CALL TO ORDER

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

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the August 21, 2013 meeting

CHAIRMAN’S REPORT

NEW BUSINESS
1. Discuss special meeting to review reconnaissance survey at Homestead B & B

OLD BUSINESS
1. Ordinance review- distribute copies of model for comparison and commission review
2. 5 Year Plan – Discuss template and process
3. Project Tracking sheet – discuss adjustments and select next steps for meeting 2013 goals
4. Review of 2013 Budget
5. Discussion on public outreach event
6. Update from Ms. Todd to landmark the Misner Blacksmith Shop

PUBLIC COMMENT

ADJOURNMENT- Next meeting on October 16, 2013
KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
111 West Fox Street, Room 209 & 210, Yorkville, IL 60560
Meeting minutes of August 21, 2013
(Unofficial until approved)

CALL TO ORDER
The meeting was called to order by Vice-Chairman Richard Scheffrahn at 7:07 p.m.

ROLL CALL
Present were: Ken Boyer, Peter Bochek, Ken Donart, Michael Garrigan, Richard Scheffrahn and Jeff Wehrli (CB Representative)
Also present: Senior Planner Angela Zubko
Members in the audience: None
Absent: Fred Dickson, Whitney French and Stephanie Todd

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

APPROVAL OF MINUTES
Peter Bochek made a motion to approve the minutes as written from July 17, 2013. Ken Boyer seconded the motion. All agreed and the minutes were approved.

CHAIRMAN’S REPORT
Ms. French was not in attendance.

NEW BUSINESS
1. Discuss special meeting to review reconnaissance survey at Homestead B & B- Planner Zubko apologized and stated she now as access to the network outside of the building. ACTION: The group decided to meet on September 4th at 7pm at the Homestead.

OLD BUSINESS
1. Discuss participation in Kendall County Fair- Maybe do some outside signage next time, ask the fair committee. ACTION: Mr. Wehrli will talk to the fair association.
2. Ordinance review- comparison between model and current- This will be continued to next month and everyone will start comparing the 2 documents. ACTION: Ms. French will contact Ms. O’Conner what changes need to be made to become eligible for CLG status.
3. Election of Officers- Chair, Vice Chair and Secretary: Chair Nominations: Mr. Garrigan, Ken Donart and Peter Bochek, Vice Chair nominations- Ms. French; Secretary- Planner Zubko. Mr. Wehrli made a motion to nominate Michael Garrigan as Chair, Peter Bochek seconded the motion. With a roll call vote all were in favor. Mr. Wehrli made a motion to nominate Whitney French as Vice- Chair, Ken Boyer seconded the motion. With a roll call vote all were in favor. Ken Donart made a motion to
nominate Planner Zubko as secretary, Mr. Wehrli seconded the motion. With a roll call vote all were in favor.

4. 5 year plan- Discuss template and process- This will be continued till next month when Ms. French is in attendance.

5. Project Tracking sheet- discuss adjustments and select next steps for meeting 2013 goals- This will be continued till next month when Ms. French is in attendance.

6. Review of 2013 Budget- Ms. French updated the budget to show having a speaker. Planner Zubko stated if we went over the budget some board members said they would support that.

7. Discussion on public outreach event- There was discussion on having Doug Farr as a guest speaker. Mr. Wehrli talked about early March and could probably reserve the Hoover facilities. **ACTION:** Mr. Garrigan will contact Mr. Farr about being a guest speaker. Mr. Garrigan also suggested Michael Vincent as a speaker. He’s currently in California but rumored to be back in spring.

8. Update from Ms. Todd to landmark the Misner Blacksmith Shop- Ms. Todd was not in attendance, this will be continued.

**PUBLIC COMMENT**

There was no public comment at this time

**ADJOURNMENT- Next meeting will be September 18, 2013** – Ken Donart made a motion to adjourn, seconded by Michael Garrigan, all agreed. Vice-Chairman Richard Scheffrahn adjourned the meeting at 7:31 pm.

Submitted by,
Angela L. Zubko, Recording Secretary & Senior Planner
KANE COUNTY
HISTORIC PRESERVATION ORDINANCE

KANE COUNTY CODE, CHAPTER 16, ARTICLE IV
ADOPTED: COUNTY BOARD ORD. 88-99, 6/14/88
AMENDED: COUNTY BOARD ORD. 00-186, 7/11/00
DIVISION 1. PURPOSES, DEFINITIONS AND GENERAL PROVISIONS

Sec. 16-58. Purposes And Intent:

The purposes and intent of this Article are as follows:

(1) To identify, designate, protect, preserve and encourage the restoration, rehabilitation and adaptation for continued use of those properties, structures and road corridors which represent or reflect the historical, cultural, artistic, social, economic, ethnic or political heritage of the Nation, State or County, or which may be representative of an architectural or engineering type inherently valuable for the study of style, period, craftsmanship, method of construction or use of indigenous materials;

(2) To safeguard the County's historic, aesthetic and cultural heritage, as embodied and reflected in such structures, landscape features and areas;

(3) To stabilize and improve the economic vitality and value of designated landmarks, preservation districts and road corridors in particular and of the County in general;

(4) To foster civic pride in the beauty and noble accomplishments of the past;

(5) To protect and enhance the County's attractions to tourists and visitors and to support and provide stimulus to business and industry;

(6) To strengthen the economy of the County; and

(7) To promote the use of preservation districts, landmarks and road corridors for the education, pleasure and welfare of the citizens of Kane County. (Ord. 88-99, 6-14-1988; Ord. 00-186, 7-11-2000)

Sec. 16-59. Definitions:

For the purpose of this Article, certain words, phrases and terms shall have the following meanings:

Alteration: Any act or process that changes one or more historic, architectural or physical features of an area, site, landscape, place and/or structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure; the expansion or significant modification of agricultural activities; surface mining; and clearing, grading or other modification of an area, site or landscape that changes its current or natural condition.

Archaeological significance: Importance as an area, site, place or landscape that has yielded or is likely to yield information concerning previous cultures in Illinois or previous periods of the present culture. Areas, sites or landscapes of archaeological significance may include, but are not limited to, aboriginal mounds, forts, earthworks, burial grounds, historic or prehistoric ruins, locations of villages, mine excavations or tailings.
Architectural significance: Embodying the distinctive characteristics of a type, period, style or method of construction or use of indigenous construction, or representing the work of an important builder, designer, architect, or craftsman who has contributed to the development of the community, County, State or Nation.

Building: Any structure designed or constructed for residential, commercial, industrial, agricultural or other use.

Certificate of appropriateness: A certificate issued by the Preservation Commission indicating its approval of plans for alteration, construction, demolition, or removal affecting a nominated or designated landmark or property within a nominated or designated preservation district or road corridor.

Certificate of economic hardship: A certificate issued by the Preservation Commission authorizing an alteration, construction, removal or demolition even though a certificate of appropriateness has previously been denied or may be denied.

Commissioners: Members of the Preservation Commission.

Conservation right: A term that includes easements, covenants, deed restrictions or any other type of less than full fee simple interest as that term is defined in 765 Illinois Compiled Statutes 120/1 of "An Act relating to conservation rights in real property", approved September 12, 1977, as amended.

