



**KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION**
109 West Ridge Street • East Wing Conference Room
• Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

November 16, 2020 – 6:30 p.m.

CALL TO ORDER

ROLL CALL: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chair), Kristine Heiman, Jeff Wehrli (Chair), and One Vacancy

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes of October 19, 2020 Meeting (Pages 3-5)

CHAIRMAN’S REPORT:

PUBLIC COMMENT:

NEW BUSINESS:

None

OLD BUSINESS:

1. Certified Local Government Application Items (Pages 6-8)
 - a. Recommendation of an Amendment to Article II.1.F Setting a Minimum Number of Times that the Commission Meets Per Year at Four
 - b. Recommendation of an Amendment to Article III Regarding the Application Fee and Application Procedures for Landmark and District Designation
 - c. Recommendation of an Updated Application for Certified Local Government Status with the Amendments Listed in 1.a and 1.b Above
2. Discussion of Recognizing Joseph Platt Brown and Ashby Farm
3. Discussion of Meeting with Historic Preservation Organizations (Page 9)
4. Discussion of Cemeteries (Pages 10-11)

CORRESPONDENCE:

PUBLIC COMMENT:

ADJOURNMENT:

Microsoft Teams meeting

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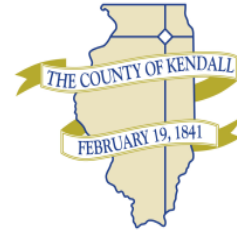
Kendall County

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Kendall County Historic Preservation Commission

11-16-2020 Remote Meeting Attendance



In accordance with the Governor's Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Historic Preservation Commission Meeting scheduled for Monday, November 16, 2020, at 6:30 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the meeting by phone or computer, if possible. The East Wing Conference Room located at the Kendall County Historic Courthouse, 109 W. Ridge St, in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting, there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: masselmeier@co.kendall.il.us. Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

Microsoft Teams meeting

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Kendall County Historic Preservation Commission Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/historic-preservation-commission>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

KENDALL COUNTY
Historic Preservation Commission
Kendall County Historic Courthouse
East Wing Conference Room
109 W. Ridge Street, Yorkville, Illinois
6:30 p.m.
October 19, 2020-Unofficial Until Approved

CALL TO ORDER

Chairman Jeff Wehrli called the meeting to order at 6:31 p.m.

ROLL CALL

Present: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chairwoman), and Jeff Wehrli (Chairman)

Absent: Kristine Heiman

Also present: Matt Asselmeier (Senior Planner)

APPROVAL OF AGENDA

Member Bernacki made a motion, seconded by Member Flowers, to approve the agenda as presented. With a voice vote of three (3) ayes, the motion carried.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Bernacki, to approve the minutes from the September 21, 2020, meeting. With a voice vote of three (3) ayes, the motion carried.

CHAIRMAN'S REPORT

Chairman Wehrli discussed the budget. Mr. Asselmeier stated that, to his knowledge, the budget has been reviewed by the Finance Committee and is going through the adoption process. The proposed budget for the Historic Preservation Commission is Five Hundred Dollars (\$500). Chairman Wehrli hoped that, if a worthwhile project was found, the budget could be adjusted.

PUBLIC COMMENT

None

NEW BUSINESS

Certified Local Government Application Items

Recommendation of an Amendment to Article II.1.F Setting a Minimum Number of Times that the Commission Meets Per Year at Four

Recommendation of an Amendment to Article III Regarding the Application Fee and Application Procedures for Landmark and District Designation

Recommendation of an Updated Application for Certified Local Government Status with the Amendments Listed Above

Mr. Asselmeier read the email from Jon Pressley. Mr. Asselmeier noted that the State received the letter from the Chief Executive Officer. Mr. Asselmeier noted that the request required the Commission to meet four (4) times per year, not quarterly. Mr. Asselmeier noted that Jon Pressley previously approved the language in the existing ordinance regarding the application fee, but changed his mind.

Mr. Asselmeier suggested setting the fee to require the applicant to pay the cost of publishing the notice in the newspaper, the cost of notifying applicable parties (i.e. the property owner), and the cost to record the ordinance designating the property as a landmark or district. For a simple landmark application, the projected cost would be Two Hundred Twenty-Four Dollars (\$224). This cost would increase if more than one (1) property was

nominated. Also, the County did not control the fee schedules of the newspaper or the post office. Mr. Asselmeier stated that Mr. Pressley was agreeable to the proposed fee, provided a distinction was not made between property owners and non-property owners. Mr. Asselmeier noted that the Planning, Building and Zoning Committee also discussed including Staff time in the fee.

