commission to hear their thoughts.

Mr. Asfahani stated they compiled a set of questions which are more of a conversation starter for tonight and would like to hear the thoughts of the Commission and touch on different points of preservation. He stated the first question is to understand how the community perceives historic preservation and its sentiment toward it. Chairperson Holland responded there is a long history and it started in 1997 when the landmark preservation ordinance was adopted by the Village Council which resulted in 6 or 7 years of property rights back and forth. She then stated in her opinion with regard to historic preservation, she commented it ebbs and flows and they are at a point where people are concerned about the loss of the ambiance of the community.

1
2 Mr. Weaver stated since it started in the 1980's, the face of Winnetka and streetscape of the
3 neighborhoods has changed radically. He stated with regard to the caucus 2019 survey results, there
4 were questions about historic preservation and they are seeing what happened over the last 20 to 30
5 years. Mr. Weaver reiterated the Village is changing radically and the Commission Members put
6 together a spreadsheet comparing our historic preservation efforts to other communities. He then
7 stated the standards make it easier to construct new homes here than in other communities.
8

9 Mr. Enck stated he lives on the west side of the Village and he could see three different teardowns from
10 his home and described it as a disconcerting change. He then stated there are so many demolitions
11 happening and developers target smaller bungalow homes which if rehabbed might be desirable for
12 young families coming in the Village. Mr. Enck stated they also talked about if all of those homes are
13 gone, it would have a big impact on the community and for families that cannot afford to live here, he
14 questioned what would happen to the schools and the Village would then become an aging population
15 for older, more established people. Mr. Enck stated the amount of demolitions seemed rapid and there
16 have been 4 or 5 demolition applications in one meeting and that is a lot for a Village of 12,000 people.
17 He stated the Commission discussed one statistic that they have heard and that is since the 1987
18 ordinance was adopted, 1/4 or 1/3 of the housing stock has been torn down and replaced. Mr. Marx
19 noted since 2000, there have been almost 700 demolition applications processed and that vast majority
20 of those permits were issued a new home permit.
21

22 Mr. Coladarci asked Chairperson Holland if the ordinance was passed to counter the move toward
23 teardowns and Chairperson Holland responded the ordinance was created for positive reasons and in
24 the mid 1990's, there was a magazine article written entitled "Torn on Teardowns" with the last line
25 reading: "If Winnetka does not care about its history, why should anyone else." She described their
26 ordinance as very weak and there may have been 700 teardowns prior to 2000. Mr. Coladarci stated it
27 may have been based on the value of properties and in the 1990's, property values skyrocketed in the
28 Village.
29

30 Chairperson Holland stated from the Plan Commission conversations, the Village is missing small homes
31 and referred to those who want to retire to those types of homes. She described it as fair game by
32 builders and stated it could be a win-win situation as to how to satisfy everyone and keep the history of
33 the Village.
34

35 Ms. Hurley stated a question was asked if the purpose of the preservation ordinance was to curb the
36 high rate of teardowns in the 1990's. She then stated as they think about the Comprehensive Plan, there
37 was introductory language which talked about teardowns and the existing plan was responsive to the
38 high rate of teardowns. Chairperson Holland stated Mr. Enck bought their home from the original family.
39 Mr. Enck stated the family put easements on the home to protect it which made it more affordable for
40 them. Chairperson Holland stated that is why they suggested having discounted permit fees for
41 renovations and they hear it is too expensive to remodel. She also stated in the sheet of information,
42 they are providing a list of resources which can be made available. Chairperson Holland also stated they
43 should look at the fee structure and in the early 2000's, demolition fees went up in the hope of curbing
44 demolition but that did not work and they are still dealing with that.
45

46 Mr. Asfahani stated the Commission mentioned the ordinance is weak and property owners do not
47 know who to call. He stated that all of those sound like barriers to preservation and asked the
48 Commission what they see as other barriers to preservation. Ms. Good responded a lot of it is education

1 based and misunderstanding in terms of what it means to landmark a home and what historic districts
2 do to villages. She stated people think it is scary but research showed it enhanced market value. Ms.
3 Good stated there are a lot of myths which need busting. She also stated when the issue of property
4 rights comes up; it is a two sided issue. Ms. Good stated on one hand you move into an area for a
5 certain ambiance and feeling. She then stated she has lived in the Village for 14 years and moved here
6 because of the Village aesthetic and in that time span the Village has been stripped of a lot of what she
7 came here for. Ms. Good described the property rights issue as a double edged sword and they have
8 seen landmarks on Sheridan Road which have had histories of homes being built next to landmarks only
9 to have one of the homes destroyed and a large home built which dwarfs the beautiful homes of the
10 area and questioned what about that person's property rights. Ms. Good also informed the consultants
11 they have had several people come to meetings to voice their opinion and ask how they can help keep
12 the Village from being destroyed. She then stated words and the 60 day delay are all they have and they
13 can look for something more that other communities have.

