

**VILLAGE OF HUNTLEY
HISTORIC PRESERVATION COMMISSION MEETING
Tuesday, December 17, 2013
MINUTES**

5 CALL TO ORDER

Vice-Chair Lonni Oldham called to order the regularly scheduled meeting of the Village of Huntley Historic Preservation Commission for Tuesday, December 17, 2013 at 6:01 pm in the Village Board Room, located at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

ROLL CALL - ATTENDANCE

MEMBERS PRESENT: Commissioners Geri Rizzo, Jake Marino, Deb Waters, and Diana Carpenter and Vice-Chair Lonni Oldham

15

MEMBERS ABSENT: Chairperson Donna Britton and Commissioner Karen Langhenry

ALSO PRESENT: Development Services Director Charles Nordman and Planner James Williams

20

PUBLIC COMMENT There were no public comments.

4. Approval of Minutes

25

A. A MOTION was made to approve the November 19, 2013 Historic Preservation Commission Meeting Minutes with the following changes:

Page 2, Line 13, replace "Director" with "Chairperson"

30

MOVED: Commissioner Rizzo
SECONDED: Commissioner Waters
AYES: Commissioners Rizzo, Marino, Waters, and Carpenter, and Vice-Chair Oldham
NAYS: None
ABSTAIN: None
MOTION CARRIED 5:0:0

35

5. Old Business

A. Sawyer-Kelley Mill Building – Request-For-Proposal (RFP) process

40

Director Nordman reviewed the Sawyer-Kelley Mill – Request-for-Proposal information discussed and considered by the Huntley Village Board at their meeting on Thursday, December 5, 2013 and distributed to the Huntley Historic Commission in preparation for this evening's meeting.

45

Director Nordman stated that there were two (2) proposal bids considered by the Village Board with a third bid submitted after the deadline that could not be considered. Director Nordman continued stating that of the two proposals considered by the Village Board one entailed the rehabilitation of the existing building while the other includes the razing of the structure and building a 5,400-square foot single-story retail space extending further to the west along Main Street.

50

Commissioner Rizzo stated that she had attended the December 5th Village Board meeting and recalled that the discussion that evening included the possibility for scheduling future Village Board meetings where work to be performed on the subject site will be considered further. Additionally, she hoped that the Village Board would

allow an architectural consultant to review the interior of the Sawyer-Kelley building to document features and artifacts worthy of recording and possible salvage. Commissioner Rizzo went on to suggest that perhaps Commissioner Marino may be able to fulfil this duty.

5 Commissioner Marino noted that his schedule would most likely not permit his participation in the architectural review of the site suggested by Commissioner Rizzo, but, Director Nordman stated that the Village Board would most likely be agreeable to the architectural survey and review of the interior of the Sawyer-Kelly building by one individual or another as the project planning for the site unfolds.

10 Vice-Chair Oldham conceded that her review of the Sawyer-Kelly RFP information leads her to believe the Village Board's decision was made based upon the economics of each respective proposal.

15 Director Nordman reviewed a PowerPoint presentation which included a photo from the early 20th century showing the buildings along the south side of Main Street which served as an inspiration for the streetscape design proposed by CSC Commercial for the 5,400 square foot retail project along the south side of Main Street extending west from Woodstock Street.

20 Director Nordman noted that the process for the implementation of any plan for the Sawyer-Kelley building remains "on-going" and that there have not been any final decisions on any action.

25 Regarding the 2014 Village budget recently approved by the Village Board, Director Nordman pointed out highlights from the budget that effect the downtown area including \$300,000 for the rehabilitation of the Hackett House at 11879 Main Street; \$200,000 earmarked for the municipal parking lot adjacent to the Union Pacific railroad tracks; \$50,000 for the improvements to alley paralleling Main Street and \$50,000 for a façade improvement program.

Vice-Chair Oldham asked if the façade improvement program is a new program and Director Nordman confirmed that this will be the first time the program has been implemented in Huntley.

30 Commissioner Carpenter stated that her experience with façade improvement programs is that they often have the domino affect of positively impacting both the improved site and the adjacent buildings as well.

B. Historic Program at the Town Square Event – Saturday, December 7, 2013 – *Re-cap*

35 Vice-Chair Oldham stated that she understood that Commissioner Langhenry had handled the luminary displayed and she assumed that things went well despite the weather being cold and inhospitable enough to have led to the cancelling of the holiday parade. Vice-Chair Oldham added that she believed the program served to positively promote the Huntley Historic Preservation Commission and its efforts.

40 C. Second Street Historical Data Organization

45 Commissioner Carpenter reported that she has continued to work, with the assistance of her daughter, to organize the Second Street data compiled by Tom Conley and that she hopes to have the data compiled into a format suitable for uploading to the Village's website next month.

D. Discussion - Prospective Landmark Properties, Additions to existing Historic District and/or New Historic Districts

50 Discussion ensued regarding barns on old farmstead sites such as the one adjacent to the east of the St. Mary Church property on Kreutzer Road and another on the south site of Kreutzer Road which are both in unincorporated areas and therefore outside the Huntley village limits.

6. New Business

5 Commissioner Rizzo stated that she and Vice-Chair Oldham will meet through the course of next month to discuss the proposed art contest including the manner in which the materials will be distributed to schools and other outlets as well as how the program may be divided between various age groups.

Commissioner Marino stated that he was not sure whether the next meeting of the Huntley Historical Society would be scheduled for January or February.

10 7. Adjournment

At 7:37 p.m., A MOTION was made by Commissioner Waters to adjourn the meeting and was seconded by Commissioner Rizzo. Motion carried unanimously.

15 Respectfully submitted,
James Williams
Planner
Village of Huntley