

**LANDMARK PRESERVATION COMMISSION  
OCTOBER 3, 2022 MEETING MINUTES**

**Members Present:**

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

**Non-Voting Member Present:**

Bob Dearborn

**Members Absent:**

Paul Weaver

**Village Staff:**

Christopher Marx, Associate Planner

**Call to Order & Roll Call:**

Chairman Coladarci called the meeting to order at 7:00 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:**

a. Approval of August 11, 2022 Meeting Minutes

Chairman Coladarci asked if there were any comments or corrections to be made to the August 11, 2022 meeting minutes. Mr. Dearborn asked Mr. Marx if the Village staff would contact Michael Levitan regarding renovation photos and Mr. Marx confirmed he would. Chairman Coladarci then asked for a motion. A motion to approve the August 11, 2022 meeting minutes as amended was made by Mr. Enck and seconded. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Enck, Coladarci, Good, Papoutsis, Stuart

NAYS: None

NON-VOTING: Dearborn

**Demolition Permit Applications:**

a. **Case No. 22-19-LPC - 598 Birch Street: Review of the demolition permit application submitted for the single-family residence at 598 Birch Street.**

Mr. Marx identified the applicant as well as the property's location and zoning classification. He stated the Historical Society records estimate date of construction as 1909 and identified several additions done to the property. Mr. Marx noted the property is not on the National Register or the Illinois Historic Structure Survey Listing with the Historical Society indicating the property has historical and architectural significance and referred to Attachment C. He then asked if there were any questions. No questions were raised at this time.

Chairman Coladarci swore in those speaking to this matter. John Bridges, the architect, Bart Przyjemski, the applicant and owner, and Aaron Tenenbaum, the applicant's attorney, introduced themselves to the Commission. Mr. Bridges stated the property was formerly connected to the property at 873 Spruce which was owned by Frank Windes who was identified in the Historical Society's information. He also stated a report was done in 2005 by Vicki Granacki which found the main home had been significantly modified and is no longer significant. Mr. Bridges then referred to Sheet 21 listing contributing homes in the immediate area of which nine have been demolished. He identified the characteristics of the home to be demolished which was used as Mr. Windes' main office and later converted to a single family home. Mr. Bridges described the unreinforced foundation and identified the 10 foot front yard setback which did not line up with the other new homes. He also provided additional information to the Commission for their review identifying new and existing surrounding homes noting not much of the original home is left. Mr. Bridges then asked if there were any questions.

1  
2 Mr. Enck asked Mr. Bridges to describe the new home and Mr. Bridges provided details. He then stated due to  
3 structural and water issues, it would be impossible to save the building. Mr. Enck asked if the home was listed on  
4 the MLS and Mr. Bridges confirmed that is correct and that it was listed as a nonsignificant structure and teardown  
5 reiterating the main structure had already been demolished. He then provided photos to the Commission for their  
6 review. Ms. Good asked Mr. Bridges for the original home's photos which Mr. Bridges identified on page 45.  
7 Chairman Coladarci asked if there are current tenants and Mr. Bridges confirmed the home is vacant. Chairman  
8 Coladarci agreed Mr. Windes is an important figure and reiterated the home's significant modification. Mr. Bridges  
9 informed the Commission the existing building measured 1,430 square feet with the new home to measure 2,900  
10 square feet which would line up with the neighboring homes. He also stated the walls have moved due to the  
11 slab's instability and provided additional photos to the Commission for their review. Mr. Bridges then referred to  
12 Ms. Granacki's report which concluded the home was not used as the main office.

13  
14 Chairman Coladarci asked Mr. Bridges if he disputed the Historical Society's conclusion that the home is  
15 architecturally significant and Mr. Bridges agreed and stated the home has historical significance with regard to the  
16 builder. He referred to the Queen Victorian home on the corner built for Mr. Windes as being significant which has  
17 been torn down. Chairman Coladarci asked if there were any other questions. Mr. Stuart questioned the new  
18 home's style which Mr. Bridges described as a gabled roof, two story home with similar materials. Ms. Papoutsis  
19 asked if the basement would be deep and Mr. Bridges indicated there would be an 8 foot basement and it would  
20 be a three bedroom, four bathroom home. He stated he would provide all photos to the Historical Society for their  
21 file. He added the basement cannot be drained and its height is below the minimum height requirements.  
22 Chairman Coladarci then called the matter in for discussion.

