

**VILLAGE OF HUNTLEY
HISTORIC PRESERVATION COMMISSION MEETING
Tuesday, October 19, 2010
MINUTES**

5 CALL TO ORDER

Chairperson Donna Britton called to order the regularly scheduled meeting of the Village of Huntley Historic Preservation Commission for Tuesday, October 19, 2010 at 6:00 pm in the Village Hall Conference Room C107, located at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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ROLL CALL - ATTENDANCE

MEMBERS PRESENT: Chairperson Donna Britton, Vice-Chair Lonni Oldham, Commissioners Jake Marino, Tom Conley, Karen Langhenry, Karen Rocks and Deb Waters

15 MEMBERS ABSENT: None

ALSO PRESENT: Senior Planner Charles Nordman and Planner James Williams

3. Approval of Minutes

20 A MOTION was made to approve the **September 21, 2010 Meeting Minutes** with the following corrections:

Page 1, Line 48 replace “moth” with “month”

25 Page 2, Lines 15 and 16 add “Vice-Chair Oldham suggested the selection of individuals from recent conflicts should be highlighted on the tour rather than at the Old Village Hall to avoid leaving someone out from the display.”

Page 3, Line 12, add “out” after “pointed”

30 **MOVED: Commissioner Conley**

SECONDED: Commissioner Marino

**AYES: Commissioners Jake Marino, Tom Conley, Karen Langhenry and Deb Waters
Vice-Chair Lonni Oldham and Chairperson Donna Britton**

NAYS: None

ABSTAIN: Commissioner Rocks

35 **MOTION CARRIED 6:0:1**

4. Old Business

40 Referring to the 09/21/10 Minutes p. 2, line 15, Chairperson Britton asked about the Fujimoto House (12117 Main Street) and who was preparing a narrative for the 11/06/10 bus tour.

Commissioner Conley stated if the tour route could include this property he would prepare the script.

45 Chairperson Britton asked if the presentation of the Endangered Property Inventory before the Village Board had been scheduled and Planner Williams stated the presentation had not been slated for a Village Board meeting.

Commissioner Conley mentioned the individual he knew who was involved with Civil War re-enactments had not gotten back with him in regard to participating at the event on Saturday, November 6th.

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A. Discussion of 11/06/2010 *Tour of Duty: Huntley's Historic War Veterans Event*

Chairperson Britton noted the three (3) bus tour times Saturday morning, November 6th are 9:00, 10:15 and 11:30 a.m., the bus has a capacity of 50 riders per trip and the cost for the bus is \$287.00.

Commissioner Rocks stated she had arranged for the event to be promoted in the November issue of the Northwest Herald McHenry County magazine due out shortly.

5 Commissioner Marino mentioned he had learned of some interest in the event through the course of his work at the Huntley Area Public Library and Chairperson Britton reminded Commissioner Marino that individuals interested in the bus tour should make reservations.

Commissioner Langhenry pointed out she had posted the 11/06/10 Event on the Huntley Neighbors site.

10 Commissioner Britton asked Commissioner Conley about a possible bus route.

Chairperson Britton stated Commissioner Conley needs the specified sites in order to put together a route and Vice-Chair Oldham agreed to forward Commissioner Conley the finalized site list as soon as possible.

15 Chairperson Britton reviewed the status of the scripts for the veterans and sites to be included on the tour.

20 Commissioner Marino stated the Town Square cannon, fuze plant and American Legion information will be displayed at the Old Village Hall and Commissioner Conley mentioned he hoped to have an antique Latimer bicycle available.

Commissioner Conley asked how many individuals/sites are proposed for the tour and this led to the discussion of which streets could potentially be included in the tour route.

25 Woodstock, Main Street (east and west of Route 47), Mill, Myrtle, Second Street and Kreutzer Road were mentioned as potential streets included in the tour.

Commissioner Conley suggested a summary display for the individuals/sites west of Route 47 at Old Village Hall may accommodate for a more efficient tour route.

30 Planner Williams suggested considering Jeremiah Homuth's property on the tour at the corner of Davey and Frederick Way in light of his service in a recent conflict and the property being east of Route 47.

35 Commissioner Waters and Karen Langhenry agreed to research Chaplain Martin Baumgartner and his former residence, the landmarked structure at 12101 Main Street, in the event this site is included on a tour if the route includes sites west of Route 47.

40 Refreshments were discussed for the 11/06/10 Event and Planner Williams stated he would check with Village Manager Assistant Barb Read to determine if the coffee pot she uses for the Farmers Market would be available that morning.

Commissioner Langhenry agreed to reach out to the Homuth and Dwyer families to determine if these individuals and/or sites can be included on the tour or within displays at the November 6th event.

45 Discussion turned to the possibility of American Legion and/or Boy Scout color guard performing briefly between the bus tours.

Chairperson Britton reminded the other Commissioners the tour scripts should include information about the individual veteran's service and information about their residence including year built and architectural style.

50 Vice-Chair Oldham mentioned compilation of a flyer or hand out summarizing each veteran and tour site and Chairperson Britton agreed to put this together.

B. Prospective Landmark Properties, Additions to Existing District and/or New Historic District

Planner Williams stated the public hearing to consider Larry Goldberg's property at 11510 Main Street is tentatively scheduled for next month's Historic Preservation Commission meeting on November 16, 2010.

