

**LANDMARK PRESERVATION COMMISSION
NOVEMBER 7, 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:

Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:06 p.m. 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 October 3, 2022 Meeting Minutes**

Chairman Coladarci asked for a motion to approve the October 3, 2022 meeting minutes. A motion to approve the October 3, 2022 meeting minutes was made by Ms. Good 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. 22-23-LPC - 645 Sheridan Road: Review of the demolition permit application submitted for the single-family residence at 645 Sheridan Road.**

Mr. Marx identified the property owner and its location, size and zoning classification and an undetermined date of construction with the Historical Society indicating it may be 1897 noting the home had subsequent additions. He noted the property is listed on the Illinois Historic Structures Survey listing and the Historical Society stated the property has Historical and architectural significance. Mr. Marx noted additional photos of the property were made available by the applicant for the Commission to review which were not included in the packet. He then asked if there were any questions. Chairman Coladarci asked if the demolition application applied to both structures and Michael Rauchman responded only the main home would be demolished. No additional questions were raised at this time.

Chairman Coladarci then asked for the applicant's presentation. Michael Rauchman introduced himself as the beneficiary of the trust and stated he lived in Chicago for the past 30 years. He stated he planned to build a home which would be consistent with the neighborhood and described the proposed dugout cellar adding that the new home would be energy efficient. Chairman Coladarci questioned the property's condition. Mr. Rauchman responded the previous owner lived in the home for 50 years and the home has not been maintained following the wife's death. He then referred to the photos and described the property's damaged condition including a lack of updating and that it contained asbestos. Mr. Rauchman added the home has been vacant since 2019 and was listed at that time. He described various architects' consideration of the home. Chairman Coladarci asked Mr. Rauchman if he considered renovation and Mr. Rauchman responded he did initially and decided against it once he entered the home. He then stated the home's exterior did not lend itself to renovation.

Chairman Coladarci asked if there were any other questions. Mr. Enck commented he was disappointed to see this home come before the Commission for demolition and asked Mr. Rauchman for his reasoning for wanting to demolish the home. Mr. Rauchman described the improvements the new home would have and after consideration of rehabbing the home, he determined that renovation would have been cost prohibitive. He added they planned to salvage as much of the home as possible. Mr. Rauchman informed the Commission he is looking for a buyer for the coach house to restore it. Ms. Papoutsis questioned whether the asbestos removal would be code compliant and Mr. Rauchman confirmed that is correct. Ms. Good asked if Mr. Rauchman if he consulted with restoration architects and Mr. Rauchman responded he did not and invited the Commission Members to view the home.

Chairman Coladarci asked for a motion to recommend an HAIS for 645 Sheridan Road and read the findings into the record including its status of historical and architectural significance and its placement on the Illinois Historic Structure Survey. 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

NAYS: None

Mr. Marx stated the application was due to be presented at October 2022 agenda and the question of whether any demolition delay would run 270 days from the October or November 2022 meeting dates. He then stated he would have to consult with Mr. Schoon and the Village Attorney and would provide further information at the time of the HAIS review meeting.

b. Case No. 22-26-LPC - 614 Pine Lane: Review of the demolition permit application submitted for the single-family residence at 614 Pine Lane.

Mr. Marx identified the applicant, the property's location, zoning classification, size and date of construction of 1923. He stated the Historical Society noted the property is not on the Illinois Historic Structures Survey listing and the Historical Society determined that the home does have Historical significance and referred to the photos in the agenda materials. Mr. Marx stated extensive fire damage affected the home's condition and referred to the Village's code violation notice rendering the property structurally unsound. He then asked if there were any questions.

Mr. Enck asked if the demolition is being required by the Village similar to a previous application the Commission reviewed. Mr. Marx responded while the home's interior condition is due to slightly different reasons, the home is in poor shape and poor condition. Mr. Enck asked if plans were submitted to rehab the home prior to the fire and Mr. Marx responded no new construction permits for repair were submitted and added code issues predate the fire as well. Chairman Coladarci questioned a May 3, 2022 letter relating to the Village's request in connection with the property and Mr. Marx responded the Village discussed with the property owner their options to either repair the home or have it demolished due to the home's severe neglect. No additional questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Adam Zimnoch stated he would present the application on behalf of the Consulate General of Indonesia and stated the home was fire damaged two years ago resulting in substantial water damage. He stated the home was inspected for repairs and due to its condition, it is not possible to rebuild the home due to code violations and structural issues. Chairman Coladarci asked if the consulate planned to own the home after it is rebuilt and Mr. Zimnoch responded plans for the new home have begun and confirmed the consulate planned to own the new home. Mr. Weaver asked about the sketches for the new home and Mr. Zimnoch responded once demolition is approved, they would meet with the consulate in terms of what can be salvaged and discuss plans for the new home. Mr. Stuart asked if there is anything existing on the home's interior and Mr. Zimnoch confirmed the interior had been totally gutted. Mr. Enck referred to the home's historic photos which fit with the area's character.

