

**MINUTES**  
**CITY OF WOODSTOCK**  
**OLD COURTHOUSE AND SHERIFF'S HOUSE ADVISORY COMMISSION**  
July 18, 2016  
City Council Chambers

A Regular Meeting of the City of Woodstock Old Courthouse and Sheriff's House Advisory Commission was called to order at 7:00 PM by Chairman Dennis Sandquist on Monday, June 20, 2016 in the Council Chambers at City Hall.

A roll call was taken.

**COMMISSION MEMBERS PRESENT:** Jim Campion, Trisha Doornbosch, Jim Prindiville, David Stumpf, Tammy Townsend-Kise, Joseph White, and Chairman Dennis Sandquist. Lynde Anderson arrived at 7:35 p.m.

**COMMISSION MEMBERS ABSENT:** None

**STAFF PRESENT:** Economic Development Director Garrett Anderson, Grant Writer Terry Willcockson, and City Planner/Staff Liaison Nancy Baker.

**OTHERS PRESENT:** Susan Stelford, Friends of the Old Courthouse

**ANNOUNCEMENTS:** Chairman Sandquist announced that Commission member Jodie Kurtz-Osborne had submitted a letter of resignation.

**APPROVAL OF MINUTES**

Motion by J. Campion, second by J. Prindiville, to approve the minutes of the June 20, 2016, meeting of the Old Courthouse and Sheriff's House Advisory Commission as presented.

Ayes: L. Anderson, J. Campion, T. Doornbosch, J. Prindiville, D. Stumpf, T. Townsend-Kise, J. White, and Chairman D. Sandquist. Nays: none. Abstentions: None. Absentees: Lynde Anderson. Motion carried.

**PUBLIC COMMENT**

Gunnar Gitlin appearing on his own and on behalf of Woodstock Celebrates addressed the Commission regarding the Debs marker in front of the Sheriff's House. He stated that the state [historical society] has supported a historic marker but the City's language will probably not get approved because it does not include enough information about Debs. The state says its one of the most important markers they have seen in 20 years. The City's concern is length. Mr. Gitlin stated it was important not to lose momentum in pursuing the marker.

Mr. Gitlin also expressed concern regarding the use of aluminum clad windows. Windows should be historically accurate, not just cheaper and all wood is better. He knows an individual who is an expert on historic windows who could be consulted.

In response to Mr. Gitlin's concerns regarding the Debs marker, J. Prindiville expressed concern that legal and labor organizations are not providing a lot of support and asked if the McHenry County Bar Association or labor groups would be willing to financially support the establishment

of the marker. Mr. Gitlin said the Bar Association supported the concept but did not provide any funding.

In response to a question from Chairman Sandquist, N. Baker stated that staff would provide updates on the window project and the Debs marker later in the meeting.

## **DISCUSSION OF FUTURE USE RESEARCH**

At the June meeting, Commission members volunteered to research various potential uses for the property.

D. Stumpf stated that he envisions a two step process—first Commission members will lay out the concept and a general thumbs up or down poll is taken. For those concepts that receives “thumbs up,” a more detailed phase 2 analysis would follow.

**Regional Arts Center/Arts Incubator:** T. Doornbosch distributed real estate comps which were provided by Heather Schweitzer of Premier Commercial Realty and highlighted key points from her reports. An Arts Incubator would support small business start-ups. With this scenario, the Sheriff's House could potentially be separated from the courthouse and sold to raise funds though she is not recommending that.

T. Doornbosch plans to visit the 1871 arts incubator in Chicago to gather information regarding operations. She noted that there are local business people who are willing to help develop this concept further.

D. Stumpf asked for information regarding operating costs. T. Doornbosch said the Artspace study may help with that question. D. Stumpf noted that Artspace knows how to raise money.

**Community Center/Museum/Visitor Center:** J. Prindiville reported that he met with community members Susan Stelford and Tom Willcockson initially to discuss the potential uses. The visitor center use would keep the building open as many hours as possible and would make the building a visitor destination.

J. Prindiville, D. Stumpf, Mary Ellen Prindiville, and Susan Stelford visited the Gorton Community Center in Lake Forest and met with directory Amy Wagliardo. Jim described the facility and noted that a childcare center is the anchor program and serves to link younger families in the community. The upper level of the building is occupied by various non-profits. Leadership is key the Gorton Center's success. Gorton has a large endowment and last year they fundraised \$7,000,000. Additional information has been requested regarding operating agreements, budget, municipal contribution, rentals and job descriptions.

