

MINUTES OF THE HISTORIC PRESERVATION COMMISSION
July 18, 2022

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

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 Rooney made a motion, seconded by Commissioner Flader, to approve the June 20, 2022, Historic Preservation Commission meeting minutes, as written.

Motion carried 7 - 0.

Old Business:

None.

New Business:

**HPC 22-10 Robert Bleck, Authorized Agent for Chicago Trust Company, NA Trust #SBL-4983.
622 N. Milwaukee Avenue**

Request is for new building facades.

Mr. Robert Bleck, authorized agent for Chicago Trust Company, NA Trust #SBL-4983, presented the proposed building facades for 622 N. Milwaukee Avenue. Mr. Bleck stated there is a very low ceiling, which presents a major challenge for ductwork inside the building. Mr. Bleck stated the ductwork will need to go outside the building, over an alleyway, and onto the roof. Mr. Bleck stated there are certain clearances that need to be maintained from neighboring buildings and balconies. Mr. Bleck stated there is also a requirement for roof access that will be provided via a galvanized ladder cage that is lockable. Mr. Bleck stated there are a few residential HVAC units behind the building that will also be screened by a fence. Mr. Bleck stated the rooftop units will be screened via parapets and screening devices. Mr. Bleck stated they investigated running the ductwork through the units, but it would destroy much of the elements in the residential units above. Mr. Bleck stated they believe the ladder and cage can be painted to match the color of the balcony in order to blend in with the rest of the building.

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Commissioner Kollman questioned how the mechanical equipment will be screened on the rooftop. Mr. Bleck stated there will be a metal siding device connected to the two railings and the rooftop will be able to screen the other two sides of the equipment. Commissioner Kollman notes the plans do not specifically address the screening. Commissioner Flader questioned if the ductwork will be painted. Mr. Bleck stated they do not think it is a good idea, since the heat will likely cause the paint to peel quickly. Commissioner Hartshorne suggested a high heat-resistant paint. Mr. Sandine stated the intent of the comment from Staff is to avoid having the ductwork stand out from the rest of the building and Milwaukee Avenue. Mr. Bleck stated the galvanized metal does not paint very well. Mr. Bleck stated they will investigate whether they can paint the ductwork. Commissioner Flader questioned if the ductwork will be angled. Mr. Bleck stated they will need to angle it so that they maintain their clearances. Mr. Bleck stated they do not have any lateral space to make it work inside. Mr. Bleck stated it is not a very large duct that will be installed.

Commissioner Kollman confirmed if they will be walking on the roof membrane to access the equipment. Commissioner Galo stated he has no issues with the proposal. Commissioner Kollman noted it is clumsy looking, but they do not seem to have any other alternatives. Commissioner Flader questioned if there is an opportunity to install a safety shroud around the ductwork. Mr. Bleck stated it would likely make it messier. Chairman Hartshorne suggested looking into changes to the color of the ductwork. Commissioner Kollman noted the ductwork is three feet off the building, which makes it seem more imposing.

Commissioner Rooney made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new building facades at 622 N. Milwaukee Avenue, subject to the following condition: 1) The rooftop mechanical unit is screened to the full height of the unit on all sides.

Motion carried 7 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Kollman stated the Village is required to have the Local Historic District certified through the Illinois State Historic Preservation Office and the National Park Service to be eligible for federal tax incentives. Mr. Sandine stated the Village applied to the IL-SHPO regarding this issue last week, so it is currently under review. Mr. Sandine stated the IL-SHPO will take about one month to complete their review and if it is approved then it will be sent to the National Park Service for review and approval. Mr. Sandine stated it could take anywhere from three to six months for review and approval by the National Park Service.

Mr. Sandine provided the Commission with the signage proposal from 115 Lake Street. Mr. Sandine reminded the Commission they provided a negative recommendation on the signs to be located on the building above Casa Bonita, however, the Plan Commission and Village Board recommended approval for the signs. Mr. Sandine stated they will likely see those signs be installed soon.

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

Motion carried 7 - 0.

Meeting adjourned at 5:20 p.m.