

KENDALL COUNTY
Historic Preservation Commission
Kendall County Historic Courthouse
East Wing Conference Room
110 W. Madison Street, Yorkville, Illinois
7:00 p.m.
Special Meeting Minutes of February 21, 2018

CALL TO ORDER

Chairwoman Heiman called the meeting to order at 7:01 p.m.

KCHPC ROLL CALL AND INTRODUCTIONS

Present: Kristine Heiman, Elizabeth Flowers, and Jeff Wehrli

Absent: Melissa Maye

Also present: Matt Asselmeier, Senior Planner, Mike Bortel, Leif Hendrickson, David Hagen, Joan Hardekopf, Janet Blue, Shirley Riis, Beverly Case, Deena Boatman, Howard Manthi, Deb Peterson, Leon Liss, Bethany Salmon, Sarah Slaith, Jeanne Valentine, Candice Hadley, Kara Kohn, Shelly Augustine, Jonathan Proulx, Jayne Bernhard, Lisa DiChiera, Greg Peerbolte, Jason Engberg, and Leigh Anne Scorghon

WELCOMING REMARKS

Chairwoman Heiman welcomed everyone to the meeting.

PRESENTATION BY THE VILLAGE OF PLAINFIELD ON THEIR HISTORIC PRESERVATION EFFORTS

Jonathan Proulx, Mike Bortel, and Leif Hendrickson presented information on the historic preservation efforts of the Village of Plainfield; see attached presentation. Mr. Bortel provided a booklet from the National Alliance of Preservation Commissions; they will be having an event in Kankakee in 2019. Mr. Proulx advocated that communities celebrate successes.

UPDATE ON FEDERAL AND STATE HISTORIC INCENTIVES

Lisa DiChiera from Landmarks Illinois provided an update on federal and state historic incentives; see attached presentation. Ms. DiChiera said that the State has a website honoring Illinois' bicentennial; the website has a spot where communities can publicize their events. She also explained Landmark Illinois' quarterly grant program.

ROUNDTABLE DISCUSSION

The Farnsworth House will be replacing a piece of glass when the water recedes. They open the first weekend of April. They are searching for a new executive director.

The Chapel of the Green reported that a local man is researching local buildings and showcasing them on Facebook. They are also working on weddings and are replacing the front steps of the chapel. Landmarks Illinois encouraged them to apply for a grant from Landmarks Illinois for their work on the chapel.

Representatives from Plainfield asked if there was anything in Oswego related to Levi Arnold. The representative from Oswego will investigate the matter.

The representative from Ferndell discussed their improvements.

The representative from Millington discussed preserving their blacksmith's shop. The representative from Plainfield offered his assistance. Landmarks Illinois recommended an intergovernmental between Kendall

County and Millington for historic preservation services. Landmarks Illinois also offered to post information about the blacksmith shop on Landmarks Illinois' social media pages and website. Historic easements were also discussed.

Oswego is still having trouble getting quorums for their Historic Preservation Commission meetings. They are worried about losing CLG status. Landmarks Illinois suggested reaching out to local American Planning Association and American Landscape Architects members to see if they would like to serve on the Oswego Historic Preservation Commission.

Yorkville discussed their downtown form based code zoning efforts and streetscape plans in the downtown area. They are also working on a traditional design neighborhood manual and façade program.

Oswego Library discussed their urban barn and genealogical group.

Joliet Museum discussed the Joliet prison site and Route 66 story.

City of Joliet discussed the composition of the Joliet Historic Preservation Commission. They hope to landmark one (1) property in the coming year and survey one (1) area. They are working on a walking tour. Joliet also hoped to update their rules and regulations and generate neighborhood excitement. Discussion occurred regarding urban conservation districts.

Chairwoman Heiman announced a vacancy on the Historic Preservation Commission. Chairwoman Heiman said that the Commission was open to partnering with other organizations for community events similar to PrairieFest.

Commissioner Wehrli said that the possibility existed that the Millbrook Bridge will be demolished. A public comment meeting will occur in the near future. Also, the Historic Preservation Commission previously had a booth at the Kendall County Fair and showcased the current and 1939 aerials of the County.

DISCUSSION OF FUTURE MEETING(S)

None

OTHER BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

Chairwoman Heiman thanked everyone for attending. Without objection, Chairwoman Heiman adjourned the Historic Preservation Commission meeting at 8:50 p.m.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Encs.

