

MINUTES OF THE HISTORIC PRESERVATION COMMISSION
December 15, 2025

The regular meeting of the Historic Preservation Commission was called to order by Chairman Kollman at 4:01 p.m. at the Village Hall, 118 W. Cook Avenue.

Members Present: Chairman Mike Kollman, Brian Enochs, Tom Flader, Les Galo, Kevin Neuendank, and Dale Villiard.

Members Absent: None.

A quorum was established.

Village Staff Present: Wil Richardson, Planner.

Commissioner Galo made a motion, seconded by Commissioner Flader, to approve the November 17, 2025, Historic Preservation Commission meeting minutes, as written.

Motion carried 6 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

HPC 25-09 Jay Lim, Applicant
Mainstreet Libertyville Center LLC, Property Owner; Kozy Restaurant,
Tenant
602 N. Milwaukee Avenue

Request is for new signage and building facades.

Mr. Jay Lim presented the proposal for new signage and building facades at 602 N. Milwaukee Avenue. Mr. Lim stated that he is one of the owners of the restaurant moving into 602 N. Milwaukee Avenue. He plans to refresh the appearance of the structure while keeping in mind the historical nature of the building and nearby properties. The project will only include painting and signage. He stated that the existing white paint will be painted to a creamy ivory color for a warmer look. Mr. Lim explained that the façade panels and window frames will be painted to a brown coffee color. For signage, he will be installing a backlit cabinet sign where only the letters are illuminated. The background will not be illuminated. The sign face will have a matte background with ivory-colored letters. The color palette is intended to be warm and conscious of the history of the building.

Chair Kollman asked if the Commission could look at an existing photo of the building.

Commissioner Galo asked if all of the blue paint would be removed. Mr. Lim confirmed.

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Commissioner Neuendank asked for clarification that the paint illustration is accurate other than the sign shown. Mr. Lim confirmed. Commissioner Neuendank asked for clarification that all of the existing white paint would be painted to a creamy color. Mr. Lim confirmed.

Commissioner Neuendank asked if this answered one of the staff comments. Mr. Wil Richardson, Planner, confirmed that it did.

Chair Kollman asked if the cornice atop the building is included in the paint work. Mr. Richardson asked Mr. Lim for confirmation that the painting is limited to the storefront. Mr. Lim confirmed. Commissioner Enochs noted that the cornice atop the building has a creamy tan color that would complement the creamy paint well instead of the pure white color shown. Commissioner Enochs stated that the more they can do to match the cornice, the better for the overall building façade.

Commissioner Neuendank asked if the property at 606 N. Milwaukee Avenue had already been painted a new color. Mr. Richardson stated that 606 N. Milwaukee Avenue, the neighboring property, has been painted a white color similar to Chrissoula's. Mr. Richardson explained the staff comment in the ARC report regarding the consideration to avoid two different shades of white next to one another.

Chair Kollman asked if there were any color samples provided. Mr. Lim confirmed, and Chair Kollman reviewed the color samples provided, confirming which paint would be used for each element of the storefront.

Commissioner Galo stated that he has no issues with the proposal.

Commissioner Villiard stated that he prefers the new colors shown.

Chair Kollman stated that he prefers the black background for the signage as shown.

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

Motion carried 6 - 0.

COMMUNICATIONS AND DISCUSSION:

Mr. Wil Richardson, Planner, informed the Commission that the Chair of the Appearance Review Commission, Sarah Burger, has resigned from the Appearance Review Commission and the Historic Preservation Commission and thanked her for her work throughout the years.

Mr. Richardson stated that the Village hosted a successful Historic Tax Credits webinar with property owners in the Downtown Historic District. Mr. Richardson stated that the turnout was good and thanked the Commissioners who attended the meeting.

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With no further discussion, Commissioner Villiard moved, and Commissioner Flader seconded a motion to adjourn.

Motion carried 6 - 0.

Meeting adjourned at 4:11 p.m.

DRAFT