

**Historic Preservation Commission Meeting  
City Hall - Council Chambers**

**November 13, 2025**

**6:30 PM**

**Agenda**

**PUBLIC NOTICE**

In accordance with the Statutes of the State of Illinois and the Ordinances of the City of Highland Park, the next regular meeting of the Historic Preservation Commission of the City of Highland Park is scheduled to be held at the hour of 6:30 on November 13, 2025, at City Hall - Council Chambers, 1707 St Johns Avenue, Highland Park, Illinois, during which meeting it is anticipated that there will be a discussion of the following items.

**The Historic Preservation Commission has elected to conduct hearings entirely in-person, and without opportunity for virtual viewing or participation. Please contact the Department of Community Development – Planning Division at (847) 432-0867 for up-to-date information on the conduct of the hearing.**

Individuals with questions or feedback about an agenda item may email the Staff Liaison Maddy Markle at [mmarkle@cityhpil.com](mailto:mmarkle@cityhpil.com). Comments and emails received prior to the Thursday before the scheduled meeting will be included in the meeting packet. Public comments received by 4:30 PM the day of the meeting will be read under Business from the Public. Any comments received during the meeting will be held until the end of the meeting. Individuals who wish to have their comments read into the public record are limited to 200 words or less. Public comments should be emailed and contain the following information:

- In the subject line, identify, “HPC (Date of Meeting)”
- Name
- Address (optional)
- City
- Phone (optional)
- Organization, agency representing, if applicable
- Topic or agenda item number of interest

All emails received will be acknowledged. Individuals with no access to email may leave a voice message with Maddy Markle at 847.926.1856.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this hearing, or who have questions about the accessibility of the meeting facilities, [email the City's ADA coordinator Emily Taub](#) or call at 847.926.1005.

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
  - A. September 29, 2025 Special Meeting
- IV. Scheduled Business**
  - A. 242 Linden Park Place - Certificate of Appropriateness
- V. Discussion Items**
  - A. A Discussion Regarding Encouraging Historic Preservation
- VI. Business from the Public (Individuals wishing to be heard regarding items not listed on this agenda)**
- VII. Other Business**
  - A. Commissioner / Open Meetings Act Training
  - B. Next Regular Meeting Scheduled for December 11, 2025
- VIII. Staff Report**
- IX. Adjournment**

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**MINUTES OF A SPECIAL MEETING  
HISTORIC PRESERVATION COMMISSION  
OF THE CITY OF HIGHLAND PARK, ILLINOIS**

**MEETING DATE:** Monday, September 29, 2025

**MEETING LOCATION:** Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

**CALL TO ORDER**

At 7:06 p.m., Chairperson Pines called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

**ROLL CALL**

Commissioners Present: Chairperson Pines; Commissioners Ehrlich, Gonka, Greenbaum, Hartinger, & Weeder

Commissioner Absent: Commissioner Portman

Councilmember Absent: Blumberg

Student Council Absent: Koslow

Staff declared that a quorum was present.

Staff Present: Planner Markle

Others Present: Gale Cerabona, Recorder

**APPROVAL OF MINUTES**

*Regular Meeting of the Historic Preservation Commission – September 11, 2025*

Commissioner Ehrlich moved to approve the regular meeting minutes of September 11, 2025. Commissioner Weeder seconded the motion.

On a voice vote

Voting Yea: Chairperson Pines; Commissioners Ehrlich, Gonka, Greenbaum, Hartinger, & Weeder

Voting Nay: None

Staff declared that the motion passed unanimously.

**SCHEDULED BUSINESS**

There was no Scheduled Business.

**DISCUSSION ITEMS**

1. 2026 Commission Work Plan

Chairperson Pines shared he looks forward to HPC goals for 2026 and briefly reviewed objectives/expenses.

1 Commissioner Ehrlich thanked Chairperson Pines for all of his hard work and efforts in 2025.

2  
3 Commissioner Ehrlich asked about the advertising budget of \$500.00. Planner Markle advised this is for  
4 publishing legal notices in newspapers.

5  
6 Chairperson Pines proceeded reviewing objectives. He noted the Historic Preservation Awards and Bike  
7 Tours continue to be successful and are well received by residents.

8  
9 Regarding the preservation plan and community outreach, Planner Markle shared this includes welcome  
10 letters for new residents or those who have recently purchased historic buildings in historic districts or  
11 landmarked homes. They noted this is ongoing. Commissioner Ehrlich suggested sending welcome letters to  
12 everyone and not just to those in historic districts. He stated information could be provided about Highland  
13 Park's goal toward preservation, what the HPC is about, etc. Input from the public at large is important.  
14 Chairperson Pines agreed in heightening awareness. Planner Markle concurred it is a good idea to inform  
15 everyone about the history of Highland Park.

16  
17 Chairperson Pines highlighted Determinations of Significance, COAs, and the History Plaque Program.

18  
19 Commissioner Gonka arrived at 7:18 p.m.

20  
21 2. Introduction to Preservation Financial Incentives

22 Planner Markle mentioned Mayor Rotering, City Manager Neukirch, Director Fontane (tentative), and Senior  
23 Planner Coleman will be in attendance at the November meeting.

24  
25 Planner Markle offered a presentation highlighting incentive tools such as façade grants, restoration grants,  
26 and adaptive reuse grants.

27  
28 A brief discussion took place on landmarking historic properties. Commercial properties were raised.  
29 Commissioner Gonka recommended a City Reform.

30  
31 Planner Markle said demolition is when 50% or more of the structure is being torn down. Properties may not  
32 be presented to the HPC, as they are not in a residential zoning district.

33  
34 Commissioner Hartinger raised the importance of incentives to homeowners so they do not proceed with  
35 teardowns. Chairperson Pines agreed on educating and offering incentives for preservation. Commissioner  
36 Hartinger noted developers seek an attractive piece of land and don't necessarily care about the history.

37  
38 Commissioner Gonka shared reasons to live in Highland Park – it is not like other North Shore communities,  
39 it has a vibrant downtown, historical surveys are unique (grants are received), etc. Planner Markle asked  
40 that everyone brainstorm and provide creative solutions to challenges seen as of late. This will prompt the  
41 discussion in November and facilitate ideas to City Council. They cited Hinsdale as a community that has  
42 successfully moved its preservation program forward.

43  
44 Ways to receive more funding was discussed (taxing, incurring penalties, varied fees for demolition delays,  
45 etc.).

