



**Village of Plainfield  
HISTORIC PRESERVATION COMMISSION (HPC)  
Record of Minutes**

**DATE: October 8, 2009**

**LOCATION: Village Hall**

Chairman Lambert called the meeting to order at 7:03 p.m.

**ROLL CALL**

<b>Present:</b>	Commissioners Bright, Olsen, Bortel, Wright, Derrick, Spangler, Chairman Lambert
<b>Absent:</b>	Commissioners Allen and Hendricksen
<b>Also present:</b>	Sara Javoronok-Planner I and Merrilee Trotz - Secretary

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES:**

Commissioner Bortel made a motion to approve the minutes for September 24, 2009 as presented. Commissioner Bright seconded the motion. Voice vote. All Commissioners were in favor. Motion carried.

**CHAIRMAN'S COMMENTS:**

None

**FIVE MINUTE FIELDGUIDE:**

Chairman Lambert stated we recently learned about the Hoffman-Pierce house on Joliet Road. This Italianate Cottage was constructed in 1894 or 1895 originally located where present-day Route 59 and Route 30 merge at Commercial Street. Dr. Hoffman established his dental practice in downtown Plainfield about 1893 located across from the Congregational Church. The wood frame building that housed his office was demolished for expansion of the Plainfield National Bank in the late 1970's. Edward Hoffman built the Hoffman Automobile in about 1903 in a building behind the Opera House Block. This was the only automobile ever built in Plainfield. That building was demolished in the 1940's.

Chairman Lambert stated Dr. Hoffman built his home on a site where 2 Plainfield industries were located. These were the Dillman Foundry and Fanning Mill. The Fanning Mill separated grain from chaff. The Dillman Foundry manufactured reapers for the harvesting of grain as well as producing other fabrications. The Dillman Foundry produced the Hussey Reaper or Cyrus McCormick Reaper. In the late 1880's this site served as the Robert Webb Wagon Works that manufactured wagons and carriages for residents, including a significant number to aid the Union forces throughout the Civil War.

Chairman Lambert further stated when the wagon manufacturing business closed; Dr. Hoffman purchased the property and built an elegant cottage for his wife and himself. About 1900, Dr. and Mrs. Hoffman began dividing their time between Plainfield and Florida traveling by automobile. The Lincoln Highway was established through Plainfield in 1913 passing by the east side of the Hoffman Residence. Dr. Hoffman sold this home in 1920 to George and Mary (Holbo) Pierce.

This begins the second phase of interesting history for this house. Chairman Lambert stated George was a retired baseball player who had played with the Chicago Cubs from 1912-1916, then played one year at St. Louis. He was

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said to be the only left-handed, spit ball pitcher in professional baseball in that era. He played alongside Joe Tinker, Johnny Evers and Frank Chance, Chicago Cubs infielders leading the Cubs to 4 National League pennants (1906, 1907, 1908 and 1910) and 2 World Series wins (1907 and 1908).

Chairman Lambert stated George Pierce purchased the local pool and billiard hall from George Pollard. Mary Pierce was one of the first Home Economics teachers in the Plainfield Schools. George Pierce died in 1935. Mary Pierce moved to Chicago in 1937. In that year, an alternate alignment of Route 66 was designated through Plainfield following Division Street and alongside the west side of the Hoffman-Pierce home. Mary Pierce and her second husband sold the house to Johnson Oil Co. in 1938. Loren Eichelberger moved this home by horse team south on Route 59 and then east across the lawns between 2 homes to its current location on Joliet road.

Chairman Lambert stated the Johnson Oil Co. opened its first Plainfield "Brilliant Bronze" gas station in 1939. This station is believed to have been relocated east on Joliet Road in 1946 when a new station replaced the original building. This building was remodeled numerous times and now sits abandoned having been approved for demolition several years ago by the HPC.

The Hoffman-Pierce home still stands today retaining a significant portion of the original architectural character, including a distinctive roofline; original porch details; and stained glass windows. The Hoffman-Pierce home serves as a cautionary reminder that Plainfield's history is not always readily apparent and hasty assessments of historical significance may unintentionally lead to demolition of significant sites in our community.

**COMMISSIONERS COMMENTS:**

None

**PUBLIC COMMENT:** (Items not on the Agenda)

No one approached the microphone.

**STAFF REPORT**

Planner Javoronok stated no landmark applications had been received and there were no pre-application meetings. Further stating that since writing this report staff has received one landmark application for a residence at 300 Lockport Street. Planner Javoronok stated that staff has not received any demolition applications or approved any demolition permits; no changes to the preservation watch list; and no new developments to report.

