

MINUTES OF THE HISTORIC PRESERVATION COMMISSION
May 17, 2021

The regular meeting of the Historic Preservation Commission was conducted virtually due to public health concerns and called to order by Chairman James Hartshorne at 5:02 p.m.

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

Members absent: None.

A quorum was established.

Village Staff present: Christopher Sandine, Associate Planner.

Commissioner Hamilton-Smith made a motion, seconded by Commissioner Galo, to approve the April 19, 2021, Historic Preservation Commission meeting minutes, as written.

Motion carried 4 – 0.

Old Business:

None.

New Business:

**HPC 21-06 Brandon Home Solutions Inc., Authorized Agent for Manchester Square LLC
633 N. Milwaukee Avenue**

Request is for new building facades.

Mr. Rodney Brandon and Mr. John Krambo, authorized agents for Manchester Square LLC, presented the proposed building facades for 633 N. Milwaukee Avenue. Commissioner Kollman questioned the color of the finish on the proposed windows. Mr. Krambo stated the finish will be a matte black. Commissioner Kollman questioned if the color will match the rest of the windows on the building. Mr. Krambo stated it will not match the rest of the windows but the frames on the fenestration are all steel plates that are black.

Commissioner Jondahl arrived at 5:07 p.m.

Chairman Hartshorne noted a black trim and Commissioner Hamilton-Smith noted a black decorative gate attached to the exit. Mr. Brandon noted the light fixtures are black, too. Chairman Hartshorne questioned the material. Mr. Krambo stated they will be a 6000 Series Aluminum. Chairman Hartshorne questioned what was happening with the decorative limestone balls. Mr. Krambo stated four (4) of them will be removed. Chairman Hartshorne noted the Staff report suggested the limestone balls remain. Mr. Brandon stated four (4) will be removed to

Minutes of the May 17, 2021, Historic Preservation Commission Meeting
Page 2 of 4

accommodate the steel post that will be placed in between the openings. Mr. Brandon stated the two near the entrance will remain and the one near the exit will remain. Chairman Hartshorne questioned if the bottom windows will be non-operational. Commissioner Galo confirmed those windows will be there year-round. Commissioner Galo questioned if additional parking will be required to accommodate extra dining area. Commissioner Hamilton-Smith stated it would not be identified as additional dining since they are already using it as a dining area. Mr. Sandine stated additional parking would not be required for this improvement.

Commissioner Kollman questioned the type of glass for the units. Mr. Brandon stated they will be a commercial grade, thermal pane. Commissioner Kollman confirmed the ends will not be closed off. Mr. Brandon stated there is a plexiglass divider between the walls. Commissioner Hamilton-Smith stated it will be a considerable upgrade from what is there right now. Commissioner Hamilton-Smith noted the plexiglass looks temporary with aluminum clamps that hold it onto the wall. Commissioner Galo questioned if the opening will be fully sealed when closed. Mr. Brandon stated it will be weather tight, but the entrance and exit are going to be open. Commissioner Galo stated the project seems to be a pretty good solution for the restaurant. Commissioner Hamilton-Smith agreed and noted that the proposal dresses up the front of the building. Commissioner Jondahl confirmed the installation will be permanent. Commissioner Kollman stated the limestone balls will likely detract from the look with the type of proposal submitted. Commissioner Kollman stated he is okay with the proposal as presented. Chairman Hartshorne stated the only limestone balls to be removed are in the window openings. Mr. Krambo stated the ones on the outer edges will remain. Commissioner Jondahl questioned if the building is structurally sound to remove the wall in order to expand the eating area. Mr. Krambo stated he is unable to comment on that since they are not the engineers on the building.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new building facades at 633 N. Milwaukee Avenue, subject to the following conditions: 1) The decorative limestone ball remain at the northwest exit, and 2) The finish of the windows is a matte black.

Motion carried 5 - 0.

HPC 21-07 RS Capital LLC, Applicant.
339 N. Milwaukee Avenue

Request is for new building facades.

Mr. Scott Pomerich, authorized agent for RS Capital LLC, presented the proposed building facades for 339 N. Milwaukee Avenue. Commissioner Kollman questioned the representation of the white color that is proposed, noting the image provided looks more yellow. Mr. Pomerich stated the copier likely didn't represent the color very well. Mr. Pomerich stated the color on the building right now is more yellow, but the proposal is for a Farrow and Ball Joa's White color. Commissioner Kollman confirmed all the windows on the upper level will be replaced. Commissioner Kollman questioned if only some of the windows on the lower level will be replaced. Mr. Pomerich stated that along Milwaukee Avenue, the window to the right of the door

Minutes of the May 17, 2021, Historic Preservation Commission Meeting
Page 3 of 4

will be replaced, along with the windows above the door and in the roofline. Mr. Pomerich stated the proposed windows will be an ebony color, modeled after the building across the street. Mr. Pomerich stated the windows will be double hung. Commissioner Kollman questioned the lower-level windows. Mr. Pomerich stated the door unit for Costa Coin will be replaced and the window will be changed for something that is more riot resistance. Mr. Pomerich stated the State Farm windows will remain in place. Commissioner Kollman questioned if the existing window frames will be painted black. Mr. Pomerich confirmed they will be painted to match. Commissioner Kollman confirmed the four (4) windows shown on the second floor will be replaced with two (2) double-hung windows.