14
15 Mr. Coladarci stated a problem is the affordable housing issue and the demographic compression of the
16 Village into a small, rich young category whose children attend the schools and then leave. He also
17 referred to the tax hit they take during that time period and then leave as soon as they can and their
18 concerns only last as long as they are in town. He described it as a major problem in terms of trying to
19 move forward the idea of landmark preservation and referred to tonight's application where the owners
20 clearly gave no thought to trying to fix the home. Mr. Coladarci then stated people see land they can
21 afford to buy and build a home here. He also stated he was born in the Village and there are two homes
22 left on his side of Cherry Street which date before the 1980's and stated he does not recognize the
23 street where he grew up. Mr. Coladarci stated for the money involved and property rights, people move
24 in and pay a lot for a home and want to get a lot of money out of their property when they leave and
25 any infringement on that right would run up against the same fight from the 1980's.

26 Chairperson Holland talked about the state property tax freeze program and three recent landmark
27 designations. The program is for 12 years Chairperson Holland stated the last time it was looked at it
28 was in 2009 and \$1.31 was the impact of the program on each existing home in the community. Ms.
29 Hurley referred to it being similar to the Tudor iconic building. Chairperson Holland stated according to
30 Edwin Bennett, this is what the entire retail section of town should look like. She also stated on her
31 block, there is one new home among other very old homes and it has been going on four years with the
32 new home not being sold.

33
34 Ms. Hurley asked about the residents' perspectives on preservation and property rights and the
35 demographic compression and new or multi-decade perspectives and whether any of that is changing.
36 She also asked if the younger families now are interested in unique pieces of property. Chairperson
37 Holland responded some are and referred to the home next door to her which was about to be sold. She
38 then stated a neighbor in the area put it on Facebook to save the home. She then stated a family on
39 Prospect purchased and restored the home. Chairperson Holland also stated Ms. Comstock spent a lot
40 and time effort on restoring a home on Prospect.

41
42 Mr. Weaver stated it is hard for the Commission to measure that and in certain neighborhoods a
43 developer can completely change the character of the neighborhood. He then referred to the smaller
44 homes on Hoyt Lane where a giant home is being built which he described as the beginning of the end
45 for that area which would completely change the neighborhood. Mr. Weaver indicated the other homes
46 may then go down. He also referred to a subdivision of five homes where a big home was built. Mr.
47 Weaver then stated the neighbors cannot do anything and they are hurt by development.

48

1 Chairperson Holland stated that is why they look at what other communities do and they need tools
2 they can use. She noted Lake Forest has a two year long delay and a residential design review
3 committee. Chairperson Holland stated all they are asking for are mild changes to the ordinance which
4 would give them more teeth.

5
6 Mr. Coladarci informed the Commission his mother lives on Essex and moved there in 1963 and over the
7 last 20 to 25 years, there have been no children on that street. He then stated the Graces' home sat for
8 a long time and they did inside rehab work. Mr. Coladarci then stated the Johnson home sat forever and
9 was finally sold and was considered to be a crappy home. He stated it was sold to a young couple from
10 the city which had children and there was no talk of tearing it down. Mr. Coladarci then stated after
11 people heard them being so enthusiastic about the Village from that family, he stated there is a market.
12 He described the situation as stereotypical of why people move to Winnetka. Mr. Coladarci stated it was
13 not a landmark quality home and that is the counter to a money-driven developer building spec homes.
14 He indicated people are willing to save old homes and noted his home is over 100 years old. He then
15 stated you can see the conflict between those who like old homes and those wanting to tear down and
16 build.

17
18 Mr. Weaver stated there is a different mindset between a builder and those building a dream home and
19 residents who want do something different versus a developer maxing out the square footage and
20 building a home with a giant basement with the home being good for 30 years. He stated they have
21 several developers who are resetting the look of Winnetka. Mr. Enck stated they also hear of people
22 who lived in their homes 40 or 50 years without updating it and when they pass away, the children
23 inherit the home and developers come to them with a cash offer and the home not being put on the
24 market. He then stated those might have been homes a young family or someone with vision could buy
25 and put work in it.