46  
47 Commissioner Ehrlich talked about encouraging buyers to restore and preserve homes.

1 Commissioner Gonka recommended a campaign to incentivize homeowners to voluntarily landmark their  
2 homes. Commissioner Ehrlich said it could be promoted to homeowners that they may receive a higher  
3 resale value if their home is voluntarily landmarked; statistical information could be provided. Public  
4 awareness is key. There are more teardowns than homes being landmarked.

5  
6 Commissioner Gonka asked if there are undesignated areas in Highland Park that could be designated as  
7 Local Historic Districts. Planner Markle said there are National Historic Districts that have not been made  
8 into local historic districts. Some of these areas were included in past failed nominations. Districts and  
9 landmarks can be designated 2 years after the request previously failed. Planner Markle suggested  
10 Commissioner Gonka look to the contiguous districts are on the National Register of Historic Places in  
11 Highland Park. State and local tax freezes are common tools for incentives of restoration.

12  
13 Commissioner Gonka asked how more incentives can facilitate landmarking houses. Planner Markle said if  
14 homeowners have a regulated structure (in a landmark or historic district), they could potentially obtain a  
15 tax freeze. This may be the thing that will convince homeowners. They noted private property owners,  
16 whose houses are on the National Register, can tear down their house at any time. It was asked, and Planner  
17 Markle will obtain the number of houses in Highland Park that are on the National Register.

18  
19 Planner Markle continued with their presentation and explained flexible zoning (extra floor-area-ratio/FAR,  
20 extra height, etc.), expedited review, fee waivers, etc. They pointed out these strategies work better when  
21 layered as incentives for homeowners. Offering multiple incentives make a community successful.

22  
23 Planner Markle will review if Highland Park has a requirement for building on a lot in order to demolish.

24  
25 Commissioner Gonka raised variances being granted for those tearing down houses.

26  
27 Planner Markle said many choices have to occur before making code changes. Multiple meetings will be  
28 required. Encouraging homeowners to voluntarily landmark their homes is a good requirement for an  
29 incentive rather than merely being a Contributing/Significant structure, as the home is not protected.

30  
31 It was asked, and Planner Markle will distribute this PowerPoint presentation to the HPC.

32  
33 Commissioner Ehrlich suggested informing homeowners wishing to sell, and those wishing to buy, of  
34 landmarking opportunities (tax credits, etc.). Planner Markle cited this is where realtor education comes in.  
35 Staff responds to realtor calls regularly. A landmarking campaign (education of Contributing properties, etc.)  
36 would be appropriate. A brochure could be created. Boundaries were discussed.

37  
38 Commissioner Hartinger mentioned significant architects who designed Mid-Century Modern houses in the  
39 1950s, and homeowners who don't realize their homes could be historic. Planner Markle advised best  
40 practices indicate homes that are 50 years or older are considered historic.

41  
42 Commissioner Greenbaum departed the meeting at 8:19 p.m.

43  
44 Planner Markle advised Winnetka has flexible zoning ; however, there hasn't been any interest.

45  
46 Planner Markle will review how the State tax freeze works in Highland Park in relationship to local taxes–  
47 freezing assessed value, etc.

1 Planner Markle said the purpose of this discussion is to garner and prioritize ideas, so they can be presented  
2 at the November HPC meeting. They noted the October HPC meeting may be canceled due to no  
3 applications.

4  
5 Chairperson Pines concluded the HPC should review this slide presentation, offer feedback to Staff,  
6 determine top incentives, goals for preservation, etc. Planner Markle said the Mayor and City Manager may  
7 bring the HPC's thoughts/ideas to a Committee of the Whole. City Council may then decide which items to  
8 pursue further. Planner Markle will incorporate feedback into tonight's presentation and refine the  
9 presentation for the November HPC meeting.

10  
11 Commissioner Gonka said there isn't a budget to hire a public relations firm to achieve certain HPC goals.  
12 Planner Markle advised the budget for 2026 has been completed. Any ideas or increase in budget items  
13 would be slated for 2027. They explained programs need to be decided first, then a budget would follow.

14  
15 **BUSINESS FROM THE PUBLIC**

16 There was no Business from the Public.

17  
18 **OTHER BUSINESS**

19 **1. Next Regular Meeting is Scheduled for October 9, 2025**

20 It was noted the next regular HPC Meeting is scheduled for October 9, 2025, and may be canceled.

21  
22 **STAFF REPORT**

23 Planner Markle referred to the 2022 Historic Preservation Plan which is available on the City website at:  
24 [https://www.cityhpil.com/government/boards\\_and\\_commissions/historic\\_preservation\\_commission/index.  
25 php](https://www.cityhpil.com/government/boards_and_commissions/historic_preservation_commission/index.php) .

26  
27 They thanked everyone for feedback on the welcome letter which has been revised and is being sent out.

28  
29 Planner Markle will be speaking with Staff at the Village of Hinsdale about its preservation program and  
30 what works and what doesn't. Chairperson Pines asked and Planner Markle said they talked with Staff at 5  
31 different communities about this and other topics.

32  
33 **ADJOURNMENT**

34 Commissioner Hartinger moved to adjourn at 9:07 p.m. Commissioner Weeder seconded the motion.

35  
36 On a voice vote

37 Voting Yea Chairperson Pines; Commissioners Ehrlich, Gonka, Greenbaum, Hartinger, &  
38 Weeder

39 Voting Nay: None

40  
41 Staff declared that the motion passed unanimously.

42  
43 Respectfully Submitted,  
44 Gale Cerabona, Recorder

45  
46 **MINUTES OF SEPTEMBER 11, 2025, WERE APPROVED WITHOUT CORRECTIONS.**



# Historic Preservation Commission

## Certificate of Appropriateness Staff Memorandum

To: Historic Preservation Commission  
 From: Maddy Markle, Planner I  
 Date: November 13, 2025  
 Subject: Certificate of Appropriateness – 242 Linden Park Place

**Location:** 242 Linden Park Place  
**Historical Name:** None  
**Historical Status:** Non-Contributing Structure in Linden Park Place Local Historic District  
**Structure:** Style: Formerly Plain Style (1959-2000), Currently No Academic Style  
 Architect: Unknown  
 Built: 1959  
**Petitioner:** Robert Shrago (contractor) on behalf of Stephanie Oettinger (owner)  
 1171 Beech Ln Highland Park, IL 60035  
**Project Architect:** Cliff Town  
 1297 Shermer Rd, Northbrook, IL 60062



*Figure 1. Front Façade of 242 Linden Park Place.*

### **SUMMARY OF THE PETITION**

Contractor Robert Shrago, on behalf of property owner Stephanie Oettinger, has submitted an application for a Certificate of Appropriateness for alterations to openings on the rear elevation of the home at 242 Linden Park Place. The application was submitted October 23, 2025.