**OLD BUSINESS:**

**24010 W. Commercial St. Case No. 1469-052809.HPC**

Commissioner Bortel made a motion to continue the public hearing for case no. 1469-052809.HPC to November 12, 2009. Commissioner Wright seconded the motion. Vote by roll call.

Aye: Commissioners Bright, Derrick, Olsen, Spangler, Wright, Bortel, Chairman Lambert

Nay: None

Motion carried.

**15311 S. Corbin Street Case No. 1480-082009.HPC**

Commissioner Bortel made a motion to continue the public hearing for case no. 1480-082009.HPC to October 22, 2009. Commissioner Bright seconded the motion. Vote by roll call.

Aye: Commissioners Bright, Derrick, Olsen, Spangler, Wright, Bortel, Chairman Lambert

Nay: None

Motion carried.

**NEW BUSINESS:**

Chairman Lambert recused himself and turned the meeting over to Vice Chairman Bortel at 7:15 p.m.

**24004 W. Lockport St. Case No. 1487-091109.HPC**

Commissioner Bright made a motion to open the public hearing. Commissioner Olsen seconded the motion.

Aye: Commissioners Bright, Derrick, Olsen, Spangler, Wright, Bortel

Nay: None

Motion carried.

Planner Javoronok stated the applicant is proposing to demolish the subject property in order to construct a three-story office building on the side and adjacent properties. This property is located at the northwest corner of Lockport Street and Route 59/Division Street and is zoned B-5. The properties to the south and west are zoned B-5 while the properties to the north and east are zoned R-1 Overlay. Staff has received general comments from the engineer who has concerns regarding the sight lines and parking.

Planner Javoronok presented her staff report dated October 2, 2009.

Planner Javoronok stated the Planning Department recently started a comprehensive planning process for the downtown and surrounding central area. The intent of the plan is to address a range of issues including land use, transportation, architecture, signage, lighting, landscaping and historic preservation. This plan has the potential to affect the potential uses and form of changes in this area. Staff is seeking feedback from the HPC in light of this pending planning process.

Planner Javoronok stated the survey reports that the subject property is contributing. It is a Four Square residence with Prairie influences constructed in the 1910s that has been converted to a commercial use. It serves as a visual anchor for the east end of the downtown at the intersections of Lockport Street and Division Street/Route 59. It is possible that the architect who designed two other buildings at this intersection, since razed, designed it. The property is zoned B-5, Traditional Business District, and the *Comprehensive Plan* identified it as General Commercial. Unlike Business Transition, the Transitional Commercial zoning does not discourage the demolition of structures.

Planner Javoronok stated that given the pending historic district application and *Central Area Plan*, staff believes that the subject property should reflect the character, scale, and massing of the adjacent properties and other buildings in the downtown. This site is a key intersection in the Village and is highly visible from the heavily traveled Illinois Route 59 and Lockport Street corridors. The General Design Guidelines in the Historic Preservation article of the Zoning Ordinance recommend that new structures be compatible with, but not the same as the architectural styles and general designs and layouts of the surrounding structures. It is staff's position that the proposed structure is not in accordance with this guidelines given the structure's size, scale, massing, and character.

Planner Javoronok stated staff recommended that the applicant work with members of the Historic Preservation Commission and Planning staff to modify the plans for the subject property so that it is more compatible with the adjacent properties and the downtown in terms of size, scale, massing, and character.

Vice Chairman Bortel sworn in the applicant Vincent Fazio of 24634 Kingston Street, Plainfield.

Mr. Fazio stated this building is old; was constructed with gumwood doors and pine trim; there is no insulation; the wiring is inadequate for a modern structure; and the storm windows are gone. Mr. Fazio said it is an old house that progress has passed by. Mr. Fazio stated as far as the size of the building and the proposed building being 9 times larger than the current building, the old building covers the old Reel 'em Inn site, there was an old garage at one time that was replaced by a gazebo that is no longer there. Mr. Fazio stated it is a busy corner that is highly visible. Mr. Fazio stated the population of Plainfield has grown 17 times larger and the traffic count is huge. Mr. Fazio said progress and time have passed this building up and it is time for something new and beautiful.