Commissioner Kollman questioned the manufacturer of the paint. Mr. Pomerich stated they will be using Farrow and Ball colors with Sherwin Williams paint. He noted the sides of the top window are already gray, so only the fascia is white. Mr. Pomerich stated the color of the Down Pipe will be a dark gray. Commissioner Kollman confirmed the dormer walls and casing around the windows will be the Down Pipe color. Mr. Pomerich stated the windows will be the Ebony color and the outside the casing will be the Down Pipe color. Commissioner Jondahl confirmed the current yellow color on the building will be turned over into a white. Mr. Pomerich stated he will need to confirm except for maybe a side on Milwaukee Avenue. Commissioner Kollman questioned the bay window on Milwaukee Avenue. Mr. Pomerich stated it will be kept as white. Commissioner Kollman confirmed it will be the only window frame that is not black. Mr. Pomerich stated he is not opposed to it being a black color though. Commissioner Kollman stated it would be helpful to have this rendered so the Commission can visualize the information. Mr. Pomerich requested the Joa's White color to be shown on the screen. Mr. Jondahl questioned if the sign background color will be changed. Mr. Pomerich stated they did not anticipate changing the sign right now. Commissioner Kollman suggested at least painting it to match the same color.

Commissioner Kollman stated the doors are to be replaced with a single-door and light fixtures. Mr. Pomerich stated the thought is to change the door to have two-thirds glass and be the Ebony color. Commissioner Kollman stated Costa Coin will have a new door installed, too. Mr. Pomerich stated the yellow color shown on the building will be a softer white color.

Commissioner Kollman questioned the timeframe of the project. Mr. Pomerich stated they have a rather immediate timeframe, as they have been issued an interior building permit. He noted how the windows have a longer lead time, while the paint can be pushed off for a few months since that will be one of the last items completed. Mr. Pomerich would like to have the windows approved but can wait on the paint color. Commissioner Kollman questioned if there will be a post between the window units on the second floor. Mr. Pomerich stated the windows will but into each other. Commissioner Kollman recommended providing an exterior rendering that shows the new windows, doors, and colors. Mr. Pomerich stated they would like for the building to blend in rather than stand out in the area.

Commissioner Hamilton-Smith stated it would have been helpful to see the full design elevation, but also that she is satisfied with the proposal that has been submitted. Commissioner Hamilton-Smith stated the window change is acceptable and the colors suggested are not unusual. Commissioner Hamilton-Smith stated she is okay requesting a full design elevation, but she

Minutes of the May 17, 2021, Historic Preservation Commission Meeting
Page 4 of 4

doesn't have a strong opinion. Commissioner Hamilton-Smith stated the proposal will still provide an upgrade to the building and the downtown area. Commissioner Kollman agreed it would be an improvement but reiterated that it would be helpful as a review body to see how the end product will look. Commissioner Kollman stated he understands the lead time for the windows and that the double-hung aspect makes sense. Commissioner Kollman stated there is a lot to interpret or imagine which can be a disadvantage to the design review process. Commissioner Kollman stated he does not have an issue with the black windows but would like to see how they all look together. Mr. Pomerich stated he does not have an issue trying to get a better representation to the Village with the colors, but he would like the Commission to be confident and comfortable with the double-hung windows. Mr. Pomerich stated he is hopeful to come back to the Commission in June with a better color representation.

Commissioner Hamilton-Smith left the meeting at 5:53 p.m.

Commissioner Galo stated he would not be averse to allowing the applicant to move ahead with the way it has been presented. Commissioner Galo stated the entrance to Costa Coin is a very nice addition. Commissioner Kollman provided the Commission with a representation of two window units versus three window units. Commissioner Kollman suggested providing more information on the colors to be installed.

Commissioner Galo made a motion, seconded by Commissioner Jondahl, to recommend the Village Board of Trustees approve the application for new building facades at 339 N. Milwaukee Avenue, subject to the following conditions: 1) The applicant return to the Commission with renderings that show the true paint colors.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Kollman requested an update on the Certified Local Government Application. Mr. Sandine stated the application is waiting to go before the Village Board but is unsure when that will happen. Commissioner Kollman questioned if there has been any reaction to the application. Mr. Sandine stated there has not been any negative reaction to the application.

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

Motion carried 4 - 0.

Meeting adjourned at 5:59 p.m.