

McHenry County
Historic Preservation Commission

1992

Letters, Memos, and
Attachments



Memorandum

To: Historic Preservation Commission Members
From: Jill Osth, Planner
McHenry County Department of Planning
Date: January 6, 1992
Re: First Meeting

November 1991, the McHenry County Board appointed you to the McHenry County Historic Preservation Commission. Now that the new year has begun, it seems appropriate to schedule the first meeting of the Commission. The first meeting has been scheduled for *Tuesday, January 21, 1992* at 7:00 p.m. The meeting will be held in the Government Center *Annex Building* down in the first floor conference room. This meeting date has been set, because it is consistent with the former schedule of the Historic Preservation Study Committee. The Commission will be able to decide on future meeting dates which will fit your schedules better. If you have a conflict with this date, please contact the Planning Department, (815) 338-2040 ext. 4540, so your schedule can be considered during this discussion at the first meeting.

This meeting will be more of an ice-breaker than anything else. Three of the new Commission members were members of the Study Committee. A good discussion of the goals of the Historic Preservation Ordinance should be a key to this meeting. A copy of the Historic Preservation Ordinance is enclosed for your review. Bring your questions to the meeting.

And finally, a note of welcome to all. You will be joined by:

John Dalton, Marengo
Al Kramka, Woodstock *
Gloria Mack, Ringwood *
Richard McGrath, Crystal Lake
Donna Spicer, McHenry
Nancy Welch, Cary
Jim Keefe, Woodstock
Robert Luebbe, Crystal Lake
David Weide, Johnsburg *

(* indicates Study Committee Member)

I look forward to working with you. The Study Committee has given the Commission some challenging goals. It is time to address these goals and begin the down the path toward achieving them.

See you on the 21st.



DEPARTMENT OF PLANNING AND DEVELOPMENT

McHENRY COUNTY GOVERNMENT CENTER - ANNEX BUILDING A
2200 NORTH SEMINARY AVENUE
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McHENRY COUNTY HISTORIC PRESERVATION COMMISSION

MEETING DATES FOR 1992

January 21, 1992	July 17, 1992 Survey Committee
February 18, 1992	July 21, 1992
March 24, 1992	August 1, 1992 Survey Committee
April 21, 1992	August 11, 1992 Strategic Plan Sub-committee
May 7, 1992 Strategic Plan Sub-committee	August 18, 1992
May 19, 1992	September 15, 1992
May 30, 1992 Survey Committee	October 3, 1992 Survey Committee
June 11, 1992 Strategic Plan Sub-committee	October 20, 1992
June 13, 1992 Survey Committee	November 17, 1992
June 16, 1992	December 1, 1992 Strategic Plan Sub-committee
July 11, 1992 Survey Committee	December 15, 1992



TO: Historic Preservation Commission
FROM: Jill Osth, Planner
DATE: January 21, 1992
RE: Subcommittees

The following is a for discussion purposes only. I have reviewed both the Purposes & Intent and the Powers & Authority of the Historic Preservation Ordinance. Based on the content I have arrived at three subcommittees. Keep in mind, this is to get the discussion going only. There may be need for more divisions and different titles. This is your committee. Divide the work as you see fit.

Subcommittees:

BASED ON PURPOSE & INTENT

Landmark: A,B,C
Liaison: D,E,F
Public Relations: D,G,H,I,J

BASED ON POWERS & AUTHORITIES

Landmark: A,B,C,D,E,F,G,H,J,K,L,W
(break it down into Nomination and Alteration committees)
Liaison: M,N,O,P,S,T,U,V
Public Relations: I, (O)

Misc: Q,R,X



TO: Tom Baker, McHenry County State's Attorney
FROM: Jill Osth, Department of Planning *JMO*
DATE: January 22, 1992
RE: Historic Preservation Commission

During the first meeting of the Historic Preservation Commission, two questions were addressed and I was directed to seek the State's Attorney's opinion.

The first area of uncertainty is the liability of the Commission, collectively and individually. The Commissioners are concerned that they may be held directly accountable for actions they take while acting in the capacity of a McHenry County Historic Preservation Commissioner. A specific example of such a threat is in the case of denying a certificate of appropriateness. Could the Commissioners be the subject of a law suit if the property owners appeal the denial?

The next concern of the Commission continues on this train of thought. If an individual seeks action against a Commission decision, will the State's Attorney be responsible for defending such an appeal?

The McHenry County Preservation Ordinance has been reviewed by your office and comments were incorporated into the Ordinance prior to County Board adoption. A copy of this document is enclosed. If more information is needed from this department for review and response please inform me. The next meeting of the Commission is scheduled for February 18, 1992. It would be helpful if we could receive a response prior to that meeting. Thank you in advance for your attention to this matter.

cc. Ann Hughes, County Board Chairman
✓ Gloria Mack, Historic Preservation Commissioner



TO: Ann Hughes, County Board Chairman
FROM: Jill Osth, Planning Department *JMO*
DATE: January 22, 1992
RE: Commissioners' staggered terms

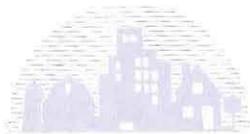
In Article II Section C of the Historic Preservation Ordinance, terms of office of the initial commission members are addressed. "Terms of the initial members shall be staggered so that at least five serve respectively for the following terms: one for one year, one for two years; one for three years; one for four years; and one for five years. Any additional initial members shall also serve terms staggered in the same sequence."

It was the consensus of the Historic Preservation Commission that this task be performed and approved by the County Board. If this could be done and put on Planning and Developments agenda in a timely manner, would it be foreseeable to add this to the County Board's February agenda?

Also, to double check, it is my understanding that the chair appointment will be approved at the County Board's February meeting.

If there is anything I have misinterpreted, please let me know and I will act on the proper requirements.

cc. Donna Schaefer, Chairman Planning and Development Committee
✓ Gloria Mack, Historic Preservation Commissioner



TO: Historic Preservation Commission Members
FROM: Jill Osth, Planning Department
DATE: January 23, 1992
RE: Terms of membership

I sent a memo to Ann Hughes regarding the staggering terms of the members. I received a timely response from Ms. Hughes. It is her opinion that the assignment of the terms be done by the Commission itself. She further suggested that the Commissioner's draw numbers to fairly assign the length of an individual's term. Therefore, I will have the numbers ready for distribution at the February 18th meeting.

Also, Gloria Mack was officially appointed as chairman at the January 21, 1992 County Board meeting. Ms. Hughes included this appointment within the consent agenda after the agenda was distributed; so, I did not assume it had been approved. Therefore, in light of this news, I would like to extend both my apologies for the mix up and my congratulations to Gloria on her appointment.

And finally, Ms. Hughes apologized for not being able to attend your first meeting and welcome all. Her busy schedule prohibited this. I will take this opportunity to extend her welcome and best wishes to the Commission.

cc. Ann Hughes, Chairman McHenry County Board
Donna Schaefer, Chairman Planning and Development Committee



TO: Historic Preservation Commission
FROM: Jill Osth, Planner JWO
DATE: February 19, 1992
RE: Open Meetings Act

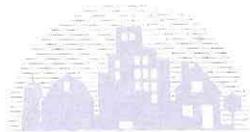
During the February 18, 1992 Commission meeting, concern was expressed regarding compliance with the Open Meetings Act. The Assistant State's Attorney was contacted regarding this matter. Her interpretation is as follows:

The first issue was the legality of the subcommittee meetings. According to the Assistant State's Attorney, the subcommittee meetings comply as long as the meeting dates are determined and announced at the regularly scheduled meetings.

The second issue involved changing the regularly scheduled meeting date. In the future, when the Commission requires that the meeting date be changed, the Commission should adjourn current meeting to the selected date. Then the only further requirement will be to post the new meeting date 24 hours prior to the scheduled meeting date in prominent locations within the government center.

Since the motion to adjourn at the February 18, 1992 meeting did not include wording to adjourn to the March 24, 1992 meeting, I have sent notice to the newspapers and the date will be posted throughout the government center.

Therefore, everything is in compliance for the subcommittee meetings and the next regular meeting.



Mike Ward
Local Government Service Coordinator
Illinois Historic Preservation Agency
Old State Capital
Springfield, IL 62701

February 20, 1992

Dear Mr. Ward,

Thank you for clearing up the Certified Local Government qualifications for me the other day. I can find myself doubting my understanding of issues when other individuals are so adamant about their interpretation being correct. It is good knowing your expertise is just a phone call away.

I have enclosed a list of the dates of the Commission's regularly scheduled meetings. If you will be in the area at the time of a meeting, I know I would appreciate meeting with you. For the most part, the Commission is made up of new members. Three individuals were carried over from the study committee. We are in the learning process again and the Commission wants to do things correctly. And if this requires a great deal of background work, they will do it.