Commissioner Bright asked if Mr. Fazio would consider making this new building a two story rather than a three story building. Mr. Fazio replied possibly. Mr. Fazio stated he is not a developer and this is the only time he would do anything like this. Mr. Fazio said the 3 story building will fit in for a long time in the future. Commissioner Bright stated the rest of Plainfield is two stories. Commissioner Bright stated the one story building in front would have two

stories behind it. Mr. Fazio said he was not sure how much higher the proposed building would be from the peak of the roof of the frame building.

Commissioner Olsen asked if the applicant had considered starting with the building you have and embellishing, enlarging and staying with the style. Mr. Fazio said that was a consideration but the cost was great. Mr. Fazio said it was an Italianate style; it will have some of the characters of the building in the 500 block of Lockport Street which he considers to be the Historic Business District. Mr. Fazio said the proposed building will have some of those elements; he chose the Italianate style as it would fit in at that corner. It would be a brand new building, would not look modern, it will look like it was meant to be there. Commissioner Olsen said it will not have the fake building fronts. Commissioner Olsen said she hated to see that style of building leave the corner. Mr. Fazio said it would be brick with limestone on it. Mr. Fazio said that style is better represented over at houses located on Ottawa Street and the old Testin house across from the Village Green that has been landmarked. Mr. Fazio said this was a house that just does not fit there anymore.

Vice Chairman Bortel stated the new building did not fit with the other structures sitting on that block. Mr. Fazio said taking the elements from the 500 block and bringing it to this busy intersection would be a nice gateway to Lockport Street heading west and thought this would look fine.

Commissioner Spangler mentioned it is the massing of the building compared to everything else downtown. Commissioner Spangler said he understood keeping the façade somewhat similar but that the proposed building dwarfs everything else in the downtown as there are a few two story buildings but there are also one story buildings.

Mr. Fazio indicated the library plans another expansion of 70,000 or 80,000 square feet. Mr. Fazio he did not know if the library would be three stories but it would be massive. Planner Javoronok thought the library expansion is going to be two stories. Commissioner Spangler asked if three story buildings were allowed in the downtown. Planner Javoronok said there are height limitations and floor area ratio. Mr. Fazio stated his proposed building was within the guidelines of the height restriction.

Vice Chairman Bortel stated this building will stand out and will be massive compared with everything in this area. Vice Chairman Bortel said that may not be good but it will be massive from Lockport up to Oak Street over to Arnold Street. Mr. Fazio said in the mid 1990's Carl Bryant's building was an unpopular design at the time and was massive but that it fits in now. Vice Chairman Bortel said it is considerably smaller and it is not three stories tall. Mr. Fazio said at the time it was massive to begin with. Commissioner Spangler asked if Mr. Fazio had thought of opening up the elevations more with store fronts along the Rt. 59 facade because without this building would just be a wall. Mr. Fazio said the first floor with the little windows will be commercial retail, retail restaurant type size, looking like store fronts. Mr. Fazio said there are several styles and these have not been hammered out.

Commissioner Wright asked how long Mr. Fazio had owned the building and if there had ever been any code enforcement violations during that time with the current building. Mr. Fazio indicated he had owned the building 12 years and there were have been no violations.

Commissioner Spangler asked if Mr. Fazio would be willing to review this plan to maintain the character/integrity of the downtown. Mr. Fazio said he would be willing.

Commissioner Olsen asked if they were to critiquing the proposed building or the importance of the existing building. Planner Javoronok said the HPC is to determine that the subject property has historic or architectural significance. Commissioner Olsen said if we feel there is historic or architectural significance we should not recommend ... Planner Javoronok said if you feel there is historic or architectural significance you could recommend to the Village Board that they approve a community impact study for the property.

Commissioner Spangler said per our current historic preservation ordinance demolition permits would not be approved due to the fact that Historic District has already been submitted. Planner Javoronok said we have approved a few permits for work that did not affect the integrity or the character of the structures or for work that was already approved by the Village Board. Commissioner Wright said the staff recommendation leads us to believe that it is a

foregone conclusion that the demolition would be approved and we should focus on something that becomes the next step. Planner Javoronok said that is not the intent of the recommendation.

Vice Chairman Bortel said the building is significant in effect that it was probably designed by a local architecture. Planner Javoronok said there is some evidence that it was designed by Herbert Cowell. Vice Chairman Bortel said it would be only the second building in the downtown that was designed by an architect (that being the Masonic Block and this one being on the corner of Lockport and Rt. 59.) Planner Javoronok said the Masonic Block was designed by J.E. Minett but was not sure that others in the downtown were designed by an architect.

