

Adopted on August 1, 2022

**LANDMARK PRESERVATION COMMISSION
JULY 18, 2022 MEETING MINUTES**

Members Present:

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

Non-Voting Member Absent:

Bob Dearborn

Members Absent:

None

Village Staff:

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

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:01 p.m. Mr. Marx took roll call of the Commission Members present.

Public Comment

No public comment was made at this time.

Approval of Minutes - Approval of June 20, 2022, Special Meeting Minutes.

Chairman Coladarci asked for a motion to approve the June 20, 2022 special meeting minutes. A motion was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

Demolition Permit Applications:

a. **Case No. 22-12-LPC - 841 Foxdale Avenue: Review of the demolition permit application submitted for the single-family residence at 841 Foxdale Avenue.**

Mr. Marx noted additional material was received and provided to the Commission. He identified the property owner, zoning classification, location and construction date of approximately 1914. Mr. Marx stated the property is not listed on the Illinois Historic Structure Survey and the Historical Society determined that the property does not have architectural or historical significance and asked if there were any questions. Chairman Coladarci referred to the letter from the neighbor relating to water runoff. Mr. Marx responded it may relate to the new construction and storm water runoff which is outside of the Commission's purview.

Nerry Surdokas of Noah properties and Dane Buchholz, project architect, introduced themselves to the Commission. Mr. Buchholz informed the Commission the new home would be a spec home and described the white Craftsman style home to be built and garage. Mr. Surdokas described the existing property's condition as bad and estimated the home to have been empty for three months. Ms. Papoutsis asked if the tree in the front would remain. Mr. Buchholz confirmed that is correct and they would reuse the existing driveway. Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.

Chairman Coladarci then called the matter in for discussion. He asked the Commission Members if they felt the property warranted an HAIS. Mr. Enck responded no based on the Historical Society's findings and Ms. Papoutsis agreed. Chairman Coladarci then asked for a motion to approve the demolition permit application for 841 Foxdale Road. A motion was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 6 to 0:

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

1 NAYS: None

2
3 **b. Case No. 22-13-LPC - 142 Church Road: Review of the demolition permit application submitted for the**
4 **single-family residence at 142 Church Road.**

5 Mr. Marx identified the applicant, the property's location, size and zoning classification with the Historical Society
6 estimating a construction date of 1920. He stated the property is not listed on the Illinois Historic Structure Survey
7 and the Historical Society determined that the property does not have architectural or historical significance and
8 asked if there were any questions. No questions were raised at this time.

9
10 Nerry Surdokas and Dane Buchholz, the project architect, introduced themselves to the Commission. Mr. Surdokas
11 described the property to be in better condition which is hidden from the street view. Mr. Buchholz described the
12 home as small for the lot size with odd room shapes and sizes. He stated the purchaser planned to live in the new
13 home. Mr. Buchholz then stated the new home would be more modern and vernacular in size and described the
14 new home and garage. Mr. Stuart questioned the new home's position on the lot and Mr. Buchholz responded it
15 would be located closer to the street and in accordance with setback requirements. He also stated out of the
16 approximately 70 trees on the lot, they would only remove 5 or 6 trees and use the same driveway location.
17 Chairman Coladarci asked if the home was listed on the MLS and the applicant confirmed it was. Mr. Stuart asked
18 Mr. Surdokas if he ever restored older homes and Mr. Surdokas responded they primarily build new homes and
19 have built many homes in Chicago and on the North Shore. Chairman Coladarci asked if there were any questions.

20
21 Mr. Weaver asked the applicant if they considered rehabbing the property. Mr. Buchholz referred to the room
22 sizes and that remodeling the home would make it worse in terms of its appearance. He stated the home did not
23 work for today's modern families. Mr. Buchholz also noted the LLC owner is the owner of the properties. Ms. Good
24 asked Mr. Buchholz if they considered how the surrounding homes are set back. Mr. Buchholz responded they
25 considered it and decided to place the home on the lot according to the current setback requirements. He added
26 they have received no comments from the neighbors.

27
28 Chairman Coladarci asked for a motion for an HAIS. Ms. Papoutsis referred to the Historical Society's remarks and
29 commented an HAIS would not be in order. Chairman Coladarci then asked for a motion to approve the demolition
30 permit for 142 Church Road. A motion was made by Ms. Good and seconded by Mr. Enck. A vote was taken and
31 the motion unanimously passed, 6 to 0:

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

33 NAYS: None

34
35 **c. Case No. 22-14-LPC - 1330 Westmoor Trail: Review of the demolition permit application submitted for**
36 **the single-family residence at 1330 Westmoor Trail.**

37 Mr. Marx noted additional materials were provided to the Commission containing interior and exterior photos. He
38 identified the applicant, the property's size, location, zoning classification and date of construction as 1929. Mr.
39 Marx stated the property is not listed on the Illinois Historic Structure Survey and the Historical Society determined
40 that the property does not have architectural or historical significance and asked if there were any questions. He
41 noted a letter was received relating to the request this morning. Mr. Weaver asked Mr. Marx what did the Village
42 plan to do in terms of the amount of construction traffic on Westmoor which is narrow. Mr. Marx responded
43 building plans for larger lots are required to provide for off-street parking for construction workers. He referred to
44 the code enforcement action take years ago relating to a prior incident and actions taken by the Village. Mr.
45 Schoon stated since it is a private street, those homeowners along the street would have to request installation of
46 certain sign restrictions and rules which would apply. Ms. Good referred to the dangerous nature relating to
47 children on the narrow street and added the neighbors' concern is legitimate.

