

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**  
**April 18, 2022**

The regular meeting of the Historic Preservation Commission was called to order by Chairman James Hartshorne at 5:04 p.m. at 1551 N. Milwaukee Avenue (North Fire Station).

Members present: Chairman James Hartshorne, Sarah Burger, Tom Flader, Les Galo, Michael Haug, Mike Kollman and Casey Rooney.

Members absent: None.

A quorum was established.

Village Staff present: Christopher Sandine, Associate Planner.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to approve the March 21, 2022, Historic Preservation Commission meeting minutes, as written.

Motion carried 7 - 0.

**Old Business:**

Commissioner Mike Kollman has recused himself from HPC Item 22-02.

**HPC 22-02 536-542 North Milwaukee LLC, Applicant.**  
**536-542 N. Milwaukee Avenue**

**Request is for new building facades.**

Mr. Mike Kollman, authorized agent for 536-542 North Milwaukee LLC, presented the proposed building facades for 536-542 N. Milwaukee Avenue. Mr. Kollman explained the fire escape ladder is proposed to remain on the North Façade as an architectural feature. Mr. Kollman stated another change to the original design is that two windows have been filled in on the East Façade of the one-story building at the tenant's request. Mr. Kollman noted the one-story building is not a contributing structure to the Historic District. Commissioner Galo questioned if the fire escape ladder is accessible. Mr. Kollman stated the windows do not open more than a few inches, so it is a decorative feature from approximately 1905 and is not accessible to any of the residents within the building.

*Chairman Hartshorne made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the proposed building facades at 536-542 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

**Minutes of the April 18, 2022, Historic Preservation Commission Meeting**  
**Page 2 of 5**

**New Business:**

**HPC 22-05 North Shore Sign Co., Authorized Agent for Scott Pomerich.**  
**339 N. Milwaukee Avenue**

**Request is for new signage.**

Mr. Matt Laska, representative for North Shore Sign Co., presented the proposed signage for 339 N. Milwaukee Avenue. Mr. Laska stated the existing State Farm sign will be removed and the proposed sign will be installed. Mr. Laska stated it will be the same sand-blasted material and the same dimensions. Commissioner Burger questioned if the other State Farm signs will be removed. Mr. Laska stated the proposed sign is for a tenant on the second floor, but the other State Farm signs will remain on site.

*Commissioner Galo made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the proposed signage at 339 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

**HPC 22-06 John Kapoor, Applicant.**  
**708 N. Milwaukee Avenue**

**Request is for new fencing.**

Mr. John Kapoor presented the proposed fencing for 708 N. Milwaukee Avenue. Mr. Kapoor stated the scope of work includes installing a matching fence adjacent to the existing fence that separates the subject property from the house structure. Mr. Kapoor stated the fence appears to have been broken off beforehand, so this will be an easy fix for that area. Commissioner Galo questioned how much of the fence has broken off the rest of the fence. Mr. Kapoor estimated about six (6) feet. Mr. Kapoor stated there is a second request to continue that section of fencing around the vacant lot in the rear corner of the property. Mr. Kapoor described the vacant lot as being undeveloped with a downward sloping incline and is unkept (weeds, broken branches, glass). Mr. Kapoor stated the soil remains damp and slippery, which is a safety concern for those traversing through the area. Mr. Kapoor noted several people have fallen trying to traverse this lot. Mr. Kapoor stated the proposed fence will be a back-to-back fence around the vacant lot that will provide a pleasing cosmetic uplift to the parking lot and address any safety concerns. Mr. Kapoor stated it will be a beige color fence, six (6) feet high, with 2-inches above the ground for proper drainage. Mr. Kapoor stated none of the fencing will be seen from Milwaukee Avenue.

Commissioner Galo questioned how someone will access the adjacent property if the fence is installed. Mr. Kapoor stated there will not be access to the property. Commissioner Galo confirmed that there will be no access to this property and a fence will be installed around it. Commissioner Galo questioned the ownership of that parcel. Mr. Kapoor stated the intention of fencing off the vacant land is to prevent people from going onto the vacant land.

**Minutes of the April 18, 2022, Historic Preservation Commission Meeting**  
**Page 3 of 5**

Commissioner Flader questioned the installation of the guard rail. Mr. Kapoor stated there is a proposal to install a galvanized guard rail on the east side of the Newberry entrance to be symmetrical. Mr. Kapoor stated it will be a cosmetic uplift. Commissioner Galo questioned ownership of the vacant parcel. Mr. Sandine stated the Village of Libertyville owns the vacant parcel. Commissioner Galo questioned the Village's intention for the property. Mr. Sandine stated he is unsure of the Village's intention, but it can be discussed at the Village Board meeting.

Commissioner Flader stated the parcel might be accessed off the parking lot on School Street. Commissioner Galo noted the grade change will cause issues for pedestrians. Commissioner Flader questioned if there are landscaping requirements for headlights for the installation of the guard rail. Mr. Sandine stated the applicant is not reconstructing the parking area so the requirements for headlight screening does not apply. Commissioner Kollman questioned where the water goes after it is drained from the retaining wall. Commissioner Galo questioned how far the property extends beyond the existing fence. Mr. Kapoor stated the property extends a little bit further towards the East. Commissioner Kollman noted a Staff Comment indicates the asphalt extends right to the property line and it will affect the wheel stop locations. Mr. Kapoor stated the wheel stops will be adjusted to accommodate the fence location. Mr. Kapoor stated the fence will be at least three inches into the subject property.

