



LANDMARK PRESERVATION COMMISSION REGULAR SCHEDULED MEETING

MONDAY, FEBRUARY 4, 2019 - 7:00 p.m.

WINNETKA VILLAGE HALL COUNCIL CHAMBERS – 510 GREEN BAY ROAD

AGENDA

1. Call to Order
2. Approval of January 7, 2019 meeting minutes.
3. Preliminary Review of the application for demolition of the single family residence at 519 Hoyt Lane. Case No. 19-01.
4. Preliminary Review of the application for demolition of the single family residence at 870 Locust Street. Case No. 19-02.
5. Discussion of historic preservation incentives.
6. Old Business.
7. New Business.
8. Adjournment.

Note: Public comment is permitted on all agenda items.

NOTICE

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LANDMARK PRESERVATION COMMISSION
JANUARY 7, 2019 MEETING MINUTES

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

Non-Voting Member Present: Bob Dearborn

Members Absent: None

Village Staff: Christopher Marx, Associate Planner

Call to Order:

Chairperson Holland called the meeting to order at 7:10 p.m.

APPROVAL OF MINUTES

Chairperson Holland asked the Commission for approval of the December 3, 2018 meeting minutes. Ms. Papoutsis made clarifications to her comments beginning on page 5, line 3.

Chairperson Holland corrected the references to Ms. Goodman be changed to Ms. Good. Mr. Enck stated he would provide his minor changes to Mr. Marx. Chairperson Holland asked if there were any other changes.

Ms. Papoutsis clarified her comment on page 5, line 3 to state: "Regarding the delay for demolishing landmark homes in some communities, there is not a delay per se but the delay pertains to the time it takes to go through the process as well as the appeal process considering how long the resident has to appeal and where it picks up after that and whether there is a hearing or not. All of this time is considered in the delay in the proposed demolition." She also clarified her comment in line 16 to state: "She then stated Landmarks Illinois suggested it would be helpful to educate the residents on the tax freeze and the benefits of landmarking a home be included in the report. Ms. Papoutsis noted she included fees in the matrix which were featured in the Lake Bluff survey report." Ms. Papoutsis then stated on line 19, she clarified a comment to add "for a discount in permit fees."

Mr. Enck stated on page 6, line 12, he stated he would provide his clarified comment to Mr. Marx to state: "Distinguishing between tonight's applicants who had purchased an older home that had been listed on the open market for over a year and would build a beautiful home from others just tearing down a home that was not available on the open market to try to sell." Mr. Dearborn referred to his comment relating to homes with negative reflections and suggested

1 the sentence be stricken. He also stated on page 8, line 42, he clarified his statement with
2 regard to homes outliving their useful purpose and new homes are generally less formal.

3
4 Ms. Papoutsis then stated on page 7, lines 36-37, she clarified her comment to state: "Ms.
5 Papoutsis stated they suggested they publish an online brochure with photos and list architects
6 and contractors who specialize in renovating vintage homes." Chairperson Holland asked if
7 there were any other corrections. Ms. Good corrected the spelling of her name and clarified her
8 comments on page 8, line 26. Ms. Papoutsis suggested her comment be stricken on page 7, line
9 38.

10
11 Chairperson Holland asked if there were any other corrections. No additional comments were
12 made at this time. She then asked for a motion to adopt the December 3, 2018 minutes as
13 amended. Ms. Papoutsis referred to page 30, line 9 and clarified her comments. A motion was
14 made by Ms. Comstock and seconded by Mr. Weaver. A vote was taken and the motion
15 unanimously passed.

16
17 **Review of the Historical Architectural Impact Study (HAIS) for the single family residence at**
18 **1170 Westmoor Road. Case No. 18-15.**

19 Jean Guarino informed the Commission she prepared the HAIS for 1170 Westmoor and her
20 conclusions are the home has statewide historical significance as a former residence of Wally
21 Phillips, a popular radio host on WGN Radio from 1968 to 1986 and who was inducted into the
22 Broadcast Hall of Fame in 1977. She also stated the home possessed statewide architectural
23 significance of Chicago-based architect Ralph Stoetzel who had a 50 year career as a residential
24 architect on the North Shore in the 1920's and 1930's, as well as an important designer of
25 industrial and office buildings for prominent corporations. Ms. Guarino also found the home
26 has local architectural significance and is a high style and well preserved example of Tudor
27 Revival and has many hallmarks of that style. She then asked if there were any questions.

28
29 Chairperson Holland also asked if there were any questions. She complimented Ms. Guarino on
30 the HAIS and described it as very complete, since the home is beautiful inside and out and
31 referred to Ms. Guarino's description of interior items of the home. Mr. Dearborn agreed it was
32 a great report and although the Commission requested the report, he stated he was bothered
33 by the fact although the report was clear in terms of the home's architectural and historical
34 significance, the Historical Society stated the home had no significance. Chairperson Holland
35 referred the Commission to Attachment B. Mr. Enck stated the Historical Society director left a
36 month or so after the report was issued and stated it had nothing to do with the initial
37 conclusion. He then asked to meet with the new director to talk through what the Commission
38 does. Chairperson Holland stated she spoke with Joan Conlisk, the acting director, who met
39 with Nan Greenough, the first Chair of the Commission. She stated a note was put into the
40 report which stated: "Regarding the HAIS evaluation of 1170 Westmoor by Ms. Guarino, we
41 believe that, despite her negative conclusion..." Mr. Enck suggested the reference may have
42 been to the Historical Society's initial assessment. Chairperson Holland went on to state: "She
43 makes a good case for architectural significance of this Tudor Revival home by well-respected
44 architect, Ralph Stoetzel, which appears to be part of a grouping of nearby Tudor Revival

1 homes. We suspect if this home had been nominated for local landmark status, it might have
2 been considered favorably based on its architectural significance and integrity as well as its
3 historical significance as the 16 year residence of Wally Phillips, a pioneering radio personality."
4

5 Chairperson Holland stated if they go back to what Ms. Guarino found on page 2 in the first
6 paragraph which stated: "Last, the Morris house is locally significant as a noteworthy example
7 of the Tudor Revival style within the Village of Winnetka, possessing many hallmarks of the
8 style." She stated Ms. Guarino also showed a review of the permits which showed that the
9 home was the earliest home to be erected on Westmoor and would be joined three years later
10 by four additional homes. Chairperson Holland stated on page 8, Ms. Guarino reported: "The
11 Morris home has good architectural integrity overall. The configuration of the floor plans are
12 largely intact and the home has retained original wood paneled interior doors; plaster finishes
13 and wood flooring; the entrance hall with carved staircase and clay tile flooring; and wood
14 moldings and door casings."
15

16 Chairperson Holland stated on page 13 under Evaluation of Historic Significance, the report
17 stated: "The F. Thomas Moore House possesses statewide architectural significance as a design
18 by a Chicago based architect who enjoyed a successful career that spanned half a century." She
19 also read: "The Morris home also possesses local architectural significance within the Village of
20 Winnetka as a noteworthy example of an architectural style. The 1926 home stands as an
21 excellent high-style example of the Tudor Revival style." Chairperson Holland stated the report
22 stated the Morris home is a well-preserved example of a Tudor Revival home in Winnetka.
23

24 Chairperson Holland stated with regard to the Evaluation of Neighborhood Impact section, she
25 referred to Ms. Guarino's comment that the demolition would not have a negative impact on
26 the existing character of the neighborhood due to the lack of cohesion and a uniform
27 appearance among nearby homes. Chairperson Holland asked for the Commission's comments.
28

29 Mr. Enck stated the way the home was described and in terms of the neighborhood impact, he
30 disagreed and stated with regard to the 16 or 17 homes within that stretch and demolished, the
31 next report would mentioned 7 out of 17 or 8 out of 18 and should not be given much weight.
32 He described the situation as death by a 1,000 cuts and for every home in the immediate
33 neighborhood or community which gets demolished, one might not have a negative impact but
34 all of them have a negative impact on the community as a whole. Mr. Enck then stated people
35 move into the community because of its character. He also stated he did not agree since other
36 homes have been torn down in the community, that did not negate the negative impact on the
37 community.
38

39 Chairperson Holland asked if there were any other comments. Ms. Good stated this home is
40 exactly why they have HAIS studies and the Commission could have a gut feeling there is
41 something significant about the home. She then stated to go from something which not only
42 had local landmark status, but state landmark status as well as historic and architectural
43 significance is a big deal. Ms. Good stated the Commission existed to keep this kind of thing
44 from happening. She also referred to the fact the home is intact and is an historic buyer's

1 dream home in that it is well preserved with its original details still there. Ms. Good commented
2 it is a shame. She then stated while she is not blaming the Historical Society, they are not
3 trained and the Commission Members are better trained to determine architectural and
4 historic significance to some degree which is why it is important the Commission takes what the
5 Historical Society says with a grain of salt. Ms. Good also stated it is important that all of these
6 issues come before the Commission and this is going on record in terms of the home's
7 documentation which she described as fabulous. She then stated she agreed with Mr. Enck with
8 regard to his neighborhood impact comment and the demolition would take a big toll on the
9 Village.

10
11 Mr. Enck stated he read through the history of the home from the minutes of the last meeting.
12 He stated as an architect with a preservation background, he wished more architects and
13 builders working in the community had more of a vision for what could be. Mr. Enck stated
14 although he understood older homes are different from the way people like to live today, he
15 wished more architects and builders could overcome obstacles of older homes and find a way
16 to save them. He then stated while it is easier to build from a clean slate, that could be done in
17 a cornfield as opposed to in an historic community and described the obstacles as easy to
18 overcome. Mr. Enck then referred to a project in Lake Forest which contained the original steel
19 casement windows which were restored and achieved the energy efficiency they were seeking
20 and which became one of the most popular features of the project. He referred to the
21 architect's and builder's throwaway approach to the work they have done in the Village.

22
23 Chairperson Holland asked if there were any other comments. She suggested they add that in
24 1926 when the home was built was five years after Edward Bennett commented on the
25 Village's commercial Tudor district and stated this is what the Village's entire commercial area
26 should look like.

27
28 Mr. Dearborn stated the Commission Members have eloquently stated all of the concerns
29 which have been talked about over the past couple of years. He stated for the owners who are
30 present, they should not be made to feel bad and noted the home was on the market for a very
31 long time. Mr. Dearborn stated some of the people who viewed the home may have considered
32 renovation and referred to the ability to find the types of architects and builders mentioned. He
33 then stated for this home, the owner talked with the previous owner as to whether they could
34 find someone to save the home, they would have done that. Mr. Dearborn agreed with Ms.
35 Good's comment that it is a shame but for something that has had that much marketing time
36 under its belt, they already know what to do.