Commissioner Derrick asked what evidence we have with the association with Cowell. Planner Javoronok stated the Chairman had prepared notes on Herbert Cowell's architecture in Plainfield that he had given to the Village a few years ago. Planner Javoronok stated it was based on local sources of other residents that have lived in Cowell homes.

Vice Chairman Bortel said Cowell did the design on the property at 127<sup>th</sup> and Plainfield/Naperville Road – the house that was moved across the road in the 20's and there is a house on Bartlett that Cowell designed and lived in and there are others that Cowell did that have been torn down. One was the Baptist Church across Lockport Street.

Vice Chairman Bortel sworn in Paul Wheeler who is co-owner of the building.

Mr. Wheeler said he is a life long resident of Plainfield. Mr. Wheeler said as Vincent mentioned there are a number of examples of that style in town. Mr. Wheeler said he did not know that we have established conclusively that this was designed by Cowell. Planner Javoronok said there are local sources (residents) that say this building was designed by Herbert Cowell. Mr. Wheeler said back in '95 he did some study about traffic patterns and that corner was one of the busiest corners in all of Will County and he suspects it still is to this day. Mr. Wheeler said a good way to introduce to the people driving by to our downtown with some of the construction done in the downtown and the Streetscape that this building would continue to add to that and compliment it. Mr. Wheeler said he was not sure it was this Commission's decision to demolish this building is necessarily dependant on what we are going to put up. Vice Chairman Bortel said it is our function to listen to the evidence and make a decision on whether we want to recommend to the Village Board that this building be demolished or not.

Commissioner Spangler asked if the applicant had a time frame. Mr. Wheeler said they are trying to get it done as soon as possible. Commissioner Spangler said like when the church was across the street a demolition permit was submitted. Commissioner Wright said the initial proposal was a grass lot and this was not acceptable to the Village. Mr. Wheeler said he runs his business here and does not see himself tearing down a building and not having a place to operate my business. Mr. Wheeler said our goal is when we do this be ready to demolish and begin construction right away. Mr. Wheeler said part of doing this is finding the tenants and the other investors who will come in on the project with us. Mr. Wheeler said he has his business to run and he has no intention of relocating his business in any other spot other than that corner in Plainfield so the chances of this building coming down and not being rebuilt are slim and none. Mr. Wheeler said their goal is not to destroy the character of the downtown, we were both raised here and we have lots of family living here and our goal is to build something that is going to be nice, attractive, and going to benefit the entire downtown community, not only our businesses but the people that would be in there with us and others doing business up and down the street. Mr. Wheeler said that with us doing something with our corner that perhaps the corner on the other side of the street will be developed and our downtown will continue to grow with the old in the 500 block and us. Mr. Wheeler said you will have a corner that you can be proud of where people can come and do business and will generate revenue and tax dollars and continue to make downtown Plainfield a destination for the people living in the community plus those people who are from other communities. Mr. Wheeler said we are seeing some of the restaurants as a result of the Streetscape. Mr. Wheeler said they thought this would be a project the community would be happy with and will benefit everybody.

Commissioner Olsen asked if with the historic demolition ordinance if the same thing is possible that they could tear down the building and not have a plan in place and end up with another empty lot. Planner Javoronok said it could be possible they could tear down the building, they have a plan, but there is a possibility that demolition permit could be approved and there could be a delay as to when something is constructed. Commissioner Olsen asked if they would have to come up with something more conducive to the downtown, something that would fit more in character and theme and spirit. Planner Javoronok indicated staff recommended the applicant go through the concept plan process

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to get the HPC take on the demolition of the structure simultaneously, the applicant would still have to go through the site plan review process. Commissioner Spangler said the way he understood the demolition process, when a property is demolished a concept plan is required for the redevelopment of the property as part of the process but not a final plan.

Commissioner Spangler asked when the Village Board was going to review the Historic District for the downtown. Planner Javoronok stated a date had not been set.

Commissioner Bright asked when the applicant goes to the Plan Commission if they have to have more than a concept plan. Planner Javoronok stated there are two steps when the applicant goes to the Plan Commission, the first is the concept plan which is what you have, and prior to construction the applicant will submit a full site plan review which will be reviewed by the Plan Commission and the Village Engineer.

Mr. Wheeler said there is no way they will tear down this building and not have village approval on what we are going to reconstruct. Commissioner Spangler said that was why he asked about a time frame.