In response to a question from Chairman Sandquist, J Prindiville said that the Gorton Center is a 501c3 and staff is employed by the 501c3.

T. Doornbosch asked if commission members knew why the Dick Tracy museum closed. J. Prindiville said he recalled that fundraising was an issue. T. Doornbosch asked what was envisioned regarding a museum under this use scenario. J. Prindiville responded that one possibility is rotation displays by organizations such as the McHenry County Historical Society, the Challenger or agriculture related companies or organizations.

J. Prindiville noted that a museum use could trigger extensive design such as a freight elevator.  
T. Doornbosch stated that local museums would need to buy in to the museum concept.

**Agriculture, History, and Genealogy Opportunity:** D. Stumpf presented an overview of his concept of a multi-tenant environment for entities involved in agriculture, history and genealogy—a “museum of museums”. He noted that there are at least 30 organizations in McHenry County with these interests. He referred to the model agriculture set many years ago which resulted in entrepreneurial advances. The McHenry County Community Foundation funded study regarding local food sources for McHenry County.

The concept he is proposing offers opportunities with county officials such as the County Clerk and the County Recorder of Deeds to make records more accessible to the general public while at the same time enhancing their information systems.

There is already a county-wide history umbrella organization which could potentially supply staffing.

T. Townsend-Kise asked if this use would serve as entry point not just into Woodstock but also the entire County.

In response to a question from T. Townsend-Kise regarding management, D. Stumpf responded that it could be operated by a consortium or it could be more entrepreneurial business organizations.

D. Stump noted that there is still a strong family history in agriculture in McHenry County.

**Educational Uses as Primary Tenants:** T. Townsend-Kise and D. Sandquist met with Mayor Sager and others regarding the potential use of the Old Courthouse for education. They started with the ULI TAP recommendation and concluded that they need to look at private organizations not public.

Loyola University's use of the Cuneo Mansion is an example of this type of use. They also looked at educational opportunities in the health care field.

One of the drawbacks of an educational use is that there may not be a seven day a week presence. Other concerns include if the use will be a draw to the downtown and if the building will be technology friendly.

Chairman Sandquist pointed out other educational re-uses of properties including the Loyola Retreat Center on Country Club Road, the Yerkes Observatory, and Aurora University's George Williams campus in Williams Bay.

Chairman Sandquist suggested that possible fields of study for a McHenry County Old Courthouse education use include medical records or medical billing, arts-related education, and Ignite Woodstock's writing program.

Education could also be a secondary use of the building if there are spaces where continuing education courses could be offered.

D. Stumpf agreed with a focused program approach. T. Townsend-Kise asked if a university would be interested in an opportunity to operate a museum of museums.

D. Stumpf also noted the potential through the ag extension program and the possibility of USDA funded programs.

T. Doornbosch liked the concept and suggested looking at the Campbell Center for Historic Preservation in Mt. Carroll, Illinois.

J. Prindiville stated that university management would be advantageous because of their expertise in managing facilities. Chairman Sanquist concurred, citing the Cuneo/Loyola example.

J. Prindiville mentioned a site in Duluth that was given to a university which used it for dorm and now it is used for banquets, etc. K. Townsend-Kise said there are many examples of buildings which were gifted to universities.

D. Stumpf suggested the commission think about an ecology use also. The Woodstock area is part of a strong conservation community. A list of programs which might fit in the courthouse should be compiled and then provosts could be approached.

Chairman Sandquist felt that the two areas that should be investigated next are medical billing/coding and creative arts/writers workshop.

**Future Richard J. Durban Congressional Library and Museum:** J. White noted that the Commission had received copies of the list of historic Illinois courthouses he compiled.

J. White explained that he approached the use question from the standpoint of finding funding. Every congressional district in Illinois has a congressional library with this exception of the district which includes McHenry County. McHenry County College could potentially be responsible for the collection but it would be housed in the Old Courthouse.

D. Stumpf stated that he likes the repository idea, especially the money side of it, but is concerned that the federal government may want to own and control the property.