23  
24 Mr. Dearborn stated the most significance related to Mr. Windes for whom the Village has a significant amount of  
25 material. Chairman Coladarci referred to the amount of modification to the home and the amount of historical  
26 significance in the previous Historical Society's documentation. Ms. Papoutsis and Ms. Good agreed with the  
27 comments made. Mr. Enck asked if the previous HAIS for the previous home is in the file and Mr. Marx indicated  
28 he could check to see if one was done and if so, add it to this home's file.

29  
30 Chairman Coladarci asked for a motion for an HAIS or a motion to approve the demolition permit for 598 Birch  
31 Street. A motion to approve the demolition permit for 598 Birch Street was made by Ms. Papoutsis and seconded  
32 by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

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

34 NAYS: None

35 NON-VOTING: Dearborn

36  
37 **b. Case No. 22-20-LPC - 901 Greenwood Avenue: Review of the demolition permit application**  
38 **submitted for the single-family residence at 901 Greenwood Avenue.**

39 Mr. Marx stated the property was formerly known as 1455 Tower Road and identified Stephen Todd as the  
40 applicant. He indicated correspondence was received and included as Attachment E and identified the property's  
41 location, zoning classification and size. Mr. Marx stated the home was built in 1925 with a screened porch added in  
42 1956. He stated the property is not listed on the Illinois Historic Structure Survey list and the Historical Society  
43 indicated the property does not have historical or architectural significance and asked if there were any questions.  
44 No questions were raised at this time.

45  
46 Stephen Todd introduced himself as the property owner and informed the Commission the home is vacant with  
47 the previous owner living in the home approximately one year. He described the home's poor condition including  
48 the roof, foundation issues, leaks, etc. Chairman Coladarci asked if the property could be rehabbed and Mr. Todd  
49 responded it would be prohibitively expensive compared to building a new home. Mr. Todd stated the new home  
50 be a traditional home and would measure approximately 4,500 square feet with a two car garage which would be  
51 a spec home. Ms. Good asked Mr. Todd to describe the amount of work required to rehab the home. Mr. Todd  
52 responded they never considered rehabbing the home and viewed it as a teardown. He stated no work had been

1 done to the home in 30 years and the walls are separating and reiterated the home is in bad shape. Ms. Good  
2 referred to the neighbor's letter stated the home had been abandoned for years.

3  
4 Steve Knaus, 905 Greenwood, stated the home has been vacant for 10 years. He agreed the home is beyond repair  
5 and they would be happy to see it torn down. No additional comments were made at this time.

6  
7 Chairman Coladarci then called the matter in for discussion. Mr. Enck stated he had been in the home and agreed  
8 the home is in bad condition and commented it would be disappointing to see another Spanish style home torn  
9 down. Mr. Stuart commented the home was formerly a beautiful home. Mr. Enck also stated it was priced on the  
10 listing as a teardown. Chairman Coladarci agreed with the comments made.

11  
12 Chairman Coladarci then asked for a motion to approve the demolition request for 901 Greenwood. A motion was  
13 made by Ms. Papoutsis and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

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

15 NAYS: None

16 NON-VOTING: Dearborn

17  
18 c. **Case No. 22-21-LPC - 525 Ash Street: Review of the demolition permit application submitted for**  
19 **the single-family residence at 525 Ash Street.**

20 Mr. Marx identified the property owner with Tom Corbett representing the applicant. He then identified the  
21 property's location, zoning classification and size. Mr. Marx stated the Historical Society does not have a confirmed  
22 construction date and it was estimated the home was built in 1893 with subsequent additions in 1922, 1930 and  
23 1965. He stated the property is not on the Illinois Historic Structure Survey Listing and the Historical Society  
24 indicated the property does not have historical and architectural significance and asked if there were any  
25 questions. No questions were raised at this time.