Construction: The act of adding an addition to a structure or the erection of a new principal or accessory structure on a lot or property.

Demolition: Any act or process which destroys in part or in whole a landmark or property within a preservation district or road corridor.

Design criteria: Standards of appropriate activity that will preserve the historic, architectural, scenic or aesthetic character of a landmark, preservation district or road corridor.

Development rights: The development rights of a landmark or of a property within a preservation district or road corridor as defined in section 11-48.2-1A of the Illinois Municipal Code.


Exterior architectural appearance: The architectural character and general composition of the exterior of a building or structure, including, but not limited to, the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

Highway authority: The Illinois Department of Transportation with respect to a U.S. or State highway; the County Board with respect to a County highway; the County Engineer if a ministerial function is involved; the highway commissioner with respect to a township road; or the corporate authorities of a municipality with respect to a municipal street.
Historic significance: Character, interest or value as part of the development, heritage or culture of the community, County, State or Country; as the location of an important local, County, State or national event; or through identification with a person or persons who made important contributions to the development of the community, County, State or Country.

Landmark: A property or structure designated as a "landmark" by ordinance of the County Board, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration or preservation because of its historic or scenic or architectural significance.

Landscape: A natural feature or group of natural features such as, but not limited to, valleys, rivers, lakes, marshes, swamps, forests, woods or hills; or a combination of natural features and buildings, structures, objects, cultivated fields, or orchards in a predominantly rural setting.

Object: Any tangible thing, including any items of personal property, including, but not limited to, wagons, boats, and farm machinery, that may be easily moved or removed from real property.

Owner of record: The person or corporation or other legal entity in whose name the property appears on the records of the County Recorder of Deeds.

Preservation district: An area designated as a "preservation district" by ordinance of the County Board and which may contain within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties, areas, sites, landscapes, or structures which, while not of such historic or architectural or scenic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the district.

Removal: Any relocation of a structure, object or artifact on its site or to another site.

Repair: Any change that is not construction, alteration, demolition, or removal and is necessary or useful for continuing normal maintenance and upkeep.

Road corridor: A type of preservation district in which the geographic area is identified with a nominated or designated road. The road corridor minimally includes the area within the right of way including the road pavement, any structures such as bridges and signs, shoulders and vegetation, and may also include: 1) all or portions of adjacent properties, 2) features located on adjacent property such as buildings, structures, or vegetation, 3) potential conservation easements or other easements that would protect scenic vistas and viewsheds, and/or 4) existing easements protecting privately owned drives or lanes.

Scenic significance: Importance as a result of appearance or character that remains relatively unchanged from and embodies the essential appearance related to a culture from an earlier historic or prehistoric period; as a result of a unique location, appearance, or physical character that creates an established or familiar vista or visual feature; or as a geologic or natural feature associated with the development, heritage or culture of the community, County, State or Nation.
Site: The traditional, documented or legendary location of an event, occurrence, action or structure significant in the life or lives of a person, persons, group or tribe, including, but not limited to, cemeteries, burial grounds, campsites, battlefields, settlements, estates, gardens, groves, river crossings, routes, trails, caves, quarries, mines, or significant trees or other plant life.

Structure: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including (but without limiting the generality of the foregoing) barns, smokehouses, advertising signs, billboards, backstops for tennis courts, bridges, fences, pergolas, gazebos, radio and television antennas, solar collectors, microwave antennas, including supporting towers, roads, ruins or remnants (including foundations), swimming pools or walkways.

Survey: The systematic gathering of information on the architectural, historic, scenic and archaeological significance of buildings, sites, structures, areas, or landscapes through visual assessment in the field and historical research, for the purpose of identifying landmarks, districts or road corridors worthy of preservation. (Ord. 88-99, 6-14-1988; Ord. 00-186, 7-11-2000)

Sec. 16-60. General Provisions:

The following are general provisions propounded to make more clear matters relative to scope and jurisdiction of this Article:

(1) No provision herein shall supersede the powers of other local legislative or regulatory bodies or relieve any property owner from complying with the requirements of any other State statutes or code or ordinance of the County or individual municipal ordinance or regulations, and any permit or license required thereunder shall be required in addition to any certificate of appropriateness or economic hardship which may be required hereunder; provided however, that where a certificate of appropriateness or economic hardship is required, no such other permit or license shall be issued by any other agency under the jurisdiction of the County Board before a certificate has been issued by the Commission as herein provided.

(2) The use of property and improvements which have been designated under this Article shall be governed by the County Zoning Ordinance \( ^4 \), as amended.

(3) If any particular section of this Article is declared to be unconstitutional or void, only the particular section is affected, and all other sections of this Article shall remain in full force and effect.

(4) For purposes of remedying emergency conditions determined to be dangerous to life, health or property, the Commission may waive the procedures set forth herein and grant immediate approval for a certificate of appropriateness. The Commission shall state its reasons in writing for such approval.

(5) No member of the Preservation Commission shall vote on any matter that may materially or apparently affect the property, income or business interest of that member.
(6) No provision herein shall be contrary to the purpose of promoting the public health, safety, morals, comfort and general welfare; conserving the values of property throughout the County; and reducing or avoiding congestion in the public streets and highways. (Ord. 88-99, 6-14-1988; Ord. 00-186, 7-11-2000)

**Secs. 16-61-16-65. Reserved:**

**DIVISION 2. THE HISTORIC PRESERVATION COMMISSION**

**Sec. 16-66. Organization:**

(a) *Appointment:* The County Board shall by ordinance appoint members to the County Historic Preservation Commission from names submitted by the presiding officer of the County Board.

(b) *Composition:* The Preservation Commission shall consist of nine (9) members. All members shall be residents of Kane County. The Chairman of the County Board shall make every reasonable effort to nominate to the Preservation Commission at least one attorney, one historian or architectural historian, one architect/engineer and one real estate professional knowledgeable in preservation; the other members shall be persons with a demonstrated interest in prehistory, history or architecture.

In addition to the nine (9) voting members, the Director of the County Development Department or his designee shall serve as an ex officio, nonvoting member of the Commission and shall be responsible for providing staff support, upon approval of, and as deemed appropriate by the County Board Development Committee. Also in addition, the Director of the County Division of Transportation or his designee shall serve as an ex officio, nonvoting member of the Commission and shall be responsible for providing staff support, upon approval of, and as deemed appropriate by the County Board Transportation Committee. The president, Kane County Forest Preserve or his designee shall also serve as an ex officio, nonvoting member of the Commission.

(c) *Terms:* Terms of the initial members shall be staggered so that at least five (5) serve respectively for the following terms: one for one year; one for two (2) years; one for three (3) years; one for four (4) years; one for five (5) years. Any additional initial members shall also serve terms staggered in the same sequence. Successors to initial members shall serve for five (5) 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.

