

## Village of Antioch Historic Preservation Commission

Tuesday, September 7, 2021

7:00 p.m. Village Hall 874 Main Street Antioch, IL 60002

Chairperson Wonderling called the September 7, 2021 regular meeting of the Historic Preservation Commission to order at 7:02 p.m. Upon Roll call, Ainsley Wonderling, Kelly Nawrocki, David Cornes, Margaret Cole, Community Development Director, Michael Garrigan, and Secretary Rachel Alcozer were present. Member Kacey Stevens was absent.

Director Garrigan asked the committee to approve the minutes from the August 2, 2021 meeting. All members present approved the meeting minutes as presented.

Director Garrigan began the discussion regarding **Guidelines for Preservation and Restoration**. He explained that the Guidelines staff put together, are excerpts taken from several other communities where there is an established Preservation Commission. He did explain that these are just basic guidelines, and the Commission here in Antioch could change any part of the document to be specific to Antioch or add and delete things as they review the document. The goal is that the document becomes a reference that residents and property owners can use to preserve Historically significant structures to their original appearance by using appropriate materials and architectural standards when making improvements.

Member Cornes brought up the issue of cost. For example – if a building has a chimney, that it is no longer using, and the building owner wants to get rid of the chimney, instead of spending the money to restore it – do we allow it?

Director Garrigan said that building owners can get a Certificate of Hardship. They can get some assistance.

The question was also brought up about ADA compliance? How is that handled when owners are remodeling? Director Garrigan said that the ADA does make some allowances for historic buildings. There is flexibility there.

Member Nawrocki wanted to know how agreeable the Main street businesses have been with recommendations that the village staff have made in reference to preservation?

Director Garrigan said they have been willing, but he also said that the Village has also been giving façade grant money, and that could have something to do with it. At the same time, the Village has also made concessions. Allowing businesses to use less expensive materials (aluminum vs. wood or steel for windows) as long as the aesthetic is still the same.

Director Garrigan said they would review more of the document at the next meeting and encouraged the committee members to review the document on their own and take notes to any changes they thought were appropriate.

Director Garrigan then moved to the next item on the agenda – **The Review of Historic Survey Boundaries**. This would be the area that was discussed at the August 2<sup>nd</sup> meeting regarding the

“Window survey” that the committee members would conduct of the properties located within the boundaries set by the committee. Director Garrigan referred to the Granike route 83 survey, that was conducted in approximately 2006. That survey, if done today, would be a very expensive undertaking, and Mr. Garrigan did not believe that the committee would get board approval to hire Granike to conduct a survey, so that is why the committee would be conducting their own survey.

Chairperson Wonderling said she would like to see the boundary moved out to include the South Side of Harden street. Member Cole said she would like to include a few homes that are on Bishop street, and then clarified that the boundary should include all homes located on Bishop behind the High School.

After some discussion about historic homes, Member Nawrocki asked if they could pick and choose homes? If there is only one historic home on a block, can they just include that home? Or would they need to include the entire block? Director Garrigan said that they can be specific and just add certain properties that they deem historic.

Director Garrigan said that he would have staff re-draw the map based on the discussion of the committee, and have it prepared for the next meeting. At that time, the map could be split up between members of the committee to begin the Window study where each committee member would be assigned a section of the map and gather information on the properties in that section of the map. The process would be, to take a Picture of the property, then identify the style of architecture, the history of the property, and any historical information that can be collected from Plat books, or Tax records that are available through Lake County. All Committee members said that they liked the look of the Granike survey results and would like to keep that format to be consistent.

Director Garrigan said that he would reach out to the Director of Preservation in Plainfield, IL to see if he could attend one of the committee meetings, to give the Antioch Committee some pointers on how to gather research. Director Garrigan said that he was looking for the Committee to have all information gathered and put together by Spring 2022.

#### **Discuss future façade renovation for 875 Main Street, 389 Lake Street, and 912 Main Street.**

Director Garrigan said that the three addresses listed were applying for façade grant money, and he was looking for any historic images of the facades of those properties, so see if he could encourage the owners to restore the properties to their original, or historical appearance. 875 Main street was built as a fire station and would have had an overhead bay door on the front. Since the new Station 51 is installing overhead bay doors, two doors down to the South, that would not be something that he would want to encourage. 389 Lake street was originally a house with a shoe store on the street level. The Façade has already been changed significantly. Current structure is not conducive to making historically correct. Member Nawrocki did have a historic photo of the property at 912 Main Street. The photo gives Director Garrigan something to show the current owner to see how open they would be to restore the building to be historically accurate.

Meeting was adjourned at 8:14 p.m.

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Chairperson Ainsley Wonderling

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Secretary, Rachel Alcozer