26
27 Ms. Good stated as it relates to young families being interested, she stated they absolutely are and
28 called them connoisseur buyers. She then stated it comes back to education and young people know
29 and love architectural homes. Ms. Good also stated they have seen rare, modern homes torn down and
30 referred to the home at the corner of Prospect. She then stated if her client had known about it, they
31 would have bought it and the homes go fast to developers. Ms. Good stated with regard to the history
32 and those who recycle, the more you know about art and architecture, the more you want to acquire
33 those properties she described as trophy homes. She stated it is easier to restore a home which was
34 untouched for 50 years rather than a home with additions, etc. Ms. Good stated some people are purists
35 and can see the original kitchen and love old cabinets.

36
37 Mr. Stewart stated they were that buyer 20 years ago and bought their home from the original owner.
38 He agreed there are people who appreciate that and they spent years restoring their home slowly. Mr.
39 Stewart stated he has seen the street change completely and there are so many teardowns. He
40 informed the Commission he moved to Winnetka not only for the schools but for the character of the
41 Village which is going away. Mr. Stewart also stated people are building gigantic homes on small
42 footprints and questioned how they can control that.

43
44 Ms. Papoutsis stated zoning is a huge issue and referred to tract mansions built by developers who
45 approach owners to buy their homes as is and not list them. She then stated that is the exact situation
46 with the home next door to her and when the home went on the market, people wanted to make an
47 offer but it never happened. Ms. Papoutsis noted the developer approached the son at that time and

1 the neighbors were sick about it. She stated the question is what they can do and agreed the ordinance
2 had no teeth.

3
4 Mr. Coladarci stated neighbors do not want restrictions and if they are asked to create historic districts,
5 they do not want that. Ms. Papoutsis stated zoning allowed building lot line to lot line and stated the
6 home next door to her is right against their driveway. She also stated zoning makes it difficult to live
7 next to a new home. Ms. Papoutsis then stated they hear a lot of times that millennials want to move
8 into a home and not want to do anything but they want the amenities of a modern home and deep
9 basements. She stated they now have flooding and while people think about conveniences, she would
10 say to appreciate the character and old homes.

11
12 Mr. Asfahani stated as they see other communities, follow-up on education is needed. He then stated
13 when the Commission is speaking toward education; he asked what are the current efforts the
14 Commission to taking to educate the community about preservation.

15
16 Chairperson Holland referred to the landmark brochure from months ago which used to be a Xerox
17 sheet. She also stated they try to celebrate landmarks by having a trolley tour in the spring which is
18 always sold out noting there were two trolleys last year which showed the landmarks in the community.
19 Chairperson Holland stated the next step is to host a landmark event with the realtors and noted three
20 of the suggestions on the list are for the Village to do discount permit fees and increase the time delay
21 for demolition and to publish and highlight properties. She noted there are now four more landmarks to
22 be added to the list and they want to create a historic preservation plan and go to the architects in the
23 community who people can go to for moldings, banisters, etc. with the vision to restore homes.

24
25 Ms. Hurley asked which educational efforts mentioned are done by the Historical Society, the
26 Commission or the Village. Chairperson Holland responded the Historical Society co-sponsored the
27 trolley tours. She informed the consultants the Commission goes to the Village when they think it is
28 necessary and described the list as necessary as well as having proof of what other communities have
29 done.

30
31 Ms. Papoutsis stated the list of what other communities have done was compiled months ago and the
32 study was done in the fall. She indicated there could be additional landmarks which are not listed on the
33 sheet. Mr. Asfahani stated that would be a comprehensive chart which shows how the Village compares
34 to neighboring communities and asked the Commission what they felt are barriers to the ordinance.
35 Chairperson Holland responded for a builder, if they increased the time delay to one year for teardown
36 historic homes. She referred to the caucus who got feedback and people want an effort made to keep
37 historic homes. Chairperson Holland reiterated there is not much understanding of what a landmarked
38 home is and that landmarking needs to be explained to people including identifying what districts. She
39 added there are many ways throughout the Plan to add the beauty of historic preservation and what it
40 does to the community and stated when the homes are gone, they are gone.

41
42 Ms. Hurley asked what the community would think as opposed to builders being mad. Mr. Coladarci
43 stated there are plenty of people who are in the situation of a home bought at a price of \$37,000 which
44 is now worth \$1 million and a lot of value being retained in the property. He referred to a home that
45 doubled in value can be used as the owner's piggy bank or for college. Mr. Coladarci then stated for
46 builders, they buy low, sell high and walk away with the buyer in five years being left with a crumbling
47 home.