(d) *Officers:* One of the appointed members shall be named chairman at the time of appointment and vice chairman and secretary shall be elected by the Preservation Commission. The chairman shall preside over meetings. In the absence of the chairman, the vice chairman shall perform the duties of the chairman. If both the chairman and the vice chairman are absent, a temporary chairman shall be elected by those present. The secretary shall ensure that the following duties are performed:

(1) That minutes are taken of each Preservation Commission meeting;
(2) That copies of the minutes, reports and decisions of the Preservation Commission be published and distributed to the members of the Preservation Commission;

(3) That the County Board Chairman is advised of vacancies on the Preservation Commission and expiring terms of members; and

(4) That there be prepared and submitted to the County Board a complete record of the proceedings before the Preservation Commission on any matters requiring County Board consideration.

Vacancies shall be filled by the County Board from names submitted by the Chairman of the County Board. Any Commission member may be removed by the County Board for cause after a public hearing.

(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 Article.

(f) Meetings:

(1) Meetings of the 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. All meetings of 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 and maintained at offices of the County Development Department.

(2) A quorum shall consist of five (5) 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.

(g) 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.

(h) Annual Report: The Commission shall submit an annual report of its activities to the County Board Chairman. (Ord. 88-99, 6-14-1988; Ord. 00-186, 7-11-2000)

Sec. 16-67. Powers And Authorities:

The Preservation Commission shall have the following powers and authority:

(1) To conduct an ongoing survey of the County to identify buildings, structures, areas, roads, sites and landscapes that are of historic, archaeological, architectural or scenic significance, and therefore potential landmarks, preservation districts or road corridors;
(2) To hold public hearings and recommend to the County Board the designation of landmarks, preservation districts or road corridors;

(3) To compile information concerning and prepare descriptions of the landmarks, preservation districts or road corridors identified and recommended for designation and the characteristics that meet the standards for designation;

(4) To prepare, keep current and publish a map or maps showing the locations and exact boundaries of nominated and designated landmarks, preservation districts and road corridors, and, if the Commission so chooses, the locations and boundaries of designated State or Federal landmarks or districts;

(5) To keep a register of all designated landmarks, preservation districts and road corridors;

(6) To establish an appropriate system of markers or plaques for all designated landmarks, preservation districts and road corridors, and for streets, roads, trails and highways leading from one landmark, preservation district or road corridor to another and to confer recognition upon the owners of landmarks or property within preservation districts or road corridors by means of certificates, plaques or markers;

(7) To nominate landmarks and preservation districts to any State or Federal registers of historic places;

(8) To advise and assist owners of landmarks and property within preservation districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse, and on procedures for inclusion on any State or Federal register of historic places;

(9) To inform and educate the citizens of the County concerning the historic, archaeological, architectural or scenic heritage of the County by publishing appropriate maps, newsletters, brochures and pamphlets, and by holding programs and seminars;

(10) To hold public hearings and to review applications for construction, alteration, removal or demolition affecting landmarks or property within preservation districts or road corridors and issue or deny certificates of appropriateness for such actions;

(11) To consider applications for certificates of economic hardship that would allow the performance of work for which a certificate of appropriateness may be, or has been denied;

(12) To develop specific criteria and guidelines for the proper alteration, construction, demolition or removal of landmarks, or of property within preservation districts or road corridors;

(13) To review proposed amendments to zoning regulations, applications for special uses or applications for zoning variations that affect any landmark, preservation district or road corridor. Proposed zoning amendments, applications for special use or zoning variations that affect any "landmark", "preservation district" or "road corridor" as defined in this Article shall be transmitted to the Preservation Commission for review and comment prior to the date of the hearing by the County Zoning Board of Appeals;
(14) To administer on behalf of the County Board any property, or full or partial interest in real property, including a conservation right, upon designation by the County Board;

(15) To accept and administer on behalf of the County Board gifts, grants, money or other personal property as may be appropriate for the purposes of this Article. Such money may be expended for publishing maps and brochures, for hiring staff or consultants or performing otherwise appropriate functions for the purpose of carrying out the duties and powers of the Preservation Commission and the purposes of this Article;

(16) To administer any system established by the County Board for the transfer of development rights;

(17) To call upon available County agencies and staff as well as other experts for technical advice;

(18) To retain specialists or consultants, or to appoint citizen, neighborhood or area advisory committees, as well as other experts for technical advice;

(19) To testify before all boards and commissions including the County Regional Planning Commission and the Zoning Board of Appeals, on any matter affecting potential or designated landmarks, preservation districts or road corridors;

(20) To periodically review any County comprehensive plan and to develop a preservation component in any comprehensive plan of the County and to recommend it to the County Regional Plan Commission and the County Board;

(21) To periodically consult with the Zoning Administrator, review any zoning ordinance and building code and to recommend to the County Board any amendments appropriate for the protection and continued use of landmarks or property within preservation districts or road corridors;

(22) To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties, or the implementation of the purposes of this Article;

(23) To recommend to the County Board the adoption of intergovernmental agreements between the County Board and Kane County municipalities that allow for the nomination and designation by the County Board of individual landmarks, preservation districts and road corridors within incorporated areas and afford the protection of historic landmarks, preservation districts or road corridors through the provisions of this Article. (Ord. 88-99, 6-14-1988; Ord. 00-186, 7-11-2000)

Secs. 16-68-16-72. Reserved:
DIVISION 3. DESIGNATION OF LANDMARKS, PRESERVATION DISTRICTS AND ROAD CORRIDORS

Sec. 16-73. Surveys And Research:

The Preservation Commission shall undertake an ongoing survey and research effort in the County to identify sites, structures, and objects that have historic, cultural, community, scenic significance, architectural or aesthetic importance, interest or value. As part of the survey, the Commission shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts and photographs.

Before the Preservation Commission shall on its own initiative nominate any landmark or district for designation, it shall first develop a plan and schedule for completion of a survey of the County to identify potential landmarks and districts and adopt procedures to nominate them in groups based upon the following criteria:

(1) The potential landmarks or districts in one township or distinct geographical area of the County;

(2) The potential landmarks associated with a particular person, event or historical period;

(3) The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman;

(4) Such other criteria as may be adopted by the Preservation Commission to assure systematic survey and nomination of all potential landmarks within the County. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-74. Preservation Plan:

(a) The Historic Preservation Commission shall, through the aforesaid surveys and research, so to become thoroughly familiarized with buildings, structures, objects, sites, districts, areas and lands within the County which may be eligible for designation as historic landmarks or districts, prepare an "Historic Landmark and District Preservation Plan".

(b) The Preservation Plan shall be presented to the County Board Development Committee for consideration and recommendation to the County Board for inclusion in the 2020 Land Resource Management Plan, as amended. At least annually, the Commission shall review the Plan and insert in the Historic Preservation Commission minutes a report of such review and take appropriate action on any amendments to the Plan deemed necessary. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)
Sec. 16-75. Nomination Of Landmarks, Preservation Districts And Road Corridors:

The Preservation Commission or any person may nominate landmarks, preservation districts or road corridors for designation by the County Board by filing a nomination for any property, properties and structures, or area located in an unincorporated area or in an incorporated area by intergovernmental agreement with the appropriate municipality within the geographical boundaries of Kane County.