Chairman Wehrli disagreed with Mr. Pressley's assessment that the Five Hundred Dollar (\$500) was exorbitant. The consensus of the Commission was that the existing fee was not exorbitant, given the related costs associated with the application fee. It was noted that some CLGs have fees and some do not have application fees. Mr. Asselmeier explained the fees paid by applicants for zoning cases. Mr. Asselmeier also outlined the expenses the Commission normally incurs during a normal fiscal year. Chairman Wehrli asked if Mr. Pressley was aware of the Commission's budget and if Mr. Pressley was aware that the Commission was going to waive the fee for property owners. Discussion occurred regarding having a separate fee for landmarks and a separate fee for districts.

Mr. Asselmeier estimated that Staff time for an application would be approximately two to three (2-3) hours for non-controversial applications.

The consensus of the Commission was to have Mr. Asselmeier draft an email from the Commission. Commissioners would review the email prior to forwarding the draft to the Planning, Building and Zoning Committee for their input. After the Commission and Planning, Building and Zoning Committee reviewed the draft, the email would be forward to Mr. Pressley. The highlights of the email should include the following:

1. The application fee of Five Hundred Dollars (\$500) is not exorbitant given the other costs associated with renovation and maintenance projects, including the cost of publishing notices, sending notices, recording the document, and Staff time.
2. The Historic Preservation Commission's yearly budget, as set by the County Board, is Five Hundred Dollars (\$500).
3. If the Commission was required to absorb all of the costs associated with an application, the Commission would not be able to further the cause of historic preservation in Kendall County, including recognizing properties that were maintained and cover the cost of training and networking events for Commissioners.
4. The Commission respectfully asks that the fee be set to allow the Commission to engage in historic preservation in Kendall County.
5. Also note that other CLGs have application fees.

Recommendation on Fiscal Year 2020-2021 Meeting Calendar

Mr. Asselmeier noted that the January meeting would be on a Tuesday and the February meeting would be on the second Wednesday. All meetings would start at 6:30 p.m.

Member Flowers made a motion, seconded by Member Bernacki, to recommend approval of the meeting calendar. With a voice vote of three (3) ayes, the motion carried.

OLD BUSINESS

Discussion of Recognizing Joseph Platt Brown and Ashby Farms; Commission Could Approve Spending a Maximum \$716.00 on a Plaque with Related Invoices Paid from PBZ Department Line Item 11001902-63830

Member Bernacki presented the information for the plaque and price quote. The plaque would be on a pole.

Mr. Asselmeier noted that Three Hundred One Dollars (\$301) remained in the Commission's line item.

Chairman Wehrli made a motion, seconded by Member Bernacki, to approve the language for the plaque and expend Three Hundred One Dollars and Ten Cents (\$301.10) payable to the Clublands for the plaque.

The votes were as follows:

Yeas (3): Berancki, Flowers, and Wehrli
Nays (0): None
Abstain (0): None
Absent (1): Heiman

The motion carried. Member Bernacki will submit an invoice.

Discussion of Meeting with Historic Preservation Organizations

Mr. Asselmeier noted that Mr. Pressley is the scheduled guest speaker and will discuss the importance of CLG status.

The notice will include the remote attendance instructions. The save-the-dates will be sent after January 1st.

Commissioners will work on the agenda for the group meeting at the November meeting.

Discussion of Cemeteries

Mr. Asselmeier provided the updated list of cemeteries.

The topic will be discussed at the group meeting in February.

CORRESPONDENCE

None

PUBLIC COMMENT

None

ADJOURNMENT

Member Flowers made a motion, seconded by Member Bernacki, to adjourn. With a voice vote of three (3) ayes, the motion carried.

The Historic Preservation Commission adjourned at 7:30 p.m.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Matt Asselmeier

From: Pressley, Jon L. <Jon.L.Pressley@Illinois.gov>
Sent: Thursday, November 12, 2020 9:12 AM
To: Matt Asselmeier
Cc: Scott Koeppel; Matthew G. Prochaska; Jeff Wehrli
Subject: RE: [External]Re: Historic Preservation Ordinance Fee Question

Everyone,

I have no problem with a \$500 fee for application as long as it is uniform to both property owners and non-owners alike. Thank you for making the changes.

