

MINUTES
Historic Preservation Commission
November 5, 2009
Municipal Complex, 100 W. Woodstock Street, Crystal Lake, IL

I. Call to Order

Chair Alt called the meeting to order at 7:30 p.m. on November 5, 2009, at the Municipal Complex in Crystal Lake.

II. Roll Call/Attendance

Present were the following Commission members: Chair Brice Alt, Diana Kenney, Tom Nemcek, Sandy Price, and Bob Wyman. Members LeeAnn Atwood and Michelle Rozovics arrived later. Staff member Latika Bhide, Planner, was present.

III. Public Comment

There was no one in the public who wished to comment.

IV. Approval of Minutes of the October 1, 2009 Regular Meeting

Chair Alt moved to approve the minutes of the October 1, 2009 regular meeting. Member Wyman seconded the motion. On voice vote, all except Member Price voted aye. Member Price abstained. Motion passed.

V. Certificate of Appropriateness and Façade Grant Request - 127 College Street

Staff Bhide informed the Commission that the applicant was unable to attend the meeting this evening due to a family emergency. However, she had spoken with the applicant earlier who had indicated that it OK for the Commission to vote on the matter. Member Kenney said that this was exactly the kind of application that they wished to see. Chair Alt confirmed that the applicant had previously proposed using aluminum storm windows that then Commission had also approved. Member Kenney made a motion to approve the Certificate of Appropriateness as presented for 127 College Street. Chair Alt seconded the motion. On voice vote, all voted aye. Motion passed. Member Kenney clarified that the applicant could apply for the façade grant request next year.

VI. Discussion of the 2010 Trolley Tour

Chair Alt made a motion to amend the agenda to discuss the 2010 Trolley Tour. Member Nemcek presented a PowerPoint presentation with pictures of the homes that could be included in the tour. Chair Alt said that he would volunteer to research the block numbers and addresses of these homes. There was a discussion regarding several of the houses that are proposed to be included on the tour. Member Kenney said that it was necessary to obtain permission from the Village of Lakewood to turn in their parking lot. She said that it may be better if City staff send the request over to Lakewood. Member Wyman said that they should check whether any Lakewood events are planned for the same day. There was also discussion on when the members would go to the County tax office to gather the information.

VII. Establishment of a Downtown Historic District

Member Kenney said that the Downtown Design Committee has brought up this idea again. She described the draft proposed boundaries for the downtown historic district. She said that the Raue Center would be approached with a request to seek an individual landmark designation. Member Atwood asked what the benefit was to establishing a historic district. Member Kenney said it was to protect the character of our downtown. She said that this

district would only cover the visible - the front façade. Chair Alt confirmed that corner lots would be an exception where a front and a side would be covered. Member Nemcek asked if the property owners were onboard. Member Kenney said that the goal was to get them onboard, explain the possible tax benefits, HPC grants and studies that indicate that property values increase in response to a historic district designation. There was discussion regarding the need for contiguity and contributing and non-contributing structures. In response to member enquiries, member Kenney confirmed that even non-contributing structures would be required to seek a Certificate of Appropriateness. Member Kenney said that what was before the Commission this evening was whether the Commission wanted to work with the Design Committee. Also, she said that they should start thinking about their grant program which is geared towards individual properties. There was discussion regarding the grant program and possible 2 tiers, one for businesses within the district and the other for home owners. Member Kenney said that she would prepare a PowerPoint presentation for the next meeting.

VIII. Member Inquiries and Reports

Member Rozovics gave an update on the how the work at her house is progressing.

IX. Adjournment

There being no further business, Chair Alt moved to adjourn the meeting at 9:30 p.m. Member Nemcek seconded the motion. On voice vote, all voted aye. Motion passed.