

Adopted on October 6, 2025

**HISTORIC PRESERVATION COMMISSION
SEPTEMBER 15, 2025 MEETING MINUTES**

Members Present:

Chris Enck, Acting Chairman
Beth Ann Papoutsis
Joseph Stuart
Patti Van Cleave

Members Absent:

Jack Coladarci
Paul Weaver
Anna Wisniewski

Non-Voting Members Present:

Scott Myers

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 7:00 p.m. Roll call was taken of the Commission Members present.

Public Comment:

No public comment was made at this time.

Approval of April 4, 2025 Minutes:

Chairman Enck asked if there were any comments or corrections or for a motion to approve the August 4, 2025, meeting minutes. A motion to approve the August 4, 2025, minutes was made by Ms. Van Cleave and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Papoutsis, Stuart, Van Cleave

NAYS: None

NON-VOTING: Myers, Zaranski

Demolition Permit Applications:

a. **Case No. 25-13-HPC - 458 Sunset Road: Review of the demolition permit application submitted for the single-family residence at 458 Sunset Road. Case No. 25-14-HPC - 1086 Fisher Crescent: Review of the demolition permit application submitted for the single-family residence at 1086 Fisher Crescent Lane.**

Mr. Marx identified the property owners, location, size and zoning classification with a construction date of 1921 along with several 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 stated the property has architectural significance and referred to Attachment C and noted no public comments had been received. He also mentioned that no building permit or site restoration plans have been submitted. He then asked if there were any questions. No questions were raised at this time.

Chip Hackley, the architect, stated the plan for the property is for consolidation with a neighboring lot and for the current home to be expanded. He stated the home at 458 Sunset Road is legally nonconforming which he described to the Commission as well as the home's site positioning and significant alterations over the years. Mr. Hackley stated the home was previously used as a rental and that there is no way in which to expand the current home without a variation or demolition. He noted the Applicant's intended home addition, spread over both lots, would remain sensitive in its scale and would not be intrusive to the neighborhood. Mr. Hackley then asked if there were any questions.

1 Ms. Papoutsis questioned the condition of the home to be torn down. Mr. Hackley responded it has been
2 significantly altered in the rear and did not have the same standards as other homes on the same streetscape.
3 Chairman Enck asked Mr. Marx of the steps in terms of lot consolidation which Mr. Marx outlined for the
4 Commission. Mr. Stuart asked if any aspects of the home’s interior would be preserved. Mr. Hackley responded
5 they can consider it and they would go through the deconstruction process. Chairman Enck noted there have not
6 been any other demolitions on the street and asked Mr. Hackley if they considered having the home fit the street’s
7 character. Mr. Hackley confirmed that is the intention.
8

9 Chairman Enck asked if there were any other questions. No additional questions were raised at this time. He then
10 called the matter in for discussion and asked the Commission if they felt an HAIS should be required. Ms. Papoutsis
11 asked if there were any other homes in the neighborhood designed by Howard Bowen. Mr. Marx confirmed 760
12 Cherry Street had a recent HAIS report and was a Howard Bowan home. Mr. Hackley provided additional
13 information on the home at 458 Sunset to the Commission. Ms. Van Cleave described Howard Bowan’s
14 significance with regard to The Chimneys apartment complex in Winnetka.
15

16 Chairman Enck asked for a motion for an HAIS for 458 Sunset Road and referred to the findings as indicated on
17 page 5 and to allow demolition to proceed without delay. Ms. Van Cleave moved to not recommend an HAIS due
18 to the documentation on record for Howard Bowan. Mr. Stuart seconded the motion. A vote was taken and the
19 motion unanimously passed, 4 to 0:

20 AYES: Enck, Papoutsis, Stuart, Van Cleave
21 NAYS: None
22 NON-VOTING: Myers, Zaranski
23

24 **Case No. 25-14-HPC - 1086 Fisher Crescent: Review of the demolition permit application submitted for the**
25 **single-family residence at 1086 Fisher Crescent Lane.**

26 Mr. Marx identified the property owners, the HAIS author, its location, size and zoning classification with a
27 construction date of 1910 and several subsequent alterations. He stated the property does not appear on the
28 Illinois Historic Structures Listing and no public comment was received. Mr. Marx stated the Historical Society
29 indicated that the property did not have architectural and historical significance and referred to Attachment C. He
30 noted no public comments were received and no public building permit or site restoration plans have been
31 submitted at this time. Mr. Marx then asked if there were any questions.
32

33 Chairman Enck referred to the lot’s odd shape and asked if the lot is nonconforming. Mr. Marx responded the
34 architect can confirm that information with new construction being allowed which is code compliant.
35

36 Chairman Enck asked for the applicant’s presentation. Eamon Murphy of WMA Studio introduced himself as the
37 architect for the applicants, Riley O’Gara and Addie Nelson O’Gara and stated the applicants purchased the
38 property in May 2024. He stated the home has several issues which he identified for the Commission and further
39 described the home’s interior configuration and nonconforming status. Mr. Murphy stated they plan to construct a
40 new single family residence with similar character and planned to reuse some of the home’s existing elements. He
41 stated the existing home would not be adaptable for the family.
42

43 Mr. Stuart asked if the interior millwork is original. Mr. Murphy responded some of the interior elements date to
44 the 1950’s and 1960’s and described their plan to save some of the wallpaper. He then stated the detached garage
45 was part of the 1950’s project which he described to the Commission in detail. Chairman Enck asked if it would be
46 torn down as well. Mr. Murphy confirmed that is correct and explained their reasoning and the new home’s siting
47 which needed to be code compliant. Mr. Marx referred to the Commission to the plat of survey and identified the
48 easement as well as summarized the new home’s siting requirements.
49

