

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION**  
**August 19, 2019**

The regular meeting of the Historic Preservation Commission was called to order by Chairman James Hartshorne at 5:06 p.m. at 118 W. Cook Avenue.

Members present: Chairman James Hartshorne, Les Galo, Katherine Hamilton-Smith, and Melissa Senatore.

Members absent: Mike Kollman and Thor Jondahl.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and Chris Sandine, Associate Planner.

Commissioner Hamilton-Smith made a motion, seconded by Commissioner Galo, to approve the March 18, 2019, Historic Preservation Commission meeting minutes, as written.

Motion carried 4 - 0.

**Old Business:**

Commissioner Hamilton-Smith and Commissioner Senatore stated the mural painted on the Black Cat Yoga building looks great. Commissioner Galo noted the mural looks very nice and might encourage maintenance of the weeds. Mr. Spoden noted the mural is a great thing to point to within the Downtown for other mural projects.

**New Business:**

**None.**

**COMMUNICATIONS AND DISCUSSION:**

Mr. Spoden stated the main purpose for this meeting was to get ready for the public meeting that will happen in September. Mr. Spoden stated the Village has received a formal application for a Certificate of Appropriateness to demolish the Liberty Theatre. Mr. Spoden noted the building is not a local landmark, but it is within the Downtown Historic District. Mr. Spoden said the Historic Preservation Commission will be charged with reviewing the materials and making a recommendation up to the Village Board of Trustees. Mr. Spoden stated the public meeting will be held on Monday, September 16<sup>th</sup> at 7:00 P.M. at the Civic Center. Mr. Spoden stated the project will be advertised on the various Village social media pages and within the papers. Mr. Spoden noted that the Commission will be hearing from the petitioner and the public, then navigate the merits of the proposal and ultimately make a recommendation on how to move forward. Mr. Spoden stated the recommendation could be to approve the proposal, approve the

**Minutes of the August 19, 2019, Historic Preservation Commission Meeting**  
**Page 2 of 2**

proposal with conditions, deny the proposal, or continue the discussion to another meeting for more information. Mr. Spoden stated the proposal is interesting since the proposal is to demolish the building and have the space be green, rather than offer a new design.

Commissioner Senatore stated she will not be in attendance for the September meeting. Commissioner Hamilton-Smith confirmed the meeting will be held at 7:00 P.M. at the Civic Center. Mr. Spoden stated the recommendation will go to the Village Board of Trustees for a final decision. Commissioner Senatore confirmed the Commission will receive all of the information prior to the meeting. Commissioner Senatore questioned if the building was paid off. Mr. Spoden stated that is a good question for the petitioner. Mr. Spoden noted that if the Village Board of Trustees denied the application, there is an option for the petitioner to apply for a Certificate of Economic Hardship. Mr. Spoden noted that if the building is torn down, all of the grandfathered parking goes away. Commissioner Hamilton-Smith questioned how much sentiment should be taken into account during the deliberation. Mr. Spoden noted that emotions can be difficult, but in the end the question is whether the proposal is appropriate. Chairman Hartshorne questioned how many people will show up for the meeting. Commissioner Hamilton-Smith questioned if the property is for sale. Commissioner Senatore stated she heard it is around \$2 million. Mr. Spoden noted the property owns all of the parking to the east and south, too. Commissioner Galo noted the rent was reduced a few times to keep the tenant in the building.

Mr. Spoden went over an outline with the Commission on how the meeting will function. Mr. Spoden stated Staff will provide the Chairman with language at the beginning of the meeting. Commissioner Hamilton-Smith questioned if the proposal can be continued a month to allow reflection and deliberation between the Commission at a following meeting. Mr. Spoden confirmed that is one option for the Commission. Commissioner Hamilton-Smith and Chairman Hartshorne noted how big of a proposal this will be. Mr. Spoden stated it would be wise to limit the questions and testimony to approximately five (5) minutes, depending on the amount of people who want to speak on the topic. Commissioner Galo questioned if the questions from the public will be considered testimony. Mr. Spoden noted anyone who wants to talk will be considered as giving testimony. Mr. Spoden went on to say the petitioner may be cross-examined by the public. Mr. Spoden stated that once the petitioner and public have said their testimony, the Commission may start to ask questions. Mr. Spoden reminded the Commission not to discuss the proposal outside of the meeting to avoid any Open Meetings Act regulations. Mr. Spoden stated when it comes time for the motion, it will be in the positive although the Commission may vote against the positive recommendation.

Commissioner Hamilton-Smith noted she would like to see the theater saved for something special. Commissioner Senatore thought it might be a good place for a community theater.

With no further discussion, Commissioner Senatore made a motion, seconded by Commissioner Hamilton-Smith, to adjourn the Historic Preservation Commission meeting.

Motion carried 4 - 0.

Meeting adjourned at 5:39 p.m.