Commissioner Derrick stated it has been offered that there are other examples that are placed examples and asked how many well executed four squares do we have? Planner Javoronok said that was part of the urban survey and there is a list but did not know without looking up this information. Mr. Wheeler said he did not know the number of them but in driving around town, the two that come to mind are easy to find. Mr. Wheeler said one is on Fox River Street that is what I refer to as the Testin house. Vice Chairman Bortel said that is the Smith house and has been landmarked. Mr. Wheeler said another four square is on Ottawa Street just west of the repair shop on the south side of the street. Vice Chairman Bortel said there is another four square on Bartlett across from the Wright/Kelly house also. Mr. Wheeler said in terms of framed four square on Ottawa Street west of Fox River on the south side of the street there is another example that has been added onto and across the street on the north side there are a couple of framed four squares.

Vice Chairman Bortel asked for public comments.

Mary Alice Lambert was sworn in. Her address is 24012 W. Lockport Street. Mrs. Lambert addressed her concern, as a neighbor of the subject property, with the number of buildings that have been raised having significant value either historic or atmospheric for the area these buildings were located in. Mrs. Lambert is concerned the razing of this building would make a significant difference at that corner. Mrs. Lambert thought this corner is a wonderful gateway to what we consider a historic downtown and this proposed building is not an appropriate size or mass for that corner or with what we have in the rest of the downtown. Mrs. Lambert is very concerned about parking as well.

Bob Navarro was sworn in. He said he owns the property at 24008 Lockport Street. Mr. Navarro stated he owns an old building and it needed some care and feeding. Mr. Navarro said he did considerable work to the facade and rewiring the building and putting on a new roof. Mr. Navarro said he understands the number of dollars needed to put into a building but as Mary Alice mentioned this is suppose to be the gateway to a historic downtown area. Mr. Navarro said he bought his building because it is in the downtown area; it was more attractive to have a building similar to other old buildings in the downtown and not look at properties along Rt 59 and other new developments. Mr. Navarro said the current structure fits the historic charm or historic feel of the downtown, the two story lends itself with well to the other buildings that are not just in the 500 block but also the 400 block and subsequent blocks along Lockport. Mr. Navarro would be very disappointed if this building was demolished and would be doing the community a disservice and the proposed new structure would not be evident of an historic downtown. Mr. Navarro is concerned about this property being demolished and the proposed new structure and what that does to the corner and the historic downtown karma feel.

Commissioner Bright made a motion to close the public hearing. Commissioner Spangler seconded the motion.

Aye: Commissioners Bright, Derrick, Olsen, Spangler, Wright, Vice Chairman Bortel

Nay: None

Motion carried

Commissioner Spangler indicated he would prefer to table or continue this case until the Historic District is reviewed by the Village Board as the preservation ordinance clearly states that demolition permits cannot be issued for alteration, construction, removal or demolition of any property within a proposed district. Commissioner Spangler said that is why he asked about the time frame. Vice Chairman Bortel asked if this building was within the boundaries of the proposed Historic Downtown District. Planner Javoronok stated it was within the boundaries of the proposed historic district. Commissioner Spangler asked if they could table this case. Commissioner Olsen asked if we were talking about the time frame for the historic district to be presented. Planner Javoronok said the application has not been withdrawn and it is not currently scheduled.

Commissioner Wright asked if a complete demolition application had been received and if there was a clock associated with this request. Planner Javoronok indicated a complete application had been received and the clock associated with this application is this public hearing.

Vice Chairman Bortel asked if the commissioner looked at the recommendation from staff. Commissioner Wright said as to the demolition application we have things that would prevent it from being recommended for demolition; our first landmark was a four square kind that is a common building type in America; there is the question if it was a local architect or not and that is something we could ask the applicant if they are willing to do some research maybe not a full impact study. Commissioner Wright did not want to waste the applicant's time and money doing a full impact study when we can already identify several things that make it worthy of preservation. Commissioner Wright said he would tonight recommend that it not be demolished but if we get into the discussion of where the town is going, what is the commission thinking, how this concept plan could look better – Commissioner Wright said he felt responsibility to say let's not demolish it.

Vice Chairman Bortel said he agrees with members of the public who made comments that this corner is historically in keeping with what is going on in the 400, 500 and even 600 blocks of Lockport Street and that to demolish this structure together with a group of buildings that are very similar to this particular building and put up this other structure that is not in keeping with anything downtown, could not agree to demolish this structure either. Further stating that even if it is a busy corner the applicant has been here twelve years, managed to keep his business thriving, chosen not to do any work to the building or fix up the building but to let it slowly fall apart to allow it to be a good reason to demolish it. Vice Chairman Bortel said it is a unique looking building, great entrance to the historic downtown.

