



Village of Winnetka

Historic Preservation Commission Meeting

January 5, 2026 at 7:00 PM
Winnetka Village Hall - 510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
 - a. Approval of December 1, 2025 Regular Meeting Minutes
4. **Alterations to Locally Designated Landmarks**
 - a. **Case No. 26-01-HPC - 419 Sheridan Road:** Advisory review of proposed alterations to 419 Sheridan Road, a locally designated landmark.
5. **Other Business**
 - a. February 2, 2026, Regular Meeting - Quorum Check
 - b. 2025 Preservation Awards - Award Plaque Update
 - c. Monthly Communications For Historic Preservation Commission - Discussion and Content Decision
6. **Adjournment**

NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to planning@winnetka.org; or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at www.villageofwinnetka.org/agendacenter.

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

HISTORIC PRESERVATION COMMISSION
DECEMBER 1, 2025 MEETING MINUTES

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

Members Absent: Paul Weaver

Non-Voting Members Absent: Scott Myers

Junior Commissioner Absent: Louis Zaranski

Village Staff: Christopher Marx, Associate Planner

Call to Order & Roll Call:

Chairman Coladarci called the meeting to order at 7:10 p.m. Roll call was taken of the Commission Members present.

Public Comment:

No public comment was made at this time. Mr. Marx confirmed no written public comments were received.

Approval of Minutes:

Chairman Coladarci asked for a motion to approve the November 3, 2025 meeting minutes. A motion to approve the November 3, 2025 minutes was made by Ms. Van Cleave and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 5 to 0:

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

NAYS: None

Demolition Permit Applications:

a. **Case No. 25-17-HPC - 43 Indian Hill Road: Review of the demolition permit application submitted for the single-family residence at 43 Indian Hill Road.**

Mr. Marx identified the applicants who are contract purchasers with the property ownership being a trust. He then identified the property's location, size and zoning classification with a construction date of approximately 1975 and subsequent alterations which he summarized. He stated the property does not appear on the Illinois Historic Structures Listing. Mr. Marx stated the Historical Society indicated that the property did not have architectural and historical significance and noted a new building construction permit application has been submitted. He then stated no public comments were received and asked if there were any questions.

Chairman Coladarci asked if the building permit had been filed with the County. Mr. Marx responded if it was, they do not have those records and suggested the Commission take the Historical Society's review into account as to whether the original permit from the 1970's is important. Mr. Enck informed the Commission the property is adjacent to a property the Commission reviewed last month. Mr. Marx confirmed there are no other adjacent homes under construction. No additional questions were raised at this time.

Chairman Coladarci asked for the applicant's presentation. Milena Birov of Heritage Builders stated they have drawings available for the new construction. Ms. Papoutsis asked what is the style of the new home. Ms. Birov responded it would be a traditional home with a lot of windows. Chairman Coladarci asked what is the condition of the existing home. Mrs. Birov responded the home was unsuccessfully listed on the market and is in need of remodeling. She stated it would be more economical to build a new home as opposed to remodel the home in a

1 desirable manner. Ms. Papoutsis asked if the new home would have a deep basement or sport court. Chairman
2 Coladarci asked if the home is in the flood plain. Ms. Birov confirmed it is not. No additional questions were raised
3 at this time.
4

5 Chairman Coladarci called the matter in for discussion and asked the Commission if they felt an HAIS would be
6 appropriate. Ms. Wisniewski asked if this home is one of the newer homes in Indian Hill. Chairman Coladarci
7 provided additional information with regard to the home being part of a group or development. The Commission
8 Members and Mr. Marx discussed to the Sanborn map. Mr. Marx indicated the area may have been incorporated
9 into the Village post war which may be the reason the Village’s records are not as thorough. The Commission
10 Members decided the home did not warrant an HAIS.
11

12 Chairman Coladarci asked for a motion to grant the demolition permit. A motion to approve the demolition permit
13 for 43 Indian Hill Road as presented was made by Ms. Van Cleave and seconded by Mr. Enck. A vote was taken and
14 the motion unanimously passed, 5 to 0:

15 AYES: Coladarci, Enck, Stuart, Van Cleave, Wisniewski
16 NAYS: None



17
18 **Other Business:**

19 a. January 5, 2026 Meeting – Quorum Check.

20 The Commission Members discussed their availability. Mr. Marx advised the Commission Members of the January
21 agenda items.
22

23 b. 2025 Preservation Awards - Award Plaque Update.

24 Mr. Marx provided the Commission Members with an update on the plaque status.
25

26 c. Monthly Communications For Historic Preservation Commission - Discussion and Content Decision.

27 Mr. Marx informed the Commission the deadline for the quarterly report is December 18, 2025 and noted there
28 was no information to review for this meeting. He suggested the next blast include information regarding next
29 year’s preservation awards and provided an update on the Village Hall renovation as well as the bench
30 replacement project. Mr. Marx asked the Commission Members for any information they would like to have
31 reviewed at the January meeting for the Commission’s review be sent to him.
32

33 Mr. Enck asked what happened to the trolley tours. Mr. Marx responded they have not been done since Covid and
34 that he can ask if it would be resumed and would provide more information to the Commission. Mr. Enck
35 suggested it be brought back as a positive aspect with regard to the Commission’s duties. The Commission
36 Members discussed past trolley tours and tours done in other communities. Ms. Papoutsis suggested yard signs be
37 used for landmarked properties. Chairman Coladarci agreed that idea should be pursued. Mr. Enck offered to
38 research and provide additional to Mr. Marx prior to the next meeting.
39

40 **Adjournment:**

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

43 AYES: Coladarci, Mr. Enck, Stuart, Van Cleave, Wisniewski
44 NAYS: None

45 The meeting adjourned at 7:42 p.m.
46

47 Respectfully submitted,

48
49 Antionette Johnson
50 Recording Secretary
51



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: HISTORIC PRESERVATION COMMISSION
FROM: CHRISTOPHER MARX, AICP - ASSOCIATE PLANNER
DATE: DECEMBER 31, 2025
SUBJECT: 419 SHERIDAN ROAD - ALTERATIONS TO LOCAL LANDMARK
(CASE NO. 26-01-HPC)

INTRODUCTION

On January 5, 2026, the Historic Preservation Commission (HPC) is scheduled to consider a request from Dirk Denison Architects (the "Applicant"), as the architect representative of Chicago Title Land Trust Company d/b/a The Land Trust Company Trust No. 9002349298 (the "Owner") of the property located at 419 Sheridan Road (the "Subject Property"), for an advisory review of exterior alterations to the Subject Property, a locally designated landmark.

PROPOSED PLAN

The Applicant has provided a written narrative along with descriptions, photos, and product specifications that detail the proposed alterations to the existing residence on the Subject Property. The proposed changes would involve replacing existing windows in conjunction with a larger renovation project from earlier in 2025.

The proposed alterations would involve replacing windows around the east, south, and west facades of the house. The proposed windows are meant to match the existing windows as one-for-one replacements using a model of Hansen Millenium Slimline G30 simulated divided-light windows with a greyish hue known as Amherst Grey, which is the same color as other previous window installations as part of a larger overall renovation of the home. Overall, the proposal involves 14 window replacements as detailed in the floorplans of the application materials, which are included as Attachment A. The proposed alterations comply with the Zoning Ordinance and do not require a building permit.

COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the HPC. The criteria to consider when conducting an advisory review of alterations are as follows:

1. General Standards:
 - a. Conformance with the Zoning Ordinance;
 - b. Reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition;
 - c. The distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property;

- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved;
- e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings, structures, objects or sites;
- f. The surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.
- g. New buildings and structures and the alterations and relocation of existing buildings or structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.
- h. Alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted;
- i. Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.

2. Design Guidelines:

- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
- b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the designated landmark.
- c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the designated landmark.
- d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
- e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
- f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
- g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.
- h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

FINDINGS

The HPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alterations, does the HPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

If the HPC determines that the proposed alterations are inappropriate, it shall make recommendations to the Applicant concerning changes, if any, in the proposed alterations which would cause the HPC to reconsider its determination and shall confer with the Applicant.

ATTACHMENTS

Attachment A: Application Materials



ARCHITECTS 1123 W. WASHINGTON BLVD. CHICAGO, IL 60607 312.455.1388 dirkdenisonARCHITECTS.com

25 November 2025

419 Sheridan Residence
419 Sheridan Road
Winnetka, IL 60093

TO: Christopher Marx
Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093

LANDMARKS REVIEW - REPLACEMENT OF EXISTING WINDOWS

Mr. Marx,

An evaluation of existing windows has determined that many are in poor condition and in need of replacement. The Owner has approved replacing fourteen (14) windows on the East, South and West building elevations. Dirk Denison Architects proposes using the **Hansen Millennium Slimline G30** series as a suitable "in-kind" replacement that closely matches the existing window profiles.

Additionally, one window on the South building elevation will be eliminated and filled in with limestone masonry cladding that matches the adjacent masonry.

Attached hereto are Floor Plans identifying the windows to be replaced, Photos of the existing windows, and Shop Drawings from Hansen Millenium for the new window replacements.

These materials are being submitted for the Committee's review and approval.

Appreciatively,

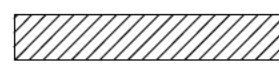
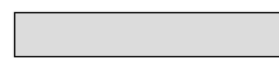


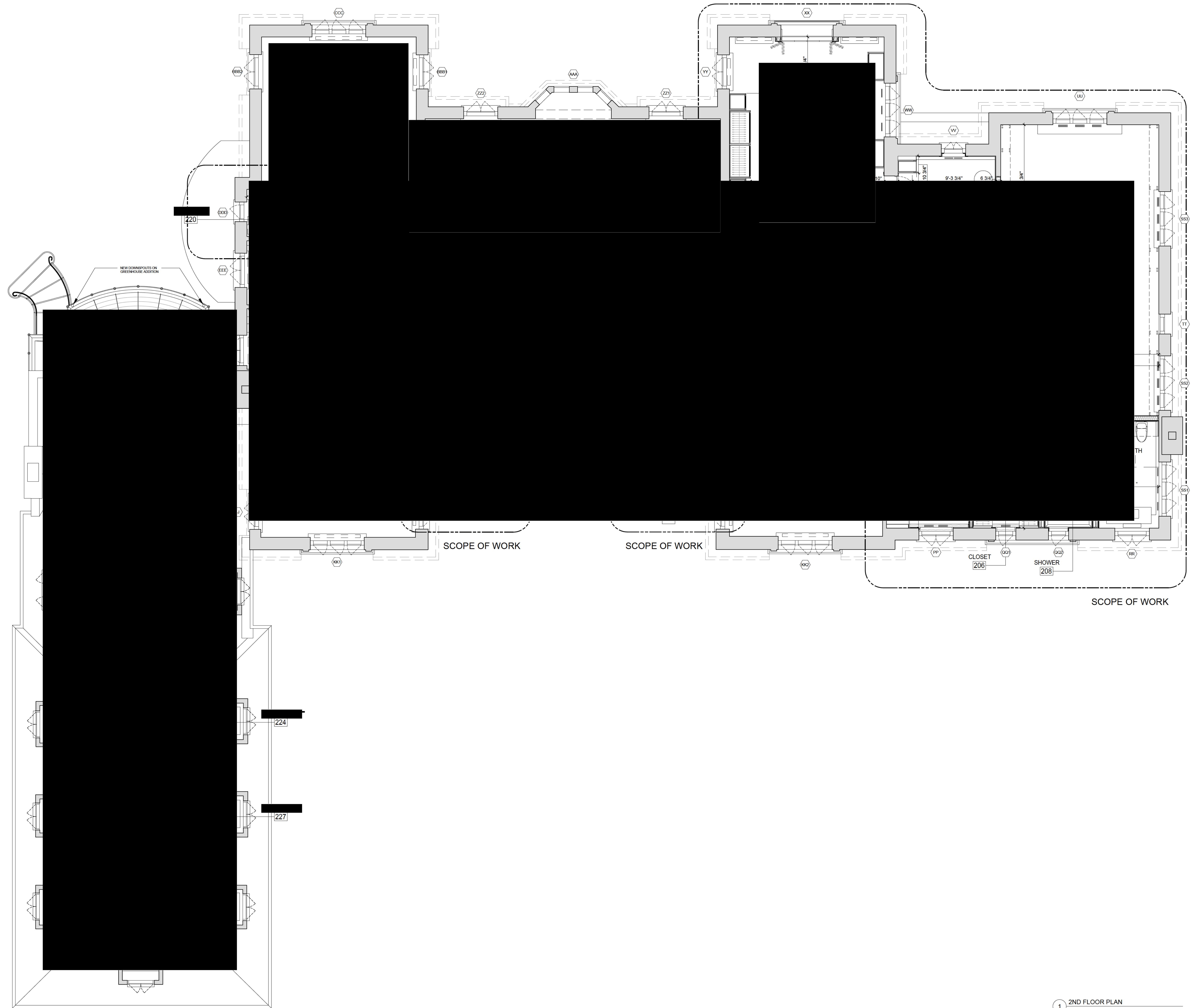
Jacob Dodds
Dirk Denison Architects







CONSTRUCTION LEGEND:
 NEW FULL HEIGHT INTERIOR PARTITIONS
 EXIST NG STRUCTURE



ARCHITECT:
DIRK DENSON ARCHITECTS
 123 West Washington
 Chicago, Illinois 60607
 312.462.1988
 www.dirkdensonarchitects.com