Thank you again for your help. I am sure you will be hearing from myself and/or the Commission again, soon. If you need to contact myself, I can be reached at (815) 338-2040 ext. 4542 (McHenry County Department of Planning).

Sincerely,

Jill M. Osth
Planner

cc. ✓ Gloria Mack, Chairman
file

**STATE OF THE ART:
HISTORIC PRESERVATION TOOLS**

Jill M. Osth
February 24, 1992
Dr. Peddle
Independent Study

INTRODUCTION

Historic preservation has recently become an activity for the lay-person. What started in a few places with particularly special historical value has spread into places with less distinctive character. And as this historical preservation phenomenon has emerged; so too have the rules and regulations allowing preservation practice. And unfortunately, preservation has been around long enough to make the entire subject most confusing. In an attempt to address this confusion, the following discussion will focus on current trends in local, state and federal activities and miscellaneous economic games used to promote preservation in this country.

LOCAL EFFORTS

The local level of preservation has the most potential to make a difference in preserving the historic legacy of the country. At the local level one finds individuals with a personal connection with much of the history of their region, from relatives to businesses to homes. It is this emotion which can influence action to preserve. This action had usually materialized in the form of historical museums and societies. More recently, however, ordinances have been adopted by the local government and not-for-profit preservation organizations have emerged on the scene. It is the two latter issues which will be addressed here.

Local governments, municipalities, have been adopting preservation ordinances for decades. New Orleans is an obvious example as their ordinance has been in use since the 1920's. State enabling legislation is required in order to establish a preservation ordinance. Once the enabling legislation is in place, it is up to the individual municipality to act on it. A basic preservation ordinance includes landmark designation authority and review authority of alteration to the landmarks.

More sophisticated ordinances address drafting a preservation plan for the community. The goals of the preservation commissions are put into the context of actions to be taken to accomplish these goals. The commissions try to create a comprehensive approach to preservation which goes beyond landmarking. They institute practices which promote preservation throughout the realm of local jurisdiction, such as subdivision ordinances which allow design in the old grid pattern, or reduced setback and lot size requirements within the zoning ordinance, or altered building codes which are flexible enough to deal with historic nonconforming structures. The commissions will also go out into the community for educational purposes. Kane County, for example, is involved with a seminar which addresses preservation issues and invites all who are interested to attend. An other example of commission activities in the realm of local government is creation of technical assistance to preservationists. These concepts are crucial in that "[I]gnorance is still the greatest enemy of preservation. Much more technical assistance must be provided through publications and workshops." (Handbook on Historic Preservation Law, pg.43). Kane County also develops programs to encourage preservation. One example is in the way of a restoration competition which awards prizes (donated by the community) to the best example of restoration.

These local activists must watch their step quite carefully, however. There is still an over-riding distrust of preservationists; and therefore, many challenges arise to preservation actions. For the most part, the biggest argument against preservation is the "taking" issue. Individuals feel that their property rights are dissolved in that they cannot use their property to its full extent. In response to this possibility, preservation commissions must be extremely methodical in arriving at their decisions. They must treat all cases with the same considerations. Specific criteria, rules and procedures must be developed and followed at all times. Cases exist where landmarked structures were destroyed, because the commission neglected addressing a finding or considered additional arbitrary criteria. The most popular case in preservation law is "Penn Central v. New York". In this case, the court found in favor of the preservation of the building, and the court decided that Penn Central was not being deprived of equitable use of their property. This case generally stands as the rule in preservation. If the property is not completely deprived of its lucrative use, then preservation standards are legal. However,

the fight goes on. Last July the Pennsylvania Supreme Court ruled that under certain conditions, landmark designation could constitute a taking. Changes happen daily in preservation.

A technique which has just recently come upon the scene are "Conservation Districts" (Joe McElroy, presentation February 20, 1992). This technique may be the panacea to the taking concerns which run rampant. These districts offer protection to areas with specific historic character without all the restrictions imposed by the traditional "historic districts" under historic preservation ordinances. Amendments to the preservation ordinances are required to designate such districts; however, the changes are minor (i.e. deletion of one word "alteration" from the review criteria). This approach is more popular in that the restrictions are not as severe and qualifying criteria are not as strict.

An other local angle is the nonprofit organizations which have been emerging in recent years. These organizations usually have a more broad scope than simply historic preservation. They usually address all types of conservation; natural environment, agricultural preservation, and animals. (An example of such an organization is the Nature Conservancy.) These organizations will work towards acquisition of easements and property through donations and fee simple. These organizations have more flexibility than government programs. They see themselves as filling in the gap between park districts, historical societies, local ordinances. Conservation easements are deed restrictions which will run with the property for a given time (more and more are being required in perpetuity to obtain for any lasting impact). Local governments could pursue this approach, however, they are not in the best position for negotiations. An objective organization can solicit individuals to set up conservation easements. A local government would be put in a awkward position.

It would be ideal, however, if park districts and conservation districts were to include historic preservation efforts within their charge. The outright purchase of land and property is expensive, but it allows for the most control. The McHenry County Conservation District (park district type organization) has included preservation goals within their long range plan, and they have ex-officio position on the McHenry County Historic Preservation Commission. However, these preservation efforts are secondary to conservation goals. Preservation is nice if it fits in with the bigger picture needs.

STATE EFFORTS

The states also have a role in preservation. These offices were created by the National Historic Preservation Act of 1966. The role of this office has changed throughout the years as the funding and direction of the National programs have changed. But for the most part, the state preservation agencies provide technical support to the local communities as well as being a vehicle to the National programs. The State Historic Preservation Officer is an appointed position in each state which carries out Federal mandates. The office of the SHPO addresses National Register nominations, certifies local governments, reviews national 106 legislation projects, preparation of agreement documents, grant administration, and in some cases, maintenance of a state register of historic places.

The state office is the official "go-between" for National Register nominations. The SHPO reviews the nominations to check for adequacy and potential for nomination. If the nomination is found to be complete, the SHPO will present it to the National Park Service. And depending upon the qualifications of the structure/district landmark status will either be granted or not.

The certification of local government by the SHPO is granted based generally on the requirements of adoption of a local ordinance and activity of the local commission. The major advantage of becoming a certified local government is the eligibility for grants. These grants can then be used for surveys, publications, and other programs of that local government. The SHPO is the administrator of these grants.

The SHPO is also responsible for the 106 Review procedure. This procedure is a Federal law which goes into effect when federal funding is being used for a project. This

will be discussed in the federal section as well as the State of Illinois discussion.

The State of Illinois in particular has additional responsibilities in the reviewing realm. Illinois has enacted Section 106 and Archaeological and Paleontological Resources Protection Act (Section 707). Both of these acts require that any state project be reviewed by the SHPO to determine if any potential adverse impact will occur to the historic or archaeological resource base of this state. The SHPO will review the site and apply the Secretary of interior standards to structures to determine the significance. If no structure is found to be significant, the process ends. If there are potentially significant structures on the site, further review is required until a reasonable solution is reached in the form of avoidance, mitigation, or destruction. The archaeological sites require a professional survey of the property prior to any development begins. If the archaeologist finds any potential, a dig will be requested to obtain any information the site may hold. These two activities can lead to added expense and headaches for the state department requesting the project, but for the most part, these are extreme cases. There are not many sites which meet the strict criteria of the Secretary of Interior Standards. The unique situation of government agency against government is avoided.

"Memorandum of Agreement" is a written compromise between the SHPO and other state agencies which basically allows the agencies to go about their everyday maintenance procedures. It is amazing to consider the farsightedness of Section 106 and 707 review. In all reality, a blade of grass can not be cut on any state government property without a review. That is why a "Memorandum of Agreement" is so crucial. For example, the University of Illinois and the SHPO have surveyed the U of I grounds to determine what types of activity would be non-threatening to potential significant sites. They then decide what types of things would need to be reviewed. This type of relationship is essential between the SHPO and every state agency from the universities to IDOT to armed forces sites. This is no simple task.

FEDERAL EFFORTS

The Federal involvement in preservation pretty much sets the stage for preservation down to local abilities. The National Historic Preservation Act of 1966 was the initial force in Federal Preservation activities. The National Register of Historic Places was established under this act. This act set the mandates to the states for establishing the state support staff (as discussed in the state discussion). But the feds influence is also seen in monetary backing of SHPOs, grants, and tax breaks for preservation efforts.

For the layman, the designation of a structure to the National Register of Historic Places would seem protective. However, National Register designation only protects structures from actions controlled by the federal government. Private citizens can do whatever they want to National Register property. The only other protection offered by this designation is public outcry. Such a designation creates a great deal of public awareness. An example of this type of protection is found in Elgin. A National Register barn was threatened by corporate development. The citizenry and preservationists became very vocal to this cause. The corporation would either gain points in their public relations or lose it all based on their handling of this situation. In the long run, with any luck, a historic barn will stand along side of modern structures as an example of the way life used to be in this area.