37
38 John Amboian, the applicant, agreed the report is outstanding as well and they have been
39 residents in the Village for over 20 years. He informed the Commission they love older vintage
40 homes and live in one. He stated they looked for an opportunity to get a fresh start with a
41 newer home in the community and have not been thrilled with the newer home options. Mr.
42 Amboian stated their objective is to find something low-key and subtle and to downsize for that
43 area. He then stated their architect, Gary Frank, could not attend the meeting and they
44 discussed the best approach for the home. He stated they took action to purchase the property

1 because it languished on the market for a while with what they presume were architects
2 assessing the work needed to be done on the home. Mr. Amboian informed the Commission
3 they still tried to find ways to work with the property with the home as it existed and noted the
4 infrastructure is very old. He stated while there is a lot of classic beauty, they are not trying to
5 be disrespectful but be conscious of ways to preserve and extend certain elements to pay
6 proper respect.

7
8 Mr. Amboian stated when they first decided to purchase the home, he performed his own
9 architectural and historical research and discovered who the previous owners were but were
10 unaware of the Phillips' ownership due to the trust. He also referred to other demolition
11 requests on surrounding properties over the last 10 years all of which directly or indirectly
12 alluded to this property not being significant which they relied on. Mr. Amboian stated they are
13 trying to get to the next stage of their lives and remain in Winnetka with their children. He
14 noted he read the report three times and are trying to evaluate the best course of action with
15 renovation not being the best answer. Mr. Amboian then referred to a contract falling through
16 due to several areas of failing brick in the home which would require deconstruction and
17 reconstruction. He stated they respect the Commission and the process and wished there could
18 be more public access to insights, knowledge and appreciation of historical homes in the
19 community before bids to purchase are made. Mr. Amboian reiterated they would move
20 forward in a thoughtful and respectful manner and added the market has spoken in that this is
21 not a home people are seeking to rehab which he described as unfortunate.

22
23 Mr. Enck stated not for this project but this issue has come up several times on other projects
24 where people have talked about a home being on the market for a long time which did not sell,
25 that meant it cannot be rehabbed or is too old for today's standards. He stated his
26 understanding is that the real estate market is slow on the North Shore which is a factor as well
27 as spec and other homes which have also been sitting on the market. Mr. Dearborn agreed with
28 Mr. Enck's comments but for a home like this, there is no doubt there would be perspective
29 buyers who would look at it from a renovation standpoint. He stated the contracts which fell
30 through could be due to the economics of renovation and which would require deep pockets to
31 do. Mr. Dearborn stated while that may not be the case here, he would be a lot more disturbed
32 if this type of thing happened after the home had been listed for a month which they have seen
33 happen in the past.

34
35 Ms. Comstock stated on page 24 of the report, it hits home as to why these beautiful homes are
36 being torn down. She referred to the home as being functionally obsolete for a family although
37 it has beautiful character and it would be difficult to make the home functional for today's
38 family. She questioned how to make a home of this type functional for today's family. Mr. Enck
39 referred to the difficulty of that and suggested turning the dining room into the family room,
40 etc. He then stated they have seen frustrated people come before them with architects where a
41 project skyrocketed because of poor budgeting and it may cost 10 times as much to remodel a
42 home as opposed to building a new home which did not have to be the case. Mr. Enck stated
43 they have heard this several times over the last several years which he commented as

1 unfortunate. Ms. Comstock stated she agreed with Mr. Enck's comments and suggested help be
2 given to homeowners.

3
4 Mr. Dearborn stated they need architects that have that perspective which could be a resource
5 and a way to provide lists of architects who have worked with older homes which could be a
6 service included in the project Ms. Papoutsis is working on. Mr. Enck agreed that would be
7 useful and referred to architects who would not want to do a rehab job.

8
9 Ms. Good stated with regard to the Commission Members' comments, there is nothing
10 personal against the owner and they are discussing how they perceive the property from an
11 architectural and historical point of view. She then stated with regard to Mr. Dearborn's
12 comment, she agreed that she would feel worse if the home had been on the market for only a
13 short amount of time. Ms. Good stated she went back to 2017 in terms of research and it is not
14 unusual for a big old home that did not have the dream kitchen or family room situation and it
15 is not an unusual amount of time. She stated while she understood there are economic
16 hardships where owners have to sell for whatever reason, for grand historic homes throughout
17 the country and small towns, they often take way longer to sell because they are seen as white
18 elephants. Ms. Good stated to tear a home down because no one buys it quickly is not always
19 the argument either. She stated they have to decide if they want to support old architecture
20 and the arts or not and while she agreed it is a beautiful lot, she commented education is key.
21 Ms. Good also stated they do have people who step forward and compared the situation to
22 those who like classical music which is also a thin market. She also referred to the family who
23 renovated the home on Maple which could have sat on the market for another year or two and
24 described it as a tough situation.

25
26 Chairperson Holland stated they all agree education is the answer which is what the
27 Commission is trying to do. She stated their ordinance allowed them to delay demolition for 60
28 days and they have to enter findings on the following issues. Chairperson Holland asked for a
29 motion to move ahead with looking at these issues. She stated the first standard is whether the
30 HAIS is complete. She confirmed there is a consensus the report is complete and wonderfully
31 done. Chairperson Holland stated the next findings are whether the proposed demolition would
32 have a significant negative architectural or historical impact on either the Village as a whole or
33 on the immediate neighborhood and whether demolition should be delayed in order to explore
34 alternatives to total demolition. She asked for the Commission Members' comments.
35 Chairperson Holland stated they found there are architectural and historical issues with the
36 home and the issue is whether there would be impact on the Village as a whole or the
37 immediate neighborhood and whether delay should be explored. Chairperson Holland stated
38 they also have to consider: (a) the HAIS as a whole and (b) the preliminary property history
39 study.

40
41 Chairperson Holland then identified the first four homes: 740 Ardsley which is still intact, 1170
42 Ardsley and 1180 Ardsley which is a Colonial Revival and 1190 Ardsley which is an Edwin Clark
43 Tudor Revival and architect of the Village Hall. She asked for the Commission's comments. She
44 stated they also have to consider: (c) comments of the Historical Society on the HAIS which

1 included a statement by Joan Conlisk and (d) any other information, comment or evidence
2 received by the Commission. Chairperson Holland stated the findings of the Commission shall
3 be supported by the findings of fact.

4
5 Chairperson Holland stated the next section stated if the Commission determined the HAIS is
6 incomplete or otherwise insufficient, that did not appear to be the case. She then stated the
7 next section stated: "The building or structure shall be considered to be historically or
8 architecturally significant if the Commission determines that it meets one or more of the
9 following standards: (a) the structure exhibits a high quality of architectural design without
10 regard to the time built or historic associations. The Commission agreed with the finding.
11 Chairperson Holland read finding; (b) the structure exhibits a high quality of architectural design
12 that is not the result of a change or a series of changes in the original structure. Chairperson
13 Holland referred to the statements made in the HAIS. The Commission agreed with the finding.
14 She read the remaining findings as follows; (c) the structure exemplifies an architectural style,
15 construction technique or building type once common in the Village; (d) the structure exhibits
16 an unusual, distinctive or eccentric design or construction technique that contributes to the
17 architectural interest of its environs as an accent or counterpart and (e) that the property has
18 been designated a landmark pursuant to Chapter 15.64 of the Village code, has been included
19 in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois
20 Department of Conservation, or has been listed on the National Register of Historic Places or
21 the Illinois Register of Historic Places. The Commission determined the home is not a landmark.
22 Chairperson Holland confirmed they only need to satisfy one of standards (a) through (e). She
23 then asked for a motion to delay the demolition permit of 1170 Westmoor Road.

24
25 A motion was made by Ms. Good and seconded by Ms. Comstock.

26
27 A woman in the audience asked when would the delay be up since they are trying to demolish
28 the home on June 1st. Chairperson Holland responded the permit would not be issued until a
29 replacement is submitted to the Village and the Commission can delay the demolition permit
30 for 60 days.

31
32 A vote was taken and the motion unanimously passed.

33 AYES: Comstock, Enck, Good, Holland, Papoutsis, Weaver

34 NAYS: None

35 NON-VOTING: Dearborn
36

37 Chairperson Holland thanked the applicants for their intentions for the home. Ms. Papoutsis
38 also thanked the applicants and stated in understanding their ordinance and going through
39 each of the criteria to respect the ordinance, none of the Commission Members want to be the
40 bad guy. She also stated the Commission appreciated their patience and their actions are in
41 respect of the ordinance. Chairperson Holland then thanked Ms. Guarino for the wonderful and
42 complete HAIS.

43

1 Mr. Enck stated as they evaluate their ordinance and what other communities are doing, he
2 described the 60 day delay as a ticking clock and that it did not do anything. He stated they look
3 to what other communities are doing to find out if there is anything more helpful and while the
4 applicants are exploring all of their options, it would be useful if the applicants had some help
5 in terms of what other people have done that worked out well. He added it would be helpful to
6 find out what has helped other homeowners in the future.

7
8 Mr. Amboian stated it would be immensely helpful if there was a resource in the Village for
9 someone seeking to purchase a home that it could be a significant home at the beginning of the
10 process.

11
12 Ms. Good stated in talking about resources being made available to the community, she
13 commented it is important to have inspectors who specialize in historic homes as well as
14 appraisers who understand historic and architectural significance and how it adds value to the
15 home. Chairperson Holland stated as they consider suggestions for changes to the matrix
16 prepared by Ms. Papoutsis, she suggested the Commission take up another project to include
17 Mr. Enck with the help of Lisa DiChiera of Landmarks Illinois and the Commission to compile a
18 list of area architects who specialize in reconstruction and renovation which can be presented
19 to the Village Council. Mr. Enck stated the website was redone and included a list of resources
20 of people who would perform that type of work. Chairperson Holland noted the Commission
21 would not endorse it and it can be provided to applicants.

22
23 Mr. Dearborn questioned whether the Village could maintain such a list of vendors, contractors
24 and builders. He suggested applicants be directed to these areas on the website. Ms. Papoutsis
25 informed the Commission she left off an item in her research relating to publishing a list of
26 resources including architects or researchers in an online brochure and they can say it a
27 reference through the Commission or website. She also suggested the list include artists,
28 tradespeople, craftsman, etc.

29
30 Mr. Weaver stated they have asked the Village staff if they can recommend an architect or
31 contractor and for practical reasons, they were not able to issue a suggestion but can offer
32 information in terms of what past applicants have used. Chairperson Holland suggested the
33 Historical Society can be the owner of the list on their website and in their offices.

34 35 **NEW BUSINESS**

36 Chairperson Holland then stated the preservation awards would be given out January 15, 2019
37 and encouraged the Commission Members to attend. She noted there were only two awards
38 given and she would preface the awards presentation with regard to what the Commission has
39 done in connection with the matrix, their recommendations and people who have come to the
40 Commission to save their home in order to make the Village Council aware it is an issue.
41 Chairperson Holland then stated although the Village offered two days of trolley tours, it would
42 be helpful to the Historical Society to get people to look at homes they are interested in
43 purchasing which can be another service offered by the Historical Society. She then stated
44 under Winnetka, they have two national landmarks. Ms. Papoutsis referred to Crow Island

1 School. Chairperson Holland noted they only have one certified landmark. Ms. Papoutsis stated
2 some homes on the National Register are not considered local landmarks.