### **242 LINDEN PARK PLACE**

This property was designated a Non-Contributing Structure as part of the Linden Park Place Local Historic District in 1997 (see *Attachment 1*). The original 1959 home was a Linear Ranch with Clusters in the Plain Style. It was one story tall, with an asymmetrical façade, red-brick veneer, and an integrated garage on the left-side of the front elevation. At some point prior to 1999 the red brick was painted white (see *Attachment 2*).

Few of the exterior features original to the house remain. In 1998 and 2000 the Historic Preservation Commission (“*HPC*”) granted Certificates of Appropriateness (“*COA*”) to previous owners, Sandra and Lee Warren, to remodel the home and build a second story addition over the integrated garage (see *Attachment 3*). The HPC found these changes appropriate because 242 Linden Park Place is a Non-Contributing Structure, and the proposed changes were in scale with the Contributing Structures in the District. The house as it exists today bears little resemblance to what was included in the 1996 Linden Park Place Local Historic District Nomination. The applicant has provided photos of the home’s current condition (see *Attachment 4*).

**PROPOSED MODIFICATIONS**

The applicant proposes to extend the window and door openings on the back elevation of the main house. This will let in more light and create a better view of the trees in the backyard. All window and door headers are currently at 80” above floor finish. The applicant proposes to extend these openings vertically so headers will rest at 90” above floor finish (“*AFF*”). A sliding glass door will be installed on the east side of the kitchen (see *Attachment 5*).

- South Side of Dining Room: Remove three existing aluminum windows and one existing door in the dining room. These will be replaced with three 90” AFF windows and a 90” AFF door. The replacements will be aluminum framed and have mullions the same as current. Width of openings to remain the same.

Current Dining Room Openings



Proposed Dining Room Openings

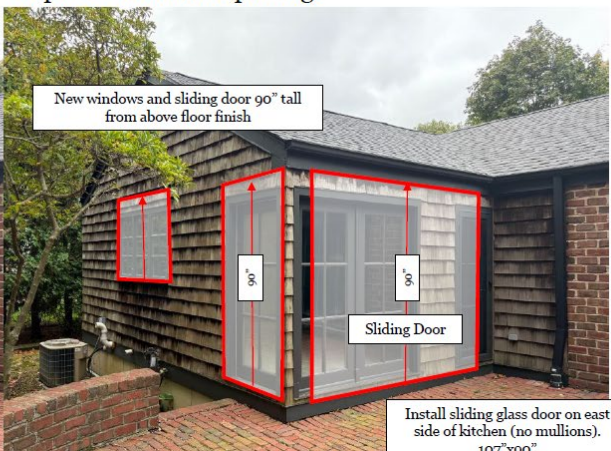


- South Side of Kitchen: Remove two existing aluminum framed windows in the kitchen and replace them with 90” AFF aluminum framed windows with no mullions. Width of openings to remain the same.
- East Side of Kitchen: Remove existing 80” AFF aluminum framed door and windows with a 90”x 108” aluminum framed glass sliding door with no mullions.

Current Kitchen Openings



Proposed Kitchen Openings



The applicant states the proposed changes will not be visible from the public right-of-way nor will they be visible from neighboring properties.

Staff notes none of the proposed changes will impact the home's original material nor will they have a visual impact on the Linden Park Place Local Historic District as a whole.

### **STANDARDS FOR CERTIFICATES OF APPROPRIATENESS**

The following are the Standards for Certificates of Appropriateness as listed in Section 24.030(D), which are for an application for a Certificate of Appropriateness for *alterations* to a historic structure.

- (1) **Height.** The height of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visibly related.
- (2) **Proportion of front façade.** The relationship of the width to the height of the front elevation of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- (3) **Proportion of openings.** The relationship of the width to height of windows and doors of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which the building is visually related.
- (4) **Rhythm of solids to voids in front façades.** The relationship of solids to voids in the front façade of the proposed new Structure shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.
- (5) **Rhythm of spacing and structures on streets.** The relationship of the proposed new Structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- (6) **Rhythm of entrance porches, storefront recesses and other projections.** The relationship of entrances and other projections of the proposed new Structure to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related.
- (7) **Relationship of materials and texture.** The relationship of the materials and texture of the façade of the proposed new Structure shall be visually compatible with the predominant materials used in the structures to which it is visually related.
- (8) **Roof shapes.** The roof shape of the proposed new Structure shall be visually compatible with the structures to which it is visually related.
- (9) **Walls of continuity.** Facades and property and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects, and places to which such elements are visually related.
- (10) **Scale of a structure.** The size and mass of the proposed new Structure in relation to open spaces, windows, door openings, porches, adjacent structures, and balconies shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which they are visually related.
- (11) **Directional expression of front elevation.** The proposed new Structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
- (12) **Destruction or alteration of historic features.** The distinguishing historic qualities or character of a Property, Structure, site or Object and its environment shall not be destroyed. The Alteration of any historic or material or distinctive architectural features should be avoided when possible.
- (13) **Archaeological and natural resources.** Every reasonable effort shall be made to protect and preserve archaeological and natural resources affected by, or adjacent to any project.

- (14) **Architectural compatibility.** In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.
- (15) **Use compatibility.** Every reasonable effort shall be made to provide a compatible use for a Regulated Structure or Contributing Regulated Structure that requires minimal alteration of the Regulated Structure or a Contributing Regulated Structure and its environment, or to use a Regulated Structure or Contributing Regulated Structure for its originally intended purpose.
- (16) **Maintenance of Time Period Appearance.** All Regulated Structures or Contributing Regulated Structures shall be recognized as products of their own time and so alterations that have no historical basis and which seek to create an earlier appearance than is properly attributable to the particular Regulated Structure or Contributing Regulated Structure that is being altered shall be discouraged. However, contemporary design for Alterations and additions to Regulated Structures or Contributing Regulated Structures shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, visual, aesthetic, archaeological or cultural material, and such design is compatible with the size, scale, color, material, and character of the Regulated Structure or Contributing Regulated Structure, neighborhood or environment.
- (17) **Significance of changes made in the course of time.** Changes that may have taken place in the course of time are evidence of the history and development of Regulated Structure or Contributing Regulated Structure and their environments. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (18) **Sensitivity to distinct features.** Distinctive stylistic features or examples of skilled craftsmanship or artistry, which characterize a Regulated Structure or Contributing Regulated Structure, shall be treated with sensitivity.
- (19) **Repair to deteriorated features.** Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures;
- (20) **Surface cleaning.** The surface cleaning of the Regulated Structure or Contributing Regulated Structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historically, visually, aesthetically, culturally or archaeologically significant materials used in such Landmark, Regulated Structure, or a Contributing Regulated Structure shall not be undertaken;
- (21) **Alterations to a Regulated Structure.** Wherever possible, additions or Alterations to a Regulated Structure or Contributing Regulated Structure shall be done in such manner that if such additions or Alterations were to be removed in the future, the essential form and integrity of the Landmark, Regulated Structure, or Contributing Regulated Structure would not be impaired.

