



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • JANUARY 4, 2017

Public Meeting

County Board Conference Room

6:30 PM

667 Ware Rd, Administration Building, Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Mr. McConnell called the meeting to order at 6:37 p.m.

Commissioners Present: James McConnell, Susan Stelford, Steve Greeley, Gloria Mack, Paula Rieghns, Laurie Selpien, Linda Spencer, Ted Thayer, Gail Brown (MCCD Liaison), and Sean Foley (Staff Liaison)

Commissioners Absent: Lynn Gray

II. APPROVAL OF DRAFT MINUTES

1. Historic Preservation - Public Meeting - Dec 7, 2016 6:30 PM

Motion by Mr. Thayer, seconded by Ms. Selpien to approve the minutes of December 7, 2016.

RESULT: ACCEPTED BY VOICE

III. INTRODUCTION OF GUESTS

Michael Pigliacelli and Sean Pigliacelli, representing the Boy Scouts, Hans Mach and Zak Klehr representing the County Community Development Division, and Kurt Begalka of the McHenry County Historical Society.

Dennis Sandquist, Director of Planning and Development, was also present.

IV. PUBLIC COMMENT

Mr. Pigliacelli remarked that he was present with his son on behalf of the Boy Scouts. He will earn a merit badge by attending a governmental meeting.

Mr. Mach, Community Development Community Administrator for McHenry County explained the Community Development Department is responsible for the oversight of grant funding made available through the U.S. Department of Housing and Urban Development.

Mr. Mach explained they have a citizen participation period starting for potential amendments to the 2015-2019 Consolidated Plan. The proposed additions include the entry of historic preservation potential opportunity in the years 2018 and 2019 for nationally designated landmarks. They are seeking public comment through February 22.

The proposed amendments will be posted on the Community Development Website to review a summarized version.

Mr. McConnell asked if there was a specific landmark Mr. Mach had in mind.

Mr. Hans answered that the City of Woodstock requested that the Old Courthouse/Jail/Sheriff Building be included in the plan.

Mr. McConnell thanked Mr. Mach, and stated the Commission will use their contacts to make sure the owners of interested properties are made aware of this opportunity.

V. OLD BUSINESS / ACTION ITEMS

VI. NEW BUSINESS / ACTION ITEMS

Annual Commission Elections

Mr. McConnell opened the nominations.

Ms. Mack made a motion to nominate Mr. McConnell for Chairman. The motion was seconded by Mr. Greeley.

Motion by Ms. Reighns, seconded by Mr. Greeley to close the nomination for Chairman.

Mr. Greeley made a motion to nominate Ms. Stelford for Vice Chairman. Ms. Reighns made a motion to nominate Mr. Greeley. The motion by Ms. Reighns was seconded by Ms. Selpien.

Motion by Ms. Mack, seconded by Ms. Selpien to close the nomination for Vice Chairman.

Ms. Mack nominated Ms. Reighns for secretary. The motion was seconded by Ms. Selpien.

Motion by Mr. Thayer, seconded by Mr. Greeley to close the nomination for secretary.

Motion by Ms. Stelford, seconded by Ms. Spencer to accept the slate of nominations. All voted aye on a roll call vote. Motion passed.

The recommendation for Chairman will be forwarded to the County Board for approval.

Historic Preservation Ordinance Enforcement

Mr. McConnell explained this is to initiate the possibility of enforcement proceedings against the owner of the Holcombville School building for a potential Ordinance violation of demolition by neglect.

He explained the Commission does not have the right to start enforcement proceedings, but the County Board does. The Board cannot start enforcement proceedings without a recommendation from the Commission.

The proposed resolution makes the recommendation to the County Board, which includes the steps to be taken by the Staff at Planning and Development including inspection, notifying the owner, and giving the owner time to come up with another plan. If this does not get resolved, it will go to court.

Ms. Brown asked about the condition of the roof.

Mr. McConnell said the roof is intact, but there are some leaks. The first step is have a building inspector go out to the site and determine if the building is unsafe.

Ms. Stelford stated she is uncomfortable with the resolution. The owner, now lives out of state and has the property up for sale. Ms. Stelford stated the owner has played a big part in historic preservation, and Ms. Stelford does not want this to create any hardship or problems for the owner.

Ms. Reighns asked if the house is actually in danger, and if it is, the resolution should be supported.

Mr. McConnell mentioned the question on whether it is in danger depends upon passing the resolution, and sending a qualified inspector out to the site to make that determination. If it is found that the house is structurally sound, there is no basis for the County Board to proceed with an enforcement proceeding. If we do not pass the resolution, the inspection is not done and the Commission does not know.

He also added that the longer the Commission waits, the more money it may cost the owner.

Mr. Belgalka said Landmark Illinois accepts nominations for certain properties to be designated as endangered, and the deadline to submit is January 16. Mr. Belgalka stated he spoke with the owner, and she is willing to have the house designated to be put on the endangered list. If the house does get named to the list, they will send an architect out to the property to do a survey of the entire building to give a idea on what needs to be done. He added that he does not want to create a contentious relationship with the owner.

Mr. Greeley stated there is a process, and the first part would be direct communication with the owner's concerns and steps we could take and the ramifications she is going to have related to those if she does follow through with some of the requirements.

After further discussion, there was a motion by Ms. Reighns, seconded by Ms. Mack to adopt the Resolution regarding the Holcombville school.

It was noted that if it is determined there is not a structural issue, there will not be any further escalation.

The roll call vote was as follows:

Ayes: Mr. Greeley, Ms. Mack, Mr. Reighns, Ms. Selpien, Ms. Spencer, Mr. Thayer and Mr. McConnell

Nay: Ms. Stelford

Motion passed 7 to 1.

Resolution regarding Coventry Farmstead

Mr. Begalka stated he was contacted by Charlie Eldridge, the Harvard Economic Development Corp Director. Mr. Eldridge said there will be an announcement this month from the Chinese company who bought the property that a incubator business is planned.

Mr. Begalka said the main spokesman was Gary Nobody who died in a car crash and that derailed moving this forward. Mr. Begalka said the enforcement action would be an incentive.

Mr. McConnell stated he doubts the people in charge that own the property know that part of it is landmarked. The County Board passed the Designation Ordinance before the auction/sale was closed. Once the Ordinance was recorded, Mr. McConnell proposed that the Commission pass this resolution initiating enforcement because there is nothing about Coventry House that is getting any better and there are no indications they are going to use the buildings which have not been maintained. He thinks the new owners are focused on the main buildings and not the farmhouse and the farm. He added the City of Harvard's Historical Society would love to have the building to use as a museum, but they do not have resources to put it in the condition required for a museum.

After discussion, there was a motion by Mr. Greeley, seconded by Ms. Spencer to adopt the Resolution regarding the Coventry Farmstead.

All members voted aye on a roll call vote. Motion passed.

The Resolutions will go to the Planning Environment and Development Committee on January 9, and to the County Board on January 17.

1. Resolution regarding the Holcombville School Landmark
2. Resolution regarding the Coventry Farmstead Landmark

Bus Tour

Mr. Sandquist proposed a bus tour of some of the County-designated landmarks.

He suggested renting a bus, advertising in *Visit McHenry County*, and working with the Historical Society and other local groups to get them involved.

The first step would be to contact the homeowners and see if they would be interested in having their property available for an external site visit and possibly an internal visit. For sites such as schools or any buildings where they would be willing to let us view the inside, he suggested charging a fee, along with the funds from the Commissions budget.

Ms. Brown stated the bus tours that have been done in the past in conjunction with the College have been very successful.

The Commission agreed it is a great idea. Mr. McConnell stated the Commission should consider reaching out to the Historic Preservation Commissions in the municipalities to get more interest and also better publicity.

After discussion, Ms. Stelford made a motion to table this agenda item until the February meeting. Ms. Mack seconded the motion.

All members voted aye on a voice vote. Motion passed.

Proposed 2017 Landmark Bus Tour

VII. STAFF REPORT

VIII. COMMITTEE REPORTS

Mr. McConnell told everyone to take a look at the committees they are on, and decide if they want to stay on that committee or be placed on another one.

A. Communications & Public Relations Committee

- i. **Calendar**
- ii. **Publications**
- iii. **Website**

B. Municipal Liaisons

Ms. Mack mentioned that she will be dropping off her annual report on Monday.

