

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

MEETING DATE: Wednesday, May 14, 2026

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

CALL TO ORDER

At 6:30 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 Gonka, Greenbaum, Hartinger, Pines, & Portman

Commissioner Absent: Commissioner Ehrlich

Councilmember Absent: Blumberg

Student Council Absent: Cooper Baum & Gabi Goldstein

Staff declared that a quorum was present.

Staff Present: Markle

Guests Present: Andrew Venamore, CEO/H.G.B.

Others Present: Gale Cerabona, Recorder

APPROVAL OF MINUTES

Special Meeting of the Historic Preservation Commission – April 15, 2026

Commissioner Portman moved to approve the special meeting minutes of April 15, 2026. Commissioner Gonka seconded the motion.

On a voice vote

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

Voting Nay: None

Staff declared that the motion passed unanimously.

Special Meeting of the Historic Preservation Commission – May 7, 2026

Commissioner Pines moved to approve the special meeting minutes of May 7, 2026. Commissioner Gonka seconded the motion.

On a voice vote

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

Voting Nay: None

Staff declared that the motion passed unanimously.

SCHEDULED BUSINESS

1. 1442 Forest Avenue – Certificate of Appropriateness

Planner Markle offered a presentation:

- Alex Stuart House
- Built in 1913
- Landmark Designation in 1993
- Colonial Revival style
- Architect is Robert Seyfarth
- Background
 - won 2025 Preservation Award
- Garage History
 - existed in 1924
 - 1932 permit application
- Proposed Change
 - demolish and replace a two-car garage
 - moving back 30' to save Heritage tree
 - site plan was illustrated
 - elevations were shown
- Standards for COA were displayed
- Recommendation

Mr. Andrew Venamore, CEO, advised the garage is badly damaged, the floor is broken. The Heritage tree will be saved; working with City Forester. It will be a 22x22 garage with a hip roof. Concrete will not be placed, so it doesn't damage the tree; gravel will be there. The garage will be vinyl, the house is cedar. Bringing the garage back will lessen the material change.

Some HPC comments are.....

- Commissioner Portman asked, and Mr. Venamore said:
 - an arborist said the tree is in fair condition. The area is heavily wooded.
 - the path will be gravel; 30' back. He noted Engineering and Forestry Staff discussed this.
- Commissioner Pines:
 - asked if the grade will be changed. Mr. Venamore said the grade heads in the northwesterly direction; at natural grade; a floating slab.
 - asked if the roof pitch is going to match the house. Mr. Venamore said the pitch on the house might be 7' or 8'. The idea is to replace it.
 - asked if the eve detail is going to be similar. Mr. Venamore said no.
 - said a prefinished white Hardie Board material could be used. Mr. Venamore said the interior is incredible, as the homeowners updated the house while preserving the character. Cost is a factor. Some aspects will have LP.

- 1 • Chairperson Weeder:
 - 2 ○ discussed LP. She strongly urges to use the smooth side of LP. Mr. Venamore said it is a faux
 - 3 finish, not cedar, and nicely finished.
 - 4 ○ said the smooth side is a better finish. Mr. Venamore said the smooth version is not often
 - 5 available and is a bit more costly.
 - 6 ○ suggested having 3 light divisions in windows, not 4; omit the horizontal muntins.
- 7 • Commissioner Gonka asked if the door is shorter. Mr. Venamore said yes. Planner Markle reminded
- 8 the garage is half of a dog kennel.
- 9 • Commissioner Hartinger said:
 - 10 ○ pushing this back 30' looks like the same color scheme as the house. No one will see or
 - 11 notice it enough; won't take away the historic element of the house. Believes the garage is
 - 12 designed perfectly with the house. Mr. Venamore said the grade elevates heading west; less
 - 13 visible in the back.
 - 14 ○ cars in the driveway may block the garage.
 - 15 ○ windows could be deleted.
- 16 • Chairperson Weeder said it's much better to have natural light. Planner Markle reminded the paint
- 17 color is not regulated. Mr. Venamore said there was not a reason to make it elaborate.

18
19 Chairperson Weeder asked if anyone in the audience wishes to speak. The following came forward:

- 20 • Mr. Tom Hiller said he has no idea if the garage should be mimicked. He shared it feels like the
- 21 proposed garage is from 1960.

22
23 Commissioner Gonka moved to grant the COA as shown. Commissioner Pines seconded the motion.

24
25 On a roll call vote

26 Voting Yea Chairperson Weeder; Commissioners Gonka, Greenbaum, Hartinger, Pines, &
27 Portman

28 Voting Nay: None

29
30 Staff declared that the motion passed unanimously.

