CALL TO ORDER

ROLL CALL: Ken Donart, Whitney French (Vice-Chair), Michael Garrigan (Chair), Kristine Heiman, Richard Scheffrahn, Jeff Wehrli (CB Representative), and John Sterrett (PBZ liaison) (Quorum is 5 members)

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the August 19, 2015 meeting

CHAIRMAN’S REPORT

PUBLIC COMMENT

NEW BUSINESS
1. Farnsworth House
2. Amendment to Article II.1 of the Kendall County Historic Preservation Ordinance to reduce the minimum required number of commissioners from nine to seven

OLD BUSINESS
1. Update on Millbrook Bridge
2. Kendall County Historic Preservation Roundtable Workshop Debrief
3. Remote Meeting Attendance Potential
4. Review Reconnaissance Survey Pictures

PUBLIC COMMENT

ADJOURNMENT- Next regular meeting on November 18, 2015
CALL TO ORDER
The meeting was called to order by Chairman Michael Garrigan at 7:05 p.m.

ROLL CALL
Present: Ken Donart, Vice-Chair Whitney French, Chairman Michael Garrigan, Kristine Heiman, and Jeff Wehrli (CB Representative)
Absent: Richard Scheffrahn
Also present: Pete Iosue: Teska Consultant;
In the audience: None

APPROVAL OF AGENDA
Jeff Wehrli made a motion to approve the agenda as written, Kristine Heiman seconded the motion. Approved 5-0.

APPROVAL OF MINUTES
Jeff Wehrli made the motion to approve of the minutes from the May 20, 2015 meeting. Whitney French seconded. Approved 5-0.

CHAIRMAN’S REPORT - None

PUBLIC COMMENT - None

NEW BUSINESS

1. Landmarks Illinois and the Illinois Association of Historic Preservation Commission
   Mr. Iosue stated that Landmarks Illinois had a survey link to gauge the publics’ interest on historic preservation.

2. Farnsworth House
   Ms. French stated that she received some letters for the architects currently working on Farnsworth House. The architects were concerned with the direction the project. Ms. French forwarded the correspondence on to the other Commission members.

OLD BUSINESS

1. Update on Quorum
   Mr. Iosue stated that after considerable research there was no clear answer to the Commission questions from the previous meeting. However, after consulting the State’s Attorney’s Office, their advice was to follow staff’s recommendation of reducing the number of commissioners to be on the safe side. Mr. Wehrli added that after speaking both to the State’s Attorney’s Office and the Chairman of the Planning, Building, and Zoning Committee that both were comfortable with having a commissioner Skype in. The Commission’s consensus was to defer the decision until the next meeting to give time to consider and possibly find other members.
2. Update on the Millbrook Bridge
   Mr. Wehrli updated the Commission on the state of the Millbrook Bridge. The Village of Millbrook voted unanimously to deny the Forest Preserve access to an existing right-of-way for use in a trail system. As grants for a trail system were the major source of funding, the money to repair the bridge is no longer there. Mr. Wehrli added that while there is no hurry to remove the bridge, it is a public safety issue. The cheapest option would be demolition of about two hundred thousand dollars.

3. Discussion on Public Outreach event
   Ms. Heiman stated that the current date would not work well. She put forward September 30 as an alternate. The Commission agreed. The Commission also discussed possible topics and preparations for the event.

4. Review of Reconnaissance Survey Pictures
   1945 Van Dyke Road – Not Contributing
   230 Van Dyke Road – Significant
   3610 Van Dyke Road – Contributing
   3827 Van Dyke Road – Contributing
   3875 Van Dyke Road – Contributing
   4405 Van Dyke Road – Contributing
   4846 Van Dyke Road – Contributing
   1285 Holt Road – Contributing
   1680 Holt Road – Contributing
   2200 Holt Road – Contributing
   2851 Holt Road – Not Contributing
   3050 Holt Road – More pictures needed
   3526 Holt Road – Not Contributing
   15005 O'Brian Road - Contributing
   15815 O'Brian Road – Not Contributing
   16151 O'Brian Road – Contributing
   17725 O'Brian Road – Contributing
   4930 Whitewillow – Contributing
   The Commission ended at the root level of the Seward Township folder.