Ms. Stelford has already e-mailed hers to the chairman and staff.

- i. **Joint Council**
- ii. **Municipal Relations and Programs**

C. Survey and Landmark

- i. **Landmark Nominations**
- ii. **Special Programs**
 - A. **Heritage Groves**
 - B. **Scenic Roads**
 - C. **Victory Gardens**

D. Budget

Mr. Foley noted the 2017 budget for the year is \$2,000. This is \$500 less than in previous years.

E. MCCD Liaison Report

Ms. Brown reported there is a newly uncovered log cabin. It was a covered shed, and the new owners removed the siding and found the cabin. She has not been able to make a site visit because of the weather, but she is planning on visiting the new owners and ask if she can take pictures.

IX. CHAIRMAN'S REPORT

X. EXECUTIVE SESSION

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Motion by Ms. Stelford, seconded by Ms. Selpien to adjourn. All members voted aye, motion passed.

The meeting adjourned at 8:09 p.m.



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • FEBRUARY 1, 2017

Public Meeting

Conference Room A

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Commissioners Present: Chairman Jim McConnell, Gloria Mack, Laurie Selpien, Linda Spencer, Susan Stelford, and Ted Thayer.

Commissioners Absent: Lynn Gray, Steve Greeley, Paula Reighns, and MCCD Liaison Gail Brown.

II. APPROVAL OF DRAFT MINUTES

Historic Preservation - Public Meeting - Jan 4, 2017 6:30 PM

Motion by Ms. Mack, seconded by Ms. Spencer to approve the minutes of January 4, 2017. All members voted aye, motion passed.

III. INTRODUCTION OF GUESTS

Ms. Maria Lopez, a preservation architect was present. She said she was there to observe. Mr. Kurt Schmid was also present with Ms. Lopez.

IV. PUBLIC COMMENT

V. OLD BUSINESS / ACTION ITEMS

A. Enforcement Actions / Status

i. Holcombville School

Mr. McConnell reported that the Commission Resolution adopted January 4, 2017, regarding the Holcombville School, was presented to the County Board Planning, Environmental and Development Committee at its January 9, 2017 meeting, and the Committee tabled action until the April 4, 2017 meeting.

ii. William Coventry Farmstead

Mr. McConnell reported that the Commission Resolution regarding the William Coventry farmstead, adopted January 4, 2017 was presented to the County Board Planning, Environmental and Development Committee at its January 9, 2017 meeting, and the Committee tabled action until the April 4, 2017 meeting.

B. Landmark bus Tour Planning

Mr. Foley stated letters were mailed to the property owners. He reviewed the letters with the Commission.

Mt. Auburn Cemetery responded and asked about the bus coming into the cemetery. They also wanted to know if the Commission needed someone at the cemetery to be present.

Ms. Mack suggested printing up a brochure with a little history of each of the landmarks for the tour.

McHenry Township responded by saying that they do not own Carr Cemetery. This will be reviewed.

It was determined there are enough responses in the eastern half of the County to do a tour including landmarks: Chunn's Burying Ground, Ostend Cemetery, Powers-Walker House, Windhill Farm/J. James House. The Owner of the Hutchinson House in Harvard also responded.

The Owners of the Ormsby-Stark Home and Stowell-Deike Farm indicated future interest, and the new owners of Tryon Grove Farm were not interested at this time or in the future.

VI. NEW BUSINESS / ACTION ITEMS

A. Committee Assignments / Changes (if any)

The following committee assignments were proposed:

Budget: Vice Chairman Greeley and Commissioner Stelford

Communications and Public Relations:

Website Subcommittee: Vice Chairman Greeley

Publications Subcommittee: Commissioner Stelford

Special Programs Committee:

Heritage Groves Subcommittee: Commissioner Gray, Liaison Brown

Scenic Roads Subcommittee: Commissioner, Mack

Victory Gardens Subcommittee: Commissioner Selpien

Survey and Landmark Committee: Commissioners Gray, Rieghns, Spencer and Liaison Brown

A motion was made by Ms. Stelford, seconded by Ms. Mack to approve the committee assignments. All members voted aye, motion passed.

B. Annual Report to the County Board

Mr. McConnell will create the report, and Mr. Foley will ask the County Administrator what meeting day would work best to present.

C. Historic Courthouse Resolution

Ms. Stelford made a motion, seconded by Ms. Mack that the Commission supports the efforts of the City of Woodstock to have the historic Woodstock Courthouse, Jail and Sheriff's House included in the amendments to the 2015-2019 Consolidated Plan amendments; and the Commission supports any and all applications by the City of Woodstock for federal grants and funds of any nature, from the Department of Housing and Urban Development or any other federal agency, to be used in the stabilization and restoration of the Woodstock historic Courthouse, Jail and Sheriff's House buildings, as identified and registered on the National Register of Historic Places.

All members voted aye on a roll call vote. Motion passed.

Mr. McConnell said he will draft the resolution.

VII. STAFF REPORT

Mr. Foley reported he received a call from a Judith Lovaas, who said she may be interested in showing Holcombville School, but her whole property is for sale, so she cannot commit to a tour at this time.

A. Budget

Mr. Foley reported that the budget has stayed the same for this month. He stated he sent the Annual Report to the State Historic Preservation Agency.

VIII. COMMITTEE REPORTS

A. Communications & Public Relations Committee

i. Calendar

ii. Publications

iii. Website

B. Municipal Liaisons

Ms. Mack reported that she joined the McHenry County College RAP (Retired Adult Program). She is taking five history-related classes. The classes consist of The Life of Ronald Reagan, Historic Illinois, Cemetery Stories, Mother Rudd Home-tour of the underground railroad in Gurnee, and The Orphan Trail - between 1854 and 1929 100,000 children were sent to new homes in rural Illinois.

Ms. Mack will contact Mr. Begalka to see if any of the programs would be suitable for the Joint Council.

She would like to have the next meeting at the Lehmann Mansion in Lake Villa. Mr. Begalka will research that venue for the next Joint Council meeting.

i. Joint Council

ii. Municipal Relations and Programs

C. Survey and Landmark

i. Landmark Nominations

ii. Special Programs

Ms. Stelford stated the former chair of HPC, Shawn Phillips, assigned her to be the McHenry County Conservation District Congressional delegate. Her HPC term will be expiring this year, and she will need a replacement. She noted there is a meeting scheduled that she will not be able to attend on February 9 at Glacial Park so if someone is interested, they can attend for her.

A. Heritage Groves

B. Scenic Roads

C. Victory Gardens

D. Budget***E. MCCD Liaison Report*****IX. CHAIRMAN'S REPORT**

Chairman McConnell reported that staff issued two "no impact" reports for construction of two proposed cellular telephone towers located at 8420 Howe Road in Wonder Lake, and 19212 Crowley Road in Harvard.

X. ANNOUNCEMENTS

Commissioner Stelford announced that the tour of Woodstock's historic Courthouse, Jail and Sheriff's House on the square will be Saturday, February 4.

XI. ADJOURNMENT

Motion by Ms. Stelford, seconded by Ms. Mack to adjourn. All members voted aye.

The meeting adjourned at 7:20 p.m.



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • FEBRUARY 4, 2017

Public Meeting

Old McHenry County Courthouse

10:00 AM

101 N. Johnson St., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Commissioners Present: Susan Stelford, Ted Thayer, Linda Spencer, Paula Reigns and Jim McConnell

II. APPROVAL OF DRAFT MINUTES

III. INTRODUCTION OF GUESTS

IV. PUBLIC COMMENT

V. OLD BUSINESS / ACTION ITEMS

VI. NEW BUSINESS / ACTION ITEMS

A. Tour of the Old Woodstock Courthouse

No Historic Preservation Business was discussed.

The Commissioner's toured the old courthouse in Woodstock.

VII. STAFF REPORT

VIII. COMMITTEE REPORTS

A. Communications & Public Relations Committee

i. Calendar

ii. Publications

iii. Website

B. Municipal Liaisons

i. Joint Council

ii. Municipal Relations and Programs

C. Survey and Landmark

i. Landmark Nominations

ii. Special Programs

A. Heritage Groves

B. Scenic Roads

C. Victory Gardens

D. Budget

E. MCCD Liaison Report

IX. CHAIRMAN'S REPORT

X. ANNOUNCEMENTS

XI. ADJOURNMENT



MCHENRY COUNTY

HISTORIC PRESERVATION

MINUTES • MARCH 1, 2017

Public Meeting

Conference Room B

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Chairman McConnell called the meeting to order at 6:33 p.m.