3
4 Ms. Good suggested they consider adding to the preservation awards people who walk away
5 from projects, if an owner keeps the façade for example, they can receive an award. She stated
6 for those people who purchase an historic home and were unaware of it and decided to keep
7 the home, they should be given an award. Chairperson Holland then referred to the home at
8 Rosewood and Pine Street which was an application for demolition. Mr. Weaver responded
9 they changed their mind and sold the home to a developer. Chairperson Holland asked if the
10 demolition granted two years ago run with the property. Mr. Marx indicated the demolition
11 may expire after one year but would confirm. Mr. Enck stated when a demolition permit
12 expires, they can apply for a new one without having to go through the entire process.

13
14 Ms. Papoutsis referred to the attached list of landmarks and 455 Birch which is the only
15 certified local landmark in the Village. She noted there are two national historic landmarks
16 which are 835 Sheridan Road and the two at Crow Island School. Ms. Papoutsis read while some
17 properties are on the National Register, some are not local landmarks which is why she did not
18 list them on the matrix. Chairperson Holland confirmed some properties on the National
19 Register are local landmarks. Ms. Papoutsis asked if she should make another category and
20 Chairperson Holland clarified how they should be identified. Chairperson Holland noted the
21 reason the National Register properties are not local landmarks is because of the tax freeze
22 which has to be given to a local landmark or National Register listing. She described local
23 landmarking as a heated discussion.

24
25 Ms. Papoutsis noted Lake Bluff offered the opportunity to receive a property tax freeze and
26 although it is a heated topic, she asked if it would be okay to mention it in their discussion.
27 Chairperson Holland stated personally, they have to take baby steps with the ordinance. She
28 stated people are very concerned about their property rights. Chairperson Holland stated in
29 looking at the recommendations Ms. Papoutsis provided such as increasing the time delay for
30 tearing down significant homes would not be a huge issue and referred to the longer delays in
31 other communities. She commented the recommendation to extend the delay period from 60
32 to 120 days should be a no brainer.

33
34 Chairperson Holland also referred to having the enhanced pamphlet and establishing historic
35 districts. She noted Evanston has many historic districts and is a bigger town. Chairperson
36 Holland stated when the ordinance was passed in 1987, the thought was to have such a district
37 around the Village Green and referred to the first landmarked home at Walnut and Elm.
38 Chairperson Holland stated districts cause people to get concerned and you would need 90% of
39 homeowners to agree to be in an historic district. She stated personally they can ask the Village
40 Council to discount permit fees and increase the time delay and a budget to publish and
41 highlight landmarked properties and create an historic preservation plan. Chairperson Holland
42 then stated with regard to education about the tax freeze, they can mention it but it was highly
43 criticized before since it would keep the assessed value of a home steady for 8 years. Mr. Enck
44 stated that would be a much more appealing benefit when housing costs and taxes are rising

1 which would lock in taxes at a certain rate. He also agreed with Chairperson Holland in that
2 while some of the ideas would be difficult to find support for, a lot of them should be easy to
3 implement.

4
5 Chairperson Holland then stated in connection with building an historic building survey
6 program, she would delete the words "building survey" since the survey caused a lot of dismay.
7 She also referred to the list to be held by the Historical Society to make available for those
8 restoring historic homes along with the matrix.

9
10 Mr. Dearborn stated along with education and resources, he suggested the Village Council can
11 charge the Commission with how to disseminate and publish information. Ms. Papoutsis stated
12 the wording would be online brochure to be kept by the Historical Society and compile a list of
13 architects, contractors, craftsman and tradesmen. She then referred to her neighbor who
14 renovated an older home and Downers Grove. Ms. Papoutsis then stated the task was to see
15 what other communities are doing. Chairperson Holland stated what they are presenting to the
16 Village Council are the Commission's thoughts as to what they should be doing. Mr. Enck
17 commented it is interesting that 60% of these communities have design review.

18
19 Ms. Papoutsis corrected her statement made in her email that Wilmette's design review board
20 is only for multi-unit residential and commercial.

21
22 Mr. Dearborn stated the Commission would frame what is going in a general sense and when
23 the time comes to present it to the Village Council, to talk about while other communities have
24 design review boards for residential design, they are not necessarily recommending that. He
25 stated they should convey they are taking it from a carrot and stick type of approach. Mr.
26 Dearborn stated nothing here is Draconian and they are attempting to raise issues people are
27 talking about. He then stated with regard to the permit fees, it would be helpful to quantify it
28 such as identifying permit fees for renovation vs. construction and referred to providing a
29 financial incentive to renovate.

30
31 Mr. Weaver stated it is a percentage fee of the cost of the project. A gentleman in the audience
32 stated for a project he did a zoning analysis on, for the zoning fee permit, he had to enter the
33 square footage to be improved which impacts the final permit fee. He also stated there are
34 other fees as well for demolition, storm water management, etc. and it generally related to
35 construction costs.

36
37 Mr. Dearborn stated the Commission wanted to have initiatives to make renovation more
38 attractive. Chairperson Holland agreed with Mr. Dearborn and stated it would not be up to the
39 Commission. She then stated she is aware Mr. Enck talked to other villages in terms of how
40 they do that and it would be a Village Council conversation. Chairperson Holland stated they
41 are relaying their concerns to the Village Council and did not want to overstep. Mr. Weaver
42 stated the Village staff may have a better idea with regard to how much time is involved in due
43 diligence and the permits required for inspections vs. a demolition and reconstruction. He then
44 stated assuming the costs are tied to the Village [REDACTED], that may be another way to look at it. He

1 stated owners are paying a fee whether they are renovating or constructing a new home and
2 when the Village inspects the foundation, water drainage, etc., they should be able to keep
3 track of how much time it takes to pull a renovation project vs. new construction. He then
4 stated he is in favor of giving a break to an applicant not tearing down a home but the
5 Commission may not be in the best position to determine what the fees should be and they
6 want to give an incentive to people to keep old homes.

7
8 The gentleman stated it related to the complexity of the project and a larger project would
9 require more man hours. He then stated a home addition can take twice as long as new
10 construction. Chairperson Holland informed the Commission the demolition fee is \$18,000 and
11 was very low many years ago at \$16,700 and identified the demolition fees in other
12 communities. She then commented the matrix is great and Ms. Papoutsis stated she did her
13 best with conversations with Community Development Departments of different communities
14 as well as website research and hoped the information she gathered is up to date. The
15 Commission Members commended Ms. Papoutsis for her work on the matrix.

16
17 Mr. Enck asked if the time delay recommendation would be a general recommendation to the
18 Village Council in comparison to other communities. Mr. Dearborn stated they can give it some
19 thought and the approach should be that there are a lot of people in the community who are
20 concerned about this issue and they are trying to take an incremental approach to make some
21 progress. He stated if they inform the Village Council Lake Forest has a two year delay and
22 suggest a delay of one year, the Village Council may respond with 6 months.

23
24 Ms. Papoutsis informed the Commission in her conversation with Ms. DiChiera, she suggested
25 encouraging residents to apply, for significant homes, strongly for landmarks and to become
26 certified landmark status. She asked if there is a way to convey that such as with more awards,
27 publication or celebration. Chairperson Holland stated that is why the booklet would help and
28 would have colored photos of existing landmarks which will make people think about it. She
29 referred to the work being done on the home next door to hers. Chairperson Holland then
30 referred to what happened in the 1990's which divided the community.

31
32 Chairperson Holland then stated she would thank the awardees receiving the awards and
33 provide information to the Village Council as to how to enhance the awards and make it easier
34 for people to keep older homes. She then stated she would introduce the Commission
35 Members to the Village Council at the meeting.

36
37 Mr. Marx confirmed the date of the meeting and stated the architects and owners would be
38 present.

39
40 Chairperson Holland then stated March 10, 2019 sesquicentennial would be at the Community
41 House and would accommodate 200 people and to hear Jeffrey Baer. She also stated the
42 children would be asked to write essays and on landmarks and do drawings. Chairperson
43 Holland also stated the trolley tours would be on May 18 and 19, 2019 with a push to have the

1 booklet and culminating with a ceremony in October at the Log House. She asked if there was
2 any other new business.

3
4 Mr. Enck stated it has come up in the past with regard to people teaming up to buy a significant
5 home and identified a group set up as a non-profit in Urbana which tries to buy significant
6 homes, rehab them and sell them as owner occupied. He informed the Commission he would
7 find out the name of the group.
8

9 **ADJOURNMENT:**

10 The meeting adjourned at 9:06 p.m.

11
12 Respectfully submitted,

13
14 Antionette Johnson

15 Recording Secretary

DRAFT



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 30, 2019
SUBJECT: CASE NO. 19-01: 519 Hoyt Lane

INTRODUCTION

On February 4, 2018 the Landmark Preservation Commission (LPC) is scheduled to consider a request from Rocco DeFilippis (the "Applicant") to demolish the existing single-family residence on the property at 519 Hoyt (the "Subject Property"). The Applicant is representing Legacy Custom Homes, LLC on behalf of Chicago Title Land trust #8002378069, the "Owner" of the Subject Property.

A mailed notice has been sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, which is approximately 0.82 acres in size, is located on the east side of Hoyt Lane, between Elm Street and Oak Street, and contains a single-family residence with an attached garage. The property is zoned R-2 Single-Family Residential, and it is surrounded by R-2 Single-Family Residential.

PROPERTY HISTORY

As represented on the attached preliminary property history study (**Attachment B**), the residence was constructed in 1961 and designed by architect Jerome Cerney. The only other building permit that affected the exterior of the house was to enclose a screened-in porch in 1991. The Winnetka Historical Society's research indicates that the house might be considered a notable example of Jermome Cerny's architecture. It mentioned that he was a mid-twentieth century designer based out of Lake Forest that was nationally recognized for his French-style homes, many of which were built on the North Shore. The original owner was Arthur E. Tatham, a renowned advertising executive of Tatham-Laird & Kudner Inc. in Chicago. Tatham resided at the home for almost 30 years. The structure is not a national, state, or local designated landmark. The WHS's response is included in this report as **Attachment C**.

NEIGHBORHOOD CONSTRUCTION ACTIVITY

The Director of Community Development may delay the issuance of a demolition permit for up to 60 days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood. Currently, there are no building or demolition permits for new primary structures on the block. The Director has determined that a delay is not necessary to prevent undue congestion and noise impacts within the neighborhood.

COMMISSION REVIEW

In accordance with Section 15.52.040 of the Village Code, the Commission is required to determine whether 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. Upon completing the preliminary historic and architectural review, the LPC shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full HAIS prior to issuance of the demolition permit. In making its determination, the LPC shall consider the following:

1. The preliminary property history study (information on the original building, date of construction, name of property, architect and owner, current photographs of the property, list of work on the property for which the Village has issued a permit) (Attachment B);
2. Comments of the Winnetka Historical Society (Attachments B and C);
3. Any other information, comment or evidence received by the LPC at the preliminary review meeting.

If the LPC finds that the HAIS is warranted, it shall so notify the Director of Community Development and shall order the applicant to conduct such study.