48
49 Leo and Milena Birov introduced themselves to the Commission. Mr. Birov referred to the low basement which
50 made it difficult to remodel and master bedroom on the second floor. He also stated they would be careful in
51 terms of construction traffic on the private street. Mr. Birov informed the Commission construction traffic could
52 park on the property since it is very wide and described the manner in which they planned to excavate. Chairman
53 Coladarci asked if they spoke to the neighbors and Mr. Birov responded he only addressed the 1315 Westmoor

neighbor's concerns and they would address any neighbors' concerns. Mr. Enck asked how long was the home on the market. Mr. Birov responded it was not on the market long and several builders bid on the property. Mr. Enck commented the home is in good condition. Mr. Birov reiterated the floor plan made it difficult to remodel and described other aspects and features which are desired in new homes. He also identified the green aspects of the project. Ms. Papoutsis asked what style of home would be built and Mr. Birov responded it would be a brick English Tudor home. Mr. Enck commended the applicants on the green initiatives they planned to incorporate.

Chairman Coladarci asked the Commission Members if they felt an HAIS is appropriate. Mr. Enck referred to the Historical Society's response which did not indicate the home had historical or architectural significance. Several Commission Members agreed. Chairman Coladarci then asked for a motion to approve the demolition permit for 1330 Westmoor Trail. A motion was made by Mr. Weaver and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

d. **Case No. 22-15-LPC - 205 Chestnut Street: Review of the demolition permit application submitted for the single-family residence at 205 Chestnut Street.**

Mr. Marx identified the applicant, which is under contract to purchase the home, the property's location, size, zoning classification and date of construction of 1921. He stated the property is not listed on the Illinois Historic Structure Survey and the Historical Society determined that the property has architectural and historical significance. Mr. Marx then referred to Attachment E noting the property is subject to a property maintenance complaint. Mr. Schoon stated they have been working with the current property owner in connection with the property's condition in to complaints being filed with the Village, and he presented photos to the Commission evidencing the property's poor condition, which has led the Village to determine the home is unsafe of occupancy. He noted the Commission has reviewed homes for demolition which are the subject of property maintenance complaints; however, the Historical Society had not found them to be significant.

Steve Aisen, Newgard Custom Homes, informed the Commission the home is falling apart and it is unsafe to go inside the home to evaluate its condition. He described the style of the new spec home to be built which would be brought forward to a 50 foot setback. Mr. Aisen estimated the new home to measure between 5,500-6,000 square feet. He stated the vacant lot to the north is not part of the application. Mr. Enck questioned the vacant lot's status. Mr. Schoon confirmed there are no plans for the separate vacant lot. Ms. Papoutsis asked if the new home would have a deep basement, and Mr. Aisen confirmed that is correct. Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time. Chairman Coladarci then called the matter in for discussion.

Chairman Coladarci asked the Commission Members if they felt an HAIS is required. The Commission Members discussed the fact that the home is not accessible due to its condition and commented the home is beautiful. Mr. Stuart asked if they knew anything about the architect. Ms. Good stated there was only one home designed by the architect and commented it is a shame the condition of the home was not caught earlier. She stated she would like to know more about one of the owners for whom a street was named after. Ms. Papoutsis suggested a modified HAIS be done relating to the home's history. Mr. Weaver stated a demolition delay should not be imposed due to the home's condition. Mr. Marx stated the demolition permit can be allowed to proceed without delay although requiring an HAIS would also require a review by the Commission at a later meeting before the demolition permit could be issued. He noted new construction plans were not yet received and estimated it to be a few months before the demolition permit is issued since the applicant has not yet closed on the property. The Commission Members discussed the process of preparing the HAIS and the demolition timeline.

Chairman Coladarci asked for a motion to either request a full HAIS or a modified report due to the home's condition. Ms. Good moved to request an HAIS without requiring interior photos due to safety concerns. Mr. Weaver suggested that an informal report prepared by Mr. Aisen would be acceptable. Ms. Papoutsis suggested a report be prepared to document the architect as a result of the Historical Society's comments. Mr. Enck stated there is not a timing issue in terms of demolition and the HAIS process would not hold up the demolition process.

1 Mr. Stuart commented the home is special and needs to be documented in terms of the exterior. Mr. Enck stated
2 the level of documentation provided in a typical HAIS should be required.

3
4 Chairman Coladarci asked for a motion to require an HAIS without interior photos be prepared as soon as possible.
5 A motion was made by Ms. Good and seconded by Mr. Stuart. A vote was taken and the motion unanimously
6 passed, 6 to 0:

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

8 NAYS: None

9
10 Ms. Good noted for the record to address the architectural style of the home is important.

