

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**  
**February 18, 2019**

The regular meeting of the Historic Preservation Commission was called to order by Chairman James Hartshorne at 5:03 p.m. at 118 W. Cook Avenue.

Members present: Chairman James Hartshorne, Les Galo, Thor Jondahl, and Melissa Senatore.

Members absent: Katherine Hamilton-Smith and Mike Kollman.

A quorum was established.

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

Commissioner Galo made a motion, seconded by Commissioner Senatore, to approve the January 21, 2019, Historic Preservation Commission meeting minutes, as written.

Motion carried 4 - 0.

**Old Business:**

None.

**New Business**

**HPC 19-02    Nick Dimitriou, Authorized Agent for Main Street Ventures  
602 N. Milwaukee Avenue**

**Request is for approval of a new signage.**

Mr. Nick Dimitriou, representative for Chrissoula's Restaurant, presented the proposed signage for 602 N. Milwaukee Avenue. Mr. Dimitriou noted he is not applying for new signage and is not an authorized agent for Main Street Ventures. Mr. Dimitriou stated the hues of the blue paint on his sign do not match the blue trim on the building. Mr. Dimitriou acknowledged there is a disparity between these colors, but noted this was not done intentionally. Mr. Dimitriou stated the material of the signage caused the colors to not match. Mr. Dimitriou noted he does not have a problem with the two colors, adding he believes the sign helps the restaurant stand out to customers. Mr. Dimitriou stated that changing the color would require buying new signs, which is the cheaper than painting the exterior. Mr. Dimitriou stated he has not budgeted for new signage to be created, being a brand new business in the Village.

Chairman Hartshorne confirmed the request is to allow the signage to remain for the foreseeable future. Chairman Hartshorne questioned the timeframe. Mr. Dimitriou stated he would like to be open for a minimum of eight to ten months, minimum, so he can see what his financials are at

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that time. Mr. Dimitriou stated that he would be happy to come back to discuss the signage at a further date, if allowed. Commissioner Senatore questioned when the business opened. Mr. Dimitriou stated the business opened November 1, 2018. Mr. Dimitriou confirmed the trim color was initially approved and it was difficult for the sign company to match, given the material differences. Chairman Hartshorne questioned the possibility of changing the trim color instead of the signage. Mr. Dimitriou stated the cost to re-paint would be approximately double the cost of a new sign. Commissioner Galo noted there are currently three shades of blue, adding in the illegal doorway. Mr. Dimitriou stated the door is temporary that will be coming down soon. Commissioner Jondahl questioned if the sign company was given paint samples to match initially. Mr. Dimitriou confirmed the sign company tried to match the colors as closely as possible. Mr. Dimitriou stated he was asking for more time, in order to get more money, before needing to make a sizeable purchase on another sign. Chairman Hartshorne stated he has no problem with offering an extension. Commissioner Senatore stated the color may fade throughout the summer months.

*Chairman Hartshorne made a motion, seconded by Commissioner Jondahl, to continue the application for a new signage at 602 N. Milwaukee, until the November 18, 2019, meeting.*

*Motion carried 4 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

**Mural Discussion**

Mr. Chris Sandine, Associate Planner, presented his research on murals from other communities. Mr. Sandine reminded the Commission that this research was done in part because of recent requests from tenants in the Downtown who are looking at having a mural on their exterior wall. Mr. Sandine began the presentation with how other communities define murals versus graffiti. Mr. Sandine made the point that most of these communities define murals through an approval process. Mr. Sandine showed and discusses with the Commission several other communities and noted their design review process. Mr. Sandine emphasized how these review processes mainly focused on the size, location, material, paint color, and maintenance of the sign. Mr. Sandine noted how maintenance is a bigger issue to handle, and a maintenance plan will be key in any approval. Moving forward, Mr. Sandine stated Staff will create specific mural guidelines for the Commission to review at an upcoming meeting.