48

1 Ms. Hurley asked if there is a rule requiring substantive construction. Mr. Coladarci responded they
2 cannot do much on preservation on the Commission, but they can make things more difficult for
3 builders and questioned whether the demolition permits should not have more information on them
4 such as not putting down the relationship between the applicant and seller. He indicated it is harder to
5 tell from the paperwork whether a spec home would be built. He suggested increasing the burden on
6 the application process and to create friction for those going through the process which can be a small
7 power of the Commission to try to discourage bad behavior.

8
9 Chairperson Holland referred to the Hoyt Lane home where there was consternation about tearing it
10 down and putting in a modern home with the owner not being here at the LPC meeting. She stated
11 many times, there is a requirement that the owner be here and referred to the neighbors who were
12 upset. Chairperson Holland stated the architect came in and that was it. She stated they are a small
13 community and while that worked, it did not change what was built but the attitude was about what the
14 teardown did to the home on the lake and to the one lane street. Chairperson Holland suggested on
15 Preservation Day, they invite builders and realtors who can see and hear the talks given by famous
16 restoration architects.

17
18 Mr. Kaarre agreed they can require things like contacting the next door neighbors and there are other
19 ways to add additional notification requirements as the educational aspect. He then asked if a landmark
20 is only designated if the owner requests it, and Chairperson Holland confirmed that is correct. Mr.
21 Kaarre then asked what are they hearing from the owners who want to landmark a home, why and their
22 reasons for doing it, as well as why are they then seeing demolition applications for them later and
23 asked is it because of the change of ownership. Chairperson Holland stated they have not seen a request
24 for landmark status followed by a demolition request. She then stated people are not aware and think
25 landmark status protects a home in perpetuity. Chairperson Holland then referred to one instance
26 where an owner thought no one could tear down an important structure and the home was torn down.
27 She then referred to the 1175 Whitebridge homeowner who spent a great deal money restoring the
28 front façade of the home and used bricks from the same vintage from Milwaukee but it did not save the
29 home. Chairperson Holland stated it also happened at 735 Sheridan Road and they have to draw a fine
30 line and the only thing they can do is keep talking. Mr. Weaver stated owners want attached garages, a
31 mudroom, etc.

32
33 Mr. Kaarre stated the idea behind landmark status is for people who want to preserve their homes but it
34 does not. He then asked if any demolition coming to the Commission is during a change of ownership,
35 and the Commission members confirmed that is correct. Chairperson Holland referred to the caucus
36 questionnaire which incorrectly stated a landmark property is protected forever and noted the only way
37 to protect a home is with an easement on the deed. She reiterated they have to explain and have a
38 preservation day for buyers, realtors, etc.

39
40 Mr. Kaarre stated for people interested in preserving homes, he asked if they considered certified
41 landmarks. Chairperson Holland stated the ordinance did allow them, and they had one they had to
42 decertify on Pine Tree Lane. Mr. Kaarre then stated the process is in there for the certification of a
43 landmark but only the owner can request it and they are required to follow the Commission's
44 recommendations. He then stated it is almost like an in perpetuity preservation and a future owner can
45 request decertification.

46
47 Mr. Asfahani stated aside from Mr. Enck's home, he asked if they see a lot of preservation easements.
48 Chairperson Holland referred to the Lloyd home on Sheridan Road and the Adler home on Burr. She

1 then stated the easement problem is that it had to be held by Landmarks Illinois. Mr. Enck stated his
2 easements are held by the National Trust. Ms. Good stated there are a lot of Frank Lloyd Wright homes
3 with an easement and there are stigmas along with it. She reiterated they have to educate buyers that
4 there are tax benefits for easements and encouragement for those in that situation. Ms. Good then
5 stated many times, builders tell them the same story that they love the home and want to save it but it
6 is beyond repair and it is cost prohibitive to fix. Ms. Good stated the Commission realizes it is a
7 cosmetics issue and they tossed the idea round for builders to come in with an architect and what they
8 would like to see is an ordinance which would give the Commission the opportunity to say to come back
9 with the Village's own restoration architect and verify whether the home is salvageable or not.

10
11 Mr. Enck stated that is why the point was brought up when the HAIS is prepared, if the clock for the
12 delay ends and it is a wasted opportunity where other communities require a sit down with the owner
13 and make them talk about how they looked at alternatives. He stated the Commission issuing a delay is
14 only a ticking clock but the applicant is required to do an HAIS. Chairperson Holland informed the
15 consultants if the Commission did not approve the HAIS, the demolition permit is not granted. The
16 clock starts on the 60-day demolition delay when the HAIS. She stated during that time, no one ever
17 comes back. Mr. Enck suggested making it harder for developers. Ms. Good stated with an educated
18 professional representing the Village, they would not just take their word for it. Mr. Coladarci stated the
19 Commission did have the power to say an application is incomplete and they want to understand the
20 relationship of what they are trying to do although they cannot ask certain questions.