Commissioner's Present: Chairman James McConnell, Steve Greeley, Paula Rieghns, Gloria Mack and Susan Stelford

Commissioner's Absent: Lynn Gray, Laurie Selpien, Linda Spencer, Ted Thayer and MCCD Liaison Gail Brown

A quorum was present.

II. APPROVAL OF DRAFT MINUTES

Historic Preservation - Public Meeting - Feb 1, 2017 6:30 PM

Motion by Ms. Reighns, seconded by Mr. Greeley to approve the minutes of the February 1, 2017 HPC meeting.

There were some minor corrections noted.

All members voted aye on the amended minutes. Motion passed.

RESULT: ACCEPTED BY VOICE

Historic Preservation - Public Meeting - Feb 4, 2017 10:00 AM

Motion by Ms. Stelford, seconded by Mr. Greeley to approve the minutes of February 4.

All members voted aye, motion passed.

RESULT: ACCEPTED BY VOICE

III. INTRODUCTION OF GUESTS

Rebecca Bode, a student from the College of Lake County was attending for a class assignment.

Mackenzie Zukiel, [unsure of spelling] representing Boy Scouts of America Troop #460, was attending the meeting in order to earn a merit badge, and Kristine Austin from *Visit McHenry County*, was present to talk about mapping the Committee's local landmarks.

IV. PUBLIC COMMENT

V. OLD BUSINESS / ACTION ITEMS

A. Ostend Cemetery resolution

Mr. McConnell presented the resolution to honor Donna Schaefer, the former McHenry Township Supervisor, and the present township trustees of McHenry Township, for their work in restoring and preserving the historical character of the Ostend Cemetery.

A copy of the resolution will be signed framed and presented at one of the township meetings.

Motion by Ms. Mack, seconded by Ms. Reigns to approve the resolution as presented.

The motion passed unanimously on a roll call vote.

B. 2017 Bus Tour Planning

The Commissioners discussed limiting 2017 bus tour to the eastern portion of the County. Mr. Foley reported that responses from landmark property owners indicate the following landmarks were interested in being included with interiors open to the public:

John James House, Winfield Farm
Powers Walker House, Glacial Park
Miller Chapel

Greenwood School was interested in being included but with interiors not open to the public.

Tryon Grove Farm was not interested in being included.

The Commissioners also discussed possibly including Austin Cemetery and Carr-Harrison Cemetery.

It was further proposed that the 2018 tour could include the following landmarks in the western part of the County:

Mount Auburn Cemetery
Rudolphus Hutchingson "House of Seven Gables"

Mr. Foley said he received a letter from Judy Lovaas who stated she is interested in participating in the tour, but she is selling the property so that could change.

The Commissioners discussed holding the tour in the early fall after Labor Day to get the greatest attendance. It was recommended that additional letters soliciting interest be sent to owners of Holcombville School, Richmond Memorial Hall and Palmer House.

Ms. Mack expressed interest in arranging a lunch for tour participants.

It was noted that Ms. Reigns, Ms. Spencer and Ms. Selpien would serve on the subcommittee. It was recommended they work with *Visit McHenry County* to arrange bus transportation which is estimated to cost about \$60.00 per bus hour using McHenry County Division of Transportation Pace Buses. Ms. Steford will create the brochure and Ms. Mack said she will work on the lunch at Powers Walker House.

VI. NEW BUSINESS / ACTION ITEMS

A. Visit McHenry County (visitors bureau) and mapping of landmarks

Ms. Austin, from *Visit McHenry County* was present to talk about mapping of the local landmarks. She explained how their website works.

Motion by Ms. Reighns, seconded by Ms. Mack for the McHenry County Historical Preservation Commission to consent to *Visit Mchenry County* using the Commission's digital information in their visitors mapping software on their website.

All Members voted aye on a roll call vote. Motion passed.

B. Goals / Objectives updates**i. Committee Goals / Objectives****VII. STAFF REPORT**

Mr. Foley reported there were two permit applications for cell towers, and there were no historical sites involved.

Mr. Foley presented two books for the HPC library that he bought when he was attending the Planners Forum. One is called *Cary Me Back*, and *Loss of an Era* by Shirley Beene and Elizabeth Freeman.

Mr. Foley stated he posted consolidated HPC minutes going back to 2001 on the County website.

VIII. COMMITTEE REPORTS**A. Communications & Public Relations Committee**

Ms. Stelford noted that she saw in the newspaper that the Wolf Oak property has been purchased by the Land Conservancy. There is a tree on the property estimated to be between 300-350 years old. It sits on farm land by Route 120 and Thompson Road. Ms. Stelford said the tree may be a possibility for the Committee's Heritage Grove designation.

Ms. Stelford said that the town of Ringwood got its name from being surrounded by a circle of oak trees. There is only one of those trees left, and she said that would be a tree to include.

i. Calendar**ii. Publications****iii. Website****B. Municipal Liaisons****i. Joint Council**

Ms. Mack reminded everyone of the Joint Council meeting on the 22nd of March at the Lehmann Mansion in Lake Villa.

ii. Municipal Relations and Programs

C. Survey and Landmark**i. Landmark Nominations****ii. Special Programs****A. Heritage Groves****B. Scenic Roads****C. Victory Gardens****D. Budget****E. MCCD Liaison Report****IX. CHAIRMAN'S REPORT**

Mr. McConnell distributed a letter to the Commission members from Brice Alt, AIA of Crystal Lake through Kurt Begalka, of the McHenry County Historical Society, which lists work that would need to be completed at Holcombville School to protect the building.

X. ANNOUNCEMENTS**XI. ADJOURNMENT**

Motion by Mr. Greeley, seconded by Ms. Reighns to adjourn. All members voted aye, motion passed.

The meeting adjourned at 7:33 p.m.

MCHEMRY COUNTY
HISTORIC PRESERVATION
MINUTES • 2017 March 22nd • 7 :00 p.m.

Lehmann Mansion
485 N. Milwaukee Ave Lake Villa, IL 60046
(McHenry County Historic Preservation Commission and the Joint Council of Historic Groups)

McHenry County Historic Preservation Commission members present:
Steven Greeley and Laurie Selpien.

A majority of a quorum was not present and no business agenda was discussed. A tour of the Lehmann Mansion was conducted. A description [abridged] of the venue was provided by Kurt Begalka of the McHenry County Historical Society:

Joint Council visits historic mansion: A group of McHenry County historians traveled into nearly Lake County March 22 to visit a vestige of the old "robber baron" era of American history. In addition to Marshall Fields and Montgomery Ward, the Lehmann family built a retailing empire on State Street in Chicago.

Located on shore of Sun Lake, Edward John (son of Ernst Johann Lehmann, 1849-1900) and his second wife Florence and their three sons, built a summer home known as "The Cottage" at Longwood Farm in 1912, just north of his father's mansion (located at what is now One Hope United).

The second generation Lehmann home, now known as "The Mansion," combines several architectural styles, but is very much in the tradition of the Old South. It was built in 1912 by Charlie and Frank Hamlin of Lake Villa and features a rather Black Forest motif featuring plenty of darkly stained oak, tongue-and-groove wood floors (in excellent shape because they were protected by carpet and rugs) and some stained glass. It originally boasted 10 bedrooms, nine porches, eight bathrooms, three living rooms, three kitchens, a dining room and a wine room on 1,100 acres facing Cedar Lake.

Amenities included a world-class stable with a private race track, bowling alley, golf course, billiards room, pool, trap and skeet shooting range, extensive rose and vegetable gardens, plus a working farm that raised soybeans, wheat and corn. At its peak it employed 100 people.

Sun Lake and 527 acres then were purchased in 1991 by the Lake County Forest Preserve. Centex Homes developed 350 acres, and the remaining 60 acres and the deteriorating mansion were sold to village in July 2001 for \$2.1 million. The village has since renovated the property, according to Mr. Begalka.

(See also <http://www.mchenrycountyhistory.org/historians-visit-mansion> .)



**MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • APRIL 5, 2017**

Public Meeting

Conference Room A

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Commissioners Members: Present: Jim McConnell, Gloria Mack, Steve Greeley, Susan Stelford, Paula Reighns, Laurie Selpien, Linda Spencer and Ted Thayer

Commissioners Absent: Lynn Gray. Ms. Gail Brown, MCCD Liaison, was also absent.

II. APPROVAL OF DRAFT MINUTES

Historic Preservation - Public Meeting - Mar 1, 2017 6:30 PM

Motion by Ms.. Stelford, seconded by Ms. Selpien. All members voted aye, motion passed.

RESULT: ACCEPTED BY VOICE

Historic Preservation - Public Meeting - Mar 22, 2017 7:00 PM

Motion by Ms. Reighns, seconded by Mr. Greeley to approve the minutes. All members voted aye, motion passed.

RESULT: ACCEPTED BY VOICE

III. INTRODUCTION OF GUESTS

Bernie Papp, Attorney for the Harvard Cemetery Association.

Kurt Begalka, McHenry County Historical Society.

IV. PUBLIC COMMENT

None.

V. OLD BUSINESS / ACTION ITEMS

A. *Holcombville School: status report and further action (if any)*

Mr. McConnell reported that the resolution approving the initiation of enforcement proceedings was adopted by the Planning Environmental and Development Committee at its April 4 2017 meeting, and it will be forwarded to the County Board Committee of the Whole for discussion, which is scheduled for April 13, 2017 at 9:00 a.m., and for consideration at the County Board meeting scheduled for April 18, 2017 at 7:00 p.m.

Attachment

B. Coventry House: status report and further action (if any)

Mr. McConnell reported that consideration of the approval of enforcement proceedings for the Coventry Farmstead was tabled until the Planning Environmental and Development meeting June 6, 2017 at 8:30 a.m. at the request of the Harvard Woodstock Enterprise Zone Administrator, Charles Eldridge, based upon the incomplete project application by Edward Technologies, to be completed according to their application, in May of 2017.

Mr. McConnell stated he had not seen the project application before the meeting. Once he receives the application from Mr. Eldridge, Mr. McConnell will send a copy to the members of the PED Committee, requesting a special meeting before the April 18 County Board meeting.

Mr. McConnell said he was told by Mr. Eldridge that the City will issue permit within ten minutes, and the buildings will be demolished before the Commission can initiate enforcement proceedings. He said without action by the County Board, there is no authority for the States Attorney's office to seek a restraining order to stop the demolition.

C. Landmark Bus Tour planning: status and further action

Ms. Stelford created a draft flyer and program for the Commission to review.

Ms. Reighns said she had left a message at Visit McHenry County regarding the registration and payments, and she will try and contact them again.

There was a discussion of price. The price is currently \$10 per person. Ms. Mack noted Subway lunch was \$6 and Heavenly Ham \$7. Both lunches would included a sandwich, chips, and a cookie. The printing will be subsidized by the HPC's budget.

The date of the tour was changed to October 14 from October 7.

Mr. McConnell stated the Commission should have a resolution by the next commission meeting and adopt it with the budget.

Motion by Ms. Reighns, seconded by Ms. Spencer to approve the date of October 14 for the first bus tour which will give Mr. Begalka time to post the event in his flyer.

All members voted aye, motion passed.

The Sub Committee will continue to work on more details. New brochures will be printed with the correct date.

VI. NEW BUSINESS / ACTION ITEMS**A. McHenry County Conservation District Liaison status / Commission action in reference to a letter sent by the MCCD Executive Director**

Mr. McConnell stated discussion with staff led to the conclusion that we do not want to propose an amendment to the Ordinance which would be required to terminate the position.

Ms. Mack stated Ms. Brown wanted the Commission to be aware that she did not see the letter, and did not have time to respond to the letter. She will continue to volunteer as long as she keeps receiving the minutes, and if something comes up, she can help. She also will continue to volunteer on the Survey Committee and continue to volunteer.

Motion by Ms. Mack, seconded by Ms. Selpien to leave the position of the MCCD liaison position open until such time that the District advises us they have sufficient staff to provide a liaison.

All members voted aye on a roll call vote. Motion passed.

B. A portion of Mt. Auburn Cemetery is planned to be sold; discussion of possible petition to change Historic Designation legal description

Mr. Bernard Papp stated they submitted their application tonight.

Mr. McConnell said he does not think it affects any reason the cemetery was landmarked. It was noted the legal description will have to be changed.

Motion by Mr. Thayer, seconded by Ms. Mack to approve the application of the Harvard Cemetery board to re-define the property included within the landmark designation to include only current parcel numbers 06-01-200001 and 002 which represents a reduction in the area of the landmarked cemetery.

All members voted aye on a roll call vote. Motion passed.

C. Possible Resolution of Support for preservation of the Old Huntley School

Mr. McConnell reported that the First Congregational Church wants to expand their building. They want to tear down the building and add on to their church.

The building is in the Village of Huntley, which has a Historic Preservation Commission and a Historical Preservation Ordinance. The terms of the Ordinance give the property owner veto power over landmarking their property. It is possible for someone other than the owner to nominate the property to be landmarked, but if the owner says no, then that would be final.

Mr. Greeley said he would be in favor of the Commission creating a resolution saying they believe the property should be reserved. He noted the HPC Ordinance encourages us to help preserve the history whether the property is inside municipal limits or not.

The Commission reviewed the wording of the resolution and made appropriate changes.

Motion by Mr. Greeley, seconded by Ms. Stelford to accept the proposed resolution as amended. All members voted aye on roll call vote. Motion passed.

D. Possible Resolution of Support for preservation of the Silver Lining Equestrian Barn

Mr. McConnell said it is unclear to him what they are going to do with the building. He mentioned the tenant's lease is up in August and the Village of Lake in the Hills is not going to renew.

Mr. Begalka said he spoke with the Village Administrator, and they are going to have an open house to discuss what they are going to do with barn.

Ms. Selpien added that the victory garden is next to the barn, and if the barn is taken down, it puts the garden at risk. The front of the barn is over 100 years old.

Mr. McConnell asked if the barn would even qualify. If it is in our jurisdiction, maybe some interested party would be willing to put together an informal application, the Commission could review it to see if the building would qualify for landmarking.

Mr. Begalka will keep the Commission informed if he hears anything regarding the meeting.

E. Barbar Cemetery (discussion of Immanuel Lutheran Church's position on the property)

It was noted the Immanuel Lutheran Church owns the cemetery, and they do not want to continue the maintenance of the cemetery. Ms. Mack pointed out the cemetery is mowed by a volunteer from the Marengo Fire Department. It was noted abandoned cemeteries become the property of the township. The cemetery is located in Marengo Township.

Mr. Foley stated it was brought to the Commission's attention in case we know someone who wants to take over ownership of the property.

Ms. Mack noted she is going to be in the area in May, and she will make an appointment with the fire marshal to see if they are willing to continue to maintain the cemetery.

i. Planning for A look at local history month

Mr. Foley stated the County Board does a resolution regarding "A Look at Local History Month."

F. Section 106 Notices regarding new cell towers

Mr. Foley there were no landmarks near the cell tower permits that were applied for.

Cell Tower Attachments

VII. STAFF REPORT

A. Presentation: Visit McHenry interactive mapping application

Motion by Ms. Reighns, seconded by Ms. Stelford to table the mapping application presentation. All members voted aye, motion passed.

VIII. COMMITTEE REPORTS

A. Bus Tour Sub Committee Report

See Item V.C. above.

Bus Tour Sub Committee Report #1

Bus Tour Sub Committee Report #2

B. Communications & Public Relations Committee

i. Calendar

ii. Publications

iii. **Website**

C. Municipal Liaisons

i. **Joint Council**

ii. **Municipal Relations and Programs**

2017 Illinois History Symposium Flyer

Municipal Liaison Report

D. Survey and Landmark

i. **Landmark Nominations**

ii. **Special Programs**

A. **Heritage Groves**

B. **Scenic Roads**

C. **Victory Gardens**

E. Budget

F. MCCD Liaison Report

IX. CHAIRMAN'S REPORT

X. ANNOUNCEMENTS

A. April 14 is the due date for info to Laura Frumet for her Look at Local History Month brochure.

XI. ADJOURNMENT

Motion by Ms. Reighns, seconded by Mr. Thayer to adjourn. all members voted aye, motion passed.

