CALL TO ORDER

ROLL CALL: Ken Boyer, Ken Donart, Whitney French (Vice-Chair), Michael Garrigan (Chair), Kristine Heiman, Richard Scheffrahn, Jeff Wehrli (CB Representative), 2 vacancies and Angela Zubko (PBZ liaison) (Quorum is 5 members)

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the August 20, 2014 Meeting

CHAIRMAN'S REPORT

PUBLIC COMMENT

NEW BUSINESS
1. Officers Election:
   Chair- Michael Garrigan
   Vice Chair- Whitney French
   Secretary- Planner Angela Zubko
2. Discussion on historic courthouse windows

OLD BUSINESS
1. Update on Millbrook Bridge
2. 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.
3. Preservation Plan/ 5 Year Plan- Discuss and approve changes/adjustments and select next steps for meeting 2014 goals
4. Discussion on public outreach event
5. Review Reconnaissance Survey Pictures

PUBLIC COMMENT

ADJOURNMENT- Next meeting on October 15, 2014
KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
111 West Fox Street, Room 209 & 210, Yorkville, IL 60560
Meeting minutes of August 20, 2014
(Unofficial until approved)

CALL TO ORDER
The meeting was called to order by Chairman Michael Garrigan at 7:01 p.m.

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

Mr. Garrigan welcomed our newest member Kristine Heiman to the Commission

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

APPROVAL OF MINUTES
Jeff Wehrli a motion to approve the minutes as amended from April 16, 2014 & July 16, 2014 meetings. Ken Donart seconded the motion. All agreed and the minutes were approved as amended.

CHAIRMAN'S REPORT
Mr. Garrigan stated he did not have a report this month.

PUBLIC COMMENT
There was no public comment at this time.

NEW BUSINESS
1. Officer’s slate- Chair, Vice Chair and Secretary for September election- Planner Zubko stated it’s already been a year so need nominations this month and elections in September. Jeff Wehrli nominated Michael Garrigan as Chair, Whitney French as Vice-Chair and Angela Zubko for secretary to keep it as is. Whitney French seconded the motion. All were in favor. Hearing no other nominations this will be voted on next month.
2. Review and approval of 2014-2015 Budget- Planner Zubko stated in the packet is the proposed budget, not many changes and still request a total of $1,200 and going to try hard to get 2 landmarks this year. Ken Donart made a motion to approve the budget as presented, Whitney French seconded the motion. With a roll call vote all present were in favor of the budget.

Historic Preservation Meeting Minutes 8.20.14
OLD BUSINESS

1. Review and approve letter of support for HB4533- Planner Zubko stated in the packet is a letter of support to our State Representative. Mr. Garrigan gave an overview of the bill and the benefits if this passes. Whitney French suggested one change and that was to change the signature to Historic Preservation ‘Commission’ Chair. Jeff Wehrli made a motion to approve the letter as written and send it to the representatives, Whitney French seconded the motion. All were in favor and ACTION: Planner Zubko will get the letter ready and mail it out to the representatives.

2. Current Vacancies- Planner Zubko stated in the packet is a list of the members and vacancies; we are looking for two members. One engineer/architect and one person who Demonstrates interest in archeology, architecture or preservation

3. Discuss and approve changes/adjustments to the Landmark Nomination Application- Planner Zubko briefly went over the changes since the County Board modified the text. Planner Zubko made all the modifications discussed at the April meeting. Whitney French made a motion to approve the changes to the landmark nomination application. Jeff Wehrli seconded the motion, all were in favor and the changes are approved. ACTION: Planner Zubko will update it on the website.

4. Update on Millbrook Bridge- Mr. Wehrli gave a brief background for our new member on the Commission. ACTION: Ms. French will contact the grant writer for the Forest Preserve to discuss this and explain how the designation could help and see if she has any questions, this will be completed before next month. Ms. French talked about the bridgehunter.com website for any information on bridges. ACTION: Mr. Wehrli will ask Mr. Klaas if he knows any bridge specialist that could help with a true demolition cost.

5. 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.- Planner Zubko passed out a chart and explained the GIS site. She also discussed the progress to date using the chart and stated a lot of the homes we’re missing pictures are on busy roadways so will need to use the County vehicle at some point. This is a typical thing we do in the fall or winter so you can see the structures. Mr. Garrigan stated we should pick a date to go through some of the photos. Ms. French calculated that if each member took 39 pictures we would be complete with Kendall and Bristol Township. Ms. Heiman stated she’s out showing properties everyday so willing to photograph while out. ACTION: Ms. French will get Planner Zubko the pictures she has taken in Big Grove Township. ACTION: Planner Zubko will put together some lists for next month by roadway to divide them up.