MONETARY INCENTIVES

Many economic incentives are available to preservation efforts currently. These incentive can be as obvious as outright grants and matching funds. Others are not quite so obvious and require some creative thinking. Economic tools exist which currently are used in or by all three forms of government for housing programs, economic development programs, and planning tools. Some of these tools are CDBG funds, HUD programs, gap financing, transfers or purchases of development rights, and of course the ever popular tax relief incentives.

GRANTS

Money is available through grants from the SHPO, as discussed earlier. Only

certified local governments are eligible to receive this support. And most of these grants take the form of matching funds. This means that the preservation organization must have support from other means as well. The grant money is generally used for surveys of the organization's jurisdiction and other broad projects. Kane County used matching fund cash to publish a book of examples architectural styles found within the county. This money is not available to property owners for rehabilitation projects.

FEDERAL FUNDING

Examples of more creative funding are the use of HUD and CDBG moneys for preservation. This money generally goes to economic development projects. But the potential is there for preservation projects. Ironically, the federal funding mentioned, HUD and CDBG, and historic preservation usually tend to clash under Section 106 review process (as discussed earlier). In a worst case scenario, developers find out too late that their property is considered to be a significant historic site or structure. All their designs, time, effort, contracting and most importantly, expense, would be wasted. Anyone would resent and blame preservation efforts if this were to happen to them. Ignorance of the law does not cut it when this situation unravels.

However, if the developer had been aware of his property's history, this information could have been used to the developers advantage from the start. The development plans could have reflected the historic principles. A restoration and reuse of the buildings would possibly allowed the desired use and maintained the historic ambiance of the area. In fact, developers could search for property within these historic districts or specific landmarks by themselves. The same funding, HUD and CDBG, could be used in the restoration projects. And in many cases this is exactly what occurs.

GAP FINANCING

An other possibility which exists, are the use of gap financing funds. McHenry County, using funding from the state, has a gap financing program which provides low interest loans to businesses within the county. These funds have always been marketed as economic development. However, the potential is there to focus on historic property use. The marketing could be focused toward businesses who would be interested in the reuse of historic structures. It would not appear to be legal to offer the loans solely to such businesses through any ordinance, but the marketing could be focused in this way. It is simply an other possible fund for restoration efforts.

PDR/TDR

The transfer or purchase of development rights is found at the local level. This technique allows for the conservation of property for its present use in a designated area while encouraging serviced development to be maximized in an other area. The development rights would be applied to an area and a deed restriction would be placed on the property to be preserved. This sounds like a lot of double talk, but it makes sense. Relative to preservation, the designated areas to be preserved would be the areas with historic significance. As simple as that.

CONSERVATION EASEMENTS

Conservation easements do have monetary incentives attached to them. These are found in the form of tax write-offs for charitable contributions as well as taking the property off the tax rolls. This possibility is not the most lucrative of the options, but it is better than nothing.

TAX INCENTIVES

And saving the most popular for last, tax incentives. There have been many variations on this theme at both state and federal levels. A detailed discussion of the tax incentives could be (and in some cases is) a book in itself. In a nut shell, if your property qualifies, you can receive different types of tax breaks. These breaks include assessment freezes at the pre-rehabilitated assessment, and income tax right-offs ranging from 10% to 30% breaks.

The qualification is the catch. The property must be a National Register site or a local landmark (of a certified local government). Designation within a "Conservation District" would not be an accepted designation. The property must also be rehabilitated to

the Secretary of the Interior Standards which dictates siding materials to window treatments to cleaning techniques. If a project veers off of any one of these details, the tax break is lost, gone, ka-put. And these details can begin to seem quite unreasonable to the contractor; however, the short term added expense is dwarfed by the long term tax benefits received in the end. These projects must be kept in perspective, or the whole thing could be lost.

CONCLUSION

It is evident by this discussion that there is much more to historic preservation than can initially meet the eye. The tools and techniques are numerous and overlap in most cases. The preservation effort will require great deals of cooperation. Success will not happen in a vacuum. Those involved with preservation will be challenged to interact and network to accomplish their goals. And part of this cooperation will be educating each other with the tools and techniques of the trade. And a lot of patience will be mandatory, as preservation is still viewed as a luxury in the eyes of the government and the support varies from year to year. Perseverance is the name of the preservation game.

BIBLIOGRAPHY

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The Conservation Easement Handbook, Managing Land Conservation and Historic Preservation Easement Program, Janet Diehl and Thomas S. Barrett; Trust for Public Land and Land Trust Exchange, Copyright 1988.

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"Preserving Historic Resources", Kristine M. Williams, Land Use Law, June 1990, pgs. 3-8

Preparing a Preservation Ordinance, Richard J. Roddewig, American Planning Association Publication, Copyright 1983.

"The Sacred Structure in Small Towns", Randolph T. Hester, Jr., Small Town, Volume 20 Number 4, January-February 1990, pg. 4-21.

Kane County Preservation Plan, Kane County Illinois, Development Department, 1989.

"Guide to Programs and Services of the Preservation Services Division Illinois Historic Preservation Agency", Illinois Preservation Series Number 11, Illinois Historic Preservation Agency.

McHenry County Historic Preservation Ordinance, Adopted 1991

McHenry County Conservation District Long Range Plan, Adopted 1992

Informational material received from a Illinois Historic Preservation Agency workshop, October 1991.

Further information was compiled from conversations with Mike Ward, Local Government Service Coordinator, Illinois Historic Preservation Agency.



THOMAS F. BAKER
STATE'S ATTORNEY
McHENRY COUNTY, ILLINOIS

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MICHAEL VUJOVICH

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CIVIL DIVISION
DAVID R. AKEMANN, CHIEF

INVESTIGATIONS
RICHARD A. BRUSKI

VICTIM/WITNESS COORDINATOR
ANN H. HENSLEE

March 26, 1992

MEMORANDUM

TO: Jill Osth
Department of Planning

FROM: James G. Militello III *JGM*
Assistant State's Attorney

RE: Historic Preservation Commission

Your memorandum to State's Attorney Baker was forwarded to me, wherein you ask two questions: (1) Are the Commissioners collectively and individually accountable for actions they take while acting in the capacity of a McHenry County Historic Preservation Commission? A specific example of such threat is in the case of denying a certificate of appropriateness; and (2) If an individual seeks action against the Commission's decision, will the State's Attorney be responsible for defending an appeal?

In regards to your first question, the Tort Immunity Act provides that a Public Employee is an employee of a local public entity. Ill.Rev.Stat. 1989, Ch. 85, Par. 1-207. An employee includes a present or former officer, member of a board, commission or committee, agent, servant or employee, whether or not compensated, but does not include an independent contractor. Ill.Rev.Stat. 1989, Ch. 85, Par. 1-202. A local public entity includes a county . . . and any intergovernmental agency or similar entity formed pursuant to the Constitution of the State of Illinois or the Intergovernmental Cooperation Act as well as any not-for-profit corporation organized for the purpose of conducting public business. Ill.Rev.Stat. 1989, Ch. 85, Par. 1-206.

Except as otherwise provided by statute, a public employee, as such and acting within the scope of his employment, is not liable for an injury caused by the act or omission of another person. Ill.Rev.Stat. 1989, Ch. 85, Par. 2-204.

Furthermore, except as otherwise provided by statute, a public employee serving in a position involving the determination of policy or the exercise of discretion is not liable for an injury



resulting from his act or omission in determining policy when acting in the exercise of such discretion even though abused. Ch. 85, Par. 2-201.

As a result, a member of the McHenry County Historic Preservation Commission would be considered a public employee, and if the Commission were to deny the certificate of appropriateness, then the Commission or an individual member of that Commission would not be liable for an injury resulting from that Commission's determination.

Be advised that the Tort Immunity Act provides an affirmative defense in the event there is a lawsuit, however, it does not guarantee a lawsuit won't be filed.

In response to your second question, one of the duties of the State's Attorney include defending all actions and proceedings brought against his county, or against any county or State officer, in his official capacity, within his county. Ill.Rev.Stat. 1989, Ch. 34, Par. 3-9005.

The powers of the county as a body corporate or politic are exercised by the county board. The county board has the power to appoint members to the McHenry County Historic Preservation Commission from recommendations submitted by the presiding officer of the McHenry County Board. Ill.Rev.Stat. 1989, Ch. 34, Par. 5-30012. It appears the Commission is an agency of the county. Accordingly, as an agency, it is the duty of the State's Attorney to provide legal representation to the Commission which is established by the county.

The State's Attorney Office will defend actions or proceedings brought against the county by and through the acts or omissions of the McHenry County Historic Preservation Commission.

Please feel free to contact me should you have any other comments or questions regarding the Historic Preservation Commission.

