

Adopted on April 7, 2025

**HISTORIC PRESERVATION COMMISSION
MARCH 3, 2025 MEETING MINUTES**

Members Present:

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

Members Absent:

None

Non-Voting Members Absent:

Kim Handler

Junior Commissioner Absent:

Louis Zaranski

Village Staff:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci 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. Mr. Marx confirmed no additional public comment or materials were received.

Approval of Minutes:

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the January 6, 2025 meeting minutes. A motion to approve the January 6, 2025 minutes was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

NAYS: None

Historical Architectural Impact Studies (HAIS):

a. **Case No. 24-12-HPC - 760 Cherry Street (extended from the February 3, 2025, meeting cancellation):**
Review of the Historic Architectural Impact Study (HAIS) attached to the demolition permit for the single-family residence at 760 Cherry Street.

Mr. Marx confirmed the HAIS was received in January 2025 with the Historical Society determining that the HAIS is complete and the home has historical significance. He stated no written comment was received and the consultants are available to answer questions. Mr. Marx then asked if there were any questions. No questions were raised at this time.

Jean Guarino, the HAIS author, offered to answer questions. Mr. Weaver asked with regard to the architect who is prolific in the area, how many of his buildings are still standing. Ms. Guarino responded Arthur Bowen lived in Wilmette and had mainly a residential practice. She stated he designed 35 buildings, 29 of which still remain and he likely designed more. Ms. Guarino identified The Chimneys on Green Bay Road as his most prolific work. No additional questions were raised at this time.

Chairman Coladarci asked the Commission Members if they felt the HAIS is complete. The Commission Members agreed it is complete. Chairman Coladarci asked for a motion to find the HAIS for 760 Cherry Street complete. A motion to find the HAIS for 760 Cherry Street complete was made by Mr. Weaver and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

NAYS: None

Chairman Coladarci then asked for a motion to issue a demolition delay. No motion was made. Chairman Coladarci then read findings into the record and asked for a motion to allow demolition to proceed without delay. A motion was made by Mr. Weaver to allow demolition to proceed without delay. Mr. Enck seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Enck, Papoutsis, Stuart, Weaver

NAYS: None

Demolition Permit Applications:

a. Case No. 25-03-HPC - 326 Ridge Avenue: Review of the demolition permit application for the single-family residence at 326 Ridge Avenue.

Mr. Marx identified the property owners, its location, size and zoning classification with an approximate 1872 date of construction and subsequent alterations. He stated the property does not appear on the Illinois Historic Structures Listing and no public comment was received. Mr. Marx stated the Historical Society determined that the property has architectural and historical significance for the main home and coach house with the findings included as Attachment C. He then asked if there were any questions.

Chairman Coladarci asked if the home was on the statewide listing. Mr. Weaver confirmed that it was included in the Illinois Historic Structures Listing in 1972. Mr. Marx confirmed that is correct. Chairman Coladarci asked if that notation imposed any property restrictions. Mr. Marx confirmed it did not as far as the Village's preservation code is concerned and referred to the HAIS requirement criteria. Mr. Enck asked if the demolition is part of a related project. Mr. Marx confirmed no lot consolidation applications have been received and the applicants can provide that information. No additional questions were raised at this time.

Chairman Coladarci asked for the applicants' presentation. Jacqueline Mitchell Magner and Patrick Casey Magner introduced themselves as the property owners who are current Winnetka residents. Mrs. Magner stated they purchased the smaller property in the same neighborhood with the plan to build a smaller home. She stated they appreciated the property's history and hired a structural engineer to review the home which recommended demolishing the home and coach house. Mrs. Magner described the proposed plans created with their architect which would honor the area and enhance the street aesthetic.

Mr. Enck asked if their initial intent was to demolish the home when it was purchased. Mrs. Magner explained their reasoning for purchasing the home which included renovation consideration. Mr. Marx referred to the structural engineering report included as Attachment D. Edward Deegan, the architect, described the home's various structural issues in detail and the cost prohibitive aspects. The Commission Members and architect discussed the 150 year old home's structural issues at length. Chairman Coladarci stated the report represented a justification for a predetermined decision to tear the home down with the report being submitted near the demolition permit application date. He commented the home is very important to the Village and is not in terrible shape. Mr. Enck agreed with Chairman Coladarci's comments and commented more thought should have been given with regard to renovation.

