

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

Members Present: Jack Coladarci, Chairman
Beth Ann Papoutsis
Patti Van Cleave
Anna Wisniewski

Members Absent: Chris Enck
Joseph Stuart
Paul Weaver

Non-Voting Members Absent: Scott Myers

Junior Commissioner Present: Louis Zaransky

Village Staff: Christopher Marx, Associate Planner
Scott Mangum, Director of Community Development

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:

Mr. Marx stated one additional public comment was received after publication of the agenda packet relating to the 1010 Hubbard Place HAIS agenda item, and that a physical copy was placed at each dias. No other public comment was made on items not otherwise on the agenda at this time.

Approval of Minutes:

Chairman Coladarci asked if there were any comments or corrections or for a motion to approve the June 1, 2026, meeting minutes. Mr. Marx noted a corrected copy was distributed reflecting the full name of an architect that had inadvertently been omitted from the original draft. No additional corrections were made. A motion to approve the June 1, 2026, meeting minutes, as corrected, was made by Ms. Van Cleave and seconded by Ms. Wisniewski. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Van Cleave, Wisniewski

NAYS: None

NON-VOTING: Zaransky

Demolition Permit Applications:

a. **Case No. 26-09-HPC – 901-905 Green Bay Road:** Review of the demolition permit application submitted for the mixed-use commercial building at 901-905 Green Bay Road.

b. **Case No. 26-10-HPC – 907-909 Green Bay Road:** Review of the demolition permit application submitted for the mixed-use commercial building at 907-909 Green Bay Road.

c. **Case No. 26-11-HPC – 911-913 Green Bay Road:** Review of the demolition permit application submitted for the mixed-use commercial building at 911-913 Green Bay Road.

d. **Case No. 26-12-HPC – 913 Green Bay Road:** Review of the demolition permit application submitted for the rear detached single-family residence at 913 Green Bay Road.

e. **Case No. 26-13-HPC – 1007-1011 Tower Court: Review of the demolition permit application submitted for the mixed-use commercial buildings at 1007-1011 Tower Court.**

Mr. Marx presented the applications together given the shared ownership, applicant, and post-demolition intent. He stated the properties are owned by Tower Court Winnetka LLC, with the application submitted by Todd Altounian on behalf of the ownership, and that the Applicant intends to demolish the structures in connection with a mixed-use development currently under review through the Village's planned development process. He stated the properties at 901-905 Green Bay Road and 1007-1011 Tower Court are zoned C-2, Commercial and D, Light Industrial, the properties and residences to the east along the railroad tracks are zoned R-5, Single-Family Residential, and the remaining properties along Green Bay Road are zoned C-2, General Retail Commercial.

Mr. Marx summarized the construction and permit history for each property. He stated 901-905 Green Bay Road was constructed in approximately 1936, with earlier permits for improvements dating to 1924, and subsequent alterations through 2019; the property is not on the Illinois Historic Structures Survey listing, and the Winnetka Historical Society found the property has historic and architectural significance. He stated 907-909 Green Bay Road was constructed in approximately 1925-1926, with permits for alterations through 1999; the property is not on the Illinois Historic Structures Survey listing, and the Historical Society found the property has historic and architectural significance. He stated 911-913 Green Bay Road is a two-story mixed-use building constructed in approximately 1923, with permits for alterations through 2019; the property is not on the Illinois Historic Structures Survey listing, and the Historical Society found the property has historic and architectural significance. He stated the separate detached single-family residence at 913 Green Bay Road was constructed in approximately 1913, potentially earlier, and that the Historical Society determined the residence does not have historic or architectural significance. He stated 1007-1011 Tower Court consists of a three-story mixed-use building constructed in approximately 1927 and a one-story commercial building constructed in 1979; neither structure is on the Illinois Historic Structures Survey listing, and the Historical Society determined the properties do not have historic or architectural significance. Mr. Marx stated no demolition permit may be issued until the planned development application and related new construction building permit are fully approved. He asked if there were any questions for staff.