CC: Thomas F. Baker, State's Attorney

CRYSTAL LAKE HISTORIC PRESERVATION GROUP

Gloria FYI

A fourth informal meeting of the group was held at the home of Virginia & Hugh Engelman, 84 No. Walkup Avenue, Crystal Lake, at 7:30 PM on Monday evening, April 4, 1994. Those in attendance at this meeting, all residents of Crystal Lake, were:

- Rick McGrath, Secy, McHenry County Historic Preservation Commission.
- Mary Tennes, President, Questers Society, Crystal Lake
- Marcia & Jerry Schwann, Members, Questers Society, CL
- Virginia & Hugh Engelman, Members, McHenry County Old House Support Group

Interested parties not able to attend this particular meeting were Crystal Lake residents Jim Heisler, Grace Moline and Molly Walsh.

Mary Tennes reported that a letter, dated March 23 and signed by ten members of our group, was prepared by Mary and given to Mayor Wells. The letter, copy attached, conveyed the desire of the group that Crystal Lake adopt a historic preservation program and requested a meeting with his honor in order to briefly "discuss these ideas and see what the next steps might be." She reported that Mayor Wells assented to such a meeting, and set the date of Thursday morning, April 7, for the session (our group members agreed that Mary Tennes and Jim Heisler represent the group in the discussion with the mayor).

Mary further reported that she had contacted Bob Blazier, Pres., Crystal Lake Chamber of Commerce, and advised him of the existence of our group and its objectives. Blazier appeared to be supportive of the group's objectives and requested that he be put on our mailing list, stating that the Chamber's Community Involvement and Action Committee would be the group in his organization that would directly relate to the developments involved. (Hugh Engelman volunteered to forward copies of the group's meeting minutes to Blazier so as to bring him up to date).

Virginia Engelman reported on her contact with a Ms. Susan Solway, a member of the Glencoe, Illinois Historic Preservation Commission, and the fact of that city's ordinance. Solway assured her of the commission's willingness to have interested representatives of Crystal Lake attend a future meeting of the commission.

Rick McGrath reported on a contact with Mike Donahue, Director of Planning, Geneva, Illinois, and the fact of that city's ordinance and commission (including a Historic District). Their commission is composed of seven persons (including a member of the city's administrative staff)...all appointed by the mayor. Costs of operating the commission are minimal.

(or

Post-it Fax Note	7671	Date	5/2	# of pages	▶
To	<i>Suzanne S.</i>	From	<i>Gloria</i>		
Co./Dept.		Co.	<i>Gloria</i>		
Phone #	<i>include in</i>	Phone #	<i>Commission</i>		
Fax #	<i>Ally</i>	Fax #			

Marcia Schwann reported on her contact with the city of Naperville, Illinois, and presented a written description of that city's historical preservation program that had been forwarded to her. (Jerry Schwann will arrange to copy and distribute to all members of our group).

The group then held a general discussion of some of the elements of an eventual historical preservation ordinance in Crystal Lake, including the means of addressing them by an eventual study group -- such considerations as: Establishing a target date for completing all recommendations for an ordinance and commission by a mayor-appointed study group; what buildings eligible for inclusion in an ordinance and boundaries involved?; makeup of community representatives; the conducting of an initial "windshield survey" of the community; etc.

The next meeting of the group was designated for Monday evening, April 18, 1994 at the same location.

HHE: 4/7/94

CRYSTAL LAKE HISTORIC PRESERVATION GROUP

A fifth informal meeting of the group was held at the home of Virginia & Hugh Engelman, 84 No. Walkup Avenue, Crystal Lake at 7:30 PM on Monday evening, April 18, 1994. Those in attendance at this meeting were:

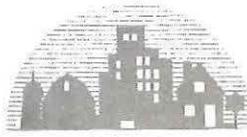
Jim Heisler, Member, McHenry County Board; Historic Sites Chronicler (Crystal Lake)
Jerry Schwan, Member, Questers Society, CL
Molly Walsh, Crystal Lake resident
Virginia Engelman, Member, McHenry County Old House Support Group

All of the above persons reside in Crystal Lake. Interested parties unable to attend (also CL residents) were Hugh Engelman, Rick McGrath, Grace Moline, Marcia Schwan, and Mary Tennes.

Jim Heisler reported on the fact that he and Mary Tennes had met, on April 14, with Crystal Lake Mayor Wells as followup to our group's letter to the mayor dated March 23, 1994 in which we proposed the appointment of a study committee vis a vis proposal of a historic preservation program for Crystal Lake. Mayor Wells requested that an expanded letter be drafted, with copies provided for Joe Misurelli, City Manager, and John Cowlin, City Attorney, and delivered to him in the near future. Mayor Wells plans to discuss the letter's contents with these gentlemen before responding to our group's overtures. Jim Heisler added that he would hand deliver the expanded letter, the contents of which will be undertaken by Mary Tennes and Molly Walsh.

The next meeting of the group was designated for Monday evening, May 9, 1994 at 7:30 PM, at same location.

HHE: 4/22/94



DEPARTMENT OF PLANNING
McHENRY COUNTY GOVERNMENT CENTER
ANNEX BUILDING
2200 NORTH SEMINARY AVENUE
WOODSTOCK, IL 60098
815/338-2040
FAX# 815/338-3720

PLANNING
ENGINEERING
ECONOMIC DEVELOPMENT

MAPPING
DRAFTING/GRAPHICS
FLOOD/SOILS ANALYSIS

May 20 ,1992

Mr. Peterson
4112 West McCullom Lake Road
McHenry, IL 60050

Dear Mr. Peterson

I spoke to you about a week or so ago. Nancy Fike gave you my name as staff to the McHenry County Preservation Commission. I brought your inquiries about preserving your farmstead before this Commission last night at their regular meeting. The response was overwhelming. They are extremely interested in helping you find a way to preserve your property. Mr. Al Kramka, Commission member, will be contacting you soon. The Commission is researching the options of preservation and will present you with the results.

The Commission understands that you have been researching the options yourself, and that you have been contacting different organizations to help you. The Commission is happy to be a part of any process you chose. They welcome any opportunity to work with individuals enthusiastic about preservation, as you are.

If you have any questions, please feel free to contact myself again, or any of the Commission members. I have enclosed a list of the members and their phone numbers.

The Commission would like to also thank you whole heartedly for contacting them about this situation. It is impossible to keep up on all the property of significance in the county, and this contact is invaluable.

Sincerely,

Jill M. Osth
Staff to the
McHenry County
Historic Preservation Commission

cc. Gloria Mack, Chairman, MCHPC
Ann Hughes, Chairman, McHenry County Board

LAW OFFICES

ROTHSCHILD, BARRY & MYERS

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

XEROX CENTRE, SUITE 3900

55 WEST MONROE STREET

CHICAGO, ILLINOIS 60603-5012

(312) 372-2345

May 20, 1992

EDWARD I. ROTHSCHILD, P.C.
NORMAN J. BARRY, P.C.
WILLIAM G. MYERS, P.C.
MELVIN I. MISHKIN
JOHN J. COFFEY III
JOSEPH P. DELLA MARIA, JR.
ROGER J. GUERIN
MICHAEL J. WALL
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CHRISTOPHER G. WALSH, JR.
KENNETH P. TAUBE
JONATHAN E. ROTHSCHILD
ALAN S. MADANS

MARY T. MEEGAN
JOHN G. DALTON
JOHN A. KNIGHT
KEVIN J. MOORE

PHILIP B. KURLAND

COUNSEL

FACSIMILE:

(312) 372-2350

Mr. Mike Ward
Local Government Coordinator
Illinois Historic Preservation Agency
Old State Capital
Springfield, Illinois 62701

Re: McHenry County Historic Preservation Commission

Dear Mr. Ward:

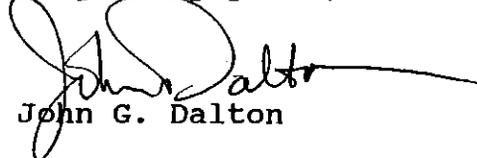
I am a Commissioner on the McHenry County Historic Preservation Commission (the "Commission"). I have been asked by the Commission to contact you regarding the procedures and requirements for obtaining Certified Local Government ("CLG") status for the Commission at the earliest opportunity.

In this regard, please forward copies of the most recent official regulations establishing the requirements for CLG status, as well as any policies, procedures, application forms, etc., which you believe are required or would be useful to us in making our application for CLG status.

Thank you for your cooperation and assistance.

Please do not hesitate to call if you have any questions or comments.

Very truly yours,


John G. Dalton

JGD:bab

cc: Jill Osth
Gloria Mack ✓



DEPARTMENT OF PLANNING AND DEVELOPMENT

**McHENRY COUNTY GOVERNMENT CENTER - ANNEX BUILDING A
2200 NORTH SEMINARY AVENUE
WOODSTOCK, IL 60098
815/334-4540
FAX# 815/337-3720**

**ZONING
PLANNING
ENGINEERING
ECONOMIC DEVELOPMENT**

**MAPPING
PERMITTING
DRAFTING/GRAPHICS
FLOOD / SOILS ANALYSIS**

To: MCHPC members
From: Jill Osth, Planner *JMO*
Date: August 20, 1992
Re: The Plan and attendance

During the last meeting, it became clear that things are slowing down just a bit on the plan. Included, you will find a copy of the May minutes which designated the different assignments. The next regular meeting is September 15, 1992. I realize the summer is a hard time to find time to do tedious work, but it has to be done. If you have any questions, need any information, or have any problems, just call me. I am here to help.

