

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**  
**January 17, 2022**

The regular meeting of the Historic Preservation Commission was called to order by Chairman James Hartshorne at 5:03 p.m. at 118 W. Cook Avenue.

Members present: Chairman James Hartshorne, Sarah Burger, Tom Flader, Mike Kollman, John Robbins, and Casey Rooney.

Members absent: Les Galo.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development, and Christopher Sandine, Associate Planner.

Commissioner Kollman made a motion, seconded by Commissioner Burger, to approve the December 20, 2021, Historic Preservation Commission meeting minutes, as written.

Motion carried 6 – 0.

**Old Business:**

None.

**New Business:**

**HPC 22-01   Bleck Architects, Authorized Agent for Eleven5 Lake LLC.  
111 Lake Street.**

**Request is for a new building facades.**

Mr. Robert Bleck, authorized agent for Bleck Architects, presented the proposed building facades for 111 Lake Street. Mr. Bleck stated the Manchester Square building at the corner of Lake Street and Milwaukee Avenue has one remaining tenant space available on the ground floor with access via the courtyard. Mr. Bleck stated the owners are looking to have a property management office within this available tenant space. Mr. Bleck stated the management company is requesting a separate entrance so they will have a window removed and a doorway system installed. Mr. Bleck stated the stone will match the rest of the building and the awning will match the rest of the awnings on site. Mr. Bleck noted they are in the process of redesigning the layout of the interior courtyard for a more conventional arrangement.

Commissioner Kollman questioned if the applicant has reviewed the Staff comments. Mr. Bleck stated he understood the comments regarding the height of the awning and the height of the valence lettering. Mr. Bleck stated they will comply with these regulations during the permit review

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process. Mr. Bleck stated the existing awnings do not appear to meet the eight (8) foot requirement. Commissioner Kollman stated it may require the existing awnings to be raised to comply with the eight (8) foot requirement.

*Commissioner Rooney made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the proposed building facades at 111 Lake Street, subject to the following conditions: 1) The proposed awning is at least eight (8) feet above grade and the height of the nearby existing awnings are adjusted to be at least eight (8) feet above grade.*

*Motion carried 6 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

Commissioner Kollman questioned the next steps for the Certified Local Government. Mr. Sandine stated the Certified Local Government has been approved by the Illinois State Historic Preservation Office and National Park Service. Mr. Sandine stated that Staff will work towards providing the Commission with an agenda on potential next steps. Mr. Spoden stated the Village Board will be involved in these discussions on how to proceed. Mr. Spoden noted there are a few properties in the Village that may be eligible for possible grants and the Commission may be able to assist.

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

Motion carried 6 - 0.

Meeting adjourned at 5:13 p.m.