

MINUTES OF THE HISTORIC PRESERVATION COMMISSION
October 18, 2021

The regular meeting of the Historic Preservation Commission was called to order by Chairman James Hartshorne at 5:01 p.m. at 118 W. Cook Avenue.

Members present: Chairman James Hartshorne, Sarah Burger, Les Galo, John Robbins, and Casey Rooney.

Members absent: Tom Flader and Mike Kollman.

A quorum was established.

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

Commissioner Galo made a motion, seconded by Commissioner Rooney, to approve the September 20, 2021, Historic Preservation Commission meeting minutes, as written.

Motion carried 4 – 0. Commissioner Robbins abstains.

Old Business:

None.

New Business:

**HPC 21-11 Edie Inc., Authorized Agent for 510-514 Corporation.
512 N. Milwaukee Avenue.**

Request is for a new awning and signage.

Commissioner Galo stated he has reviewed the proposal and does not have any issues. Chairman Hartshorne, Commissioner Rooney and Commissioner Robbins stated they have no objections to the proposed awning or signage.

Commissioner Rooney made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the proposed awning and signage at 512 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

**HPC 21-12 Ryder Homes LLC, Authorized Agent for Cook Street Properties Inc.
118 E. Cook Avenue.**

Request is for new building facades.

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Chairman Hartshorne stated he has reviewed the proposal and did not have any objections. Commissioner Robbins confirmed the scope of work is at the rear of the building. Mr. Sandine provided the Commission with a Google Street View Image that showed the location. Commissioner Rooney stated it will be a nice improvement to the building. Commissioner Galo confirmed the doorway will be sealed. Commissioner Robbins questioned if a color sample was provided. Mr. Sandine stated the applicant is requesting the paint to match the rest of the structure. Commissioner Galo noted it would have been nice to have a color rendering.

Commissioner Galo made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the proposed building facades at 118 E. Cook Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

HPC 21-13 North Shore Sign Co., Authorized Agent for Jeffrey Lovinger.
542 N. Milwaukee Avenue.

Request is for new signage.

Mr. Sandine provided the Commission with an updated rendering that shows the location of the sign on the building façade. Chairman Hartshorne stated the sign appears to be the same size as the existing sign. Mr. Matt Laska, authorized agents for North Shore Sign Co., presented the proposed signage for 542 N. Milwaukee Avenue. Mr. Laska stated the sign will be a “shadowbox” style in a “C” shape, where an LED light provides an external illumination. Mr. Laska stated the letters will not be internally illuminated. Commissioner Robbins questioned if the lights in the channel will be located around the full perimeter of the sign. Commissioner Robbins questioned if there will be glare from the light source for pedestrians walking on the sidewalk. Mr. Laska stated the LED strips will have a non-illuminated, frosted prong on the edges of the sign to avoid glare for pedestrians.

Commissioner Robbins made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the proposed signage at 542 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

HPC 21-14 North Shore Sign Co., Authorized Agent for Jeffrey Lovinger.
111 School Street.

Request is for new signage.

Mr. Matt Laska, authorized agents for North Shore Sign Co., presented the proposed signage for 111 School Street. Chairman Hartshorne questioned how the proposed sign will be attached to the fence. Mr. Laska stated the fence structure will be installed by the owner and be constructed of aluminum and steel. Mr. Laska stated there will be a thin raceway mounted onto the fence and the

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letters will be located on the raceway. Chairman Hartshorne questioned if the rooftop is accessible to the public. Mr. Laska stated it is his understanding that the rooftop will be accessible to the public. Chairman Hartshorne stated he is concerned about accessibility to the electrical box and the light controls. Mr. Laska stated the power box and electric box would be located on the rooftop. Commissioner Robbins confirmed the area behind the fencing will be a rooftop terrace. Chairman Hartshorne stated he is concerned with having the public be able to access the control box and electrical wiring. Mr. Laska stated he will be able to put a cover on the electrical box to make sure it is inaccessible to the general public. Mr. Sandine stated he does not believe the rooftop is a terrace and the general public will not be allowed up there. Mr. Sandine noted the fencing will be providing screening for mechanical units. Chairman Hartshorne questioned if people living in the building will have access. Mr. Laska stated he is unsure if tenants will have access. Commissioner Robbins confirmed the raceway color will match the fence color.

Commissioner Galo questioned if there is any concern with the style of the sign in relation to the historic preservation. Commissioner Robbins questioned if the fencing has been approved. Mr. Sandine confirmed it was previously approved. Commissioner Robbins confirmed the logo itself is illuminated. Commissioner Galo questioned if the Commission has an issues with the corporate design. Commissioner Burger questioned the previous tenant at this location. Chairman Hartshorne stated it was an area for the dance studio. Commissioner Galo stated that unless there is a bizarre corporate sign, he does not have any issues with the submitted sign at this location. Commissioner Robbins stated it is worthwhile to have the conversation about whether the change is appropriate to the design. With that said, Commissioner Robbins stated he is okay with the proposal at this location.

Commissioner Galo made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the proposed signage at 111 School Street, subject to the following condition: 1) Electric and power boxes are covered and inaccessible to the public.

Motion carried 5 - 0.

HPC 21-15 Village of Libertyville, Applicant.
117 School Street.

Request is for a new landscaping and parking lot improvements.

Mr. John Spoden, authorized agents for The Village of Libertyville, presented the proposed landscaping and parking lot improvements for 117 School Street. Mr. Spoden stated the area between School Street and Cook Avenue are comprised of nine (9) property owners, so it is not a public lot. Mr. Spoden stated the final third is in the process of being constructed and maintained. Mr. Spoden stated there will be a dumpster enclosure in the middle of the parking area that is screened from view. Mr. Spoden stated the Village initially thought there would only be one landscape island, but the Engineering Division was able to find three different plantings areas and some edging work. Mr. Spoden stated the Park Superintendent and the Village Arborist created the Landscape Plan for the entire site. Mr. Spoden stated all items will be planted this Fall except for the perennials, which will be planted in the Spring. Mr. Spoden stated all of the plantings are

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native and salt tolerant. Mr. Spoden stated the parking lot is under construction, noting that the proposed design only eliminates one entry and one parking space from the existing layout. Commissioner Rooney questioned if there will be any visual issues with the trees and plantings. Mr. Spoden stated there will not be any issues visually, but wanted to keep in mind the overhead wires. Commissioner Rooney questioned if these plantings are salt tolerant. Mr. Spoden stated the Parks Department is looking at native plantings that will be salt tolerant. Commissioner Rooney noted the Annabelle Hydrangea's will keep a low-profile, which will be great improvement.

Commissioner Rooney made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the proposed landscaping and parking lot improvements at 117 School Street, in accordance with the plans submitted.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 5 - 0.

Meeting adjourned at 5:28 p.m.