STRUCTURAL ENGINEER:
ROCKET STRUCTURES
 751 S Clark St, #200
 Chicago, Illinois 60605
 312.462.3656

MECHANICAL ENGINEER:
BUILDING ENGINEERING SYSTEMS, LLC
 6177 N Lincoln Avenue, #336
 Chicago, Illinois 60659
 312.856.0555

ISSUANCE:

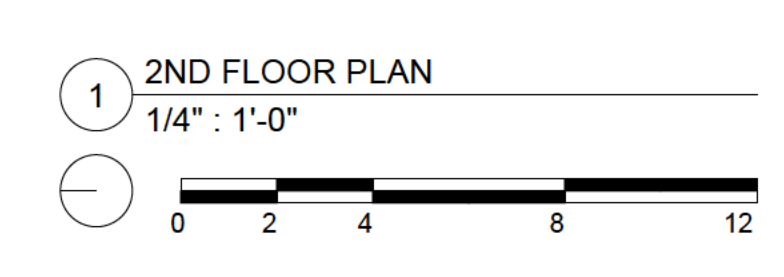
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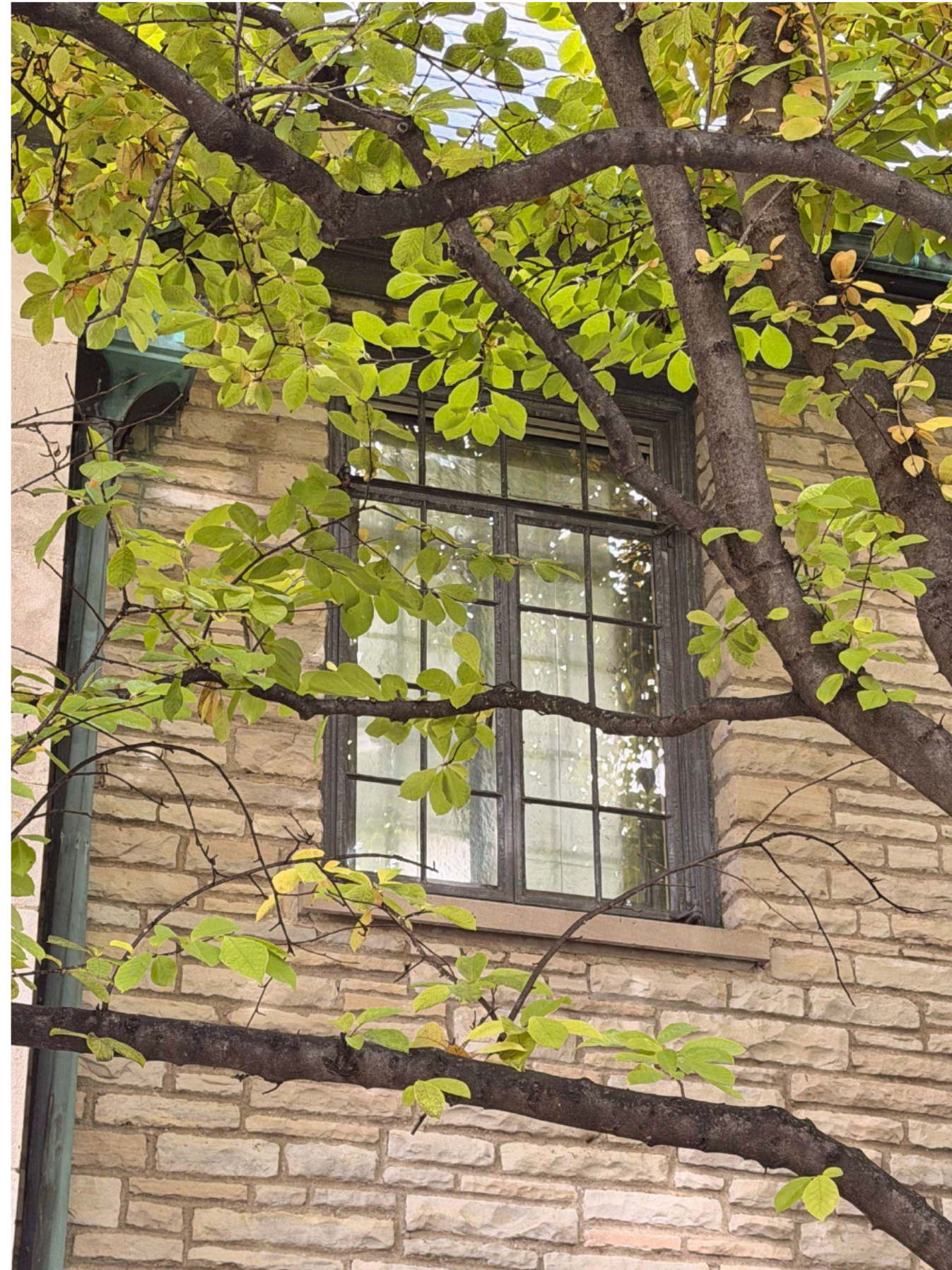
419 Sheridan Residence
 DESCRIPTION:
 Renovation and Addition to existing 3-story single-family residence.
 LOCATION:
 419 Sheridan Road
 Winnetka, IL 60093

SHEET TITLE:
SECOND FLOOR PLAN

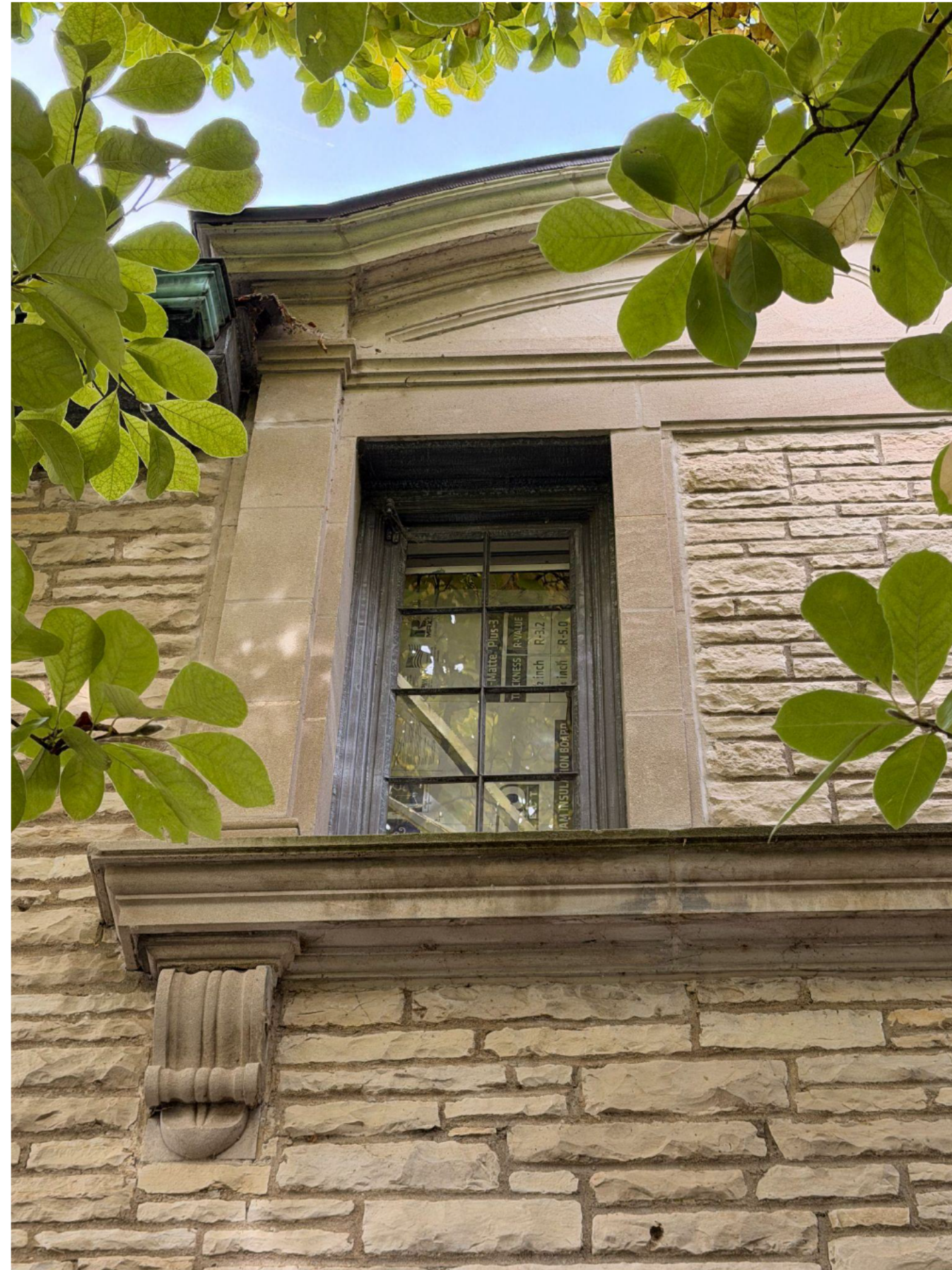
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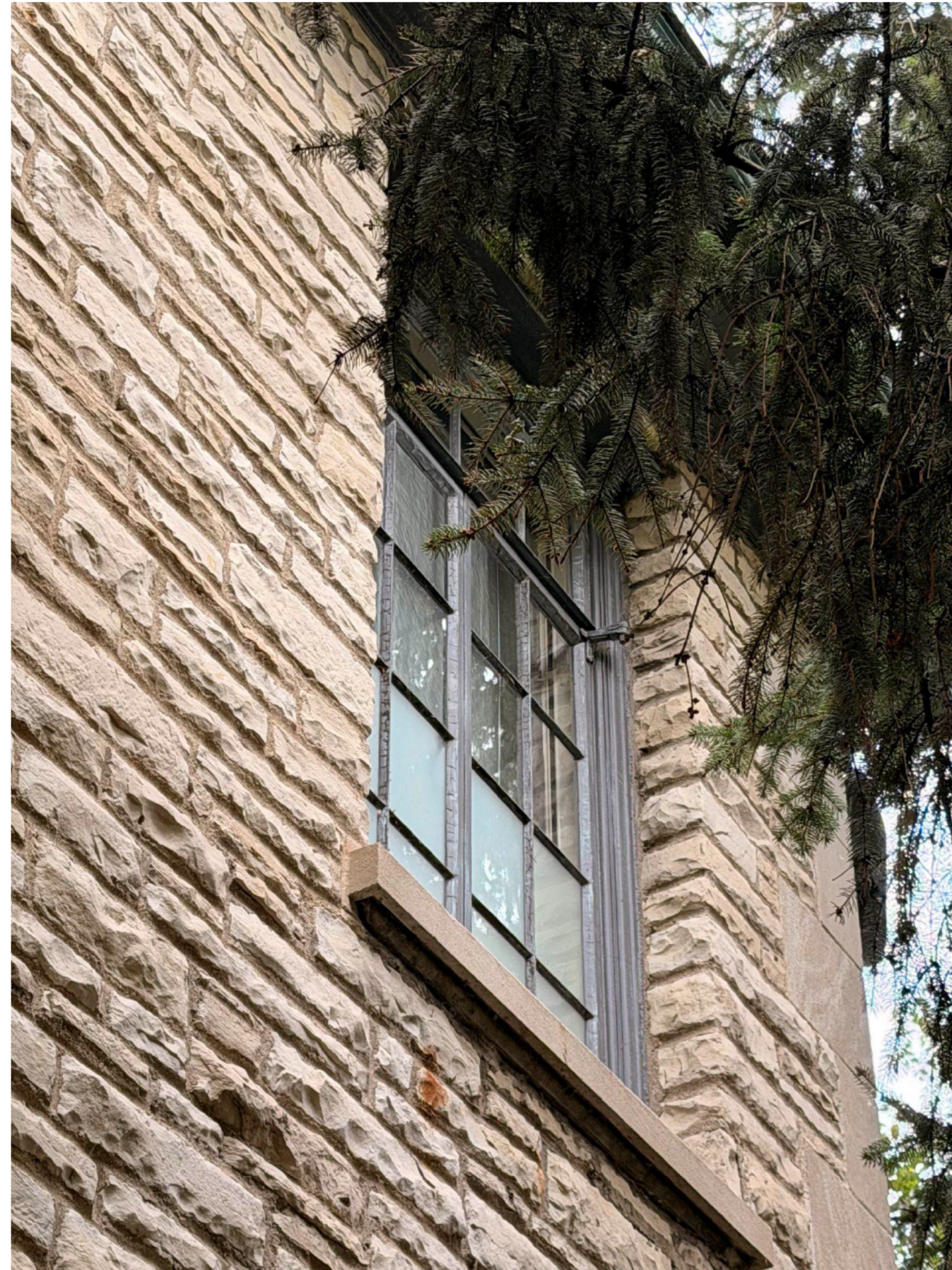




