

**HISTORIC PRESERVATION COMMISSION  
APRIL 6, 2026 MEETING MINUTES**

**Members Present:**

Jack Coladarci, Chairman  
Beth Ann Papoutsis  
Joseph Stuart  
Patti Van Cleave  
Paul Weaver

**Members Absent:**

Chris Enck  
Anna Wisniewski

**Non-Voting Members Present:**

Scott Myers

**Junior Commissioner Present:**

Louis Zaransky

**Village Staff:**

Christopher Marx, Associate Planner  
Scott Mangum, Community Development Director

**Call to Order & Roll Call:**

Chairman Coladarci called the meeting to order at 7:07 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 additional comments were received.

**Approval of Minutes:**

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the March 2, 2026 meeting minutes. A motion to approve the March 2, 2026 minutes was made by Mr. Weaver and seconded by Ms. Van Cleave. A vote was taken and the motion unanimously passed, 5 to 0:

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

NAYS: None

NON-VOTING: Myers, Zaransky

**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 March 2, 2026 Historic Preservation Commission meeting. The Applicant is requesting this item be continued to the May 4, 2026 Historic Preservation Commission meeting.

Mr. Marx informed the Commission that the applicant requested another continuation of the item.

**Demolition Permit Applications:**

a. **Case No. 26-06-HPC - 512 Chestnut Street:** Review of the Demolition permit application submitted for the Post Office building at 512 Chestnut Street.

Mr. Marx identified the Village as the property owner, the property's location, size and zoning classification with a construction date of 1958 and subsequent alterations. 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 no public comments were received. He noted the Village has not submitted a permit for the post demolition site with the Village's Assistant Engineer, Obaid Khalid, providing additional information relating to post demolition plans. Mr. Marx then asked if there were any questions.

Chairman Coladarci also asked if there were any questions. No questions were raised at this time. Obaid Khalid, Assistant Village Engineer, summarized the request which included several options for the site and noted the

1 existing building had environmental issues. He stated it was determined it would be best to demolish the building  
2 and temporarily restore the site with a grass island and while the Village determines what to ultimately do with the  
3 site. Mr. Khalid described the items which would be included on the temporary site restoration and estimated the  
4 timeline for demolition, site restoration, and sod installation to occur by the summer.  
5

6 Chairman Coladarci asked if there were any other questions. Mr. Stuart questioned parking previously used by post  
7 office employees. Mr. Khalid responded parking and the parking lot would remain unimpacted. No additional  
8 questions were raised at this time.  
9

10 Chairman Coladarci asked for public comment. No comments were made at this time.  
11

12 Susan Benjamin was in attendance and questioned whether the property had any historical background. Chairman  
13 Coladarci confirmed that the preliminary review did provide some history and community importance of the site.  
14 Ms. Benjamin then described the 1950's modern building which was part of an organization of structures including  
15 the Village Hall. She commented the grouping is important and suggested an HAIS be done to document the  
16 building and site. Mr. Weaver confirmed limited information was received in that the government specifications  
17 for the post office dictated a lot of the building's architecture and that it may not be worth looking into it more.  
18 Ms. Benjamin responded that there was sufficient reason to further document the site and the structure. Mr. Marx  
19 referred to the Historical Society's findings on page nos. 15 and 16 which summarized their conclusions. Ms.  
20 Benjamin provided additional information with regard to the decision to build the post office on this site in the  
21 1950's.  
22

23 Chairman Coladarci stated the documentation on the site appeared to be complete. Ms. Van Cleave agreed with  
24 Chairman Coladarci's comments. No additional questions were raised and no additional public comment was made  
25 at this time. Chairman Coladarci called the matter in for discussion.  
26

27 Chairman Coladarci asked the Commission Members if they felt an HAIS is necessary. Ms. Papoutsis stated a  
28 comprehensive report should be considered. Mr. Myers described the building as a warehouse on a slab and if  
29 there is a desire to have a study done, it should be separate from the demolition request so as not to delay the  
30 process. Chairman Coladarci stated the building's history has been picked up by other means. The Commission  
31 Members discussed various aspects of the building and site. Ms. Van Cleave stated it would not benefit the Village  
32 for the process to be delayed and whether the community would benefit from a study is for the Commission to  
33 decide. Mr. Marx informed the Commission that the Historical Society asked about availability in terms of  
34 accessing the building and stated interior photos can be provided to them.  
35

