

ALGONQUIN HISTORIC COMMISSION

MINUTES OF REGULAR MEETING

September 9, 2015 – 7:00 P.M.

CALL TO ORDER – ESTABLISH QUORUM

Present: Chairman Jolitz, Member Zange, Member Koeppel, Member Purn, Member Adler, Member Thompson and Member Nee

Not Present: None

APPROVAL MINUTES OF REGULAR MEETING OF AUGUST 12TH AND WORKSHOPS OF AUGUST 15TH AND 22ND, 2015

Moved by: Member Thompson. Motion seconded by: Member Zange, Vote: All Ayes, Minutes Approved

PUBLIC HEARING FOR CONSIDERATION OF A MAJOR IMPROVEMENT IN THE OLD TOWN DISTRICT – CASE NO. PC 15-05, 107 – 111 W. ALGONQUIN RD. DEMOLITION, PETITIONER: LUUCK PARTNERSHIP

Petitioner: Luuck Partnership – represented by Joseph Yeung and Tony Bellino

Village: Craig Arps

Overview:

Luuck Partnership has applied for a Certificate of Appropriateness to demolish the premises located at 107 – 111 W. Algonquin Road (“Property”) in the Old Town District. The Petitioner has submitted an application to the Village requesting permission to demolish the Property with the intention of developing the Property in the future. As these are considered major improvements to a historical property, they require approval from the Algonquin Historical Commission (“Commission”). The improvements consist of demolishing the two (2) principal dwellings and the related outbuildings. A similar application was previously submitted to the Commission for consideration and was rejected. The Commission’s decision was reversed by the Village and a Certificate of Appropriateness was issued. Due to various reasons, the previous Certificate of Appropriateness expired before the demolition work was started.

Presentation by Village:

As the details contained with the staff report are identical to the prior report submitted, the Village gave a verbal overview of the report to the Commission. The Village staff believes that a Certificate of Appropriateness is reasonable, that the proposed improvement (demolition) meets the intention of the Code and that the required waiting period for demolition should be waived.

Staff felt in their opinion, that the buildings had limited architectural value due to the modifications made over the years with remodeling. The Petitioner plans to redevelop the

Property and any such plans would be brought before the Commission. The Village Redevelopment Plan includes the Property as part of the main downtown corridor.

Presentation by Petitioner:

The Petitioners have had the property listed for sale for the last several years. The property was re-listed last year with Mr. Tony Bellino. In the past year, no offers were received for the property and a buyer could not be located. According to Mr. Bellino, in its present condition the Property is desirable solely for its location and not for the buildings upon it. The Petitioner and Mr. Bellino believe that the Property is ripe for trash collection and vandalism. It is their belief that demolition of the buildings located upon the Property will increase the value of the land and the curb appeal of the area.

At this time the floor was opened to the public; no comments were made.

At this time, Chairman Jolitz opened the floor to Commission members.

MEMBER ZANGE: Member Zange stated that the Property was previously boarded up but has since been un-boarded when placed for sale with Mr. Bellino. It was his impression that the Property was not properly cleaned up to encourage sale. Member Zange asked how the Petitioner intended to pay for the maintenance of the Property and the citations which have been issued. Mr. Bellino stated that the current owners would not listen to his recommendations when listed with him other than un-boarding the front windows.

MEMBER NEE: Member Nee stated that the Property is an example of demolition by neglect. Mr. Bellino stated that the current owners refuse to clean up the Property or spend any money on it, not even so far as to just clean up the front of the buildings, sweep the sidewalks, fix broken windows and remove all the weeds that have been allowed to grow up all over the property .

MEMBER PURN: Member Purn asked about the outstanding fines , if any liens were against the Property. Mr. Arps stated that the Village has several citations against the property, all of which are unpaid.

MEMBER THOMPSON: Member Thompson asked why renovations of the Property would be expected to be so costly. Mr. Arps stated that there are several leaks in the roof. Additionally, as the Property has been vacant for about two years, it would have to be brought up to meet all current building codes in order to be re-certified for occupancy. The renovations required for habitability are expected to be cost prohibitive for the size of the buildings.

CHAIRMAN JOLITZ: Chairman Jolitz asked if there were any environmental issues with the Property. Mr. Arps stated that he was unsure. He stated that the Fox River Cleaners, located next to the Property, required a Phase II environmental evaluation and that at this time, the Village is unsure if the contamination from the Dry Cleaners has spread to this Property.

MEMBER PURN: Member Purn asked if the Property is located on a flood plain. Mr. Arps stated that a portion of the Property is on a flood plain and as such certain requirements must be met prior to building on the Property. He stated that it would be very challenging to develop the

flood plain area but that the portion of the land up front closest to the street could likely be built upon.