Window PP







Window RR



Windows SS1, SS2, SS3



Window UU



Window VV



Window WW

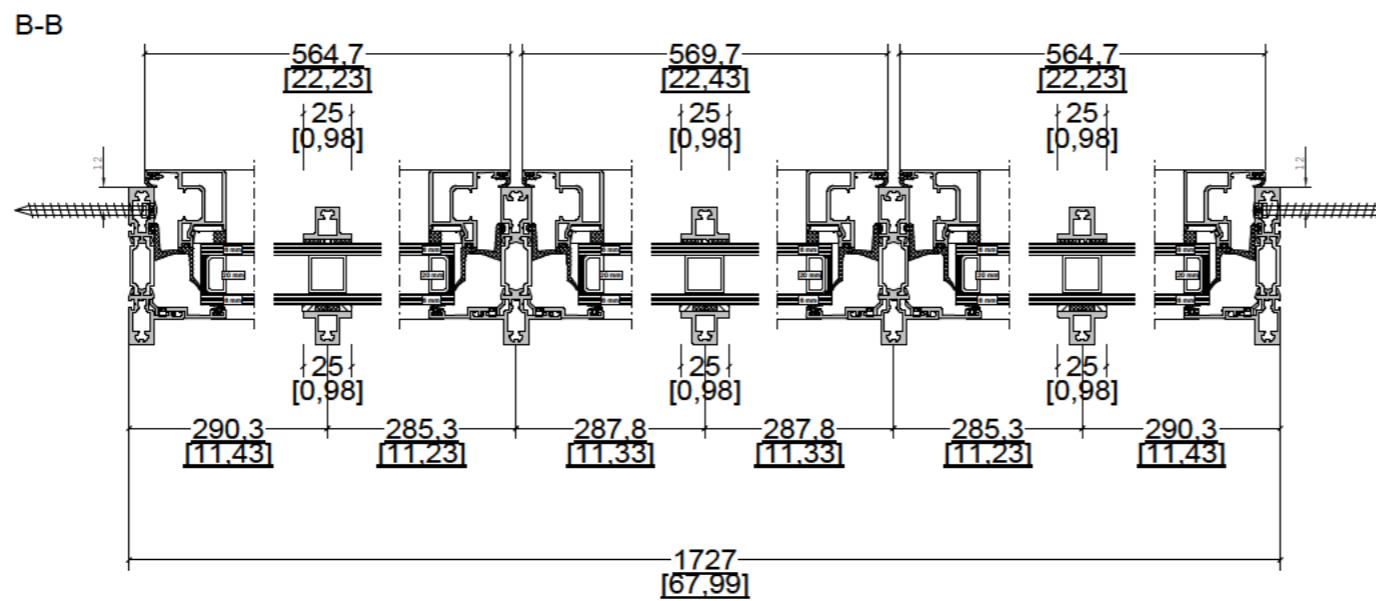
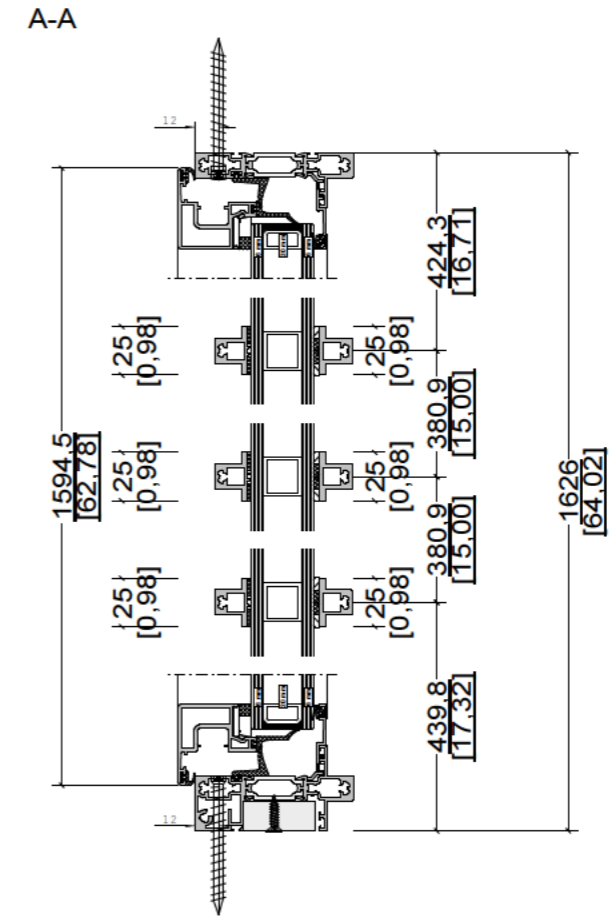
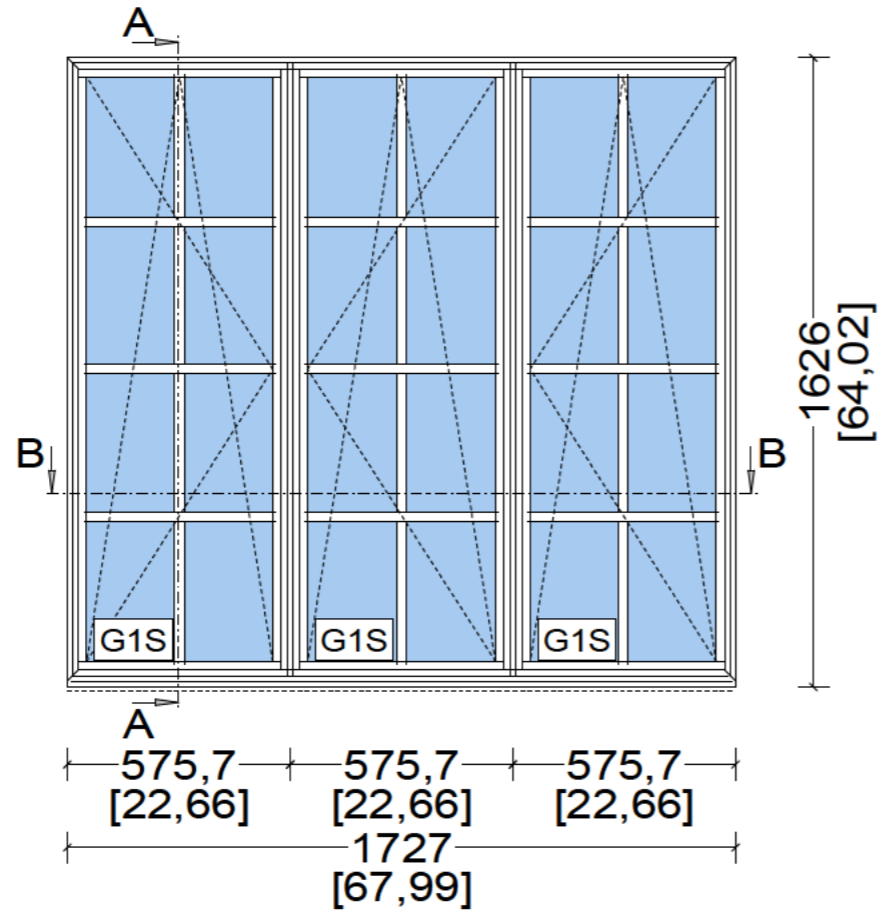


Window XX

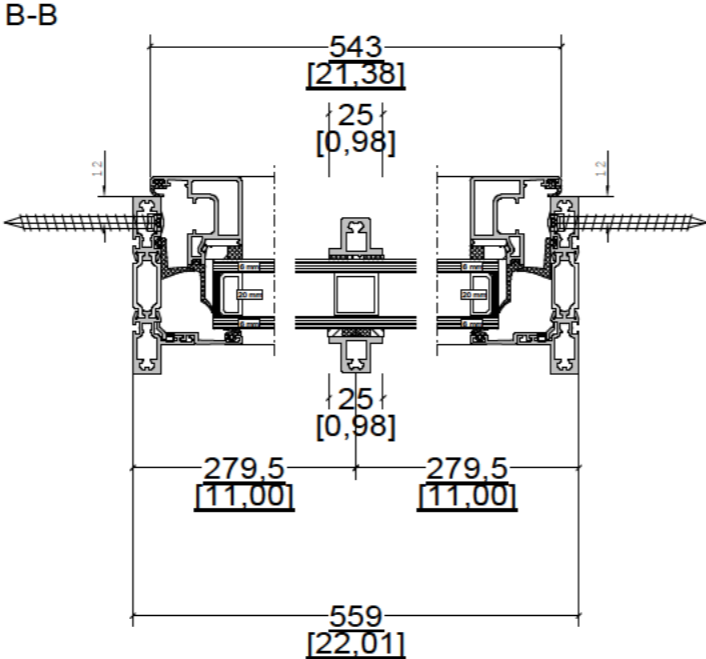
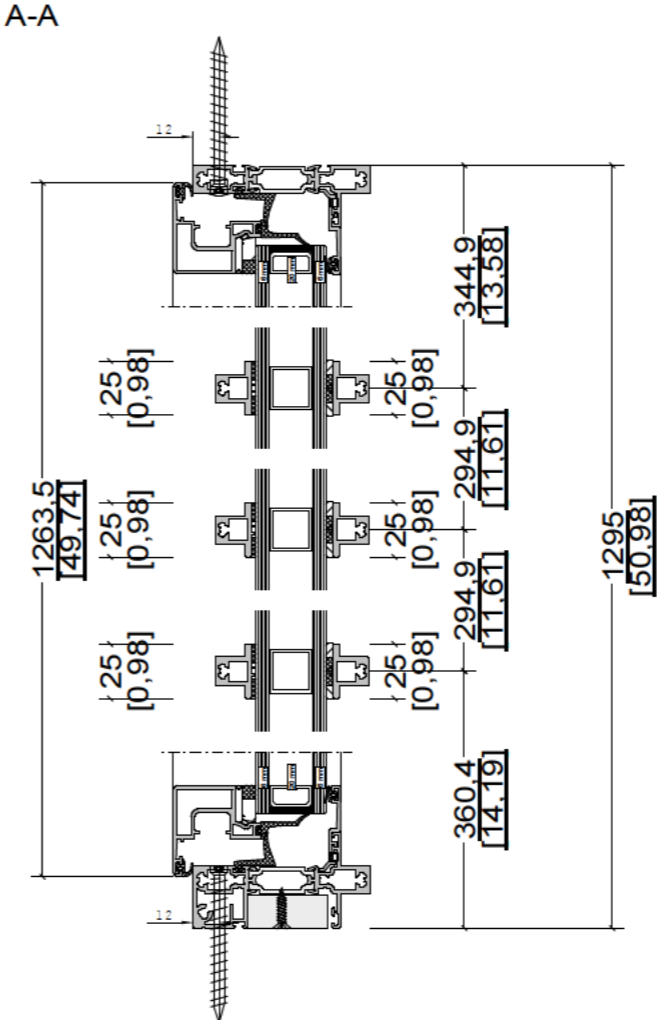
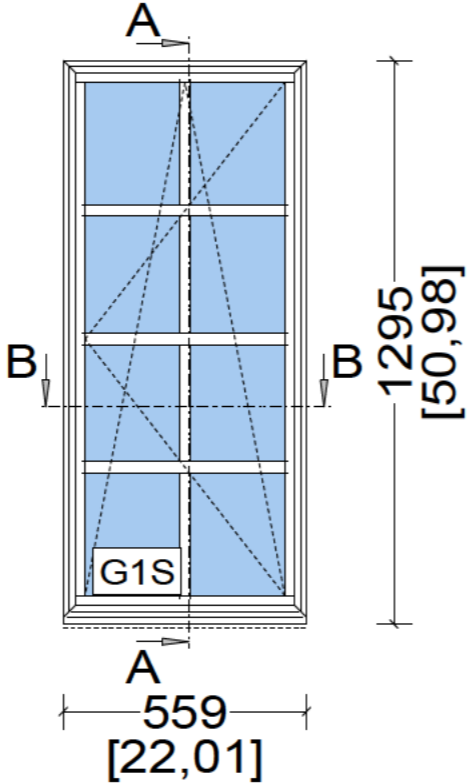