### **RECOMMENDATION**

Based on the findings presented above, staff recommends that the Historic Preservation Commission consider approval of the Certificate of Appropriateness for alterations to openings on the back elevation of the structure.

**ATTACHMENTS**

1. **Attachment 1** – Linden Park Place Local Historic District Ordinance and Nomination
2. **Attachment 2** – 1999 242 Linden Park Place – Before Second Story Addition
3. **Attachment 3** – 1998 and 2000 Certificate of Appropriateness
4. **Attachment 4** – Current Conditions
5. **Attachment 5** – Project Narrative

AN ORDINANCE DESIGNATING THE RESIDENCES LOCATED ON  
LINDEN PARK PLACE A HIGHLAND PARK HISTORIC DISTRICT

WHEREAS, the Historic Preservation Commission of the City of Highland Park, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, did conduct a public hearing on December 12, 1996, pursuant to proper notice; and

WHEREAS, following said hearing, the said Historic Preservation Commission adopted Resolution No. 6-96 (a copy of which Resolution is attached hereto and made a part hereof as **Exhibit I**), which resolution contains the report of the Commission as well as a recommendation to the City Council of the City of Highland Park that the residences located on Linden Park Place (hereinafter referred to collectively as "**Subject Property**") be designated a Highland Park Historic District; and

WHEREAS, the City Council has determined that the designation of the Subject Property as a Historic District will be consistent with the planning policies and objectives of the City, will promote the welfare of its residents, and will not adversely affect the value, use, or enjoyment of any adjacent or nearby property; and

WHEREAS, the City Council of the City of Highland Park believes it to be in the best interests of the residents of the City of Highland Park that the Subject Property be designated a Historic District;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

SECTION ONE: That, pursuant to Section 24.025 of "The Highland Park Code of 1968", as amended, the properties located on Linden Park Place (as identified on **Exhibit II** hereto) be and the same are collectively designated hereby as a Historic District and as such shall be subject hereafter to the provisions of Chapter 24 of "The Highland Park Code of 1968", as amended.

SECTION TWO: That, as notice of the action of this City Council, the City Clerk shall forward certified copies hereof to those who nominated the Subject Property as a Historic District, to the owners of record of the properties comprising the aforementioned Historic District, and to the Building Division of the City of Highland Park.

SECTION THREE: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

AYES: Mayor Geraci and Councilmen Blane, Brenner, Weiss, Koukos, Mandel and Belsky

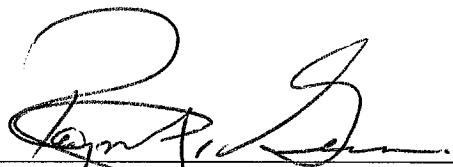
NAYS: None

ABSENT: None

PASSED: February 10, 1997

APPROVED: February 10, 1997

ORDINANCE NO. 10-97

  
Raymond J. Geraci, Mayor

ATTEST:  
  
David W. Fairman, City Clerk

**RESOLUTION TO RECOMMEND TO CITY COUNCIL  
THAT LINDEN PARK PLACE LOCAL HISTORIC DISTRICT  
BE DESIGNATED AS A HIGHLAND PARK LANDMARK**

WHEREAS, the City of Highland Park currently has a Historic Preservation Ordinance in effect which allows the City Council to designate distinctive historic, architectural, and/or landscape characteristics of Highland Park as Highland Park Landmarks; and

WHEREAS, the Highland Park Historic Preservation Commission held a hearing on December 12, 1996, and has prepared a report summarizing the evidence at said hearing, a copy of which report is attached hereto and hereby made a part hereof as Exhibit A, and

WHEREAS, the Highland Park Historic Preservation Commission has determined that Linden Park Place, legally described as:

Linden Park Place consists of Lots 1&2 in the Everett Subdivision, Lots 1,2,3&4 in Washburn's Subdivision, Lots 1,2,&3 in Charlotte Steele's Garden Resubdivision, Lots 1&2 in Emil Rudolph's Resubdivision, Lots 1,2,3,7 in Emil Rudolph's Subdivision, and Lot 6&8 in Block 29 in the City of Highland Park; that is, all properties having frontage on Linden Park Place.

is eligible for designation as a Highland Park Landmark because it meets with Criteria # 1,3,4 & 6 of the Commission's "Criteria for Determining Highland Park Landmarks;

NOW THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS:

That the proposed landmark, Linden Park Place Historic District, be recommended to the City Council of the City of Highland Park for designation as a Highland Park Landmark.

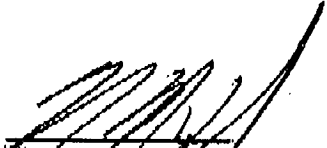
AYES: Becker, Kaplan, May, Millenson, Werner, Zwang

NAYS: Eglit

ABSENT: Schlair, Stein

PRESENT: Brenner, Julius

PASSED: December 12, 1996

  
Howard Kaplan, Chairman

RESOLUTION NO. 6-96

**EXHIBIT II**

<b>PROPERTY OWNER*</b>	<b>ADDRESS &amp; PIN NUMBER</b>
Orren Pickell Builders	218 Linden Park Place 16-23-207-036
Hiam Elrad	210 Linden Park Place 16-23-207-037
Richard Weil	278 Linden Park Place 16-23-207-038
Kenneth Levy	310 Linden Park Place 16-23-207-029
Steven Weber	296 Linden Park Place 16-23-207-030
R. Hart	282 Linden Park Place 16-23-207-031 16-23-207-032
James Donovan	274 Linden Park Place 16-23-207-033
Edward Goodkind (D. Goodkind)	242 Linden Park Place 16-23-207-034
Daniel Perlman	224 Linden Park Place 16-23-207-035
Arnold Leavitt	195 Linden Park Place 16-23-207-073
NBD Trust Company (Frederick & Sylvia Blackman)	190 Linden Park Place 16-23-207--079
Joel Haber	160 Linden Park Place 16-23-207-081
Sidney Lieberstein	170 Linden Park Place 16-23-207-082
George Wiley	175 Linden Park Place 16-23-207-074
Phillip Rosenberg	285 Linden Park Place 16-23-207-020
Jane Goldberg	275 Linden Park Place 16-23-207-021