PUBLIC COMMENT - None

ADJOURNMENT - Next meeting will be on September 16, 2015
Ken Donart made the motion to adjourn at 8:31 p.m. Jeff Wehrli seconded. Approved 5-0.

Respectfully Submitted,
Andrez P. Beltran
Economic Development and Special Projects Coordinator
To: Historic Preservation Commission  
From: John Sterrett, Senior Planner  
Date: October 15, 2015  
Re: Amendment to the Kendall County Historic Preservation Ordinance

Over the last several months, the Historic Preservation Commission has discussed potential changes to the Historic Preservation Ordinance to address vacancies and recent quorum issues. These discussions have included a potential change to the quorum requirements and a possible reduction in the minimum number of members required to serve on the Commission. The current membership of the Commission consists of six members with three vacancies. Among these vacancies is the ‘architect and/or engineer’ category with the other two as those who ‘demonstrate an interest in archeology, architecture or preservation’. Staff has attached the current membership roster for reference.

Staff has drafted the attached revisions to the Ordinance to reduce the number from nine to seven and reducing the number required for a quorum from five to four for review and comment. If the Commission is comfortable with the proposed amendment to the Ordinance, the Commission may forward the proposed amendment onto the Planning, Building, and Zoning Committee with a favorable recommendation.

Please review the attached proposed revisions and provide comments during the October 21st meeting. Should you have any questions prior to the meeting, please contact me at 630-553-4139.

JHS

Attachments:
1. Proposed HPC Ordinance Revisions
2. Current Membership List
ARTICLE II

THE HISTORIC PRESERVATION COMMISSION

1. ORGANIZATION

A) Appointment. The Kendall County Board shall by ordinance appoint members to the Kendall County Preservation Commission from names submitted by the County Board Chair.

B) Composition. The Preservation Commission shall consist of nine (9) seven (7) members. All members shall be residents of Kendall County. The County Board Chair shall nominate to the Preservation Commission at least one (1) attorney, one (1) historian or architectural historian, one (1) architect/engineer, and one (1) real estate professional knowledgeable in historic preservation; the other members shall be persons with a demonstrated interest in archaeology, Kendall County history, architecture, engineering, preservation and/or the preservation of community character. Commission vacancies shall be posted in a newspaper of general circulation within the county and on the county internet website. Included in the nine (9) seven (7) voting members, the County Board may appoint one of their members or staff to serve as a voting member of the Commission and liaison to the County Board.

C) Terms. Terms of the initial members shall be staggered so that three serve for one year; three for two years; and three for three years. Successors to initial members shall serve for three year terms. All ex officio members shall serve the term of their elected or appointed office. All members shall serve until their successors are appointed. Vacancies shall be filled by the Kendall County Board from names submitted by the County Board Chair.

D) Officers. Officers shall consist of a Chair, Vice-Chair and a Secretary elected by the Preservation Commission. The Chair shall preside over meetings. In the absence of the Chair, the Vice Chair shall perform the duties of the Chair. If both the Chair and the Vice-Chair are absent, a temporary Chair shall be elected by those present. The Chair, Vice-Chair and secretary shall serve a term of one (1) year and shall be eligible for re-election. No member shall serve as an officer in the same capacity for more than three (3) consecutive years. Once the member has served in the same capacity for three (3) years a one (1) year hiatus from that office must be followed. The Chair shall ensure that the following duties are performed:

i) That minutes are taken of each Preservation Commission meeting;

ii) That copies of the minutes, reports, and decisions of the Preservation Commission be published and distributed to the members of the Preservation Commission.
iii) The Kendall County Board Chair is advised of vacancies on the Preservation Commission and expiring terms of members; and

iv) That there be prepared and submitted to the Kendall County Board a complete record of the proceedings before the Preservation Commission on any matters requiring County Board consideration. The Kendall County Planning, Building & Zoning Department shall be the official keeper of the records.

E) Rules and Procedures. The Historic Preservation Commission shall have the authority to develop and adopt rules and procedures necessary to carry out its functions under the provisions of this Ordinance.

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. Special meetings may be called by the Chair or by the consent of three (3) 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.

G) Quorum. A quorum shall consist of five (§ 4) members. The transaction of business shall be made by a majority vote of those members in attendance while a quorum is present, except that the adoption, modification or rescission of any rule or part thereof shall require the affirmative vote of five (5) members.