Window YY

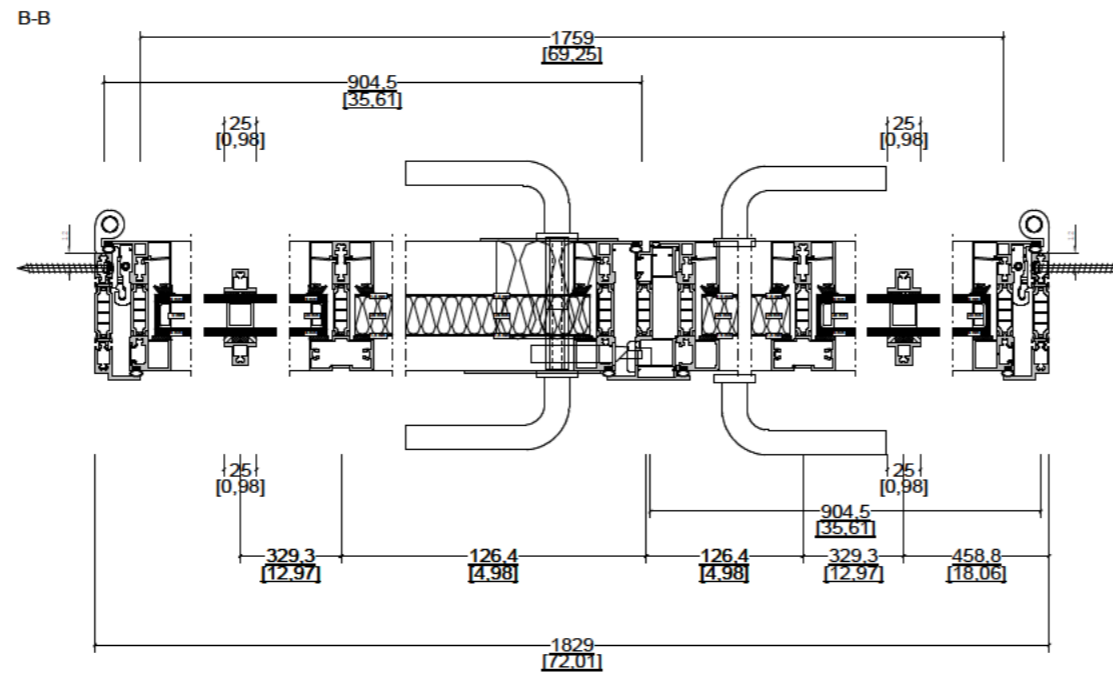
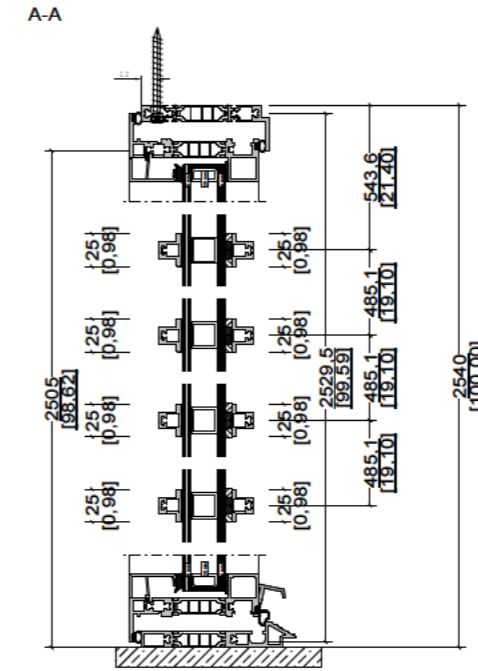
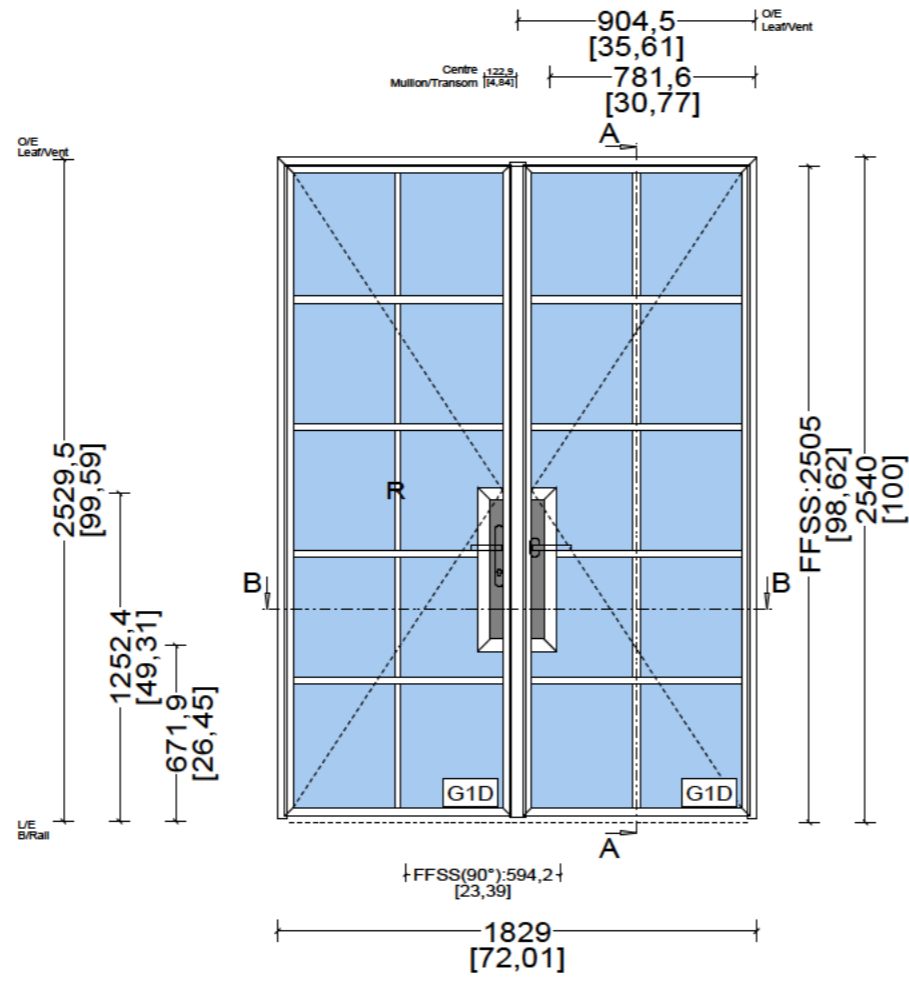
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 Exterior View