6. 5 year plan/ Project Tracking Sheet- Discuss and approve changes/adjustments and select next steps for meeting 2014 goals- In the packet is the modified 5 year plan Ms. French has put together, it’s all the powers and authority of our commission. Also in the packet is the latest version of the Preservation Plan. Ms. French went through what she’s put together and explained the basic premises. It’s to show we’re supporting the County Board and the goals of the Land Resource Management Plan (LRMP). ACTION: Planner Zubko will work with Ms. French to finish all the modifications and we will approve it next month and pass it onto the County Board.

7. Discussion on public outreach event- There was discussion that Michael Vincent is all over the world. Also Mr. Garrigan has talked to Doug Farr, we would just need to get a couple other groups involved and decide what we want him to talk about. Maybe get other Historic Preservation Commissions involved, Conservation Foundation, the Forest Preserve, CMAP, other planning groups as his perspective is sustainability, LEED and preservation. If anyone is interested you can check out some of

Historic Preservation Meeting Minutes 8.20.14
his discussions on Youtube. They discussed realistically this would be a spring event. **ACTION:** Michael Garrigan is going to talk to Doug Farr.

Since there was time the Commission went through some more pictures:
5401 Route 71: Significant
5408 Route 71: Not Contributing
6275 Route 71: Potentially Significant
6621 Route 71: Need more pics
6809 Route 71 (2nd house): Contributing more pics of barns
6809 Route 71 (1st house): Cape cod; need more pics
7021 Route 71: Significant
7220 Route 71: Potentially Significant
7319 Route 71: Need more pics
7721 Route 71: Potentially Significant
7821 Route 71: Not Contributing
7842 Route 71: Potentially Significant
7933 Route 71: Potentially Significant
7943 Route 71: Potentially Significant; check if still there
7950 Route 71: Need more pics
5535 Route 71: Potentially Significant
3323 Stewart Road: Potentially Significant
3716 Stewart Road: Contributing
2000 Wolf Road: Need more pics
2703 Wolf Road: Need more pics

**PUBLIC COMMENT**
There was no public comment at this time.

**ADJOURNMENT** - Next meeting will be September 17, 2014 – Jeff Wehrli made a motion to adjourn, seconded by Ken Boyer, all agreed. Chairman Garrigan adjourned the meeting at 8:32 pm.

Submitted by,
Angela L. Zubko, Recording Secretary & Planning & Zoning Manager
Kendall County
Historic Courthouse Window Replacement

Issues:
Current 2nd floor window mullions and sills are rotten or beyond repair.
The windows appear to be of original wood construction with original single pane glass and are double hung allowing the windows to be opened.
The windows are unique to the building and design.
So, in order to replace them a custom build for each window is required in order to keep the same appearance and design.

Solution:
Replace with stationary true divided lite grills with lowE glass. 6.5” jamb, 8” extension. Jamb painted white polycron (15 year) paint. Historically correct brick mold, grilles and interior casing.

James K. Smiley
Facilities Management Director
Pictures
Overall South Windows (Typical of all 2nd Floor Windows)

South Center Double Window

Decorative moldings failing.

Mullions rotted and temporary mullions installed.
South West Single Window

Mullions rotted and temporary mullions installed.
Windows

A. Windows shall be preserved in their original location, size, and design and with their original materials and glass pattern.

B. Window openings on front facades or side facades visible from the street shall not be altered to accommodate new windows of different size, proportion or configuration.

C. Character defining window openings on all facades shall not be altered.

D. New window openings shall not be added to front facades or to side facades where visible.

E. Windows should be repaired rather than replaced. If non-original or beyond repair and replacement is necessary, the replacement shall be in-kind to match the original in material and design.

F. Windows should be repaired with materials to match the original and other materials such as consolidants that are appropriate to the original material. (Consultation with a stained glass specialist is recommended for repairs to art glass.)

G. New windows on front facades and sides visible from the street shall not have snap-in or flush muntins. True divided muntins are acceptable.

H. Windows may have screens and/or storm windows. See Screen, Storm and Security Windows Section.

I. Basement windows should not be enclosed or concealed on the exterior, and masonry should be properly re-pointed when repaired.

Historic buildings display a wide variety of windows in various designs and sizes. These are important features of the various architectural styles. Decorative windows include materials such as stained glass, beveled, leaded glass, and etched glass. Most early windows are made from wood and with proper repair can be made functional. Window openings original to a dwelling shall not be covered or concealed.

New windows may be added at the rear and non-visible sides of a building.