Peter Sereda	255 Linden Park Place 16-23-207-022
Bernard Kramer	243 Linden Park Place 16-23-207-023 16-23-207-024
Paul Loeb	223 Linden Park Place 16-23-207-025
Stuart Sahlins	211 Linden Park Place 16-23-207-026
Richard Levy	180 Linden Park Place 16-23-207-083

**LANDMARK NOMINATION FORM**

Date: September 11, 1996

- 1) Name of Property (original if known): Linden Park Place Local Historic District
- 2) Street Address: \_\_\_\_\_
- 3) Legal Description or P.I.N. (Permanent Index Number from Township Assessor's Office, 600 Laurel Ave., Highland Park): See Attached Map
- 4) Name and Address of Property Owner(s) (from Assessor's Office):  
On File
- 5) Present Use: Residential                      6) Past Use: Residential
- 7) Architect: Various                              8) Date of Construction: Various 1880's-1990's
- 9) Written statement describing property and setting forth reasons it is eligible for Landmark Designation:  
See Attached Description  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 10) This structure is eligible for designation on the basis of the following criteria (see reverse page): 1, 3, 4, 6
- 11) Name(s) and Address(es) of Applicant(s):  
  
Name(s):  
Kim Donovan  
\_\_\_\_\_  
\_\_\_\_\_  
  
Signature(s):  
\_\_\_\_\_  
On File  
\_\_\_\_\_  
  
Address(es):  
\_\_\_\_\_  
274 Linden Park Place  
\_\_\_\_\_
- 12) Affiliation (Commission Member, Owner, City Council, Preservation Organization):  
Property Owner

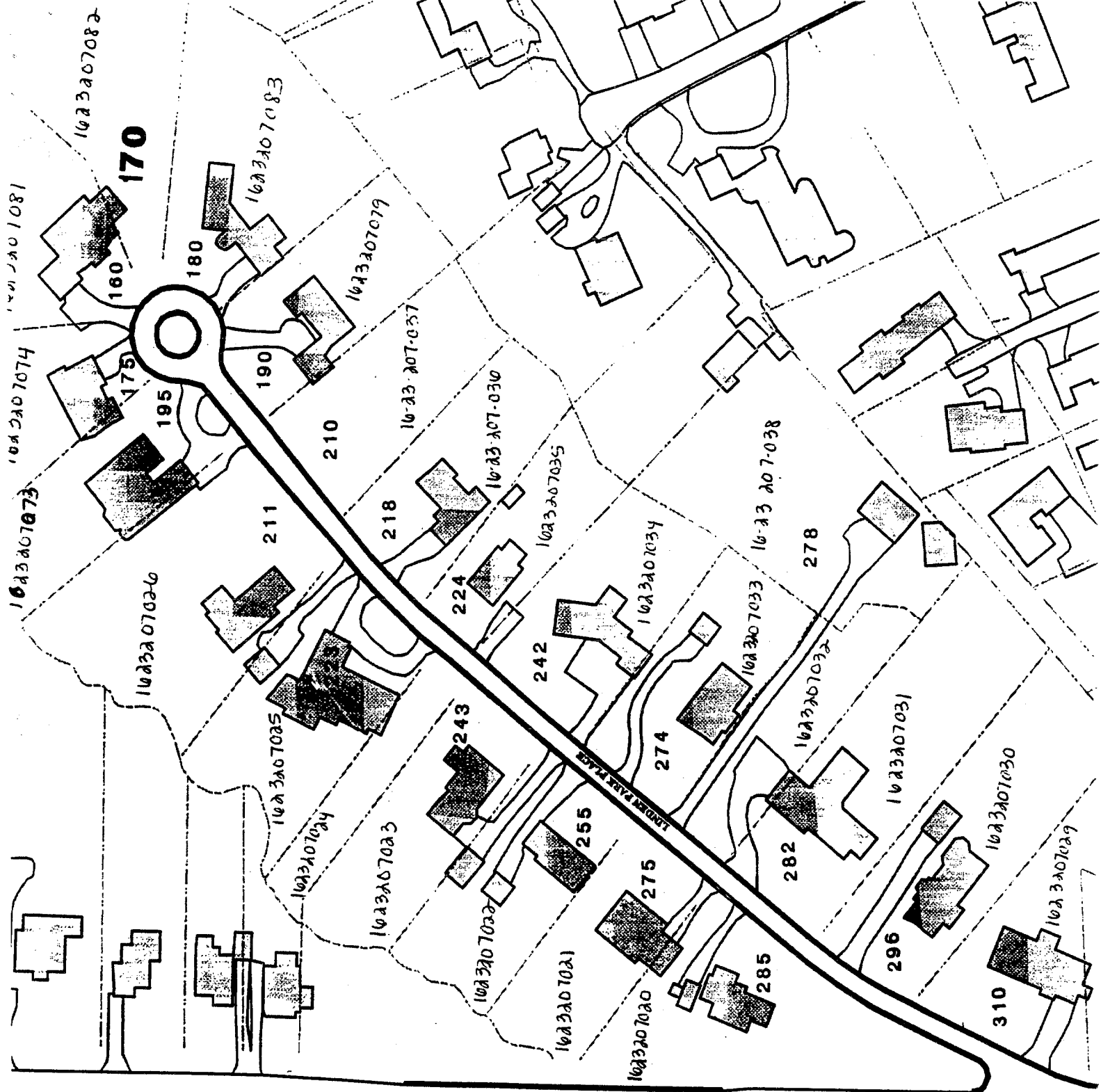
Please complete and return this form to the Highland Park Preservation Commission, 1707 St. Johns Avenue, Highland Park, IL 60035

## Criteria for Determining Highland Park Landmarks

In making decisions about which sites or structures qualify as Highland Park Landmarks, the Preservation Commission will decide within 45 days whether the nominated property meets one or more of the following criteria:

- 1) Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;
- 2) Its location as a site of a significant local, county, state or national event;
- 3) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- 4) Its embodiment of distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials;
- 5) Its identification as the work of a master builder, design, architect or landscape architect whose individual work has influenced the development of the community, county, state or country;
- 6) Its overall embodiment of elements of design, detailing materials or craftsmanship which renders it architecturally significant;
- 7) Its overall embodiment of design elements that make it structurally or architecturally innovative;
- 8) Its unique location of singular physical characteristics that makes it an established or familiar visual feature; and/or
- 9) Its character as a particularly fine or unique example of a utilitarian structure or group of such structures, including, but not limited to farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design materials and workmanship to make it worthy of preservation or restoration.