Nomination forms shall be filed with the County Development Department. Such forms shall be provided by the Commission and, when submitted for landmarks or preservation districts, shall include or be accompanied by the following:

1. The name and address, as shown on the Tax Assessor’s rolls of the owner of the nominated property.

2. The legal description and common street address of the nominated property.

3. A map delineating the boundaries and location of the nominated property.

4. A written statement describing the nominated property and setting forth reasons in support of the nomination.

5. In nominating an area for designation as a preservation district, a list enumerating all properties and improvements previously designated, or currently pending designation, as a landmark by this Commission or listed in any State or Federal registers of historic places.

Nominations for road corridors shall include or be accompanied by the following:

1. The name, distance and location of the road corridor nominated.

2. A written description of the character of the road corridor and those factors which make it suitable for preservation and eligible for designation.

3. A written description of the vision for the road corridor in the future.

4. A written statement of what will be achieved by the designation.

5. Maps showing:
   a. The location of the road corridor in Kane County; and
   b. The boundaries of the road corridor and adjacent properties.

6. Color prints eight inches by ten inches (8" x 10") showing the significant features of the road corridor.
In the case of a nominated road corridor, the nomination will be placed on the agendas of the Development and Transportation Committees of the County Board for initial review and discussion of any issues and questions related to the nomination. Comments from the Committees will be forwarded with the nomination to the Commission. Proceeding with the development of a Corridor Management Plan shall require the approval of the Committees.

There shall be no fee for submitting a nomination form for designation of an historic landmark, preservation district or road corridor. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-76. Criteria For Designation:

The Commission may recommend to the County Board the designation of landmarks, upon written proof of owner consent, and preservation districts and road corridors, where a showing of consent by no fewer than fifty one percent (51%) of the property owners whose property is located within the boundaries of the nominated district or corridor, when after a thorough investigation results in a determination that a nomination meets one or more of the following criteria:

1. It has character, interest, or value which is part of the development, heritage or cultural characteristics of the area, community, County, State or Nation;

2. Its location is a site of a significant local, County, State or national event;

3. It is identified with a person or persons who significantly contributed to the development of the community, County, State, or Nation;

4. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials;

5. It is identified with the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the area, County, State or Nation;

6. It embodies elements of design, detailing, materials or craftsmanship that render it architecturally significant;

7. It embodies design elements that make it structurally or architecturally innovative;

8. It has a unique location, natural features, or physical characteristics that make it an established or familiar visual resource with a high level of integrity or scenic significance;

9. It is a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance;

10. It is suitable for preservation or restoration;
(11) It is included in the National Register of Historic Places and/or the Illinois Register of Historic Places;

(12) It has yielded, or may be likely to yield information important to prehistory, history or other areas of archaeological significance.

In the event a property, structure or an area is found to be of such significant character and quality where it is determined that its designation as a landmark, preservation district or road corridor is in the overall best interest of the general welfare, the Commission may nominate and recommend to the County Board such appropriate designation without proof of owner consent or the minimal percentage of owner approval. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-77. Reports And Recommendations Of The Preservation Commission:

The Preservation Commission shall within thirty (30) days from its review of a completed application for designation of a landmark or preservation district cause to be written an initial recommendation and report stating whether the nominated landmark or preservation district does or does not meet the criteria for designation as provided in Section 16-76 of this Division. The report shall contain the following information:

(1) An explanation of the significance or lack of significance of the nominated landmark or preservation district as it relates to the criteria for designation;

(2) A description of the integrity or lack of integrity of the nominated landmark or preservation district;

(3) In the case of a nominated landmark found to meet the criteria for designation:

   a. A description of the significant exterior architectural features of the nominated landmark that should be protected;

   b. A description of the types of construction, alteration, demolition and removal, other than those requiring a building or demolition permit, that should be reviewed for appropriateness pursuant to the provisions of subsections 16-94(c) and (d) of this Article;

(4) In the case of a nominated preservation district found to meet the criteria for designation:

   a. A description of the types of significant exterior architectural features of the structures within the nominated preservation district that should be protected;

   b. A description of the types of alterations and demolitions that should be reviewed for appropriateness pursuant to the provisions of subsections 16-94(c) and (d) of this Article;
(5) The relationship of the nominated landmark or preservation district to the ongoing effort of the Preservation Commission to identify and nominate all potential areas and structures that meet the criteria for designation;

(6) A map showing the location of the nominated landmark and the boundaries of the nominated preservation district.

In the case of a nominated road corridor, if the Commission deems the road corridor eligible for designation, a corridor management plan shall be prepared in accordance with Section 16-88 of this Division, following the approval of the Development and Transportation Committees of the County Board. The corridor management plan shall be completed and presented to the Commission within ninety (90) days. Within thirty (30) days following close of the public hearing as prescribed in Section 16-79 of this Division, a report and recommendation shall be prepared by staff and the highway authority and presented to the Preservation Commission. The report shall state the findings of the Preservation Commission and the comments received during the public hearing and shall include the following:

(1) A description of features and characteristics within the road corridor that should be protected; and

(2) A description of the types of alterations, both included and not included in the corridor management plan, that should be reviewed for appropriateness.

In the case of a nominated landmark or preservation district, the recommendation and report shall be available to the public in the office of the County Development Department.

In the case of a nominated road corridor, the recommendation and report shall be available to the public in the offices of the County Development Department and County Division of Transportation and the office of the highway authority. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

**Sec. 16-78. Notification Of Nomination:**

In the case of a nominated historic landmark or preservation district, the Preservation Commission shall in thirty (30) days from completion of the initial report and recommendation as described in Section 16-77 of this Division, cause to be scheduled a public hearing on the nomination. In the case of a nominated road corridor, the Preservation Commission shall in thirty (30) days from the date of the completion of the corridor management plan, cause to be scheduled a public hearing on the nomination and corridor management plan. Notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent by certified mail to the owner(s) of record and to the nominators, as well as by regular mail to property owners adjoining the nominated landmark, preservation district or road corridor at least fifteen (15) days prior to the date of the hearing. Such notice shall also be published in a newspaper having general circulation in the area surrounding the nominated property, district or road corridor at least fifteen (15) days prior to the date of the hearing. All notices shall state the street address and permanent index number or legal description of a nominated landmark and the boundaries of a nominated preservation district or road corridor. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)
Sec. 16-79. Hearing:

A public hearing shall be scheduled, and notification made thereof, pursuant to Section 16-78 of this Division. Oral or written testimony shall be taken at the public hearing from any person or organization concerning the nomination. The Preservation Commission may solicit expert testimony or present its own evidence recording the historic, archaeological or scenic significance of a nominated landmark or of any property within a nominated preservation district or road corridor relative to compliance with criteria for designation set forth in Section 16-76 of this Division. The owner of any nominated landmark or of any property within a nominated preservation district or road corridor shall be allowed reasonable opportunity to present evidence regarding historic, archaeological, architectural or scenic significance and shall be afforded the right of representation by counsel and reasonable opportunity to cross-examine expert witnesses. The owner(s) of property within a nominated road corridor may submit a written statement at or prior to the public hearing to have their property outside of the right of way, in whole or part, excluded from the nominated road corridor. Such a written statement shall result in the exclusion of that portion of the owner’s property from the nominated road corridor. The Preservation Commission shall not include any properties, or portions thereof, that have been so excluded in the corridor management plan, and shall determine whether or not the nominated road corridor remains eligible for designation with such exclusions. The hearing shall be closed upon completion of testimony. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-80. Recommendation Of Preservation Commission:

Within thirty (30) days following close of the public hearing, the Commission shall make its determination upon the evidence whether the nominated landmark, preservation district or road corridor does or does not meet the criteria for designation as provided in Section 16-76 of this Division. A recommendation to the Development Committee that the nominated landmark, preservation district or road corridor does or does not meet the criteria for designation and should or should not be designated shall be passed by resolution of the Preservation Commission. In the case of a nominated road corridor, the Commission’s recommendation shall also be made to the Transportation Committee. This recommendation shall be accompanied by a report stating the findings of the Preservation Commission concerning the historic, archaeological, architectural or scenic significance of the nominated landmark, preservation district or road corridor. The Preservation Commission shall forward copies of the resolution and report to the applicant, the owner of the subject property or representative for petitioners of the subject area, and the highway authority. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-81. Designation:

The County Board, upon a recommendation from the Preservation Commission that the nominated landmark, preservation district or road corridor should be designated, shall review the report and recommendations of the Preservation Commission. The County Board may schedule a public hearing concerning the nomination and shall provide notice of any public hearing in the same manner as provided in Section 16-78 of this Division and conduct the public hearing in the same manner as provided in Section 16-79 of this Division. The County Board after reviewing the report and recommendation shall within sixty (60) days from receipt
of the recommendation of the Preservation Commission take one of the following steps: 1) designate the landmark, preservation district or road corridor by ordinance; or 2) refer the report and recommendation back to the Preservation Commission with suggestions for revisions stating its reason for such action. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-82. Notice Of Designation:

Notice of the action of the County Board including a copy of the ordinance designating the landmark, preservation district or road corridor, shall be sent by regular mail to all persons of record, including, but not limited to, each owner of record of a landmark or property within a preservation district or road corridor, the highway authority, and to owners of adjacent and immediately surrounding properties affected by a certificate of appropriateness. Further, as soon as is reasonably possible, the Chairman of the County Board shall cause to be notified the County Development Department, the Recorder of Deeds, the County Clerk, the highway authority and the County Collector by forwarding to each a copy of the designation ordinance. The Recorder of Deeds shall ensure that the designation be recorded on all directly affected parcels. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-83. Publication Of Map:

A map showing the location of all designated landmarks, preservation districts and road corridors shall be published and amended upon each designation. Copies of the map shall be available to the public at the office of the County Development Department in the same manner as any County zoning map and at the office of the County Division of Transportation. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-84. Appeals:

Adoption of an ordinance designating a landmark, preservation district or road corridor by the County Board shall be a final action reviewable under 735 Illinois Compiled Statutes 5/3-101 of the Illinois Administrative Review Law. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-85. Interim Code:

No building, zoning, site development, access, utility or other permit shall be issued by the County Development Department, the County Division of Transportation or other County department without a certificate of appropriateness issued in accordance with Division 4 of this Article for the alteration, construction, demolition or removal of a nominated landmark or the alteration of any physical feature of a property or structure within a nominated preservation district or road corridor from the date of the meeting of the Preservation Commission, Development Committee or Transportation Committee at which a nomination form is first presented until the final disposition of the nomination unless such alteration, removal, or demolition is necessary for public health, welfare, or safety. In no event shall the delay be for more than one hundred fifty (150) days. The Director of the County Development Department and the County Engineer shall notify other permitting jurisdictions and utilities of the
nomination and encourage the coordination of permit and development review activities that effect the nomination. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-86. Marking By Attachment Of A Plaque:

Each designated landmark, landmark site, preservation district and road corridor may be marked by an appropriate plaque carrying a brief description and account of its historical significance. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-87. Amendment And Rescission Of Designation:

The County Board, upon recommendation of the Preservation Commission, may amend or rescind designation by the same procedure and according to the same standards and considerations set forth for designation. No amendment or rescission shall be made to a designation of a landmark, preservation district or road corridor based solely on a change in owner's consent or a showing of less than fifty one percent (51%) minimal interest, respectively. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-88. Corridor Management Plan:

A corridor management plan (design criteria for road corridors) shall be prepared by cooperative effort and may include the nominator(s) of a road corridor, owners of properties within the nominated road corridor, local government jurisdictions and County staff to provide a comprehensive understanding and vision for the road corridor and a plan to preserve and enhance it.

The corridor management plan shall be used by the Commission in conjunction with the nomination and report in its determination whether the nominated road corridor does or does not meet the criteria for designation as provided in Section 16-76 of this Division, and, if designated, as the criteria for evaluating certificates of appropriateness.

The corridor management plan shall be used by the property owners and local government jurisdictions when making applications for certificates of appropriateness, for guiding proposed changes in the road corridor not requiring certificates of appropriateness and for responding to future transportation and community needs.

The corridor management plan shall include the following:

1. An inventory in the form of maps, photographs, graphics, or written documents of the following:
   a. Physical features;
   b. Property ownership, parcel boundaries, zoning boundaries and local government jurisdictional boundaries;
   c. Existing road classification, conditions and any budgeted and planned improvements; and
d. Adopted land use plans, transportation plans and other related documents.

(2) A statement of purpose to reflect the inspiration and aspiration of the nomination, articulating why the road corridor should be designated and what designation may accomplish in the long term.

(3) Enhancement strategies for the following:

a. The preservation, maintenance and alteration of the road, right of way, properties, structures and features in the nominated road corridor;

b. Adjacent properties and features that contribute to the road corridor but are not included in the nomination; and

c. Enhancing the long-term preservation of the road corridor through partnerships and public policy actions.

(4) Signature lines on the final corridor management plan document for all owners of property (or their authorized agents) within the nominated road corridor and outside the right of way as well as a signature line for the highway authority, or the County Engineer in the case of County highways. Signatures of all property owners (or their authorized agents) included within a nominated road corridor shall be affixed on the final corridor management plan before consideration of the nomination by the County Board. (Ord. 00-186, 7-11-2000)

Secs. 16-89-16-92. Reserved:

DIVISION 4. ALTERATION, CONSTRUCTION, DEMOLITION AND MAINTENANCE

Sec. 16-93. Scope:

Work on property and improvements so designated pursuant to this Article shall be regulated as follows:

(1) Landmarks: No significant alterations, exterior construction or exterior demolition may be performed on property or structures which have been designated under this Article as landmarks, except as shall be approved by a certificate of appropriateness.

(2) Preservation Districts: No significant alterations, exterior construction or exterior demolition may be performed on property or structures located within an area designated under this Article as a preservation district, except as shall be approved by a certificate of appropriateness.

(3) Road Corridors: No significant alterations of visible features or structures, exterior construction, construction of new access drives, exterior demolition, or removal of trees, vegetation, structures, or other visible features may be performed in the right of way or on property or structures located within an area designated under this Article as a road
corridor, except as shall be approved by a certificate of appropriateness or expressly
declared by the corridor management plan for the road corridor as not requiring a
certificate of appropriateness. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-
11-2000)

Sec. 16-94. Certificate Of Appropriateness:

(a) Certificate Required: A certificate of appropriateness from the Preservation Commission
established pursuant to this Article shall be required before any significant alteration,
construction, demolition or removal that affects pending or designated landmarks,
preservation districts and road corridors is undertaken. Such a certificate is required for
all such actions from the date a nomination in proper form for designation is submitted
to the Preservation Commission.