11
12 e. **Case No. 22-16-LPC - 402 Hawthorn Lane: Review of the demolition permit application submitted for**
13 **the single-family residence at 402 Hawthorn Lane.**

14 Mr. Marx identified a trust as the property owner and its location, zoning classification, size and date of
15 construction estimated of approximately 1913 by the Historical Society. He stated the property is not listed on the
16 Illinois Historic Structure Survey and the Historical Society determined that the property does not have
17 architectural or historical significance. He added the applicant provided a narrative which was also provided to the
18 Commission and asked if there were any questions. No questions were raised at this time.

19
20 Kathie O'Dowd introduced herself on behalf of the trust as the property owner and informed the Commission she
21 is very familiar with the goal of tearing down the home and moving back to the Village for the next 30 years with
22 limited maintenance costs. She referred to the difficulty of finding a home for small families and the amount of
23 new homes which are built to maximum square feet. Ms. O'Dowd informed the Commission the current owners
24 owned the home for the last 30 years and the home would require a significant amount of renovation to be made
25 current for modern families. She also stated while the home is in good condition, it did not meet their
26 requirements. Ms. O'Dowd noted they would be working with Patrick Fortelka as the architect with Highgate is the
27 builder. She stated they are in the early stages of planning and the home would be stone or brick. Ms. O'Dowd
28 informed the Commission they were not able to find another home they could renovate.

29
30 Ms. Good commented on the well-kept condition of the home and questioned why it could not be renovated. Ms.
31 O'Dowd explained their position to the Commission. She added they planned to work to bury existing power lines.
32 Ms. Good then asked Ms. O'Dowd if she was familiar for additional FAR being allowed due to the historic nature of
33 the home. Mr. Schoon stated first, the home would have to qualify as being architecturally or historically
34 significant following an HAIS being done on the home.

35
36 Ms. O'Dowd stated her preference is for the home to be oriented toward Hawthorn and conform to current
37 setbacks. Mr. Enck referred to the two prominent street frontages and questioned the current home's square
38 footage. Ms. O'Dowd responded she was not certain and stated they planned to build approximately 3,200-3,400
39 square feet with a detached garage. Mr. Enck questioned whether they planned to deconstruct the home. Ms.
40 O'Dowd confirmed they planned to deconstruct and reuse some of the existing home's features. Chairman
41 Coladarci asked if there were any other questions. No additional questions were raised at this time.

42
43 Chairman Coladarci asked the Commission Members felt the home warranted an HAIS. Several Commission
44 Members indicated their surprise at the Historical Society's response that the home did not warrant further
45 documentation. Ms. Good commented on the architect's prominence. Ms. O'Dowd informed the Commission she
46 spoke with Susan Benjamin who was not familiar with the architect and described the home as a "builder's home"
47 and who would not be upset if the home was demolished. Several Commission Members stated they appreciated
48 Ms. Benjamin's comments. Mr. Enck referred to the listing photos and commented on the home's materials and
49 asked if the photos can be provided to the Historical Society for the file. Ms. O'Dowd confirmed she would arrange
50 for photos to be provided to the Historical Society.

51
52 Chairman Coladarci asked for a motion to approve the demolition permit for 402 Hawthorn Lane. A motion was
53 made by Mr. Weaver and seconded by Ms. Papoutsis. A vote and motion unanimously passed, 6 to 0:

1 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
2 NAYS: None
3

4 **Other Business**

5 a. August 1, 2022 Meeting - Quorum Check.
6 The Commission Members discussed their availability.
7

8 b. Comprehensive Plan Update.

9 Mr. Schoon provided the Commission Members with the Comprehensive Plan status. Last week, the Plan
10 Commission presented its community visioning work to the Village Council. One item of interest to the
11 Commission is the Council discussed that the visioning document did not specifically call for creating a design
12 review process for new single family homes. Some Council members thought that should be further studied. Mr.
13 Schoon also referred to the language in the Comprehensive Plan relating to architecturally or historically significant
14 homes with no specific mention of deconstruction. He also referred to the test project on Hibbard Road and the
15 issues in terms of the commitment and timeline. Mr. Schoon informed the Commission the plan is to complete the
16 Comprehensive Plan this year and provide the Village Council with the information so that through budgeting
17 process we can prepare to start implementing the plan. Mr. Enck commented on the number of demolition permit
18 requests they have reviewed in comparison to what he has learned the Evanston Historic Preservation Commisison
19 has reviewed which was one in the last few years. Mr. Schoon reminded the Commission Members that other
20 villages may not require the demolition of all single-family homes to go through the same demolition review
21 process as the Village of Winnetka does.
22

23 **Adjournment:**

24 A motion to adjourn was made by Mr. Weaver and seconded by Ms. Papoutsis. A vote was taken and the motion
25 unanimously passed, 6 to 0:

26 AYES: Coladarci, Enck, Good, Papoutsis, Stuart, Weaver
27 NAYS: None

28 The meeting adjourned at 8:42 p.m.
29

30 Respectfully submitted,

31
32 Antionette Johnson
33 Recording Secretary