If the LPC finds that an HAIS is not warranted, it shall notify the Director of Community Development that it finds no historic or architectural grounds for delaying the demolition. The preliminary determination of the LPC shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

The LPC shall require an HAIS for any demolition permit application that meets any of the following criteria:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. 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;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

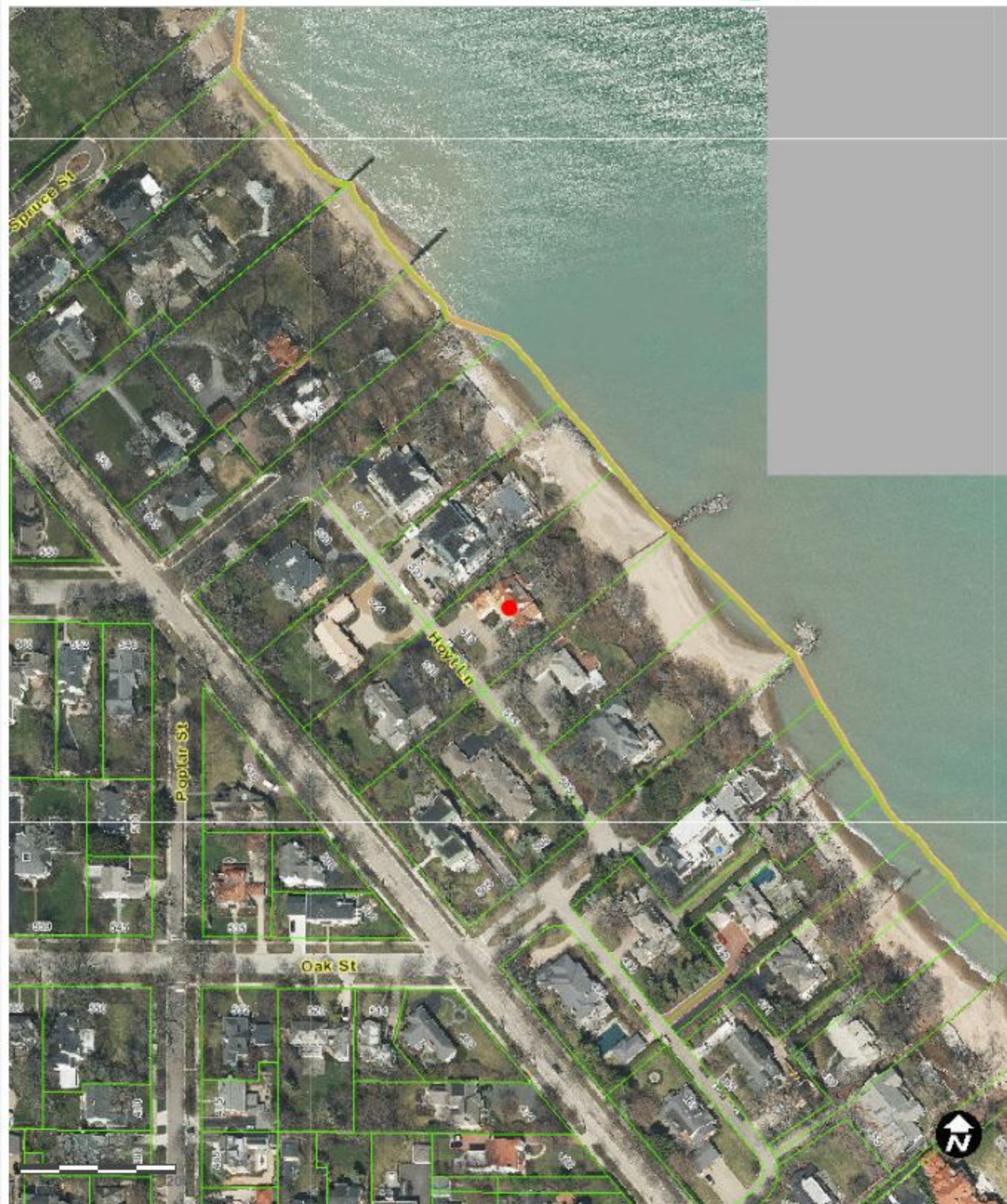
ATTACHMENTS

Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials



Map created on January 16, 2019.

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MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 16, 2019
SUBJECT: CASE NO. 19-1: 519 HOYT LANE

INTRODUCTION

On February 4, 2019 the Landmark Preservation Commission will consider a request to demolish the residence and attached garage located at 519 Hoyt Lane. Please return any available information regarding the architectural and historical significance of the structure to my attention on or before Tuesday, January 29, 2019. 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 Issued

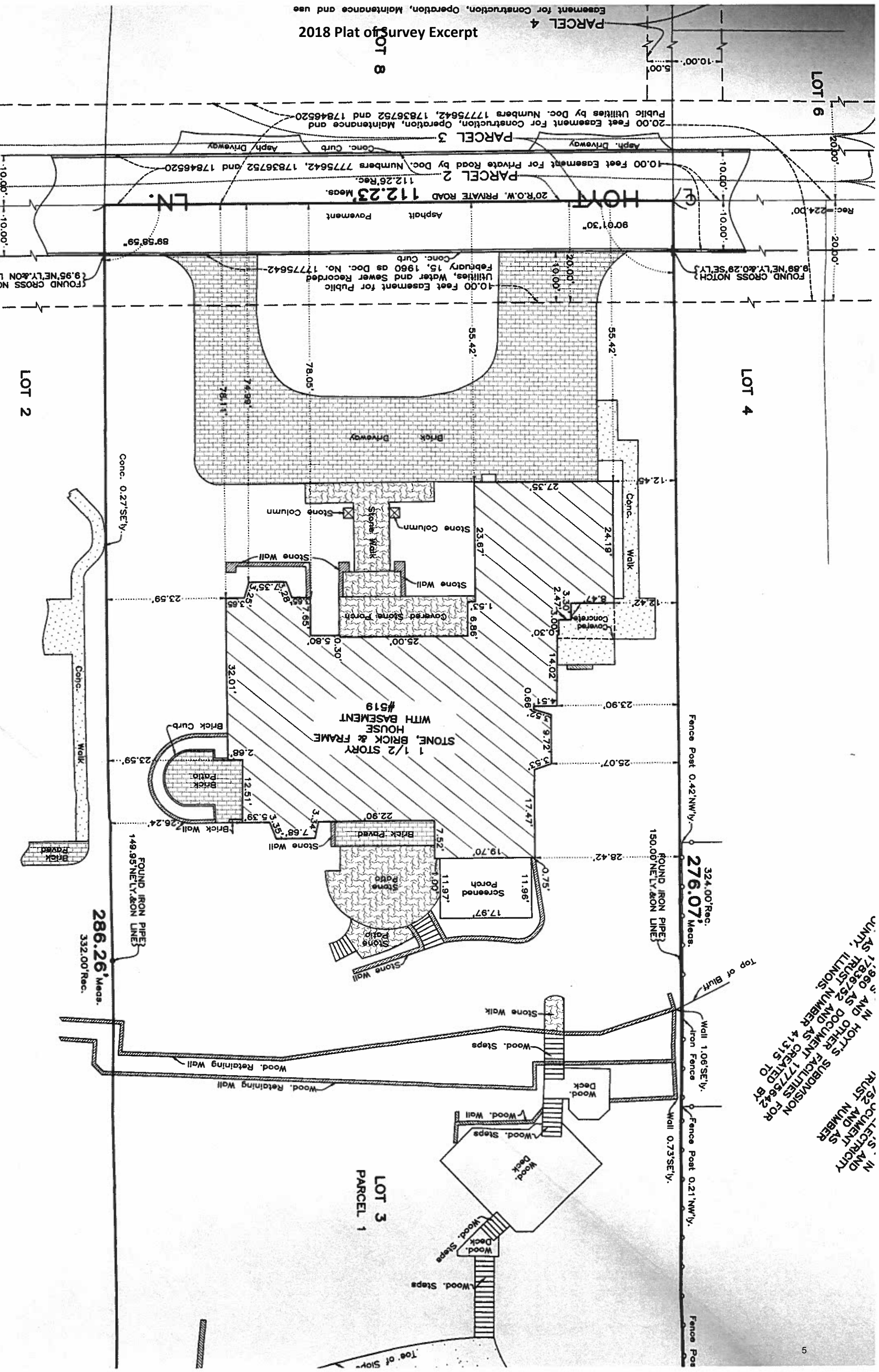
<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
1-10-1961	New single family residence	A.E. Tatham	Jerome Robert Cerney
8-9-1991	Enclose porch,	Lloyd Ferguson	Not Listed

ATTACHMENTS

Attachment A: 2018 Plat of Survey Excerpt
Attachment B: 1938 Sanborn Map
Attachment C: GIS Aerial Map
Attachment D: Current Photos

WINNETKA HISTORICAL SOCIETY RESPONSE

IN HOYT'S SUBMISSION
AS TRUST NUMBER 17836752 AND AS
DOCUMENT 1775642
IN HOYT'S SUBMISSION
AS TRUST NUMBER 17836752 AND AS
DOCUMENT 1775642
IN HOYT'S SUBMISSION
AS TRUST NUMBER 17836752 AND AS
DOCUMENT 1775642



2018 Plat of Survey Excerpt

LOT 8

PARCEL 4

LOT 6

LOT 4

LOT 2

286.26' Meas.
332.00' Rec.

324.00' Rec.
276.07' Meas.

LOT 3
PARCEL 1

STONE, BRICK & FRAME
1 1/2 STORY HOUSE
WITH BASEMENT
#519

PARCEL 2
112.26' Rec.
20' R.O.W. PRIVATE ROAD
112.23' Meas.