Chairman Coladarci then called the matter in for discussion. He asked if there were any public comments. No comments were made at this time. Mr. Enck stated based on the Historical Society's comments, it would be worthwhile to do an HAIS on the home to document its history even though its current condition is poor. Ms. Papoutsis stated she would be concerned with accessing the home's interior since it is deemed unsafe and asked if an HAIS can be modified due to the home's condition. Mr. Marx informed the Commission he did not know for sure if the home is accessible and added on the previous case, the consultant did not enter the home. Chairman Coladarci stated the Commission can note the home's interior should not be accessed. Mr. Zimnoch reiterated the home's dangerous condition and confirmed the consulate was the home's resident.

Matthew and Erin Hines referred to the property's landscape which has not been attended to. Mr. Weaver commented the property is a complete disaster. The next door neighbors then described the home's state of disrepair. Mr. Zimnoch informed the Commission of the process for which they are ready to start in 90 days. Mr. Marx confirmed new construction plans or site restoration plans need to be submitted. Chairman Coladarci asked Mr. Zimnoch how long would it take for the Indonesian government to respond and Mr. Zimnoch responded they are attempting to move forward as quickly as possible. Chairman Coladarci asked Mr. Zimnoch to ensure the home is secured during this process.

Chairman Coladarci asked for a motion to recommend an HAIS be done noting the home's interior cannot be accessed. Ms. Papoutsis commented she felt an HAIS should not cause any further demolition delay due to the home's condition, neighbors' concerns and safety issues. She then stated an HAIS is not necessary in this situation. Mr. Enck reiterated based on the Historical Society's comments, he would suggest an HAIS be done and referred to the amount of information available which would not hold up the demolition process. Ms. Good agreed with all comments made and stated if an HAIS is done, the Commission should approve it immediately. Mr. Weaver asked if the HAIS can be done after the demolition permit is granted. Mr. Marx stated if the Commission determined an HAIS is necessary, the demolition permit would not be approved until the HAIS is completed and approved and then explained the process. Chairman Coladarci asked if there were any other questions. No additional questions were raised at this time.

Chairman Coladarci then asked for a motion to recommend an HAIS for 614 Pine Lane. A motion was made by Mr. Enck and he read the applicable finding into the record. The motion was seconded by Mr. Stuart. A vote was taken and the motion passed, 4 to 2:

AYES: Coladarci, Enck, Good, Stuart

NAYS: Papoutsis, Weaver

Chairman Coladarci noted the Commission is not requiring the home's interior be accessed due its present condition.

c. **Case No. 22-27-LPC - 1411 Edgewood Lane: Review of the demolition permit application submitted for the single-family residence at 1411 Edgewood Lane.**

Mr. Marx identified the applicant, the property's location, size and zoning classification and date of construction of 1921 with the home having subsequent additions. He stated the property is not located on the Illinois Historic Structures Survey listing and the Historical Society indicated the property has architectural significance. Mr. Marx then asked if there were any questions. No questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Mike Kaham introduced themselves to the Commission and referred to the property's photos and provided the Commission with the background surrounding the acquisition of the property. Mr. Kaham stated the new home would be for his son and family who are moving from the city. He informed the Commission he asked Village officials whether the home had Historical significance and were told it did not. Mr. Kaham referred to previous attempts by others to purchase the home and described the massive additions done. He also described the mold near the windows and the basement's sinking condition as well as the home's new plans which are for a 2,900 square foot, 4 bedroom traditional home.

1 Mr. Stuart asked if they considered remodeling the home and the applicants responded they did not. Mr. Kaham
2 described the proposed home in detail. Ms. Papoutsis asked if the new home would have a deep basement and
3 Mr. Kaham responded the basement height would be 9 feet. No additional questions were raised at this time.
4

5 Chairman Coladarci called the matter in for discussion and asked the Commission Members if they felt an HAIS is
6 necessary. Mr. Enck commented an HAIS may not reveal any additional information. Several Commission Members
7 agreed. Chairman Coladarci then asked for a motion to approve the demolition permit for 1411 Edgewood Lane. A
8 motion was made by Mr. Weaver and seconded by Mr. Enck. A vote was taken and the motion unanimously
9 passed, 6 to 0:

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

11 NAYS: None
12

13 d. **Case No. 22-22-LPC - 1303 Scott Avenue: Review of the demolition permit application**
14 **submitted for the single-family residence at 1303 Scott Avenue.**

15 Mr. Marx identified the applicant, the property's location, size, zoning classification with the Historical Society
16 estimating the construction date to be 1920. He stated the property is not listed on the Illinois Historic Structures
17 Survey listing and the Historical Society stated the property does not have architectural or historic significance. He
18 also stated the property is part of a subdivision application on which the demolition permit is contingent relating
19 to a separate application. Mr. Marx then stated the applicant plans to provide new construction plans in the near
20 future. Mr. Enck asked if there would be two buildable lots and Mr. Marx responded it may be a site transfer of
21 property.
22