See also, Preservation Briefs:
No. 9: Repairing Historic Wood Windows
No. 13: The Repair and Thermal Upgrading of Historic Steel Windows
No. 33: The Preservation and Repair of Historic Stained and Leaded Glass
Windows

- Cap, cornice or hood
- Lintel
- Casing framing
- Rail
- Muntin
- Pane or light
- Sill
Windows

Appropriate for Greek Revival style

Appropriate for Italianate, 2nd Empire, Octagon style

Appropriate for Queen Anne, Stick, Eastlake styles

Appropriate for Shingle and Prairie styles

Appropriate for Prairie and Bungalow styles

Appropriate for Tudor Revival style

Appropriate for Colonial Revival and Neo-Classical styles
Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead came. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window.

As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "French windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash.

Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows.

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.
Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building.

Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

**Windows**

*Protect and Maintain*

**Recommended.**

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

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**not recommended**

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the protection of historic windows.

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**Windows**

**repair**

Recommended

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing.

Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

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**not recommended**

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

**Windows**

**Recommended**

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Deteriorated lower window sash shown prior to its replacement in kind.

For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched.

Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.

**Not Recommended**

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

**Design for Missing Historic Features**

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

**Recommended**

Designing and installing new windows when the historic windows (frames,
The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

**Alterations/Additions for the New Use**

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

**not recommended**

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

Incompatible new window (lower right), resulting in loss of the building's historic character.
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[PRESERVATION PLAN]

Aligning and Prioritizing the actions of the Kendall County Historic Preservation Commission to help achieve the goals of the Kendall County Board and designating action items to preserve the historic resources of Kendall County
INTRODUCTION

Historic properties have a way of disappearing. They quietly fall prey to demolition, neglect, or renovations that alter them beyond recognition. Building by building, site by site, the evidence of a community’s heritage can gradually be lost. Historic properties need careful planning and management to ensure their survival for current and future generations. Preservation actually helps combat the very problems that plague our communities by stabilizing neighborhoods, providing affordable housing, lowering crime, stimulating private investment, bringing people and businesses back downtown, attracting tourists, and strengthening community pride.

A historic preservation plan is a statement of the community’s goals for its historic properties and the actions it will take to reach those goals. It is most effective when it is a component of a community’s master plan and is coordinated with other policies for housing, economic development, transportation, agriculture, tourism and natural resources and archeology.

Why Historic Preservation?
The history of a community contributes to its personality and gives it a unique character. Historic preservation provides a link to the roots of the area and its people. It provides economic development opportunities in tourism and construction related jobs for repair and rehabilitation. Overall, historic preservation adds to the quality of life making for more enjoyable communities.

Historic preservation is beneficial in the following ways:

- **Culturally** a community is richer for having the tangible presence of past eras and historic styles.
- **Economically** a community benefits from increased property values and tax revenues when historic buildings are protected and made the focal point of revitalization and when the community is attractive to visitors seeking heritage tourism opportunities.
- **Socially** a community benefits when citizens take pride in its history and mutual concern for the protection of the historic building fabric.
- **Developmentally** a community benefits from having a concerted and well defined planning approach for the protection of historic buildings while accommodating healthy growth.
- **Environmentally** a community benefits when historic buildings are recycled (restored, rehabilitated) rather than demolished and disposed of in the community landfill.
• **Educationally** a community benefits through teaching local heritage and the understanding of the past and the resultant cultural respect by its citizens.

**Why Preservation Planning?**

Historic preservation efforts can be influenced by local, state, and national issues and social, political, economic and legal factors. These influences can come from private enterprises or public agencies. Successful preservation planning recognizes these influences and utilizes a process for resolving conflicts from various interest groups and reaching consensus that best reflect the interests of the community.

Historic preservation planning is important because it allows the region to:

A. Clearly state goals of preservation in the community.
B. Let residents know in advance how the community wants to grow and what the community wants to protect.
C. Assure consistency between various government policies that affect the community’s historic resources.
D. Educate and inform citizens about their heritage and its value to the community.
E. Create an agenda for preservation activities and create a way to measure progress in protecting historic resources.
F. Comprehensively address issues relating to tourism, zoning, traffic patterns, development patterns, and design that affect historic preservation.
G. Encourage economic development through the preservation of historic resources.
H. Strengthen the political understanding of and support for historic preservation policies.

**HOW TO USE THIS DOCUMENT**

This Preservation Plan is organized into two main sections. The first section investigates the goals outlined in the Kendall County Board’s Land Resource Management Plan (LRMP) as adopted in 2011 and recognizes the alignment of the Kendall County Historic Preservation Commission’s activities supporting those goals. The LRMP can be found in its entirety at [www.co.kendall.il.us/planning-building-zoning/lrmp/](http://www.co.kendall.il.us/planning-building-zoning/lrmp/).