(b) Applications For Certificate Of Appropriateness:

(1) Every application submitted to the County Development Department, the County
Division of Transportation or other County department for a permit wherein the
applicant represents and/or delineates plans to commence any action as
immediately described above in subsection (a) of this Section affecting any such
property, improvements or areas therein described shall be forwarded to a
representative or representatives of the Preservation Commission, within three
(3) days following the receipt of said application. The County Development
Department, County Division of Transportation or other County department shall
not issue the permit until a certificate of appropriateness has been issued by the
Preservation Commission. Any applicant may request a meeting with the
Preservation Commission before the application is sent to the Preservation
Commission or during the review of the application.

(2) Application for review of construction, alteration, demolition or removal not
requiring a permit for which a certificate of appropriateness is required shall be
made on a form prepared by the Preservation Commission and available at the
office of the County Development Department. The Preservation Commission
may schedule, provide notice and conduct a public hearing concerning the
application in the manner previously described in Sections 16-78 and 16-79 of
this Article.

(3) If a public hearing is not scheduled the Commission may consider the completed
application at its next regular meeting and may grant a certificate of
appropriateness at that time. The Commission may further designate staff
support responsible for reviewing routine applications for certificates of
appropriateness when the proposed work is clearly appropriate and in
accordance with the criteria set forth in subsections (c) and (d) of this Section,
and the purposes of this Article.

(4) The Commission may seek technical advice from outside its members on any
application for a certificate of appropriateness. The applicant and each
Commissioner shall receive a copy of the consultant's written opinion at least
seven (7) days before a determination is made on the application.
(5) The Commission shall act promptly and in a reasonable manner in its judgment of plans for new construction or for alteration, removal or demolition of structures in preservation districts or road corridors that have little historic value and that are not shown on priority lists, except where such construction, alteration, removal or demolition would seriously impair the historic, architectural or scenic value of surrounding structures or the surrounding area.

(c) **Design Criteria:** The Commission shall consider the following factors in reviewing applications for certificates of appropriateness:

(1) **Height:** The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a preservation district or road corridor.

(2) **Proportions Of Windows And Doors:** The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark and with surrounding structures within a preservation district or road corridor.

(3) **Relationship Of Building Masses And Spaces:** The relationship of a structure within a preservation district or road corridor to open space between it and adjoining structures should be compatible.

(4) **Roof Shape:** The design of the roof should be compatible with the architectural style and character of the landmark and surrounding structures in a preservation district or road corridor.

(5) **Landscaping:** Landscaping should be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in preservation districts or road corridors.

(6) **Scale:** The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a preservation district or road corridor.

(7) **Directional Expression:** Facades in preservation districts or road corridors should blend with other structures with regard to directional expression. Structures in a preservation district or road corridor should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition should be compatible with its original architectural style and character.

(8) **Architectural Details:** Architectural details including materials, and textures should be treated so as to make a landmark compatible with its original architectural style or character.

(d) **Standards For Review:** The Commission, in considering the appropriateness of any alteration, demolition, new construction, or removal of any property or structures designated, or pending designation as a landmark or any area designated, or pending
designation as a preservation district or road corridor, shall be guided by the following general standards in addition to the corridor management plan or any design criteria in the ordinance designating the landmark, preservation district or road corridor, as well as conformance to applicable zoning classification, height and area limitation:

(1) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

(2) The distinguished original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural or natural feature should be avoided when possible.

(3) All buildings, structures and sites shall be recognized as products of their time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.

(4) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(5) Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.

(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, cultural or natural material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

(10) In the case of a road corridor, every reasonable effort shall be made to protect and preserve the visible features and structures identified in the corridor.
management plan for a designated road corridor or in the nomination and draft corridor management plan, if applicable, for a nominated road corridor.

(e) **Determination By Preservation Commission:**

(1) Within fifteen (15) days (Saturdays, Sundays, and legal holidays excluded) after support staff review, or from the date of the regular meeting, or from the close of a public hearing concerning an application for a certificate of appropriateness, or within such further time as the applicant for said certificate (and/or permit) approves in writing, the Commission shall determine whether: a) the proposed construction, alteration, demolition, removal or other modification will be appropriate to the preservation of the particular landmark, preservation district or road corridor and a certificate of appropriateness may be issued; or b) such proposed modification is inappropriate to the preservation of the particular landmark, preservation district or road corridor and a certificate of appropriateness may be denied.

(2) Written notice of the approval or denial of the application for a certificate of appropriateness shall be provided to the applicant, sent by certified mail with return receipt requested, and to the County Development Department within seven (7) days (Saturdays, Sundays, and legal holidays excluded) following the determination and shall be accompanied by a certificate of appropriateness in the case of an approval.

(f) **Denial Of Certificate Of Appropriateness:** A denial of a certificate of appropriateness shall be accompanied by a statement of the reasons for the denial. The Preservation Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Preservation Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the difference(s) between the applicant and the Commission. The applicant may resubmit an amended application or reapply for a permit that takes into consideration the recommendations of the Preservation Commission.

(g) **Decision Binding On Director, County Development Department, And County Engineer:** The Director of the County Development Department and the County Engineer, shall be bound by the determination of the Commission and approve, if in conformance with other provisions of the building code, or disapprove any permit application for the proposed construction, alteration, or removal of an exterior architectural or visual feature, or demolition of any building or structure, in a preservation district or road corridor or any landmark in accordance with said determination.

(h) **Failure Of Commission To Review Application In A Timely Manner:** Failure of the Commission to act upon an application for a certificate of appropriateness within ninety (90) days shall constitute approval and no other evidence shall be needed. This time limit may be waived only by mutual consent of the applicant and the Commission.
(i) Demolitions:

(1) Pursuant to subsections (c) and (d) of this Section, the Preservation Commission may deny any application for a certificate of appropriateness where demolition is proposed upon finding that such proposed action will adversely affect the historic, archaeological, architectural or scenic significance of a landmark, preservation district or road corridor. Upon receipt of an application for a certificate of appropriateness for demolition, the Preservation Commission shall as soon as possible make a determination, supported by written findings, whether one or more of the following criteria are met:

a. The structure or visual resource is of such interest or quality that it would reasonably meet national, State or local criteria for designation as an historic or architectural landmark.

b. The structure or visual resource is of such unusual or uncommon design, texture or materials that it could not be reproduced, or be reproduced only with great difficulty and expense.

c. Retention of the structure or visual resource would aid substantially in preserving and protecting another structure or visual resource which meets the criteria of subsection (i)(1)a, or (i)(1)b of this Section.

Where the Preservation Commission determines that one or more of these criteria are met, no certificate of appropriateness shall be issued and the application shall be denied.

(2) Additionally, the Preservation Commission shall require the applicant to submit for review, and consideration postdemolition plans, to include drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of any and all improvements incorporated in such plans.

