

Adopted on April 6, 2026

**HISTORIC PRESERVATION COMMISSION  
MARCH 2, 2026 MEETING MINUTES**

**Members Present:**

Jack Coladarci, Chairman  
Chris Enck  
Beth Ann Papoutsis  
Joseph Stuart  
Patti Van Cleave  
Paul Weaver  
Anna Wisniewski

**Members Absent:**

None

**Non-Voting Members Present:**

Scott Myers

**Junior Commissioner Present:**

Louis Zaransky

**Village Staff:**

Christopher Marx, Associate Planner

**Call to Order & Roll Call:**

Roll call was taken of the Commission Members present. Chairman Coladarci called the meeting to order at 7:04 p.m.

**Public Comment:**

No public comment was made at this time. Mr. Marx confirmed one written comment was received.

**Approval of Minutes:**

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the February 2, 2026 meeting minutes. A motion to approve the February 2, 2026 minutes was made by Ms. Van Cleave and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 7 to 0:

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

NAYS: None

NON-VOTING: Myers, Zaranski

**Alterations to Locally Designated Landmarks:**

**a. Case No. 25-11-HPC - 419 Sheridan Road: Advisory review of proposed alterations to 419 Sheridan Road, a locally designated landmark. This item was continued from the February 2, 2026, Historic Preservation Commission meeting. The Applicant is requesting this item be continued to the April 6, 2026, Historic Preservation Commission meeting.**

Chairman Coladarci asked for a motion to continue the item to the April 6, 2026 meeting. A motion was not made and a vote was taken which unanimously passed, 7 to 0:

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

NAYS: None

NON-VOTING: Myers, Zaranski

The Commission took no action on this item.

**Demolition Permit Applications:**

**a. Case No. 26-04-HPC - 795 Pine Street: Review of the demolition permit application submitted for the single-family residence at 795 Pine Street.**

Chairman Coladarci noted an email was received on this item and provided to the Commission. Mr. Marx identified the property owners along with its location, size and zoning classification with a construction date of 1928 with subsequent alterations he identified. He stated the property does not appear on the Illinois Historic Structures

1 Listing and the Historical Society indicated that the property has architectural significance with one public  
2 correspondence received after the agenda packet was published. He confirmed there are no other demolition  
3 permits on this side of the block and asked if there were any questions.  
4

5 Chairman Coladarci referred to page 9 and stated the property address should be corrected. Mr. Marx confirmed  
6 the correction. No additional comments were made at this time.  
7

8 Chairman Coladarci asked for the applicant's presentation. Alan McNea, the property owner, described the  
9 features of the older brick home which he did not consider to have historical value with regard to its materials. He  
10 stated the home cannot be rehabbed and it is located on a slab and has small square footage. Mr. McNea  
11 described the outdated interior and the garage's condition and noted the home has been unoccupied for a while.  
12 Chairman Coladarci asked Mr. McNea if he was aware of the home's architect and if the home was listed on the  
13 MLS. Mr. McNea responded he did not and the previous owners owned the home for a long time. He stated the  
14 new home would be a spec home which would measure 3,400-3,800 square feet. Mr. McNea stated he did not  
15 know the current home's square footage and noted the homes to the west are newer homes.  
16

17 Chairman Coladarci asked if there were any other questions. Ms. Papoutsis asked if the new home would have a  
18 similar footprint. Mr. McNea responded it would not. Mr. Stuart asked if the garage would be separate. Mr. McNea  
19 responded the home would have an attached garage and described the chopped up nature of the home's interior.  
20 No additional questions were raised at this time.  
21

22 Chairman Coladarci called the matter in for discussion and asked the Commission Members if they felt an HAIS was  
23 necessary. Ms. Van Cleave referred to the information obtained on the impressive architect, George Nimmons,  
24 from the Historical Society. Chairman Coladarci referred to the three homes Mr. Nimmons constructed in the  
25 Village and the amount of information available on him online, the Sears homes he constructed and the home's  
26 prior owners. Mr. Enck referred to the Historical Society's comments that additional research may be warranted.  
27 The Commission Members discussed whether a Historical Society member could visit the home. The Commission  
28 Members then discussed at length whether the home warranted an HAIS and determined the home did not. Ms.  
29 Papoutsis then acknowledged the public comment received from the neighbor and commented on the home's  
30 history. No additional comments were made at this time.  
31