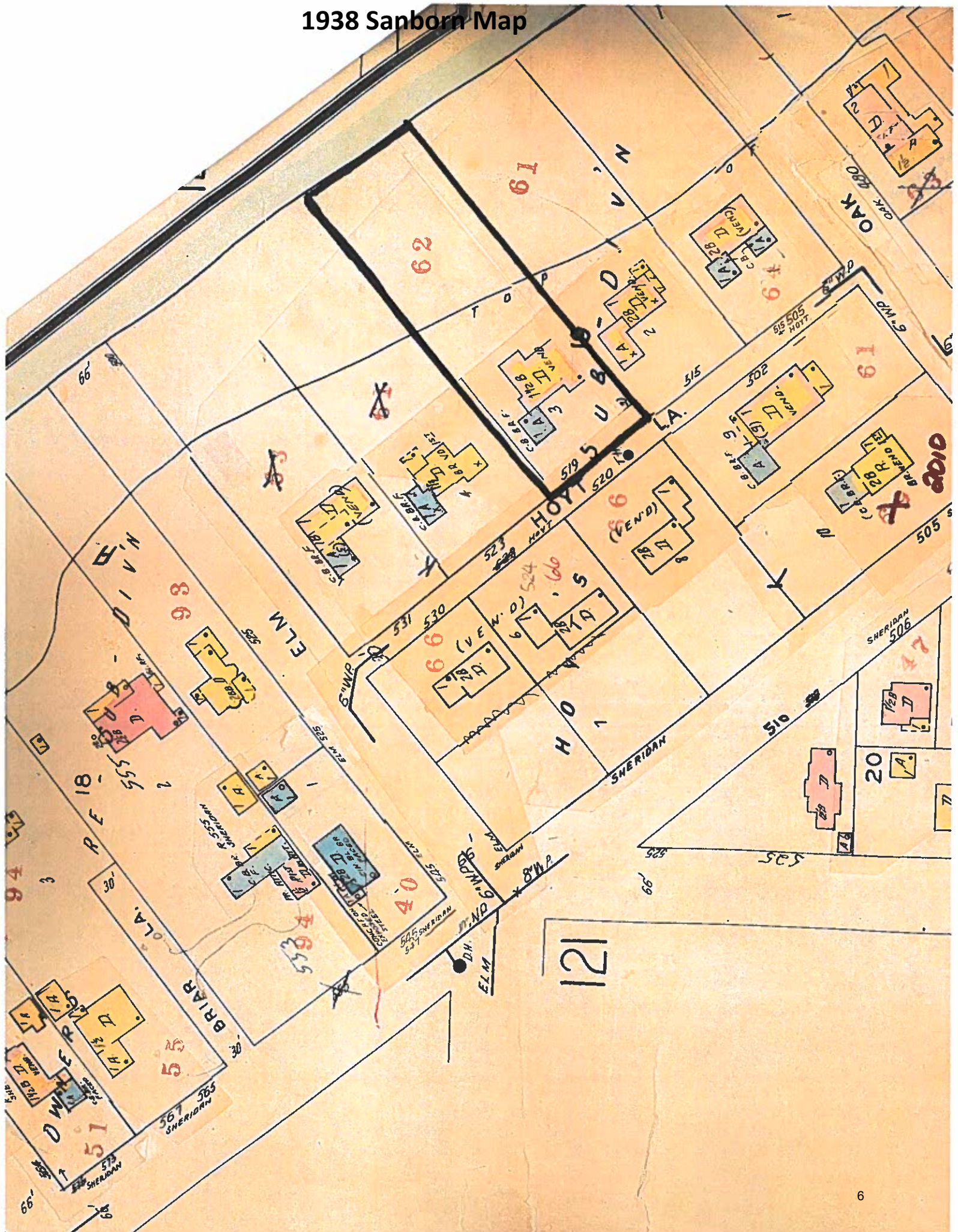
PARCEL 3

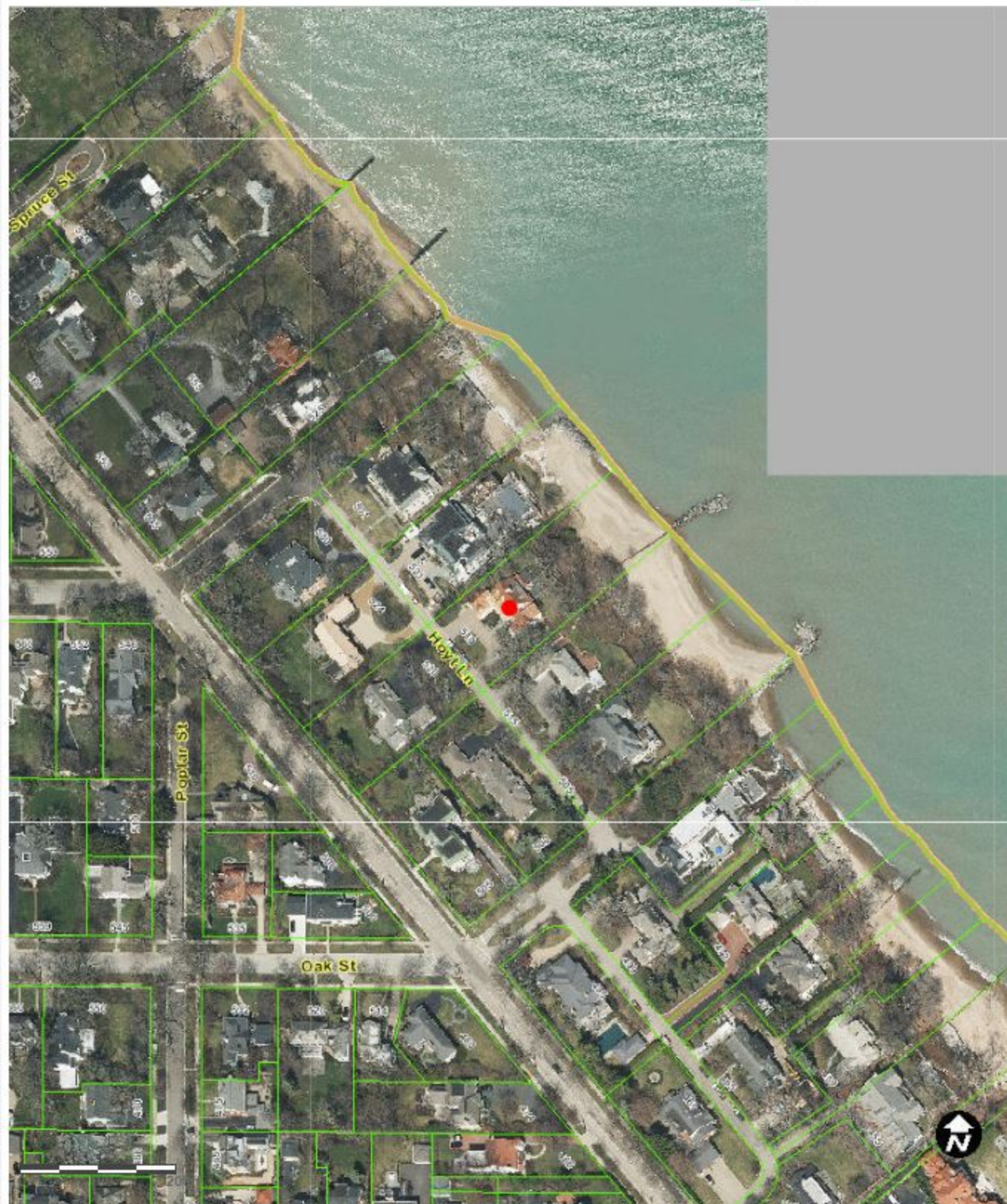
PARCEL 4

20.00 Feet Easement For Construction, Operation, Maintenance and Public Utilities by Doc. Numbers 7775642, 17836752 and 17846520

10.00 Feet Easement for Public Utilities, Water and Sewer Recorded February 15, 1960 as Doc. No. 17775642- Conc. Curb

1938 Sanborn Map





Map created on January 16, 2019.

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519 Hoyt





519 Hoyt Lane Winnetka, IL (built 1961)

The European charm of the structure reflects the signature style of the home's architect, Jerome Cerny, who was born in Chicago in 1901 and studied at the School of the Art Institute, the Armour Institute and Yale University. Early in his career, he worked for architects Benjamin Marshall and David Adler.

Cerny travelled to the Normandy region of France where he sketched some of the rambling farmhouses of the area, and many of those details made their way into the country French-style homes he designed. Based in Lake Forest, Cerny was prolific in designing homes on Chicago's North Shore. After the Depression, his practice expanded into the 1950s and '60s when his designs began to appear in national publications such as House and Garden and Town and Country.

Arthur E. Tatham, founder of Tatham-Laird & Kudner Inc. advertising agency, was the original owner and lived at 519 Hoyt for 30 years. During his lifetime, Tatham was honored as Chicago Advertising Man of the Year, and he served as board chairman on the American Association of Advertising Agencies.

Because the house at 519 Hoyt Lane is a classic example of Jerome Cerny's work, it might have been considered favorably for local landmark status based on its architectural significance.

Research conducted by:
Joan Conlisk
Interim Executive Director
Winnetka Historical Society

APPLICATION FOR DEMOLITION PERMIT

RECEIVED
DEC 21 2018
BY: _____

I. PROPERTY INFORMATION

ADDRESS: 519 Hoyt Lane

REAL ESTATE INDEX NUMBER (P.I.N.): 05 - 2 1 - 1 1 4 - 0 0 4

DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED: SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE & BSMT; WITH ALL PAVED PATIOS AND DRIVE; AND WOOD DECKS, STAIRS, AND RETAINING WALLS AT BLUFF AND BEACH

II. APPLICANT INFORMATION

APPLICANT NAME: Rocco DeFilippis TITLE: Principal
(If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)

COMPANY NAME: Legacy Custom Homes, LLC

PHONE NUMBER: [REDACTED]

ADDRESS: [REDACTED]

EMAIL: [REDACTED]

APPLICANT'S RELATIONSHIP TO OWNER OF RECORD: General Contractor
(If contract purchaser, attach copy of executed purchase agreement)

CLOSING/TRANSFER DATE: 11/30/18

III. OWNER OF RECORD INFORMATION

OWNER: Chicago Title Land Trust #8002378069

PHONE NUMBER: [REDACTED]

ADDRESS: [REDACTED]

FAX NUMBER: [REDACTED]

DATE OWNER PURCHASED PROPERTY: 11/30/18

IV. CONTRACTOR INFORMATION (If known, otherwise indicate "not known")

DEMOLITION CONTRACTOR: Pappas Company PHONE NUMBER: 847-657-0800

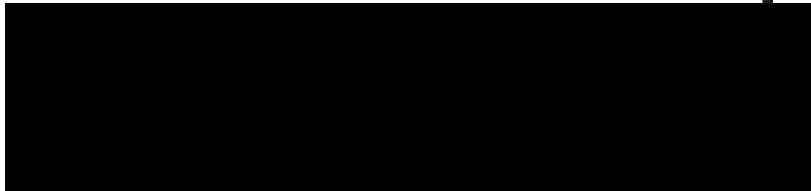
ADDRESS: 2100 Johns Court, Glenview, IL 60025 FAX NUMBER: 847-657-0801

OFFICE USE ONLY

COOK COUNTY DEMOLITION PERMIT NUMBER: D -

DISCONNECT VERIFICATIONS

☐ Water: Date _____
☐ Gas: Date _____
☐ Electric: Date _____



ALL UTILITIES CLEAR (ATTACH CONFIRMATIONS)

WINNETKA PERMIT NUMBER: DR-2018-1249 DEPOSIT AND FILING FEE AMOUNT: \$19,070.00
DATE OF ISSUANCE: _____ BY: _____

REQUIRED SUPPORTING DOCUMENTATION

- _____ 1. Signed **ACKNOWLEDGEMENT OF PROPERTY MAINTENANCE RESPONSIBILITIES**, signed by owner (and applicant if different individual or entity) acknowledging responsibility of owner to maintain property in accordance with Winnetka Village Code.
- _____ 2. A full-sized property/topography/tree survey, (not reduced or enlarged) which is legible and includes the legal description of the property. The survey shall be prepared by an Illinois licensed land surveyor and shall show at a minimum the following information:
 - A. Dimensions of all lot lines, and a description of all easements upon, or abutting the property.
 - B. The location of existing underground utilities.
 - C. All current improvements on the property.
 - D. Site topography, with spot elevations and elevation contours at a minimum 1-foot contour interval.
 - E. Location of all trees with a diameter of 8 inches or greater and 15 inches or greater aggregate total for clump or multi-stem trees, with notations of size and species. Any other concentrated areas of smaller trees or vegetation should also be shown and described.
- _____ 3. Proposed demolition and construction schedule(s).
- _____ 4. Deed proving ownership.
- _____ 5. Older photographs of the property, if available.
- _____ 6. Filing Fees: Primary Structure - \$16,070.00
 Accessory Structure - \$45.00
- _____ 7. \$3,000 Deposit.