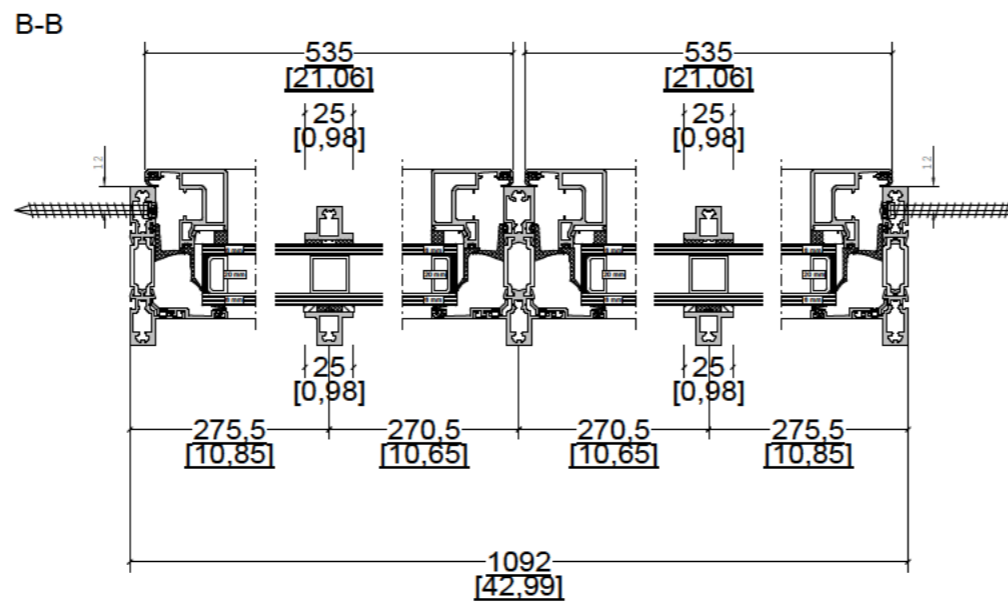
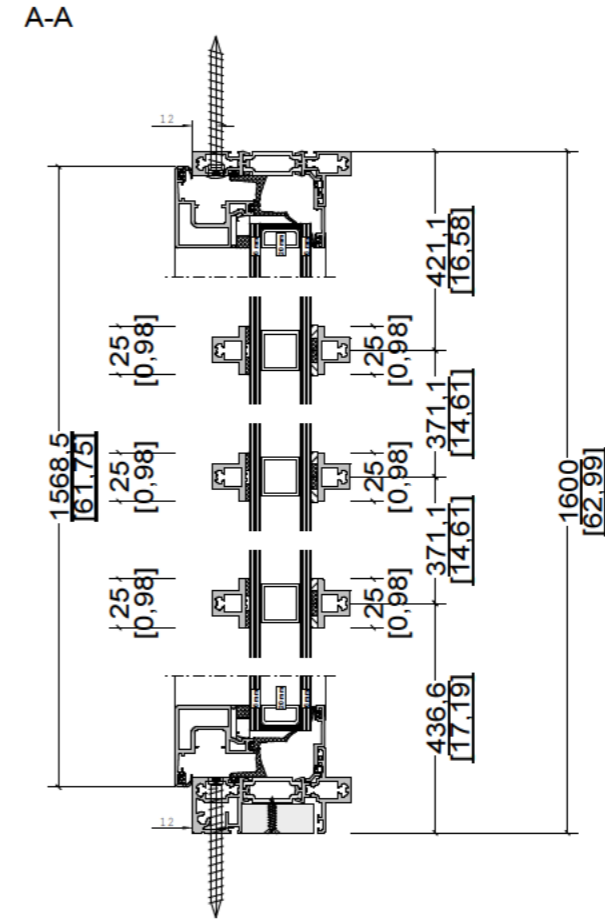
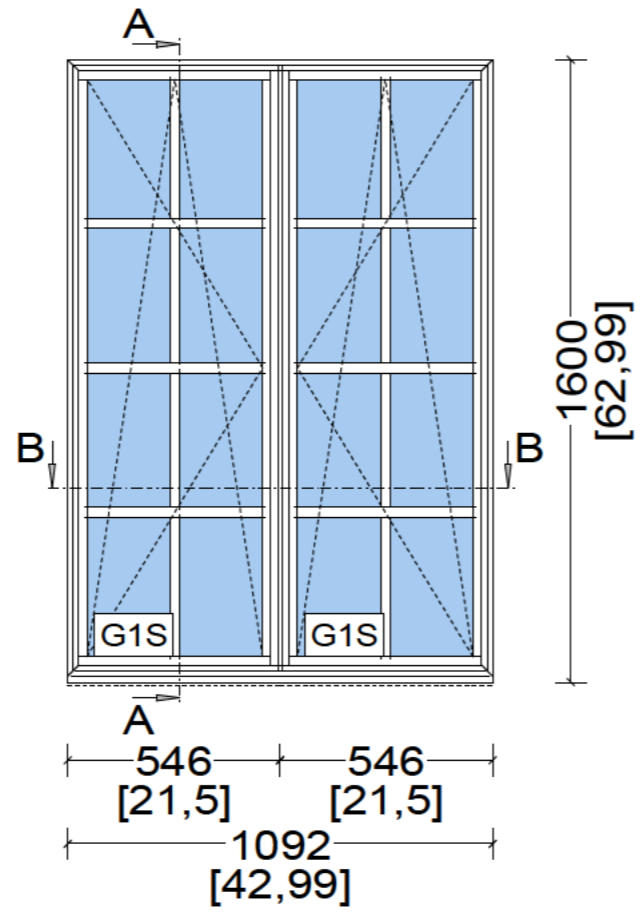
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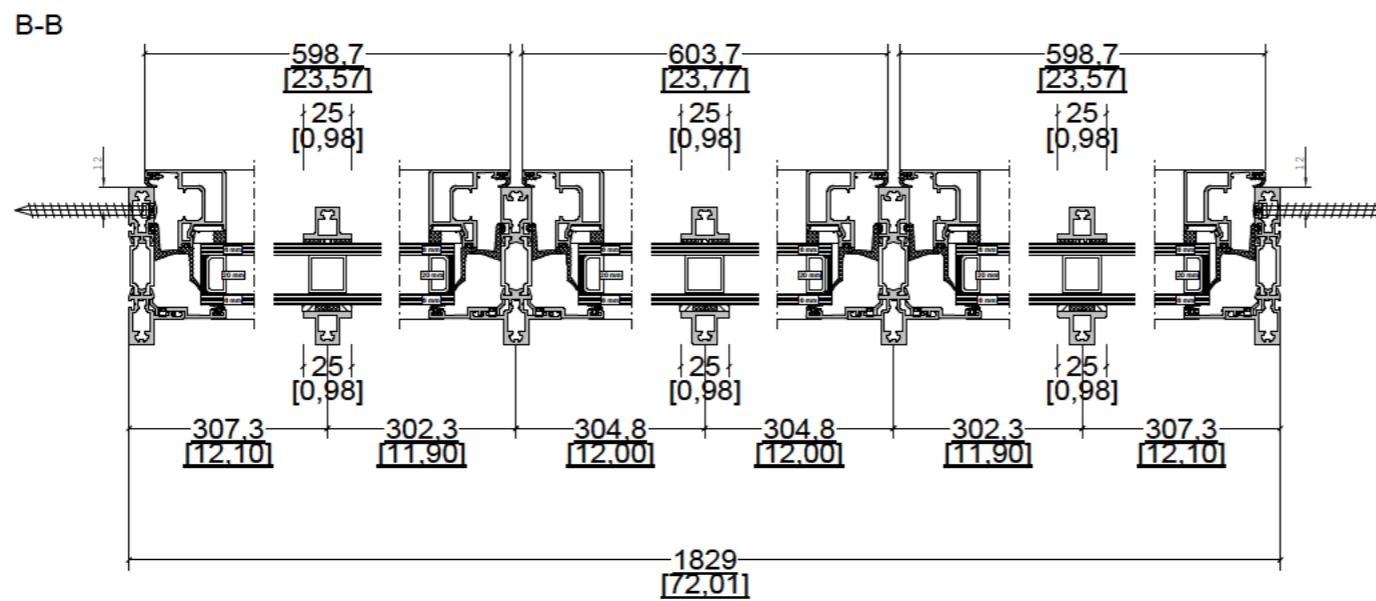
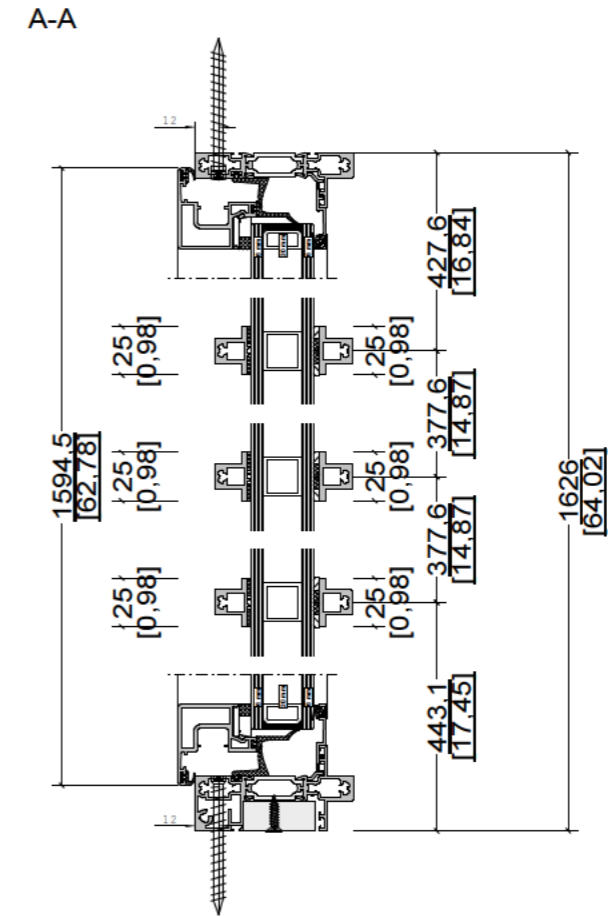
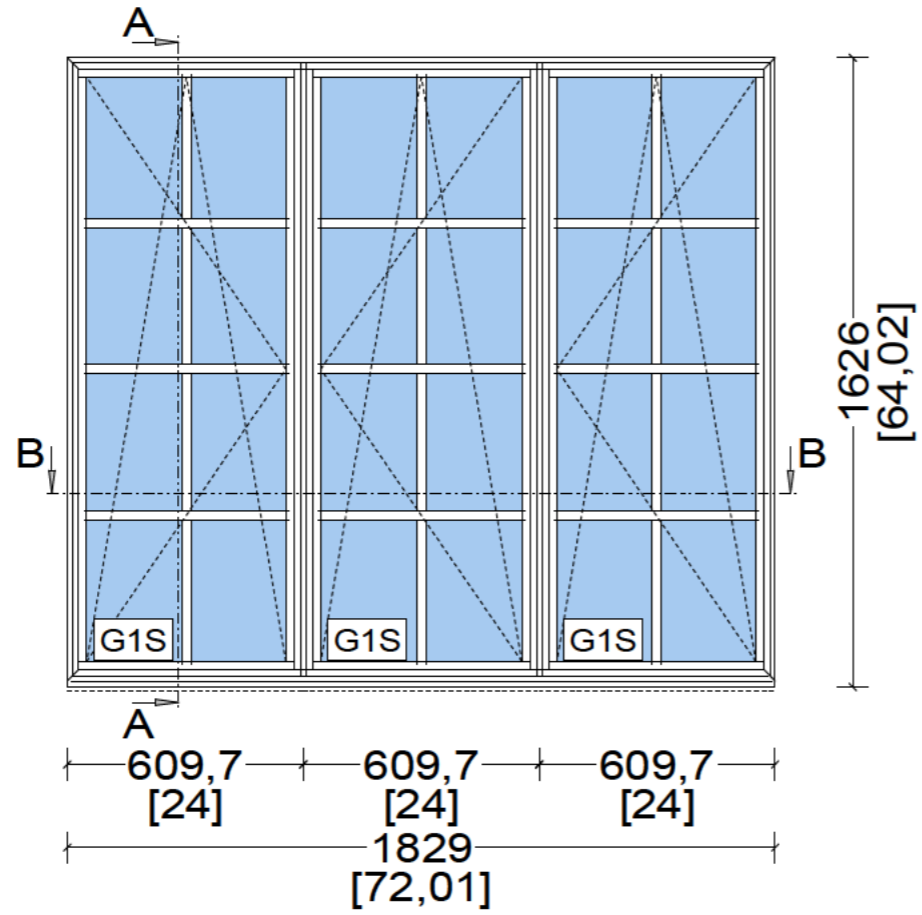
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 Exterior View



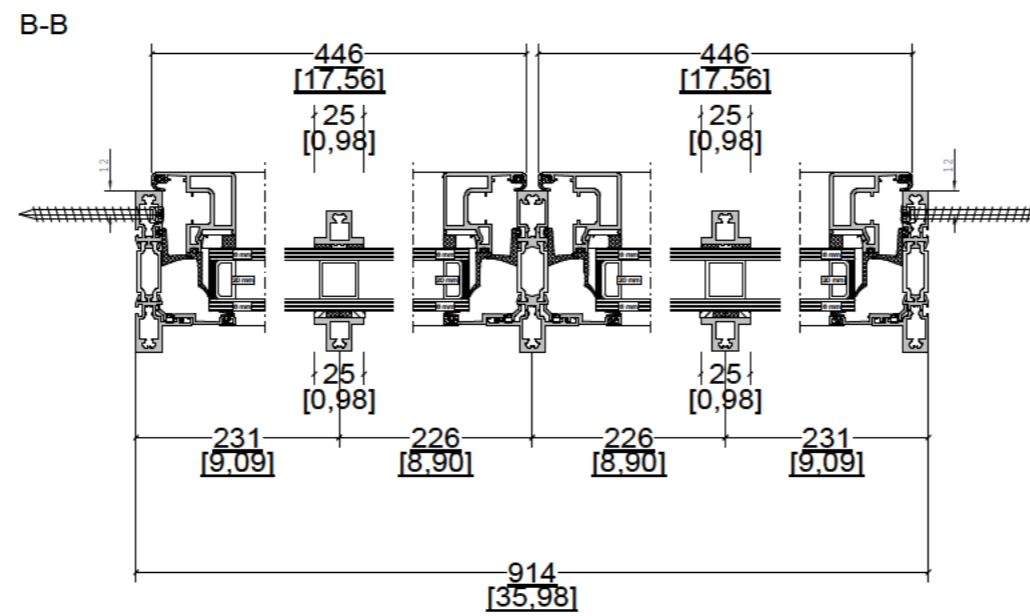
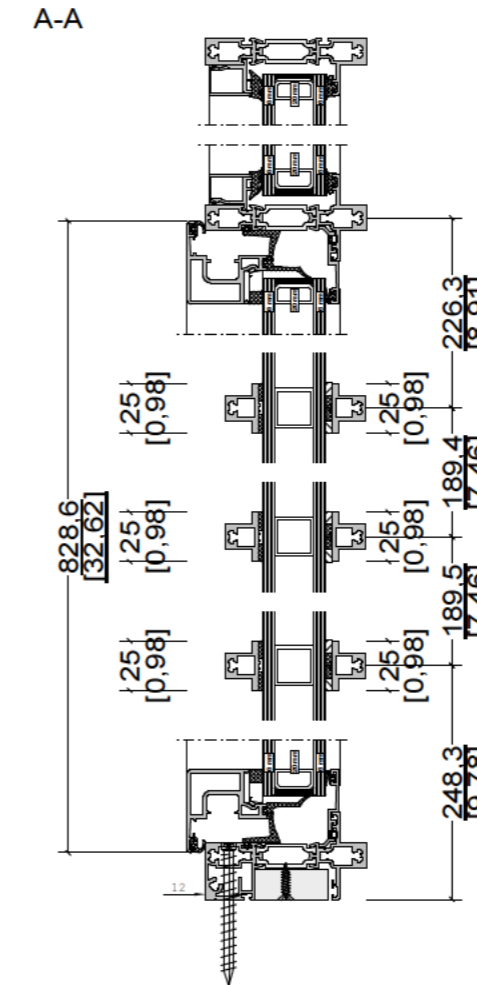
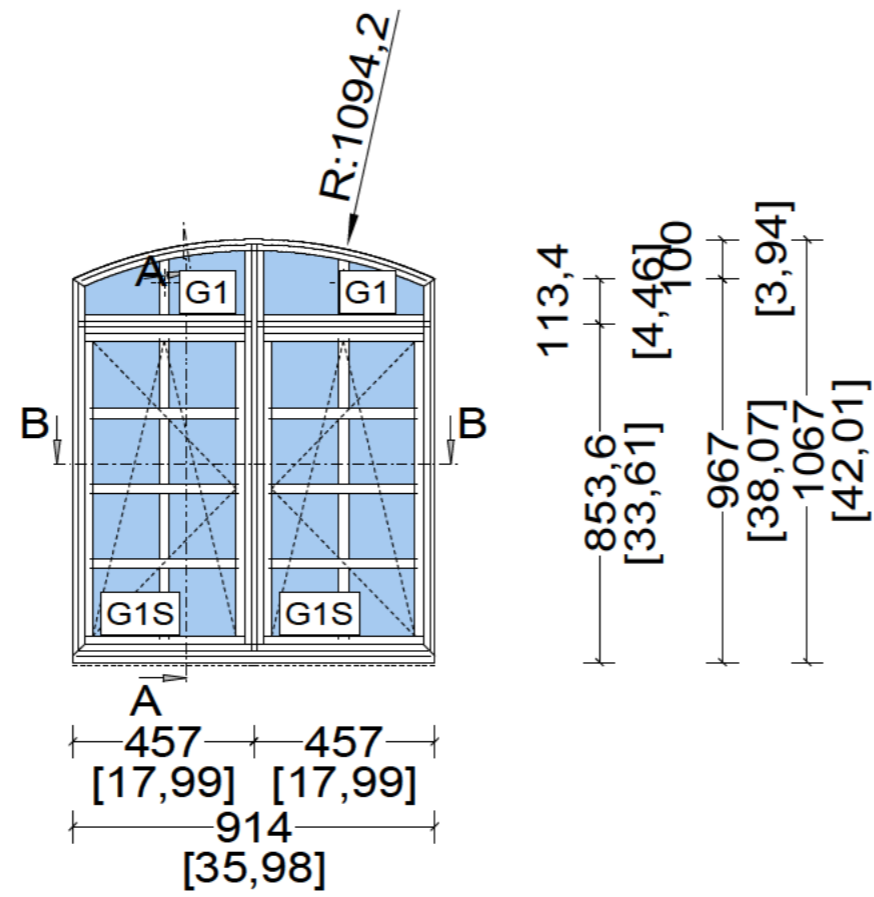
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Exterior View