21
22 Ms. Hurley stated that is a question for the Village to think about. She then referred to traffic impact
23 studies where an applicant or expert says one thing and a Village expert says something else which may
24 be an opportunity. Mr. Coladarci stated they want them to tell them what is wrong with the property
25 and they can come in with the paperwork asking to see the assessment of the furnace example. He
26 stated rather than saying they are making efforts for repair, the Commission wants to see a summary of
27 the home's condition by an inspector and prove they have met the standards. Mr. Coladarci stated the
28 standards are just words and you can hear the irritation with the builder when the Commission asks
29 questions.

30
31 Ms. Papoutsis then stated the Hoyt Lane home could have a big glass structure next to the homes which
32 have been there a long time and commented it would be great if they could get some kind of review
33 with the ZBA and incorporate them into the historic preservation plan. Chairperson Holland stated with
34 regard to residential design review, they would run into a problem and added President Rintz was the
35 chairman of such a previous effort that did not move forward.

36
37 Mr. Kaarre stated for the information requests the Commission is talking about, those require updating
38 the ordinance to include more requirements for information or guidelines to go with the ordinance. Mr.
39 Coladarci stated the Commission can determine what information it would like as part of the demolition
40 application process and demand that the applicants provide the necessary documentation, such as
41 condition of the home. Mr. Coladarci added that is why they have to fight the builder and make them
42 work harder to get what they want. He added the amount of demolitions would slow if they sense
43 hostility toward what the builder is trying to accomplish.

44
45 Chairperson Holland stated there were six applications where the neighbors were up in arms and they
46 did not know them. She referred to their suggestion to require a "For Sale" sign put up so the neighbors
47 know there is an application for demolition, and the Village attorney at that time stated that would not
48 be legal.

1
2 Mr. Schoon stated as he listened to the discussion, he asked if there is a difference between an historical
3 or architecturally significant home and an old home and the Commission Members agreed there is. Ms.
4 Good identified those old homes are contributing structures and the Commission is most concerned that
5 a significant home meets a certain amount of criteria. She noted the definition of an historic home is 50
6 years or older and there are homes that fit that criteria which are not significant but contribute to the
7 ambiance and the Commission has to pick and choose their battles which she commented is a whole
8 other discussion as to what do about contributing structures. Mr. Enck stated they are important issues
9 in different ways.

10
11 Mr. Coladarci referred to higher friction and making it more difficult to demolish a home and if a home is
12 more than 50 years old or historically or architecturally significant, to make it difficult and to change
13 attitudes about teardowns in Winnetka. He added while it may not be a great home, if it is fixed, it
14 would be a small place for those downsizing or a new family.

15
16 Mr. Enck stated in connection with what they saw in neighboring communities, personally he did not
17 want to be the community where it is easiest for developers to make money and what they are is what
18 the information on the chart shows which is it is easy for them to do.

19
20 Ms. Papoutsis agreed with Mr. Enck's comments and referred to the situation at the last meeting where
21 the applicant stated they bought an historic home and would tear it down even if they are required to
22 get an HAIS. She stated the applicant said the agent said the property was listed as land. Ms. Papoutsis
23 then stated it makes sense if it was listed as land and questioned should it be red flagged if it is up for
24 demolition and the applicant be required to have an HAIS and go through the process with the hope it is
25 more stringent. She suggested they work better with the real estate community and stated the applicant
26 did not know it was an architecturally significant home.

27
28 Mr. Kaarre stated the discussion ties back to creating historic districts and the main goal of a
29 preservation plan is to identify future landmarks and districts and the way to do that is to conduct a
30 survey of the properties. He referred to whether a greater level of care is needed to identify what those
31 properties are which can be done through a survey and to tie requirements to those properties.
32 Chairperson Holland responded they did that in 1987 before the ordinance was drafted and an
33 architectural historian was hired who drove through the Village and told the Village Council if there were
34 enough homes to qualify. She stated 300 homes were surveyed and 150 people who found their homes
35 were identified stated they had no right to identify them and that gave rise to opposition to the effort.
36 Chairperson Holland agreed a survey is needed and they have to find a way to do it with the permission
37 of the property owner.