Julie Miller, the applicants' real estate agent, informed the Commission multiple people viewed the home which had full market exposure. She commented the real estate photos made the home appear exceptional and that the home had been minimally maintained. Ms. Miller also stated the applicants extensively considered renovation and due to the cost to bring the home up to modern standards, it would be punitive. Chairman Coladarci explained the Commission's position to the applicants. Mr. Deegan further explained the applicants' position. Mr. Enck stated the report did not provide any justification for demolition. Mr. Deegan provided further clarification for the Commission. The Commission Members and the applicants extensively discussed the condition of the home.

Chairman Coladarci then asked for public comment.

Jon Shabica informed the Commission he grew up at 326 Ridge and that his father showed the home extensively to ensure the purchasers were handy and had the ability to preserve the 150 year old home. He stated they were

1 unable to renovate the home to make it work for the family and the cost of performing updates in the 1980's and
2 1990's was prohibitively expensive. Mr. Shabica stated the Village is changing and asked if there were any
3 questions. He added his father was a former president of the Historical Society. No additional comments were
4 made at this time.

5
6 Chairman Coladarci called the matter in for discussion. Mr. Enck stated based on the Historical Society's
7 comments, an HAIS would be appropriate. He asked for a motion to require an HAIS for 326 Ridge based on the
8 following criteria: (i) the property or structures have sufficient architectural or historical merit to warrant a full
9 HAIS prior to issuance of a demolition permit; and (ii) the property or structures have been included in the most
10 recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation.
11 Mr. Stuart seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

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

13 NAYS: None

14
15 **b. Case No. 25-04-HPC - 945 Pine Tree Lane: Review of the demolition permit application for the single-**
16 **family residence at 945 Pine Tree Lane.**

17 Mr. Marx identified the property owners, its location, size and zoning classification with a construction date of
18 1951 and subsequent alterations. He stated the property does not appear on the Illinois Historic Structures and the
19 Historical Society indicated that the property did not have architectural and historical significance with no public
20 comment being received. He then asked if there were any questions.

21
22 Mr. Weaver asked if the property had been previously submitted for demolition. Mr. Marx confirmed it has not. No
23 additional questions were raised at this time.

24
25 Chairman Coladarci asked for the applicant's presentation. Sohail Asmal introduced himself as the property owner
26 representative and confirmed the home has been empty since February 2025. He stated the home would be
27 replaced by new construction and described it as a transitional style home with stucco exterior with a 9 foot
28 basement. Mr. Asmal confirmed it would be a spec home. No additional questions were raised at this time.

29
30 Chairman Coladarci asked for a motion. Mr. Enck stated based on the Historical Society's comments, an HAIS
31 would not be appropriate. The Commission Members agreed. Chairman Coladarci then asked for a motion to
32 approve demolition for 945 Pine Tree Lane without delay. A motion as stated by Chairman Coladarci was made by
33 Ms. Papoutsis and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 5 to 0:

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

35 NAYS: None

36
37 **Historical Architectural Impact Studies (HAIS):**

38 **a. Case No. 24-20-HPC - 1099 Fisher Lane: Review of the Historic Architectural Impact Study (HAIS)**
39 **attached to the demolition permit for the single-family residence at 1099 Fisher Lane.**

40 Mr. Marx stated the Commission required an HAIS for 1099 Fisher Lane which was provided by Benjamin Historic
41 Consultants on February 5, 2025. He noted one public comment was received at the December 2024 meeting and
42 no additional public comments were received. Mr. Marx stated the consultant would present their findings and
43 asked if there were any questions.

44
45 John Crosson introduced himself as the applicant. Mr. Weaver stated it appears that the applicant agreed to keep
46 their options open and tried to better understand their position. Mr. Crosson responded after retaining
47 Northworks Architects and following their preliminary discussions, they are in the conceptual phase in terms of the
48 home's modernization. He added the demolition permit was submitted as a way to keeping their options open.