31 32 2. 2012 Grange Avenue – Certificate of Appropriateness

33 Planner Markle offered a presentation:

- 34 • Amendment to COA from April, 2025
- 35 • Local Landmark in 2013
- 36 • Built in the 1890s
- 37 • Utilitarian style
- 38 • Previous HPC Consideration
 - 39 ○ construction is underway
- 40 • Proposed Amendment
 - 41 ○ structural flaws with cupola and dormer; proposal is to reconstruct
- 42 • City Inspection
 - 43 ○ agrees the cupola (warped and rotated with slats missing) and dormer are in poor condition
- 44 • Current Condition
- 45 • Hardie Board – Fiber Cement
 - 46 ○ National Park Service (suitable substitute)
- 47 • Standards for COA

- Recommendation

Planner Markle said the Applicant is not in attendance.

Some HPC comments are.....

- Chairperson Weeder said Hardie Board is available in a smooth finish.
- Commissioner Gonka asked if the roof is asphalt shingle. Planner Markle said – asbestos.
- Commissioner Portman asked if the HPC is considering the cupola and dormer only. Planner Markle said yes.
- Commissioner Gonka asked:
 - if the roof will be removed and redone. Planner Markle said yes.
 - how we know the roof is being matched. Planner Markle illustrated the updated plan and explained what was approved and what the architect is doing.
- Chairperson Weeder said the drawing doesn't match what's there. Planner Markle said Hardie Board is being used on the exterior/what would be seen.
- Commissioner Gonka identified the wood slats are shorter, etc.
- Commissioner Portman discussed Hardie Board. Planner Markle said the house was approved with Hardie Board so this would match.

Consensus is the drawing does not match the proposed cupola and dormer.

- Commissioner Gonka asked if the shingles would be brought up the side, etc. It was noted Hardie Board will be on the side of the dormer. Planner Markle read the proposed changes (windows, trim). They noted it would be unfair to take away a past approval.
- Commissioner Hartinger said it needs to be constructed exactly the same, per the approval.
- Commissioner Gonka said, due to the reconstruction, the drawing doesn't match what's there currently. He noted items are missing.
- Chairperson Weeder said the window in the dormer appears to have been replaced.
- Commissioner Gonka expressed it should look historic.
- Commissioner Pines said it is being reinvented.

Chairperson Weeder asked if anyone in the audience wishes to speak. The following came forward:

- Mr. Tom Hiller wonders if there's a way to actually go back to see what was originally there. He asked how it's fastened and if it's the same framing. Mr. Hiller stated copper looks good over time. Chairperson Weeder said this doesn't need to be painted much at all. Mr. Hiller said it's very expensive to have people go on the roof.

Commissioner Pines moved to approve the COA for the rebuilding of the cupola and dormer with the Conditions that:

- the eve details and scale of the louver and proportion of the wall to the louver match what currently exists.
- the dormer side walls be horizontally-sided to match the garage's exterior walls.
- special attention be given at the base of the cupola with the pitched roof to closely match the geometry; slats to match.
- if copper is found under the shingles, that should be replaced with copper.

Commissioner Hartinger seconded the motion.

1
2 On a roll call vote

3 Voting Yea Chairperson Weeder; Commissioners Hartinger, Pines, & Portman

4 Voting Nay: Commissioners Gonka & Greenbaum

5
6 Staff declared that the motion passed 4-2.

7
8 **DISCUSSION ITEMS**

9 There were no Discussion Items.

10
11 **BUSINESS FROM THE PUBLIC**

12 There was no Business from the Public.

13
14 **OTHER BUSINESS**

15 1. Next Regular Meeting is Scheduled for June 11, 2026

16 The next regular HPC Meeting is scheduled for June 11, 2026.

17
18 **STAFF REPORT**

- 19 • Preservation Incentives

20
21 Planner Markle noted City Council worked on how best to address preservation incentives at the
22 Committee of the Whole/COW meeting on April 27, 2026, and will direct Staff.

23
24 Commissioner Portman said he watched that meeting. He felt there was a lot of confusion. He
25 commends City Council in addressing this and Staff for conveying the content.

- 26
27 • Walking Tour

28
29 Planner Markle advised 40 people have RSVP'd for the Walking Tours on May 24 and 31, 2026.

30
31
32 **ADJOURNMENT**

33 Commissioner Portman moved to adjourn at 8:35 p.m. Commissioner Greenbaum seconded the motion.

34
35 On a voice vote

36 Voting Yea Chairperson Weeder; Commissioners Gonka, Greenbaum, Hartinger, Pines, &
37 Portman

38 Voting Nay: None

39
40 Staff declared that the motion passed unanimously.

41
42 Respectfully Submitted,

43
44
45 Gale Cerabona
46 Recorder

47
48 **MINUTES OF SPECIAL MEETINGS ON APRIL 15 AND MAY 7, 2026, WERE APPROVED WITHOUT CORRECTIONS.**