

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**  
**June 19, 2023**

The regular meeting of the Historic Preservation Commission was called to order by Chair James Hartshorne at 5:00 p.m. at 118 W. Cook Avenue.

Members present: Chair James Hartshorne, Tom Flader, Les Galo, and Mike Kollman.

Members absent: Sarah Burger, Michael Haug, and Casey Rooney.

A quorum was established.

Village Staff present: Christopher Sandine, Senior Planner.

Commissioner Galo made a motion, seconded by Commissioner Flader, to approve the May 15, 2023, Historic Preservation Commission meeting minutes, as written.

Motion carried 4 - 0.

**Old Business:**

None.

**New Business:**

**HPC 23-04 North Shore Sign Co., Authorized Agent for Jeffrey Lovinger  
536 N. Milwaukee Avenue**

**Request is for new signage.**

Mr. Matt Laska, North Shore Sign Co., presented the proposed signage at 536 N. Milwaukee Avenue. Mr. Laska stated the proposed signage will be individual channel letters mounted to a raceway. Mr. Laska stated the tagline cabinet will have an opaque background so only a thin white line around the letters will illuminate. Mr. Laska stated the location of the sign has been adjusted to avoid being located over the vertical brick soldier course. Mr. Laska stated they have also removed the egg logo on the front cover and the side covers of the awning. Mr. Laska stated the design will be very similar to the previous tenant. Commissioner Kollman questioned if the changes are code compliant. Mr. Sandine confirmed the changes to the design will meet the Zoning Code standards.

*Commissioner Galo made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 536 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

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**HPC 23-05 Robert Bleck, Authorized Agent for Eleven5 Lake LLC**  
**137 Lake Street**

**Request is for new building facades.**

Mr. Robert Bleck, Architect with Bleck & Bleck Architects, presented the proposed building facades at 137 Lake Street. Mr. Bleck stated The Boardroom was previously approved for windows to be installed to create an enclosure of the space. Mr. Bleck stated the Village recently amended the parking Ordinance that allows for the space to be completely enclosed without requiring parking. Mr. Bleck stated that allows for an updated enclosure design that allows for a “Weather Shield” sliding windows and a fourteen (14) inch knee wall to prevent individuals from accessing the abutting sidewalk. Mr. Bleck stated the window frame will be a black color to match the balconies. Commissioner Kollman confirmed the windows will slide open. Mr. Bleck stated another way to think about the design is that it is a very large patio door that slides open.

*Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new building facades at 137 Lake Street, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

**HPC 23-06 Jackie Tillman, Applicant**  
**133 E. Cook Avenue**

**Request is for new building facades, lighting, and landscaping.**

Mr. Robert Bleck, Architect with Bleck & Bleck Architects, presented the proposed building facades, lighting, and landscaping at 133 E. Cook Avenue. Mr. Bleck stated the scope of work includes a 1,250 SF addition at the rear of the property. Mr. Bleck stated the desire is to extend the turf from the addition towards Cook Avenue via an overhead door, however, the business owner understands there is a potential zoning issue with outdoor training. Mr. Bleck stated there is currently some mature landscaping on site that will need to be relocated and replanted. Mr. Bleck stated they intend on replanting oak trees from raised planter beds but will replace like-for-like if they are unable to keep them. Mr. Bleck stated there are also low-lying landscape specimen on site. Mr. Bleck stated the lighting improvements include relocating one of the fixtures on site to the other side of the building. Mr. Bleck stated there was a request from Staff for a Photometric Plan, which they can measure. Mr. Bleck stated he has not measured the height, but he believes it is about twenty-four (24) feet based on the window locations. Mr. Bleck stated the colors will match the existing and the roofing materials will be the same. Mr. Bleck provided the Commission with images of the existing conditions and the proposed conditions. Mr. Bleck stated the wooden fence will be removed at the edge of the property and there will be sightlines into the green space and the edge of the proposed building. Mr. Bleck stated they will adjust for the air conditioning units to fit within the five (5) foot setback.

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Commissioner Kollman noted many of the comments in the Staff Report regard the zoning for the property. Commissioner Kollman questioned if there is residential nearby this property. Mr. Bleck stated there is the Cook Apartments adjacent and their parking lot separates the subject parcel from the building. Mr. Bleck noted the other commercial uses nearby. Commissioner Flader questioned if there will still be an artificial turf area. Mr. Bleck stated that will be their intention, otherwise it will be left as brick pavers. Commissioner Flader confirmed the location of the fence that will be removed. Commissioner Flader questioned the white circles on the Landscape Plan. Mr. Bleck stated they will be boxwoods. Commissioner Flader confirmed the landscaping will not be changed from what is currently located on site. Commissioner Kollman questioned the material of the addition. Mr. Bleck stated it will be a Hardie Board Lap Siding. Commissioner Kollman noted the Hardie Board will return into the brick masonry on the façade.

*Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades, lighting, and landscaping at 133 E. Cook Avenue, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

**Communications and Discussion:**

**Provide Update on CLG Program.**

Mr. Sandine stated that in early June 2023, Staff received communications from the Illinois State Historic Preservation Office about the Certified Local Government Grant Program Application. Mr. Sandine stated Staff applied to the Grant Program, with the intention to use any available money to hire a consultant to write and apply for a portion of the Downtown Local Historic District to be listed on the National Register. Mr. Sandine stated the Village reached out to Ramsey Historic Consultants for a contract on this type of application and intends to move ahead with them if the Village is awarded this grant. Mr. Sandine stated they expect to hear back from the IL-SHPO before October 2023 and then move ahead with the work accordingly. Mr. Sandine stated the overall timeframe to get a National Register Historic District is at least nine months and the Village would potentially anticipate this to be approved next year.

Commissioner Kollman questioned if any additional information has been made available regarding murals within the Village. Mr. Sandine stated the Village does not have any considerations written down and we have been evaluating murals on a case-by-case basis. Commissioner Kollman suggested the Village investigate this sooner rather than later.

With no further discussion, Commissioner Kollman moved and Commissioner Galo seconded a motion to adjourn.

Motion carried 4 - 0.

Meeting adjourned at 6:57 p.m.