23 Chairman Coladarci asked for the applicant's presentation. Darin Marcus informed the Commission he is selling 20
24 feet of the lot to the west to accommodate that neighbors' garden noting this lot is one of the wider lots. He then
25 described the home's condition as rough with one section of the home sinking. Mr. Marcus stated the new home
26 would be a two-story brick spec home. Ms. Papoutsis asked how large would the new lot be and Mr. Marcus
27 responded it would measure 80 feet x 159 feet. He also stated the new home would be larger than the existing
28 home and indicated the original home may have been built on the single lot. Mr. Enck asked Mr. Marcus if he
29 planned to maximize the amount of square feet allowable and Mr. Marcus responded he may. Chairman Coladarci
30 stated the lot may have previously been two lots. Ms. Good questioned the style of the new home and Mr. Marcus
31 described it being a brick transitional, traditional home with a gabled look and attached garage. Mr. Stuart asked if
32 any trees would have to be removed and Mr. Marcus responded they would attempt to save as many as possible.
33 No additional questions were raised at this time.
34

35 Chairman Coladarci asked for a motion to recommend an HAIS or to approve the demolition permit. A motion to
36 approve the demolition permit for 1303 Scott Avenue was made by Ms. Papoutsis and seconded by Mr. Weaver. A
37 vote was taken and the motion unanimously passed, 6 to 0:

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

39 NAYS: None
40

41 e. **Case No. 22-28-LPC - 269 Chestnut Street: Review of the demolition permit application**
42 **submitted for the single-family residence at 269 Chestnut Street.**

43 Mr. Marx identified the applicant, the property's location, size and zoning classification with a date of construction
44 of 1950 noting the home had subsequent additions. He stated the property is not listed on the Illinois Historic
45 Structures Survey listing and the Historical Society stated the property does not have architectural or historic
46 significance. Mr. Marx then asked if there were any questions. Mr. Enck asked if the proposed construction plans
47 have been reviewed and approved. Mr. Marx responded plans have been submitted.
48

49 David Strey of McDermott Construction described both lots as fairly small and stated the second lot would be
50 landscaped. Mr. Enck asked if the submitted plans were site restoration plans and it was confirmed that is correct.
51 No additional questions were raised at this time.
52

Chairman Coladarci then asked for a motion to approve the demolition permit for 269 Chestnut. A motion to approve was made by Ms. Good and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

f. Case No. 22-24-LPC - 195 Sheridan Road: Review of the demolition permit application submitted for the single-family residence at 195 Sheridan Road.

Mr. Marx identified the applicant, the property's location, size and zoning classification with a date of construction of 2014 with minor alterations. He stated the property is not listed on the Illinois historic structures listing and the Historical Society stated the property does not have architectural or historic significance. Mr. Marx then asked if there were any questions. Mr. Enck asked if the application is part of a larger subdivision approval. Mr. Marx referred to the properties located at 203, 205 and 209 Sheridan Road and the PC's consideration at their October 2022 of the request for the lots to be consolidated into one lot of record. He noted the Village Council has final consideration of the request. Mr. Enck asked if the 209 Sheridan lot part of the park. Mr. Marx responded applications went through the review process two years ago which was completed. He confirmed the lots are located immediately to the north. Ms. Good asked if the request related to the Park District request from several years ago. Mr. Weaver referred to the relationship between the Park District and the owner and noted the owner purchased another lot in order to have the space desired.

Cal Bernstein stated he represented the applicant and the request is part of the lot consolidation for the three properties to the north. He noted discussions with the Park District are ongoing and the deal has not yet closed. Mr. Bernstein then stated the applicant is proceeding to consolidate the properties he owns which include this property. He then referred to the 205 and 209 Sheridan properties and stated there are a total of four lots which would be consolidated. Ms. Good asked what would be built on the lot and Mr. Bernstein responded it would be a substantial single family home but the style has not yet been determined. Ms. Good then stated she is concerned with the property to the south and asked how close the new home would be to that property. Mr. Bernstein responded the south neighbors at 191 Sheridan submitted a letter of support. He added no variations would be requested and there would be a significant setback. Mr. Marx identified the minimum setback and total side yard requirements.

Mr. Weaver described the current home as a newer home and questioned the plans to recycle the waste. Mr. Bernstein responded they did not plan to add to the landfill and are waiting on the lot consolidation to be approved by the Village Council. Mr. Enck stated the Commission discussed similar issues in connection with 203 and 205 Sheridan and asked Mr. Bernstein to encourage the applicant to consider deconstruction. Ms. Papoutsis asked if the owner lived in the area and Mr. Bernstein responded the owner lives in Chicago and planned to relocate to the Village. No additional questions were raised at this time.

Chairman Coladarci called the matter in for discussion and asked for a motion to recommend an HAIS. Shananian from New York was identified at the architect. Ms. Papoutsis referred to the Historical Society's comments and the neighbors' support of the request and moved to recommend approval of the demolition permit for 195 Sheridan Road. The motion was seconded. A vote was taken and the motion unanimously passed, 6 to 0:

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

NAYS: None

Other Business:

a. December 5, 2022 Meeting - Quorum Check

The Commission Members discussed their availability.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Weaver and the motion was seconded. A vote was taken and the motion unanimously passed, 6 to 0:

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

1 NAYS: None
2 The meeting adjourned at 8:41 p.m.
3
4 Respectfully submitted,
5
6 Antionette Johnson
7 Recording Secretary