Kendall County
Historic Preservation Commission
February 21, 2018

What's Worked in Plainfield (and What Hasn't)



BUSINESS BLOCK PLAINFIELD ILL. Q511



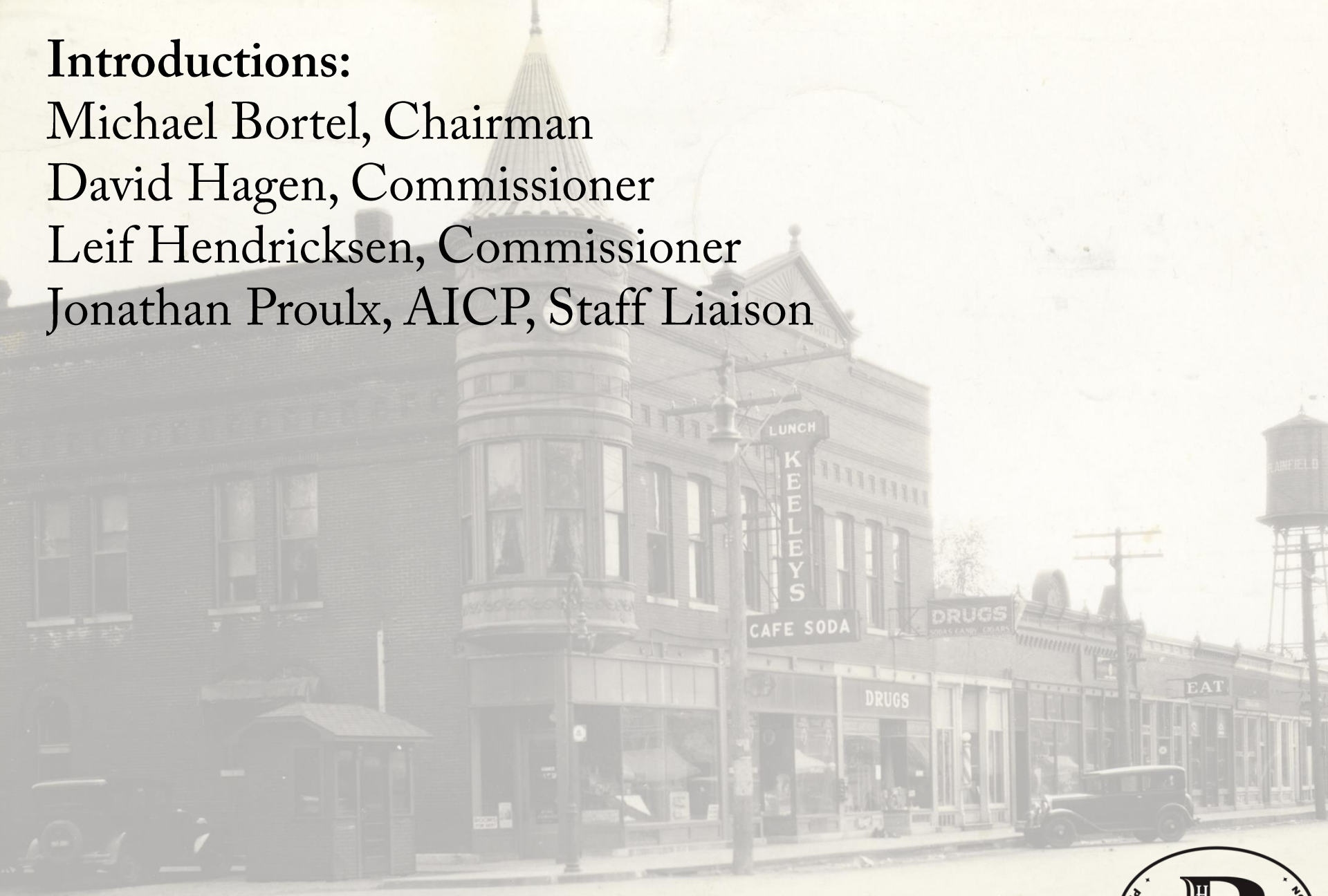
Introductions:

Michael Bortel, Chairman

David Hagen, Commissioner

Leif Hendricksen, Commissioner

Jonathan Proulx, AICP, Staff Liaison



BUSINESS BLOCK PLAINFIELD ILL. 0511



Introductions:

Michael Bortel, Chairman

David Hagen, Commissioner

Leif Hendricksen, Commissioner

Jonathan Proulx, AICP, Staff Liaison

Topics:

Landmark and District Designations

Financial Resources

Public Outreach and Support

Lessons Learned

BUSINESS BLOCK PLAINFIELD ILL. 0511



Landmarks

Hartong-Smith House ~ 15126 S. Fox River St. (2005)