36 Chairman Coladarci asked for a motion to request an HAIS. Ms. Papoutsis asked if the Commission could specify for  
37 an HAIS to be done without delaying the demolition. Mr. Marx stated that while this issue came up before, the  
38 code is not written to provide for that. Mr. Myers suggested the Commission ask the Historical Society to provide  
39 additional documentation of the site to be kept in their records. Mr. Marx advised the Commission of the cost of a  
40 preliminary review and stated he would discuss whether additional information can be obtained from Megan  
41 McChesney. He also clarified the Commission's request.  
42

43 Chairman Coladarci asked for a motion to request a formal HAIS. No motion was made. Mr. Marx stated the  
44 Commission has to allow for the demolition to proceed without delay with additional information to be obtained.  
45 Chairman Coladarci then asked for a motion to approve the demolition permit without delay. A motion as stated  
46 by Chairman Coladarci was made, Mr. Weaver moved Ms. Van Cleave second. A vote was taken and the motion  
47 unanimously passed, 5 to 0:

48 AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Weaver  
49 NAYS: None  
50 NON-VOTING: Myers, Zaransky  
51

52 **Historical Architectural Impact Studies (HAIS)**

1 a. **Case No 2026-02-HPC - 1161 Pine Street: Review of the Historic Architectural Impact Study (HAIS)**  
2 **attached to the Demolition permit for the single-family residence at 1161 Pine Street.**

3 Mr. Marx stated an HAIS was received from Benjamin Historic Certifications and summarized the Commission’s  
4 previous consideration of the matter. He noted one additional public comment was received and included in the  
5 agenda packet. Mr. Marx stated the Historical Society’s findings determined that the HAIS is thorough and  
6 complete and the property has historical significance. He then asked if there were any questions. No questions  
7 were raised at this time.  
8

9 Susan Benjamin identified the property’s location, photos and site plan. She described the landscape as  
10 complimentary to the home. Ms. Benjamin provided information on William Brooks Molten and summarized his  
11 contributions to the Village. She went on to summarize the report’s findings in detail including the home’s  
12 occupants, the home’s interior and exterior detailing. Ms. Benjamin concluded it was a very pleasant home for  
13 many families who made contributions to the Village and Chicago for which they should be celebrated.  
14

15 Chairman Coladarci asked if there were any questions and described the report as fascinating. He then asked for  
16 the applicant’s presentation. Mark Gent, the property owner, asked the Commission Members if they had any  
17 questions. No questions were raised at this time.  
18

19 Chairman Coladarci referred to the findings and asked the Commission Members if they found the HAIS complete.  
20 The Commission Members found the HAIS to be complete. Chairman Coladarci then asked for a motion to find the  
21 HAIS complete. A motion was made by Ms. Van Cleave to find the HAIS for 1161 Pine Street complete. Ms.  
22 Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

- 23 AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Weaver
- 24 NAYS: None
- 25 NON-VOTING: Myers, Zaransky
- 26

27 Chairman Coladarci read additional findings with regard to the building’s architectural or historical significance or  
28 to delay demolition. He asked for a motion to delay demolition. No motion was made. Chairman Coladarci then  
29 asked for a motion to find the building does not have sufficient architectural or historical significance and to grant  
30 demolition without delay. A motion as stated by Chairman Coladarci was made by Ms. Van Cleave. Ms. Papoutsis  
31 referred to the Historical Society’s findings that the home is significant. Ms. Van Cleave provided additional  
32 commentary on the home which she described as being in good shape and that she would be sorry to see the  
33 home torn down. Mr. Weaver stated there have been other homes that were deemed more significant and  
34 warranted a demolition delay. Chairman Coladarci stated a demolition delay would not change the outcome. Mr.  
35 Weaver then seconded the motion. A vote was taken and the motion unanimously passed, 5 to 0:

- 36 AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Weaver
- 37 NAYS: None
- 38 NON-VOTING: Myers, Zaransky
- 39

40 b. **Case No. 26-05-HPC - 555 Walnut Street: Review of the Historic and Architectural Impact Study (HAIS)**  
41 **attached to the Historically and Architecturally Significant Maximum Building Size Bonus application submitted**  
42 **for the single-family residence at 555 Walnut Street.**

43 Mr. Marx summarized the historical and architecturally significant maximum GFA bonus application submitted by  
44 the property owners. He identified the property’s location, size and zoning classification with a construction date  
45 of 1923 and subsequent alterations which he described. Mr. Marx stated the property does not appear on the  
46 Illinois Historic Structures Listing with the Historical Society finding that the property has architectural and  
47 historical significance as indicated on the findings included as Attachment B. He summarized the maximum GFA  
48 allowed if the bonus is allowed. Mr. Marx stated no building permit has been submitted and no public comments  
49 were received. He then asked if there were any questions.  
50

51 Ms. Van Cleave asked how often similar applications have come before the Commission. Mr. Marx and the  
52 Commission Members stated there have been four similar applications. No additional questions were raised at this  
53 time.