REQUIREMENTS TO BE FULFILLED PRIOR TO RELEASE OF DEMOLITION PERMIT (not required for preliminary review by Landmark Preservation Commission)

- _____ 8. Identify demolition contractor and provide contractor permit bond for \$20,000.00.
- _____ 9. (IF APPLICABLE) Asbestos removal permit - For commercial projects of 4 units or more contact the Illinois EPA: (708) 338-7900. For residential properties of four or more units, or other commercial demolitions, contact the Illinois Department of Asbestos Abatement/Environmental Health (217) 785-1743.
- _____ 10. (IF APPLICABLE) Underground fuel oil tank removal (Fire Department, Fire Prevention Bureau): (847) 501-6029.

IMPORTANT NOTES REGARDING ISSUANCE OF DEMOLITION & CONSTRUCTION PERMITS

Demolition permit will not be released and no demolition or construction activity may occur until the following items are completed:

- Building Permit Approved
- Written confirmation from Village Water & Electric Department that water & electric meters have been removed and all electric power terminated.
- Written confirmation from gas company to Community Development that gas has been terminated.
- Demolition Permit from Cook County.
- Tree fencing is properly installed and approved by Village. For inspection call 847.716.3520 a minimum of 24 hours prior to demolition.

RECEIVED
DEC 21 2018

PROPERTY MAINTENANCE REQUIREMENTS

DURING PROCESSING OF DEMOLITION PERMIT, IT IS IMPORTANT THAT OWNER AND CONTRACTOR MAINTAIN PROPERTY IN ACCORDANCE WITH 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 DEMOLITION PERMIT HAS BEEN ISSUED. COMMENCEMENT OF DEMOLITION PRIOR TO ISSUANCE OF DEMOLITION PERMIT WILL RESULT IN A STOP WORK ORDER AND DOUBLE PERMIT FEES FOR ALL SUBSEQUENT PERMITS.
- APPROVED TREE FENCING PROTECTION MUST BE INSTALLED AS DIRECTED BY VILLAGE FORESTER PRIOR TO START OF DEMOLITION. LACK OF TREE FENCING WILL RESULT IN STOP WORK ORDER AND FINES.

_____ (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 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.

APPLICANT SIGNATURE: Rocco DeFilippis

DATE: _____

PRINTED NAME: _____

OWNER SIGNATURE: _____

DATE: 12/20/18

PRINTED NAME: Chicago Title Land Trust #8002378069

ACKNOWLEDGEMENT OF OWNER AND APPLICANT
PROPERTY MAINTENANCE RESPONSIBILITIES

I HEREBY ACKNOWLEDGE THAT IN SUBMITTING THE ATTACHED APPLICATION FOR DEMOLITION PERMIT, THE SUBJECT PROPERTY IS AND WILL CONTINUE TO BE MAINTAINED IN ACCORDANCE TO ALL REQUIREMENTS OF THE WINNETKA VILLAGE CODE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING SPECIFIC STANDARDS:

- GRASS IS, AND SHALL BE MOWED AND MAINTAINED AT A HEIGHT NOT TO EXCEEDING 8 INCHES.
- GARBAGE, YARD WASTE, MISCELLANEOUS RUBBISH, AND DEBRIS HAVE BEEN REMOVED FROM THE PROPERTY AND WILL NOT BE ALLOWED TO ACCUMULATE.
- BUILDING(S) SHALL BE SECURED (DOORS AND WINDOWS IN WORKING ORDER, CLOSED AND LOCKED).

APPLICANT SIGNATURE: _____

DATE: _____

PRINTED NAME: Rocco DeFilippis

OWNER SIGNATURE: _____

DATE: 12/20/18

PRINTED NAME: Chicago Title Land Trust #8002378069



MEMORANDUM VILLAGE OF WINNETKA

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 30, 2019
SUBJECT: CASE NO. 19-02: 870 Locust Street

INTRODUCTION

On February 4, 2018 the Landmark Preservation Commission (LPC) is scheduled to consider a request from Erik Kaplan (the "Applicant") to demolish the existing single-family residence on the property at 870 Locust Street (the "Subject Property"). The Applicant is representing The Kristi P. Kaplan Living Trust, the "Owner" of the Subject Property.

A mailed notice has been sent to property owners within 250 feet in compliance with Section 15.52 of the Village Code. As of the date of this memo, staff has not received any written comments from the public regarding this application.

PROPERTY DESCRIPTION

The Subject Property, approximately 0.29 acres in size, is located on the west side of Locust Street, just north of Chatfield Road, and contains a single-family residence with an attached garage. The property is zoned R-5 Single-Family Residential, and it is surrounded by R-5 Single-Family Residential to the north and west, and B-1 Multi-Family Residential to the north and east.

PROPERTY HISTORY

As represented on the attached preliminary property history study (**Attachment B**), the original date of construction is not able to be determined from Village records. The first record in Village files is a building permit issued in 1959 to build an attached garage, which was designed by the property's then-owner, Ralph D. Palm. According to the Cook County Assessor's office the residence was built in approximately 1908.. .) The structure is not a national, state, or local designated landmark. The WHS's research and comments are included in this report as **Attachment C**.

NEIGHBORHOOD CONSTRUCTION ACTIVITY

The Director of Community Development may delay the issuance of a demolition permit for up to 60 days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood. Currently, there are no building or demolition permits for new primary structures on the block. The Director has determined that a delay is not necessary to prevent undue congestion and noise impacts within the neighborhood.

COMMISSION REVIEW

In accordance with Section 15.52.040 of the Village Code, the Commission is required to determine whether 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. Upon completing the preliminary historic and architectural review, the LPC shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full HAIS prior to issuance of the demolition permit. In making its determination, the LPC shall consider the following:

1. The preliminary property history study (information on the original building, date of construction, name of property, architect and owner, current photographs of the property, list of work on the property for which the Village has issued a permit) (Attachment B);
2. Comments of the Winnetka Historical Society (Attachments B and C);
3. Any other information, comment or evidence received by the LPC at the preliminary review meeting.

If the LPC finds that the HAIS is warranted, it shall so notify the Director of Community Development and shall order the applicant to conduct such study.

If the LPC finds that an HAIS is not warranted, it shall notify the Director of Community Development that it finds no historic or architectural grounds for delaying the demolition. The preliminary determination of the LPC shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

The LPC shall require an HAIS for any demolition permit application that meets any of the following criteria:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. 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;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

ATTACHMENTS

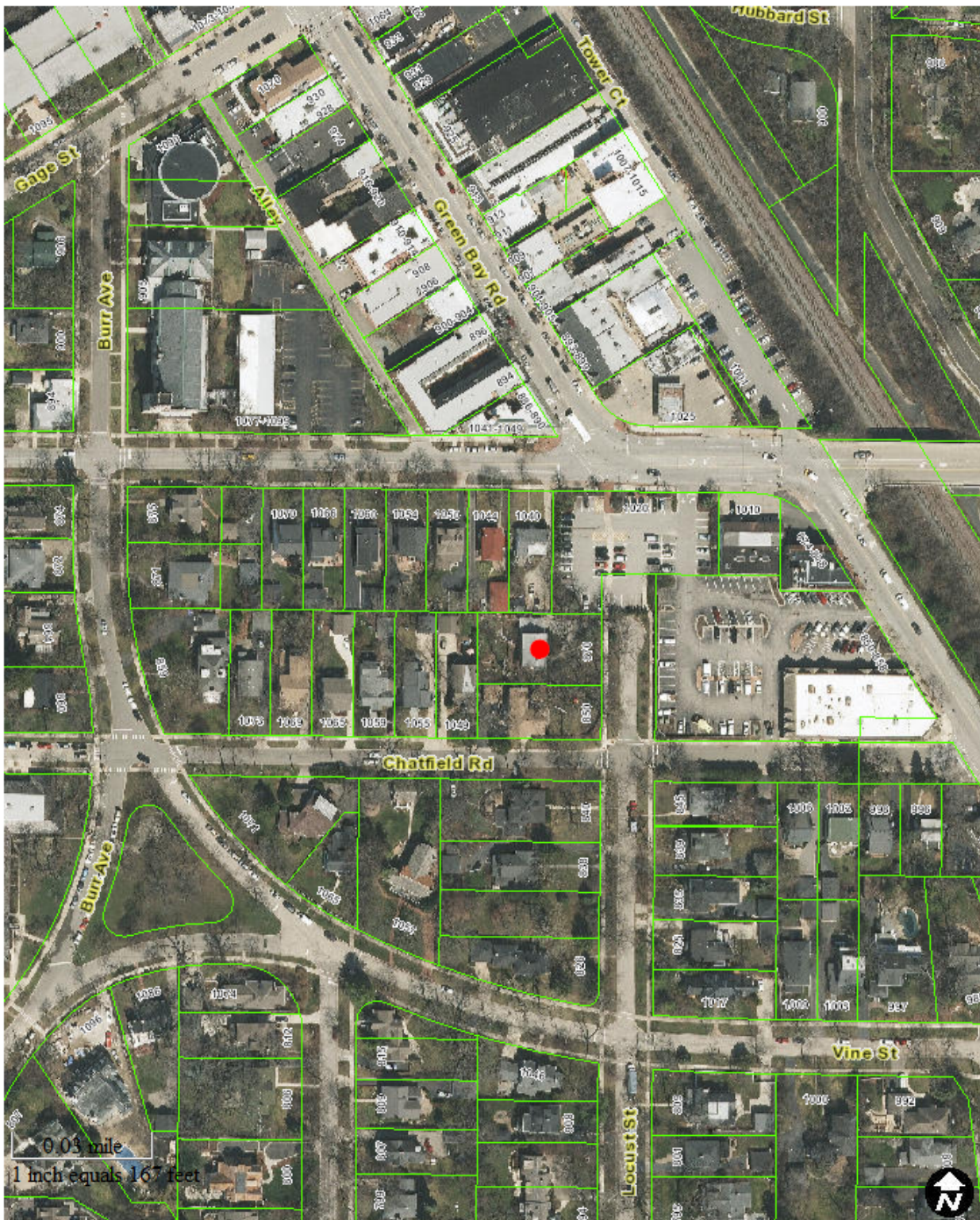
Attachment A: GIS Aerial Map

Attachment B: Preliminary Property History Study

Attachment C: Historical Society Research

Attachment D: Application Materials

ATTACHMENT A: GIS AERIAL MAP



Map created on January 29, 2019.