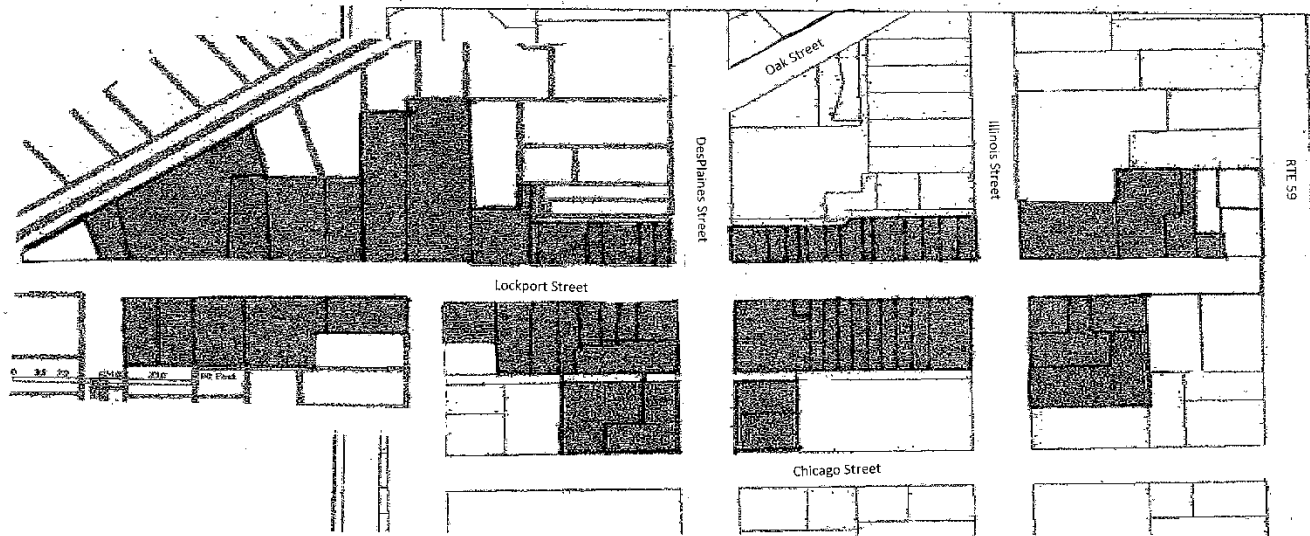


Krahn House ~ 14910 S. Bartlett Ave. (2016)

- 16 local landmarks
- 3 National Register landmarks



Downtown Historic District (2011, N.R. 2013)



BUSINESS BLOCK PLAINFIELD ILL. 0511



Financial Resources

- Village Façade Grant (TIF-funded)
- 20-Percent Federal Rehabilitation Tax Credit (Historic)
- 10-Percent Federal Rehabilitation Tax Credit (Non-Historic)
- 50-Percent Disabled Access Tax Credit
- Property Tax Freeze

BUSINESS BLOCK PLAINFIELD ILL. 0511



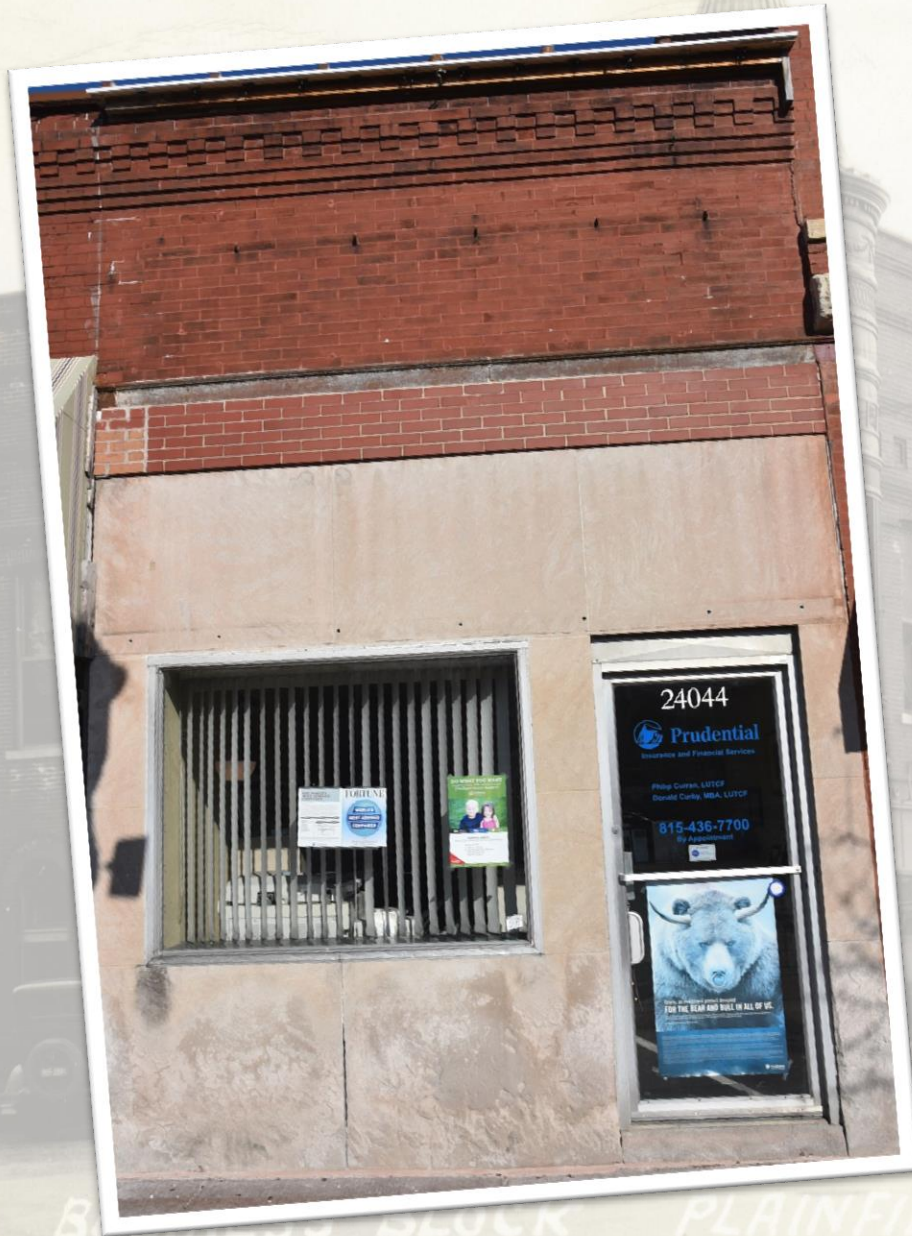
Examples ~ Fraser & Smiley Grocer (24030 W. Lockport)



