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

MEETING DATE: Wednesday, April 15, 2026

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

CALL TO ORDER

At 6:35 p.m., Chairperson Weeder called the meeting to order. This Commission meeting takes place on-site. Staff was asked to call the roll.

ROLL CALL

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

Councilmember Present: Blumberg

Student Council Absent: Cooper Baum

Student Council Present: Gabi Goldstein

Staff declared that a quorum was present.

Staff Present: Coleman & Markle

Guests Present: Cal Bernstein, Attorney/Samuels & Bernstein

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Chairperson Weeder stated she received a request to move the Approval of Minutes until later in the meeting and will carry out that request.

SCHEDULED BUSINESS

1. 147 Central Avenue – Review of Written Report to the Plan & Design Commission regarding Planned Development

Planner Markle offered a presentation:

- Commission Consideration Required
- Prior HPC Consideration – January 8, 2026
- Recommendation

Mr. Cal Bernstein, Attorney, thanked the HPC for having a Special Meeting, so this matter can move forward.

Chairperson Weeder asked if anyone in the audience wishes to speak. There was no one.

Planner Markle shared information on nearby properties and illustrated a graph of same.

1
2 Some HPC comments are.....

- 3 • Commissioner Pines:
- 4 ○ asked if these are actual or zoning setbacks. Planner Markle said this is existing streetscape
 - 5 information.
 - 6 ○ expressed, regarding the Cornelius House, a 45' setback from the lot line to the house.
 - 7 ○ discussed the massing, scale, and proportionality.
 - 8 ○ said Lot 2 could potentially be 12' from the lot line; this could be very negative if something
 - 9 was built.
 - 10 ○ stated the HPC would like to see this property preserved and not disappear.
- 11 • Chairperson Weeder:
- 12 ○ referenced the house at 175 Central Avenue; a huge difference in side yards (from the
 - 13 proposed property at 147 Central Avenue). Planner Markle verified the table indicates the
 - 14 site plan attachment.
 - 15 ○ said she would mirror the existing to the lot line. Planner Markle said that would be 68'.
- 16 • Commissioner Hartinger asked, and Planner Markle noted the restrictions/requirements (for new
- 17 construction).
- 18 • Commissioner Greenbaum identified a wraparound porch on the east side. Her concern is, when it
- 19 was designed, it was intended to see the east view.

20
21 Councilmember Blumberg said, when one engages on what the owners can see, that speaks to the

22 interior. This exceeds the purview of the HPC. He is referring to the distances between the houses.

23 It's an air and light issue; a Plan & Design issue.

24

- 25 • Commissioner Ehrlich believes the entire property should be preserved. The HPC's role should not be
- 26 to give guidance to the PDC. He cares about people walking past this house and noticing the oldest
- 27 and most majestic house in Highland Park. Anyone wishing to change that should present to the
- 28 HPC. The draft written recommendation doesn't reflect his viewpoint. The property has changed
- 29 (since the bridge). Perhaps the easement, setbacks have changed.

30
31 Senior Planner Coleman noted the Draft Report recommends denial, etc.

32

33 Commissioner Ehrlich said there could be hypotheticals.

34

- 35 • Commissioner Portman said he felt all along that the HPC's recommendation should stand on its own.
- 36 He would like to see no provisions after the fact.
- 37 • Commissioner Hartinger said the HPC can't control what the PDC does. He discussed if the lots
- 38 become separated.
- 39 • Commissioner Portman said it was determined that it is still a protected property. Increasing the
- 40 front setback is important.

41
42 Senior Planner Coleman needs to review COAs. He noted there are 14 standards for construction.

43 The COA standards don't regulate setbacks.

44

- 45 • Chairperson Weeder said, if the HPC takes Commissioner Ehrlich's stand, the HPC is taking the
- 46 perfect over the practical. She recommends the side yard be increased between 147 & 175 Central
- 47 Avenue from 12' to 45-50', and reminded this is a nonbinding recommendation.

- 1 • Commissioner Pines asked if the recommendation should be skimmed.

2
3 Councilmember Blumberg suggested keeping the recommendations within the purview of what the
4 PDC is requesting. He expounded.

- 5
6 • Commissioner Greenbaum reiterated, when it was designed, the view was meant to be there. To
7 make this more practical, and because taxes are outrageous, she feels a setback should be assigned,
8 so this estate could have a lake view. Though the HPC is against separating the lots, she wonders if
9 recommendations should be given. Senior Planner Coleman said this is the HPC's opportunity.
10 • Commissioner Hartinger asked if there have been situations where if a lot is split, the HPC gave
11 recommendations on what to look for. Senior Planner Coleman stated there haven't been instances.

12
13 Councilmember Blumberg said, if the lot is subdivided, that requires the Petitioner to come back.
14 The new lot is not automatically de-landmarked. He expounded.

- 15
16 • Chairperson Weeder asked about de-landmarking. Planner Markle found the HPC did not
17 recommend landmark removal. If split, Lot B would still be landmarked.
18 • Commissioner Ehrlich:
19 ○ asked if a COA was granted without a plan. He stated it is not the HPC's place to give
20 guidance. It could be given when a COA is presented to the HPC. Planner Markle reminded
21 the PDC wants the HPC's guidance and direction.
22 ○ said, if a COA is to be given, a plan must be submitted. He doesn't want to mislead anyone
23 by suggesting various numbers of feet.

24
25 Councilmember Blumberg said the HPC is not being asked to say anything about a COA. He
26 reminded the HPC is being asked to give a recommendation with any restrictions, suggestions.
27 Councilmember Blumberg said, if this property is not subdivided, someone could present a plan on
28 the un-subdivided area. Limitations could be placed on the lot.