Section two outlines the projects that have been completed, are in progress or are under consideration for future focus by the 2014 Historic Preservation Commission (HPC). The table in this section helps identify the priorities of the commission and loosely defines target completion years for each project. This document is used by the commission to keep them focused and assist in measuring progress for this volunteer group.

**PARTICIPANTS IN AUTHORING THIS DOCUMENT**

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<th>Peter Bochek – Bristol Township</th>
<th>Fred Dickson – Bristol Township</th>
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</thead>
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<td>Ken Boyer – Oswego Township</td>
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<td>Whitney French – Little Rock Township</td>
<td>Michael Garrigan – Oswego Township</td>
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HISTORY AND MISSION OF THE KENDALL COUNTY HISTORIC PRESERVATION COMMISSION (HPC)

In September of 2005 the Kendall County Historic Preservation Study Committee was established and appointed by action of the County Board. The study committee’s objective was to examine and discuss the inventory of historic assets and historic preservation needs in Kendall County. Their research and resulting report concluded that the county is home to valuable historic assets that were under threat by the fast pace of development and that the need for a dedicated Historic Preservation Commission was relevant and justified. The effort resulted in the adoption of the Kendall County Historic Preservation Ordinance (No. 2006-67) in August 2006.

The bullets below summarize the purpose and intent of the Kendall County Historic Preservation Commission as more thoroughly defined in the Ordinance:

- To identify, designate, protect, preserve and encourage the restoration, rehabilitation and adaptation of historic assets in the County
- To safeguard the County’s cultural heritage
- To stabilize and improve the economic vitality of Kendall County
- To foster civic pride
- To protect and enhance the County’s attractions and support and provide stimulus for business and industry
- To strengthen the economy of the County
- To promote the use of historic districts and landmarks for education, pleasure and welfare of the County
- To educate about the value of historic preservation in the economy and quality of life for the citizens

The Kendall County Historic Preservation Commission’s overall service is to provide expertise and resources in an advisory capacity to the Kendall County Board; to conduct hearings and make recommendations to those in the position to grant or deny approvals; and to act on behalf of the stated objectives of the board to assist them in the goals identified in the County’s Land Resource Management Plan.

KENDALL COUNTY’S LAND RESOURCE MANAGEMENT PLAN (LRMP)

The following excerpt is extracted from SECTION ONE of Kendall County’s 2011 Land Resource Management Plan.

A comprehensive plan is a vision of the future; it is essentially an end-state toward which the municipality or county works. The plan builds the rationale for and illustrates the most appropriate use of land within the jurisdiction, and depicts the facilities and services necessary to support the development of those land uses. Comprehensive plans anticipate that the county and municipalities will adopt the appropriate decisions, fund the
appropriate programs, and install the appropriate facilities that will implement the plan. Most plans do not propose how to take appropriate actions, who should take them, or when they should be taken.

The County wishes to adopt a plan that can be implemented. It has chosen to prepare a Land Resource Management Plan (LRMP) with a structure that leads to successful implementation. The Illinois Local Land Resource Management Planning Act, P. A. 84-865 is the enabling act that allows the County this method of planning. The LRMP has a comprehensive planning process as an essential element. In addition, the LRMP also has a parallel framework for the physical and functional characteristics of the county, while instituting strategic decision making. It is important to note that local incorporated municipalities have jurisdiction over land use and zoning decisions within their corporate boundaries including historic preservation. Kendall County only has zoning authority over unincorporated areas. However, one of the clear goals of the LRMP process is to promote coordinated planning and one of the goals of the KCHPC is to offer its resources to those municipalities that do not currently have a preservation authority through the implementation of Intergovernmental agreements.

The strategic side or management side of the process is intended to be parallel to the planning process. In planning, goals and objectives guide the comprehensive plan. In management, goals and objectives guide the strategic plan. These two paths are not independent. There must be substantial agreement and overlap between the plan and reasonable actions to implement that plan.

Essentially, the planning process delineates "where we should go" over the ten year time-frame of the Plan, while the management process proposes "how we can get there." The goals and objectives prepared for the Kendall County LRMP show how the planning goals are oriented toward a physical end state in the relationship between land-uses and the supporting public support systems. The management goals were prepared to give direction to fundamental government and private actions that will build that physical end-state relationship.

