

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**  
**June 21, 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 5:04 p.m.

Members present: Chairman James Hartshorne, Les Galo, Thor Jondahl and Mike Kollman.

Members absent: Katherine Hamilton-Smith.

A quorum was established.

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

Commissioner Kollman stated an applicant at the previous meeting was approved subject to returning before the Commission with paint samples. Commissioner Kollman requested an update on this item. Mr. Sandine stated he has been in contact with the applicant, and they anticipate returning before the Commission in July 2021.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to approve the May 17, 2021, Historic Preservation Commission meeting minutes, as written.

Motion carried 4 – 0.

**Old Business:**

None.

**New Business:**

**HPC 21-08    Wexler/Kollman P.C., Ltd., Authorized Agent for 536-542 N. Milwaukee LLC  
536-542 N. Milwaukee Avenue**

**Request is for new building facades and revised patio layout.**

Commissioner Kollman recused himself from this matter.

Mr. Mike Kollman, authorized agent for 536-542 N. Milwaukee LLC, presented the proposed building facades and revised patio layout for 536-542 N. Milwaukee Avenue. Mr. Kollman stated the initial façade concept was approved a few years ago. Mr. Kollman stated the Village has worked out an arrangement so that they are able to move the dumpster off the property and into the parking lot on the East, which has allowed for them to expand their patio space. Mr. Kollman stated the change in the dumpster location will be a win-win for everybody involved. Mr. Kollman stated that the patio will be enlarged and brick will be installed on the front of the patio to tie into the building. Mr. Kollman stated the other aspect of their submittal is to change out the entry door

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underneath the canopy. Mr. Kollman stated there was a double door initially proposed, but now there will be two single doors to accommodate a change within the interior hallway. Mr. Kollman stated everything else will remain the same. Mr. Kollman stated work is being completed on the interior and the owners are hoping to have everything completed in the Fall.

Commissioner Galo stated he did not have any additional questions. Chairman Hartshorne stated he likes the proposal and is excited the dumpster enclosure will be taken care of on the East side. Mr. Kollman stated he thinks that the dumpster will end up in an enclosure similar to the other side of Milwaukee Avenue. Mr. John Spoden, Director of Community Development, stated the parking lot adjacent to this site has two ownerships: (1) Village of Libertyville and (2) Morgan's Restaurant. Mr. Spoden stated the Village has worked out a right-of-access that still allows for private parking. Mr. Spoden stated the Village is working towards having a dumpster enclosure in the center of the lot that is intended to be constructed in the Fall. Mr. Spoden noted the surface will be completed under the "shave-and-pave" technique. Chairman Hartshorne noted the patio area will be enhanced by removing the dumpsters.

*Commissioner Galo made a motion, seconded by Commissioner Jondahl, to recommend the Village Board of Trustees approve the application for new building facades and revised patio layout at 536-542 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

Commissioner Galo requested clarification on the possibility of combining the Appearance Review Commission and Historic Preservation Commission. Mr. Spoden explained the Village is not looking to dilute either the Appearance Review Commission or the Historic Preservation Commission. Mr. Spoden stated the meetings would be run similarly to the Plan Commission/Zoning Board of Appeals where there is the same seven (7) members who will meet at the same time. Mr. Spoden stated each Commissioner will have a little bit more responsibility, since they will now need to review other items. Mr. Spoden noted the timing of this transition does seem to work out, as a few Commissioners are resigning. Mr. Spoden noted Commissioner Hamilton-Smith is moving to Nebraska, while Commissioner Jondahl is moving to Virginia. Mr. Spoden stated the Historic Preservation Commissioners who will be moving ahead include Commissioner Kollman, Commissioner Galo, and Chairman Hartshorne. Mr. Spoden noted the Appearance Review Commission has seen several commissioners leave, too. Mr. Spoden noted Sarah Burger and Tom Flader will remain. Mr. Spoden noted the Mayor is interested in having Casey Rooney join the group, too. Mr. Spoden stated the earliest meeting for the combined Commission could be July 2021.

Commissioner Kollman questioned how the combined Commissions will operate. Mr. Spoden stated they will be appointed to both Commissions so all seven (7) members will vote on every item presented to the Appearance Review Commission and Historic Preservation Commission. Commissioner Kollman noted the Historic Preservation Commission has specific goals and questioned if there is a plan to get everyone up to speed. Mr. Spoden stated there are many

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similarities between the two groups, but it is the Village's intention to have a training session so everyone understands their responsibilities. Mr. Spoden noted Highland Park and Glenview have also recently combined their Commissions. Commissioner Kollman questioned if the Village is still looking at pursuing the Certified Local Government designation. Mr. Spoden stated the requirements made it a little difficult to submit earlier given the resignations, but it is still the Village's intention to apply for the certification.

Commissioner Kollman questioned if the Appearance Review Commission meets twice a month. Mr. Spoden stated they only meet once a month and it is generally at 7:00 PM. Mr. Spoden stated that a change in time may be considered, but each Commission will still meet on the third Monday of the month (once a month).

Mr. Spoden, Mr. Sandine, and the Commission thanked Commissioner Jondahl for everything he has done for the Commission.

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

Motion carried 4 - 0.

Meeting adjourned at 5:25 p.m.