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LINDEN AVENUE

## Proposed Linden Park Place Local Historic District

### Summary

Twenty-one homes front Linden Park Place, and all lots are now developed. Ten of the houses are listed on the National Register of Historic Places. Four of the houses are protected as local landmarks, including three of the four houses built by the Highland Park Building Company. Unprotected properties with historical significance include houses at 211, which may be the oldest house in Highland Park other than the Stupey log cabin; 224, which was built in the 1880's and was used as a dorm by the Alta School for Girls; and 278, which was built as a barn in 1868.

### **Contributing Structures**

<u>Address</u>	<u>Description</u>
160	National and local historic landmark. Emil Rudolph House designed in Prairie Style by architect George Maher and built in 1907. An attached garage has been added recently and was made to fit the original style of the home.
211	Nominated for local landmark status in 1985, but owners declined the nomination. Constructed of locally manufactured bricks. Two and a half story Victorian Gothic home built in 1867-68, making it the oldest house in the Linden Park Place/Belle Avenue Historic District, and one of the first homes built by the Highland Park Building Company.
224	Built in 1880 and listed on the National Register of Historic Places. Two story vernacular frame house with attractive spindle work on its front porch. Used as a dorm for the Alta School for Girls in the 1890's. An addition has been added to the side and back of the house in keeping with the original style.
243	Local historic landmark. Built by the Highland Park Building Company in 1868. Was owned by William James, Mayor of Highland Park in 1873-74 and 1887-88. Two story Italianate style house of white painted brick.
255	Built around 1920 and listed on the National Register of Historic Places. Two and a half story Colonial-Revival. Has wooden siding and symmetrical windows with hinged shutters.
274	Local historic landmark. Built by the Highland Park Building Company in 1868-1869. Housed the Alta School for Girls in the 1890's. Two story white clapboard Italianate house. Has a modern addition at the back.
275	Built in 1915 and listed on the National Register of Historic Places. Two story New England Colonial with salt box roof. Designed by Highland Park Architect Robert Seyfarth. Exterior has been substantially updated with aluminum siding, and the shutters are now

- bolted on. A two car attached garage has also been added. Looks 50 or 60 years younger than its construction date would suggest.
- 278 Built in 1868-69 as barn for 274 Linden Park Place and listed on the National Register of Historic Places. Completely remodeled in 1950. Now an attractive cottage with simple lines, broad painted wood siding and gabled roof. Built far back from the street and reached by wooden bridge over the ravine.
- 285 Built in 1925 and listed on the National Register of Historic Places. Tudor style with brick first floor and half-timber second floor. Unusual cut chimney. Original one car detached garage also in Tudor style.
- 296 Local historic landmark. Francis D. Everett House, built by the Highland Park Building Company in 1868-69. Two and a half story home of painted brick. Victorian Gothic Revival. Original black iron cresting of roof gables

### **Non-Contributing Structures**

- 170 Still under construction. Two story tan brick with metal gabled roofs and built-in garage.
- 175 Probably built in 1960's or 1970's. Two story French Eclectic house of white painted brick with built-in garage.
- 180 International style house of gray painted cement. Multi-levels with cylindrical front reaching three stories.
- 190 New looking red brick French Eclectic house, probably built within the past few years. Wood shingled hipped roof. Attached garage in front.
- 195 Modern one and a half story house constructed of brown brick. Skylights visible from street. Upside-down "U" shaped floor plan with garage on the left and symmetrical wing the right creating a courtyard front entrance.
- 210 Newly built two and a half story pink stucco house in French Eclectic style. Attached three car garage. Looks about a year old or less.
- 218 Two story with red brick on first floor and dark painted wood on second floor with matching wood shutters. Probably built in 1970's. Two car garage. Currently for sale.
- 223 Modern ranch of brown painted wood. Large windows without shutters. Attached garage in front. Much of the house is hidden behind a tall hedge at the sidewalk.
- 242 Modern red brick ranch with built-in garage. Much of the house is hidden from the street by landscaping.
- 282 Modern ranch of white painted brick with brown shutters. Modern metal artwork near the front entrance. Built-in garage.
- 310 Modern stone ranch with two car built-in garage. First house at the entrance of the street.



**REPORT SUMMARIZING THE EVIDENCE  
PRESENTED AT PUBLIC HEARING #6-96  
Linden Park Place**

Public Hearing #6-96 was held on December 12, 1996 at 7:30 p.m. at City Hall, 1707 St. Johns Avenue, Highland Park, Illinois.

Said public hearing was conducted by a quorum of the Highland Park Historic Preservation Commission to nominate the "Linden Park Place" as a Highland Park Landmark Local Historic District.

Linden Park Place consists of Lots 1&2 in the Everett Subdivision, Lots 1,2,3&4 in Washburn's Subdivision, Lots 1,2,&3 in Charlotte Steele's Garden Resubdivision, Lots 1&2 in Emil Rudolph's Resubdivision, Lots 1,2,3,7 in Emil Rudolph's Subdivision, and Lot 6&8 in Block 29 in the City of Highland Park; that is, all properties having frontage on Linden Park Place.

Twenty-one homes front Linden Park Place. Ten of the houses are listed on the National Register of Historic Places. Four of the houses are protected as local landmarks, including three of the four houses built by the Highland Park Building Company. Unprotected properties with historical significance include houses at 211, which may be the oldest house in Highland Park other than the Stupey log cabin; 224, which was built in the 1880's and was used as a dorm by the Alta School for Girls; and 278, which was built as a barn in 1868.