HISTORIC PRESERVATION COMMISSION’S SUPPORT OF THE LRMP

Kendall County’s LRMP is divided into TEN SECTIONS. The KCHPC examined Sections THREE, FOUR and FIVE to focus on assisting the County Board in meeting its stated goals. The relevant preservation topics from each of these sections are reiterated below followed by the KCHPC activity that aligns with each relevant objective.

LRMP - SECTION THREE - PLANNING GOALS AND OBJECTIVES

A) Natural Resources – (3) Energy Conservation

GOAL: An Energy wise and energy efficient county

OBJECTIVE D – Encourage energy efficiency in site planning and building design
Preservation is naturally aligned with meeting the objective of energy efficiency. Historic districts are viable, environmentally-friendly communities. Most are pedestrian-oriented neighborhoods with an abundance of green space and a building density that efficiently uses land and resources. Historic structures are inherently "green." Many older buildings were constructed with locally available materials and used energy-efficient design and construction techniques. The traditional design of older buildings often includes such features as passive heating and cooling as well as siting and building orientation sensitive to environmental and topographical factors.

Through the preservation of existing materials of historic structures, the "embodied energy"—that energy which was used to construct them—is conserved. By maintaining existing materials and adapting them with low impact energy technologies, historic structures and neighborhoods can stand as models of environmental stewardship through their dramatic reduction of energy use, material resources, and waste associated with new construction.

B) Archeological, Cultural and Historic Places

GOAL: The preservation of the County's cultural heritage and scenic character.

OBJECTIVE A: Identify and conserve historically significant structures, areas, and open spaces.

The Historic Preservation Commission will continue to conduct a survey and assemble a database connected to the county GIS to identify buildings, structures, areas, sites and landscapes that are of historic, archeological, architectural or scenic significance and therefore, potential landmarks or historic districts. (See details of survey process in next section)

OBJECTIVE B: Carefully control urban development and countryside conditions so as not to conflict with the scale and character of nearby historic homes, landmarks and sites.

In an effort to assist in the county's preservation goals, the HPC will periodically review any Kendall County Comprehensive plan (LRMP) or its amendments and assist in the development of a preservation component for that plan. KCHPC will advise the Regional Plan Commission, the Planning, Building and Zoning Committee and the County Board.

The KCHPC will create a "Historic Landmark and District Preservation Plan." The Plan shall be presented to the KC PBZ Department for consideration and recommendation to the County Board for inclusion in the LRMP.
OBJECTIVE C: Increase awareness of the history and culture upon which Kendall County is built.

The HPC will inform and educate the citizens of Kendall County concerning the historic, archeological, architectural or scenic heritage of the County by publishing appropriate maps, newsletters, brochures and pamphlets and by holding public hearings, programs and seminars.

OBJECTIVE D: Preserve the importance and function of existing central business districts

The HPC will advise and assist owners of landmarks and properties within potential or designated historic districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse and on procedures for inclusion on any local, state or federal register of historic places. The HPC will advise and assist communities and areas in creating historic districts that seek to improve their unique identity and preserve its historic character.

C) Economy of the Area

GOAL: A strong base of agriculture, commerce and industry that provide a broad range of job opportunities, a healthy tax base and improved quality of services to county residents.

OBJECTIVE E: Promote the revitalization of existing retail and commercial areas

Within the existing hamlets many small businesses anchor the retail commercial areas. The character of the historic architecture and pedestrian friendly designs of these places are their strength and create a stronger sense of community focus. The HPC will work with interested communities to help them identify and rehabilitate the components and buildings within these downtown districts to fortify the commercial viability of the community.

D) Urban Development
GOAL: A pattern of compact contiguous urban development, countryside residential and agricultural environments in a natural equilibrium that enhances the quality of personal and community life.

OBJECTIVE B: Establish a pattern of development that supports a sense of community.

Historic residential areas are often contiguous because they needed to be accessible to a less mobile population. Preserving these walkable environments supports the Kendall County Board’s goals for compact urban development in the existing built areas. Agricultural Heritage and the preservation of working farms, farm buildings and scenic routes allow residents and visitors to understand the history of the county.

OBJECTIVE C: Promote a revitalized central business district as the central focus of each community.

Communities without a strong central business district are at a distinct disadvantage and those with no historic core struggle to gain a unique identity. The identification, preservation and revitalization of a community’s central business district can be supported by the HPC through state grants supplied to Certified Local Governments and through education and proactive allocation of expertise to at-risk properties.

F) Housing

GOAL: Management of the quantity, quality, location and rate of housing development to insure the efficient use and conservation of the County’s natural and public resources

OBJECTIVE B: Continue to improve deteriorating residential areas, and assure safe, healthy, and attractive communities through preventive maintenance and appropriate reinvestment that can include the County’s weatherization program.