26  
27 Chairman Coladarci asked for the applicant to come forward. Tom Corbett of Orchard Glen Homes introduced  
28 himself to the Commission and noted the property is under contract. He stated the home has a low basement with  
29 brick walls and is not in good condition. Mr. Corbett indicated no work had been done to the home for years with  
30 the stairways being noncompliant as well as having electrical, plumbing and other issues. Chairman Coladarci  
31 asked if there were any questions.

32  
33 Mr. Enck referred to the listing photos and commented the home appeared livable and asked Mr. Corbett if he  
34 considered rehabbing it. Mr. Corbett responded there may be people living there but the home is not conducive to  
35 today's lifestyle. He then stated the home's structure made it not buildable and nothing can be done with the  
36 basement in terms of engineering. Mr. Corbett informed the Commission they have done basement excavation  
37 projects in the past and it would be prohibitively expensive. Mr. Enck referred to a home which underwent a  
38 similar remodel across the street. Mr. Stuart asked if the home was listed and Mr. Corbett confirmed that is  
39 correct. Joe Nash, the realtor, informed the Commission the home was listed for over 40 days, had 50 showings  
40 and no offers other than from developers. Mr. Corbett stated they planned to build a traditional Winnetka home  
41 with possible brick material and gable roofs and estimated the new home would measure 4,300 square feet with  
42 similar setbacks.

43  
44 Ms. Good asked Mr. Corbett if he had photos of the home from 1893 and Mr. Corbett responded there was not a  
45 lot of information available on the home. Mr. Nash informed the Commission interior photos are available online.  
46 Ms. Good asked Mr. Corbett for his opinion as to whether there were any original details on the home's exterior.  
47 Mr. Corbett indicated the windows may have been replaced twice with the columns being installed in 1930. Mr.  
48 Stuart asked Mr. Corbett if he ever restored homes and Mr. Corbett responded they did work on 1180 Oakley and  
49 described the work done. He added for the price of the home, buyers would expect a modern basement. Mr.  
50 Corbett also stated the new home would be a spec home. Mr. Enck commented the home appeared to be a great  
51 home and its demolition would affect the street's appeal. Mr. Stuart agreed with Mr. Enck's comments and added  
52 it is a great looking home.  
53

Chairman Coladarci called the matter in for discussion and indicated the Historical Society may have missed information and referred to the home's prior owners, Matthew Gaffney and John Thomas, who were significant Village residents. Ms. Good agreed with Chairman Coladarci's comments and added the 1893 home has a lot of character and history and is livable for which they should know more of its history. Mr. Corbett agreed and added to the comments made with regard to the home's prior owners. Ms. Good noted the home was listed for only one month. Mr. Nash reiterated architects and engineers looked at the home and explored all possibilities as well as a letter from a trustee who is undergoing financial hardship and cannot wait for a demolition delay. He then read Mr. Thomas' comments relating to the home not being worthy of saving and identified several issues with the home.

Chairman Coladarci suggested an HAIS may be appropriate although the home is not worth delaying in terms of its demolition. Mr. Nash reiterated the applicant's position. Chairman Coladarci stated the letter can be included in the record and the Commission would not be bullied into a response. Mr. Marx stated for an HAIS to be considered at the November 7, 2022 meeting, there is a public notice requirement which needed to be met. He stated the applicant can be required to submit an HAIS or the Commission can allow the demolition permit to proceed without delay. Mr. Nash informed the Commission the meeting is holding up the closing. Mr. Marx read the trustee's letter dated October 2, 2022 into the record.

Mr. Dearborn then suggested they ask Jean Guarino to estimate the amount of time it would take to create an HAIS. Mr. Marx further outlined the timeline of requiring an HAIS and allowing a demolition permit. Chairman Coladarci and Mr. Dearborn suggested a demolition permit be issued with the contingency to obtain an HAIS. Ms. Good asked if financial circumstances are an allowed consideration under the ordinance and Mr. Marx responded only ownership information is verified and financial circumstances are not considered or evaluated at the time of the application's review. Ms. Papoutsis stated it should be noted an exception is being issued due to the applicant's health and financial concerns. Mr. Enck and Ms. Good stated it would set a precedent. Chairman Coladarci outlined the normal process to approve the demolition permit and HAIS requirement noting the applicant's health concerns as an exception. Mr. Enck suggested certain photos and documentation be provided in this instance as opposed to requiring an HAIS.