H) Compensation. The members shall serve without compensation, but they shall be reimbursed for their expenses necessarily incurred in the performance of their duties as such and approved by the Director of the Planning, Building & Zoning Department, and if funds are available in the Historic Preservation Commission’s reserves.

I) Annual Report. The Commission shall submit an annual report of its activities to the Kendall County Board.
### KENDALL COUNTY HISTORIC PRESERVATION COMMISSION
**COMMITTEE MEMBERS – October 2015**
(3 years)

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<thead>
<tr>
<th>Name</th>
<th>Position</th>
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<tr>
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<td>Architect and/or engineer</td>
<td>May 2016</td>
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<tr>
<td>VACANT</td>
<td>Demonstration of interest in archeology, architecture or preservation</td>
<td>May 2016</td>
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<td>Whitney French (Vice-Chair)</td>
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<td>May 2016</td>
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<td>Ken Donart</td>
<td>Historian</td>
<td>May 2015</td>
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<td>Jeff Wehrli</td>
<td>County Board Liaison</td>
<td>May 2015</td>
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<tr>
<td>Kristine Heiman</td>
<td>Real Estate Professional</td>
<td>May 2017</td>
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<tr>
<td>Michael Garrigan (Chair)</td>
<td>Attorney</td>
<td>May 2017</td>
</tr>
<tr>
<td>Richard Scheffrahn</td>
<td>Demonstrated interest in archeology, architecture or preservation</td>
<td>May 2017</td>
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<tr>
<td>John Sterrett</td>
<td>Staff Liaison</td>
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Preservation Challenges in the Chicago Suburbs

Historic Preservation Workshop
Joint meeting between Kendall, Oswego, and Plainfield Historic Preservation Commissions

September 30, 2015
Losses over the years
Orson Welles’ school, Woodstock (2010)

Fischer-Crane, Elmhurst (2006)


Marsh House, Winnetka (2002)

Barat College, Lake Forest (2003)
Tear Downs

Cedar Court
Park Ridge
(2004)
Wins Too!
Farnsworth House
Plano (2003)

Zook House and Studio
Hinsdale (2005)
North Shore ‘L’ Station
Skokie (1995)

Mallinckrodt Building
Wilmette (2002)

Iannelli Home and Studio
Park Ridge (2011)
Overview of LI / IAHPC Chicago Suburban Preservation Survey Results

- Opened August 4 / Closed September 1
- 217 respondents
Overview of Survey Results

• Who responded?
  46.0% were current Commissioners
  19.4% were FT local planning staff
  Others: Interested Citizens and Historical Society or Museum Staff

• From where?
  45.6% from western suburbs
  26.2% from north suburbs

• Significant numbers of respondent comments
Positives

ENGAGEMENT

217 survey responses, from all suburban areas

Preservation-related activities throughout the area

Landmarks are being designated and districts created

Awards programs, websites and social media outreach are being used
Positives

**OPPORTUNITIES**

HP is already part of Planning/Community Development department in most places

Monthly HPC meetings taking place

Surveys have been done in many communities
Preservation Commissions in the Chicago Metro Area

38 “CLGs” – Almost Half of Illinois’ total

**Cook County:** Berwyn, Blue Island, Chicago, Chicago Heights, Evanston, Glenview, Maywood, Oak Park, Orland Park, Park Ridge, Riverside, Wilmette

**DuPage County:** Downers Grove, Glen Ellyn, Hinsdale, Naperville, West Chicago

**Kane County:** Aurora, Elgin, Geneva, Kane County, St. Charles, Wayne, West Chicago

**Kendall County:** Oswego

**Lake County:** Barrington, Highland Park, Lake Forest, Waukegan

**McHenry County:** Crystal Lake, Woodstock, McHenry County

**Will County:** Frankfort, Joliet, Lemont, Lockport, Plainfield, Will County
Challenges

Key Questions – top answers

What are the biggest challenges facing historic preservation in your community?

