

Adopted on June 1, 2026

**HISTORIC PRESERVATION COMMISSION
MAY 4, 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:

Chairman Coladarci called the meeting to order at 7:00 p.m. Roll call was taken of the Commission Members present.

Public Comment:

No public comment was made at this time. Mr. Marx corrected an error in the agenda packet re: 913 Cherry Street and provided a copy of the correct information to the Commission. A gentleman in the audience also provided a letter to the Commission relating to 913 Cherry Street.

Approval of Minutes:

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the April 6, 2026 meeting minutes. Ms. Papoutsis clarified her comment on page 2, line 36. A motion to approve the April 6, 2026 minutes, as amended, was made by Ms. Van Cleave and the motion was seconded. 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, 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 June 1, 2026 Historic Preservation Commission meeting.

Mr. Marx informed the Commission the applicant asked for another continuation.

Demolition Permit Applications:

a. Case No. 26-07-HPC - 1010 Hubbard Place: Review of the demolition permit application submitted for the single-family residency at 1010 Hubbard Place.

Mr. Marx identified the property owners, its location, size and zoning classification with a construction date of 1924 with subsequent alterations which he described. He stated the property does not appear on the Illinois Historic Structures Listing. Mr. Marx stated the Historical Society indicated that the property has architectural significance and noted no public comments were received. He then asked if there were any questions. No questions were raised at this time.

1 Jack Kruszewski of Foxwood Development Group and Ali Akbar, the property owner, introduced themselves to the
2 Commission. Mr. Kruszewski stated while the home is in good shape, it has had significant modifications over the
3 years and was designed by S.S. Beman. He stated they performed due diligence prior to the home's purchase and
4 described the home's interior which he stated is not architecturally significant. Mr. Kruszewski stated the home's
5 exterior changed significantly with the home's footprint doubling in size.
6

7 Chairman Coladarci asked if the home is unusable as is. Ms. Akbar stated there is significant water damage in the
8 basement with the tenant having to leave the home due to the number of problems. She stated modifying the
9 home would have presented a massive investment. Ms. Akbar stated she loved the Village and historic homes and
10 described the home as unrecognizable as an historic home. She stated the new home would fit in with the
11 neighborhood character and provided a rendering to the Commission and thanked the Commission for their role in
12 saving historic homes. Mr. Kruszewski referred to a statement from the architect with regard to the home.
13

14 Mr. Weaver stated he knew the prior owners and described the home as being in incredible shape although he was
15 not aware of water damage. He asked the applicant to find another home already in distress to tear down. Mr.
16 Myers questioned at what point does a home designed by a significant architect need to be saved when it had
17 undergone significant renovations. Ms. Wisniewski informed the Commission the home was featured on the
18 Historical Society walking tour in the fall and stated the home has Village significance. Mr. Stuart referred to
19 neighboring homes and the challenge to restore the home to its original state. He agreed with the suggestion to
20 find another home to tear down and stated the Village's charm is vanishing.
21

22 Mr. Kruszewski stated while he agreed with the sentiment, the home's layout is inefficient. Mr. Marx referred to
23 the additional materials provided by the applicant. Chairman Coladarci informed the applicant that old homes are
24 expected to have inefficiencies and referred to the number of similar applications presented to the Commission.
25 He asked the applicant to consider alternatives to demolition. Ms. Akbar explained the challenges the home
26 presented in detail as well as their plans to maintain the landscape. Mr. Enck asked Ms. Akbar if she considered
27 interior renovation as opposed to demolition. Ms. Akbar and Mr. Kruszewski explained how it would be
28 prohibitively expensive. Mr. Kruszewski then provided information with regard to his being required to have an
29 HAIS done on a home that was done by S.S. Beman's son and stated they perform a significant amount of due
30 diligence to ensure they are not tearing down a significant home.
31

32 Chairman Coladarci asked if there were any other questions. No questions were raised at this time. He then called
33 the matter in for discussion. Mr. Myers suggested the Commission consider their goal of protecting historic homes
34 as opposed to charming homes. Chairman Coladarci confirmed the Commission realized their goal is to protect
35 architecturally and historically significant homes. Mr. Marx informed the Commission as part of the Foxwood's
36 representation of the property owner he mentioned, a short bio was commissioned of S.S. Beman's son and other
37 properties documented on the North Shore.
38

39 Chairman Coladarci asked for a motion to require an HAIS. Mr. Weaver referred to the Historical Society's
40 comments which identified the home as historic and moved to recommend an HAIS be done for 1010 Hubbard
41 place. Mr. Stuart seconded the motion. Chairman Coladarci questioned whether there was enough information to
42 include in the HAIS to warrant a demolition delay. Mr. Marx noted while most of the discussion related to the
43 home's interior, their focus should be on the home's exterior. Ms. Van Cleave referred to the amount of
44 information available on S.S. Beman and his son and stated she did not believe there was enough left of the
45 home's design to require an HAIS. Mr. Marx explained the timeline in connection with the Commission's request
46 and review of the HAIS and the 270 day delay.
47

