KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

April 16, 2014 – 7:00 p.m.

CALL TO ORDER

ROLL CALL: Ken Boyer, Ken Donart, Whitney French (Vice-Chair), Michael Garrigan (Chair), Richard Scheffrahn, Stephenie Todd, Jeff Wehrli (CB Representative), 2 vacancies and Angela Zubko (PBZ liaison)

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the March 19, 2014

CHAIRMAN’S REPORT

NEW BUSINESS
1. Federal Historic Tax Credit Program Under Possible Threat- HB4533
2. Preservation Month in May – Review & approve proclamation to send to the May 20th County Board meeting

OLD BUSINESS
1. Update on Draft Ordinance changes
2. Discuss and approve changes/adjustments to the Landmark Nomination Application- depends on County Board vote on 4.15.14
3. Update on Millbrook Bridge
4. Discuss and decide what is next for the reconnaissance survey- update on where we are at with regards to how many are complete, how many need to get done, etc.
5. 5 Year Plan/Project Tracking Sheet – Discuss and approve changes/adjustments and select next steps for meeting 2014 goals
6. Discussion on public outreach event

PUBLIC COMMENT

ADJOURNMENT- Next meeting on May 21, 2014
KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
111 West Fox Street, Room 209 & 210, Yorkville, IL 60560
Meeting minutes of March 19, 2014
(Unofficial until approved)

CALL TO ORDER
The meeting was called to order by Chairman Michael Garrigan at 7:05 p.m.

ROLL CALL
Present were: Ken Boyer, Ken Donart, Whitney French (Vice-Chair), Michael Garrigan (Chairman), Richard Scheffrahn, Stephenie Todd and Jeff Wehrli (CB Representative)
Also present: Planning & Zoning Manager Angela Zubko
Members in the audience: Anne Luccietto
Absent: None

APPROVAL OF AGENDA
Stephenie Todd made a motion to approve the agenda as written, Ken Donart seconded the motion. All agreed and the agenda was approved.

APPROVAL OF MINUTES
Ms. Todd informed Ms. Zubko in the future if minutes were modified the modification must be stated in the minutes. Also her name is spelled incorrectly, it's Stephenie.

Jeff Wehrli a motion to approve the minutes from January 16, 2014 meeting. Ken Donart seconded the motion. All agreed and the minutes were approved.

SPECIAL RECOGNITION
Pete Bochek - 3 years
Fred Dickson - 5 years

CHAIRMAN'S REPORT
Mr. Garrigan stated the Village of Plainfield had a good workshop about the existing building code which treats historic structures differently. Dan Seggerbruck conducted the workshop and works for the City of Aurora. It might be good to invite him to talk to Kendall County in the future. There was some discussion on Kendall County looking into adopting the building code which would include exceptions to historic structures. There was a side conversation on a project in Plano.

NEW BUSINESS
None
OLD BUSINESS

1. Draft Ordinance changes- discussion and recommendation on more information requested by the PBZ Committee- Catherine O’Conner- Planner Zubko stated in the packet were some suggestions from Catherine O’Conner with regards to owner’s consent or non-consent. Also she suggested adding some language on the application process. After much discussion Ms. Todd stated the suggestions are very similar to what we have with some changes. She suggested just deleting our sections and inserting the suggested language with some modifications. The Commission agreed to add the suggested language into 3A and 3B and keep our current condition with regards to County Board being permitted to set fees. Suggestions were also made to modify the language on page 15 and 16 to include both landmark nominations and historic districts. Also the Commission decided to make it an affirmative action of a supermajority of the County Board members present. Whitney French made a motion to recommend approval of the revised ordinance and forward it onto Catherine O’Conner and the PBZ Committee. Jeff Wehrli seconded the motion. All agreed and the Ordinance will be revised, sent to Catherine O’Conner for approval and then back to the PBZ Committee to hopefully get approved and passed onto the full County Board. ACTION: Planner Zubko will make the modification and email it out to the Commission to verify the modifications looked good. ACTION: Planner Zubko will include on next month’s agenda modifications to our Landmark Application if the County Board passes this text amendment.

2. Update on Millbrook Bridge- At the last meeting Ms. French was going to check out the book from the library, unfortunately the library could not locate the book. ACTION: Planner Zubko will ask Andy Meyer from the Highway Department if he knows the title of the book or has a copy of the book we could borrow. Mr. Wehrli stated he talked to the grant writer of the Forest Preserve District and she stated designating the bridge could hinder getting grants. Mr. Wehrli said the grant writer stated if it was designated there are some grants they would not qualify for. ACTION: Ms. French will contact the grant writer to discuss this and explain how the designation could help and educate her a little.

3. Discuss and decide what is next for the reconnaissance survey- have some pictures from Seward and NaAuSay Township- Planner Zubko stated Oswego is almost complete but wanted to know what the Commission wanted to work on next. Ms. Todd would like to make comments to road projects like Eldamain and other road projects and not waste our time on the way on the windshield survey how it’s currently being done. ACTION: Ms. Zubko will get Ms. Todd the pin for the Witness tree in Grove Estates. ACTION: The Commission decided to start with NaAuSay Township. There was discussion on the next steps. ACTION: Planner Zubko will get a list of how many we have, no many we’ve done and how many are in each township so we can understand where we’re currently at with regards to this project.

4. 5 year plan/ Project Tracking Sheet- Discuss and approve changes/adjustments and select next steps for meeting 2014 goals- We will discuss this next month.

