

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**  
**August 20, 2018**

The regular meeting of the Historic Preservation Commission was called to order by Chairman James Hartshorne at 5:07 p.m. at 118 W Cook Avenue.

Members present: Chairman James Hartshorne, Katherine Hamilton-Smith, Mike Kollman, and Amy McEwan.

Members absent: None.

A quorum was established.

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

Commissioner Kollman made a motion, seconded by Chairman Hartshorne, to approve the May 21, 2018, Historic Preservation Commission meeting minutes, as written.

Motion carried 3 - 0.

**Old Business:**

None.

**New Business**

**ARC 18-02 Nick Dimitriou, Authorized Agent for Main Street Ventures  
602 N. Milwaukee Avenue**

**Request is for approval of new building facades and signage.**

Mr. Nick Dimitriou, representative for Chrissoula's Restaurant, presented the proposed building facades and signage for 602 N. Milwaukee Avenue. Mr. Dimitriou stated the scope of work is to paint the wood trim and accents a white color. Commissioner Hamilton-Smith questioned if the brick will be painted. Mr. Dimitriou confirmed only the woodwork will be painted, and not the brick. Commissioner Hamilton-Smith questioned if the signage will only be the letters without the logo. Mr. Dimitriou confirmed the signage will only be the letters, and the logo will be on other items inside the restaurant. Commissioner Kollman questioned if there will be signage on the rear of the building. Mr. Dimitriou stated there are no plans for signage, at the moment. Commissioner Kollman questioned if the back door will be utilized as an entrance. Mr. Dimitriou stated he would like to have patrons enter through the door on Milwaukee Avenue to better facilitate his operation. Commissioner Kollman recommended a small sign on the rear door. Mr. Dimitriou stated that is something that can be considered in the future.

**Minutes of the August 20, 2018, Historic Preservation Commission**  
**Page 2 of 3**

*Commissioner Kollman made a motion, seconded by Commissioner Hamilton-Smith, to recommend the Village Board of Trustees approve the application for a new building facades and signage at 602 N. Milwaukee, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

Commissioner McEwan has arrived.

**ARC 18-03 Daniel Matz, Authorized Agent for Libertyville LLC**  
**406 N. Milwaukee Avenue**

**Request is for approval of new building facades and signage.**

Mr. Daniel Matz, representative for The Diamondaire of Libertyville, presented the proposed building facades and signage for 406 N. Milwaukee Avenue. Mr. Matz stated the proposed design will help beautify the location. Chairman Hartshorne questioned if the brick on the bottom of the building is original. Mr. Matz stated he believes the brick is original and has been painted over. Mr. Matz stated he would like to keep the exposed brick look, but will recover it with wood trim if necessary. Mr. Matz stated the wood will be navy blue with a golden trim. Commissioner Kollman questioned if the color will be a deep navy blue or a royal blue. Mr. Matz stated the architect's rendering shows a more royal blue color, but the design will be the deep navy blue color, as denoted in the color sample. Mr. Matz stated he has contracted the same person who worked on O'Toole's Restaurant in an attempt to get similar exaggerated wood features. Mr. Matz hopes for the façade to blend in with the rest of the block while upgrading the space. Commissioner Kollman stated he likes the dark blue color more so than the royal blue. Chairman Hartshorne confirmed there will be three (3) lights and no awnings on the front facade. Commissioner Kollman confirmed the signage on the inside walls will be replaced within the same frame.

Commissioner Kollman cautioned at looking at the individual tenant space without seeing the entire block of buildings. Commissioner Kollman stated that without the surrounding context, the buildings as a whole may start to look like a carnival with different colors. Mr. Matz stated this specific location has been painted different colors to mix-and-match in the past. Commissioner McEwan stated it would not be unrealistic for this façade to have different colors for individual tenants throughout its time. Commissioner Kollman stated he is concerned over the potential piecemeal of colors and designs in the future. Chairman Hartshorne confirmed the top will be crowned with a cap. Commissioner McEwan confirmed there is framing around the existing door. Commissioner Hamilton-Smith stated there are benefits to having different storefronts within a downtown, as long as the design is not too outlandish or tries to overtake other spaces.

Mr. Spoden stated that before issuing a final occupancy for the tenant buildout, the dumpsters for this property will need to be fully enclosed on all four (4) sides. Mr. Spoden stated Staff will work with the property owner to find a solution to this situation. Mr. Matz stated he understands and will be in contact with the property owner to ensure this issue is resolved.

**Minutes of the August 20, 2018, Historic Preservation Commission**  
**Page 3 of 3**

*Commissioner McEwan made a motion, seconded by Commissioner Hamilton-Smith, to recommend the Village Board of Trustees approve the application for a new building facades and signage at 406 N. Milwaukee, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

**COMMUNICATIONS AND DISCUSSION**

Commissioner Kollman stated he is concerned about setting a precedent for individual tenant spaces, without considering the entire building as a whole. Commissioner Hamilton-Smith stated a training packet for new commissioners will be useful, so they know what to evaluate then projects are being presented. Mr. Sandine stated the Appearance Review Commission has similar design guidelines to the Historic Preservation Commission, and look at the items on a case by case basis. Mr. Spoden stated it is easier to set up design criteria when evaluating a whole building or development, instead of the existing individual tenant spaces in the downtown. Commissioner Kollman stated he is concerned the downtown may start to look too random, if the Commission is not careful. Commissioner Kollman stated the designs on the buildings should relate, in one way or another. Commissioner McEwan stated the Commission will need to take into consideration the existing buildings and neighboring tenant spaces. The Commission agreed it would be useful to require an additional document in the application process that shows the neighboring tenant spaces and entire building block. Commissioner McEwan stated there may be a possibility to return to the Village Board to amend the Historic Preservation Ordinance, when lessons are learned over time.

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

Motion carried 4 - 0.

Meeting adjourned at 6:02 p.m.