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MEMORANDUM VILLAGE OF WINNETKA

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: JANUARY 16, 2018
SUBJECT: CASE NO. 19-2: 870 LOCUST

INTRODUCTION

On February 4, 2019 the Landmark Preservation Commission will consider a request to demolish the residence and attached garage located at 870 Locust Street. Please return any available information regarding the architectural and historical significance of the structure to my attention on or before Tuesday, January 29, 2019. 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 Issued

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
1908	Construction date, per Cook County Assessor information	Not listed	Not listed
7-9-1959	Construct attached garage	Ralph D. Palm	Ralph D. Palm
8-25-1999	Replace floor, stairs, and railings	Kurt and Marie Holtz	Not listed

ATTACHMENTS

Attachment A: 2018 Plat of Survey
Attachment B: 1938 Sanborn Map
Attachment C: GIS Aerial Map
Attachment D: Current Photos

WINNETKA HISTORICAL SOCIETY RESPONSE

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO: 184-003023

7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712

TEL.: (847) 675-3000, FAX: (847) 675-2167

E-mail: pa@professionalsassociated.com

www.professionalsassociated.com

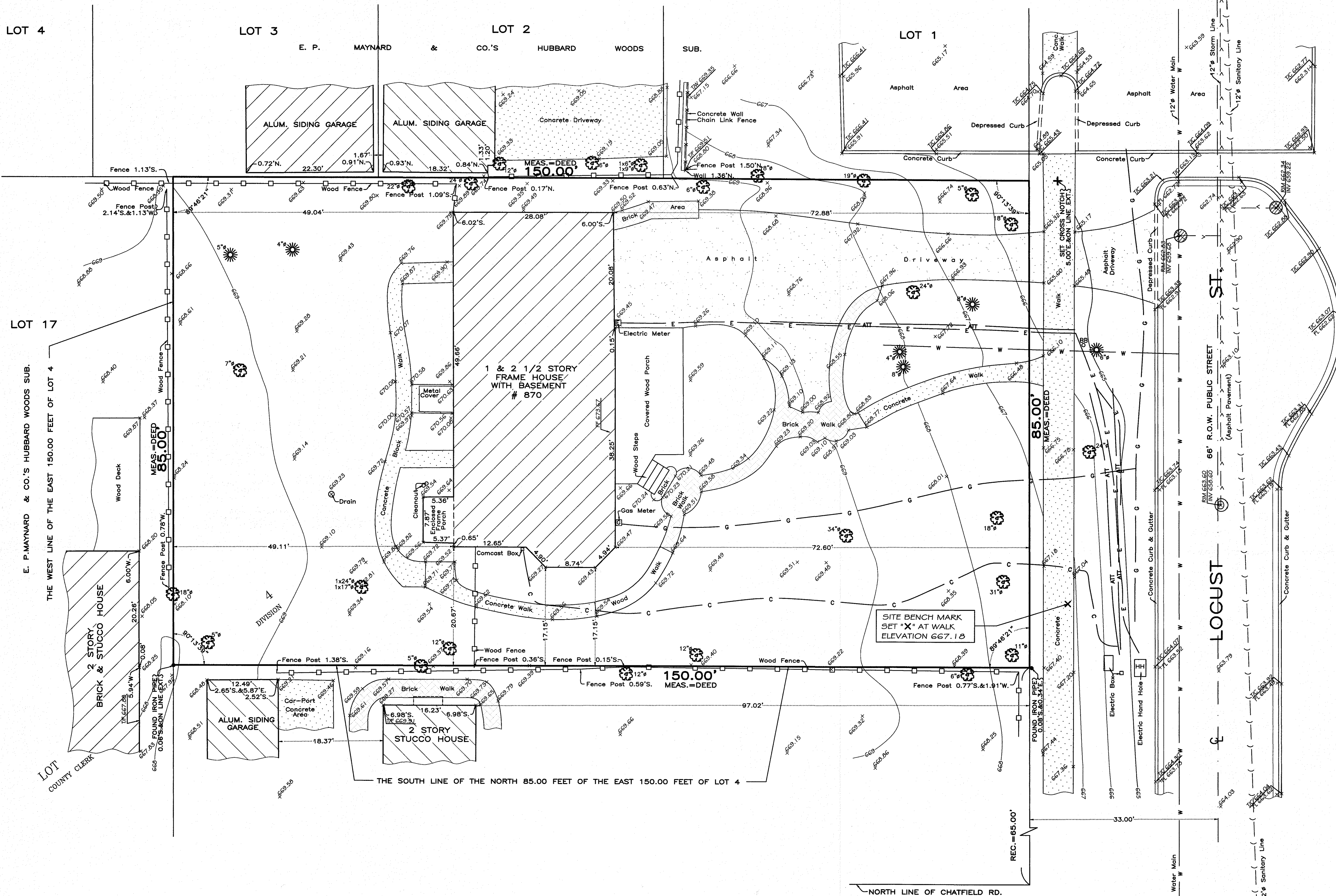
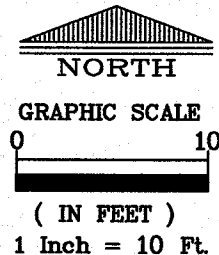
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

THE NORTH 85 FEET OF THE EAST 150 FEET OF LOT 4 IN BLOCK 2 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 12,750 SQ. FT. = 0.293 ACRE.

COMMONLY KNOWN AS: 870 LOCUST STREET, WINNETKA, ILLINOIS.



LEGEND:

- ⊙ = SANITARY MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = CATCH BASIN
- ⊙ = WATER MANHOLE
- BB = B. BOX
- ⊙ = DECIDUOUS TREE
- ⊙ = CONIFEROUS TREE
- ⊙ = SPOT ELEVATION
- ⊙ = CONTOUR LINE
-) —) —) = SANITARY LINE
- > — > — > = STORM LINE
- W — — — — = WATER LINE
- G — — — — = GAS LINE
- E — — — — = ELECTRIC LINE
- AT — — — — = AT&T LINE
- C — — — — = COMCAST
- T/F = TOP OF FOUNDATION ELEVATION
- FF = FINISH FLOOR ELEVATION
- T/W = TOP OF WALL ELEVATION
- T/C = TOP OF CURB ELEVATION
- FL = FLOW LINE ELEVATION

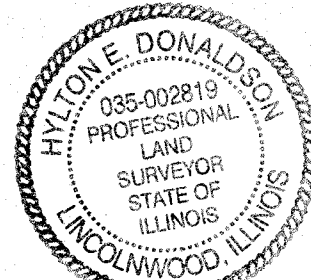
NOTE:

SURVEYOR IS NOT ABLE TO ESTABLISH A STAKE AT THE NORTHWEST PROPERTY CORNER BECAUSE OF OBSTRUCTION.

NOTE:

—ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND G.S. DATUM (NAVD 1988) BENCH MARK LOCATED AT INTERSECTION OF HUBBARD ROAD AND TOWER ROAD, IN VILLAGE OF WINNETKA, WITNESS MONUMENT ALUMINUM CAP, ELEVATION IS 643.12 FEET.

—LOCATIONS OF UTILITIES SHOWN HEREON ARE TAKEN FROM OBSERVABLE PHYSICAL EVIDENCE ON THE SURFACE, FROM VARIOUS UTILITY COMPANY RECORDS AND FROM MARKINGS PROVIDED IN THE FIELD BY J.U.L.I.E. INFORMATION TAKEN FROM RECORDS IS DEEMED APPROXIMATE. FOR MORE ACCURATE LOCATIONS FIELD EXCAVATE OR CONTACT RESPECTIVE UTILITY COMPANY.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.

County of Cook s.s.

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: December 7, 2018.

IL. PROF. LAND SURVEYOR — LICENSE EXP. DATE NOV. 30, 2020.

Drawn By: ZZ

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

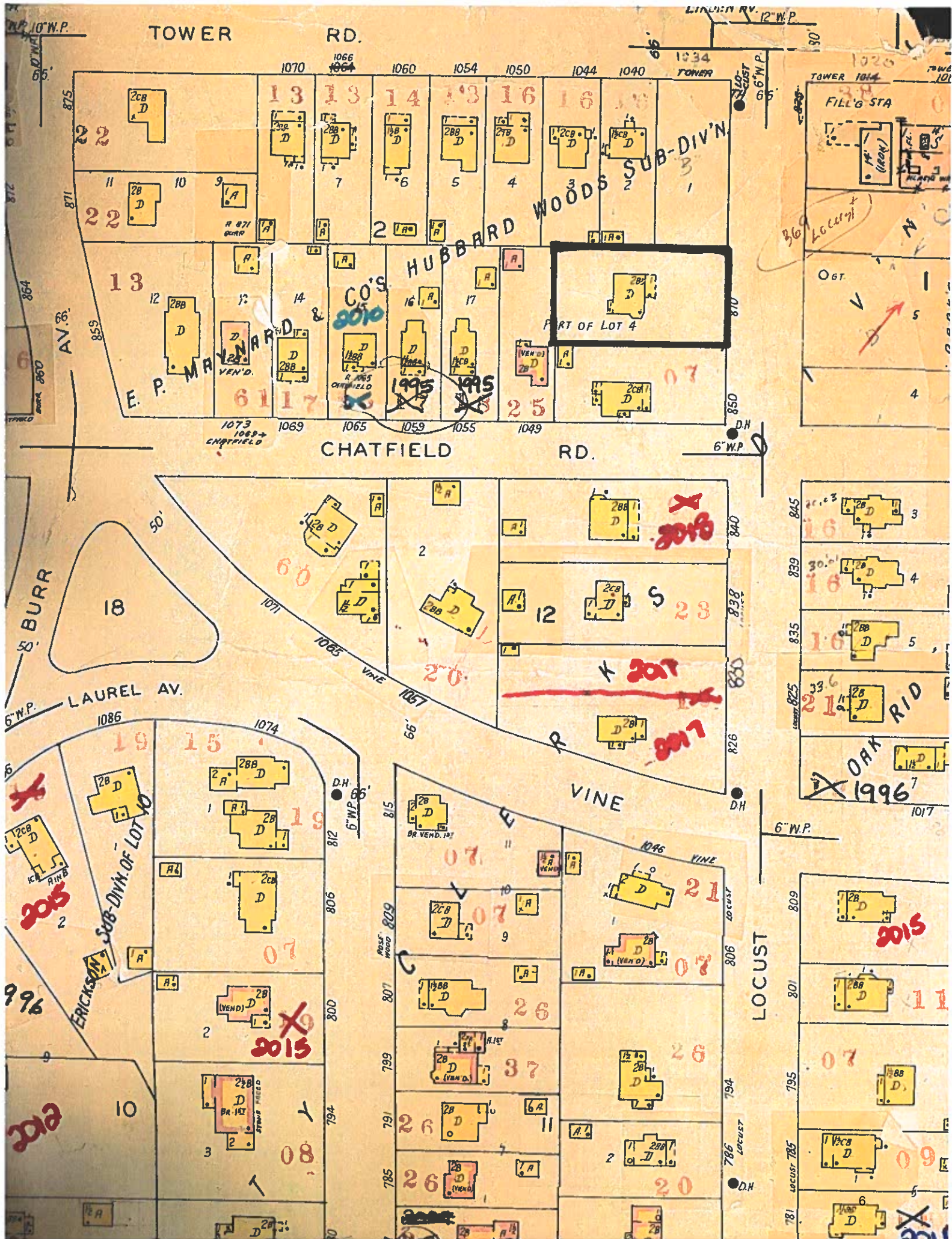
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