5. Discussion on public outreach event- There was brief discussion on the next steps and how to accomplish a public outreach event; Preservation Month might be too close. ACTION: Ms. French is going to contact Michael Vincent to see when he will be back in town.

Off topic Ms. Zubko asked Ms. Todd if she talked to Ann-Marie about joining the Commission. Ms. Todd never got a response from Ann-Marie. ACTION: Planner Zubko will put a press release out
regarding the openings and Commission. Ms. Todd suggested Roger Matile or Al LaFan (who used to be an inspector for the City of Aurora).

PUBLIC COMMENT
There was no public comment at this time

ADJOURNMENT- Next meeting will be April 16, 2014 – Ken Donart made a motion to adjourn, seconded by Jeff Wehrli, all agreed. Chairman Garrigan adjourned the meeting at 8:45 pm.

Submitted by,
Angela L. Zubko, Recording Secretary & Planning & Zoning Manager
Bill Status of HB4533 98th General Assembly

Short Description: PROPERTY REHAB CREDIT

House Sponsors

Last Action

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<td>3/28/2014</td>
<td>House</td>
<td>Rule 19(a) / Re-referred to Rules Committee</td>
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Statutes Amended In Order of Appearance
New Act
35 ILCS 5/224 new
215 ILCS 5/409.1 new

Synopsis As Introduced
Creates the Illinois Rehabilitation and Revitalization Tax Credit Act. Creates a credit against taxes imposed under the Illinois Income Tax Act and the Illinois Insurance Code in an aggregate amount equal to 20% of qualified expenditures incurred by a qualified taxpayer pursuant to a qualified rehabilitation plan on a qualified structure, provided that the total amount of such qualified expenditures exceeds the greater of $5,000 or the adjusted basis of the property. Provides that credits may be carried forward for a period of 5 years, or carried back for a period of one year. Provides that credits awarded for each qualified rehabilitation project shall be limited to a maximum of $3,000,000. Provides that credits may be assigned or transferred. Effective January 1, 2015.

Actions

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<td>4/8/2014</td>
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State Historic Tax Credit bill introduced in Illinois House of Representatives
Study shows bill would create hundreds of construction jobs by repurposing historic buildings statewide

An economic study prepared by the University of Illinois Springfield for Landmarks Illinois demonstrates that a statewide historic tax credit would help rehabilitate dozens of historic buildings, pay for itself without a hit to the state budget, and create hundreds of jobs across the state. The study prompted the introduction of HB4533 by Representative Frank Mautino (D-Spring Valley) on February 4, 2014, to support the creation of a statewide historic tax credit. Its counterpart, SB336, sponsored by Senator Andy Manar (D-Bunker Hill), passed the State Senate on April 24, 2013, with a resounding vote of 46-8.

Illinois joined more than 30 states nationwide when it passed a law in 2011 to spur job creation through a localized historic tax credit. The credit is available for private developers repurposing historic buildings in five “River’s Edge” cities (Aurora, East St. Louis, Elgin, Peoria and Rockford), but it is due to expire in 2016 and is not available to cities statewide. A statewide historic tax credit, according to Landmarks Illinois’ study “Economic Development Opportunities from an Illinois Historic Tax Credit,” would State Historic Tax Credit bill introduced in Illinois House of Representatives generate as much as $10.24 in economic impact per $1.00 in historic tax credit award during the construction phase alone, and up to $11.47 per $1.00 in the first five years after completion. The state would capture income and sales tax revenues before it allocates the tax credit and only does so if the historic rehabilitation project meets all guidelines leaving the private developer and investors to bear the risk. Illinois municipalities would also collect increased property taxes from undervalued buildings that are often not contributing much or anything to support the local economy.

“Our study shows that historic rehabilitation is good for the economy. Thirty-two states in the country have state historic tax credit programs, including neighboring states such as Missouri, Iowa, Minnesota, Wisconsin, Indiana, and Kentucky. We are the ‘hole in the donut’ in our region and developers and investors will continue to choose to invest in those states over Illinois until we too can provide the gap
incentive to make construction possible. We are thankful to Senator Manar and Representative Mautino for introducing legislation that addresses this opportunity,” said Bonnie McDonald, president and CEO of Landmarks Illinois, a preservation education and advocacy group that with the American Institute of Architects (AIA) Illinois helped initiate the legislation.

“This tax credit will have a positive impact in communities, especially small communities, throughout the state,” Senator Manar said. “You can drive through Main Street in any small town in my district and find at least one historic structure that needs to be rehabilitated. Encouraging private investment in our aging downtowns not only positively impacts the community through job creation and increased property value, but it also increases intrinsic value by restoring something historically unique and important to a community.”

Rehabilitating older buildings is both a “green” choice, because it prevents an otherwise usable building from being deposited in a landfill, and a jobs creator. “It has been demonstrated time-and-time again that rehab creates more local jobs because it is more labor-intensive work. In rehabilitation, more of the budget goes toward labor than materials, versus new construction.” said Dan Hohl, Government Relations Director of AIA Illinois.

Working together, Landmarks Illinois and AIA Illinois continue to garner legislative support for a statewide historic tax credit program. Other supporting organizations include the Illinois Association of Realtors, the Illinois Bankers Association, Downtown Quincy, Renew Moline, Rock Falls Tourism, and the National Trust for Historic Preservation.

To see the “Economic Development Opportunities from an Illinois Historic Tax Credit” study, go to landmarks.org/legislative_current_state_bills.htm.

For more information contact, Bonnie McDonald, Landmarks Illinois president, at (312) 922-1742 ext 224 or by email.