(j) Compliance With Certificate: A certificate of appropriateness will become void:

(1) If there is any change in the scope of work pursuant to the approved application subsequent to the issuance of the certificate; or

(2) If twenty four (24) months have elapsed after issuance of the certificate and no permit has been issued or if twenty four (24) months have lapsed after issuance of the last permit and the project has not been completed.

(k) Appeals: A denial of a certificate of appropriateness is an "administrative decision" as defined in 735 Illinois Compiled Statutes 5/3-101 of the Administrative Review Law, and it shall be subject to judicial review pursuant to provisions of said Administrative Review Law and all amendments and modifications thereof, and the rules adopted thereto. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)
Sec. 16-95. Economic Hardship:

(a) **Issuance:** The Preservation Commission shall issue a certificate of economic hardship upon determination that the failure to issue a certificate of appropriateness has denied, or will deny, the owner of a landmark or of a property within a preservation district or road corridor all reasonable use of, or return on, the property. Application for a certificate of economic hardship shall be made on a form and in the manner as prescribed by the Preservation Commission. The Preservation Commission may schedule a public hearing concerning the application and provide notice in the same manner as prescribed in Section 16-79 of this Article.

(b) **Expert Testimony:** The Preservation Commission may solicit expert testimony and the applicant for a certificate of economic hardship may submit any or all of the following information in order to assist the Preservation Commission in its determination on the application, including, but not limited to:

1. An estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Preservation Commission for changes necessary for the issuance of a certificate of appropriateness;

2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;

3. Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition or removal; after any changes recommended by the Preservation Commission; and in the case of a proposed demolition, after renovation of the existing property for continued use;

4. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;

5. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;

6. If the property is income-producing, the annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt services, if any, during the same period;

7. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;
(8) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years;

(9) Assessed value of the property according to the two (2) most recent assessments;

(10) Real estate taxes for the previous two (2) years;

(11) Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other;

(12) Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property, considered necessary by the Preservation Commission to make a determination as to whether the property does yield or may yield a reasonable return to the owners.

(c) Determination Of Economic Hardship: Within one hundred twenty (120) days from receiving a request for a certificate of economic hardship, the Commission, upon a determination that the denial of a certificate of appropriateness has denied, or will deny the owner of a landmark or of a property within a preservation district or road corridor of all reasonable use of, or return on, the property, shall undertake one or the other of the following:

(1) Offer the owner of the property reasonable financing, tax or other incentives sufficient to allow a reasonable use of, or return on, the property; or

(2) Offer to purchase the property at a reasonable price or institute eminent domain proceedings pursuant to article VII of the Illinois Code of Civil Procedure; or

(3) Issue a certificate of appropriateness for the proposed construction, alteration, demolition or removal. Written notice of the determination shall be provided in the same manner as required by subsection 16-94(e) of this Division.

(d) Appeals: A denial of a certificate of economic hardship is an "administrative decision" as defined in 735 Illinois Compiled Statutes 5/3-101 of the Administrative Review Law, and it shall be subject to judicial review pursuant to provisions of said law and all amendments and modifications thereof, and the rules adopted thereto. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-96. Maintenance Of Historic Properties:

Nothing in this Article shall be construed to prevent the ordinary maintenance of any exterior elements of a property or structures designated or nominated as a landmark or located within a designated or nominated preservation district or road corridor. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)
Sec. 16-97. Public Safety Exclusion:

None of the provisions of this Division shall be construed to prevent any measures of construction, alteration or demolition necessary to correct or abate the unsafe or dangerous condition of any structure, other feature or part thereof, where such condition has been declared unsafe or dangerous by the Director, County Development Department, the County Health Department or any fire protection district and where the proposed measures have been declared necessary, by such Department or departments to correct the said condition; provided, however, that only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed pursuant to this Section. In the event any structure or other resource shall be damaged by fire or other calamity, or by act of God or by the public enemy, to such an extent that, in the opinion of the aforesaid Department or departments, it cannot reasonably be repaired or restored, it may be removed in conformity with normal permit procedures and applicable laws. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Secs. 16-98-16-102. Reserved:

DIVISION 5. ENFORCEMENT, PENALTIES AND EQUITABLE RELIEF

Sec. 16-103. Enforcement:

(a) The County Development Department shall give written notification, sent by certified mail, return receipt requested, of any violation of this Article to the owner of record, lessor, the trustee or other legally responsible party for such property, stating in such notification that they have inspected the property and have found it in violation of this Article. They shall state in the notification in clear, precise terms a description or explanation of the violation. The property owner of record, trustee, lessor or legally responsible party shall have thirty (30) days from the date he receives the notice in which to correct such violation or to give satisfactory evidence that he has taken steps that will lead to correcting such violation within a stated period of time, which must be agreeable to the County Development Department as being fair and reasonable.

(b) Upon petition of the Preservation Commission, the Circuit Court for Kane County may restrain and/or enjoin any construction, removal, alteration or demolition in violation of this Article and may order the removal in whole or part of any exterior architectural or visual feature existing in violation of this Article and may further order such reconstruction as may be necessary or desirable to redress any alteration or demolition in said violation. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-104. Penalties:

Any person found to be in violation of any provision of this Article shall be guilty of a separate offense for each day or portion thereof during which any such violation is committed, continued or permitted, and each offense may be punishable by a fine of not more than two hundred dollars ($200.00), or to imprisonment in the County jail for a period of not more than six (6)
months, or both, at the discretion of the Court. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)

Sec. 16-105. Equitable Relief:

In addition to other remedies provided by law, the County may institute any appropriate action or proceeding to prevent, restrain, abate or correct a violation of this Article, including, but not limited to, requiring the restoration of property and improvements to its appearance prior to the violation. (Ord. 88-99, 6-14-1988, eff. 12-1-1988; Ord. 00-186, 7-11-2000)
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 through private and public action and inaction, taking with it much of the community's character, individuality, and vitality.

Like any limited resource, historic properties need careful planning and management to ensure their survival for current and future generations. They are subject to the complex pressures and issues of modern society, and often their preservation appears to be at odds with the immediate needs for affordable housing, economic revitalization, employment, education, and so on.

Remarkably, though, the preservation of our heritage is not a mere luxury. It 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.

There are numerous ways a community can work to preserve its historic properties. A few include: a historic preservation ordinance or resolution, zoning, demolition moratoria, downtown revitalization programs, local economic incentives, promoting the federal rehabilitation tax credit (especially in combination with the low-income housing tax credit), and public education programs. The best approach is to use a combination of tools, specially chosen and integrated to suit local needs.

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.
The plan at its best, however, is more than a written document. It should be a continuous process that brings together citizens and interest groups and helps them identify where their diverse goals complement historic preservation and how they can work together to preserve their local heritage.

OR

Why Historic Preservation?
The history of a community contributes to its personality. Preserving the history of a place through its historic properties gives a community its unique character. Historic preservation provides a link to the roots of the community 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 a more livable community.

Historic preservation is beneficial to the community 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 social, political, economic, legal and other 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 within the community.

Historic preservation planning is important for the following reasons:

A. To clearly state goals of preservation in the community.
B. To let residents know in advance how the community wants to grow and what the community wants to protect.
C. To assure consistency between various government policies that affect the community's historic resources.
D. To educate and inform citizens about their heritage and its value to the community.
E. To create an agenda for preservation activities and to create a way to measure progress in protecting historic resources.
F. To comprehensively address issues relating to tourism, zoning, traffic patterns, development patterns, and design that affect historic preservation.
G. To encourage economic development through the preservation of historic resources.
H. To strengthen the political understanding of and support for historic preservation policies.

