

Adopted on November 3, 2025

**HISTORIC PRESERVATION COMMISSION
OCTOBER 6, 2025 MEETING MINUTES**

Members Present: Jack Coladarci, Chairman
Beth Ann Papoutsis
Joseph Stuart
Patti Van Cleave
Anna Wisniewski

Members Absent: Chris Enck
Paul Weaver

Non-Voting Members Present: Scott Myers

Junior Commissioner Present: Louis Zaransky

Village Staff: Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:06 p.m. Roll call was taken of the Commission Members present.

Public Comment:

No public comment was made at this time. Mr. Marx noted that no comments were received for items not on the agenda.

Approval of Minutes:

Chairman Coladarci asked for a motion to approve the September 15, 2025 meeting minutes. Ms. Van Cleave clarified her comment on page 2, line 14. Ms. Papoutsis clarified her comment on page 2, line 11. A motion to approve the September 15, 2025 minutes, as amended, was made by Ms. Van Cleave and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 5 to 0:

AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Wisniewski

NAYS: None

NON-VOTING: Myers, Zaransky

Alterations to Locally Designated Landmarks:

a. **Case No. 25-12-HPC - 20 Fox Lane: Advisory review of proposed alterations to 20 Fox Lane, a locally designated landmark.**

Mr. Marx stated the applicant requested the item be continued to the November 2025 meeting so they can attend the meeting.

b. **Case No. 25-15-HPC - 1094 Fisher Crescent Lane: Advisory review of proposed alterations to 1094 Fisher Crescent Lane, a locally designated landmark.**

Mr. Marx identified the property owner, summarized the proposal and summarized the proposed exterior alterations in detail for the Commission. He referred to elevation renderings, photos and a cut-through on page nos. 2-3 in the application materials as Attachment A. Mr. Marx stated the applicant described proposed alterations as minor in scope and would serve to improve natural sunlight, improve ventilation and would have minimal visual impact from the public right-of-way. He asked if there were any questions. No questions were raised at this time.

David Szafarz of Downey Szafarz Architects described the three skylights on the flat roof as well as four in the rear which open to the outside in a manner similar to a balcony window. He noted the roofline character would not

1 change or be visual from the street. Mr. Marx referred to Figure 1 on page 2 which is the property's aerial view and
2 identified the topography which included a slope from Sheridan Road.
3

4 Ms. Papoutsis asked about the roof's materials. Mr. Szafarz described the roof's materials for the Commission.
5 Chairman Coladarci referred to page 35 and the factors the Commission is to consider, specifically items (g) and (h)
6 which he read into the record. He asked for the Commission's comments or if there were any additional standards
7 to be discussed at length. Chairman Coladarci agreed the windows are not easily visible.
8

9 Mr. Stuart commented the alterations looked practical and asked if they could have done traditional dormers with
10 regard to the roof pitch. Mr. Szafarz responded there is a cut-in dormer which he identified and considered as an
11 alternative but it would have required zoning relief. No additional questions were raised at this time.
12

13 Chairman Coladarci then referred to several findings on page 35, item 2(a) which he read into the record and asked
14 if there were any comments. No comments were made at this time. He read the findings into the record and asked
15 for a motion to find that the Commission found that the proposed alterations are appropriate to the preservation
16 of the subject property and found that the subject property continued to meet the criteria as a locally designated
17 landmark. A motion as stated by Chairman Coladarci was made by Ms. Van Cleave and seconded by Ms.
18 Wisniewski. A vote was taken and the motion unanimously passed, 5 to 0:

19 AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Wisniewski

20 NAYS: None

21 NON-VOTING: Myers, Zaransky
22

23 **Other Business:**

24 a. November 3, 2025 Regular Meeting - Quorum Check.

25 The Commission Members discussed their availability.
26

27 b. 2025 Preservation Awards - Award Plaque Update.

28 Mr. Marx summarized the status of seeking another plaque manufacturer and the proposed alternatives including
29 a matted framed photo and signed document which would be unique for each homeowner. He noted the prior
30 awarded plaques have not been located on the home's exterior. Ms. Papoutsis commented on the effect of having
31 the plaques located outside. Chairman Coladarci referred to the amount of time it took to get the expensive
32 plaques done which would have to be redesigned. Mr. Marx described the plaque modification as very expensive
33 and took a significant amount of time to complete. He also provided the Commission with a summary of his search
34 for additional plaque fabricators. Ms. Papoutsis suggested that the plaques should still be suitable for bearing
35 outdoor weather and that local artists should be considered for design. The Commission Members also discussed
36 alternative suggestions for plaque manufacturers. Mr. Marx stated that they ideally would like to present the
37 awards in December and discussed the lead time for orders to be put together and asked the Commission
38 Members to contact him immediately with any potential manufacturer's information. Chairman Coladarci
39 confirmed the item would be further discussed at the November meeting. Mr. Marx agreed to provide Ms. Van
40 Cleave with a sample plaque.
41

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

43 Ms. Van Cleave referred to the previous discussion with regard to the Crow Island addition and provided an
44 update. She suggested the matter be held until they have access to Perkins & Will's photos of the addition to
45 include in the article with the stewardship group to write the article. Mr. Marx identified the timeline to include it
46 in the quarterly report. He asked the Commission Members if they had any items to add to the list. Ms. Van Cleave
47 suggested featuring 615 Elm Street. Mr. Marx provided a summary of the work done and preservation tools the
48 homeowners used. He also mentioned Mr. Enck's recognition from Landmarks Illinois appearing in the most recent
49 quarterly report. The Commission Members discussed contacting the 615 Elm property owners about doing a short
50 article as well as possible representation at the farmer's market.
51

52 **Adjournment:**

1 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Ms. Van Cleave and
2 seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 5 to 0:

3 AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Wisniewski

4 NAYS: None

5 NON-VOTING: Myers, Zaransky

6 The meeting adjourned at 7:36 p.m.

7

8 Respectfully submitted,

9

10 Antionette Johnson

11 Recording Secretary

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