32 Chairman Coladarci then asked for a motion for an HAIS. No motion was made. He then asked for a motion to  
33 approve the demolition without delay for 795 Pine Street. A motion to approve the demolition was made by Ms.  
34 Van Cleave and seconded by Mr. Enck with a request to ask the Historical Society to obtain photos from the MLS to  
35 add to the home file. A vote was taken and the motion unanimously passed, 7 to 0:

36 AYES: Coladarci, Enck, Papoutsis, Stuart, Van Cleave, Weaver, Wisniewski

37 NAYS: None

38 NON-VOTING: Myers, Zaranski  
39

40 **Other Business:**

41 a. April 6, 2026 Meeting – Quorum Check.

42 The Commission Members discussed their availability. Mr. Marx informed the Commission Members of the April  
43 2026 agenda items.  
44

45 b. 2025 Preservation Awards.

46 Ms. Van Cleave provided two plaque samples to the Commission for their review. The Commission Members  
47 discussed possible alterations in detail and the manufacturer's contract in terms of rights to the design. Mr. Marx  
48 referred to the Commission's previous discussion to not include the year on the plaques so that they can be used  
49 in upcoming years. The Commission Members confirmed they would prefer the plaques have a matte finish with  
50 the color to match at the manufacturer's discretion. Mr. Marx confirmed he would clarify the contract's language.  
51

52 Mr. Marx provided an update with regard to the preservation awards and referred to the previous discussion with  
53 regard to modifying the categories, adding a category for stewardship and adjustments/clarifications to the new

1 construction category. He also stated if modifications are to be made, the discussions would have to take place  
2 relatively soon to apply to the next presentation year. Mr. Marx referred to the home which received the GFA  
3 bonus and noted interior renovations are not considered. He asked the Commission Members to solicit whether  
4 they are aware of any projects worth submitting. Mr. Marx stated he would prefer for the language for the  
5 category amendments to come from the Commission Members. Mr. Enck suggested the discussion include  
6 amendments for next year's awards and that the categories did not need to be tweaked for this year's awards. Mr.  
7 Marx referred to possible upcoming demolition permit applications. He asked the Commission Members to think  
8 about the criteria for the stewardship category and the language to be articulated in the nomination form.  
9

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

11 Mr. Marx provided an update with regard to restarting the trolley tours. He asked the Commission Members to  
12 consider another time of year for the tour other than May. Mr. Marx also stated he would discuss scheduling with  
13 the Historical Society. The Commission Members discussed charging a small amount to cover the cost of the tour.  
14

15 Mr. Marx referred to the Crow Island article prepared by Ms. Van Cleave and asked if there were any other  
16 contributions to be made for future publications. Chairman Coladarci suggested conducting a survey to consider  
17 having the Commission Members operate the trolley tour in the fall. Mr. Marx responded he would have to  
18 coordinate with Josie. Ms. Van Cleave suggested the Commission Members consider the tour content.  
19

20 Ms. Papoutsis stated she would like to note for the record for her comment to reflect that she would have voted  
21 no, after further thought, for the motion to allow the demolition of 795 Pine to proceed without delay. The vote  
22 was not be retaken.  
23

24 Adjournment:

25 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Enck and seconded by  
26 Mr. Weaver. A vote was taken and the motion unanimously passed, 7 to 0:

27 AYES: Coladarci, Enck, Papoutsis, Stuart, Van Cleave, Weaver, Wisniewski

28 NAYS: None

29 NON-VOTING: Myers, Zaranski

30 The meeting adjourned at 8:12 p.m.  
31

32 Respectfully submitted,

33  
34 Antionette Johnson

35 Recording Secretary  
36