The Commission determined that this property meets criteria #1,3,4,& 6 of the "Criteria for Determining Highland Park Landmarks," being as follows:

- 1.) Its character, interest or value as part of the development, heritage or cultural characteristics of the community, county, state or country;
- 3.) Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;
- 4.) Its embodiment of distinguishing characteristics of an architectural and/or landscape style valuable for the study of a period, type, method of construction or use of indigenous materials.
- 6.) Its overall embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant.

The Commission passes resolution 6-96, recommending to the City Council of Highland Park that Linden Park Place be designated as a Highland Park Historic District.





11/4/1999

CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION

**Certificate of Appropriateness**

**DATE:** October 2, 2000

**NAME OF LANDMARK:** Warren Residence (NON-CONTIBUTING STRUCTURE  
WITHIN THE LINDEN PARK PLACE LOCAL HISTORIC  
DISTRICT)

**ADDRESS:** 242 Linden Park Place

**NAME OF OWNER:** Sandra and Lee Warren

**NAME OF CONTRACTOR:** Not Indicated

**PROPOSED REPAIR, ALTERATION, REMOVAL, CONSTRUCTION OR DEMOLITION:**

A Certificate of Appropriateness was issued on March 10, 1998 for a second floor addition per the original building plans submitted to the Historic Preservation Commission. Such plans included window shutters, thereby requiring window shutters upon completion of the proposed work. The applicants are requesting a change to such plans, deleting the requirement of window shutters.

**DATE OF COMMISSION REVIEW:** September 28, 2000

**MOTION:** Commissioner Danny Kahn made the motion to issue the Certificate of Appropriateness, deleting the requirement of window shutters.

**SECOND:** Commissioner Lou Natenshon

**ABSTAIN:** None

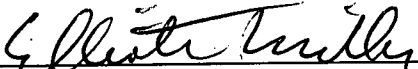
**VOTE:** Chairman Miller, Commissioners Becker, Kahn, Melichar, Natenshon and Shafer all voted in favor of the motion. Motion carried on a vote of 5 ayes to 0 nays.

**ACCEPT PROPOSAL:**  X

**REJECT PROPOSAL:**    

**ATTACHED DOCUMENTS:** 1. Commission Review Form and  
2. Letter from Applicant, Sandra Warren, dated August 7, 2000

**COMMENTS:**

**SIGNED:**   
Elliott Miller, Chairman of the Historic Preservation Commission

CITY OF HIGHLAND PARK  
HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness

DATE: March 10, 1998

NAME OF LANDMARK: Warren Residence

ADDRESS: 242 Linden Park Place

NAME OF OWNER: Sandra and Lee Warren

NAME OF CONTRACTOR:

PROPOSED REPAIR, ALTERATION, REMOVAL, CONSTRUCTION OR DEMOLITION:

Second floor addition per attached plans submitted to the Commission February 19, 1998 and dated January 29, 1998. West elevation per revised drawing dated 2-19-98.

DATE OF COMMISSION REVIEW: February 19, 1998

MOTION: Commissioner Becker - That the Historic Preservation Commission issue a Certificate of Appropriateness subject to submission of revised west elevation (with windows).

SECOND: Commissioner Kaplan

AYES: Becker, Eglit, Kaplan, Melichar, Schlair

NAYS: None

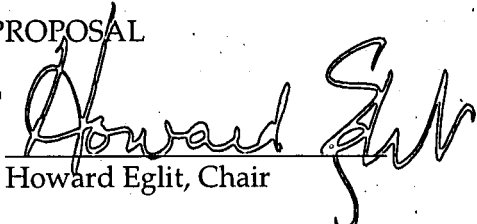
ABSTENTION: Zwang

MOTION CARRIED.

ACCEPT PROPOSAL

REJECT PROPOSAL

SIGNED

  
Howard Eglit, Chair



**NORTH ELEVATION**

**242 LINDEN PARK ROAD**



WEST ELEVATION

242 LINDEN PARK ROAD



**SOUTH ELEVATION**

**242 LINDEN PARK ROAD**



**SOUTH ELEVATION**

**242 LINDEN PARK ROAD**



SOUTH ELEVATION

242 LINDEN PARK ROAD



**SOUTH ELEVATION**

**242 LINDEN PARK ROAD**



**SOUTH ELEVATION**

**242 LINDEN PARK ROAD**



EAST ELEVATION

242 LINDEN PARK ROAD

## Project Narrative

242 Linden Park Place

### Scope of work Exterior:

- Remove windows and door in kitchen rear elevation
- Remove windows and door in dining room
- Enlarge frames for kitchen and dining room from 80 inches to 90 inches
- Install taller windows in kitchen with slider doors no mullions
- Install taller windows and door in dining room with mullions

### Materials:

- Current windows and doors aluminum clad exterior with mullions
- New windows doors aluminum clad exterior by Marvin.
- Mullions in dining room same as existing

### Purpose for change

- Rear views wooded lot with ravine
- Current windows and doors are not high enough to see the trees or partial sky. Mostly middle of trees and cannot see the tops of most
- Overall this is to enhance the view from inside

### View From other Neighbors perspective

- No neighbors can see these changes even on any angle

### Similarity to the houses on the street

- No similarities. Built in the 60s
- No notable architectural features
- Was born as a ranch. Second story built 1990s

**Date:** November 7, 2025  
**To:** Historic Preservation Commission  
**From:** Maddy Markle, Planner I  
**Subject:** A Discussion Regarding Encouraging Historic Preservation

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**Request for Feedback.**

Staff request Commission feedback regarding how to encourage historic preservation.

**Background**

At its Sep. 8, 2025 meeting the City Council considered a Code amendment related to Historic Preservation and directed staff to work with the Historic Preservation Commission to develop a recommendation on how the City could encourage historic preservation. At its September 11, 2025 meeting the Historic Preservation Commission (“**HPC**”) directed staff to research preservation incentives for discussion at its Nov. 13, 2025 meeting.

The following provides a summary overview of three monetary incentives: matching grants, tax abatements, and permit fee waivers; and two regulatory-based considerations – the number of properties required for a Local Historic District nomination, and land use regulations related to setbacks for historic properties.

**Historic Rehabilitation Matching Grants**

Some cities provide matching grants for historic rehabilitation projects that meet certain design requirements. Eligible improvement projects can be encouraged through either disbursement of grant monies up front, or by reimbursement upon successful completion. A key policy consideration for such a grant-making program is whether to limit incentives to the exterior restoration of significant architectural features, or to apply incentives more broadly. Other considerations include whether to limit to income eligibility as Elgin does through its matching grant for income eligible property owners.