We also seem to be having attendance problems. This last meeting there wasn't even a quorum to approve the minutes. Again, it is summer time, but hopefully we can turn things around at the September meeting. Please be sensitive to the needs of the Commission as a whole. Thank you.

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KEVIN J. MOORE
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PHILIP B. KURLAND
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FACSIMILE:
(312) 372-2350

June 1, 1992

Ms. Gloria Mack
5109 North Ridgeway
Ringwood, Illinois 60072

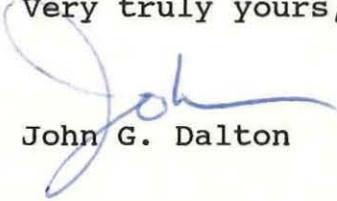
Dear Gloria:

I was reading a builder's trade magazine and came across an article which might be useful as an example for the letter you are working on to encourage local developers to act in a historically responsible manner.

After reading the article, I took a stab at drafting a letter. My draft is enclosed. Use as much or as little as you please.

Please do not hesitate to call if you have any questions or comments.

Very truly yours,


John G. Dalton

JGD:bab
Enclosures
cc: Jill Osth

Clustering Around Farmland Gives Houses Country Feeling



lustering luxury houses on smaller lots is a "win-win" situation. Realen Homes made half-acre lots with open space more appealing than the one-acre lot homes proposed by other builders but not approved by the local government.

The Berwyn, Pa.-based builder proposed a cluster zoning concept, preserving approximately 180 acres of farmland and 70 additional acres of environmentally sensitive open space. Company executives worked with officials from Lower Makefield Township and the Bucks County Planning Commission to fashion a new zoning ordinance to permit such a development.

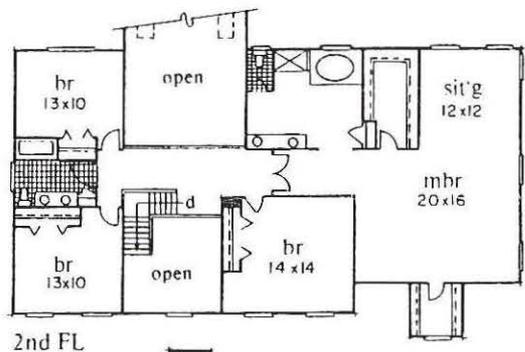
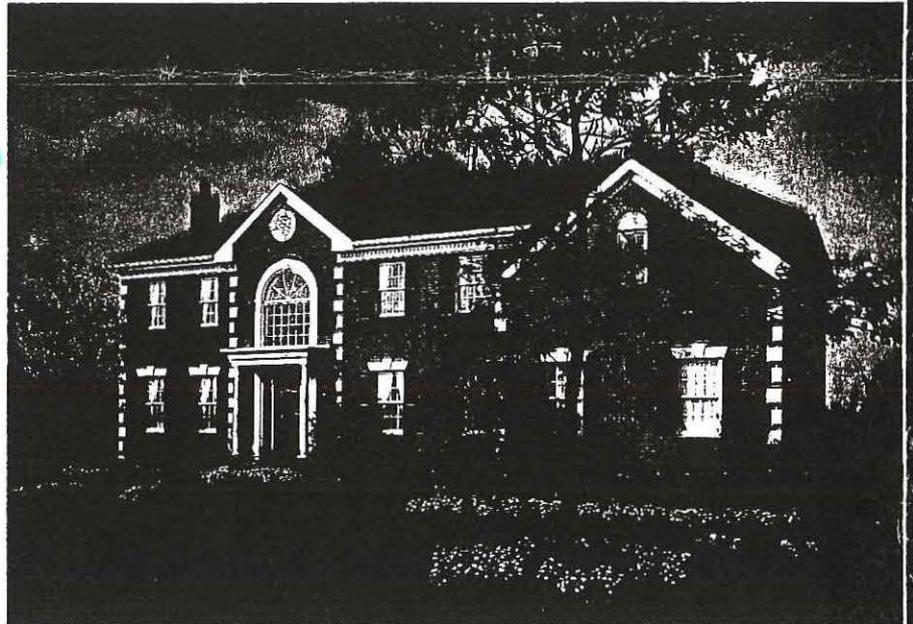
Realen then presented a plan for 334 homes on a 500-acre tract called Farmview in Yardley, Pa. The company architect clustered the houses in six distinct villages nestled around the farmland.

Buyers love the feeling of the open space and the corn field, according to Della Porta.

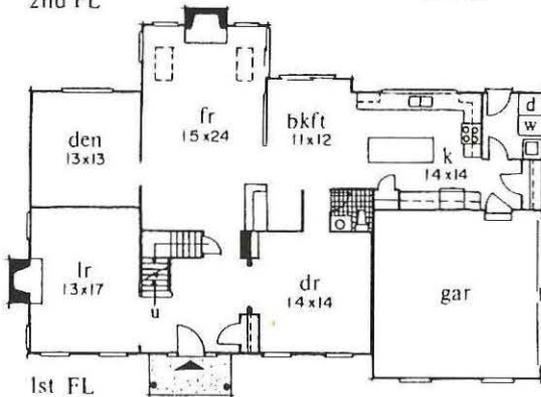
The Greenfield model house, selling in the Leedom's Fields Village at Farmview, has been the best-selling home in Bucks County, the Realen executive says, with 29 sales from the spring of 1991 to March 1992. That rate is three to four times better than any other home in that price range in the area, he explains.

The model, decorated by Century Design of New Hope, Pa., won a best model award from the Bucks/Montgomery Home Builders Association.

Buyers selected an average of \$20,000 worth of options in addition to the base price of \$329,900. The home is 3600 square feet with four or five bedrooms, and two-and-a-half or three-and-a-half baths. Hard construction costs were \$42 per square foot. □



Two-story entry with covered porch is the center of attention on this elevation. The window above the door, left photo, allows plenty of natural light into the space leading to a turned staircase. Beyond the staircase is a two-story family room with skylights. Photos: Fred Forbes



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July 2, 1992

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FACSIMILE:
(312) 372-2350

Ms. Gloria Mack
Chairperson
McHenry County Historic Preservation Committee
5109 North Ridgeway
Ringwood, Illinois 60072

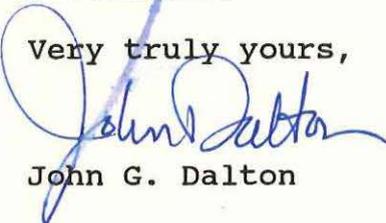
Dear Gloria:

Enclosed please find a copy of an article from the Marengo paper. As you can see, Marengo is about to enact a new zoning ordinance which includes a historic preservation component. Accordingly, I recommend that the following action be taken immediately if you and the other members of the Commission agree:

1. Obtain a copy of the ordinance;
2. Contact the two individuals named in the article to (a) offer any suggestions we have regarding revisions to the ordinance (including adding a provision regarding automatic protection for county landmarks that are annexed); and (b) offer our assistance in beginning to implement the ordinance (which is apparently not planned for at this time); and
3. Lobby for passage as necessary.

Unfortunately, I will be out of town July 3-13, so I will be unable to assist until that time. Please do not hesitate to call if you have any questions or comments.

Very truly yours,


John G. Dalton

JGD:bab
Enclosure

Nettel APR 1992 *Skinner 568-6620* *Siehoff 568-7604*
MARENGO

Berms to screen industry

By Tracy Doyle

For the past several years, the Marengo City Council has been busy sorting through the zoning manual, discussing, revising and rewriting.

The mood was light at a Committee of the Whole meeting last Monday, because members are beginning to see some light at the end of the tunnel.

Land developer Lou Zecchin listened with interest as the council heard Smith Engineering's opinion on industrial zoning requirements, one of the last sections in the manual to be reviewed.

Zecchin is currently negotiating a building permit for an industrial development on Prospect Street, near Barrett Industrial Trucks, Inc.

The committee established a 20,000-foot minimum area for industrial lots, and will require developers to build berms on frontage facing major roads for screening.

The city relaxed its regulations on outside storage, which is currently prohibited. The new ordinance will allow an outside, screened storage area of up to 1,000 square feet. Articles stored may not protrude above screening.

"I don't think any one appointed official has the right to say, 'This is what the town thinks' "
 — Alderman Larry Skipper

Although the city does not have a full-time zoning administrator, the ordinance does contain provisions for such a position. The committee discovered that under the current ordinance, the appointed administrator would have the final say in zoning matters. Alderman Larry Skipper said, "I don't think any one appointed official has the right to say

"This is what the town thinks."