The HPC is able to assist in the identification of neglected historic structures and through its policies advise the County Board and work with property owners to employ appropriate repairs to stabilize buildings. Using Kendall County’s weatherization grants or other grant sources, the HPC can also assist in reducing the cost of restoration.

LRMP - SECTION FOUR - MANAGEMENT GOALS AND OBJECTIVES
**A) Planning**

GOAL: A system of county wide, comprehensive, functional and target area planning in support of municipal, township and other agency planning efforts, which supports decision making for county wide land resource management and the management of change.

OBJECTIVE 1: Anticipate change and provide decision-makers with insight on alternatives and consequences.

The HPC is a knowledge source and can assist with the research and resulting advice to identify opportunities for preservation, methods for preventing further loss and resources to assist in the effort. The Preservation Ordinance also outlines consequences for non-compliance and provides the county board with guidance to manage some of the impacts of change to the historic fabric of the community.

**B) Regulatory Techniques**

GOAL: Regulation and enforcement techniques necessary to protect the public health, property, the natural environment and the aesthetic value of the county including zoning, subdivision, storm water management, signage, building and other development standards.

OBJECTIVE 5: Incorporate environmental design criteria and performance standards in development controls to protect natural, scenic, historic, and environmental areas and minimize adverse impacts. The proposed County-Wide Storm water Authority and plan/ordinance will incorporate many such standards.

The Preservation Ordinance is an additional tool that the county can consult to assist in the preservation of rustic roads, agriculture spaces and other non-architectural historic assets that contribute to the character of the county.

OBJECTIVE 6: Require that all development preserve significant natural features such as vegetation, wildlife, waterways, floodplains, wetlands, woodlands, and scenic vistas.

The HPC will periodically review the Kendall County comprehensive plan or its amendment to assist in the development of a preservation component for that comprehensive plan. The HPC will support the preservation component to the Regional Plan Commission, the Planning Building and Zoning Committee and the County Board.

**F) Governmental Cooperation**
GOAL: A mutually supportive, non-adversarial team of municipal, township, school, park, county and other governments working toward the benefit of everyone in Kendall County.

OBJECTIVE 7: Continue to require, before the decision-making process, conspicuous public notices to residents and surrounding government agencies that provide relevant information about proposed developments, potential impacts, and the ability to participate.

H) Education and Involvement

GOAL: An informed population actively participating in public decisions regarding the use of land and the future of Kendall County.

OBJECTIVE 1: Educate the Public and municipal agencies of threats to environmental conditions within Kendall County and potential impacts through a coordinated effort between the County Planning, Building and Zoning Department, Health Department, Forest Preserve District and other county agencies.

OBJECTIVE 4: Maintain a strong public hearing process for county, township and local review of development proposals with notice to residents and surrounding government agencies that provide adequate and timely information about proposed development and potential impacts during the decision making process.

OBJECTIVE 6: Continue to promote recycling to reduce waste and reduce the need for additional landfill capacity.
Preservation of existing buildings is one of the greenest practices, thwarting waste and significantly reducing impacts to area landfills.

I) Information

GOAL: Data collected, maintained and managed as a central database regarding property conditions and the environment of the county accessible by county and municipal agencies and private individuals.

OBJECTIVE 1: Maintain up-to-date and easily accessible records of information regarding land use conditions, environmental conditions, jurisdictional boundaries, public facility capacities and local and regional land use plans. Such information is currently available to the public on the internet at http://gis.co.kendall.il.us.

The HPC is actively implementing a GIS level that will identify potentially significant historic elements. The commission is conducting a reconnaissance survey and eventually plans to conduct a full historic survey to identify important historic features in the county.

LRMP - SECTION FIVE — LAND RESOURCE AND MANAGEMENT AREA POLICIES

The LRMP mentions two types of Overlay Areas:

Natural Resource Areas & a Potential Mining District.

The historic Preservation Commission would like to add a section for Historic Districts and Scenic highways.

This term refers to land with such a unique feature that the feature itself deserves to determine the land use.

The LRMP is based on the following Planning Policies for Urbanized Communities:

11. Encourage the preservation and enhancement of historic and cultural sites and structures within urbanized communities
The LRMP is based on the following Planning Policies for **Rural Settlements**: 

5. Preserve and enhance places of cultural or historic significance in preservation districts or sites, whether within municipal boundaries or in unincorporated lands.

The LRMP is based on the following Management Policies for **Rural Settlements**:

d. The County and rural communities may enter into intergovernmental agreements, with the County providing planning, building, and zoning support to the rural community with appropriate reimbursement.