38
39 Mr. Coladarci questioned if any historic preservation ordinance was created in the last 20 years or if it
40 would be an increased burden on homeowners. Mr. Weaver stated the surrounding suburbs are
41 adjusting them all the time. Ms. Papoutsis referred to Highland Park and Evanston. Ms. Good stated
42 Highland Park had a situation where they did not need the owner's permission for landmark designation
43 and people were not for that and they took that away from Highland Park and stated there must have
44 been community backlash.

45
46 Mr. Kaarre stated a designation and survey are two different things and there are a number of
47 differences because the community has changed since 1987. Ms. Good stated in 2010, the Art Institute
48 had students do a survey. Chairperson Holland stated along with the Historical Society, they identified

1 every home in the Village during the summer and looked at the Historical Society files. She then stated
2 the effort fell apart and they did almost the whole downtown area in 3 to 4 years and from Hibbard to
3 the Lake and from Elm to Oak. Chairperson Holland noted Patty Van Cleave managed the project.
4

5 Ms. Good stated what the Commission heard is when there is a demolition and it is for a home built by
6 an architect where they do not know how many there are by a certain architect since they do not have a
7 survey. She then stated while the information would be nice to have, a survey would open a can of
8 worms. Ms. Hurley stated she heard they did not leap into something, but for it to be incremental and
9 education makes sense and the way to get at it is through a basic survey. She also stated they should
10 look at the number of homes torn down since they decided not to have a survey since 1987. Mr. Enck
11 stated a survey would be helpful if having the benefits for people who have an historic home to have
12 lower permit prices for instance. Mr. Enck then stated they rely on the Historical Society's research
13 which helps and the Commission did not want to be too subjective. He noted there are other
14 communities which have surveys like Wilmette and Lake Forest.
15

16 Ms. Hurley stated with regard to teardowns, they have to tie into the idea of sustainability and there are
17 a lot of materials which go to the dump and they have to think about historic preservation through that
18 lens. Ms. Good stated there are environmental concerns as well. She then referred to giant mansions
19 being built after tearing down a 1920's home which has asbestos in the basement. She stated they are
20 supposed to follow guidelines and they do not know if they do and they can make that an issue. Ms.
21 Papoutsis cited such a situation near home.
22

23 Mr. Coladarci stated they should require a plan and how it is going to deal with the environmental
24 aspects of the teardown such as how much of it is reused, does it have value, etc. for the neighbors'
25 concerns. He then stated while the Village required that anyway, they should see that before demolition
26 to protect the neighbors from damage being done to the neighborhood.

27 Mr. Asfahani thanked the Commission for their comments and asked if the Commission had any final
28 thoughts or suggestions for them to share them through Mr. Schoon. Ms. Hurley informed the
29 Commission the website has a comment section and to include their email addresses for updates. She
30 also asked that they spread the word.
31

32 Ms. Good stated from an educational standpoint, she referred to the trolley tours and preservation
33 awards and there is only so much more they can do. She referred to the ongoing series of Winnetka and
34 Northfield libraries monthly discussions relating to restoring and researching old homes and it should be
35 ongoing with different people contributing. Ms. Good then stated it can be done in conjunction with
36 other things such as preservation week, architectural week or a month celebration. She also stated
37 schools have architectural programs and they should expand that. Ms. Good informed the Commission
38 the Book Stall has books out during that month and suggested writing in the neighborhood papers all
39 year long. She stated websites can put up information such as prairie homes in Winnetka, etc. and they
40 never fully explored the possibilities of what can be done for education in the community.
41

42 Ms. Papoutsis commented it would be worthwhile to get local publications to publish information about
43 the benefits of preserving versus tearing down a home. She stated they can discuss the issues with
44 landmarking and what the tax situation is as well as the benefit and that people misunderstood the
45 issue. Ms. Papoutsis stated that is why neighbors do not support landmarking and they think the tax
46 benefit would be detrimental to the rest of the community.
47

1 ns. Mr. Enck stated sustainability should factor into historic homes and all aspects of the community. He
2 then referred to other communities and Milwaukee which have requirements for certain structures and
3 the need for deconstruction as opposed to demolition which would divert materials from the landfill.
4

5 Mr. Coladarci stated it is mostly a matter of the need for more money from the bank to do that. He also
6 stated lower permit fees may not make a difference, but the time and effort to get it done may and the
7 extra cost or savings would not modify the behavior that much. Mr. Coladarci then stated they should
8 lean toward the process to make it more difficult as opposed to trying to create financial incentives
9 which are drivers. Mr. Coladarci then stated if an application is not done right according to the
10 ordinance, the applicant would have to come back with the right requirements and it should be
11 legitimate for the Commission and would not be overly burdensome on those spending a million on a
12 project.
13