The committee agreed to change the ordinance, requiring the administrator make recommendations, but leaving decisions in the hands of the city council.

The manual also authorizes the city to establish a historical committee, although there are currently no plans for the city to do so.

Mayor Thomas Siehoff said that review of the manual is almost complete. Before the city council votes on the revisions, the committee must revise the zoning map. Siehoff expects the final draft to be completed in early fall.

Siehoff said the council has not yet chosen its next major committee project. Speculating, he said, "There is no employee manual and a lot of ordinances should be looked at. There's enough there to do, but priorities, and which way they lie, are another thing."

Riley sewer project begins

By Tracy Doyle

The City of Marengo has some good news for Riley Drive homeowners.

After extensive studies and a few delays, construction is scheduled to begin this week on the Riley Drive sewer project.

A \$238,076 contract was awarded to Suburban General of Countryside. It calls for replacement of 2,600 feet of the sanitary sewer main, extending from U.S. Route 20 to Randall Street.

Residents have been complaining of sewers that back up during rainstorms and periods of heavy use. "It's a real prob-

lem," said Alderman Dick Johnson, who lives on Riley Drive. "Nobody should have to put up with what those people go through."

"Nobody should have to put up with what those people go through."
 —Alderman Dick Johnson

The problems, according to engineering studies, include tree root infiltration and breaks in the mains.

City Engineer Jim Condon

of Smith Engineering, said that although sewer lines run under the streets, the roadway should remain open enough to allow traffic to pass.

"The biggest key was maintaining service during construction," he said. Residents should only experience "minor interruptions" in service.

The contract specifies that the project should be completed no later than August 20, but Condon and city officials are optimistic that construction will be finished before that date.

The project is being funded through municipal bond issues.

Swiec earns scholarship



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 adjacent field.
 tapes show ponding in
 areas of the facility,
 er apparently running
 facility.
 te, only the plaintiff's
 s been heard. When
 s resume, Compost
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neighbor is hoping that
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 y, the current permit
 ating under expires on
 2, 1992 — two days
 e IPCB hearings re-

ompany's owner,
 Hank" DeBoer, has
 a re-application for
 ree-year permit. If
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 ning Board.

of Wausau, Wis.,
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 nd served as a mis-
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is hosted by the
 ns and daughters
 70). Your pres-
 e only gift re-

Lutheran
 58-6866.

ROTHSCHILD, BARRY & MYERS

cc: Jill Osth
Jim Keefe
Al Kramka
Robert Luebbe
Richard McGrath
Donna Spicer
David Weide
Nancy Welch

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October 9, 1992

Ms. Gloria Mack
Chairperson
McHenry County Historic Preservation Committee
5109 North Ridgeway
Ringwood, Illinois 60072

Re: Logo Contest

Dear Gloria:

Several thoughts came to mind after our phone conference regarding the logo contest you proposed. I think that written rules should be issued, which should probably include the following:

1. Submissions cannot be returned;
2. All submissions become the property of the McHenry County Historic Preservation Commission, and the artist(s) consent(s) to the use of his or her name(s) in conjunction with the use of same; and
3. Entries shall be judged by the McHenry County Historic Preservation Commission, whose decision shall be final.

Very truly yours,


John G. Dalton

JGD:bab
cc: Jill Osth

Thursday, October 22, 1992

Owners of old houses receive help

By LISA KELLY
Herald News Service

Owners of older homes are not unlike proud parents when they gather.

They swap pictures, share horror stories about outdated electrical systems and boast of each idiosyncrasy that makes their dwelling unique.

And that behavior is exactly what Rick McGrath of Crystal Lake had in mind when he founded the Old House Support Group (OHSG) earlier this year.

"I was looking for a social group of people who have a com-

Avoid these mistakes

A seminar on old houses will be held Nov. 19 at the McHenry County Government Center in Woodstock at 7:30 p.m.

It will be held in Room C290 and is sponsored by the McHenry County Old House Support Group

The topic under discussion will be the 10 most frequent mistakes owners make when restoring an old house.

For more information call Jill Osth at (815) 334-4572.

"I consider myself to be fairly handy, but older homes sometimes present unusual problems."

Rick McGrath

mon interest in living in and preserving old houses," McGrath said.

He also recognized a need for pooling resources.

"I consider myself to be fairly handy, but older homes sometimes present unusual problems and it is quite possible someone else can help me learn to do certain things," McGrath added.

Having lived in an apartment as a child, McGrath said it had always been his dream to live in an older home. So when he and his wife went house hunting, McGrath knew what he wanted. His wife, though, was not convinced.

"We finally compromised on a post-Victorian. It was old enough for me and new enough for her," laughed McGrath.

They bought their Crystal Lake home five years ago.

Built in what McGrath called the "craftsman style" in 1922, it was a pre-cut (prefabricated) home.

"It's kind of a house by numbers," he said.

McGrath had assumed that other owners of older homes would be as enthused about their projects as he was. But he could find no local form for

sharing ideas and experiences.

Then he responded to a request for applicants to serve on the newly created McHenry County Historical Preservation Commission (MCHPC).

"I didn't think I'd be accepted. I just saw it as a way to meet other people interested in preservation," he said.

He was approved as a commission member and is now an active member. In the meantime he became involved with a group in Elgin's Gifford Park historic district, as well as a group called Restorations of Kane County.

He patterned the OHSG after these two organizations.

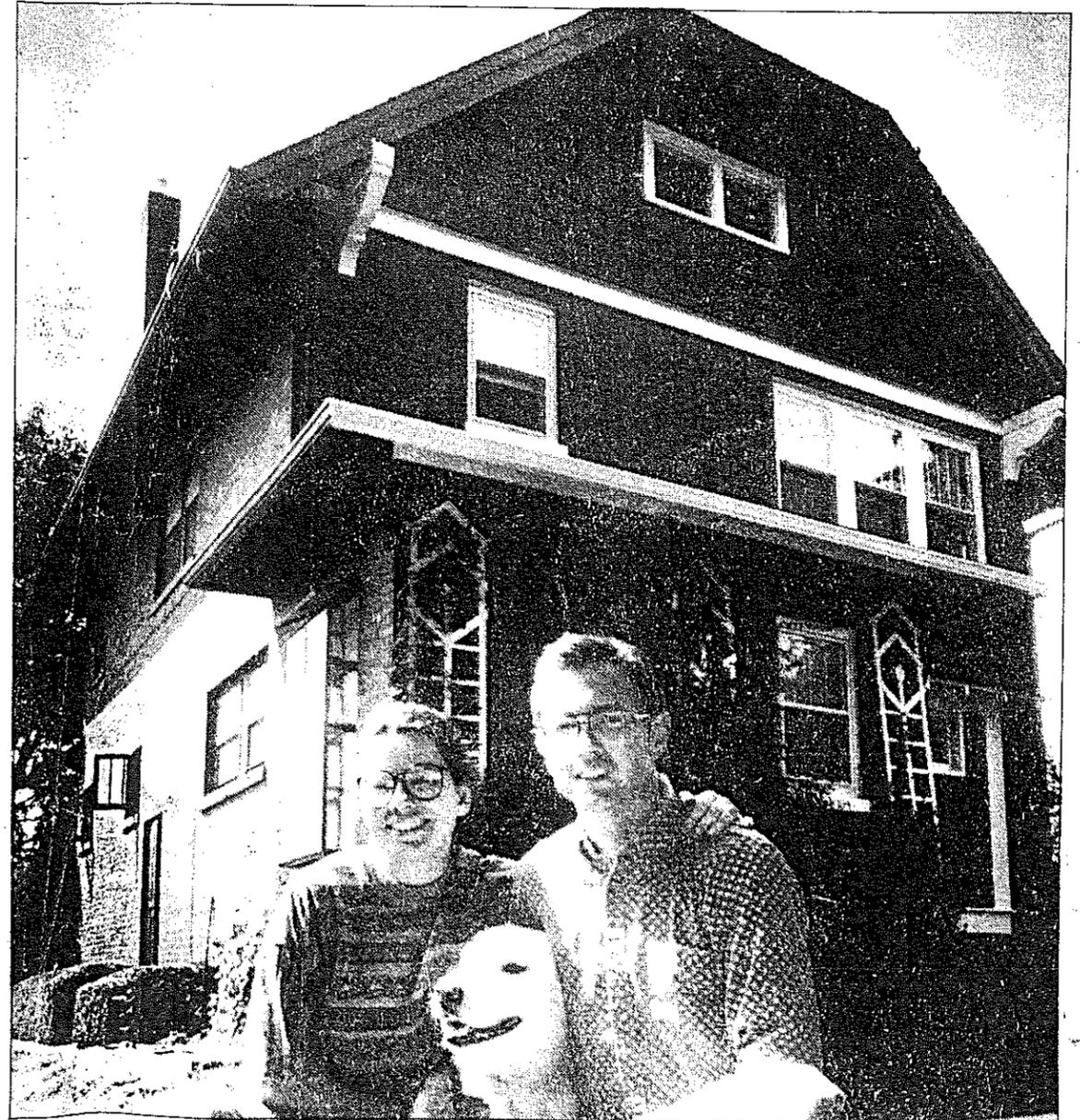
Unlike its Kane County counterparts, though, OHSG is a subgroup of the MCHPC. Which means McGrath and his members can call upon the expertise and resources of Jill Osth, who works in the county planning office.