Examples ~ Kelly-Wright Building (24044 W. Lockport)



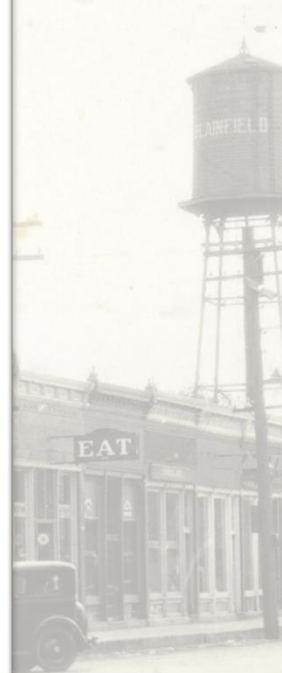
Examples ~ Kelly-Wright Building (24044 W. Lockport)



BUSINESS BLOCK PLAINFIELD ILL. 61851



Examples ~ Zimmerman House (24215 W. Lockport St.)



BUSINESS BLOCK PLAINFIELD HISTORIC PRESERVATION COMMISSION

Examples ~ Zimmerman House (24215 W. Lockport St.)



Examples ~ Opera House Block (24027 W. Lockport)



BUSINESS BLOCK PLAINFIELD ILL. 1890



Examples ~ Opera House Block (24027 W. Lockport)



BUSINESS BLOCK PLAINFIELD ILLINOIS



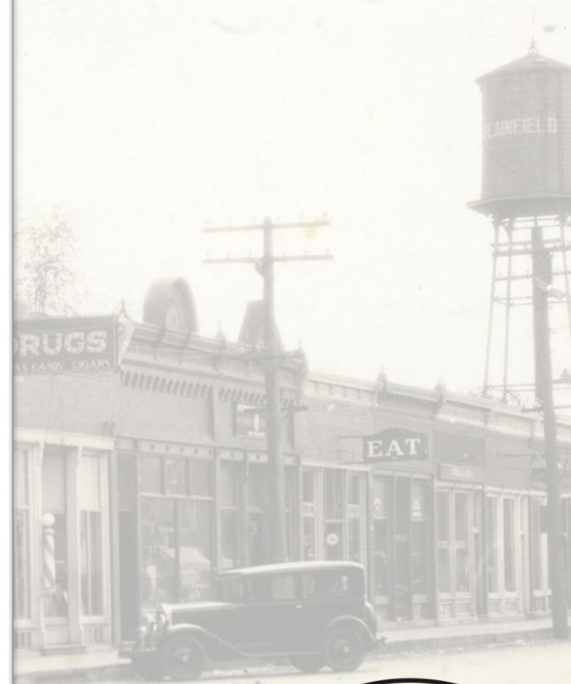
Examples ~ Opera House Block (24027 W. Lockport)



BUSINESS BLOCK PLAINFIELD



Examples ~ Vanolinda House (24120 W. Lockport St.)



BUSINESS BLOCK PLAINFIELD



Examples ~ Vanolinda House (24120 W. Lockport St.)



Examples ~ Vanolinda House (24120 W. Lockport St.)



Public Outreach

- Preservation Month
- Preservation Awards
- Walking Tour Map
- Historical Society 3rd Grade Tours
- QR Codes

BUSINESS BLOCK PLAINFIELD ILL. 0511



Outreach ~ May Preservation Month & Awards

Proclamation

Village of Plainfield, Illinois

WHEREAS, the National Trust for Historic Preservation annually declares May as National Preservation Month; and

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining unique community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, it is important to educate the community not only on the Village's past, but also to educate on how to bridge Plainfield's historic identity with its evolving community character; and

WHEREAS, the Village encourages the preservation, restoration and rehabilitation of the Village's historic buildings and structures as set forth in the Historic Preservation Ordinance; and

THEREFORE, BE IT RESOLVED that I, James A. Waldorf, Mayor of the Village of Plainfield, Illinois, do hereby proclaim May 2006, as.....

Historic Preservation Month

and call upon our community to join fellow citizens across the United States in recognizing and participating in this special observance.

IN WITNESS WHEREOF, I have herewith set my hand and caused the Seal of the Village of Plainfield to be affixed.

James A. Waldorf
Mayor



BUSINESS BLOCK PLAINFIELD ILL. 0511

Examples ~ Walking Tour

Port Street—North

Dr. John Payne Browne House

ly residence built
P. Browne and his
ad Mottinger. The
k and stucco
square now
mercial offices.
has changed little since it was built around 19
original red brick, large front porch and second



h of Dr. Browne in 1927, his third wife, Alice
ie, operated a "tourist house," renting rooms to
g the Lincoln Highway.