Chairman Coladarci then suggested the Commission grant the demolition permit with the requirement to provide additional information on Messrs. Gaffney and Thomas along with existing real estate photos and plans. Mr. Enck explained to the applicant how additional information was requested by the Commission on past demolitions without delaying demolition or requiring an HAIS. Mr. Corbett agreed to provide the information requested.

Chairman Coladarci offered a motion to approve the demolition permit without delay with the understanding an historical review will be provided on the owners' history. Ms. Good stated she is concerned that such a situation has never been allowed in the past. Mr. Enck reminded the Commission where an HAIS was required for a property before the demolition occurred. Chairman Coladarci then asked for a motion. A motion as offered by Chairman Coladarci was made by Mr. Enck and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Enck, Coladarci, Good, Papoutsis, Stuart

NAYS: None

NON-VOTING: Dearborn

**d. Case No. 22-25-LPC - 604 Willow Road: Review of the demolition permit application submitted for the single-family residence at 604 Willow Road.**

Mr. Marx identified the applicant, the property's location, zoning classification and size with a construction date of 1921 with a one car garage constructed in 1923. He stated the property is not on the Illinois Property Historic Structure Listing and the Historical Society stated the home has architectural significance as a characteristic bungalow designed by L.J. Allison and referred to the findings in Attachment C. Mr. Marx then asked if there were any questions.

1 Tom Corbett stated the home was built in 1922 by a prominent Chicago bungalow builder. He noted the current  
2 home measured 1,200 square feet and identified the lot's dimensions and current owner. Mr. Corbett stated the  
3 home may need significant renovation and that it encroached into the front yard and identified the remaining  
4 setbacks which made it difficult to widen as opposed to extend it. He then stated it would not be worthwhile to  
5 add onto or renovate the home. Mr. Enck asked if the home was listed on the MLS and Mr. Corbett responded it  
6 was listed for one week. Mr. Corbett informed the Commission he was not able to see the inside of the home and  
7 described the difficulties of adding onto the home. Mr. Stuart stated the home could be viable for an empty  
8 nester. Mr. Corbett stated the cost to renovate the home may not be the best and highest land use. He informed  
9 the Commission the new home would measure 3,500 square feet and would be a two story home with detached  
10 two car garage keeping in with the neighborhood.

11  
12 Mr. Enck agreed with Mr. Stuart's comments and referred to the Village's masterplan in connection with  
13 demographic compression where smaller homes are being torn down by developers. He stated potential is being  
14 lost here for those is looking for smaller homes which is concerning. Mr. Corbett commented this particular home  
15 is not attractive and did not fit the neighborhood due to the setback issues with the replacement home being more  
16 attractive. Chairman Coladarci asked if there were any other questions. No additional questions were raised at this  
17 time.

18  
19 Chairman Coladarci called the matter in for discussion and asked the Commission if an HAIS is necessary. Mr.  
20 Dearborn referred to the architect of note and due to the limited number of his bungalows left, there is more here  
21 to warrant a study than the previous application. Chairman Coladarci agreed and noted there are hundreds of the  
22 architect's bungalows in Chicago. Mr. Stuart stated they do not know the home's interior condition. Ms. Papoutsis  
23 commented it is difficult to disregard the Historical Society's comments. Ms. Good noted the home was on the  
24 MLS as a private listing.