**Comprehensive Plan Discussion**

Mr. John Spoden, Director of Community Development, discussed the Comprehensive Plan (Plan) update with the Commission. Mr. Spoden stated the Village has been operating under a Plan since the 1920's. Mr. Spoden stated the Plan is not only a document that helps guide development, policies, and goals for the community, but also helps envision infrastructure, schools, and housing. Mr. Spoden stated the Comprehensive Plan is the basis for the Zoning Code, however, is not a law and only a guide. Mr. Spoden stated the Village Board commissioned The Lakota Group (consultant) from Chicago to update the Village's Plan. Mr.

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Spoden stated a Comprehensive Plan Review Committee, which is a slice of the community, has been formed to assist The Lakota Group in this endeavor. Mr. Spoden noted that The Lakota Group has been working for the past year on a State of the Village report, which includes numerous stakeholder interviews and background research. Mr. Spoden stated the consultant has put together a questionnaire on design review, and requested they be submitted to staff, so they can be forwarded onto the consultant.

Mr. Spoden requested to show the Commission several site plans for several different sub-areas of the Village in need of re-development. Mr. Spoden noted these areas are facing development pressure, and having a plan for these areas will be key. The location Mr. Spoden showed the Commission was in the Downtown. Mr. Spoden noted the sub-area being reviewed is adjacent to the upper edge of the existing Historic District. Mr. Spoden emphasized that the Village does not want to change the Downtown, but recognize where the development pressure is coming from. Mr. Spoden referred to the Trimm Property and Liberty Theatre as main development sites. Mr. Spoden stated the Trimm Property is zoned for multi-family development and there is a preliminary plan approved. Mr. Spoden stated the design has allowed for additional Metra parking along the train tracks, while the development includes an apartment building, townhomes, and single-family homes. Mr. Spoden stated the block to the east of the Trimm property, between Brainerd Avenue and Milwaukee Avenue, has a few great buildings that potentially can include a mixed use development in the future. Mr. Spoden noted that this area is mostly in the jurisdiction of the Appearance Review Commission, which would likely require a joint meeting between both Commissions. Mr. Spoden stated the other development site that is facing pressure is the location of the Liberty Theatre. Mr. Spoden stated every document the Village currently has calls for keeping the theatre. However, every developer that has inquired into the site has plans to tear down the theatre. Mr. Spoden showed the Commission the recently adopted Transit Oriented Development plan for this area, and showed the contrast between the current consultants design. Mr. Spoden noted the current design potentially includes a boutique hotel, mixed use office space, or governmental space. Mr. Spoden noted that although this area currently is on the edge of the Historic District, it may bleed into the Historic District jurisdiction. Mr. Spoden noted how this might apply development pressure potentially on the Hansa Coffee building directly north of the train tracks, too.

Commissioner Jondahl questioned the expected population by 2030. Mr. Spoden stated there is currently around 22,000 people in the Village, and it is not expected to grow that much more in the next ten years. Mr. Spoden stated the previous Comprehensive Plan indicated the northwest area of the Village would stay industrial to help contribute to the tax base. Chairman Hartshorne noted how important it is to have a plan on how to move forward and keep prospering. Commissioner Senatore questioned if there is a push for more residential. Mr. Spoden stated there is a desire for more residential along the Downtown Core. Commissioner Senatore questioned the status of the Fould's Building. Mr. Spoden stated it is time to start thinking about the building being used in other ways, such as mixed use, to save the building. Mr. Spoden noted how the older building is in the Historic District, while the building on the corner is not in the Historic District. This would require a joint meeting with the Appearance Review Commission to fully review the items. Commissioner Jondahl questioned if the timeline was still on track. Mr. Spoden stated the consultant has assured the Plan will be complete by the end of August 2019.

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Commissioner Senatore stated she would like to see more art spaces and open space.

Commissioner Galo questioned the design of adding onto the Liberty Theatre. Mr. Spoden noted there have been several designs that showed adding onto the theatre, but emphasized how the consultants are going to be looking at all angles for the best option. Mr. Spoden noted the next meeting will be in March to gather the public's input.

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

Motion carried 4 - 0.

Meeting adjourned at 6:03 p.m.