Facilitating preservation and restoration for owners of older homes is consistent with the aims of the commission, said Osth.

But commission members are so busy defining and establishing policy that little time is left for the concerns of individual homeowners.

"The Old House Support Group is really meeting the needs of local owners," said Osth.

In its first few meetings, the group has attracted owners of homes ranging in age from 50



Rick McGrath sits outside his 1922 mail order home in Crystal Lake with his wife, Laura Ortoleva and dog, Sandy.

Paul Valade / The Northwest Herald

See OLD, page 2

Old

Continued from page 1

to 146. Even so, there are no age requirements.

Property losses don't count

CARLA LAZZARESCHI
Los Angeles Times

Q: Seven years ago we paid \$8,000 for a week of a timeshare condo.

It is considered deeded property and we pay property taxes on it.

If we sell it for only \$5,000 would we be able to claim a \$4,000 loss on our income taxes?
— C.M.P.

"If you think your house is old enough, it is," said McGrath.

He was also quick to reassure homeowners that all styles of architecture are appropriate.

Dear C.M.P.: No. Losses on personal property, including principal residences and second homes, are not tax deductible.

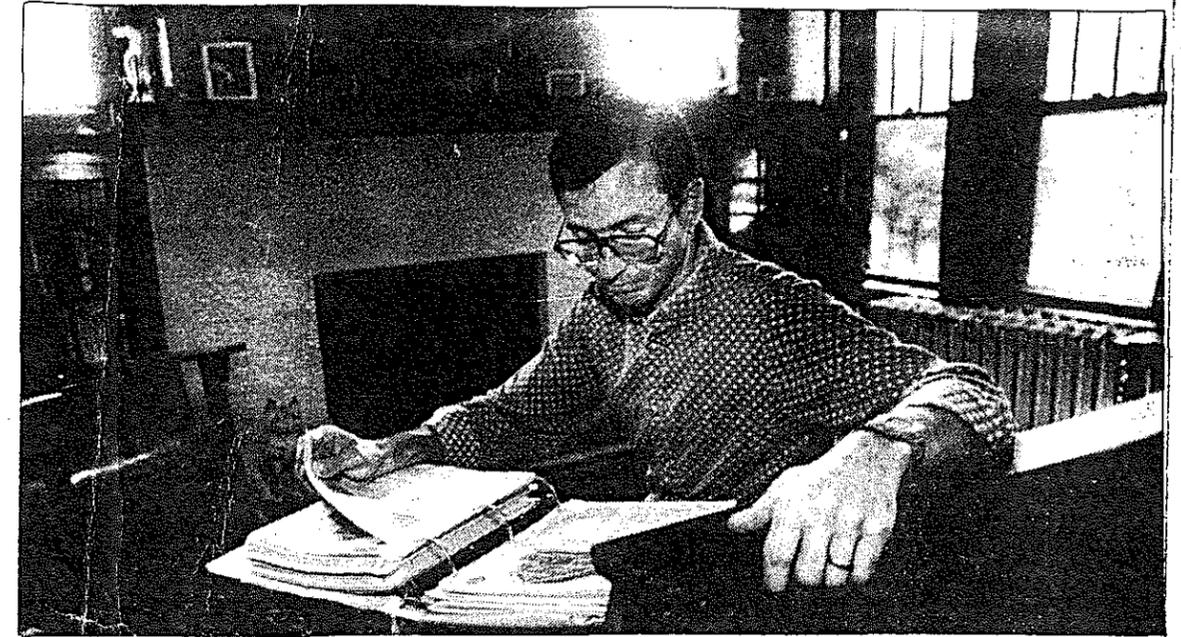
Carla Lazzareschi cannot answer mail individually but will respond to financial questions of general interest in this column. Write to Money Talk, Los Angeles Times, Times Mirror Square, Los Angeles, Calif. 90053.

Preservation may even be a greater issue for some of the smaller buildings, such as cottages for workers, than for some of the more visible Victorian structures.

The group has planned outings to an architectural salvage house auction and an Elgin historical housewalk next month.

Future programs include speakers on planning, architecture, preservation and tax benefits, as well as experts in specific areas of restoration.

Currently the group plans to meet on the third Thursday of each month, usually at the McHenry County Government Center.



Paul Valade / The Northwest Herald

Rick McGrath, a member of the McHenry County Old House Support Group, looks through a book of old homes in his living room.

For more information call Osth at (815) 334-4572.

Raise funds at Funny Farm

HARVARD — RE/MAX of Northern Illinois Inc. has announced a fall fund-raiser for the CARES Foundation, a RE/MAX fund for the homeless.

The fund-raiser will be on Oct. 28 at 8 p.m. in the Funny Farm.

Doors will open at 7 p.m. The Funny Farm is a Chicago comedy club that features local and national talent.

All proceeds for this event will benefit the CARES Foundation.

Individuals interested in attending can reserve tickets by mail.

Reservations should include name, total number of persons attending and a check made payable to the CARES Foundation.

All information can be sent to Sue Rogus, RE/MAX Achievers, 236 West Roosevelt, Villa Park, 60181.

For more information call (708) 834-9090.

The Funny Farm is located at 318 Grand in Chicago.

McHenry County transactions

The following real estate transactions were filed at the McHenry County Recorder's office in Woodstock.

- 1356 Ivy Lane, Crystal Lake. William and Daria Ringstmeyer to Gary and Renee Swanson. \$90,000.
- 641 Dean St., Woodstock. Earl and Barbara Stoddard to Robert Krueger. \$142,000.
- 755 Laurel Lane, Cary. Hemphill-Cary, Inc. to Robert and Susan Nagel. \$164,767.
- 216 South Ronda Road, McHenry. McHenry State Bank to Michael and Madelyn Wiczorek. \$165,647.
- 2310 Periwinkle, Algonquin. First National Bank of Northbrook to Christopher and Lin-

- da Duchek. \$281,500.
- 2360 Applewood Lane, Woodstock. Applewood I and II Limited Partnership to Brook and Pamela Mathison. \$140,715.
- 323 Tulip Circle, Island Lake. Highwood Lakes Venture to Anthony Tucker. \$63,000.
- 3902 Newport Drive, Island Lake. Fox River Shores Venture to Matthew and Rebecca Marshall. \$117,950.
- 828 Knightsbridge Drive, Island Lake. Fox River Shores Venture to Thomas and Marily Morris. \$114,200.
- 1617 Donovan Court, McHenry. James Punda to Lawrence Wolf. \$126,300.
- 3803 W. Lake Shore Drive, Wonder Lake. Grace Smith to Stephen Clark. \$90,000.
- 40 Newcastle, Crystal Lake. John and Susan

- Hornagold to James and Colette Punda. \$119,000.
- 108 Pleasant View, McHenry. Emma Pencenka to Kevin and Joanne Buchholz.
- 1118 Leah Drive, Cary. Kingsbridge Development to James and Mary Weisman. \$80,000.
- 1938 Island Court, Woodstock. Joseph Hanson to Darrin Chonos and Mandy Holley. \$115,000.
- 123 Hutchins, Woodstock. Lisa and Mark Schneiderman to State Bank of Woodstock. \$72,000.
- 2.99 acres at Randall Road and North Huntington Drive, Algonquin. Harris Bank Barrington to First Algonquin Company. \$626,700.

- 4016 Greenview Drive, Wonder Lake. George Hermine Kronthaler to Robert and Kimberly Bordner. \$123,000.
- 1209 Acre Lane, McHenry. Leonard and Fay Johnson to Lorrie and Robert Zahn. \$24,500.
- 11413-A Douglas Ave., Huntley. Bradley and Tyanne Schmidt to Lorraine Krueger. \$94,000.
- 5417 Shore, McHenry. William and Rhonda Clayton to Andrew Selvaggio. \$122,500.
- 335 E. Pearl St., Cary. William and Beverly Calahan to William and Angela Seiders. \$163,000.
- Vacant at Route 31 and Pioneer Road, McHenry. Thomas and Elaine Sroka to David Evans. \$56,000.