- 29
30 • Chairperson Weeder mentioned the crux of the issue is noted at the end of the Staff Report. She
31 expounded on parameters.
32 • Commissioner Pines concurred.

33
34 Commissioner Gonka arrived at 7:41 p.m.

- 35
36 • Commissioner Ehrlich would like the HPC to review the 14 criteria and noted, this matter could be
37 continued.
38 • Commissioner Pines said the restrictions are not as grave as Commissioner Ehrlich is making them
39 out to be.
40 • Commissioner Hartinger said the Staff Report covers 98% of the HPC's view. Setback issues could be
41 added.
42 • Commissioner Portman concurred with the exception of the specification from the HPC. It was
43 stated Staff intended to include the second 3-page nonbinding recommendation.
44 • Chairperson Weeder named the specific areas to address and suggested moving the discussion
45 toward that. It's about the experience of the public viewing this.

46
47 Chairperson Weeder asked if anyone in the audience wishes to speak. There was no one.

1
2 Senior Planner Coleman summarized the additional 50' is a new point to add.

3
4 More HPC comments are.....

- 5 • Commissioner Gonka asked:
 - 6 ○ about the process. Planner Markle explained same.
 - 7 ○ what the HPC is actually saying regarding 50' in addition to 12'. Planner Markle explained
 - 8 same.
- 9 • Commissioner Pines said Lot 2 is approximately 90,000 sq. ft.; over 2 acres. The amount that's
- 10 buildable is likely 25,000-30,000 sq. ft.; a robust footprint. The site plan has to be handled artfully.

11
12 Councilmember Blumberg suggested the two other agenda items be given attention at this time, as the

13 public may wish to speak on those.

14
15 2. 670 De Tamble Avenue – Final Consideration of Landmark Nomination

16 Planner Markle offered a presentation:

- 17 • Summary
- 18 • Arthur Vetter House
- 19 • Tudor style
- 20 • Built in 1928
- 21 • Landmark Designation Process
- 22 • Previous Consideration
- 23 • Findings of Fact
- 24 • Landmark Criteria
- 25 • Recommendation

26
27 Commissioner Greenbaum moved that this meets Criteria 1, 3, 4, & 6; has sufficient integrity of design; and

28 recommends City Council adopt a Landmark Designation Ordinance. Commissioner Gonka seconded the

29 motion.

30
31 On a roll call vote

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

33 & Portman

34 Voting Nay: None

35
36 Staff declared that the motion passed unanimously.

37
38 3. 273 Sheridan Road – Final Consideration of Landmark Nomination

39 Planner Markle offered a presentation:

- 40 • Previous Consideration
- 41 • Marshall Johnson House
- 42 • Significant rating in the 2003 Braeside survey
- 43 • French Eclectic style
- 44 • Built in 1935
- 45 • Findings of Fact
- 46 • Landmark Criteria
- 47 • Additional Information

1 Voting Nay: Commissioners Ehrlich, Gonka, & Greenbaum

2

3 Planner Markle declared that the motion passed 4-3. Planner Markle advised they will attend the PDC
4 meeting.

5

6 Mr. Bernstein reminded HPC Commissioners cannot discuss this at the PDC meeting due to the Open
7 Meetings Act.

8

9 Councilmember Blumberg said speaking separately is contrary to what the HPC, as a whole, has put forth.

10

11 Back to.....

12

13 **APPROVAL OF MINUTES**

14 *Regular Meeting of the Historic Preservation Commission – March 12, 2026*

15

16 Commissioner Gonka expressed that the HPC did an incredible job on the motions at the last meeting.
17 Chairperson Weeder thanked Gale Cerabona, Recorder; Planner Markle, and Senior Planner Coleman for the
18 incredible job they've been doing.

19

20 Commissioner Gonka moved to approve the regular meeting minutes of March 12, 2026. Commissioner
21 Greenbaum seconded the motion.

22

23 On a voice vote

24 Voting Yea Chairperson Weeder; Commissioners Ehrlich, Gonka, Greenbaum, Hartinger, Pines,
25 & Portman

26 Voting Nay: None

27

28 Staff declared that the motion passed unanimously.

29

30 **DISCUSSION ITEMS**

31 1. 2026 Preservation Awards

32 Planner Markle reminded the event for the Preservation Awards is at the Willits House on May 7, 2026, at
33 6:30 p.m. They noted sparkling water is being provided. Snacks are welcome. Nominations are posted.
34 Judges made a decision on the winners. Chairperson Weeder offered to bring snacks.

35

36 **BUSINESS FROM THE PUBLIC**

37 There was no Business from the Public.

38

39 **OTHER BUSINESS**

40 1. Next Regular Meeting is Scheduled for May 14, 2026

41 It was noted the next regular HPC Meeting is scheduled for May 14, 2026.

42

43 **STAFF REPORT**

44 There was no Staff Report.

45

46 **ADJOURNMENT**

47 Commissioner Greenbaum moved to adjourn at 8:34 p.m. Commissioner Portman seconded the motion.

48

1 On a voice vote
2 Voting Yea Chairperson Weeder; Commissioners Ehrlich, Gonka, Greenbaum, Hartinger, Pines,
3 & Portman

4 Voting Nay: None

5
6 Staff declared that the motion passed unanimously.

7
8 Respectfully Submitted,

9
10
11 Gale Cerabona
12 Recorder

13
14 **MINUTES OF A REGULAR MEETING ON MARCH 12, 2026, WERE APPROVED WITHOUT CORRECTIONS.**