Jon

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Thursday, November 12, 2020 8:46 AM
To: Pressley, Jon L. <Jon.L.Pressley@Illinois.gov>
Cc: Scott Koeppel <skoeppel@co.kendall.il.us>; Matthew G. Prochaska <mprochaska@co.kendall.il.us>; Jeff Wehrli
Subject: Re: [External]Re: Historic Preservation Ordinance Fee Question

Jon:

Please see the following message from Jeff Wehrli on behalf of the Kendall County Historic Preservation Commission.

Thanks,

Dear Jon:

The Kendall County Historic Preservation Commission reviewed your request to amend certain provisions in the Kendall County Historic Preservation Ordinance. We agree to set a minimum number of Commission meeting at 4 per year and we are in agreement to charge 1 fee for both property owner and non-property owner applications.

However, we believe that a flat \$500 fee is an appropriate application fee. The cost of publishing notices, sending mailings, recording the ordinance establishing the landmark or district, and County Staff's time can exhaust \$500 very quickly. The County incurs expenses for reviewing applications and we believe these expenses should be paid, at least in part, by applicants.

The Kendall County Historic Preservation Commission's proposed budget for the next fiscal year is \$500, the same amount as the current fiscal year. If we receive multiple applications, the Commission's funds would be exhausted without covering the costs to engage in training, networking, and recognizing historic preservation. We would be unable to engage in historic preservation in Kendall County if the majority of funds are used on expenditures beyond the control of the Commission.

We also do not believe that a \$500 fee is excessive. When doing construction projects, \$500 is minimal compared to the other costs related to maintaining and rehabilitating a structure. We would also like to point out that Kendall County charges \$500 for rezoning requests and charges double that amount for special use requests. The City of Geneva, which is also a Certified Local Government, also charges a \$500 application fee.

Matt Asselmeier

From: Pressley, Jon L. <Jon.L.Pressley@Illinois.gov>
Sent: Wednesday, September 30, 2020 8:56 AM
To: Matt Asselmeier
Cc: Scott Koeppel; Matthew G. Prochaska; Jeff Wehrli
Subject: Re: [External]Re: CLG Application

Hi Matt,

I have reviewed your application. The package looks good, but I see three issues.

- 1) the request for CLG status has to come from your chief elected official
- 2) Article II.1.F - something should be added like "but shall meet no less than 4 times per year"
- 3) Article III.18 - This article is a hinderance to designation. First, a \$500 application fee is exorbitant. Second, the ordinance allows for the fee to be waived only by the request of the property owner. These two things effectively limit applications to property owners or persons/groups with a good bit of money that can afford a \$500 nomination. Fees for this type of thing are meant to recoup some of the work the locality is doing to facilitate nomination, not to be exclusionary.

Please amend and resubmit

Thank you,

Jon L. Pressley, MA
Certified Local Governments Program Coordinator
State Historic Preservation Office, IDNR
1 Old State Capitol Plaza
Springfield, Illinois, 62701
217-785-5730

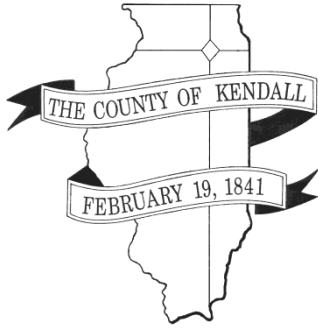
Article II.1

F) *Meetings*. Meetings of the Preservation Commission shall be held no less than monthly, except in those months when no business is pending, and shall be held at such times and places within the County as the Commission shall decide. **The Preservation Commission shall meet no less than four (4) times per year.** Special meetings may be called by the Chair or by the consent of two (2) members. All meetings of the Commission shall be open to the public, shall follow all provisions of the Open Meetings Act and shall adhere to Robert's Rules of Order. The Commission shall keep minutes of its proceedings, showing a vote of each member upon every question, or if absent or failing to vote, and shall also keep records of its official actions. Such minutes and records shall be open to the public for inspection at offices of the Kendall County Planning, Building & Zoning Department (Amended 2.21.17).

Article III

18. APPLICATION FEE

All applicants for landmark or historic district designation shall pay a fee of Five Hundred Dollars (\$500) at the time of application submittal. ~~Said fee shall be waived upon approval by a majority vote of the Kendall County Historic Preservation Commission, if requested by the property owner or property owners~~ (Amended 6.16.20).



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

Address • Location
• Yorkville, IL • 60560

AGENDA

February 10, 2021 – 6:30 p.m.