The Northwest Herald Welcomes You to Our
OPEN HOUSE DIRECTORY

\$42,000

Sun. 1-4 p.m., Harvard, 300 Admiral Drive Unit I. Dir: Rte. 14 to Admiral, 1/2 mi. N. of Walmart, W. to Stop sign, entrance on left to blue corner unit. 2 BR ranch style townhouse, patio deck.
By Owner, 815/943-5043

\$74,900

Sun. 1-4 p.m., Belvidere, 324 W. Marshall Street. Dir: Rte. 173 to Rte. 76 to Y in road in Belvidere, Follow left thru stop light to 2nd right, W. Marshall St. 2 BR, 1 1/2 BA, rec room, new furnace & CA, 2 car gar.
By Owner, 815/544-9332 for private showing.

\$89,900

Sat. & Sun. 1-5 p.m., Wonder Lake, 8506 Sunset Dr., Dir: Rte. 120 to Thompson Rd., N. to Sunset, Rt. at stop sign. *Priced to sell*-3 beds, garage, fenced yard, deck, open floor plan, central air, immediate occupancy, FHA, VA, Rent w/option. Owners relocated.

\$132,000

Sun. 1-4 p.m., Crystal Lake/The Villages, 1648 B Penn Ct. Dir: Randall Rd. to Village to Penny to Penn on corner. Townhouse w/over \$19,000 in upgrades. 3rd BR converted to den, 2 BA.

\$132,000

Kay Wirth, Century 21, Lake Region, 815/455-1114
Sun. 12-3 p.m., McHenry/Fox Ridge, 5001 Bromley. Dir: Crystal Lake Rd. to Kensington, to Bromley, left to home. Just a super home w/many upgrades making this one of the best bargains in the area. 3 BR, 2 BA, Lg. FR, new kitchen, new berber carpet.
Stedman Real Estate, 815/385-0611

\$134,900

Sat. & Sun. 1-4 p.m., Crystal Lake/Four Colonies, 694 Regent Dr. 3 BR, 2 BA, Tri-level, 2 yr. old, upgrades

November 2, 1992

Mrs. Ann Hughes
McHenry County Board
McHenry County Government Center
Woodstock, Illinois 60098

Dear Ann:

The McHenry County Historic Preservation Commission is presently on the threshold of completing the County Preservation Plan, the Nomination Application and Rules/Procedures. Our Survey/Landmark sub-committee is touring the county in an effort to take a proactive stance in Landmarking appropriate sites. The Survey/Landmark committee is unable to proceed with Landmarking until the Plan sub-committee completes the plan, application and bi-laws. Hence we are at, what is termed, a critical mass point.

It has been my goal to complete the plan and see the commission executing its charge. I would like to see the plan completed and the commission working on their objective, attempting to preserve the quality of life in this large and diverse county.

This situation is unique, we are charter Commission and the above situation will never occur again. It is for this reason that I am requesting that I be appointed chairman once again. I would like to see this through and know that I have fulfilled my responsibility. The work we are doing now is vital as it will be the criteria by which all future commissions will be held.

Thank you for your confidence in me in the past and your consideration of this request.

Respectfully,

Gloria G. Mack



Chairman of the Board
Ann S. Hughes

McHenry County Board

McHenry County, Illinois

2200 N. Seminary Avenue (Rt. 47)
Room B 120
Woodstock, IL 60098



Phone: 815-338-2040
815-334-4221

November 17, 1992

Ms. Gloria G. Mack
5109 North Ridgeway
Ringwood, IL 60072

Dear Ms. Mack:

In response to your letter requesting reappointment as Chairman of the Historic Preservation Commission, our records indicate you were appointed to the commission on August 18, 1992 with the term to expire on November 26, 1993. Your term as Chairman will terminate when your term on the commission terminates, November 26, 1993. Therefore, I do not envision the need for reappointment at this time.

Thank you for your leadership and dedication you so diligently expend.

Sincerely,

Ann S. Hughes
Ann S. Hughes, Chairman
McHenry County Board

:clg

Encl.

LAW OFFICES
ROTHSCHILD, BARRY & MYERS
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

EDWARD I. ROTHSCHILD, P.C.
NORMAN J. BARRY, P.C.
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ROGER J. GUERIN
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DANIEL CUMMINGS
CHRISTOPHER G. WALSH, JR.
KENNETH P. TAUBE
JONATHAN E. ROTHSCHILD
ALAN S. MADANS

XEROX CENTRE, SUITE 3900
55 WEST MONROE STREET
CHICAGO, ILLINOIS 60603-5012
(312) 372-2345

December 8, 1992

MARY T. MEEGAN
JOHN G. DALTON
JOHN A. KNIGHT
KEVIN J. MOORE
—
PHILIP B. KURLAND
COUNSEL
—
FACSIMILE:
(312) 372-2350

Mr. Mike Ward
Illinois Historic Preservation Agency
Old State Capitol
Springfield, Illinois 62701

Re: IAHPC Advocacy Project

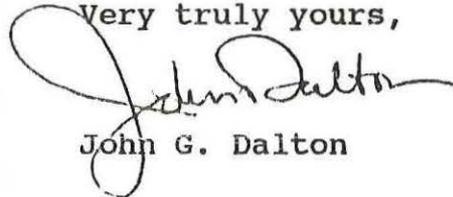
Dear Mr. Ward:

The Chairperson of the McHenry County Historic Preservation Commission, Gloria Mack, has requested that I respond to your letter dated November 18, 1992 requesting a contact person for the IAHPC Advocacy Project. I have agreed to serve as the contact person.

Please correspond to me at the above address and number. For your file, my home number is 815/943-3044.

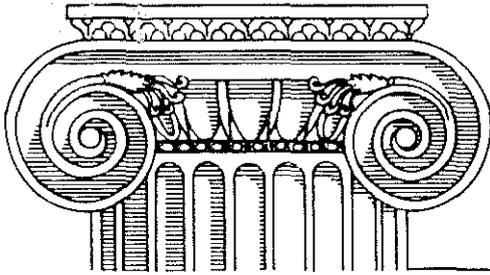
Please do not hesitate to call if you have any questions or comments.

Very truly yours,



John G. Dalton

JGD:bab
cc: Gloria Mack ✓



ILLINOIS ASSOCIATION OF HISTORIC PRESERVATION COMMISSIONS

Illinois Historic Preservation Agency

Old State Capitol

Springfield, Illinois 62701

IAHPC ADVOCACY PROJECT

PURPOSE: To establish a network of IAHPC members who can effectively communicate to state and federal legislators the importance of historic preservation.

WHAT IS A LEGISLATIVE NETWORK?: Each active commission member will have a designated contact who will be responsible for communicating legislative issues to their local commission and community.

WHO WILL BE AFFILIATED WITH THE NETWORK?: Landmarks Preservation Council of Illinois (LPCI) will be the lead organization. Other groups involved include the National Trust for Historic Preservation and the Congress of Illinois Historical Societies and Museums.

WHAT ROLE WILL THE ILLINOIS HISTORIC PRESERVATION AGENCY PLAY?: The IHPA, as part of its normal legislative process, will monitor legislation and keep LPCI informed of issues affecting historic preservation.

WILL THE NETWORK PLAY A PRO-ACTIVE ROLE IN LEGISLATION?: Initially, the network will focus on issues already in the legislature (state and federal appropriations, historic preservation legislation). However, once in place, the network will be able to present legislation that will benefit historic preservation activities (resource protection laws, financial incentive programs).

HOW WILL THE IAHPC NETWORK FUNCTION?: The IAHPC will select a statewide advocacy coordinator, whose job will be to coordinate IAHPC activities with LPCI. That individual will communicate with the elected Board of Directors (or their designee) who will serve as regional coordinators. Each active commission will have a designated contact, whom the regional coordinators will contact with current information.

WHAT IS THE JOB OF THE LOCAL COMMISSION CONTACT?: Once informed by the regional coordinator of current issues, the local contact will inform the commission, and other interested local parties, of the situation and direct them toward any action that needs to be taken (letters of support, phone calls to legislators).

HOW OFTEN WILL THE LOCAL COMMISSION BE ASKED TO PARTICIPATE?:

Any given legislative session may have many or few preservation issues requiring action. Our purpose is to get the information out to our membership, and recommend action when deemed necessary.

WILL THE COMMISSION BE REQUIRED TO TAKE AN OFFICIAL POSITION ON PARTICULAR ISSUES?: The commission will not be asked to take an official stand. The commission may voluntarily wish to do so, but it is not a requirement for participation in the network.

WHAT IF THE LOCAL CONTACT DISAGREES WITH THE NETWORK POSITION?: Participation in the network is voluntary. There will be times when an agreement cannot be reached on particular issues. However, we would ask that the local contact pass the information on, and allow the individual members of the community to decide whether they wish to participate.

YES, WE WANT TO HELP! OUR COMMISSION CONTACT IS:

Name

Address

City

IL

Zip

Daytime Phone Number

Evening Phone Number

Fax Number

Please clip this section and mail to:

Mike Ward
IHPA
Old State Capitol
Springfield, IL 62701

(Please respond by December 21, 1992)