*Commissioner Galo made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the proposed fencing at 708 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

**HPC 22-07 Eleven5 Lake LLC, Applicant.**  
**115 Lake Street**

**Request is for new landscaping, signage, and parking lot improvements.**

Mr. Gregg Handrich, representative with Eleven5 Lake LLC, presented the proposed landscaping, signage, and parking lot improvements for 115 Lake Street. Mr. Handrich stated the scope of work includes adding signage to north façade along Lake Street for the apartments and the property. Mr. Handrich stated one sign is proposed at the corner of Milwaukee Avenue and Lake Street, while the second sign is along Lake Street for Egg Harbor Café. Mr. Handrich stated the third sign is to be located above the courtyard for residents and prospects for the apartments. Mr. Handrich stated the fourth sign is proposed near the Artist Alley so there is some signage off the street for this tenant. Mr. Handrich stated the Artist Alley sign can be moved up and will remain. Mr. Handrich stated the second aspect of the project is to renovate the existing interior courtyard parking lot. Mr. Handrich stated the existing courtyard is a circular turn around space with two parking stalls that is not functional. Mr. Handrich stated the garbage truck is having issues with backing onto Lake Street and delivery vehicles are stopping the flow of circulation within the courtyard. Mr. Handrich stated the proposed plan will open up the space by removing the landscaping within the middle island. Mr. Handrich stated the plan shows three parking spaces, one delivery space, and one

**Minutes of the April 18, 2022, Historic Preservation Commission Meeting**  
**Page 4 of 5**

handicap space. Mr. Handrich stated the garbage truck will be able to complete a three-point turn in order to pull onto Lake Street without backing up.

Commissioner Galo stated the solution for the interior courtyard renovations appear to be well-done. Chairman Hartshorne stated he agrees the interior courtyard renovations will be a nice improvement. However, Chairman Hartshorne stated he has an issue with the proposed signage on the Manchester Building along Lake Street. Chairman Hartshorne stated it will be inappropriate to have Egg Harbor on Lake Street above Casa Bonita. Mr. Handrich stated their tenant's main issue is having people know where they are located. Mr. Handrich stated they would like to provide people with a wayfinding system from Milwaukee Avenue. Commissioner Galo questioned the necessity of advertising for the apartment building when it is so close to the entrance. Mr. Handrich stated tenants and prospective residents are struggling to find the location. Commissioner Galo noted there will be a sign above the entrance. Mr. Handrich stated traffic going southbound on Milwaukee Avenue will not see the sign. Mr. Handrich stated the owner of the restaurants have identified several individuals who go into their tenant space looking for the apartments. Commissioner Galo questioned if there is a rental office at this location. Mr. Handrich stated the apartment complex is too small to require a rental office. Commissioner Galo questioned the need for the sign for tenants. Mr. Handrich prospective tenants might not know where to go within the entire development. Mr. Handrich stated it will be easier for prospects to identify their building. Commissioner Burger questioned Staff if there is an opportunity to have signage that is not on the building. Mr. Sandine stated the Village is working towards a wayfinding signage program to direct users towards tenant spaces. Commissioner Rooney stated she has concerns about setting a precedent where the signage is installed away from their tenant space. Commissioner Rooney stated other tenants on a side street can request arrows, too. Commissioner Rooney stated she understands the request but doesn't agree with it. Commissioner Burger clarified her main concern is the two signs on the building façade along Milwaukee Avenue. Commissioner Kollman stated he does not believe the directional signs belong on the side of the building and they will set a precedent. Commissioner Kollman stated it does not seem practical in this situation. Commissioner Kollman stated the rest of the project seems to make sense and looks good, though.

Mr. Handrich questioned if the Commission would entertain signage on the second floor. Commissioner Kollman stated he does not think it would be appropriate. Mr. Handrich stated he understands the concerns. Commissioner Galo stated he has more feelings about the Egg Harbor sign compared to the apartment sign. Commissioner Flader questioned if the areas where the wall signs are proposed were initially slated for signage. Mr. Sandine stated it appears the signage would fit well in those areas but would need to confirm if that was their intention. Commissioner Burger questioned if there is an opportunity for a projecting sign at this location. Commissioner Kollman stated he doesn't believe a projecting sign would be appropriate at this location due to the architectural elements of the building. Chairman Hartshorne stated it will be difficult to see the Egg Harbor sign unless you are already on Lake Street. Commissioner Rooney stated she does not like the idea of signage above a tenant space that does not belong to that tenant.

**Minutes of the April 18, 2022, Historic Preservation Commission Meeting**  
**Page 5 of 5**

*Chairman Hartshorne made a motion, seconded by Commissioner Kollman, to recommend the Plan Commission/Zoning Board of Appeals approve the proposed landscaping, parking lot improvements, and signage located above the parking lot entrance and above the Artist Alley at 115 Lake Street, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

*Commissioner Rooney made a motion, seconded by Commissioner Haug, to recommend the Plan Commission/Zoning Board of Appeals approve the proposed signage located on the building along Lake Street at 115 Lake Street, in accordance with the plans submitted.*

*Motion carried 1 - 6. Commissioner Flader voted in favor.*

**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 7 - 0.

Meeting adjourned at 6:36 p.m.