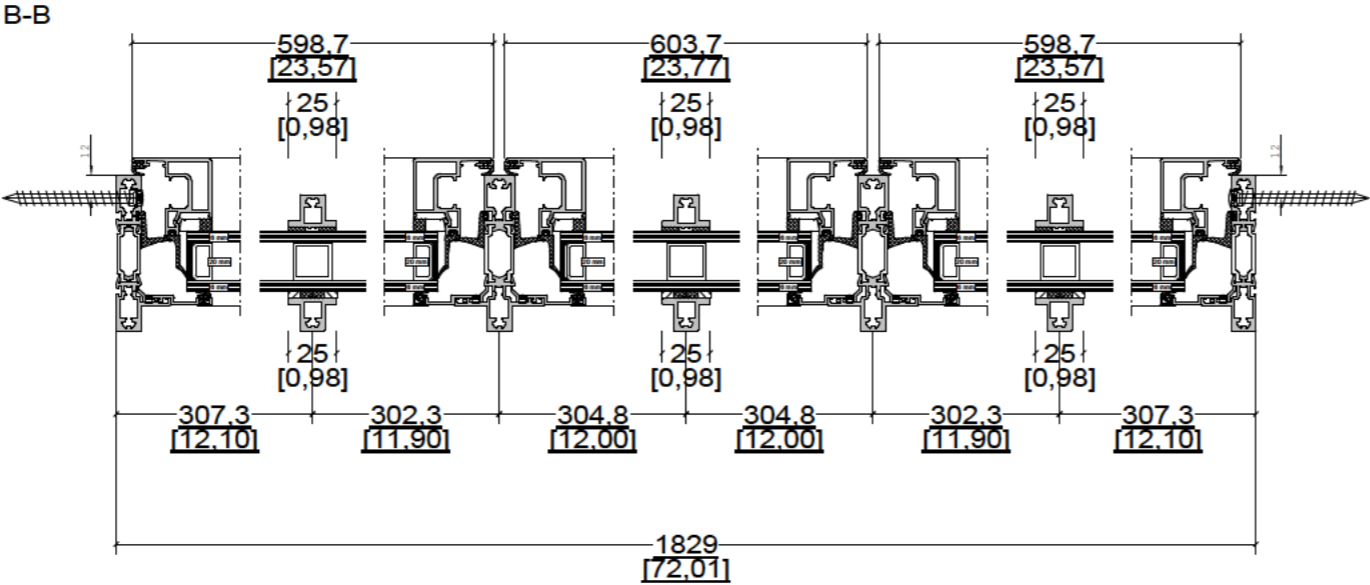
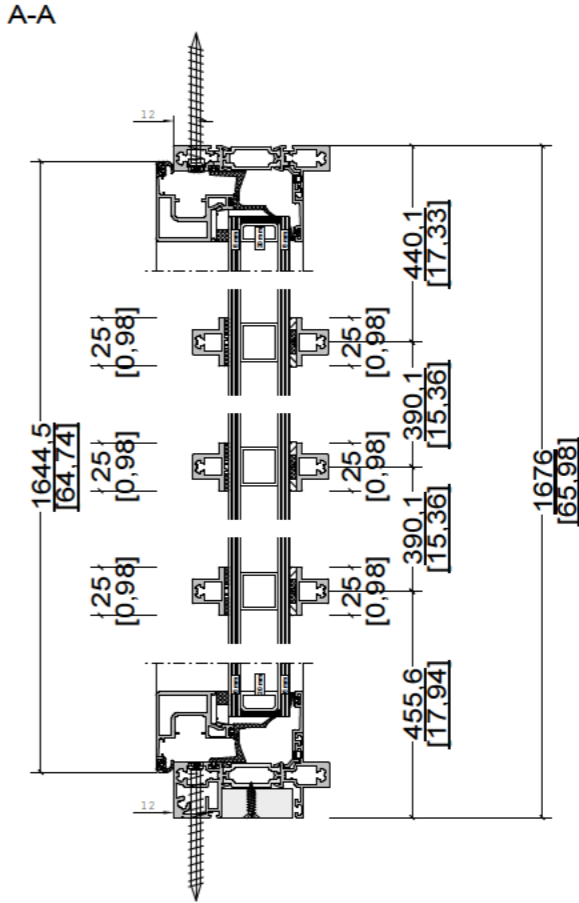
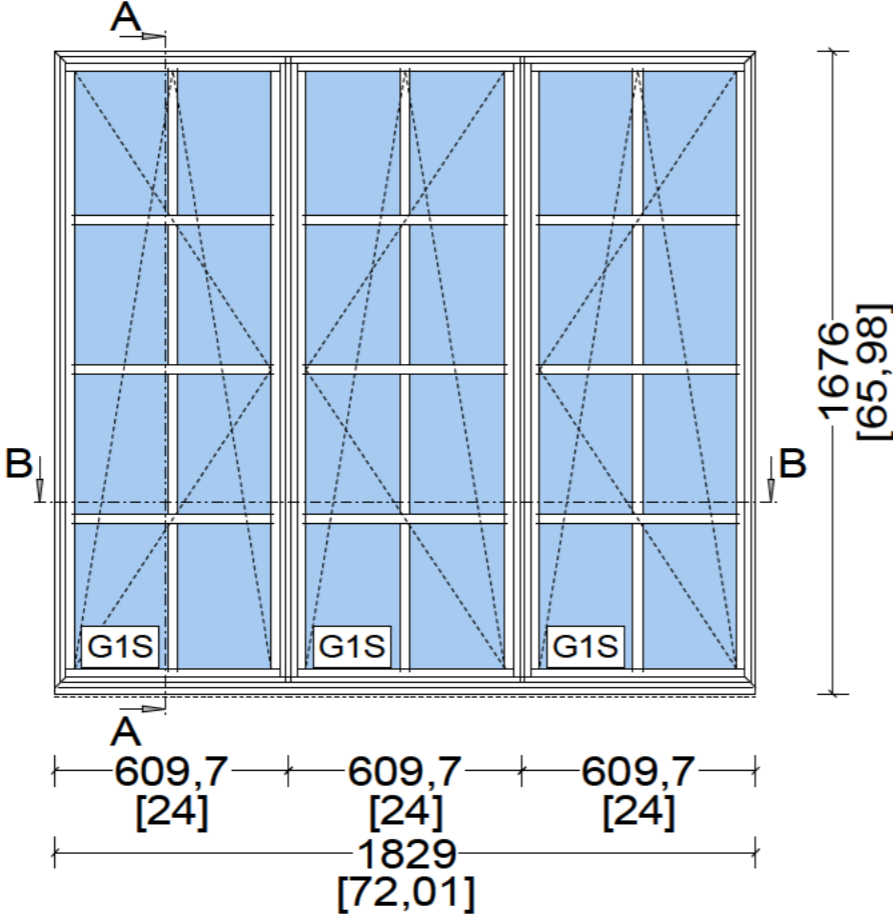
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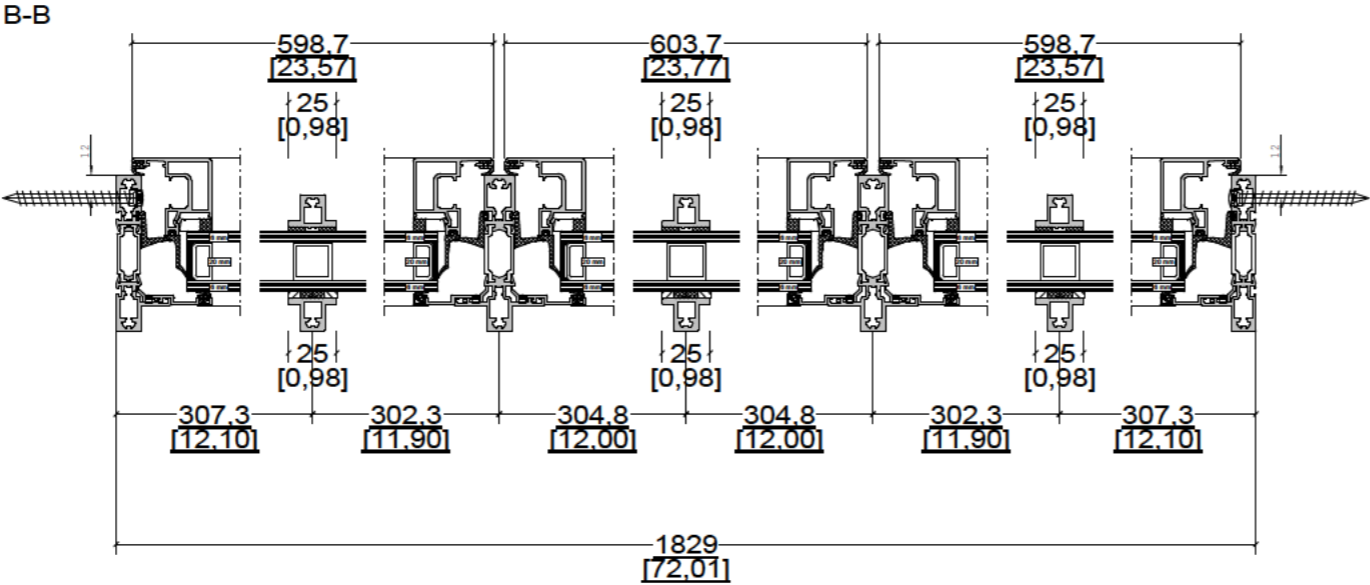
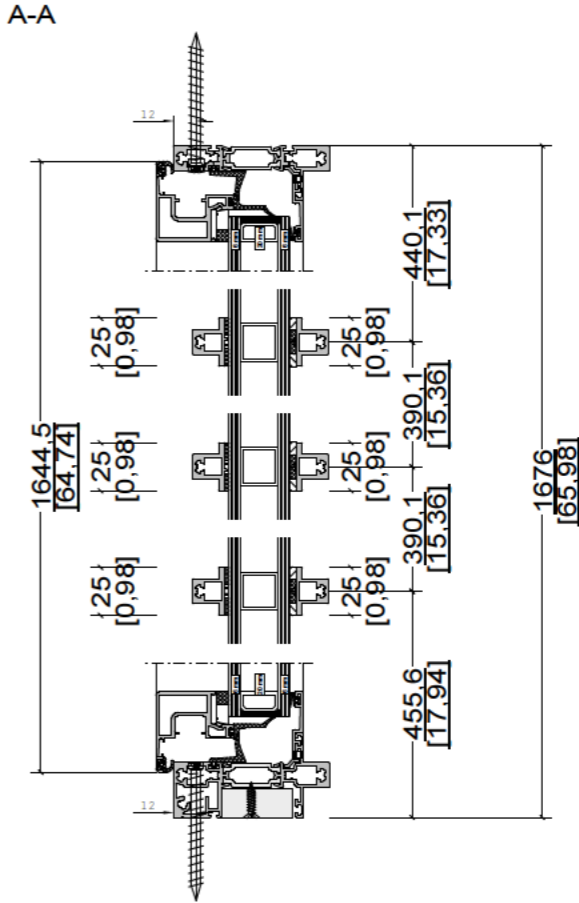
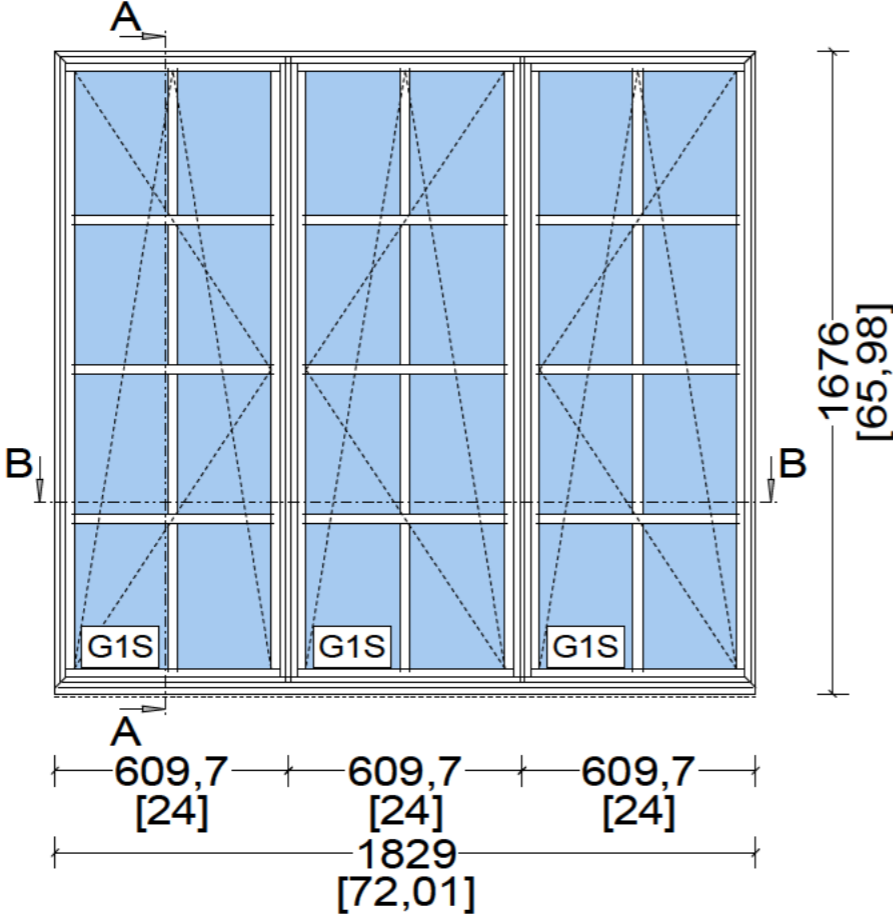
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 Exterior View