Universalist Church (1868)

of the Plainfield Universalist Church bought the
868 for \$200 and built the Church at a cost of
wood frame church rests on a locally quarried
limestone foundation. In 1907, the building
was purchased by St. Mary Immaculate
Parish and converted to a Catholic church.

A major renovation, which included the
installation of the stained glass windows,
was completed in 1916. The church served
the Catholic community in Plainfield until
they outgrew the space and built a new
church in 1971. Renovated again in the 1970s
by the Lambert family, it has served mainly
as a restaurant since.

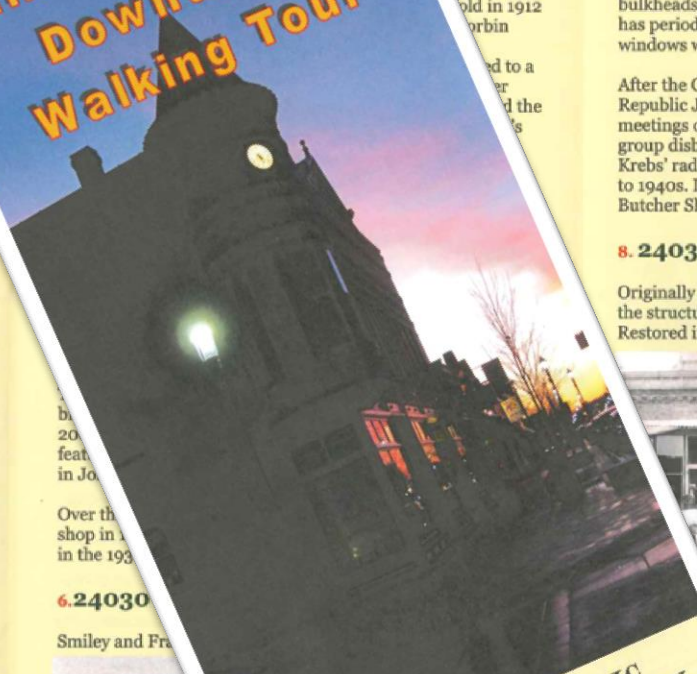
Congregational Church (1850)

tional Church purchased this lot for \$40 in July
in construction. The
church, with its locally
stone foundation, was
1850. Expansions and
ere conducted in 1906,
s, and again in 2002.



the oldest continuously
1 Will County, it is also
nificant due to its use
nt center during the
April 15, 1861, the
open its doors and began registering men to
1 soldiers. Over seventy men enlisted and within
on their way to Cairo, Illinois to be trained as

Plainfield Historic Downtown Walking Tour



**PLAINFIELD HISTORIC
PRESERVATION COMMISSION**
24401 W. Lockport Street
Plainfield, IL 60544
Phone (815) 436-7093

www.plainfield-il.org/pages/bptour/Tour1

(1869)

1 fire; this
869 for
old in 1912
orbin
ed to a
ed the
s

7. 24032 Dr. Jump's Drugstore (1894)

Built after the fire of 1891 by Dr. David Jump, this storefront
retains its original cast iron columns, brick
bulkheads and corbelled brick cornice. It
has period-appropriate wood framed
windows with canvas awnings.



After the Civil War, the Grand Army of the
Republic John A. Burrell Post hosted its
meetings on the second floor until the
group disbanded in the early 1920s. Rudy
Krebs' radio shop was here from the 1920s
to 1940s. It has been the home of Miller's
Butcher Shop for over a generation.

8. 24034 Jones' Hardware (1895)

Originally built as separate buildings after the 1891 fire,
the structure has a unified façade and is now one business.
Restored in 2009, its original cast iron columns and steel

beam were retained and new canvas
awnings were added. The building still
has the original hand-powered
platform freight elevator in the rear of
the store that runs from the basement
to the first floor.



Mr. James R. Jones operated the
hardware store from 1890 until 1919
when he turned the reins over to his
son Richard Ira Jones, a WWI veteran.
business until he retired in the early 1970s. His
ard Selfridge ran the business until Jones'
ed in 1977.

Perkins Building (1892)

869 for the Jordan and Hatch Implement
ore, the building was largely destroyed in
1891 fire. Dr. Perkins was able to save
of the original limestone rear wall and
stone side walls. Time was not kind to
ilding and a complete restoration
ded. In 2005, Dr. Conklin restored
ing retaining its original cast iron
umn and four double hung window
casings with stone hood molds.

Over the years, this building has housed a
meat market, a farm implement store, and
Park's Brothers Market from 1959-1963.
Today it is a retail establishment.



