

MINUTES OF THE HISTORIC PRESERVATION COMMISSION
August 17, 2020

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 5:03 p.m.

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

Members absent: None.

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 Hamilton-Smith, to approve the June 15, 2020, Historic Preservation Commission meeting minutes, as written.

Motion carried 6 - 0.

Old Business:

None.

New Business:

**HPC 20-02 North Shore Sign Co., Authorized Agent for Libertyville, LLC
406 N. Milwaukee Avenue**

Request is for a Certificate of Appropriateness for new signage.

Mr. Jeff Barmueller, authorized agent for North Shore Sign Co., presented the proposed signage for 406 N. Milwaukee Avenue. Chairman Hartshorne noted the name of the business has changed from The Runner's Edge to 847 Running Company. Mr. Barmueller stated the front façade has been painted white. Mr. Barmueller stated the signage is flat-cut out, non-illuminated letters. Mr. Barmueller stated the "847" will be ½-inch depth, the "Running Company" copy is displayed on ¼-inch thick backer panel, and the "Running Company" sign is ¼-inch thick so the entire sign is on an even plane that is ½-inch off the façade. Commissioner Kollman questioned the black circles above the signage. Mr. Barmueller stated they are external lighting fixtures. Commissioner Senatore questioned if the signage has been installed. Commissioner Senatore questioned if there is an existing temporary banner on site. Mr. Barmueller stated he is unsure about what is currently installed on site. Commissioner Jondahl questioned the "847" aspect of the company name and suggested "Running Company 24/7". Mr. Barmueller noted there is likely already a company with that name and stated the "847" connotes the area code. Commissioner Hamilton-Smith stated the name is the company's choice. Commissioner

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Kollman questioned if the light fixtures will remain above the signage. Mr. Barmueller stated the fixtures have not been installed. Commissioner Jondahl suggested the light fixtures were left from the previous tenant. Commissioner Kollman confirmed that lighting is not within the scope of the request. Commissioner Hamilton-Smith stated she did not have any criticism of the signage but noted it does seem slightly small for the space. Mr. Barmueller stated the signage will need to be properly spaced between the lamp sconces and the bottom of the façade. Commissioner Jondahl questioned if there are signage restrictions. Commissioner stated the sign complies with the Village Sign Code. Commissioner Senatore stated the existing banner looks like the proposed signage so it is not a shock to see the signage.

Commissioner Kollman made a motion, seconded by Commissioner Hamilton-Smith, to recommend the Village Board of Trustees approve the request for a Certificate of Appropriateness for signage at 406 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 6 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Kollman stated that the Village Board of Trustees upheld the Commission's recommendation to deny the Certificate of Appropriateness for Demolition regarding the Liberty Theater. Commissioner Kollman stated it sounds like the owner's next step will be to apply for a Certificate of Economic Hardship. Commissioner Kollman stated he was unsure on how to evaluate the materials submitted for this type of request. Commissioner Kollman questioned if there are any resources for the Commission to understand what this type of decision will be based upon. Commissioner Hamilton-Smith questioned if the request will come directly to the Commission and when they might apply. Chairman Hartshorne stated it is likely they will not apply for the September meeting, although not impossible. Mr. John Spoden stated the Village Board took two actions: 1) Upheld the Commission's recommendation to deny the Certificate of Appropriateness; and 2) Adopted a resolution that allows the applicant to request a Certificate of Economic Hardship. Mr. Spoden stated the resolution allows the applicant to appear directly before the Commission, rather than going before the Village Board and being sent back to the Commission. Mr. Spoden stated that Staff will work with the Village Attorney on setting up a workshop with the Commission to go through any questions. Mr. Spoden stated that a special meeting may be required for the Commission if the applicant does end up applying for the September meeting. Commissioner Senatore stated there should be criteria to evaluate the information. Mr. Spoden stated the Ordinance does have economic information that should be submitted but it does not explicitly state how it should be analyzed. Commissioner Jondahl questioned if the applicant has applied for any economic stimulus money. Mr. Spoden stated he does not know if they applied. Commissioner Kollman stated the Ordinance appears to read in a way that the Commission should provide recommendations on making the building profitable and that it is used in a case when there is not enough offered on behalf of the Village, not necessarily for a demolition permit. Commissioner Kollman noted it was unclear how this Certificate could relate to a demolition project and noted that a study might need to be completed on how to make that site profitable. Commissioner Kollman stated a study does not seem like

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something the Commission could complete. Mr. Spoden stated those questions will be great to have with the Village Attorney. Mr. Spoden further stated the Commission cannot discuss the Liberty Theater itself as it is not on the agenda. Mr. Spoden stated they can discuss scheduling the conversation about the Liberty Theater. Commissioner Hamilton-Smith confirmed Staff will be in contact with the Commission on the next meeting's date and time.

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

Motion carried 6 - 0.

Meeting adjourned at 5:26 p.m.