MEMBER THOMPSON: Member Thompson asked about the deadline for the Petitioner to develop the Property if the Certificate of Appropriateness is issued by the Commission or if the Commission denies the request for the Certificate of Appropriateness. Mr. Arps stated that if the Commission approved the Certificate of Appropriateness, the demolition would begin in either October or November. If the Certificate of Appropriateness is denied by the Commission and then issued by the Village, the demolition would likely begin in either February or March.

CHAIRMAN JOLITZ: Chairman Jolitz asked if after the Property will be resurveyed once the demolition is completed; noting that historic photos indicate that the properties in this block adjacent to the creek, appear to have encroached significantly into the original Crystal Creek bed, including the back end of these two properties with the construction of a steel retaining wall and extensive back fill, and construction of a cement block addition on the back of the old barn (present garage). . Mr. Arps replied that a survey is possible but that any redevelopment or restoration of the creek bed would require input and participation from a number of other organizations and agencies and that the issue would be addressed during redevelopment of the Property. Chairman Jolitz confirmed that any new construction would be required to come before the Commission.

The discussion then turned to the prior history of the Property. As with the previous Hearing, Commission Members felt the buildings were very important as they are the now the very last two buildings from Algonquin's original business District on our original Main St / Chicago Street (presently called Algonquin Rd.). And the buildings are two of the ten oldest buildings in town. It was noted that the prior owner of the Property was an elder gentleman George Divis , who did a wonderful job of maintaining the Properties as did his parents before him before him. Mr. Bellino stated that the property is included in the proposed redevelopment area, per the Village's redevelopment plan, calls for placement of these buildings with a retail facility with residential housing above it which is similar with the prior mixed use of the Property where owners and their family often lived above their business. Mr. Bellino then stated that the current asking price of the property is approximately \$395,000.00 but that the value is unknown. He further stated that the Property was purchased in 2006 and that the Petitioners have paid thousands of dollars in legal fees and other costs since purchasing the Property and experienced problems with some tenants and difficulty finding good tenants .

Being no further comments, Chairman Jolitz called for a vote.

Member Purn moved that Building Commissioner should issue a Certificate of Appropriateness for Case No. PC 15-05 regarding the proposed demolition consistent with Petitioner's submittal and the conditions listed on the Village's Staff report. Motion Seconded by Member Thompson.

Chairman Jolitz repeated the motion and opened the floor for any further comments or questions. There being none, he asked for a vote .

Roll Call Vote :

Ayes: Member Thompson, Member Purn, Member Adler, Member Koeppel,

Nays: Member Zange, Chairman Jolitz

Abstains: Member Nee

AUDIENCE PARTICIPATION: None.

OLD BUSINESS

- A. Interview Project – Status Report: An interview with the Treadwell's (Dave, Bill and Steve) has been arranged and will be conducted at Bill's. The Commission is attempting to located interviewees who are available on Wednesday.
- B. "Fox Tales" Event: The event was held last Sunday (8/31/15) and approximately 300 individuals attended. The History bus scheduled from McHenry County Historical Society broken down prior to the event and was unable to attend. Additionally, the individuals from Lake in the Hills and one scheduled performer did not attend as planned. The Commission's booth was very well received both by Library staff and visitors to the event alike. The Library has indicated to the Commission that they are considering moving the date of the event for next year to maybe sometime during the summer. It was determined that if the event is held again the Commission would like to participate.

APPROVAL OF BILLS FOR PAYMENT:

- A. No bills were presented for approval and/or payment.

NEW BUSINESS

- A. Mineral Springs Enhancement Project: The proposal which was generated by the Algonquin Garden Club has been forwarded to Steve Ludwig for review. At this time, no feedback has been received.

CORRESPONDENCE

- A. Correspondence from Laura Mullen was received by Don Purn. Ms. Mullen inquired about the skeletons which were unearthed about 1880 near the cheese factory (located by present Huntington Drive & Legion Dr). Per Member Purn & Jolitz, the seven (7) skeletons were unearthed when the factory was digging a trench. There is a belief that the skeletons may be the individuals who were killed in Dundee during labor uprising between Irish railroad workers, who were building the railroad, and the railroad executives. During labor uprising, the workers attempted to storm the superintendent house. The identity of the workers is unknown as is the final location of their graves. The railroad was built in 1855 and the worker's strike is referenced in local history books.

OTHER BUSINESS

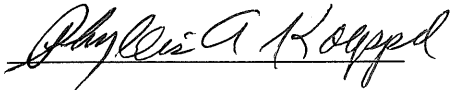
- B. Fantasy Festival: The owners of Fantasy Festival are retiring and are trying to find a buyer for their business. All of the costumers are on sale and it was suggested that the

Commission or members of the Commission consider purchase certain items for use in the Commission's historical events – future Cemetery walks, Porch Walks etc .

- C. Downtown Dogs: The Downtown Dogs restaurant is scheduled to close in October.

ADJOURNMENT

- A. Member Nee moved that the meeting be adjourned. The motion was seconded by Member Adler. Voice vote: All Ayes. Meeting Adjourned at 9:00 pm.



Secretary

10-14-15

Date Approved