

KENDALL COUNTY
Historic Preservation Commission
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of December 18, 2017

CALL TO ORDER

Chairwoman Heiman called the meeting to order at 6:33 p.m.

ROLL CALL

Present: Elizabeth Flowers, Kristine Heiman, and Jeff Wehrli

Absent: Melissa Maye

Also present: Matt Asselmeier, Senior Planner

In the audience: None

APPROVAL OF AGENDA

Mr. Wehrli made a motion, seconded by Ms. Flowers, to approve the agenda with discussion of Ken Boyer's recognition award added to New Business. With a voice vote of three ayes, the motion carried.

APPROVAL OF MINUTES

Ms. Flowers made a motion, seconded by Mr. Wehrli, to approve the minutes from the November 20, 2017 meeting. With a voice vote of three ayes, the motion carried.

CHAIRMAN'S REPORT

None

PUBLIC COMMENT

None

NEW BUSINESS

Ken Boyer Recognition Award

Mr. Asselmeier reported that the PBZ Department found a recognition award for Ken Boyer in their files. Chairwoman Heiman will obtain his address and the PBZ Department will mail the award.

OLD BUSINESS

Review and Recommendation on Historic Preservation Ordinance

Commissioners reviewed the Historic Preservation Ordinance.

Mr. Wehrli stated that since he has been on the Commission, the Commission has not reviewed any rezoning, special use permit or demolition request. The proposed communication tower on Galena Road is the first item of review to come before the Commission. Mr. Asselmeier stated that Mr. Holdiman was not aware of the provisions of the Historic Preservation Ordinance related to review of applications on structures on designated historic by the County. Mr. Asselmeier noted that the Planning, Building and Zoning Department does not have records for all structures stating the ages of the structures.

Mr. Wehrli asked about the status of the Annual Report as required in Article II, 1, I. Mr. Asselmeier noted that a template Annual Report existed. The suggestion was made to do the Annual Report in August or September.

Mr. Wehrli asked about the meaning of Article II, 2, N regarding the administration of property. Mr. Asselmeier stated that if the County owned any historic property, the County Board could designate the Historic Preservation Commission to administer and run the property. The consensus was that this section should be reworded to clearly state County owned property.

Mr. Wehrli asked about Article IV, 2, D, i regarding a compatible use of a site when an alteration is requested; Mr. Wehrli felt that the powers of the Historic Preservation Commission govern exterior appearance and not use. Mr. Asselmeier stated that, under this section, the Commission was to consider previous uses of the structure when considering proposed alterations. For example, if an alteration was proposed to allow a previous use at the structure, the Commission should consider the proposed historic use of the structure when reviewing applications for alterations.

Mr. Wehrli asked about post-demolition plans listed in the third paragraph of Article IV, 2, I. Mr. Asselmeier said that provision applied more to historic districts. If a building located in a historic district was demolished, there could be a desire to preserve the visual integrity of the area. Neighbors and the Commission might be interested to know how the vacant lot would fit into the aesthetics of the neighborhood. The consensus of the Commission was to clarify that the provision applied to historic districts.

Mr. Wehrli questioned the need for all of the documentation required for a determination of economic hardship listed in Article IV, 3, B. The consensus of the Commission was that requested information should be substituted for all of the information.

Mr. Wehrli expressed concerns regarding the refusal to issue building permits for five (5) years as noted in the second paragraph of Article V, 2. The consensus of the Commission was to give a judge or hearing officer the opportunity to include this punishment as part of an overall fine for not following the Historic Preservation Ordinance. The Commission also felt that five (5) years should be a maximum and not a set punishment.

The Commission also wanted a listing of historic designated structures listed on the website if more properties are landmarked.

Mr. Asselmeier will update the proposal to reflect the changes discussed at the meeting and bring the proposal back in January.

Centennial Farm Mapping Project

Mr. Asselmeier presented pictures of homes located on centennial farms in Little Rock, Bristol, Oswego, Big Grove, Lisbon and Seward Townships.

Mr. Asselmeier read a message from Charlene Austin requesting an apology regarding the taking of a picture of her property without prior notification. The Commission requested Mr. Asselmeier to contact Ms. Austin and express an apology on behalf of the Commission.

Selecting Homes for Plaques

Mr. Asselmeier presented pictures of centennial farms in the three (3) northern and three (3) southern townships.

Commissioners suggested contacting the owners of the following properties to see if they would like landmark designation:

1238 Route 52
14534 Lisbon Road

10071 Lisbon Center Road
15767 Stephens Road
11932 River Road

Mr. Asselmeier will draft a letter for Chairwoman Heiman to sign.

Staff will obtain a better picture of 3576A Plainfield Road and will take a picture of the surroundings of the barn at 14250 Sears Road.

Meeting with other Historic Preservation Organizations

Mr. Asselmeier presented an updated invitation list. The State probably will not have a presentation because of the ongoing discussion on the proposed tax bill in Washington. The Commission hopes that an update on tax incentives will be provided at the February event.

Commissioners reviewed the draft letter to invitees.

Commissioners reviewed the draft agenda for the evening.

Millbrook Bridge Update

Mr. Asselmeier provided an update from the Kendall County Forest Preserve. The Commission is waiting for the scheduling of public hearings on this matter.

Section 106 Filing at 6136 Galena Road

Mr. Asselmeier presented drawings for the proposed tower at 6136 Galena Road. A letter from the Illinois Historic Preservation Agency expressing no concerns for the project was also presented. Commissioners submitted no comments.

CORRESPONDENCE

A copy of the Chairwoman Heiman's letter to local Congressmen and Senators was included in the packet. Mr. Asselmeier noted that the Planning, Building and Zoning laid over approval of the resolution until their January meeting.

PUBLIC COMMENT

None

ADJOURNMENT

Mr. Asselmeier reported that the next meeting was the fourth Monday of January due to the Dr. Martin Luther King, Jr. holiday.

Ms. Flowers made a motion, seconded by Mr. Wehrli, to adjourn. With a voice vote of three ayes, the motion carried. The Historic Preservation Commission adjourned at 7:33 p.m.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Matt Asselmeier

From: Brian Holdiman
Sent: Thursday, December 14, 2017 3:01 PM
To: Matt Asselmeier
Cc: Scott Koeppel
Subject: Centennial Farm Photos

Matt,

I just got off the phone for the 2nd time with Charlene Austin of [REDACTED]. In regards to PBZ department entering her property to take a picture of her home on behalf of the Kendall County Historic Preservation Committee. I explained the purpose and apologized for any inconvenience we may have caused. She is unhappy she was not notified of this photo being take taken and staff entering her property to do so. She would like her concern brought to the attention of the Historic Preservation Committee at the next meeting. Her phone number [REDACTED]. She would like a call to recap any discussion.

Respectfully,

Brian Holdiman

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