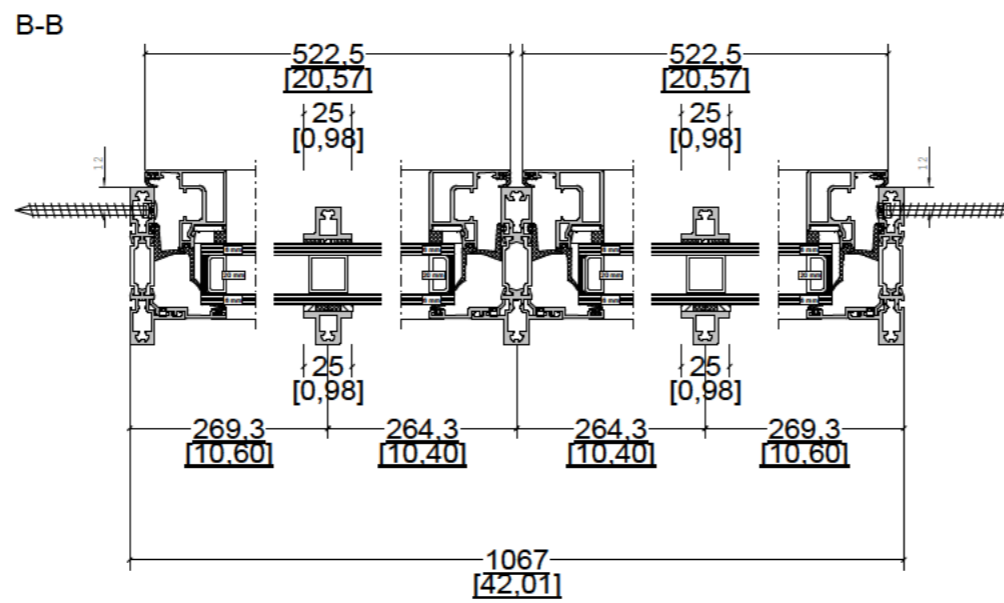
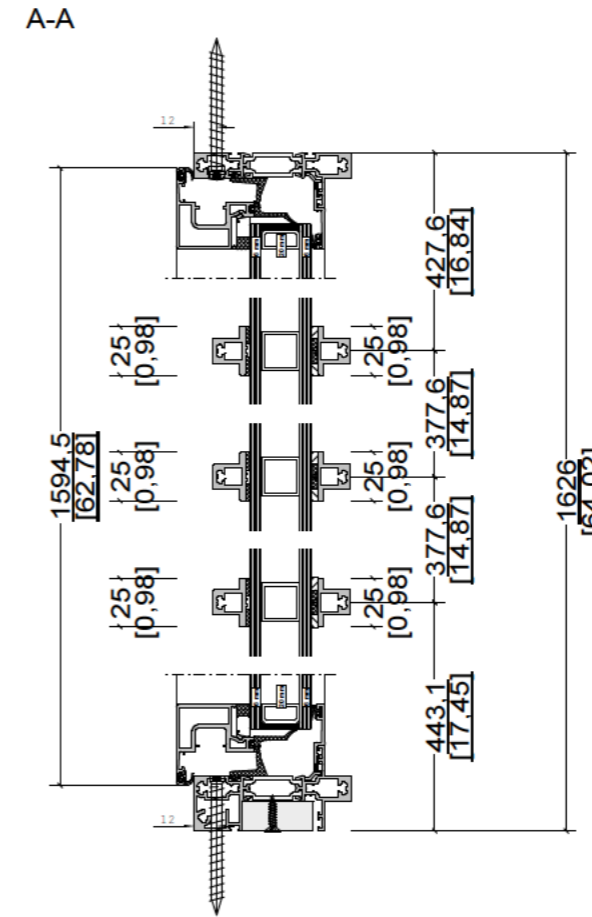
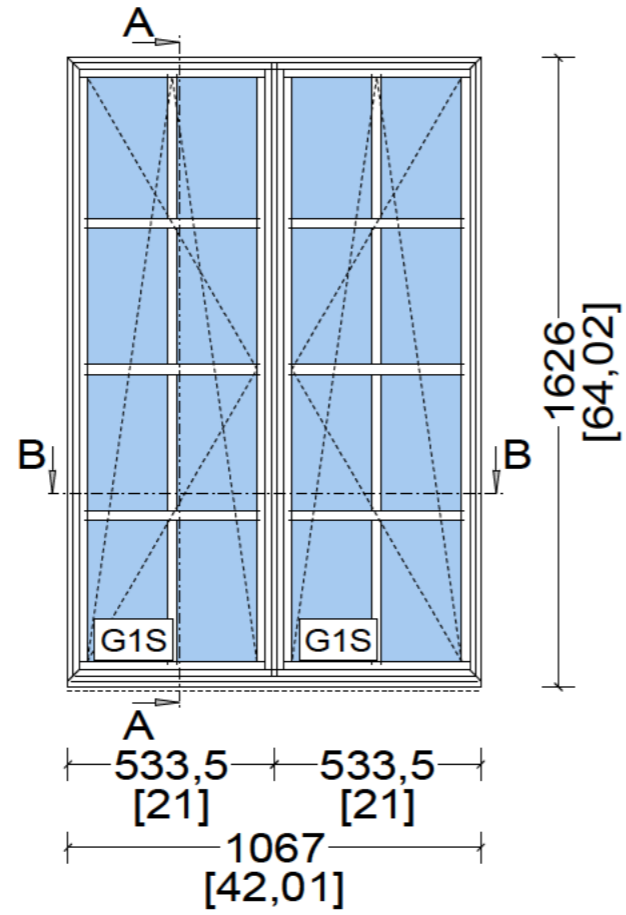
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Exterior View



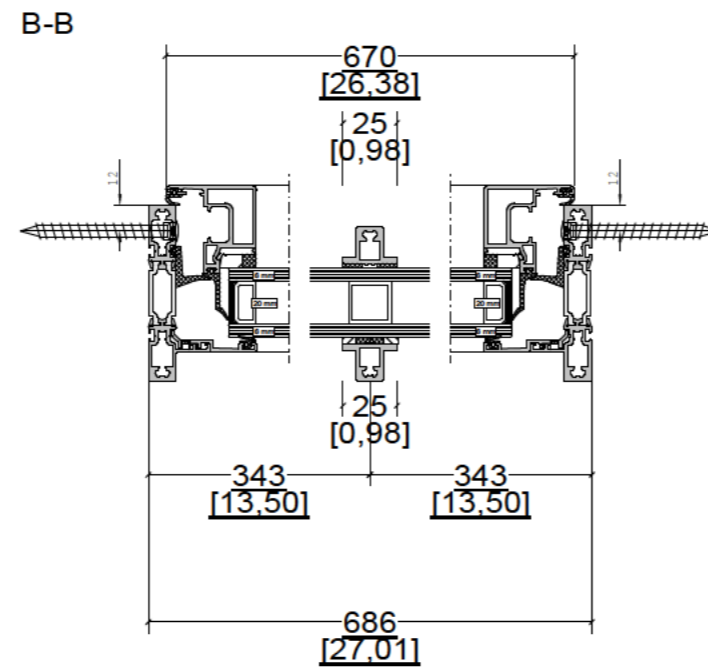
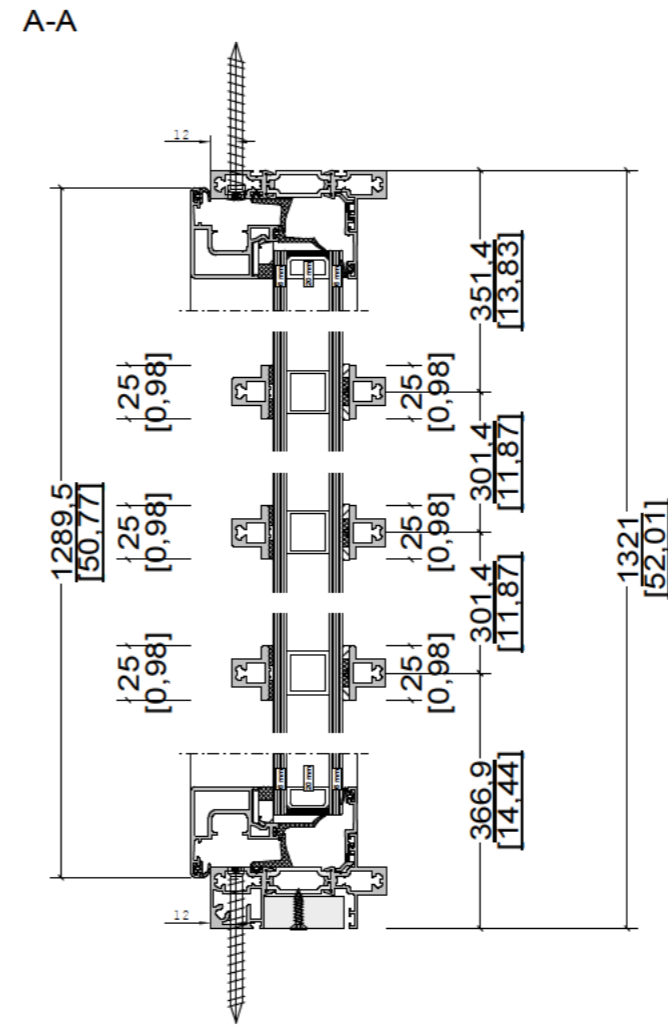
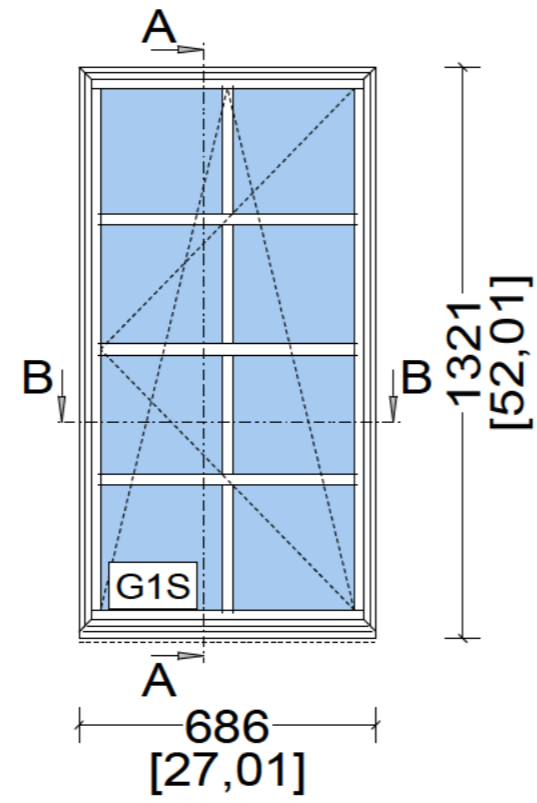
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Exterior View