- I. Call to Order**
- II. KCHPC Roll Call and Introductions**
Eric Bernacki (Secretary), Elizabeth Flowers (County Board Liaison and Vice-Chair), Kristine Heiman, Jeff Wehli (Chairman), and Non-KCHPC Attendees
- III. Welcoming Remarks**
Jeff Wehli, Kendall County Historic Preservation Commission Chairman
- IV. Presentation by Illinois Historic Preservation Agency**
Jon Pressley
- V. Round Table Discussion**
*What Activities Have Your Organizations Been Doing?
Successes?
Challenges?
Opportunities for Collaboration?
Discussion of Cemeteries.*
- VI. Discussion of Future Meeting(s)**
- VII. Other Business**
- VIII. Public Comment**
- IX. Adjournment**

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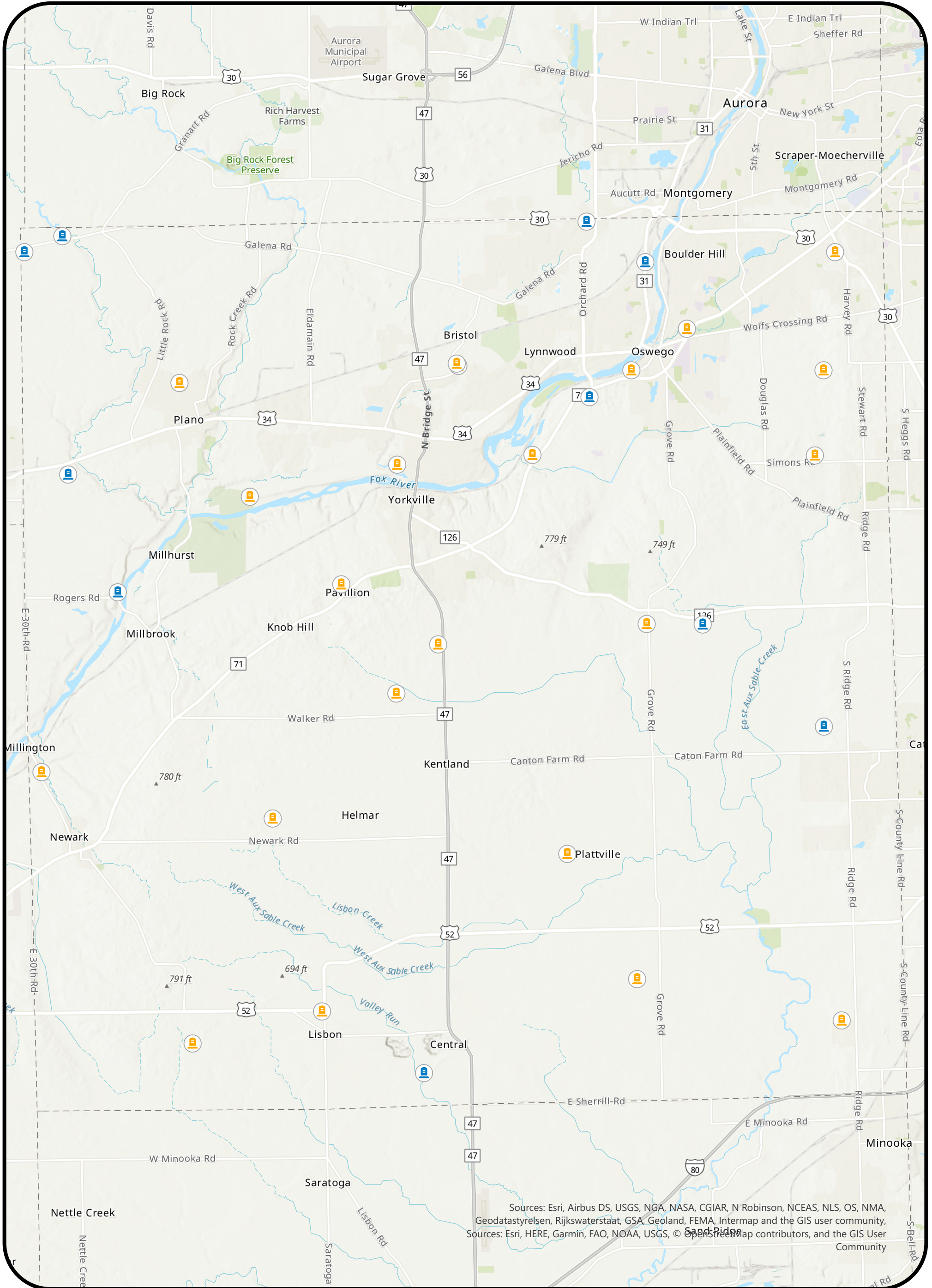
pin	name	Owner	twp	status
02-26-300-006	Cowdrey Cemetery	Cowdrey Cemetery	Oswego	Re-Activated
02-24-401-003	Doud Cemetery	Oswego Township	Oswego	Intact, Inactive
03-23-201-001	Evergreen Cemetery	Oswego Township	Oswego	Active
03-01-351-001,03-02-400-005	Lincoln Memorial Cemetery	Lincoln Memorial Park, Inc.	Oswego	Active since 1929
03-19-226-001	Oswego Cemetery	James Detzler	Oswego	Active
03-17-229-022	Pearce Cemetery	Oswego Township (Inside Oswego)	Oswego	Active
03-05-353-005	Wormley Cemetery	Oswego Township	Oswego	Intact, Inactive
02-29-451-008	Elmwood Cemetery	Elmwood Cem-Bristol Kendall Twp (Inside Yorkville)	Bristol	Active since 1866
02-01-200-001	Keck Memorial Cemetery: 1841-1936	Jack Keck	Bristol	Burials from 1841-1936
02-16-476-003	Oak grove Cemetery	Bristol Township	Bristol	Active
02-16-476-005	St Patricks Cemetery	Diocese of Joliet	Bristol	Active, Roman Catholic
01-30-476-008	Hart Cemetery	Probably Mary Louise Mackenzie-Taylor	Little Rock	Intact, Inactive
01-06-100-004	Hubbell Cemetery	Unknown Owner	Little rock	Despoiled
01-06-200-002	Ovitt Cemetery	Francis Dewey and Cynthia Westbrook (No Visible Cemetery)	Little Rock	Despoiled
