

FAQs for Village Demolition Projects

Property Demolition Project at 1109 Pyott Road

Why is the Village demolishing the barn and stables?

While the Village's property on 1109 Pyott Road was previously leased and used as an equestrian facility, the property is currently unoccupied, and the structures have fallen into disrepair. The Village will begin the demolition of the barn and stables on the property pending approval from the Board of Trustees. However, the property will still be used for community enjoyment. After the demolition, the Village plans to pursue future recreational uses of the lot to create new community spaces for residents to enjoy.

What is going there instead?

At this time, the site will be prepared for future public use by converting it to green space. Throughout 2019, the Parks and Recreation Board held many discussions about future recreation opportunities that would be suitable for the property. Most recently, the Board shared ideas for walking paths, a wheelchair-accessible playground, a splash pad, an outdoor exercise park, and more. To learn more about the discussions, you can listen to the minutes from the 2019-12-05 meeting [here](#).

What will the community green space look like?

At this time, plans are in place to create an open area green space. This means that the facilities will be leveled, and the turf will be planted with grass, which was already done to the area where the farmhouse was formerly located on the parcel. Until the area is developed for future recreation, it will be available for activities like walking, playing sports, and picnicking. In the future, the Village may consider adding additional recreation opportunities to the property. Residents are

encouraged to submit recommendations, though additions to the lot will not be considered during this fiscal year and possibly not for some time.

When will the demolition start?

Demolition work is scheduled to begin the week of May 18, 2020.

What will happen to the food pantry?

The food pantry will remain open and operational in its current location. Staff and visitors will be notified about any impacts on parking capacity during demolition.

Can the barn be preserved?

The large barn itself has been condemned and the cost of restoring the barn's roof and structural integrity is in excess of \$500,000. In addition, the stables require costly maintenance in order to be viable and safe for use. Letting the structures continue to deteriorate would cause higher costs to demolish the site in the future.

Can the silo be preserved?

The Parks and Rec Board did have a desire to salvage the silo for future incorporation into the property as the Village transitions the area into a community park. Our staff retained the services of a structural engineer to inspect the soundness of the structure and estimate repair costs for budget purposes if the structure was found to be unsound. The report indicated that

the lower courses of the blocks were failing and that the silo would need to be rebuilt at a cost of between \$50,000 and \$100,000. Based on these findings, the Parks Board decided to not pursue saving the structure.

Why won't the Village find a new equestrian school as a tenant?

The barn and stables have deteriorated to the point where the cost of repairs and improvements far outweighs the financial return from renting the property and structures as a horse stable and boarding service. Renting the property is not a core service provided by the Village, and continued efforts to lease the property do not meet the operational excellence goals identified in the Village of Lake in the Hills Strategic Plan.

The creation of an additional recreation space for residents does meet the Recreation Division's mission to provide safe and accessible spaces for residents. Visit <http://lithplan.org> to review the Village of Lake in the Hills Strategic Plan.

Why not open the lot for commercial development?

The Village is committed to providing open spaces and recreation opportunities for residents and visitors. By ensuring that our community offers safe and well-managed community recreation spaces, the Village works to attract new residents and tourists to the area, promoting economic growth and ensuring a healthy and prosperous future for the community.

How can I share my thoughts about the project?

Residents are welcome to provide feedback by email through our online [Speak Out system](#). Public comment may also be submitted during Parks and Recreation Board meetings, the Committee of the Whole, and Village Board meetings. Visit lith.org/meetings to learn more.

What will the Village do about the traffic situation on Pyott?

Pyott Road is managed and maintained by the McHenry County Division of Transportation. If any improvements to this parcel require any changes to the traffic flow on Pyott Road, the Village will work closely with the County to conduct any necessary traffic studies and implement any subsequent traffic calming measures.

Will the barn wood be reclaimed or repurposed?

Salvageable barn wood and other materials will be retained by the Village's Properties Division for potential integration in the property's future use.

Can community members take any of the barn wood after demolition?

At this time, the Village will retain any salvageable materials for potential integration in the property's future use. If an opportunity arises for them to be available to the public, the community will be notified.