The meeting adjourned at 8:34 p.m.



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • MAY 3, 2017

Public Meeting

Conference Room A

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Chairman McConnell called the meeting to order at 6:33 p.m.

Commission Members Present: James McConnell, Steve Greeley, Paula Rieghns, Gloria Mack, Linda Spencer and Susan Stelford.

Commission Members Absent: Lynn Gray, Ted Thayer and Laura Selpien.

Staff liaison Sean Foley was also present.

II. APPROVAL OF DRAFT MINUTES

Historic Preservation - Public Meeting - Apr 5, 2017 6:30 PM

Motion by Commissioner Greeley, seconded by Commissioner Mack to approve the minutes.

There were some corrections noted.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Steve Greeley
SECONDER:	Gloria Mack
AYES:	McConnell, Rieghns, Spencer, Greeley, Mack, Stelford
ABSENT:	Thayer, Gray, Selpien

III. INTRODUCTION OF GUESTS

Peter Janko, President of Lumenelle was present. He stated he is the Board of Directors of a National non profit called Preservation Trades Network. Part of their mission is to look for the next generation of the traditional trades. He would like to see a continuing education trades class at McHenry County College. He said if nothing, else he would like to do a lecture to introduce the group and match them up with people who are interested.

Chairman McConnell noted he will give Mr. Janko some contacts that will be interested.

IV. PUBLIC COMMENT

V. OLD BUSINESS / ACTION ITEMS

A. Holcombsville School: status report and further action (if any)

Chairman McConnell reported that an inspection has been completed and a report will be sent to the State's Attorney for review. The results of that should be known by the next meeting.

Mrs. Lovaas, the owner, hired Brick and Stone Masonry Group of Hoffman Estates to work on stabilizing the foundation and structure.

Chairman McConnell reported that on Senator Althoff was on the property making a history video on April 18.

B. Coventry House: status report and further action (if any)

Chairman McConnell reported he was at the Committee of the Whole meeting on April 13, and Mayor Kelly of Harvard, appeared there to disavow the statement that Mr. Eldridge made stating they were going to tear down the buildings right away.

At the meeting, Mayor Kelly stated the City of Harvard is fully committed to supporting the preservation of the Coventry Farmstead, and they will not be issuing any demolition permits.

This issue will be on the agenda at the June 6 Planning Environment and Development Committee meeting. They should be voting on whether they are going to agree to commence enforcement.

C. Landmark Bus Tour planning: status and further action, including possible appropriation of funding

Commissioner Reighns noted she needs a contact number and an address where people can send their money.

Mr. Foley reported he spoke to Mr. Sandquist, the Director of Planning and Development, and the Department can receive the money. Mr. Sandquist suggested using a website called EventBrite which is an online scheduling tool. Mr. Foley will research that.

dfsfsff

Tour Bus Attachment

D. Mt. Auburn Cemetery landmark application: Committee report and further action

Motion by Commissioner Mack, seconded by Commissioner Greeley to schedule a public hearing at the June 7, 2017 Historic Preservation Commission meeting on the application of Mt. Auburn Cemetery to reduce the area of cemetery property subject to the landmark designation, publish the appropriate notice, and serve notice to the adjoining property owners.

All members voted aye on a voice vote. Motion passed.

Attachment

VI. NEW BUSINESS / ACTION ITEMS

A. Certificate of Appropriateness-Hutchinson House (of Seven Gables) new out building proposal

Motion by Commissioner Spencer, seconded by Commissioner Rieghns to approve a Certificate of Appropriateness for construction of a steel barn as described in the application on the Rudolph Hutchinson House property.

All members voted aye on a voice vote. Motion passed.

Attachment

B. Section 106 Review: Cell tower proposed for property located at 815 Bay Road, McHenry

The Commission reviewed the proposed cell tower location, and determined there were no historic preservation issues.

Attachment

VII. STAFF REPORT

VIII. COMMITTEE REPORTS

A. Communications & Public Relations Committee

- i. Calendar
- ii. Publications
- iii. Website

B. Municipal Liaisons

- i. Joint Council
- ii. Municipal Relations and Programs

Report

C. Survey and Landmark

- i. Landmark Nominations
- ii. Special Programs
 - A. Heritage Groves
 - B. Scenic Roads
 - C. Victory Gardens

D. Budget

Budget Attachment

E. MCCD Liaison Report

IX. CHAIRMAN'S REPORT

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Motion by Commissioner Stelford, seconded by Commissioner Reighns to adjourn. All members voted aye, motion passed.

The meeting adjourned at 7:09 p.m.



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • JUNE 7, 2017

Public Meeting

Conference Room A

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Mr. McConnell called the meeting to order at 6:33 p.m.

Commissioners Present: Steven Greeley, Susan Stelford, Paula Rieghns, Gloria Mack, Laurie Selpien, Linda Spencer and Jim McConnell.

Commissioners Absent: Lynn Gray.

It was noted a quorum was present.

II. APPROVAL OF DRAFT MINUTES

1. Historic Preservation - Public Meeting - May 3, 2017 6:30 PM

Motion by Ms. Mack, seconded by Mr. Greeley to approve the minutes.

RESULT: ACCEPTED BY VOICE

III. INTRODUCTION OF GUESTS

Guest: Dennis Sandquist and Adam Wallen, McHenry County Planning and Development

IV. PUBLIC COMMENT

None

V. OLD BUSINESS / ACTION ITEMS

A. Holcombville School: status report and further action (if any).

Mr. Sandquist stated the Demolition by Neglect Ordinance is when the building owner has allowed the property to fall into a state of repair, where it creates a hazardous or unsafe condition as determined by the Department of Planning and Development or the Health Department.

He stated he and Mr. Wallen, the Building Manger and Building Enforcement Manager, makes those kinds of inspections when our department is notified. He told the Commission that Mr. Wallen went out on the school inspection.

Ms. Mack noted she received a letter from Judy Lovaas, with the scope of work for future masonry restoration of the school. Mr. Sandquist informed the Commission that he and Mr. Wallen would review that letter.

Mr. Wallen said he was out on the site on a windy overcast day. It rained several days prior to that inspection. The structure was unoccupied, and there was no evidence of current or recent water infiltration. The paint peeling was of standard age. He stated the foundation is a cobblestone foundation and it had natural weathering and age deterioration. Some repair work has been done over the years, and all of the repairs are manageable.

He reported the foundation has sunk in, and where it had not sunk in, it was stable. There were fractures going up the wall in a wide pattern which is characteristic of general masonry structures.

The walls were sound with the exception of the reaction they had from the foundation settling. There are missing bricks that would acquire attention.

The electrical service on the building is falling off, and should be anchored at two points instead of one.

The chimney, in its current condition, it is stabilized, but it is also being held together with retrofit turn buckles. Deconstruction and constructing that chimney would be advisable.

The front stoop seems to have been modified. He explained it is a cold joint and the foundation wall is intact, however the platform has sunk toward the wall which brings water to the masonry.

The interior wood floor has some level of bulging, but repairs to the foundation and walls that should help. the joist may need some attention.

Mr. McConnel stated the owner is committed to spending the money to repair the school.

Mr. Sandquist reminded the Commission that the property is in the Village of Bull Valley, and any permits would be issued through them. Mr. McConnell noted the Commission needs to give their consent to make sure they are using historical accurate materials because of the landmark status.

It was noted, the owner will be sent a copy of Mr. Wallen's comments, and mention that she needs the Commission's approval before the work begins.

B. Coventry House: status report and further action (if any)

Mr. Sandquist mentioned he attended the Planning Environment and Development (PED) meeting. He stated the PED reviewed the HPC resolution regarding Coventry House, and they made some amendments to direct staff to conduct an inspection of the property, and report the findings to the HPC Commission and the County Board for discussion on any possible additional enforcement action.

Mr. Sandquist stated staff can send a violation letter to the owner citing the hazardous structure, and instruct the owner to take action. County Board action would only be needed if the property owner ignored the letter and did not do the repairs.

After discussion, Mr. Sandquist stated he will make every effort to have that inspection completed and Mr. Wallen's report back to the Commission before their next meeting.