01-15-300-003,01-15-300-004,01-	Plano Township Cemetery	Little Rock Township	Little Rock	Active
06-18-200-003	Aux Sable Grove Cemetery	Au Sable Grove Cemetery Association	Na-Au-Say	Active
06-26-200-001	Bronk Cemetery	Unknown Owner	Na-Au-Say	Abandoned
06-16-100-003	Sullivan Cemetery	Oswego School District (No Visible Cemetery)	Na-Au-Say	Despoiled
05-16-300-009	Cross Lutheran Cemetery	Cross Evangelical Lutheran Church	Kendall	Active
05-20-400-001	Immanuel Lutheran Cemetery	Immanuel Lutheran Church	Kendall	Active
05-07-176-010	Pavillion Cemetery	Pavillion Cemetery (Mailing Address as Elmwood)	Kendall	Active
04-30-355-013,04-31-126-001,04-	Millington-Newark Cemetery	Millington-Newark Cemetery (Inside Millington)	Fox	Active
04-08-200-008	Sacred Bluff Cemetery AKA Darnell Cemetery	Kendall County	Fox	Abandoned
09-19-400-001	Plattville Lutheran Cemetery	Plattville Lutheran Church	Seward	Active
09-26-200-002	Seward Mound	Connie Kloiber	Seward	Active
08-32-200-002	Munger Cemetery	Unknown	Lisbon	Abandoned
08-02-476-001	Plattville Cemetery	Plattville Cemetery Association (Inside Plattville)	Lisbon	Active
07-01-100-003,07-02-200-004	Helmar Lutheran Cemetery	Brad Mathre	Big Grove	Active
07-27-300-002,07-27-300-004	West Lisbon Cemetery	Trustee of West Lisbon Church	Big Grove	Active
07-24-400-005,07-24-400-018,07-	Lisbon Cemetery	Lisbon Beth. Lutheran Church	Big Grove	Active
03-26-300-003	Risen Lord Cemetery	Diocese of Joliet	Oswego	Active
01-35-252-001	Griswold Cemetery	Little Rock Township	Little Rock	Active

Red=Public

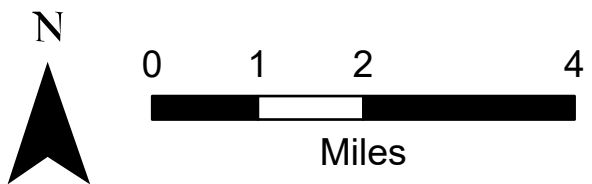
Blue=Religious

Black Bold=Unknown

Kendall County Cemeteries

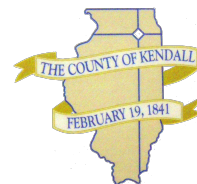


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



ACTIVE STATUS

-  NO
-  YES 11



Kendall County GIS

111 West Fox Street - Room 308
Yorkville, Illinois 60560
630.553.4212

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