

**HISTORIC PRESERVATION COMMISSION
DECEMBER 2, 2024 MEETING MINUTES**

Members Present:

Chris Enck, Acting Chairman
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

Members Absent:

Jack Coladarci

Non-Voting Members Absent:

Kim Handler

Junior Commissioner Present:

Louis Zaranski

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Acting Chairman Enck called the meeting to order at 7:05 p.m. Roll call was taken of the Commission Members present.

Public Comment:

No public comment was made at this time.

Approval of Minutes:

Chairman Enck asked if there were any comments or corrections or for a motion to approve the November 4, 2024 meeting minutes. A motion to approve the November 4, 2024 minutes was made by Mr. Weaver and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Zaranski

Demolition Permit Applications:

a. Case No. 24-20-HPC - 1099 Fisher Crescent Lane: Review of the demolition permit application for the single-family residence at 1099 Fisher Crescent Lane.

Mr. Marx identified the property's owner, size, location and zoning classification with a 1964 date of construction and subsequent improvements. He stated the property is not on the Illinois Historic Structures Survey with the Winnetka Historical Society noting that the property has architectural significance as indicated in Attachment C. Mr. Marx identified one item of correspondence as included in Attachment E and asked if there were any questions. No questions were raised at this time.

Chairman Enck asked for the applicant's presentation. John and Julie Crosson, the property owners, introduced themselves and Kiley Peart of Northworks Architecture to the Commission. Mr. Crosson stated the home was purchased with the intent of it being their forever home and they were drawn to the home's style with attempts to make it more current for the family. He stated they are still working on plans for the new home. Mr. Crosson stated the existing home has significant structural and functional issues identified in the listing which he explained to the Commission. He described the home as being unique from an architectural standpoint and they are exploring preserving some or as much of the home as possible. Mr. Crosson stated the repairs and modifications from early discussions would require them to possibly remove more than 50% of the home's floor area which requires a demolition permit. He stated their goal is to contribute to the neighborhood character with a thoughtful design.

Adopted on January 6, 2025.

Chairman Enck asked if there were any questions. Mr. Weaver agreed the home is interesting and explained the Commission's purpose in review of demolition permits. He suggested they speak with builders and architects to consider alternatives to demolition that could save the home. Mr. Crosson stated while he agreed with Mr. Weaver's comments, all of their exploration at this point would likely require more than a 50% removal of floor area which qualifies as a demolition. Ms. Papoutsis asked Mr. Crosson if he was aware of the 20% GFA bonus. Mr. Crosson responded that they are aware of the GFA bonus. He added they purchased the home a month ago and have spoken to qualified preservation architects. Chairman Enck asked Mr. Crosson to explain the extent of their planned construction to which Mr. Crosson explained their repurposing efforts as well as other refurbished homes they have owned and improved. Mr. Stuart asked if the interior is original to the 1960's. Mr. Crosson agreed it is intact from the 1960's and described the home's interior features they hoped to repurpose. Chairman Enck described the home's interior as being in good condition which can be remodeled to fit today's families.

Mr. Marx explained how the ordinance is applied in terms of the removal of 50% of the home. Chairman Enck asked Mr. Crosson to consider keeping the living room's main portion. No additional questions were raised at this time.

Chairman Enck asked for public comment. No comments were made at this time. Chairman Enck called the matter in for discussion.

Chairman Enck asked the Board Members if they felt an HAIS is necessary. Mr. Weaver suggested an HAIS be done for the home. Ms. Papoutsis questioned whether they can require an HAIS with regard to whether more than 50% of the home is demolished. Mr. Marx explained the process to the Commission and how it would apply in this matter.

Mr. Weaver moved to require an HAIS for 1099 Fisher Lane for the first criterion of the property having sufficient architectural and historical merit as identified on page 7. Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Papoutsis, Stuart, Weaver

NAYS: None

NON-VOTING: Zaranski

b. Case No. 24-21-HPC - 510 Provident Avenue: Review of the demolition permit application for the single-family residence at 510 Provident Avenue.

Mr. Marx identified the property owner, its location, size and zoning classification with an approximately 1922 construction date with subsequent improvements. He stated the home is not on the Illinois Historic Structures Listing and the Historical Society stated the home does not have architectural or historical significance. Mr. Marx noted no public comment was received. He informed the Commission that plans for a new home construction permit are still under review and asked if there were any questions. No questions were asked at this time.

Chairman Enck asked for the applicant's presentation. Esther Hyun Shin introduced herself as the property owner and stated that they purchased the home in 2020 and it is currently being rented. She then described the issues with the home and plans to demolish the home and rebuild a traditional new home. Ms. Papoutsis asked if the new home would have a similar footprint and Esther confirmed that is correct and reiterated new home plans have been submitted for review.

Chairman Enck asked for public comment. No comments were made at this time. Chairman Enck then called the matter in for discussion.

Chairman Enck asked the Commission Members if they felt an HAIS should be done on the home and referred to the Historical Society's comments.

Mr. Weaver moved to approve the demolition permit application for 510 Provident. Ms. Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

1 AYES: Enck, Papoutsis, Stuart, Weaver
2 NAYS: None
3 NON-VOTING: Zaranski
4

5 **Other Business:**

6 a. January 6, 2025 Meeting – Quorum Check.

7 Mr. Marx identified the single agenda item. The Commission Members discussed their availability.
8

9 b. Monthly Communications for HPC - Discussion and Content Decision

10 Mr. Marx referred to Ms. Papoutsis's write-up distributed to the Commission and photos to be included in the
11 quarterly report relating to two homes which pursued the GFA bonus. He then asked for the Commission
12 Members' comments. Mr. Weaver suggested adding information referring to the website relating to the building
13 bonus. Mr. Marx stated he would confirm that no specific information relating to the homeowners is included. He
14 asked the Commission Members to consider items for inclusion for the following quarterly report. Chairman Enck
15 suggested information relating to Crow Island be included for the quarterly report. Mr. Marx informed the
16 Commission there may be more properties coming forward which are considering the GFA bonus.
17

18 **Adjournment:**

19 Chairman Enck asked for a motion to adjourn. A motion to adjourn was made by Mr. Weaver and seconded by Mr.
20 Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

21 AYES: Enck, Papoutsis, Stuart, Weaver

22 NAYS: None

23 NON-VOTING: Zaranski

24 The meeting adjourned at 7:40 p.m.
25

26 Respectfully submitted,

27
28 Antionette Johnson

29 Recording Secretary