A. How to use this document
B. Participants in authoring this document
   A. Add Commission members names here

MISSION OF THE KENDALL COUNTY HISTORIC PRESERVATION COMMISSION (HPC)

To identify, designate, protect, preserve and encourage the restoration, rehabilitation and adaptation for continued use of those properties and structures which represent or reflect their historic, cultural, artistic, social, economic, ethnic or political heritage of the USA, State and County or which represent an architectural or engineering type inherently valuable for the study, style, period, craftsmanship, method of construction or use of indigenous materials.

There should be a paragraph which clearly summarizes the KCHPC overall service as providing expertise and resources in an advisory capacity to the 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 of the LRMP.
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 (WF – 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. (WF 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.

KCHPC will then hold public hearings and recommend to the KCB the designation of landmarks and historic districts as appropriate. The recommendation will be done in accordance with the prescribed direction documented in Ordinance #xx

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, brochure 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

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.

Add our response to meeting this objective

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

Add our response to meeting this objective

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.

Add our response to meeting this objective

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.
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.

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 (Intergov agreements)

OBJECTIVE ?? Need to pick the one that best aligns with our goal of intergovernmental agreements and representation or offer of services to the preservation interests of a community within Kendall County

Discuss intergovernmental agreements

H) Education and Involvement
GOAL: An informed population actively participating in public decision 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. (Should we ask that the Preservation Commission be added to this list?)

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.

I) Information

GOAL: Data collected, maintained and managed as a central data base 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.
LRMP - SECTION FIVE – LAND RESOURCE AND MANAGEMENT AREA POLICIES

OVERLAY Areas – should we suggest the addition of defined historic districts and eventually scenic highways as potential overlay areas in this section?

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 HPC will continue to survey, evaluate and document Kendall County’s historic and cultural resources. The HPC will advise and assist communities in the development of historic districts that will improve the unique identity of historic urbanized areas.

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 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.

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 HPC will engage communities within the county and offer to develop intergovernmental agreements that will allow the community, the commission and the County Board to act in concert to landmark and protect the historic components within those communities.

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.

Does this actually exist?

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:

o. 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 hold 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 2013:

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 (2013 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 2013.

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

C) Aligning our ordinance to our activities
   a. Describe projects completed to date
   b. Outline ongoing projects and the timeline for their completion, aligned with our powers and authorities (See excel spreadsheet currently being discussed as 5 yr temp)
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<th>POWERS AND AUTHORITIES</th>
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c. Describe more detail about the projects to be completed in 2014 (?)

D) Recommendations (Changes to the process?)
   a. The KCHP commission would like to be notified when changes are proposed to the following county documents/processes so the Commission might lend their expertise in the form of recommendations.
      i. The LRMP/Comprehensive Plan for the county
      ii. Historic Preservation related building codes
   b. Proposed changes to Ordinance
   c. Benefits of the CLG application

E) Conclusion
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<td>Choose focus and measurable goals for each P/A</td>
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<td>Determine steps to accomplish each goal</td>
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<td>Assign timeline to each step</td>
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<td>Document the five year plan, goals and steps to accomplish</td>
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<td>Vote to approve the plan</td>
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<td>Solicit commission members and volunteers to survey</td>
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<td>Provide tools necessary to complete tasks</td>
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<td>Collect Photos and data and enter into database</td>
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<td>Review ordinance, make necessary modifications to qualify for CLG</td>
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<td></td>
<td>Educate County Board on advantages of CLG (primarily financial)</td>
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<td></td>
<td>Request ordinance amendment approval from board</td>
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<td></td>
<td>Make application to SHPO for CLG status</td>
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<td></td>
<td>Identify funding and support needs and apply for grants</td>
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<td>5</td>
<td><strong>Education and Outreach</strong></td>
<td>Identify highest priority education issues for commission</td>
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<td></td>
<td>Acquire educational materials and/or invite lecturers speak at meetings</td>
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<td></td>
<td>Identify two public outreach opportunities and select dates</td>
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<td></td>
<td>Plan public outreach #1 (printed material, PR, location, invitation list, etc.)</td>
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<td>Plan public outreach #2 (printed material, PR, location, invitation list, etc.)</td>
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<td></td>
<td>Execute public Outreach #1</td>
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<td>Execute Public Outreach #2</td>
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<td></td>
<td>Define communication plan for County Board</td>
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<td></td>
<td>Compile materials for County Board presentations</td>
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<td></td>
<td>Identify changes to HPC section of County website</td>
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<td></td>
<td>Enact changes to website</td>
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<td>6</td>
<td><strong>Intergovernmental Agreement</strong></td>
<td>Develop a template agreement as a starting point</td>
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<td>Review template with legal</td>
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<td>Determine first community with valid landmark</td>
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<td>Secure Kendall County board approval</td>
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<td>Set meeting with community leaders</td>
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<td>Execute agreement</td>
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<td>0</td>
<td><strong>Administrative responsibilities</strong></td>
<td>Election of Officers</td>
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<td></td>
<td>Recruitment of commissioners</td>
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<td></td>
<td>Budget development and Review</td>
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<tr>
<td></td>
<td>Annual review and modifications to Kendall County Historic Preservation Ordinance</td>
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<td></td>
<td>Mission Statement Development and periodic review</td>
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<td></td>
<td>Organizations, membership and conference attendance</td>
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</table>
## Kendall County Historic Preservation Commission

### 2013 Budget
#### 2013 KC HPC Budget

<table>
<thead>
<tr>
<th>Expenses</th>
<th>Projected</th>
<th>Actual</th>
<th>+/-</th>
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<tbody>
<tr>
<td><strong>Memberships</strong></td>
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<tr>
<td>IAHPIC</td>
<td>(130.00)</td>
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<tr>
<td>Landmarks Illinois</td>
<td>(50.00)</td>
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<td>National Trust</td>
<td>(20.00)</td>
<td>(40.00)</td>
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<td><strong>Education and Outreach</strong></td>
<td>(60.00)</td>
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<td>Kendall County Fair</td>
<td>(125.00)</td>
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<td>County Board Presentations</td>
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<tr>
<td>Coop social events</td>
<td>(50.00)</td>
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<td>Preservation Month</td>
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<td>Books</td>
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<tr>
<td>Speakers</td>
<td>(545.00)</td>
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<td>conference attendance</td>
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<td><strong>Supplies</strong></td>
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<td>Brochure printing</td>
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<tr>
<td><strong>Project Costs</strong></td>
<td>(350.00)</td>
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<td>Survey</td>
<td>(50.00)</td>
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<td>Plaques</td>
<td>(300.00)</td>
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<td>Intergovernmental Agreements</td>
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<tr>
<td><strong>Total Expenses</strong></td>
<td>(1,200.00)</td>
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<td><strong>Balance</strong></td>
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</table>

| | Projected | Actual  | +/-   |
| |           | (195.00) | (1,005.00)|       |

8/14/2013