C. Landmark Bus Tour planning: status and further action, including possible appropriation of funding.

Ms. Reigns stated they have a potential source of busses through Familay Alliance.

Ms. Reigns informed the Commission that she was getting married, and is moving out of the County. She did not know if she could be put on a subcommittee to continue working on the bus tour, because she does not want to quit halfway through.

Mr. McConnell stated since there will not be a meeting in July, this may not have to be addressed for a few weeks. He mentioned she is welcome to continue participating in support of the tour, but the Commission may need to advertise a vacancy for her position in August.

Motion by Ms. Reighns, seconded by Ms. Selpien to appropriate an amount not to exceed \$750 for the rental of potentially two pace size busses from Family Alliance for the bus tour of landmarks scheduled for October 14, 2017.

Mr. Greeley asked about busses from MCDOT. Ms. Reighns explained they do not have busses. She said she spoke with someone from MCDOT, and they told her that the County Board had recently used Family Alliance buses.

Ms. Spencer mentioned that the Crystal Lake Historic Trolley tour is this Sunday. She mentioned she could find out how much the trolleys cost.

All Commission members voted aye on a roll call vote. Motion passed.

Tour Bus Attachment

D. Presentation on Visit McHenry interactive map (Sean Foley)

Motion by Ms. Stelford, seconded by Mr. Greeley to table the presentation until the next meeting.

All members voted aye, motion passed.

VI. NEW BUSINESS / ACTION ITEMS

A. Section 106 Review: Cell tower proposed for property located at 2212 North Richmond Road (IL HY 31), McHenry, Ill.

There were no comments in regards to the cell tower.

Cell Tower Notification Letter

VII. STAFF REPORT

VIII. COMMITTEE REPORTS

A. Communications & Public Relations Committee

- i. Calendar
- ii. Publications
- iii. Website

B. Municipal Liaisons

- i. Joint Council
- ii. Municipal Relations and Programs

C. Survey and Landmark**i. Landmark Nominations****ii. Special Programs****A. Heritage Groves****B. Scenic Roads****C. Victory Gardens****D. Budget****E. MCCD Liaison Report****IX. CHAIRMAN'S REPORT****X. ANNOUNCEMENTS****XI. ADJOURNMENT**

Motion by Mr. Greeley, seconded by Ms. Stelford to adjourn. All members voted aye, motion passed.

The meeting ended at 7:14 p.m.



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • JUNE 7, 2017

Landmark Designation Hearing

Conference Room A

7:00 PM

667 Ware Rd., Woodstock, IL 60098

1. CALL TO ORDER

Commissioners Present: Steve Greeley, Paula Reighns, Gloria Mack, Laurie Selpien, Linda Spencer, Susan Stelford and Chairman McConnell

Commissioners Absent: Lynn Gray

It was noted a quorum was present.

Meeting called to order at: 7:15 PM by James McConnell.

PRESENT: McConnell, Reighns, Spencer, Greeley, Mack, Selpien, Stelford

ABSENT: Gray

2. APPLICATION REVIEW

Mr. Saunders, who submitted the application was present.

A. Mt. Auburn Cemetery landmark application: Public Hearing regarding modification of landmark land area.

B. Expenditure (Payment) for Legal Notice Publication Fees for the present application

Motion Ms. Mack, seconded by Mr. Greeley to appropriate \$189.20 to pay for the advertising of the public hearing.

All members voted aye on a roll call vote. Motion passed.

C. Review of Historical Significance (Merits) of the Proposed Landmark

3. INTRODUCTION OF COMMISSIONERS PRESENT

4. COMMENTS FROM NOMINATOR / MEMBERS OF THE PUBLIC

5. QUESTIONS FROM COMMISSIONERS

There were no questions.

6. RELATIVE CRITERIA READ INTO RECORD

The reading of the relative criteria was waived.

7. PUBLIC HEARING CLOSED

Motion by Mr. Greeley, seconded by Ms. Stelford to close the public hearing.

All members voted aye, motion passed.

8. OPEN VOTING MEETING/CALL FOR MOTION

Motion by Mr. Greeley, seconded by Ms. Selpien to approve the request of Mt. Auburn Cemetery to de-designate the portion of its property that nobody is buried on as legally described in the materials that have been submitted.

All members vote aye on a roll call vote. Motion passed.

9. COMMISSION DISCUSSION AND POSSIBLE VOTE

Motion by Ms. Mack seconded by Ms. Selpien to cancel the Historic Preservation Commission's July meeting.

All members voted aye, motion passed.

Motion by Mr. Greeley, seconded by Mr. Reighns to adjourn. All members voted aye. The hearing adjourned at 7:27 p.m.

**Historic Preservation Commission
Public Meeting
7/5/2017 6:30 PM
Conference Room A
667 Ware Rd. Woodstock, IL 60098**

Meeting Cancelled

[Go back to the page you were on.](#)

2011 and previous years' documents can be found **[HERE](#)**.



MCHENRY COUNTY

HISTORIC PRESERVATION

MINUTES • AUGUST 2, 2017

Public Meeting

Conference Room A

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Chairman McConnell called the meeting to order at 6:30 p.m.

Commission Members Present: Steve Greeley, Gloria Mack, Laurie Selpien, Linda Spencer, Susan Stelford and Chairman James McConnell.

Ms. Selpien (arrived 6:36 p.m.)

Commission Members Absent: ~~None~~ Gray

Sean Foley and Dennis Sandquist, Department of Planning and Development, were present.

Curt Begalka, McHenry County Historical Society was also present.

II. APPROVAL OF DRAFT MINUTES

Historic Preservation - Public Meeting - Jun 7, 2017 6:30 PM

Motion by Ms. Mack seconded by Ms. Stelford.

RESULT: ACCEPTED BY VOICE

Historic Preservation - Landmark Designation Hearing - Jun 7, 2017 7:00 PM

Motion by Ms. Stelford, seconded by Mr. Greeley.

RESULT: ACCEPTED BY VOICE

III. INTRODUCTION OF GUESTS

Ms. Stelford introduced Deanna Liles. Ms. Liles emailed Ms. Stelford had asked for original pictures of the barns that were featured from the HPC barn calendar.

Ms. Liles showed the commissioners three paintings of that she did from photographs that were featured in the calendar.

Ms. Selpien arrived at 6:36 p.m.

IV. PUBLIC COMMENT

V. OLD BUSINESS / ACTION ITEMS

A. *Bus Tour Planning*

Ms. Rieghns stated she received the quotes for the bus tour. She asked if a Facebook page could be created.

Mr. Sandquist mentioned other departments in the County use Facebook, and as long as the Chairman agrees, it would be fine.

Motion by Mr. Greeley, seconded by Ms. Mack to approve establishment of a Facebook event page to promote the October 14, 2017 historic landmark bus tour.

All members voted aye on a voice vote. Motion passed.

One of the Commission members asked about the homeowners knowing the date of the bus tour. Mr. Foley stated he sent letters out previously, but has not had any contact since. It was noted Ms. Reighns will contact the homeowners by letter with all of the information regarding the tour.

Mr. McConnell asked Ms. Reighns for a recommendation on which quote the Commission should accept.

After discussion, Ms. Mack made a motion, seconded by Mr. Greeley to accept the quote from Bus Bank in an amount not to exceed \$895 to provide busses and drivers for the October 14, 2017 historic landmark bus tour.

All members voted aye on a roll call vote. Motion passed.

Mr. Begalka recommended contacting Mr. Craig Pfannakuche to do the tour presentation on the bus.

B. Coventry Farmstead enforcement action update and further action (if necessary)

Motion by Ms. Spencer, seconded by Mr. Greeley, to recommend that the Planning, Environment and Development Committee forward the Coventry Farm resolution to the County Board for action.

All members voted aye on a roll call vote. Motion passed.

Resolution Directing the Department of Planning and Development to Proceed with Enforcement of the Historic Preservation Ordinance with Respect to Coventry Farmstead Landmark

C. Holcombsville School enforcement action update and further action (if necessary)

VI. NEW BUSINESS / ACTION ITEMS

A. Interview of Commissioner Candidate(s)

Mr. Peter Janko was present.