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: DAVID SCHOON, DIRECTOR
DATE: JUNE 25, 2019
SUBJECT: COMPREHENSIVE PLAN – BRAINSTORMING IDEAS TO INCORPORATE INTO THE PLAN

PREPARATION OF COMPREHENSIVE PLAN

The Village will soon begin the process of preparing and adopting a new Comprehensive Plan for the Village. With the assistance of staff and a consultant, the Plan Commission will lead the efforts preparing a draft Comprehensive Plan for the Village Council's consideration and approval. The Plan would establish a vision for the future of the community and provide a roadmap as to how to achieve that vision over the next 15 to 20 years.

The success of a comprehensive planning process is dependent on community engagement, thus an important part of the process will involve seeking input from residents, property owners, business owners, community organizations as well as from other Village boards and commissions and other local government bodies.

Staff is currently working with the Plan Commission on the preparation of a request for proposals for comprehensive plan consulting services. The goal would be to select a consultant this fall and to begin the process of preparing a plan shortly thereafter.

BRAINSTORMING IDEAS TO INCORPORATE INTO THE COMPREHENSIVE PLAN

In preparing to work with a consultant to draft a comprehensive plan for the Village, the Village President has requested that Village board and commission members start to brainstorm ideas that they would like to see addressed/incorporated in the Comprehensive Plan.

Over the last several months the Landmark Preservation Commission has been preparing ideas to share with the Village Council regarding what actions the Village could take to further encourage the preservation of historic and architecturally significant structures in the community. As the Commission continues those discussions, the Commission may also want to think of other Village policies that may have an impact on the preservation of historic and architecturally significant structures.

As you think about additional ideas of what the Village may want to include in a comprehensive plan from the perspective of preserving historic and architecturally significant structures, it is helpful to outline the components of a Comprehensive Plan. *A comprehensive plan is a **guiding document** that the Village government, residents, employers, developers and other stakeholders use to ensure that Winnetka evolves in line with our **collective vision** for the Village. The plan identifies **goals, objectives and actions** to implement that collective vision.*

A comprehensive plan would include major elements that may stand-alone, be combined, or become incorporated under concepts or themes that run throughout the plan. These elements could include:

- **Land Use** – evaluation of existing land use patterns, as well as guidance on future land use, building, development, parking, and zoning.
- **Natural Resources** – parks and other open space, environmental sustainability and sensitivities, and infrastructure.
- **Transportation** – roads, public transportation (rail and bus), and bicycle, and pedestrian connectivity.
- **Housing and Neighborhoods** – housing trends, preservation, and diversity.
- **Urban Design and Community Character** – architecture, community identity, place-making, and wayfinding.
- **Economic Health & Vitality** – commercial development, fiscal health and impacts.
- **Education and Community Institutions** – Public and private elementary and secondary schools, the Public Library, the Community House, and other local social, educational, and community institutions.
- **Public Services, Facilities, and Infrastructure** – Public safety, public and private utilities (including a Village-owned electric power plant), and wired and wireless communication technologies.
- **Community Involvement and Governance** – improving ways community members can be involved in governance.
- **Subarea Plans** – detailed plans regarding land use, circulation, development alternatives, and plans for the Village’s three business districts as well as the Green Bay Road Corridor.
- **Plan Implementation** – a matrix detailing when and how goals under the various elements will be achieved.

Though Landmark Preservation Commission members may have thoughts regarding all of these areas, the Commission may be most interested in the areas of “Housing and Neighborhoods” and “Urban Design and Community Character”.

Currently the Commission has identified the following ideas to further encourage preservation of historic and architecturally significant structures:

1. Discount permit fees for renovation of historic or architecturally significant homes.
2. Increase time delay for tearing down historic or architecturally significant homes.
3. Publish and highlight landmark properties.
4. Establish thematic districts whereby owners of properties of similar character or significance would form an historic district whether the properties are adjacent to each other or located throughout the Village.
5. Create an historic preservation plan.
6. Educate residents about the opportunity to receive property tax benefits by participating in the State administered Property Tax Assessment Freeze Program.
7. Begin an historic building survey program to document the historic resources within the Village.

At the July 1 LPC meeting, the Commission may wish to brainstorm additional ideas that Commission members would like to have incorporated into a new comprehensive plan.

