

MINUTES OF THE HISTORIC PRESERVATION COMMISSION
March 18, 2019

The regular meeting of the Historic Preservation Commission was called to order by Chairman James Hartshorne at 5:01 p.m. at 118 W. Cook Avenue.

Members present: Chairman James Hartshorne, Les Galo, Katherine Hamilton-Smith, Mike Kollman and Melissa Senatore.

Members absent: Thor Jondahl.

A quorum was established.

Village Staff present: Chris Sandine, Associate Planner.

Commissioner Galo made a motion, seconded by Commissioner Kollman, to approve the February 18, 2019, Historic Preservation Commission meeting minutes, with the following change: 1) Remove “545 N. Milwaukee Avenue” and replace it with “602 N. Milwaukee Avenue” in the first sentence of HPC 19-02.

Motion carried 5 - 0.

Old Business:

None.

New Business

HPC 19-03 RHI, LLC, Applicant
117 E. Cook Avenue

Request is for approval of new building facades.

Ms. Erin Murphy, applicant, presented the proposed building facades for 117 E. Cook Avenue. Ms. Murphy stated she has a cream colored wall along the west side of her building and has been interested in having a mural installed on the blank canvas. Ms. Murphy stated she initially opened the mural up to a design contest and received mixed results. Ms. Murphy stated she happened to find a Libertyville High School (LHS) alumnus interested in designing a mural. Ms. Murphy stated she submitted two options, but prefers the option showing two cats. Ms. Murphy stated the mural is approximately 12 feet by 20 feet, and will be covered in a protective coating to prevent the rapid deterioration. Chairman Hartshorne questioned if a graffiti protectant will be applied to the mural. Ms. Murphy confirmed a graffiti protectant will be considered, too. Ms. Murphy stated the design provides a place for community interaction, while not utilizing any signage or advertising. Commissioner Kollman questioned if the existing cream paint will cause any problems. Ms. Murphy stated the initial paint was stripped to the brick, and then re-painted

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the cream color. Commissioner Hamilton-Smith stated she thinks this mural will be a good starter mural for the Village. Commissioner Hamilton-Smith stated she did not think the Village had a large problem with graffiti, and thinks the mural will be a charming addition.

Ms. Murphy noted that maintenance of the mural will be important. Ms. Murphy stated her muralist, and herself, will be responsible for the maintenance. Commissioner Hamilton-Smith stated she enjoys how the muralist is from the Village and how the support is local. Commissioner Senatore questioned if the muralist has done other work nearby. Ms. Murphy stated he has completed the mural inside Hansa Coffee, along with other larger scale murals in Chicago. Ms. Murphy noted the muralist lives in the Village of Libertyville and is excited to share his talent with the rest of the community. Commissioner Kollman questioned if there is any lighting in the alleyway. Ms. Murphy stated there is not currently lighting immediately in the alleyway. The Commission agreed the mural with two cats looked nice on the building.

Commissioner Kollman made a motion, seconded by Commissioner Hamilton-Smith, to recommend the Village Board of Trustees approve the application for new building facades at 117 E. Cook Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

Commissioner Mike Kollman has recused himself from HPC Item 19-04.

**HPC 19-04 Wexler/Kollman P.C., Ltd., Authorized Agent for 536-42 North Milwaukee
LLC
536 – 542 N. Milwaukee Avenue**

Request is for approval of a new building facades, landscaping, lighting, and signage.

Mr. Mike Kollman, representative for Wexler/Kollman P.C., Ltd., and Mr. Ben Lovinger, representative for 536-42 North Milwaukee LLC, presented the proposed building facades, landscaping, lighting, and signage for 536 – 542 N. Milwaukee Avenue. Mr. Kollman provided an overview of the existing conditions, noting the existing tenants include Starbucks and Dancenter North. Mr. Kollman stated the structure was built in 1903 and was used as one of the first banks in town. Mr. Kollman noted the initial design included a suspended canopy, large two-story arched windows, Art Deco cornices, and masonry storefronts. Mr. Kollman stated that in the 1930s, the structure was one of the first movie theatres in the Village, known as “La Villa”. Mr. Kollman stated there is no parking on site for the structure, and tenants are currently using the parking lot to the east. Mr. Kollman stated the scope of work includes installing an entrance canopy off Milwaukee Avenue, replacing the two-story arched windows, replacing the decorative cornice, and installing historically accurate windows. Mr. Kollman noted additional windows will be installed on the North facade. Mr. Kollman stated the one-story structure on the east side of the property is owned by the Lovinger family and will not be removed with this proposal. Mr. Kollman stated a dumpster enclosure will be created for the site, although the desire is to have all of the dumpsters enclosed, similar to the other side of Milwaukee Avenue.