Commissioner Olsen agreed with Commissioner Spangler that we cannot approve a demolition permit while the historic district application is pending. Planner Javoronok said if the commission wanted, we have approved a few other permits for that area, things that were not visible or they did not affect the integrity but there have not been any permits that did affect the integrity. Commissioner Olsen said she understood the applicants want to make it more profitable and larger but without treading on trying to design their building story, she thought with the historic district the commission would have a little more input on how we want that corner to look. Commissioner Olsen said without the district the village did not have much control on what this building would look like. Planner Javoronok said the applicant would still have to go through the demolition process for the existing building and it would go through site plan review process. Commissioner Olsen said she was hoping the Historic District and this property together are going to define how we want to treat our downtown.

Commissioner Derrick said there is no precedent for approving actions that have the potential to affect the integrity of the pending historic district. Commissioner Derrick said she would argue that this would have the potential to affect the integrity of the historic district so she did not know if they could approve this demolition tonight. Planner Javoronok said this is up to the commission. Commissioner Derrick asked if they could say this might impact the integrity of the district as a whole. Planner Javoronok said that is an option.

Commissioner Spangler made a motion to recommend denial of the demolition permit per Sec.9-148(4) in the Historic Preservation article of the Zoning Ordinance for case no. 1487-091109.HPC/demo. Planner Javoronok said the ordinance outlines that the commission can approve the demolition permit or they can recommend to the board that there be a community impact study.

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Commissioner Wright made a motion that this demolition application be recommended for a limited impact study that will focus on the architectural history of it and I am open to any amendments.

Commissioner Derrick asked the criteria in the impact study. Planner Javoronok listed the various criteria. Commissioner Derrick asked if this current building cannot be rehabbed in such a way to meet the needs of the current owner versus the need for something nine times the size of the current building or maybe five times the size of something that might be more sympathetically constructed. Commissioner Derrick said she would like to get into that as she is not hanging onto this because Cowell designed this building. Planner Javoronok said it basically includes information about the income producing nature of the property, information on the market value of it and other properties in the same condition, economic feasibility of rehab or reuse of the existing structure, the market values of the property if rehabbed on site or if rehabbed off site, market values of the proposed redevelopment, market values of adjoining properties based on the similarity of the rehabbed structure and market values on the scenario of the redevelopment, the cost of new construction, the alternation/demolition, the market value of the proposed development with the renovated historic structure, and a few other things like life cycle costs are in there.

Commissioner Derrick said people rehab old buildings; the current building is more the same rhythm and height with the other buildings in that block which is immediate context, so how is it used now, what would be a more limited rehab that could still meet the needs or future needs versus something so large and the cost associated with that? There is a two story building across the street that is largely empty with office space.

Commissioner Olsen asked what limited impact study would include.

Planner Javoronok said a limited impact study looking at the whether it was architecturally designed and architectural character of the property.

Commissioner Derrick asked if no one was interested in the demonstration of need.

Commissioner Wright stated that if you look at the proposal it is a simple spread sheet, they will show they cannot get a restaurant with outdoor eating and three offices in that building and it would just be a hoop to jump through.

Commissioner Spangler said that will go through the Planning Department.

There was additional discussion on the history of this property; who is responsible to complete the impact study; if this building could still be used; and whether it could be more profitable.

Repeat of the Motion – Commissioner Wright made a motion that this demolition application be recommended for a limited impact study that will focus on the architect and architectural character of the property.

Commissioner Spangler seconded the motion.

Aye: Commissioners Bright, Derrick, Olsen, Spangler, Wright, Vice Chairman Bortel

Nay: None

Motion carried.

Chairman Lambert returned to the meeting.

**COMMITTEE REPORTS:**

Commissioner Bortel stated there was a special meeting September 30<sup>th</sup> of the Public Outreach and LDDC committees regarding the CLG Application and working on an application for a grant for a brochure coupled with technology for the downtown to be completed by the November 30<sup>th</sup> deadline.

Discussion was held regarding the October 24<sup>th</sup> walking tour. Chairman Lambert said if publicity was not out there and we are still working on loose ends then he would recommend we take this walking tour and package it into the format we want to use in the future and put it out when everyone feels comfortable.

**DISCUSSION:**

None

**ADJOURN:**

Commissioner Bortel made a motion to adjourn. Commissioner Bright seconded the motion. Voice vote. All the Commissioners were in favor.

Meeting adjourned at 8:30 p.m.

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Respectfully submitted,  
*Merrilee Trotz* - Recording Secretary