Examples ~ QR Codes & 3rd Grade Tour (PHS)



NATIONAL REGISTER
HISTORIC DISTRICT



Scan the QR code with your smartphone to
access historical information about this building

BUSINESS BLOCK PLAINFIELD ILL. 0511



Lessons Learned

- Landmark Designation in Advance of Restoration (Caution!)
- Certificates of Appropriateness (devil is in the details)
- Majority Consensus for District Nominations

BUSINESS BLOCK PLAINFIELD ILL. 0511



Lessons Learned

Landmark Designation in Advance of Restoration

Certificates of Appropriateness

Majority Consensus for District Nominations



BUSINESS BLOCK PLAINFIELD ILL. 0511



Certificate of Appropriateness

PLAINFIELD HISTORIC PRESERVATION COMMISSION

This Letter of Agreement has been issued by the Plainfield Historic Preservation Commission which has approved a Certificate of Appropriateness (COA) for the property at 24108 W Lockport Street, Plainfield, Illinois, 60544 on June 11, 2015.

This approved is based upon documents and testimony detailing aspects of the project as presented, discussed and voted on at the June 11, 2015 meeting of the Plainfield Historic Preservation Commission.

The building at 24108 was built by the Village of Plainfield in 1897 on a lot that they purchased in 1882. The structure was originally built as the Village Hall and later had a jail added to the rear of the building. Eventually the Village built a similar structure directly south across Lockport Street and this building became the Village's first fire station until 1940. The current owner has indicated his desire to make the needed repairs to his building correctly and restore the building to appear as it did when it was built in 1897.

The work covered by this Certificate of Appropriateness consists of and is limited to the following:

1. Retain the historic coping along the top of the building on all elevations and the broken tiles in the parapet will be replaced with black terra cotta tiles to match the existing historic tiles in place on the parapet. Re-seal the entire area.
2. Remove the outer historic brick wave on the East, North and West elevations and replace with a modern brick that can be sealed and closely resembles the historic bricks both in color and size.
3. The owner will submit one of the historic original bricks and one of the replacement bricks prior to work being done on the 3 exterior elevations for final approval to Michael Garrigan in the Plainfield Planning Office.
4. Every attempt must be made to retain the historic Mortar joint width as well as the dimensions of the replacement brick. Care needs to be taken that the new mortar mix that will be used to join the new brick to the existing underlying historic brick wave be similar in content to the original mortar mix. Compatible mortar will insure minimum damage to the unseen second and third brick waves.
5. Retain the cast metal corners and repair as necessary
6. "Scottish bond" will be used on the north, east and west elevations - *every 6th row has headers that go into the wall to facilitate the 3 - brick thick wall*; the modern replacement brick must be laid with same exterior appearance as were the historic bricks from 1897.

Historic images have been given to the applicant so he may be able to replicate the historic facade of the structure. The bricks of the south facade should be:

- Cleaned using the best historic preservation practices while closely following the Secretary of Interior Standards
- Retained to the maximum extent as possible
- Repair & replace in kind the bricks that are broken or cracked
- Seal the sandblasted bricks using the best practices using guidelines from the Secretary of Interior
- Match the mortar joints if they are to be repointed. Removal of the old mortar should be by hand to retain the edges of the historic brick.
- Care needs to be taken if tuck-pointing is done that it be accomplished in the same manner, depth, and dimension.
- Every attempt should be made to use a historic mix of mortar similar to 1897.


Every effort should be made to retain the historic black cast iron lintel and incorporate it with the new operable doors on the south facade.

Historic images supplied to the applicant show that the south facing historic window was always a window and should be retained in this restoration project.

The above items form the basis for the approval granted by the Plainfield Historic Preservation Commission. Any deviation from these approved stipulations will require notification of the Village of Plainfield Planning Department and the Plainfield Historic Preservation Commission. Please advise the Plainfield Planning Department as to the date that work will commence.


Dated this day:


HPC Chairman Bortel


Village Planner


Building Inspector

Jason Morales
Applicant's Name


Applicant's Signature

24108 W Lockport Street,
Plainfield, IL 60544
Applicant's Address



Lessons Learned

Majority Consensus for District Nominations



HISTORIC PRESERVATION COMMISSION

Informational Meeting
Potential Downtown Historic District
Plainfield Village Hall - Community Rooms A & B
24401 W. Lockport Street
Tuesday, May 10, 2011
7:00 p.m.

AGENDA

INTRODUCTIONS

PRESENTATION ON POTENTIAL DISTRICT

QUESTIONS AND ANSWERS

Michael P. Collins
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES

Margie Bonuchi
Paul Fay
Bill Lamb
Garrett M. Peck
James Racich
Dan Rippy

Proposed Residential Historic District Ballot

We support the establishment of a Historic District

We do not support this concept

Before making a decision, we require more information -

contact us at Phone _____

Email _____

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Kendall County
Historic Preservation Commission
February 21, 2018

Discussion



BUSINESS BLOCK PLAINFIELD ILL. Q511



Federal and State Economic Incentives

February 21, 2018

**KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
HISTORIC PRESERVATION ORGANIZATION
MEETING**



Why does a Municipality adopt an historic preservation ordinance?

It is an important land-use tool that helps manage growth and encourages economic development and investment in older properties

“Historic preservation is not about cities being the museums of yesterday; historic preservation is about using heritage resources to build quality of life for tomorrow.”