T. Doornbosch asked how much space is required for a congressional library.

J. White state that one of his goals is to find someone fully funded and ready to go. He likes the idea of splitting the use of the two buildings.

Chairman Sandquist asked if J. White had any idea of the number of visitors that would be expected and would it bring people to Woodstock. J. White felt it would not rival the Opera House as a destination.

D. Stump suggested that Woodstock historic collections could go into this type of facilities and there may be other organizations' libraries that could complement this.

**General discussion regarding use analysis:** D. Stumpf stated that the Commission is going to need help going forward. It will need comparables and maintenance costs per month. Architects can do this.

Chairman Sandquist said it is incumbent on the Commission to do additional research before turning this over to staff. The Artspace study will provide substantial insight. T. Doornbosch felt that Artspace recommendations can also tie into the community center concept.

A discussion regarding the Gorton Center followed. D. Stumpf observed that similar use of the Old Courthouse could occur with discrete groups funding themselves and with a full-time staff member that organizes and schedules the use of the property.

J. White summarized that much of what the commission has discussed is a multi-purpose, multi-use building under city ownership.

#### **STAFF UPDATE**

**Courthouse Windows:** N. Baker stated that bid documents have been finalized for the Old Courthouse window project and the City is currently accepting bids. Bids are due on August 4<sup>th</sup>. The project includes a base bid and two alternates. The base bid is for the replacement of the existing windows on the west side of the building with new insulated glass aluminum clad wood windows with aluminum trim. The base bid also includes the replacement of two doors on the west side and the salvage of three upper sash from the west side and relocation to the east side to temporarily replace sash that are becoming unsafe.

Gunnar Gitlin addressed the Commission regarding the use of aluminum clad windows and stated that all wood windows are better. He said he could provide the name of an individual who presents this and has this expertise.

In response to a question from regarding the impact the new windows will have on the historic status of the building, Chairman Sandquist stated that this Commission expressed its desire to see energy efficient windows and the City's Historic Preservation Commission approved the project.

L. Anderson asked for clarifications regarding the bid plans and specifications.

**Historic Marker:** N. Baker reported that the City has received correspondence from William Fury, Executive Director of the Illinois State Historical Society regarding the proposed marker. The Historical Society received both the City Council's approved language for the marker along with alternate language prepared by Kathy Spaltro which is more focused on Eugene Debs. He believes that the marker should use the alternate language. N. Baker noted that the alternate language requires a larger marker which is not appropriately sized for the site. Mr. Fury advised that he would like to visit the site and discuss options. D. Stumpf suggested a two-sided marker with the local history language on one side and the Debs language on the other. He referenced the Frances Willard historic marker in Evanston.

A discussion followed regarding the connection between Debs and the recently designated Pullman National Park in Chicago.

**Survey Results:** N. Baker distributed the current survey results prior to the meeting. She called the Commission's attention to the A-frame sign which can be used to publicize the survey.

#### **FUTURE AGENDA ITEMS**

Chairman Sanquist stated that the Artspace report may be ready for the next meeting and that there may be a need to further discuss the historic marker. The Commission should continue to research future use topics for discussion at the next meeting.

J. White said he would like the Commission to look into building information modeling or "BIM". He explained that technology is used to create a virtual space so that when the building is marketed, potential tenants/users would be able to envision the space. It is also intended to be used in planning for and managing the life cycle of the building. A question was asked regarding the cost of BIM. T. Townsend-Kise offered that her office owns a 360 camera.

Chairman Sandquist announced that both he and Vice Chairman Stumpf will be absent from the August meeting. He explained that any member can call the meeting to order and then the Commission will need to elect a "chairman pro-tem."

#### **ADJOURN**

Motion by J. Prindiville, second by D. Stumpf, to adjourn this regular meeting of the Old Courthouse and Sheriff's House Advisory Commission to the next regular meeting on Monday, August 15, 2016 at 7:00PM in the Council Chambers at City Hall. Ayes: L. Anderson, J. Champion, T. Doornbosch, J. Prindiville, D. Stumpf, T. Townsend-Kise, J. White, and Chairman Dennis Sandquist. Nays: none. Abstentions: none. Absentees: none. Motion carried. Meeting adjourned at 8:55PM.

Respectfully submitted,

Nancy Baker  
Staff Liaison to OCHASH Advisory Commission.