

Chairman Brewer called the History Commission Meeting to order at 7:00 p.m.

Roll: 7 Present (Scarpelli, Holliman, Meyer, Apke, Steneck, Muscat and Brewer). 2 Absent (Schock and Bernstein). Also present, Village Administrator Johnsen, Assistant Village Administrator Brad Mitchell, Building Inspector Chris Ranieri, Associate Village Attorney Caitlyn Culbertson, Village Engineer Joe Heinz and Village Clerk Katherine Holt.

APPROVAL OF MINUTES:

1. Planning and Zoning Commission and Historic Commission Meeting Minutes dated July 9, 2020

Commissioner Scarpelli requested that the minutes reflect the difficulty experienced with the zoom link causing a delay to the start of the Public Hearing and Attorney Smith's explanation that the meeting dial in phone information was valid and did work properly.

Motion to approve the July 9, 2020 meeting minutes and include the additional language recommended by Scarpelli by Holliman/Scarpelli.

Ayes: 6 (Scarpelli, Holliman, Apke, Steneck, Muscat and Brewer). 1 Abstain (Meyer) 0 Nays. 2 Absent (Schock and Bernstein). Motion carries.

PUBLIC COMMENT: None

HISTORIC COMMISSION

1. Certificate of Appropriateness for Demolition of Commercial Office Building: 307 E. Main Street

a. Discussion and Motion to Recommend Approval/Denial of a Certificate of Appropriateness for demolition of a commercial office building located at 307 E. Main Street with the recommended conditions

Building Inspector Ranieri explained that the applicant plans to demolish the building and make a parking lot for the employees of Bandito Barneys. He said that the applicant has since expressed that he may instead grass over the lot. Ranieri stated that he is not sure which direction the applicant has decided to go with. Roger Shelton of Bandito Barneys stated that he does not own that property, nor does he have an interest in the property. He said that he contacted the village and inquired if there were funds available to help with the building demo and that was the extent of his involvement in this. He advised that Lowell Naber is the applicant and owns the property. Mr. Naber addressed the Commission stating that he would like to either make the land a vacant lot or may consider redeveloping the lot in the future. Mr. Shelton said that the current concern is that unauthorized individuals may occupy the building before the cold weather arrives and he would like it demolished before that happens. He advised that he and Mr. Naber jointly own the property

adjacent to this site that they may consider redeveloping the sites together in the future. He said that he has also applied for a permit to demolish another adjacent property on Jackson Street.

Administrator Johnsen stated that Mr. Shelton did contact the Village to determine whether the Village would assist in the creation of a parking lot on this site. The application includes a request to demolish the property to make it into a parking lot. The Village then informed the applicant that there were requirements to construct a lot and Village Code to be followed. The applicant's response to this was to grass over the site instead. She stated that the recommendation of staff that was included in the meeting packet, was to get more information on the intended use of the site so that the Commission does approve a demolition without knowing what the final plan is for the site. She stated that if a historic structure in nature within the historic district is being demolished, the Commission deserves to know how the property will end up following the demolition. Staff recommend that this not be ruled on until there is enough information to do so. Village Attorney Culbertson stated that if the Commission does not want to issue an outright approval for the certificate of appropriateness, the appropriate action to take pursuant to the criteria of the village code would be to deny the request. The code allows for the applicant to submit a modified application within 15 days.

Motion to deny the Certificate of Appropriateness subject to further review of ultimate uses and final plans of the property and subject to the building department's determination of the guidelines necessary to demolish or not demolish the property to be presented for a second review by the Historic Commission by Holliman/Steneck.

Attorney Culbertson clarified the motion to deny the Certificate of Appropriateness with the reason being that the Village needs more clarification on use of the property following the demolition of the building.

Motion to Amend the original motion and to deny the Certificate of Appropriateness with the reason being that the Village needs more clarification on use of the property following the demolition of the building by Holliman/Steneck.

Ayes: 5 (Holliman, Apke, Steneck, Meyer and Brewer). 2 Nays (Scarpelli and Muscat). 2 Absent (Schock and Bernstein). Motion carries.

NEW BUSINESS: None

OTHER BUSINESS: None

Motion to adjourn the Historic Commission Meeting at 7:36 p.m. by Holliman/Steneck.

Ayes: 7 (Scarpelli, Holliman, Apke, Meyer, Steneck, Muscat and Brewer). 0 Nays. 2 Absent (Schock and Bernstein). Motion carries. Meeting Adjourns.