Ms. Van Cleave asked Mr. Marx to elaborate on the remaining Village review process for the proposed development. Mr. Marx explained the planned development had received a concept presentation before the Village Council, is currently under review by the Design Review Board, and will subsequently proceed to the Plan Commission. Ms. Wisniewski asked whether the other Village bodies reviewing the project were aware that some of the structures had been found to have historic significance. Mr. Marx stated the findings had only recently been received and he could not confirm whether they had yet been incorporated into those other reviews. Ms. Van Cleave asked whether the Commission should consider the properties individually. Mr. Marx stated the Commission could review each property individually or, for efficiency, consider some or all of the properties collectively for purposes of requiring a Historic Architectural Impact Study (HAIS), noting that if an HAIS were required, the Applicant could have a single consultant prepare one report covering all of the subject properties. No additional questions were raised at this time.

Chairman Coladarci asked whether the Commission wished to hear from the Applicant before proceeding. Peter Witmer, a partner with the ownership group, stated the property was acquired over the past year and that, while each building has its own history, the buildings have been altered substantially over time. He stated the redevelopment requires underground parking beneath the entire site, which would not allow the existing structures to be preserved, and that the buildings' infrastructure dates largely to the 1920s. He stated the historical context of the downtown is influencing the design of the new project, and that the design team is studying the existing buildings, including brick and window details, with the intent of incorporating sensitive, contextual design elements into the replacement structure.

In response to Commission questions, Mr. Witmer stated the new building is being designed in scale with the existing streetscape, using varied heights and setbacks so that a larger portion of the building is set back from the street and not visible from Green Bay Road, and that the design references the existing Tudor-style storefronts, including the arched entries. Ms. Papoutsis and Ms. Wisniewski each expressed concern about preserving the Tudor character of

the block, which they described as iconic to the Hubbard Woods business district, and asked that the design team make efforts to maintain that appearance. Mr. Witmer stated the project team intends to replicate certain existing architectural details, such as the gothic arch openings on the center building, using modern fabrication methods, and stated the team has, in prior projects, donated salvaged architectural elements, such as signage, to the local historical society, and would consider similar options for elements such as light fixtures on this project. Ms. Papoutsis asked about the future condition of the alley/right-of-way parallel to the railroad tracks; Mr. Witmer stated the Village does not control that right-of-way, which is owned by the railroad, but that the new building would be set back from the alley to allow for a wider and safer travel way, and that utilities would be relocated underground as part of the project. No additional questions were raised at this time.

Chairman Coladarci asked for public comment. No comments were made at this time. The Commission then discussed the matter.

Mr. Marx summarized that the Historical Society found historic and architectural significance for the three storefront structures along Green Bay Road (901-905, 907-909, and 911-913 Green Bay Road) and did not find such significance for the rear detached residence at 913 Green Bay Road or the structures at 1007-1011 Tower Court. Chairman Coladarci and the Commission Members discussed the value of requiring an HAIS to document the history of the block as a whole, including the properties not found to be historically significant, and reached a consensus that a single, collective study of all the properties would be efficient and beneficial for the historical record.

Chairman Coladarci asked for a motion to consider all five properties as a single block for purposes of an HAIS. Ms. Van Cleave moved, and Ms. Wisniewski seconded. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Van Cleave, Wisniewski

NAYS: None

NON-VOTING: Zaransky

Chairman Coladarci then asked for a motion to require the preparation of an HAIS for the properties as a block. Ms. Van Cleave moved, and Ms. Wisniewski seconded. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Van Cleave, Wisniewski

NAYS: None

NON-VOTING: Zaransky

Historical Architectural Impact Studies (HAIS):

a. Case No. 26-07-HPC - 1010 Hubbard Place: Review of the Historic Architectural Impact Study attached to the demolition permit for the single-family residence at 1010 Hubbard Place.

Mr. Marx stated that at the May 4, 2026 meeting, the Commission voted 5 to 2 to require submittal of an HAIS for the demolition permit. He stated an HAIS was submitted on June 5, 2026, by Benjamin Historic Certifications, and that the Winnetka Historical Society reviewed the HAIS and found it thorough and complete, agreeing with the report's conclusion that the home is attractive and historic in nature, but maintaining that the home lacks architectural significance. He stated one public comment was received after publication of the agenda packet and had been distributed to the Commission. He asked if there were any questions for staff. No questions were raised at this time.