25  
26 Chairman Coladarci then asked for a motion for an HAIS for 604 Willow Road. A motion was made by Ms.  
27 Papoutsis and seconded by Mr. Stuart. Mr. Marx referred to the criteria on page 136. Chairman Coladarci stated  
28 only the first criteria was met. A vote was taken and the motion passed, 3 to 2:

29 AYES: Enck, Papoutsis, Stuart

30 NAYS: Coladarci, Good

31 NON-VOTING: Dearborn

32  
33 **Historical Architectural Impact Studies (HAIS):**

34 a. **Case No. 22-15-LPC - 205 Chestnut Street: Review of the Historical Architectural Impact Study**  
35 **(HAIS) for the single-family residence at 205 Chestnut Street.**

36 Mr. Marx identified Steven Eisen who would present the request on the applicant's behalf. He noted at the July 18,  
37 2022 meeting, the Commission voted to require an HAIS due to the property's historical and architectural  
38 significance which submitted by the applicant done of Jean Guarino identified as Attachment A. Mr. Marx noted  
39 Attachment B contained the Historical Society's review and identified their findings. He also noted the Mr. Schoon  
40 documented the property maintenance complaints and documentation now memorialize the local historical  
41 significance of Heyliger DeWindt who previously resided in the home. Mr. Marx then asked if there were any  
42 questions.

43  
44 Chairman Coladarci asked for the current status of the property and Mr. Marx responded the status remained the  
45 same and the home is deemed unsafe for occupancy. Mr. Enck asked if the lot to the north is owned by the same  
46 family and if two homes would be built. Mr. Marx stated there would only be one new home with no new  
47 construction plans submitted yet.

48  
49 Jean Guarino identified the property's characteristics and its limited visibility from the street. She described the  
50 original integrity noting the home is in severely deteriorated condition and she could not access the inside. Ms.  
51 Guarino stated the home did not have distinguishing features, craftsmanship or details and is not a good example  
52 of a particular style. She referred to the prominent architect, E. Norman Bridges, and his accomplishments with  
53 there being better examples of his work in other suburbs. Ms. Guarino then stated the home only has local

1 significance due to its previous owners. Mr. Enck commented it was nice to get the information on the local  
2 residents' significance.

3  
4 Chairman Coladarci referred to the HAIS findings and asked the Commission Members if they felt a demolition  
5 delay is appropriate and if they found the HAIS complete. Mr. Enck stated the report is as complete as possible due  
6 to the home's condition. Chairman Coladarci then asked for a motion to find the HAIS complete. Ms. Papoutsis  
7 moved to find the HAIS for 205 Chestnut Street and Mr. Enck seconded the motion. A vote was taken and the  
8 motion unanimously passed, 5 to 0:

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

10 NAYS: None

11 NON-VOTING: Dearborn

12  
13 Chairman Coladarci referred to the findings relating to the proposed demolition not having a significant negative  
14 architectural or historical impact on the Village or the immediate neighborhood and the demolition may proceed  
15 without delay and asked for a motion. Mr. Enck referred to the finding on page 15 relating to the impact on the  
16 neighborhood if the new home is not handled sensitively in terms of massing, scale and setback. A motion was  
17 made by Ms. Papoutsis to allow the demolition permit for 205 Chestnut Street to proceed without delay. The  
18 motion was seconded by Ms. Good. A vote was taken and the motion unanimously passed, 5 to 0:

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

20 NAYS: None

21 NON-VOTING: Dearborn

22  
23 **Other Business.**

24 a. November 7, 2022 Meeting – Quorum Check.

25 The Commission Members discussed their availability. Chairman Coladarci referred to the discussion relating to  
26 changing the Commission's name to the Historic Preservation Commission which would better represent their  
27 duties. Mr. Marx stated Mr. Schoon would make a formal presentation to the Commission at their next meeting.  
28 He also informed the Commission that the DRB had a discussion relating to possible residential design guidelines.  
29 The Commission Members agreed with the name change.

30  
31 **Adjournment:**

32 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Ms. Papoutsis and seconded  
33 by Mr. Stuart. A vote was taken and the motion unanimously passed, 5 to 0:

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

35 NAYS: None

36 NON-VOTING: Dearborn

37 The meeting adjourned at 9:30 p.m.

38  
39 Respectfully submitted,

40  
41 Antionette Johnson

42 Recording Secretary