• Perception that historic preservation makes projects too expensive for residents, businesses and developers

• Historic preservation is not considered a planning or development tool by residents, elected officials and/or government staff
Challenges

Key Questions – top answers

Additional thoughts on challenges:

• Real estate market supports tear downs. Public officials see them as “economic engine” (increasing property taxes)

• Lack of funding for commissions and staff. Lack of training for staff liaisons.
Challenges

Key Questions – top answers

What is the best role for LI and IAHPC in strengthening historic preservation efforts in your community?

• Educate local government about historic preservation in partnership with APA IL

• Educate local elected officials about historic preservation in partnership with IL Municipal League
Next steps for Landmarks Illinois

Follow up on feedback

Continue to work with suburban advocates on critical issues (Suburban Pres Alliance)

...and see Landmarks Illinois’ other ongoing initiatives and resources that may be helpful:
Recent Past Survey
Suburban Cook County

Preservation Resources
RECENT PAST SURVEY

Significant Architectural Resources from Chicago's North Shore

Recent Past Survey Maps

The area surveyed is indicated by the three maps in this slide show. The first map shows the area's location (shaded) within the Chicago metropolitan region. The second map indicates the 16 communities that were covered by the field survey in Fall 2006. The final map indicates (by yellow dots) the concentrations of commercial, institutional, office, and religious buildings that were identified.

Recent Past Survey Photos

These "slide shows" are intended to provide a sampling of buildings surveyed during Fall 2006 of 16 communities in northeast Cook County, Illinois. The survey was conducted by the School of the Art Institute of Chicago's Graduate Program in Historic Preservation.

Slide shows are organized by three themes: 1) specific community, 2) type of building, and 3) architectural details. Only non-residential buildings were covered by the survey, while commercial, institutional, office, and religious structures are included. The fact that a photograph is featured does not necessarily indicate a building's significance. The slide shows present a wide variety of building types and geographic distribution.

(No photographs are shown for Golf and Kenilworth, due to the limited amount of recent past structures in those communities.)
Prairiebrook strip mall
Palatine
By Stanley Tigerman
Preservation Resources
ILLINOIS RESTORATION RESOURCES

Online Guide
This on-line guide provides property owners and design professionals with access to professional services, products, craftspeople, and other experts related to the maintenance, restoration, and rehabilitation of older structures. The Illinois Restoration Resources guide does not represent paid listings. It is based, instead, on names received from an independent committee of preservation architects and other professionals. This list is not intended to be comprehensive. Nor does a listing indicate or imply an endorsement by Landmarks Illinois, which recommends a check of references before a service provider is hired.

Funding
Landmarks Illinois thanks the Graham Foundation for Advanced Studies in the Fine Arts for its generous support that made possible, in part, compilation and preparation of this on-line guide. The Graham Foundation does not assume responsibility for the specific service providers contained in the guide.

Service Providers
Although the service providers in this on-line guide were not required to pay a fee, some of the companies/individuals voluntarily have availed themselves—for a slight annual charge—of a direct web site connection and a brief summary of their specialties. The proceeds from these modest fees ($25/year) will help to maintain the on-line resources guide as it is regularly updated.

SELECT A CATEGORY

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<th>Archaeologists</th>
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SEARCH DATABASE
Next steps for IAHPC

Follow up on feedback

IAHPC’s ongoing initiatives and resources:

• An interactive community directory on our website with links to every community’s preservation web page - [http://illinoishpc.org/communities/](http://illinoishpc.org/communities/)

• to provide educational opportunities for commissioners and staff
LI and IAHPC will continue working with IHPA to assist CLGs.

REMINDER:
The Certified Local Government 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 Illinois Historic Preservation Agency (IHPA) – Contact Rachel Leibowitz

(217) 785-5031

79 “CLGs” – in Illinois
Kendall County - progress

**Kendall County:**
Revised Historic preservation Ordinance adopted: 2014
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 - 18
Districts - 2
Kendall County - next steps

Why preservation continues to be important for communities?

The economic benefits of preservation; examples in the State of Illinois where preservation has either helped revitalize an area or brought new development and interest to a particular neighborhood or Downtown:

How can preservation bring new economic development to Kendall County?

What is the best way to address property right arguments?

How to get more public involvement and interest throughout Kendall County?

How to get more people interested in landmarking their homes or buildings?

The best way to educate public officials on the importance of preserving the historic fabric of a community.

How to build a consensus in a community that preservation matters?