Don Rypkema

Good Business

“When you preserve historic properties, you’re not just saving a building or a plot of land. You’re protecting part of your community’s character and giving buyers a reason to want to live there. And for a real estate professional, that’s just good business.”

Realtor Magazine
March 2003



Community Character

National Association of Realtors 2013 Community Preference Survey

80%

Prefer a generally walkable neighborhood

65%

Prefer an “established” neighborhood with older houses



Smart Economics: Property Values

Studies across the U.S. consistently show that properties in local historic districts are good investments

Appreciate more quickly and at higher rates
Less vulnerable to market volatility



A 2008 Rockford study showed assessed valuations, owner occupancy and sales prices were higher in all the city's historic districts. "For property owners, buying a home in an historic district means increased stability.."

Smart Economics

Financial Incentives for Historic Residential and Commercial Buildings

- Property Tax Assessment Freeze (residential)
- Federal Historic Tax Credit (20%) (Income producing properties)
- River Edge Historic Tax Credit for five pilot cities (Aurora, East St. Louis, Elgin, Peoria and Rockford)



Economic Benefits of Historic Preservation

Landmarking programs and the use of tax incentives:

- Encourages protection of and investment in architecturally significant buildings
- Increases the market value of older properties



15236 Joliet Road, Plainfield Local Landmark,
use of property tax assessment freeze

Property Tax Assessment Freeze

- By undertaking a qualified renovation of one's home, the assessed valuation of the historic property is frozen for eight years at its level the year rehabilitation began.
- After eight years, the valuation is brought back to market level over a period of four years.



BEFORE

24010 W. Commercial
Local Plainfield Landmark
use of property tax assessment freeze

Property Tax Assessment Freeze

- The owner must spend 25% of the assessor's market value (the stated market value on the owner's tax bill) on the home's renovation.
- The renovation must be in accordance with the Secretary of the Interior's "Standards for Rehabilitation" – and is reviewed by the architecture staff of the IL SHPO.



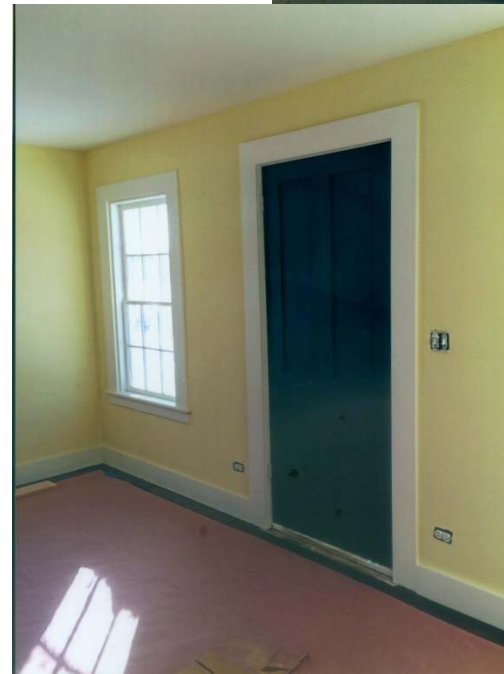
AFTER

24010 W. Commercial
Local Plainfield Landmark
use of property tax assessment freeze

Property Tax Assessment Freeze

- The property tax freeze does not transfer from one resident to another.
- The tax freeze can be used as a marketing tool by a developer who does a certified renovation of a home for the first buyer.
- Many owners who take advantage of the freeze do not remain in their home for the full 8 year freeze period.

24010 W. Commercial– parlor
before and after



The cities and counties with ordinances approved for the assessment freeze program

Aurora, Belleville, Belvidere, Berwyn, Bloomington, Blue Island, Carbondale, Centralia, Charleston, Chicago, Chicago Heights, Crystal Lake, DeKalb, Downers Grove, Edwardsville, Elgin, Elmhurst, Evanston, Galesburg, Geneva, Glen Ellyn, Glencoe, Glenview, Highland Park, Hinsdale, Jacksonville, **Joliet**, Kane County, Lake Bluff, Lake Forest, Lemont, Lockport, Lombard, Macomb, Marengo, Maywood, McHenry County, Morrison, Mount Carroll, Murphysboro, Normal, Oak Park, O'Fallon, Orland Park, **Oswego**, Park Ridge, Peoria, **Plainfield**, Quincy, River Forest, Rock Island, Rockford, Rockton, St. Charles, Springfield, Urbana, Washington, West Chicago, Will County, Wilmette, Winnetka, and Woodstock.

Federal Historic Tax Credit Program

- 20% Historic Tax Credit
 - Certified Rehabilitation of Certified Historic Structure
 - Dollar for dollar credit on eligible expenses
 - Program changed as result of tax reform - requires it be claimed over a 5-year period. Previously could have been claimed in a single year



One dollar of tax credit reduces the amount of federal income tax owed by one dollar



The 20% Tax Credit has been a key incentive for the rehabilitation of historic downtown commercial buildings.



The Richardson Building, Rockford. Rehabbed using Federal Historic Rehabilitation Tax Credit in 2006. *Photo Gary Anderson*

Plainfield Opera House, 24027 W. Lockport, Plainfield (1898-99)



*Photo from
Terlato Wine Group*



Philip D. Armour, III, Residence, Lake Bluff. Rehabbed using the Federal Historic Rehabilitation Tax Credit in 2004 for office conversion for the Terlato Wine Group.