48 A vote was taken and the motion passed, 5 to 2:

49 AYES: Enck, Papoutsis, Stuart, Weaver, Wisniewski

50 NAYS: Coladarci, Van Cleave

51 NON-VOTING: Myers, Zaransky
52

1 **b. Case No. 26-08-HPC - 913 Cherry Street: Review of the demolition permit application submitted for the**
2 **single-family residency at 913 Cherry Street.**

3 Mr. Marx identified the property owners, its location, size and zoning classification with an approximate
4 construction date of 1904 with subsequent alterations. He stated the property does not appear on the Illinois
5 Historic Structures Listing. Mr. Marx stated the Historical Society indicated that the property did not have
6 architectural and historical significance and noted no public comments were received. Mr. Marx referred to the
7 corrected Attachment C which he summarized for the Commission and asked if there were any questions.
8

9 Chairman Coladarci also asked if there were any questions. No questions were raised at this time. He then asked
10 for the applicant's presentation.
11

12 Nick Detchev of RWA Homes stated the request is to allow demolition of the home without delay. He referred to
13 letters of support received from the neighbors and noted he initially considered renovation. Mr. Detchev stated
14 the home is not in good enough condition to save and referred to foundation issues with it being impractical to
15 bring the home up to modern day standards. He added the GFA bonus would not be practical in this instance and
16 referred to plans to document the home's history and to consider deconstruction. Mr. Detchev described the
17 proposed home which would fit the neighborhood and asked if there were any questions.
18

19 Mr. Enck referred to the amount of teardowns in the neighborhood and the applicant's intention to construct a
20 thoughtful home which included neighborhood feedback. The Commission Members thanked Mr. Detchev for
21 obtaining neighborhood input.
22

23 Chairman Coladarci asked if there were any other questions. Ms. Papoutsis questioned the home's style which Mr.
24 Detchev described for the Commission. Chairman Coladarci asked for a motion to require an HAIS. No motion was
25 made. Chairman Coladarci then asked for a motion to permit demolition without delay. A motion to allow the
26 demolition of 913 Cherry Street without delay was made by Ms. Van Cleave and seconded by Ms. Papoutsis. A vote
27 was taken and the motion unanimously passed, 7 to 0:

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

29 NAYS: None

30 NON-VOTING: Myers, Zaransky
31

32 Mr. Myers left the meeting at this time.
33

34 **Other Business:**

35 a. June 1, 2026 Meeting – Quorum Check.

36 The Commission Members discussed their availability. Mr. Marx identified the June agenda items which included
37 the consideration of preservation awards with only one submission received.
38

39 b. 2025 Preservation Awards – plaque update.

40 Ms. Van Cleave provided an update on the plaque status which she described for the Commission. She also
41 referred to potential copyright issues which Mr. Marx and the Commission Members discussed. The Commission
42 Members then discussed design alternatives in detail. Ms. Van Cleave stated she would ask for a revised sample to
43 be created and provide it to the Commission Members at the next meeting. Mr. Stuart offered to meet with the
44 design artist.
45

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

47 Ms. Papoutsis informed the Commission she would continue to work on the article with regard to architects and
48 contractors. Chairman Coladarci suggested the Commission Members get a space at the farmer's market. Mr. Marx
49 informed the Commission the new staff person would be able to provide feedback in connection with how the
50 Commission can have a presence at the farmer's market. The Commission Members discussed whether pamphlets
51 were still available. Mr. Marx referred to the shared cost of the trolley tour with the Historical Society in the past.
52 He also provided an update in connection with supplementary information with regard to the post office building
53 and whether an HAIS should be required and what it would produce. Chairman Coladarci asked the Commission

1 Members if Mr. Marx should pursue whether an HAIS should be done. Mr. Marx stated they already have a lot of
2 information in the Village files.

3
4 Mr. Marx stated an agenda item was created for the Commission to discuss an additional category for when the
5 preservation awards open next year relating to the existing or creating new categories. He then provided a copy of
6 the nomination form to the Commission Members. No additional new business was discussed.

7
8 **Adjournment:**
9 Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Mr. Stuart and seconded by
10 Mr. Enck. A vote was taken and the motion unanimously passed, 7 to 0:

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

12 NAYS: None

13 NON-VOTING: Zaransky

14 The meeting adjourned at 8:30 p.m.

15
16 Respectfully submitted,

17
18 Antionette Johnson
19 Recording Secretary
20