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Mr. Kollman stated a secondary entrance will be off of School Street, which features a gentle ramp up to the doorway. Mr. Kollman stated the existing courtyard space will have a masonry bench with potted plants and soft lighting. Commissioner Senatore confirmed Clucker's currently uses the patio space. Mr. Kollman stated all of the mechanical equipment will be screened on top of the building. Mr. Kollman noted the screening for the dumpsters will match the screening for the rooftop mechanical units. Mr. Kollman stated the new apartments will have four (4) units per floor, for a total of eight (8) units.

Mr. Kollman stated the entire property is covered with impervious surface, which makes landscaping a challenge. Mr. Kollman stated the patio space will feature a planter made up of hearty, native plants. Mr. Kollman noted rainwater will be captured and used to irrigate the planter. Mr. Kollman stated one goal for the building is to have it LEED-certified. Mr. Kollman stated the existing overgrown tree in the patio will be removed, since it is growing into the building and wires. Mr. Kollman stated a variation will be required for the amount of signage requested in the proposal. Mr. Kollman noted the Zoning Code allows for a marquee sign, but only in combination with a motion picture theatre. Mr. Kollman noted the two (2) marquee signs will be black, with white lettering. Mr. Kollman stated there will be step lighting that helps illuminate the steps during the night. Mr. Kollman provided a photometric plan with the footcandle limits and noted the low-intensity lighting to be installed. Mr. Kollman stated the "Site Plan Modification" is not being requested at this time, although they would make an improvement to the overall site.

Chairman Hartshorne questioned how the grease traps are currently stored. Mr. Lovinger stated the dumpsters and grease traps are on wheels and wheeled out when necessary. Commissioner Galo questioned Mr. Kollman's involvement in the project. Mr. Kollman stated he is the architect, but has no financial stake. Commissioner Hamilton-Smith stated she finds the project exciting, as it brings an historic use to the building. Commissioner Hamilton-Smith went on to state she likes the attempt to be a LEED-certified build and the marquee signs. Commissioner Senatore stated she likes to see the arched windows return. Commissioner Galo questioned what LEED means. Mr. Kollman stated LEED stands for Leadership in Energy and Environmental Design, and is a program used by the U.S. Green Building Council. Commissioner Galo questioned if there is an expectation for asbestoses. Mr. Lovinger stated he does not intend to find any asbestoses. Mr. Lovinger noted all local trades will be used for the building renovation, too. Commissioner Galo questioned if the Art Deco cornice is still there. Mr. Kollman stated the cornice still exists, but the renovation will make it pop out more.

Mr. Christopher Sandine, Associate Planner, questioned if the bench in the courtyard can be designed around the tree, so it doesn't need to be removed. Mr. Kollman stated the tree is overgrown for the site and growing into the electrical wires. Mr. Kollman noted he is unsure on the size and condition of the tree, as he is awaiting his arborists report. Mr. Sandine questioned if the photometric plan is being shown in footcandles. Mr. Kollman confirmed and noted the intensity can be reduced, as needed. Mr. Sandine noted that the "Site Plan" showing improvements to the parking lot is not being assessed with this submittal. The Commission agreed they like the overall design of the proposed structure.

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Commissioner Hamilton-Smith made a motion, seconded by Commissioner Senatore, to recommend the Plan Commission and Zoning Board of Appeals approve the application for a new building facades, landscaping, lighting, and signage at 536 – 542 N. Milwaukee, in accordance with the plan submitted.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

With no further discussion, Commissioner Galo made a motion, seconded by Commissioner Kollman, to adjourn the Historic Preservation Commission.

Motion carried 5 - 0.

Meeting adjourned at 6:12 p.m.