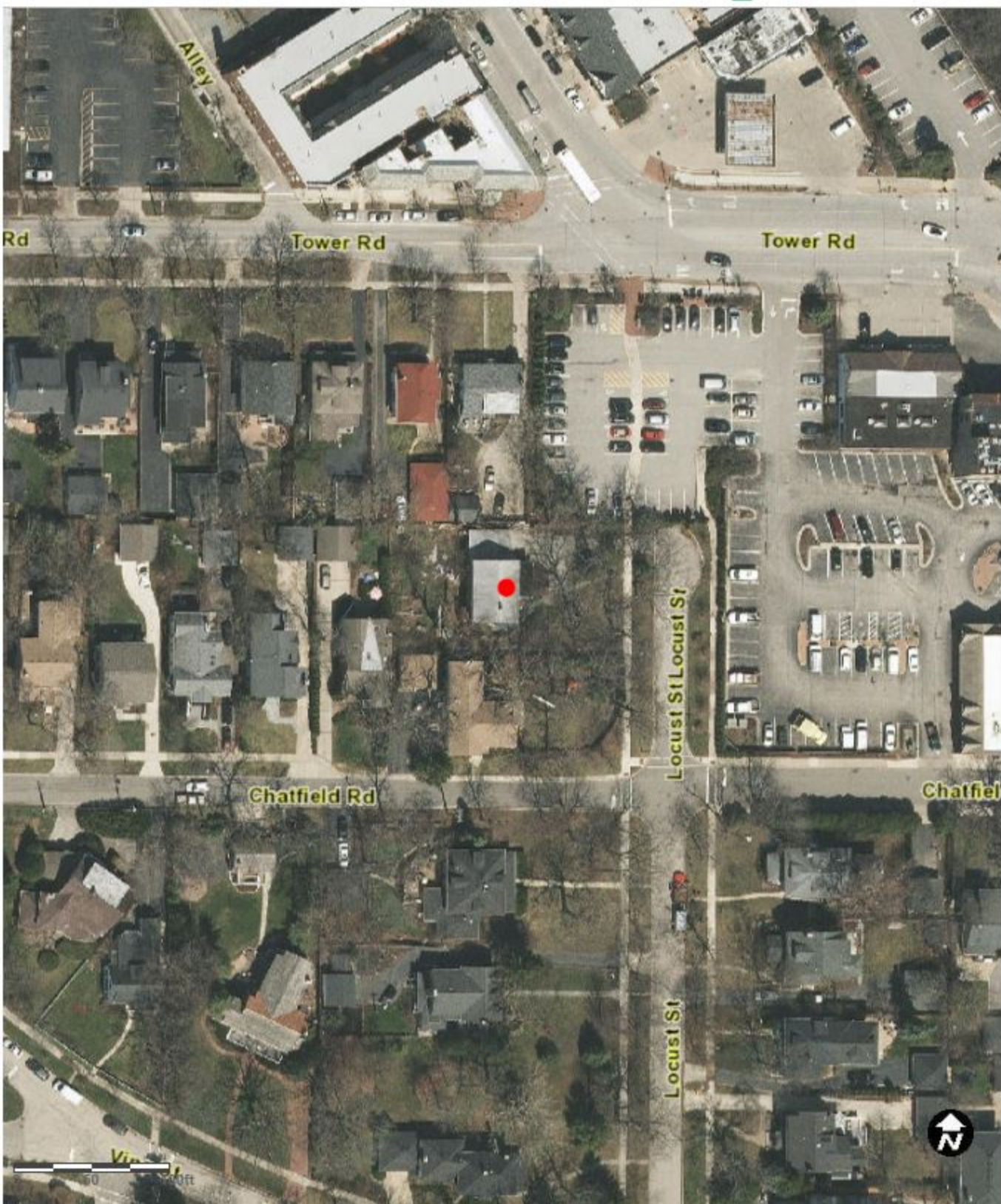
ORDER NO.: 18-94637

SCALE: 1 inch = 10 FEET.

DATE OF FIELD WORK: December 6, 2018.

ORDERED BY: RED KAPLAN PROPERTIES, LLC.





Map created on January 16, 2019.

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Disclaimer: 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.

870 Locust Street





ATTACHMENT C: HISTORICAL SOCIETY RESEARCH

From: Joan Conlisk [REDACTED]
To: Christopher Marx
Cc:

Sent: Tue 1/29/2019 9:42 AM
Subject: WHS comment re: 870 Locust, Winnetka

There is no available information about the construction or historic significance of this house. In an old real estate sale listing, it is estimated to have been built in 1907. Currently, from the exterior, it appears to be vacant and in bad repair. On the most recent real estate sale listing, no interior photos were shown.

Thanks,

Joan Conlisk
Interim Executive Director
Winnetka Historical Society

APPLICATION FOR DEMOLITION PERMIT

RECEIVED
JAN - 4 2019
BY: _____

I. PROPERTY INFORMATIONADDRESS: 870 Locust St, Winnetka, IL 60093REAL ESTATE INDEX NUMBER (P.I.N.): 05 - 1 7 - 3 0 2 - 0 2 0DESCRIPTION OF ALL STRUCTURES TO BE DEMOLISHED Single Family Home with attached garage**II. APPLICANT INFORMATION**APPLICANT NAME: Erik Kaplan

TITLE: _____

(If applicant is a corporation or partnership, provide name of registered agent or other responsible individual)

COMPANY NAME: _____

PHONE NUMBER: _____

ADDRESS: _____

EMAIL: _____

APPLICANT'S RELATIONSHIP TO OWNER OF RECORD: Spouse

(If contract purchaser, attach copy of executed purchase agreement)

CLOSING/TRANSFER DATE: 12-7-18**III. OWNER OF RECORD INFORMATION**OWNER: The Kristi P. Kaplan Living Trust

PHONE NUMBER: _____

ADDRESS: _____

FAX NUMBER: _____

DATE OWNER PURCHASED PROPERTY: 12-7-18**IV. CONTRACTOR INFORMATION** (If known, otherwise indicate "not known")DEMOLITION CONTRACTOR: Not Known

PHONE NUMBER: _____

ADDRESS: _____

FAX NUMBER: _____

OFFICE USE ONLY

COOK COUNTY DEMOLITION PERMIT NUMBER: D -

DISCONNECT VERIFICATIONS

- ☐ Water: Date _____
- ☐ Gas: Date _____
- ☐ Electric: Date _____

Deposit \$3000.00

ALL UTILITIES CLEAR (ATTACH CONFIRMATIONS)WINNETKA PERMIT NUMBER: DR-2018-608

DATE OF ISSUANCE: _____

DEPOSIT AND FILING FEE AMOUNT: \$19,070.00

BY: _____

PROPERTY MAINTENANCE REQUIREMENTS

RECEIVED
JAN - 4 2019

DURING PROCESSING OF DEMOLITION PERMIT, IT IS IMPORTANT THAT OWNER AND CONTRACTOR MAINTAIN PROPERTY IN ACCORDANCE WITH 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 DEMOLITION PERMIT HAS BEEN ISSUED. COMMENCEMENT OF DEMOLITION PRIOR TO ISSUANCE OF DEMOLITION PERMIT WILL RESULT IN A STOP WORK ORDER AND DOUBLE PERMIT FEES FOR ALL SUBSEQUENT PERMITS.
- APPROVED TREE FENCING PROTECTION MUST BE INSTALLED AS DIRECTED BY VILLAGE FORESTER PRIOR TO START OF DEMOLITION. LACK OF TREE FENCING WILL RESULT IN STOP WORK ORDER AND FINES.

WE (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 of the Village of Winnetka, and WE (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.

APPLICANT SIGNATURE: _____

DATE: 1-4-19

PRINTED NAME: ERIK KAPLAN

OWNER SIGNATURE: _____

DATE: 1/4/19

PRINTED NAME: KRISTI Kaplan

ACKNOWLEDGEMENT OF OWNER AND APPLICANT

PROPERTY MAINTENANCE RESPONSIBILITIES

I HEREBY ACKNOWLEDGE THAT IN SUBMITTING THE ATTACHED APPLICATION FOR DEMOLITION PERMIT, THE SUBJECT PROPERTY IS AND WILL CONTINUE TO BE MAINTAINED IN ACCORDANCE TO ALL REQUIREMENTS OF THE WINNETKA VILLAGE CODE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING SPECIFIC STANDARDS:

- GRASS IS, AND SHALL BE MOWED AND MAINTAINED AT A HEIGHT NOT TO EXCEEDING 8 INCHES.
- GARBAGE, YARD WASTE, MISCELLANEOUS RUBBISH, AND DEBRIS HAVE BEEN REMOVED FROM THE PROPERTY AND WILL NOT BE ALLOWED TO ACCUMULATE.
- BUILDING(S) SHALL BE SECURED (DOORS AND WINDOWS IN WORKING ORDER, CLOSED AND LOCKED).

APPLICANT SIGNATURE: _____

DATE: 1-4-19

PRINTED NAME: ERIK KAPLAN

OWNER SIGNATURE: _____

DATE: 1/4/19

PRINTED NAME: KRISTI Kaplan

Revised 12.18.2018

Address: 870 Locust St, Winnetka, IL 60093
Version: 1.1



Tracker ID	Item	Target	Status
1	Environmental Inspection		Completed
2	Close on Property		Completed
3	Architect Selection		In progress
4	Asbestos Remediated		Completed
5	Applications for Demolition Permit		In progress
6	Landmark Review Meeting (LPC review)	2/4/2019	
7	Architectural renderings	3/4/2019	
8	Architectural plans and permit submission		
9	Zoning and Mechanicals		
10	Village Plan Review		
11	Plans Approved		
12	Utilities turned off (gas, electric, water)		
13	Permits Issued	5/1/2019	
14	Structure demolished		
15	jobsite electrical established		
16	Foundation layout		
17	Spot Survey		
18	Foundation Backfill		
19	Framing Completed	8/1/2019	
20	Floor Elevation Survey		
21	Framing Inspection		
22	rough inspection 1 - MEP		
23	rough inspection 2 - MEP		
24	Insulation Inspection	10/1/2019	
25	fireplace inspection - hearth		
26	fireplace inspection - firebox		
27	drywall		
28	Blower Door Test and report		
29	duct leakage test (for duct in unconditioned space)		
30	Recycling plan		
31	Final inspection - build, MEP	6/1/2020	
32	as built topo survey - (from engineer) - After Sod		
33	Final engineering inspection		
34	COA	8/1/2020	