50 Mr. Stuart described the home as very unique. Mr. Murphy agreed the home has had a lot of change and described
51 the difficulties of the interior layout configurations in detail. He reiterated how the applicants attempted to make
52 the home work in terms of raising a family or lasting another 100 years. Ms. Papoutsis referred to the mature trees
53 on the site. Mr. Murphy described how they plan to configure the driveway to avoid the mature planning as well as

1 attempts to relocate existing planting. Ms. Papoutsis questioned the new home’s style. Mr. Murphy responded
2 they are considering Colonial detailing with one-and-a-half to two-story massing which would last another 100
3 years. Ms. Van Cleave commented she is glad that the new home would fit in the neighborhood.
4

5 Chairman Enck asked if there were any other questions. No additional questions were raised at this time. Chairman
6 Enck then asked for a motion to recommend an HAIS. Ms. Van Cleave moved to not require an HAIS. Ms. Papoutsis
7 referred to the Historical Society’s comments and the applicants’ attempts to make the home work. She seconded
8 the motion. A vote was taken and the motion unanimously passed, 4 to 0:

- 9 AYES: Enck, Papoutsis, Stuart, Van Cleave
- 10 NAYS: None
- 11 NON-VOTING: Myers, Zaranski

12
13 **Historical Architectural Impact Studies (HAIS):**

14
15 a. **Case No. 2025-09-HPC - 1385 Trapp: Review of the Historic Architectural Impact Study (HAIS) attached**
16 **to the demolition permit for the single-family residence at 1385 Trapp Lane.**

17 Mr. Marx summarized the application for the Commission and noted a new construction permit is under review.
18

19 Susan Benjamin presented a PowerPoint presentation of the HAIS to the Commission and described it as an
20 unusual home. She provided information relating to the architect as well as prior owners. Ms. Benjamin then
21 identified several views of the home and summarized the interior elements in detail. She also identified several
22 other landmarked homes in the area. Ms. Benjamin then summarized her findings in that while the home was
23 interesting to research, she did not find that it should not be demolished.
24

25 Chairman Enck asked if there were any questions. Ms. Van Cleave referred to the pillars which are not to scale.
26 Chairman Enck asked for the applicant to provide any desired comments. No comments were made at this time.
27

28 Chairman Enck referred to page 106 and asked for a motion to find the HAIS complete. A motion was made by Ms.
29 Van Cleave and seconded by Mr. Stuart to find the HAIS complete. A vote was taken and the motion unanimously
30 passed, 4 to 0:

- 31 AYES: Enck, Papoutsis, Stuart, Van Cleave
- 32 NAYS: None
- 33 NON-VOTING: Myers, Zaranski

34
35 Chairman Enck referred to page 107 and the motions for the Commission to consider and asked for a motion. He
36 also referred to the Historical Society findings on page 171 and asked for a motion to find that the proposed
37 demolition would not have a significant negative architectural or historical impact on the Village as a whole or on
38 the immediate neighborhood and that based on these findings, demolition may proceed without delay. A motion
39 as stated by Chairman Enck was made by Ms. Papoutsis and seconded by Ms. Van Cleave. A vote was taken and
40 the motion unanimously passed, 4 to 0:

- 41 AYES: Enck, Papoutsis, Stuart, Van Cleave
- 42 NAYS: None
- 43 NON-VOTING: Myers, Zaranski

44
45 **Other Business:**

46 a. **October 6, 2025 Regular Meeting - Quorum Check.**

47 Mr. Marx identified the items on the October 6, 2025 meeting agenda. The Commission Members discussed their
48 availability.
49

50 b. **2025 Preservation Awards - Review of Nominations.**

51 Mr. Marx summarized the consideration of 870 Locust Road for a preservation award which was submitted by the
52 developer who is the homeowner. Mr. Myers stated the consideration would set a precedent for presenting a
53 preservation award for new construction. Mr. Stuart identified the factors the Commission would consider in that

1 regard. Chairman Enck agreed with Mr. Stuart’s comment and stated they should be mindful of the precedent the
2 new construction category would set. Ms. Van Cleave agreed with the comments made and referred to the
3 developer’s attempts relating to the home’s changes. Ms. Papoutsis questioned if they have any information
4 relating to the architect which she commented is an important consideration. Mr. Marx responded he would look
5 into it. The Commission Members discussed the status of several other homes which received preservation
6 awards. Mr. Marx stated there appeared to be a consensus in terms of the Commission’s position and for the
7 criteria to be redefined in terms of awarding new construction in future years. Chairman Enck asked the
8 Commission Members to brainstorm ways in terms of getting more applications. Mr. Marx informed the
9 Commission he would discuss with Lake Forest the project criteria and process they use.

10
11 c. Monthly Communications for Historic Preservation Commission - Discussion and Content Decision.

12 Chairman Enck asked the Commission Members to draft for consideration any potential items to include in the
13 next quarterly report. He then referred to the Crow Island project and to wait for the project to be completed
14 before reporting on it. Mr. Marx identified the timeline for consideration and review.

15
16 **Adjournment:**

17 Chairman Enck asked for a motion to adjourn. A motion to adjourn was made by Ms. Van Cleave and seconded by
18 Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

19 AYES: Enck, Papoutsis, Stuart, Van Cleave

20 NAYS: None

21 NON-VOTING: Myers, Zaranski

22 The meeting adjourned at 8:27 p.m.

23
24 Respectfully submitted,

25
26 Antionette Johnson

27 Recording Secretary