The LRMP is based on the following Planning Policies for **Agriculture**:

5. Preserve and enhance places of cultural or historic significance to the rural landscape.

The County will assist in the preservation of the agricultural economy in Kendall County through the Farmland Preservation Committee.
The LRMP is based on the following Planning Policies for the **entire County**:

7. Encourage the growth of the tourism industry by reinforcing the viability of the county's historic, open space, and recreation resources, especially along the Fox River and within state and county parks and forest preserves.

   The HPC believes that civic pride and community character are directly affected by its historic resources. The Commission will strive to protect the unique amenities the county has to offer and will lend its expertise to all tourism interests, working with the AACVB, FPD, Conservation Foundation and private individuals and businesses which offer tourism related services to visitors.

8. Encourage preservation of Kendall County history for public education and enjoyment.

   The HPC will inform and educate the citizens of Kendall County concerning historic, archeological, architectural or scenic heritage of the county through its public outreach programming which will include enhancing county maps to reflect locations of historic resources, creating and distributing newsletters, brochures and pamphlets and by holding public hearings and public programs.

9. Discourage non-essential changes to scenic and historic roads that traverse scenic or historic areas.

   The HPC will assist the county in recognizing threats to areas of scenic beauty and potential risks to historic properties brought about by development or neglect.

The LRMP is based on the following Management Policies for the **entire County**:

10. The County has established an historic preservation commission to protect and enhance historic buildings and sites within incorporated and unincorporated sections of the County. The commission has established and will maintain a registry of buildings, sites, districts and places on the National Register of Historic places, and those properties that may be of local historic significance but not yet on the Register. The Commission will work closely with state and municipal agencies to promote and coordinate historic preservation in Kendall County.
The HPC will advise and assist the owners of historically significant property within potential or designated historic districts, potential or designated landmarks and potential or designated National Register candidates. The HPC will educate the citizens of the county on physical and financial aspects of preservation, renovation, rehabilitation and reuse, the procedures for inclusion on any federal, state or local historic registry and the value and process for establishing historic districts.

p. The County’s Historic Preservation Commission will research the historic significance of each property proposed for its local historic registry. Once approved, it may install permanent historic notes in an appropriate and visible location. The County will work with school districts, the Kendall County Historical Society and recreation agencies to encourage an increase in the historic literacy of Kendall County.

The HPC will recommend and review applications for landmark status within the county and any municipality with whom there is an intergovernmental agreement. The Commission will host public hearings in accordance with the procedures outlined in the Historic Preservation Ordinance and will, upon conclusion, make a recommendation to the county board for their consideration and vote.

q. The County and municipalities must pay special attention to the siting and development of new uses in proximity to historical or cultural sites to increase the attractiveness of that area for recreation and tourism.

The HPC will assemble recommendations to establish historic districts, identify scenic areas and confirm archeologically or culturally significant sites and will compile this data for inclusion on the County’s GIS mapping system.

HISTORIC PRESERVATION COMMISSION PROJECTS

Ordinance 2006-067 outlines the 24 powers and authorities of the HPC. Over the past seven years, several projects were started, some completed. This list aligns those projects with the power/authority under which they fall. An estimate of completion date is provided as well.

Our defined highest priority goals for 2014:

1. Develop a five year Historic Preservation Plan
2. Continue to perform a reconnaissance survey and link preliminary data to the County's GIS and identify structures with highest potential significance for possible landmark nomination (2014 Goal to Complete Bristol Township)

3. Nominate and secure County Board support for 2 landmark designations

4. Apply for Certified Local Government status for Kendall County to provide an opportunity for sub grants for owners of historic properties and potential tax benefits for owners of commercial landmarks.

5. Continually enhance the commission's understanding of historic preservation and educate the public and private county citizens about the economic advantage, quality of life and community character enrichments offered through preservation by participating in a minimum of two countywide events in 2014.

6. Develop and be prepared to execute an intergovernmental agreement with a community that contains potentially significant historic properties or districts which does not currently have an historic preservation commission or methodology for recognizing their significant structures

7. Aligning our ordinance to our activities
   a. Describe projects completed to date
      iii. Landmark Nomination Application (2009)
      vi. Intergovernmental agreements (2013)
      vii. Windshield Reconnaissance Survey (ongoing)
      viii. Educational outreach (ongoing)
   b. Outline ongoing projects and the timeline for their completion, aligned with our powers and authorities
      i. See table (excel spreadsheet) for list of current projects and completion timeline

POWERS AND AUTHORITIES

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From Pages 7 -9 of the Preservation Ordinance