- **Approval Structure:** Grants require HPC and City Council approval. Final designs require a Certificate of Appropriateness (“**COA**”) approval from the HPC. Grants would be likely be issued on a first-come first-serve basis to ensure budgetary control.
- **Administrative Requirements:** Staff is required to facilitate the initial grant application process, COA review, inspections, and reimbursement.
- **Benefits:**
  - Matching grants are appealing to property owners because they are relatively simple to understand, and reduce financial barriers to preservation, especially if issued as a lump sum up-front. Other means include reimbursement shortly



after improvements are completed. Either way, staff ensures compliance through physical inspection of work in accordance with approved plans.

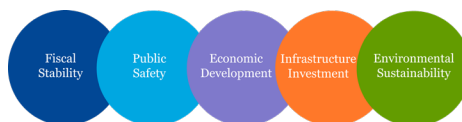
- Historic rehabilitations can serve as marketing for the preservation program. A restored home, partially funded by the City, can pique property owner interest in preservation. Moreover, it recognizes the public benefit private property owners provide through the historic preservation of their property.
- Higher value grants, limited to income eligible households, could aid the preservation of market-rate affordable housing and help homeowners maintain their historic homes.
- Challenges:
  - Grants will require a funding mechanism that may include the establishment of a Preservation Trust Fund.
    - Matching grants will need to be large enough to trigger preservation related investments and related voluntary landmarking etc.
  - Requires Staff time to develop, administer and enforce.

**Local Property Tax Abatements**

Reducing local property taxes for Landmarked and Local Historic District properties may be another approach the City could take to recognize the public value of private preservation.

Key policy considerations include scope and period of abatement. The scope of such abatement, if any, could be all Local Landmark and Local Historic District properties (133), or, only to spur new voluntary Landmark designations or Local Historic District requests. In terms of duration, the abatement can be limited to a period of time, or on-going. Another consideration is whether the abatement runs with the property, or is limited to the specific property owner.

- Approvals: Adoption by Council.
- Administrative Oversight: Finance Staff must work with Planning to administer this program. Coordination with Lake County Assessor’s Office may be required. This program may require a tax rebate.
- Benefits:
  - Tax incentives create meaningful savings, especially when layered with additional incentives.
  - Local tax incentives require less program administration,
  - Could provide an on-going benefit depending on how it is structured.



- Tax incentives do not require the City to create a Preservation Trust Fund.
- Tax incentives do not require homeowners to undertake restoration work.
- Tax incentives can run with the land- this makes historic homes easier to sell to buyers interested in preservation.
- Local tax incentives can run concurrently with the State historic property assessed value freeze.<sup>1</sup>
- Challenges:
  - Tax incentives are paid for by other property owners.

**Land Use Incentives**

HPC briefly discussed a floor-area-ratio (FAR) bonus for historic properties, similarly to Winnetka last year. However, the City’s zoning code already included a bonus FAR incentive that serves this purpose.

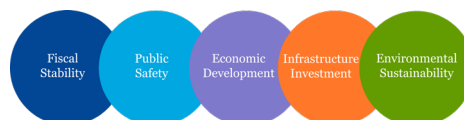
Some homeowners tear down historic structures because they cannot expand their homes due to Zoning constraints. Hinsdale planning staff reports that zoning flexibility generates interest in preservation. Highland Park’s side setbacks have become increasingly restrictive over the years<sup>2</sup>. Local historic landmarks could utilize alternative side-setbacks that reflect Highland Park’s past zoning standards as a way to allow owners of Historic Properties additional flexibility to avoid functional obsolescence.

Landmarked properties could opt to utilize the 1947 Zoning Code standards for side setbacks.

- Approvals: No approvals, allowed by-right for Regulated Historic Structures.
- Administrative Oversight: No significant increase in administrative oversight.
- Benefits:
  - Granting more approvals by-right does not cost the City or the property owner anything and does not create a large administrative burden on Staff. More by-right approvals lessens administrative workload.
  - According to Hinsdale staff, well-resourced homeowners are more motivated by zoning flexibility than monetary incentives.

<sup>1</sup> Historic owner-occupied principle residences are eligible for an eight year freeze on assessed property values when a substantial rehabilitation that meets the [Secretary of the Interior's Standards for Historic Rehabilitation](#) takes place.

<sup>2</sup> The 1947 Zoning Code States that in residence districts, “There shall be a side yard on each side of the building having a width of not less than five (5) feet.” In 1967 this code was amended to be more restrictive. The [current zoning code](#) requires that side setbacks total to at least 25-30% of lot width, with minimums for each side yard starting at 6 feet and going up to 50 ft. depending on zoning district.



- Challenges:
  - Narrow-lot landmarked properties will not benefit from this change.

**Permit Fee Waivers for Eligible Improvements**

Highland Park does not collect fees for landmark nominations, historic district nominations, or COAs. However, the City could also waive building permit fees for approved rehabilitations and additions to historic structures.<sup>3</sup>

- Approvals: No approvals.
- Administrative Oversight: Proper application of waiver for eligible improvements.
- Benefits:
  - Relative ease of implementation.
- Challenges:
  - May be monetarily insufficient to encourage investment in historic properties. Consider layering this type of incentive with other incentives, zoning and otherwise, to improve its effectiveness.

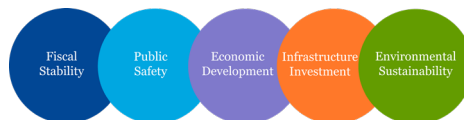
**Reduce Property Minimums for Local Historic District Nominations**

Highland Park’s Code currently requires Local Historic District Nominations to include a minimum of ten properties unless certain exceptions are met (See [Sec. 24.016\(C\)](#)). This requirement creates a barrier to the creation of Local Historic Districts.

- Approvals: Requires City Council approval.
- Administrative Oversight: No increase in administrative oversight.
- Benefits:
  - Reduces the barriers associated with creating a valid Local Historic District Nomination.
  - Encourages the preservation of historic resources that are limited in number.
- Challenges:
  - Requires a change to City Code.

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<sup>3</sup> Chicago and Hinsdale waive all permit fees.



**Other Considerations**

- Preservation incentives require an aggressive marketing campaign to be effective. Incentives do not matter if no one knows about them. Any incentive(s) employed will need to be communicated to homeowners, architects, realtors etc.

**Next Steps**

- Incorporate Commission feedback and develop recommendation from staff to the City Council for review at an upcoming Commission meeting.

