

Adopted on July 18, 2022

**LANDMARK PRESERVATION COMMISSION
JUNE 20, 2022 SPECIAL MEETING MINUTES**

Members Present:

Jack Coladarci, Chairman
Chris Enck
Laura Good
Joseph Stuart

Members Absent:

Beth Ann Papoutsis
Paul Weaver

Non-Voting Member Absent:

Bob Dearborn

Village Staff:

Ann Klaassen, Senior Planner
Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:21 p.m.

Public Comment

Chairman Coladarci asked if there were any public comments. Mr. Marx informed the Commission of an email received from Julie Windsor which was included in the agenda packet. Chairman Coladarci asked that Ms. Windsor be invited to attend a future meeting.

May 9, 2022 Special Meeting Minutes.

Chairman Coladarci asked if there were any comments or corrections to be made to the May 9, 2022, meeting minutes. No comments were made at this time. Chairman Coladarci then asked for a motion to approve the May 9, 2022, meeting minutes. A motion was made by Mr. Enck and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Enck, Good, Stuart

NAYS: None

Case No. 22-11-LPC: 435 Sheridan Road

Mr. Marx stated the application was submitted by 435 Sheridan LLC and the applicant is represented by Leo Birov. He identified the property's location, size and zoning classification and noted the Historical Society provided an approximate construction date of 1912 adding that the home does not have architectural or historical significance. Mr. Marx also stated the home is not a landmark or on the Illinois Historic Structures listing or the National Register and then asked if there were any questions. Mr. Enck asked if the demolition application is for the main home and auxiliary structure. Mr. Marx responded the demolition permit primarily addressed the principal structure, in terms of the review of architectural and historical significance. No additional questions were raised at this time.

Marina Birov introduced herself to the Commission along with Leo Birov as the property owners who purchased the property with the intent to build a personal home for themselves in order to downsize from their current home at 199 Sheridan Road. Mrs. Birov stated the existing home is in devastating condition and noted that pictures of the interior were provided. Mr. Marx noted the items Mrs. Birov provided to the Commission are included at the end of the agenda packet. Mrs. Birov then described the

1 damaged home's condition and asked for the Commission to consider approval of the demolition permit
2 without delay.

3
4 Chairman Coladarci questioned how long the home had been unoccupied and Leo Birov responded the
5 previous owner died several months ago and that a lot of items remained in the home. Mr. Birov agreed
6 with the damaged home's condition and further described the home's deteriorated state. He stated he
7 has also never seen a home in such bad condition. Mr. Birov also stated the new home would be smaller
8 than the requirements, set back further from Sheridan Road and that the demolition would include the
9 additional structure. He also described the surrounding homes which are affected by the current home's
10 condition. No additional questions were raised at this time.

11
12 Chairman Coladarci then called the matter in for discussion. Mr. Enck confirmed the home was briefly
13 listed on the MLS and that the home did not have a lot of character and referred to the windows and
14 addition done. Chairman Coladarci commented on the home's interior condition and asked for a motion
15 for an HAIS. No motion for an HAIS was made at this time. Chairman Coladarci then referred to the
16 findings indicating that the home has no architectural or historical significance and asked for a motion to
17 approve the demolition without delay. A motion was made by Ms. Good and seconded by Mr. Enck. A
18 vote was taken and the motion unanimously passed, 4 to 0:

19 AYES: Coladarci, Enck, Good, Stuart

20 NAYS: None

21
22 **Review of 2022 Preservation Award Nominations.**

23 Mr. Marx noted the submission deadline has passed and one nomination was received for 811 Cherry
24 Street for the addition of a front porch and architectural gable. He referred to photos and noted the
25 project was approved with a zoning variation. Ms. Klaassen noted the setback variation related to the
26 front yard and side yard. Mr. Marx then stated as soon as the Commission Members made a decision,
27 the plaque would be ordered which would take a while to complete with the goal to present the awards
28 later in the year. He then asked if there were any questions.

29
30 Mr. Enck asked if there were any other submissions and Mr. Marx noted the amount of submissions this
31 year was limited with this home being the only submission. The Commission Members referred to other
32 homeowners which were contacted. Chairman Coladarci referred to homeowners' hesitancy to submit
33 a nomination. The Commission Members discussed other homes which would have qualified. Chairman
34 Coladarci then referred to a June 8, 2022, posting by the Historical Society congratulating preservation
35 award winners which Mr. Marx clarified for the Commission as being the most recent 2021 winners. Mr.
36 Marx and Ms. Klaassen discussed how often the preservation awards are mentioned to building and
37 remodel applicants. The Commission Members discussed means of distributing information regarding
38 the preservation awards.

39
40 Chairman Coladarci then asked for a motion to approve the nomination of 811 Cherry Street to receive a
41 Winnetka Preservation Award. A motion was made by Mr. Enck and seconded by Mr. Stuart. A vote was
42 taken and the motion unanimously passed, 4 to 0:

43 AYES: Coladarci, Enck, Good, Stuart

44 NAYS: None

45
46 **Other Business.**

47 a. July 18, 2022 Meeting – Quorum Check.

48 The Commission Members discussed their availability.

1
2 b. Comprehensive Plan Update.

3 Ms. Klaassen informed the Commission the Plan Commission concluded the Comprehensive Plan
4 visioning phase which will be presented to the Village Council at the July 12, 2022, meeting. She stated
5 the next step will then be an open house to present the visioning to the community.
6

7 **Adjournment:**

8 A motion to adjourn was made Ms. Good and the motion was seconded by Mr. Enck and Mr. Stuart. A
9 vote was taken and the motion unanimously passed, 4 to 0:

10 AYES: Coladarci, Enck, Good, Stuart

11 NAYS: None

12 The meeting adjourned at 7:55 p.m.
13

14 Respectfully submitted,

15
16 Antionette Johnson

17 Recording Secretary