49
50 Mr. Enck asked what are the architect's general concept plans. Mr. crossen responded their initial attempts are to
51 maintain as much of the property as possible and make some improvements such as incorporating more natural
52 light while acknowledging the home has some structural issues. He explained their reasoning for submitting a

1 demolition permit at this time. Mr. Marx further explained the applicant's position to the Commission. Mr. Weaver
2 identified his concerns with regard to the process. No additional questions were raised at this time.
3

4 Susan Benjamin and Jean Sylvester presented the HAIS to the Commission. Ms. Sylvester referred to the
5 PowerPoint presentation and began a detailed summary of the HAIS including the history of the home's prior
6 occupants. Ms. Benjamin then provided information with regard to the home's architects including Frank Lloyd
7 Wright and Dennis Stephens, the surrounding properties, the home's additions and its specific features.
8

9 The Commission Members commented the HAIS is great. Chairman Coladarci asked if there was any public
10 comment. No comments were made at this time. Chairman Coladarci called the matter in for discussion.
11

12 Chairman Coladarci asked for a motion to find the HAIS complete. A motion to find the HAIS for 1099 Fisher Lane
13 complete was made by Mr. Stuart. Mr. Enck seconded the motion. A vote was taken and the motion unanimously
14 passed, 5 to 0:

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

16 NAYS: None
17

18 Chairman Coladarci asked the Commission Members if they felt a demolition delay should be imposed. The
19 Commission Members discussed their position in that the applicant's plans are not finalized and a demolition
20 permit has not been filed. Mr. Marx explained the process and the options the Commission can consider. He then
21 referred to the recent preservation award for a home initially submitted for demolition with an HAIS submitted
22 and the applicant decided to preserve the front of the home. Mr. Weaver then stated he would impose a delay for
23 the applicants to consider all options as opposed to demolition although the applicants' decision to demolish has
24 not been made.
25

26 Chairman Coladarci suggested the applicants can ask the Commission to continue the matter until a decision is
27 made by them one way or the other. Mr. Enck asked what is the procedure if a demolition delay is issued and the
28 applicants decide not to demolish the home. Mr. Marx clarified the procedure to the Commission.
29

30 Mr. Marx referred to page 279 in terms of making a motion for a demolition delay noting the applicable standards
31 that would apply as well as identifying aspects of the structure which are architecturally or historically significant
32 and suggested preservation alternatives.
33

34 Chairman Coladarci then read the findings into the record and asked for a motion noting the following standards
35 were met: (i) standard no. 1 - the structure exhibits a high quality of architectural design without regard to the
36 time built or historic associations; (ii) standard no. 2 - the structure exhibits a high quality of architectural design
37 that is not the result of a change or a series of changes in the original structure; and (iii) standard no. 4 - the
38 structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the
39 architectural interest of its environs as an accent or counterpart. The Commission finds that the proposed
40 demolition will have a significant negative architectural or historical impact on either the Village as a whole or on
41 the immediate neighborhood due to the following architecturally or historically significant aspects of the structure:
42 a distinctive mid-century modern house designed by architect, brick exterior, pagoda roof, wrap-around porch,
43 and expansive windows. Preservation alternatives to the demolition of the structure include: renovation or
44 building addition that maintains character defining features.
45

46 A motion was made by Mr. Weaver to include the previously stated criteria and that there would be a 270
47 demolition delay from December 2, 2024 and that demolition cannot occur prior to August 29, 2025. Ms. Papoutsis
48 seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

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

50 NAYS: None
51

52 **Other Business:**

- 53 a. April 7, 2025 Regular Meeting – Quorum Check.

1 The Commission Members discussed their availability. Mr. Marx advised the Commission Members of possible
2 agenda items.

3
4 b. 2025 Preservation Awards - Call For Nominations.

5 Mr. Marx advised the Commission Members nominations are now being accepted and the publication methods.

6
7 c. Monthly Communications for HPC - Discussion and Content Decision.

8 Ms. Papoutsis asked if Mr. Enck's nomination with regard to Landmarks Illinois can be included in a future
9 publication. She offered to create a draft and speak with Bonnie McDonald to obtain additional information. Mr.
10 Marx provided a deadline of April 1, 2025 for submission.

11
12 **Adjournment:**

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

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

16 NAYS: None

17 The meeting adjourned at 9:45 p.m.

18
19 Respectfully submitted,

20
21 Antionette Johnson

22 Recording Secretary

23