Motion by Ms. Stelford, seconded by Mr. Greeley to recommend that the Planning Environment and Development Committee forward the application of Peter Janko for appointment as a Commissioner of the McHenry County Historic Preservation Commission to the County Board for approval.

All members voted aye on a roll call vote.

1. Letter of recommendation

VII. STAFF REPORT

VIII. COMMITTEE REPORTS

A. Communications & Public Relations Committee**B. Municipal Liaisons****i. Joint Council****ii. Municipal Relations and Programs**

Ms. Mack reported she will be going to the Riley Township meeting on the 8th of August. She called the supervisor of McHenry township, who took over Ostend cemetery, and asked if he had any liability insurance that covers the cemetery.

She said they do have insurance, and the only additional cost that McHenry township has with Ostend cemetery is the cost to maintain it, which is cutting the grass. She will relay that information when she goes to the Riley Township meeting.

C. Survey and Landmark**i. Landmark Nominations****ii. Special Programs****D. Budget**

Budget Attachment

E. MCCD Liaison Report**IX. CHAIRMAN'S REPORT****X. ANNOUNCEMENTS**

Ms. Stelford announced there will be a masquerade ball at the historic Woodstock Courthouse on October 21. She also mentioned the gingerbread house walk on the square in Woodstock in December.

Ms. Selpien announced there will be an open house at the Victory Garden August 26 from 9 a.m. to noon.

Mr. Greeley announced the old time baseball game is being held on August 26 at 4 p.m.

XI. ADJOURNMENT

Motion by Mr. Greeley, seconded by Ms. Stelford to adjourn. All members voted aye on a voice vote. Motion passed.

The meeting adjourned at 7:10 p.m.



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • SEPTEMBER 6, 2017

Public Meeting

Conference Room A

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Mr. McConnell called the meeting to order at 6:35 p.m.

Commission Members Present: Jim McConnell, Steve Greeley, Laurie Selpien, Linda Spencer and Susan Stelford.

Commission Members Absent: Lynn Gray and Gloria Mack.

Commissioner nominee, Mr. Janko was present.

II. APPROVAL OF DRAFT MINUTES

1. Historic Preservation - Public Meeting - Aug 2, 2017 6:30 PM

Motion by Ms. Selpien, seconded by Mr. Greeley.

There were some changes noted.

RESULT:	ACCEPTED BY VOICE
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III. INTRODUCTION OF GUESTS

IV. PUBLIC COMMENT

V. OLD BUSINESS / ACTION ITEMS

A. Holcombville School: status report and further action (if any).[Invoice copy - no number]

Mr. McConnell noted that Holcombville School repair work has gone forward, and as of August 23, it was 75% complete. The closing on the property is scheduled for August 30 of this year.

B. Status report and further action (if any)

The Planning, Environment and Development Committee met September 5 and considered the Coventry Farmstead enforcement recommendation. The members voted to table the action until the October 3 Committee.

Mr. McConnell encouraged the members of the HPC to attend the October 3 meeting if at all possible. He said if the Commission does not have representation, nothing may happen.

C. Mount Auburn Landmark (HPC-2017-12-LM) status report On 30-day ordinance review, 2017.08.15 County Board. Review for action: 2017.09.15 County Board.

The Mount Auburn Cemetery Landmarked Area Reduction Ordinance is currently in County Board review, and will likely come up at the September 14, 2017 Committee of the Whole meeting. It will then be in front of the County Board at their September 19 meeting.

Mr. McConnell said he believes it will be approved.

D. Landmark Bus Tour planning: status and further action.

Motion by Mr. Greeley, seconded by Ms. Spencer to commend the work of the commissioners, former commissioners, staff and volunteers who have devoted considerable time and effort to organizing and arranging the historic landmark bus tour.

Ms. Reighns noted that a requisition has been done to get a PO number for the buses.

Mr. Foley spoke about the budget and the line items, and stated one person has already signed up.

VI. NEW BUSINESS / ACTION ITEMS

A. Review and possible action regarding establishing an HPC Facebook page

Motion by Mr. Greeley, seconded by Ms. Selpien to authorize Commissioner Nominee Janko to create a Facebook page in the name of the Historic Preservation Commission to promote the historic landmark bus tour and for other purposes.

The motion passed on a voice vote.

B. Mr. Janko's appointment Scheduled for PED Committee: 8:45 am - Peter Janko interview - Historic Preservation Commission

Mr. Janko's nomination as Commissioner was considered by, and approved by the Planning Environment and Development Committee to be forwarded to the County Board. This will be voted on at their September meeting.

VII. STAFF REPORT

VIII. COMMITTEE REPORTS

A. Communications & Public Relations Committee

- i. Calendar
- ii. Publications
- iii. Website

B. Municipal Liaisons

Mr. McConnell reviewed Ms. Mack's report and noted there is still some difference of opinion regarding the responsibility for the Barber Cemetery.

- i. **Joint Council**
- ii. **Municipal Relations and Programs**

C. Survey and Landmark

- i. **Landmark Nominations**
- ii. **Special Programs**

A. Heritage Groves

B. Scenic Roads

C. Victory Gardens

Ms. Selpien announced that the victory garden has a surplus of apples available for donation to local food banks.

D. Budget

Mr. Foley reported there has not been any change in the budget.

Mr. Foley mentioned he received a call from a Mr. Zinkus who is familiar with the William Christopher Walkup House on Country Club Road that is currently for sale.

Mr. Zinkus stated the property is owned by a trust. The beneficiary of the trust has passed away, and the attorneys are liquidating the trust fund. He said there was an offer on the house, but his concern was that the house is falling into disrepair.

Mr. McConnell mentioned the administrator of the estate needs to be aware there are obligations under our ordinance, and they need to take those into consideration when evaluating purchase offers.

E. MCCD Liaison Report

IX. CHAIRMAN'S REPORT

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Motion by Ms. Stelford, seconded by Ms. Selpien to adjourn. All members voted aye on a voice vote. Motion passed.

The meeting adjourned at 7:13 p.m.



MCHENRY COUNTY
HISTORIC PRESERVATION
AGENDA • SEPTEMBER 20, 2017

Public Meeting

Former Orchard Beach Hotel

6:30 PM

1812 N. Riverside Dr., McHenry, IL 60050

I. COMMUNICATIONS

- A. *Roll Call*** (Only Mr. Greeley from the Commission attended.)
- B. *Bus Tour Planning***
- C. *Announcements***

Because no quorum was present, no Commission business was conducted.



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • OCTOBER 4, 2017

Public Meeting

Conference Room A

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Mr. McConnell called the meeting to order at 6:38 p.m.

Commissioners Present: Steve Greeley, Peter Janko, Gloria Mack, Laurie Selpien, Susan Stelford, and
Chairman Jim McConnell.

Mr. McConnell noted a quorum is present.

Commissioners Absent; Lynn Gray and Linda Spencer (the Commission currently has one vacancy).

Also present were Paula Rieghns (Bus Tour Volunteer), and Sean Foley, Staff Liaison.

II. APPROVAL OF DRAFT MINUTES

Historic Preservation - Public Meeting - Sep 6, 2017 6:30 PM

A. Minutes of Sep 20, 2017

Motion by Mr. Greeley, seconded by Ms. Selpien to approve the minutes of September 6, 2017.

All members voted aye, motion passed.

III. INTRODUCTION OF GUESTS

IV. PUBLIC COMMENT

V. OLD BUSINESS / ACTION ITEMS

A. Holcombville School: status report and further action (if any)

Mr. Foley reported that the property has been sold and it has been transferred to a new owner.

B. Coventry House: status report and further action (if any)

Mr. McConnell reported that the Planning, Environment and Development Committee has tabled the recommendation until their November 28 meeting. Everyone was encouraged to write County Board members discouraging further delays.

Coventry Farm - Letter of Kerr, Russell, Weber PLC & Reply

RESULT: PRESENTED

Department of Planning & Development letter to Edward Harvard Holdings, LLC

RESULT: PRESENTED

C. Mount Auburn Cemetery landmark modification (HPC-2017-12-LM) status report

Mr. McConnell reported the Landmark Reduction Ordinance was approved at the September 19 County Board meeting.

D. Landmark Bus Tour planning: status and further action, including possible fee waivers for those working on the project and expenditure adjustments, if any

Mr. McConnell suggested a motion to approve the waiver of fees for Commissioners and volunteers who worked on putting the bus tour together.