LANDMARK PRESERVATION COMMISSION
JULY 1, 2019 MEETING MINUTES EXCERPTS

Members Present:

Louise Holland, Chairperson
Katie Comstock
Chris Enck
Laura Good
Joseph Stewart

Non-Voting Member Absent:

Jack Coladarci

Members Absent:

Beth Ann Papoutsis
Paul Weaver

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Call to Order:

Chairperson Holland called the meeting to order at 7:01 p.m.

Historic Preservation & the Comprehensive Plan - The Landmark Preservation Commission will continue to discuss its ideas to encourage preservation of historic and architecturally significant buildings and how to incorporate those ideas into a new Comprehensive Plan.

Chairperson Holland then stated it is time to meet with President Rintz to discuss historic preservation and the Comprehensive Plan. She noted they met a couple of weeks ago with the matrix and she would provide him with the Commission's suggestions to preserve architecturally significant homes. Chairperson Holland informed the Commission that the caucus questionnaire went out with four questions on historic preservation. She read the first question: "The Village should move to reduce floor area and/or impermeable amounts for new building and renovation projects." Chairperson Holland stated out of 1,241 responses, 353 residents or 28.6% agreed and 24.74% disagreed.

Chairperson Holland read the second question: "Should the Village encourage preservation of historic homes (50 years or older)" with 61.64% who agreed or 785 residents, with "no" representing 25% or 311 against it. She informed the Commission the issue which arose on the committee was how do you identify an historic home and it would have to go to the Village Council. Chairperson Holland stated she emailed the committee and stated the Commission is where the designation of historic homes began and not at the Village Council level. She stated she informed them not many homes qualify for historic status and the Commission spent the last eight months looking at how to carefully modify the ordinance so that truly historic homes may be protected.

Chairperson Holland read the third question: "How strongly do you agree in an effort to preserve historic homes (50 years or older) and encourage their remodeling over new homes, the Village should lower the fees for permits required for the rehabilitation of such homes" with strongly agree at 51.5% or 646 residents and those who somewhat agree was 27.46% or 341 residents. She stated people overwhelmingly felt the cost of permits should be lowered for these homes. Chairperson Holland read the last question: "The Village should extend the time permitted for the Village to review historic homes (50 years or older) for a demolition permit from 60 days to 120 days." She stated the committee would not take the year recommendation and stated 27% strongly agreed, 25% strongly disagreed and 17% somewhat agreed. Chairperson Holland then stated in connection with preservation of historic homes, 61%, in an effort to restore those homes, the Village should lower the cost of permits, 51% strongly agreed and 27% somewhat agreed.

1 Ms. Comstock asked what was the response rate and Chairperson Holland confirmed there were more responses
2 this year than in past years which she described as great and encouraging. She stated she would make those
3 comments to President Rintz who is also in favor of saving historic homes and who also had ideas.
4

5 Mr. Schoon asked for clarification on the four points Chairperson Holland planned to discuss with President Rintz
6 including discounted permit fees for the renovation of historic homes. Chairperson Holland identified accelerating
7 the permit process for renovations for architecturally or significant homes and to increase the time delay to one
8 year. She stated with the 2040 Comprehensive Plan coming up, they want to get in their ideas as to how to save
9 the Village. Chairperson Holland suggested they go to the Village website to see the caucus questionnaire
10 comments. She then referred to the fact many people do not understand what local landmarking does which did
11 not protect a structure. Chairperson Holland stated the original questions the caucus executive committee sent
12 around stated people should put their homes on the National Register for Historic Places which would save them.
13 She informed them that the landmark designation is voluntary and has to be requested by the owner and would
14 not save the home. She described the process it took to landmark a home which is costly and provided no
15 protection with the only protection being easements. Chairperson Holland suggested there be a formalized
16 statement as to what local landmarking a home does. She stated she informed the committee the Commission is
17 the body which decided whether a home is historic along with help from the Historical Society.
18

19 Ms. Good suggested they look toward the National Trust as a guide and referred to homes over 50 years old and
20 that many of the homes in the area are historic. She stated the question is whether they are historically significant
21 and otherwise, it is very confusing. Chairperson Holland stated she would mention all of these items to President
22 Rintz.
23

24 Mr. Schoon asked Chairperson Holland if her next step would be to meet with President Rintz and Chairperson
25 Holland confirmed she would email him. She also stated when they requested at the Village Council meeting for
26 the two homes be landmarked in the fall, to make a big pitch for the Commission's request for changes in the
27 ordinance. Ms. Klaassen informed the Commission the landmark awards are tentatively scheduled to go to the
28 Village Council on July 16th. Chairperson Holland stated she would make her speech in July and September.
29
30