Federal Historic Tax Credit



Before



After

Westover Townhomes, Highwood.

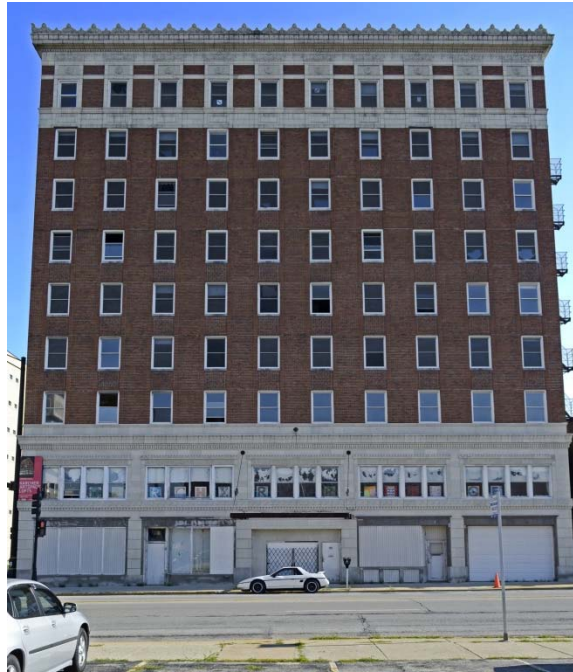
Rehabbed using Federal Historic Tax Credit in 2016.

\$3,229,000 QRE investment
(private/public venture between the Navy
and Forest City – long term lease
arrangement)

The Karcher Hotel, Waukegan.

Rehabbed using
Federal Historic
Tax Credit in
2013.

\$10,387,000 QRE
investment



Before



After

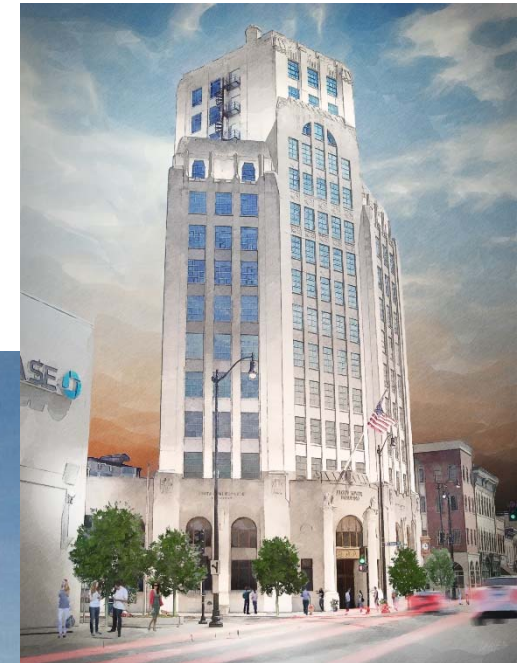


State Historic Tax Credit for River Edge Cities

The River Edge Historic Tax Credit

How Does It Work?

- Allows credit on state income taxes equal to 25% of the qualified cost of a historic rehabilitation.
- Useful for income-producing properties including commercial, rental residential, and industrial developments, which must be designated as historic.
- Parallels 20% federal historic preservation tax credit, creating more development opportunities in Illinois and leveraging millions of dollars in federal monies not currently flowing into our state.
- Expires January 1, 2022
(was to expire 2017, extended last year)



Elgin Tower, proposed



Elgin Tower today

Current State Tax Credit Legislation

Illinois Rehabilitation and Revitalization Tax Credit Act

HB 5802 – Rep. Jerry Costello/ SB 2869 – Sen. Pam Althoff

- Exists in 35 other states –
- \$7 to \$10 : \$1 ROI to the state
- 20% state income tax credit to assist with qualifying rehabilitation expenditures
- \$3 million per project cap
- \$10 million program cap
- An awarded tax credit may be sold or otherwise transferred to another person or entity.
- Expected to create 12,000 jobs over five-year program



REMINDER:

The Certified Local Government (CLG) Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level.

Certified Local Government Program in Illinois administered by the State Historic Preservation Office (SHPO) – Contact Rachel Leibowitz

(217) 785-5031



HISTORIC
Preservation
DIVISION



Kendall County - progress

Kendall County:

Revised Historic preservation Ordinance adopted: 2014 (revised 2017)

Not a CLG yet

No owner consent is required to landmark - but takes a supermajority of county board to approve a landmark if there is no owner consent.

Landmarks - 1

Districts - 0

Village of Oswego:

Preservation Ordinance approved: 2002-2003

No owner consent required

CLG

Landmarks - 3

Districts - 0

Village of Plainfield:

Preservation Ordinance: 2004

Owner consent required

CLG

Landmarks - 17

Districts - 2



Landmarks Illinois
30 N. Michigan Ave.,
Suite 2020.
Chicago, IL 60602
312-922-1742

www.Landmarks.org