A  Survey
   - Develop Survey Process
   - Define Database parameters
   - Physically Survey Little Rock Township
   - Physically Survey Bristol Township
   - Physically Survey Oswego Township
   - Physically Survey Fox Township
   - Physically Survey Kendall Township
   - Physically Survey NaAuSay Township
   - Physically Survey Big Grove Township
   - Physically Survey Lisbon Township
   - Physically Survey Seward Township
   - Review and qualify submissions
   - Identify highest priority potential in each township
   - Incorporate historic data into GIS
   - Apply for and secure grant funding for professional survey completion

B  Hearings for designation (reactive)
   - AS NEEDED

C  Landmark Review and Research (proactive)
   - Suggest Landmark Nominations
   - Millbrook Bridge
   - Old Jail
   - Significant Archeological site

D  Maps
   - Historic Preservation GIS Database

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Acquire, compile and make available historic maps of Kendall County

E Maintain Register
   Establish and maintain a registry of buildings sites and districts on the NRHP
   Establish and maintain a registry of buildings, sites and districts qualified for the NRHP

F Distribute Plaques, Certificates and Markers
   AS NEEDED

G Nominate landmarks
   Landmark press release
   Plaque Program example

H Assist Owners regarding historic registers

I Inform and Educate Citizens
   Preservation Month in May
   Proclamation approved for May to be Preservation Month
   Joint HPC meeting
   Brochures
   Kendall County Fair Booth
   Education
   Publish brochures, pamphlets, maps, newsletters
   Host programs and hold seminars
   Create a County Wide Tourism map of historic buildings, sites and districts

J Hearings for COA- AS NEEDED

K Consider Economic Hardship- AS NEEDED

L Develop Criteria and guidelines

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Completed 2013 2014 2015 2016 2017 2018
Historic Preservation Commission Study Report
Historic Preservation Ordinance 2006-67
Landmark Nomination Application
Historic Preservation Guidelines
Preservation Plan/Land Resource Management Plan
COA Process and Application
Develop, review, approve template intergovernmental agreement
Guidelines for preservation, restoration, rehabilitation and maintenance
Style Guide to Kendall County Residential Architecture
Cemetery Preservation and Standards
Certificate of Economic Hardship
1 year HPC Plan
5 year HPC Plan
Preservation Plan/ Five year Plan
Design Guidelines for Agriculture, Commercial, signage and demolition
Develop Archeological criteria

M  Review changes to landmarks or districts
    AS NEEDED
N  Administer interest in real property????
    Cemeteries
O  Accept and administer gifts and grants
P  Administer transfers of development rights
Q  Compile technical advisors

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**c.** Describe more detail about the projects to be completed in 2014 (?)<br><br>**i.** We need to discuss this in a commission meeting. Here is the 2013 list
1. Develop a five year Historic Preservation Plan
2. Continue reconnaissance survey, GIS link and identify structures with highest potential significance (2013 Goal to Complete Bristol Township)
3. Nominate and secure County Board support for 2 landmark designations
4. Acquire Certified Local Government status for Kendall County Historic Preservation Commission
5. Maintain constant enhancements to Commissions understanding and external Education and Outreach by participating in a minimum of two countywide events in 2013.
6. Develop and be prepared to execute an intergovernmental agreement with a Kendall County community.

C) Recommendations
   a. Adjust Kendall County processes to accommodate notification of the historic Preservation Commission when Kendall County Board decisions affect historic preservation so the Commission might lend their expertise in the form of recommendations. The following examples indicate some applicable process modifications:
      i. The LRMP /Comprehensive Plan for the county
      ii. Historic Preservation related building codes
      iii. Requests for demolition of historic structures
      iv. Plans for modifications to County owned or Kendall County Forest Preserve District owned historic assets.
   b. Alter the Kendall County Historic Preservation Ordinance to be more aligned with the State Historic Preservation Office’s recommended language in the hope that it will enable us to acquire Certified Local Government Status. (changes were recommended and passed in 2014...list them here)
   c. Apply for and obtain Certified Local Government Status
      i. When preservation ordinances are certified by the State Historic Preservation Office they acquire Certified Local Government status (CLG). With this official affirmation local governments may participate in state and federal incentive programs. Properties located in certified historic districts can qualify for the 20 percent income tax credit. Certification also extends the Property Tax Assessment Freeze benefit to local landmark and residences within local historic districts.
   d. Establish Intergovernmental Agreements with willing Kendall County municipalities that are currently without the resources or resident professional diversity to establish a commission of their own and assist those municipalities in preserving structures and historic sites within their boundaries.

D) Conclusion
   a.