1  
 2 Jeanne Sylvester of Benjamin Historic Certifications summarized the HAIS for the Commission including identifying  
 3 the property ownership history, modifications, the architect, internal and external photos. She concluded by  
 4 describing the home as lovely, stately and beautifully maintained. Ms. Sylvester and the Commission Members  
 5 commented on the architect with whom they are not familiar. Ms. Van Cleave clarified the Winnetka  
 6 Congregational Church was founded in 1874.

7  
 8 Chairman Coladarci read the findings with regard to the maximum building size GFA bonus. He then asked for a  
 9 motion to find the HAIS complete. A motion to find the HAIS complete was made by Ms. Van Cleave and seconded  
 10 by Mr. Stuart. A vote was taken and the motion unanimously passed, 5 to 0:

- 11 AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Weaver  
 12 NAYS: None  
 13 NON-VOTING: Myers, Zaransky

14  
 15 Chairman Coladarci read additional findings with regard to the building’s architectural or historical significance and  
 16 the standards. He then referred to standards (a), (b), and (c) as found in the memo that the Commission Members  
 17 considered. Mr. Marx provided additional information with regard to the suggestions in the memo for features  
 18 identified as the home’s critical features in terms of the GFA bonus approval, and how they would affect future  
 19 modifications to the home. He also provided examples of the features which were identified in the previous GFA  
 20 bonus approvals. The Commission Members stated it would be helpful for the Commission to determine what the  
 21 applicants are attempting to do with their project.

22  
 23 Daniel O’Brien, the property owner, informed the Commission they are attempting to preserve the visual and  
 24 structural integrity of the central unit and keep with the Georgian Revival aesthetic. Mr. Marx referred to page 304  
 25 and the plat-of-survey as well as a photo of the front of the home in the HAIS report. Jeff Harting, the architect,  
 26 referred to an image and an area which would be stepped back and having matching French doors, as well as other  
 27 features he identified. He also described several other details of the work to be done to the home including the  
 28 home definitely having red brick.

29  
 30 The Commission Members discussed the features they deemed to be critical in detail. The Commission Members  
 31 determined the home’s critical features to be as follows in terms of limits on modifications: (1) side-gabled roof of  
 32 the typical Colonial-Georgian style house; (2) front entrance typical of the traditional Colonial-Georgian Revival  
 33 style house; and (3) red brick exterior façade.

34  
 35 Chairman Coladarci asked for a motion to approve the one-time bonus GFA application. A motion was made by Mr.  
 36 Stuart to approve the bonus application and seconded by Ms. Van Cleave. A vote was taken and the motion  
 37 unanimously passed, 5 to 0:

- 38 AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Weaver  
 39 NAYS: None  
 40 NON-VOTING: Myers, Zaransky

41  
 42 **Other Business:**

43 a. May 4, 2026 Meeting – Quorum Check.

44 The Commission Members discussed their availability. Mr. Marx confirmed there would be two demolition permits  
 45 on the agenda.

46  
 47 b. 2025 Preservation Awards – Award Plaque Update.

48 Ms. Van Cleave stated she did not have an update at this time and she is still waiting on an updated template.

49  
 50 c. Monthly Communications for Historic Preservation Commission - Discussion and Content Decision.

51 Mr. Marx provided an update on the article regarding Crow Island School to be published in the quarterly report  
 52 which may be done by the May deadline. He asked if there were any items the Commission Members want to  
 53 include in the next quarterly report. Ms. Papoutsis suggested the 1207 Whitebridge Hill landmark nomination be

1 included. Mr. Marx stated it may have been written about two years ago and the homeowner may have sought the  
2 available tax freeze. He confirmed he would check with Josie with regard to publishing an update. Ms. Papoutsis  
3 referred to mentioning homes which were restored by restoration architects. Mr. Marx asked Ms. Papoutsis to  
4 provide a draft before the next meeting agenda is published.

5  
6 d. HPC Programming Discussion.

7 Ms. Van Cleave provided an update on possible trolley tours and the centennial time capsule opening. She stated  
8 there are walking tours planned which she suggested the Commission help promote.

9  
10 **Adjournment:**

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

13 AYES: Coladarci, Papoutsis, Stuart, Van Cleave, Weaver

14 NAYS: None

15 NON-VOTING: Myers, Zaransky

16 The meeting adjourned at 9:40 p.m.

17  
18 Respectfully submitted,

19  
20 Antionette Johnson  
21 Recording Secretary  
22