

Adopted on January 5, 2025

**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 Zaransky

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
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