

**MEMORANDUM**

**TO:**           **HISTORIC PRESERVATION COMMISSION**  
Mike Kollman, Chair  
Dale Villiard  
Brian Enochs  
Tom Flader  
Les Galo  
Kevin Neuendank

**FROM:**       Wil Richardson, Planner

**DATE:**       December 12, 2025

**RE:**           Materials for the Historic Preservation Commission Meeting  
on **Monday, December 15, 2025**

---

The following is the list of cases scheduled for the Historic Preservation Commission meeting on Monday, December 15, 2025. **The meeting will be held in the Board Room of the Village Hall at 118 W. Cook Avenue, Libertyville, IL.** If you should have any questions or comments regarding any of the items below, please feel free to contact me at (847) 918-2028.

**OLD BUSINESS:**

None.

**NEW BUSINESS**

| **HPC 25-09:** 602 N. Milwaukee Ave

Applicant(s):       Jay Lim, Authorized Agent for  
                              For *Mainstreet Libertyville Center LLC, Property Owner.*

Tenant:               Kozy Restaurant

Request:             Request is for building facades and signage.

Suggested Action:   *The Historic Preservation Commission shall forward a recommendation to the Village Board of Trustees.*

**APPEARANCE CODE AND ZONING CODE ISSUES:**

1. Per the Zoning Code Sec. 26-11-3.4(a1), in the C-1 Downtown Core Commercial District, internally illuminated signs shall have a dark, opaque, matte background with light colored letters such that the light is visible only through the letters.
  - A. The applicant has resolved this code requirement in their amended submittal.

**Memorandum to the Historic Preservation Commission**  
**Page 2 of 2**

STAFF COMMENTS:

1. The window frame colors appear different on the south and west elevation renderings. Clarify whether the window frame color will be Kaffee on both elevations.
  - A. Ensure that all renderings and illustrations are consistent in color at the time of permit application.
2. The provided Narrative indicates that the trim of the subject property will be painted a Creamy color.
  - A. Clarify which areas of the façade are proposed to be painted the Creamy color and what elements are considered trim.
  - B. Clarify which, if any, areas will retain the existing white paint.
3. The commission shall consider requesting a primary storefront paint color that either matches or contrasts with the adjoining storefronts. The neighboring storefront to the north at 602 N. Milwaukee Avenue is currently painted a solid white color. Staff does not recommend the use of different shades of white between these properties as proposed.