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Chairperson Britton asked if any Commissioner had received a response from any of the sixteen former Pride in Preservation award recipient property owners who had been sent an informational folder regarding landmarking/historic district designation.

10 No Commissioner had been contacted.

Chairperson Britton suggested sending a follow-up letter to the sixteen property owners in November and following that up with a Christmas greeting card in December.

15 Commissioner Waters agreed to draft the first follow-up letter.

C. Endangered Properties Inventory

20 Commissioner Marino recounted the trouble he had experienced attempting to e-mail the final Endangered Properties Inventory (EPI) to members of the Historic Commissioners and stated he looks forward to printing hard-copies of the EPI and hand delivering them to each Commissioner.

25 Commissioner Marino stated he would add a disclaimer to the cover of the EPI clarifying the intent of the list and hopefully easing the concerns of an owner of a property included in the inventory.

Commissioner Waters distributed a draft of the cover letter to accompany the Endangered Property Inventory when distributed to the Village Board.

30 The Historic Preservation Commissioners reviewed the letter, approved its content and Commissioner Waters told Planner Williams she would e-mail a copy of the letter to him later this week.

D. Salvage/Recycling Building Materials

35 Commissioner Rocks distributed a summary she had compiled of examples of reclaimed materials programs from municipalities including Algonquin, Rock Island, Aurora and Elgin.

Commissioner Rocks stated she likes Elgin's program and concedes the legal liability is the biggest obstacle to implementing a program.

40 Commissioner Conley recalled a Joint Council meeting where a municipality's representative had mentioned their town required recycling of 40% of the building materials generated from a demolished building.

45 Commissioner Rocks pointed out the information she compiled focused exclusively on material salvage not recycling and noted material salvage and material recycling are distinctly separate issues.

Senior Planner Nordman offered the Village of Huntley has a demolition permit which could include information strongly suggesting property owners consider the salvage and/or recycling of the building materials from the razed structure.

50 In terms of a program similar to Elgin's, Senior Planner Nordman stressed the importance of understanding how a non-village related group would take on the responsibility of salvage activities. Vice-Chair Oldham suggested contacting Crystal Lake to determine if they have a salvage and/or recycling program in place.

The Historic Preservation Commission decided to continue research into salvage/recycling programs of razed building materials.

5 5. New Business

 A. Section 106 Review – Potential Effects on Historic Properties – SBA Towers / Huntley

10 Planner Williams stated the Development Services Department had received a letter dated 09/27/10 to the Historic Preservation Commission from Edge Consulting Engineers, Inc. requesting comment regarding a proposed project near downtown Huntley. Williams continued that proposed project requiring the Section 106 Review was a 180'-tall wireless telecommunication tower with associated equipment at its base proposed by SBA Towers on a site south of the Mill Street Dean Foods employee parking lot east of the Union Pacific Railroad tracks. Planner Williams continued that because the tower project involved Federal
15 Communication Commission approval a determination of potential adverse effects on neighboring historic properties is required.

20 Senior Planner Nordman explained the Section 106 Review is the first portion of the public involvement process pertaining the project which is separate from any future Village public hearing to consider re-zoning and/or special use permit to accommodate the project.

Chairperson Britton asked what the time frame was for responding to the request for the Section 106 Review.

25 Senior Planner Nordman stated he did not know when the consulting engineer was expecting the Section 106 Review response but would contact them to investigate this issue.

30 Discussion of the proposed project and potential effects on the surrounding area among the Historic Preservation Commission members arrived at an initial consensus that the project may not be appropriate for the area.

35 Planner Williams distributed a map of the project site specifying the approximate location of the proposed 180'-tall tower which included a circle with an eighth of a mile (660') radius around the tower. According to the Village's records, Planner Williams continued, there are 34 properties fifty years or older within that circle boundary.

Chairperson Britton pointed out the Dean Foods facility should also be included in the list of adjacent structures older than fifty years.

40 Planner Williams stated that he would draft a response letter addressed to the SBA Tower's consulting engineers regarding the Section 106 Review for the Historic Preservation Commission Chairperson's signature and e-mail the letter to Ms. Britton along with map and/or property list attachments for her review.

45 Chairperson Britton reviewed plans she has for replacement of several windows in her landmarked property at 10802 Woodstock Street. Chairperson Britton stated she is considering hiring Blue Ribbon Millwork out of Woodstock, Illinois to replace windows with a Marvin window product which include an aluminum cladding to be painted red to match the trim of the house.

50 Chairperson Britton noted the window replacement will not alter the existing openings and not require a building permit and asked if the Certificate of Appropriateness process would be required to complete the project.

After additional discussion and review of the Historic Preservation Ordinance it was the consensus of the Historic Commission members and Staff the project as described would not alter the exterior architecture appearance of the structure and therefore not require a Certificate of Appropriateness.

- 5 Vice-Chair Oldham asked if the 2010 Annual Report had been forwarded to the Village Board and Planner Williams confirmed the Annual Report had indeed been distributed to the Village Board.

6. Adjournment

- 10 At 8:19 pm, A MOTION was made by Commissioner Waters to adjourn the meeting. Seconded by Commissioner Rocks. Motion carried unanimously.

Respectfully submitted,

James Williams

- 15 Planner
Village of Huntley