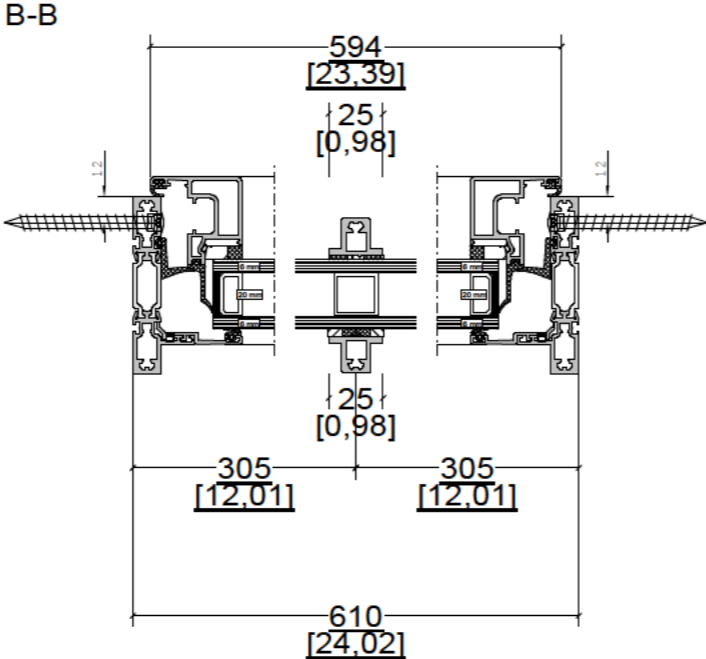
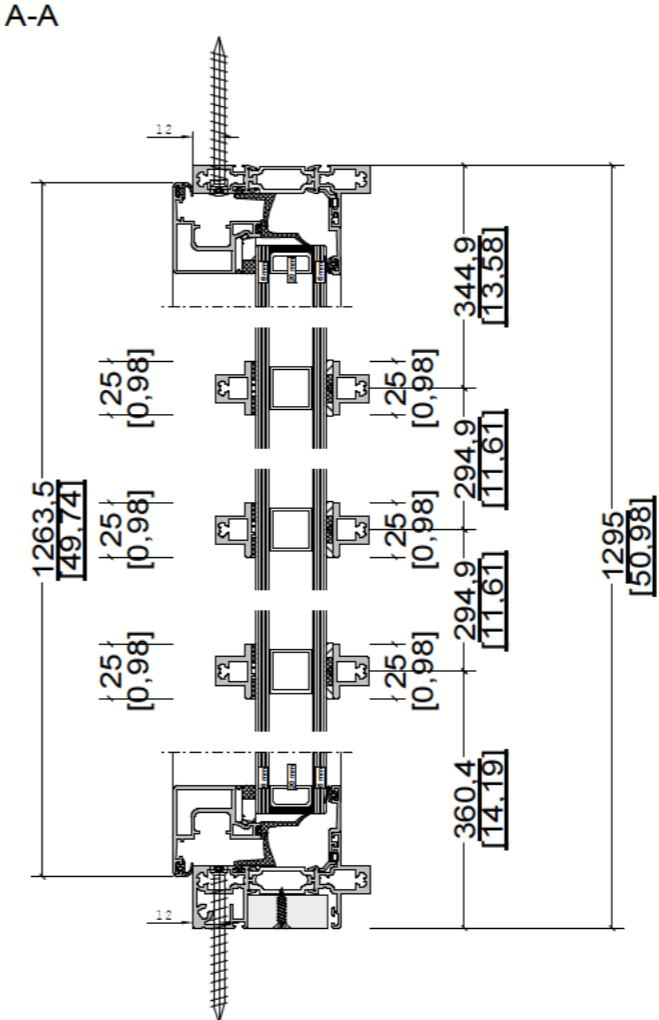
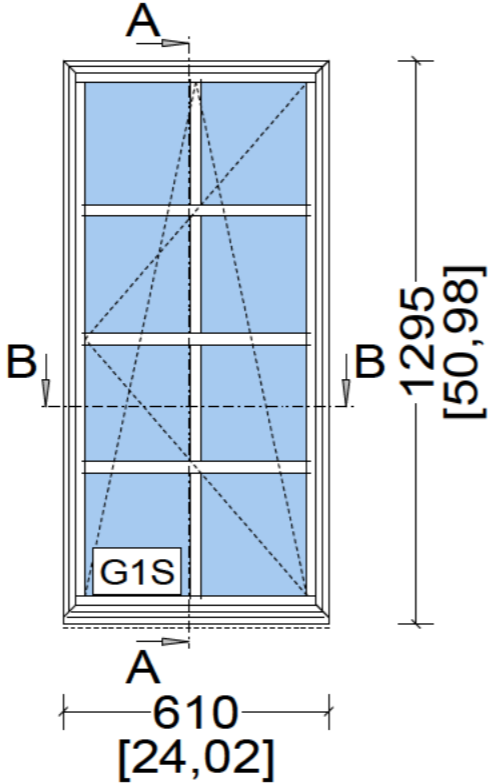
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 Exterior View



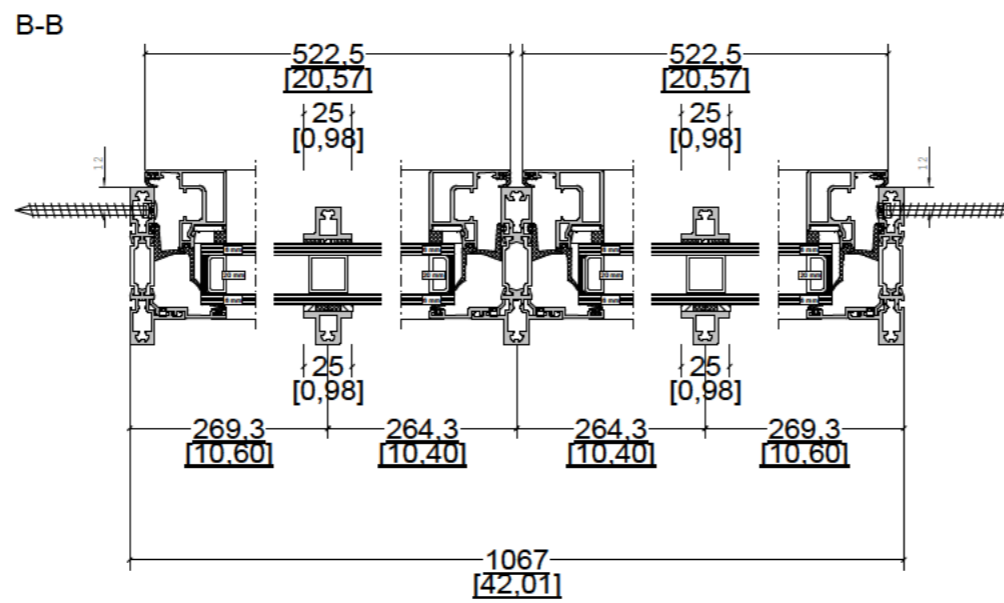
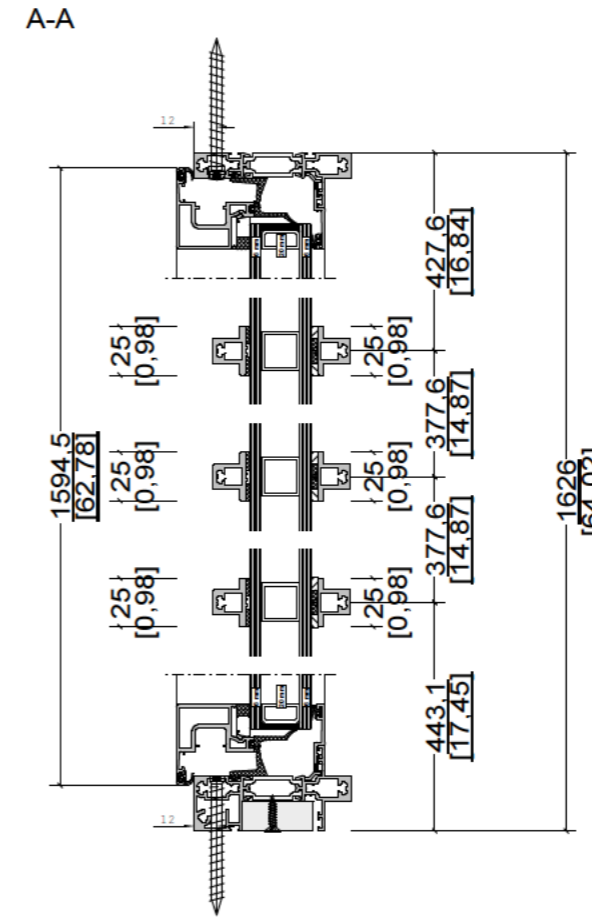
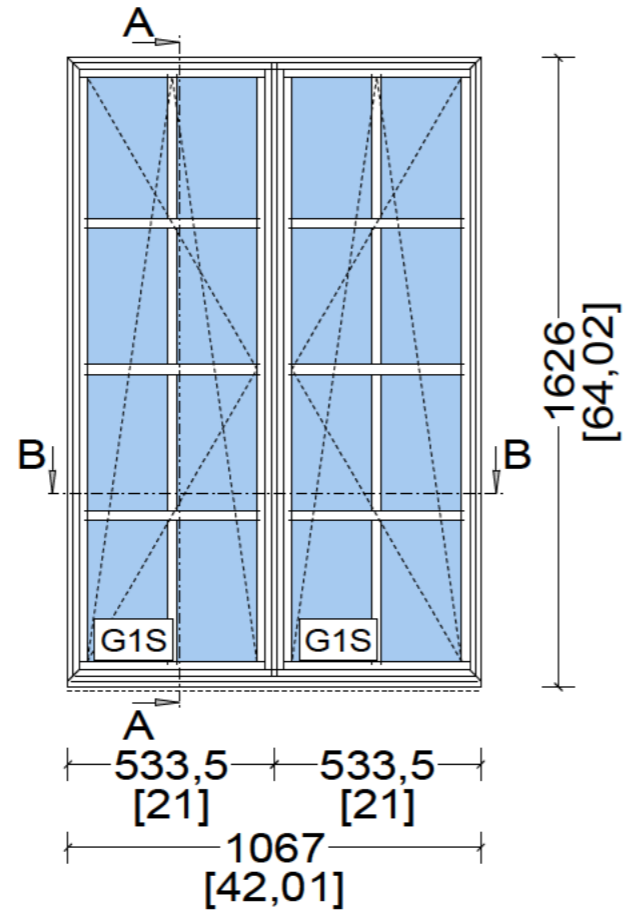
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Finish: RAL 9005, 30, 5903A90050S70
Job: 419 Sheridan Residence B
Quotation Number: 9587_1B_2025
Exterior View



Pos. 012 - His dressing, Quantity: 1
Finish: RAL 9005, 30, 5903A90050S70
Job: 419 Sheridan Residence B
Quotation Number: 9587_1B_2025
Exterior View



Pos. 013 - His dressing, Quantity: 1
 Finish: RAL 9005, 30, 5903A90050S70
 Job: 419 Sheridan Residence B
 Quotation Number: 9587_1B_2025
 Exterior View



HPC Monthly Communications Ideas – January 5, 2026

1. 615 Elm Street – Landmark Status
2. Architects and contractors who specialize in restoring vintage homes
3. Winnetka Preservation Award recipients’ testimonials for preservation
4. Solid Rock House, 82 Essex – materials reuse and architectural archiving
5. 1207 Whitebridge Hill Road – Landmark Nomination
6. Historic Home Preservation tools
7. Children’s architectural activities
8. Winnetka Historical Society architectural listing
9. Guest spot at farmer’s market for outreach
10. Addition to Crow Island School, a historically and architecturally significant property
11. Availability of information on homes at Winnetka Historical Society