After discussion, the motion was withdrawn.

Bus Tour Report

RESULT: PRESENTED

E. Review the HPC Facebook page

Mr. Janko noted he was looking for some pictures to post on the website.

VI. NEW BUSINESS / ACTION ITEMS

A. Mr. Janko's appointment was approved at the County Board, 2017.09.15

Mr. McConnell discussed the appointment approval of Mr. Janko. Mr. Janko's appointment was approved at the September 19 meeting County Board meeting.

B. Christopher/William Walkup House update

Mr. Foley stated he received a call from someone who wants to purchase the house and restore it. The owners are deceased and do not have any heirs.

C. National Park Service: Certified Local Government Recognition

Mr. Foley noted he spoke to Administration regarding ordering a frame for the certificate.

Park Service Recognition Letter

RESULT: PRESENTED

D. Minor adjustments have been made to the HPC webpage

VII. STAFF REPORT

Mr. Foley spoke about the Ford School. He stated that if the Commission wanted to have it landmarked, an intergovernmental agreement is needed, but the County Board has not yet approved the intergovernmental agreement required for Commission action.

Mr. Janko and Mr. McConnell volunteered to look at the application.

VIII. COMMITTEE REPORTS

A. Communications & Public Relations Committee

i. Calendar

ii. Publications

Ms. Stelford announced that her term is up in November of this year, and this will be her last meeting.

iii. Website

B. Municipal Liaisons

i. Joint Council

ii. Municipal Relations and Programs

C. Survey and Landmark

i. Landmark Nominations

ii. Special Programs

A. Heritage Groves

B. Scenic Roads

Ms. Mack stated she would like to have Nelson and Vanderkarr Roads designated as scenic roads. She asked if someone can help her and take pictures. Mr. McConnell said he would go out with Ms. Mack help her with the pictures.

C. Victory Gardens

D. Budget

E. MCCD Liaison Report

IX. CHAIRMAN'S REPORT

X. ANNOUNCEMENTS

- A. Historic Halloween: Return of the Dead – 7 to 9 p.m. Wednesday, Oct. 11, at the McHenry County Historical Society Museum. For this dark night only, several of McHenry County's tragically departed return to describe the details of their demise. Doors open at 6:30 p.m. Halloween refreshments in the Society's West**

Harmony one-room school afterward. Admission: \$5 for members, \$10 nonmembers.

- B. Wine & Craft Beer Tasting fundraiser to benefit Hatchery Park – 2 to 5 p.m. Saturday, Oct. 7, at 2314 Hatchery Road in Spring Grove. The event features 24 wines and 10 beers, including five offerings from Crystal Lake Brewing. Advanced tickets are \$30 and are available online at www.forwinelovers.com. Tickets are \$35 at the door.***
- C. Dearly Departed: Deadly Spirits – 6 to 8 p.m. (15-minute intervals) Friday and Saturday, Oct. 13 and 14, Colonel Palmer House, 660 E. Terra Cotta Road in Crystal Lake. It is 1926 and undesirable elements from Chicago have moved into the area and are peddling vile “hooch.” Advance tickets are \$10 and reservations are required. Visit www.cl-hs.org for information***

XI. ADJOURNMENT

Motion by Mr. Mack, seconded by Ms. Stelford to adjourn. All members voted aye. Motion passed.

The meeting adjourned at 7:25 p.m.



MCHENRY COUNTY
HISTORIC PRESERVATION
MINUTES • NOVEMBER 1, 2017

Public Meeting

Conference Room A

6:30 PM

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER/ROLL CALL

Commissioners Present: Steve Greeley, Peter Janko, Gloria Mack, Paula Rieghns, Laurie Selpien and Chairman Jim McConnell.

Commissioners Absent: Lynn Gray

Vacancies: Two

II. APPROVAL OF DRAFT MINUTES

1. Historic Preservation - Public Meeting - Oct 4, 2017 6:30 PM

Motion by Mr. Greeley, seconded by Ms. Selpien.

RESULT: ACCEPTED BY VOICE

III. INTRODUCTION OF GUESTS

IV. PUBLIC COMMENT

V. OLD BUSINESS / ACTION ITEMS

A. Landmark Bus Tour results (Rieghns) and expenditure adjustments, if any.

Ms. Mack stated the tour was a success. The Commission is in the process of writing thank you notes to everyone that contributed.

Ms. Rieghns stated it would be helpful, if next time, the organizer could contact all of the property owners ahead of the tour.

Bus Tour Report

RESULT: PRESENTED

B. Barber Cemetery: status report and further action (if any)

VI. NEW BUSINESS / ACTION ITEMS

Scenic Road and verification of signage conditions

Discussion of scenic road signs. Ms. Mack asked the Commission members to check the condition of the signs.

It was noted that Commissioners will check on the signs and report back to the Commission at a future meeting.

VII. STAFF REPORT

Christopher/William Walkup House update: Under new ownership (Bock) since October.

Mr. McConnell mentioned there is a new owner for the Walkup house that seems to be interested.

Mr. Foley said they are looking for a conservation easement on the property, and asked for information regarding that.

VIII. COMMITTEE REPORTS

A. Communications & Public Relations Committee

- i. Calendar
- ii. Publications
- iii. Website

B. Municipal Liaisons

1. Joint Council
2. Municipal Relations and Programs

3. Gloria's Report

Ms. Mack read her report which is attached to the agenda. She reported her and Mr. Greeley attended the Riley Township meeting, and the township said they were not interested in taking ownership of the Barber Cemetery. They refused to give the landmark plaque back to the Commission, which is hanging in the Riley Township Hall currently.

Ms. Mack stated she and Mr. Greeley discussed the possibility of Riley Township business owners taking ownership of the cemetery, and that the Church in Arlington Heights wants to separate itself from the cemetery. She will write a draft letter for the businesses and have Mr. Foley send it to the Commission for review.

Ms. Mack mentioned the Ostend Cemetery sign lettering is gone, possibly from the sand from the gravel pit across the street.

RESULT:	PRESENTED
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C. Survey and Landmark

- i. Landmark Nominations
- ii. Special Programs

A. Heritage Groves**B. Scenic Roads****C. Victory Gardens*****D. Budget***

Mr. McConnell reported other than the bus tour, the Commission has not spent any money, and they are not proposing to spend any money before the fiscal year ends.

E. MCCD Liaison Report**IX. CHAIRMAN'S REPORT**

Mr. McConnell reported that at the November 14, 7:00 County Board meeting, the artist who created the barn paintings is going to donate them. She will receive a certificate, and she is going to make a speech.

X. ANNOUNCEMENTS

Ms. Selpien tendered her written resignation to the Commission.

She reported that, back in January, the Holcombville School and the Coventry Farmstead came before the Commission for consideration of action. The Enforcement on the Holcombville school forced an elderly lady to spend over \$21,000 to bring the school up to code.

The Coventry Farmstead, also voted on for enforcement in January, has been deemed unsafe and a hazard. The owner of the Coventry House is a multi-million dollar firm, and there has been no action to enclose and secure the building. Ms. Selpien stated she cannot vote for enforcement if the County is not going to enforce the Ordinance equally.

It was noted during discussion, that the owner of the Holcombville School spent the money herself and it did not ever come to formal enforcement proceedings. Mr. McConnell feels this should be an example for the County Board. He said without a quorum of members, the Commission cannot act.

Mr. Foley stated the Commission needs to fill the vacancies or we will lose our Certified Local Government status with the State.

The fiscal year ends November 30th. All expense requests should be submitted by mid-November.

The annual report is due to the State Historic Preservation Office by the end of January. All reports should be submitted well ahead of that deadline. January is also HPC officer election time.

The December 6th meeting will be the annual dinner (venue T.B.D.).

XI. ADJOURNMENT

Motion by Ms. Mack, seconded by Ms. Selpien to adjourn. All members voted aye, the motion adjourned.

The meeting adjourned at 7:30 p.m.

**Historic Preservation Commission
Public Meeting
12/6/2017 6:30 PM
Conference Room A
667 Ware Rd. Woodstock, IL 60098**

Meeting Cancelled

[Go back to the page you were on.](#)

2011 and previous years' documents can be found **[HERE](#)**.