Jeanne Sylvester of Benjamin Historic Certifications presented the HAIS. She stated the Winnetka Historical Society's report contained an error regarding the date of construction, and that the home was built prior to 1924, likely appearing on a 1914 Sanborn map, with no primary source information available regarding the original owner or architect. She stated the home's first residents, the Bastien family, rented the property beginning in 1920 and purchased it in 1921, and that architect Spencer Beman designed alterations to the existing home in 1924, rather than designing the original house as previously believed. Ms. Sylvester reviewed the Sanborn map history of the property and the home's colonial revival architectural features, including the front entry, staircase, living room, and dining room, which she stated retain historic details, noting the remaining portions of the home reflect later, non-

historic additions constructed primarily in the 1990s. She stated the property's subsequent owners were reviewed for their contributions to the Village, State, or nation, and that none were found to rise to the level of significance required by the Village's ordinance. Ms. Sylvester concluded that, in addition to the extent of the non-historic additions, insufficient information exists to establish the historic significance of the original circa-1914 house, and that the home does not meet the standard for architectural significance under the Village's ordinance.

Chairman Coladarci asked if there were any questions. No questions were raised at this time.

Jack Kruszewski, applicant representative, appeared along with Max Kruszewski and homeowner Ali Akbar, and stated the Applicant had nothing additional to add beyond the HAIS. In response to a Commission question regarding the design of the replacement home, Mr. Kruszewski read a statement prepared by the project architect, Patrick Fortela of Moment Design, describing the proposed home as melding traditional Georgian and colonial architectural concepts with elements of the existing home, including its two-story rectangular massing, symmetrical composition, and double-hung windows, and incorporating functional chimneys, a curved entry portico, steep gabled rooflines, and traditional materials such as wood siding, brick, and stone. No additional questions were raised at this time.

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

Chairman Coladarci asked whether the Commission Members believed the HAIS was complete. Ms. Papoutsis moved to find the HAIS complete. Ms. Van Cleave seconded. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Van Cleave, Wisniewski

NAYS: None

NON-VOTING: Zaransky

Chairman Coladarci then asked whether the Commission wished to delay demolition. Ms. Wisniewski stated she found it difficult to see the home demolished given the character of the addition and its consistency with the original portion of the house, but stated she did not intend to move for a delay and wished to have her comments reflected in the record. No motion to delay demolition was made.

Chairman Coladarci asked for a motion finding that the building lacks sufficient historic and architectural significance and approving the demolition permit without delay. Ms. Van Cleave moved. Ms. Papoutsis, noting Ms. Sylvester's findings and testimony that the home was not originally designed by Spencer Beman as previously believed, seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Van Cleave, Wisniewski

NAYS: None

NON-VOTING: Zaransky

Other Business:

a. August 3, 2026 Regular Meeting – Quorum Check.

Mr. Marx asked if any Commission Members would be unable to attend the August 3, 2026 meeting. Ms. Wisniewski stated she would not be in attendance. Mr. Marx stated he would confirm availability with the remaining Commission Members but anticipated a quorum. He stated the August agenda would include one demolition permit application on Cherry Street and noted the Applicant had indicated it may instead pursue a landmark nomination rather than a Historically and Architecturally Significant Maximum Building Size Bonus application, which involves a different review process, and that he was awaiting additional materials.

b. Preservation Award Plaque Update.

Ms. Van Cleave reported she has been coordinating with the Art League, which is preparing six plaques — two for 2025 and four for 2026 — and will provide prototypes and color options for the Commission's review once available.

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

Ms. Papoutsis stated she had circulated a written draft regarding architects and craftspeople associated with this year's preservation award recipients for the Commission's review, but that Mr. Marx had not received it due to an apparent issue with the email attachment. Ms. Papoutsis agreed to provide a hard copy before the next meeting. Ms. Wisniewski ask for confirmation that the additional written public comment received regarding 1010 Hubbard Place had been placed in the case file and Mr. Marx confirmed.

Adjournment:

Chairman Coladarci asked for a motion to adjourn. A motion to adjourn was made by Ms. Van Cleave and seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Coladarci, Papoutsis, Van Cleave, Wisniewski

NAYS: None

NON-VOTING: Zaransky

The meeting adjourned at [time not stated on the recording].

Respectfully submitted,

Recording Secretary