CALL TO ORDER
Chairwoman Heiman called the meeting to order at 7:01 p.m.

KCHPC ROLL CALL AND INTRODUCTIONS
Present: Kristine Heiman, Elizabeth Flowers, and Jeff Wehrli
Absent: Melissa Maye
Also present: Matt Asselmeier, Senior Planner, Mike Bortel, Leif Hendrickson, David Hagen, Joan Hardekopf, Janet Blue, Shirley Riis, Beverly Case, Deena Boatman, Howard Manthi, Deb Peterson, Leon Liss, Bethany Salmon, Sarah Slaith, Jeanne Valentine, Candice Hadley, Kara Kohn, Shelly Augustine, Jonathan Proulx, Jayne Bernhard, Lisa DiChiera, Greg Peerbolte, Jason Engberg, and Leigh Anne Scorghton

WELCOMING REMARKS
Chairwoman Heiman welcomed everyone to the meeting.

PRESENTATION BY THE VILLAGE OF PLAINFIELD ON THEIR HISTORIC PRESERVATION EFFORTS
Jonathan Proulx, Mike Bortel, and Leif Hendrickson presented information on the historic preservation efforts of the Village of Plainfield; see attached presentation. Mr. Bortel provided a booklet from the National Alliance of Preservation Commissions; they will be having an event in Kankakee in 2019. Mr. Proulx advocated that communities celebrate successes.

UPDATE ON FEDERAL AND STATE HISTORIC INCENTIVES
Lisa DiChiera from Landmarks Illinois provided an update on federal and state historic incentives; see attached presentation. Ms. DiChiera said that the State has a website honoring Illinois’ bicentennial; the website has a spot where communities can publicize their events. She also explained Landmarks Illinois’ quarterly grant program.

ROUNDTABLE DISCUSSION
The Farnsworth House will be replacing a piece of glass when the water recedes. They open the first weekend of April. They are searching for a new executive director.

The Chapel of the Green reported that a local man is researching local buildings and showcasing them on Facebook. They are also working on weddings and are replacing the front steps of the chapel. Landmarks Illinois encouraged them to apply for a grant from Landmarks Illinois for their work on the chapel.

Representatives from Plainfield asked if there was anything in Oswego related to Levi Arnold. The representative from Oswego will investigate the matter.

The representative from Ferndell discussed their improvements.

The representative from Millington discussed preserving their blacksmith’s shop. The representative from Plainfield offered his assistance. Landmarks Illinois recommended an intergovernmental between Kendall
County and Millington for historic preservation services. Landmarks Illinois also offered to post information about the blacksmith shop on Landmarks Illinois’ social media pages and website. Historic easements were also discussed.

Oswego is still having trouble getting quorums for their Historic Preservation Commission meetings. They are worried about losing CLG status. Landmarks Illinois suggested reaching out to local American Planning Association and American Landscape Architects members to see if they would like to serve on the Oswego Historic Preservation Commission.

Yorkville discussed their downtown form based code zoning efforts and streetscape plans in the downtown area. They are also working on a traditional design neighborhood manual and façade program.

Oswego Library discussed their urban barn and genealogical group.

Joliet Museum discussed the Joliet prison site and Route 66 story.

City of Joliet discussed the composition of the Joliet Historic Preservation Commission. They hope to landmark one (1) property in the coming year and survey one (1) area. They are working on a walking tour. Joliet also hoped to update their rules and regulations and generate neighborhood excitement. Discussion occurred regarding urban conservation districts.

Chairwoman Heiman announced a vacancy on the Historic Preservation Commission. Chairwoman Heiman said that the Commission was open to partnering with other organizations for community events similar to PrairieFest.

Commissioner Wehrli said that the possibility existed that the Millbrook Bridge will be demolished. A public comment meeting will occur in the near future. Also, the Historic Preservation Commission previously had a booth at the Kendall County Fair and showcased the current and 1939 aerials of the County.

**DISCUSSION OF FUTURE MEETING(S)**

None

**OTHER BUSINESS**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

Chairwoman Heiman thanked everyone for attending. Without objection, Chairwoman Heiman adjourned the Historic Preservation Commission meeting at 8:50 p.m.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Encs.
Kendall County Historic Preservation Commission
February 21, 2018

What’s Worked in Plainfield (and What Hasn’t)
Introductions:
Michael Bortel, Chairman
David Hagen, Commissioner
Leif Hendricksen, Commissioner
Jonathan Proulx, AICP, Staff Liaison
Introductions:
Michael Bortel, Chairman
David Hagen, Commissioner
Leif Hendricksen, Commissioner
Jonathan Proulx, AICP, Staff Liaison

Topics:
Landmark and District Designations
Financial Resources
Public Outreach and Support
Lessons Learned
Landmarks
Landmarks

Hartong-Smith House ~ 15126 S. Fox River St. (2005)

Krahn House ~ 14910 S. Bartlett Ave. (2016)

• 16 local landmarks
• 3 National Register landmarks
East Side District (2008)
Downtown Historic District (2011, N.R. 2013)
Financial Resources

- Village Façade Grant (TIF-funded)
- 20-Percent Federal Rehabilitation Tax Credit (Historic)
- 10-Percent Federal Rehabilitation Tax Credit (Non-Historic)
- 50-Percent Disabled Access Tax Credit
- Property Tax Freeze
Examples ~ Fraser & Smiley Grocer (24030 W. Lockport)
Examples ~ Kelly-Wright Building (24044 W. Lockport)
Examples ~ Kelly-Wright Building (24044 W. Lockport)
Examples ~ Zimmerman House (24215 W. Lockport St.)
Examples ~ Zimmerman House (24215 W. Lockport St.)
Examples ~ Opera House Block (24027 W. Lockport)
Examples ~ Opera House Block (24027 W. Lockport)
Examples ~ Opera House Block (24027 W. Lockport)
Examples ~ Vanolinda House (24120 W. Lockport St.)
Examples ~ Vanolinda House (24120 W. Lockport St.)
Examples ~ Vanolinda House (24120 W. Lockport St.)
Public Outreach

• Preservation Month
• Preservation Awards
• Walking Tour Map
• Historical Society 3rd Grade Tours
• QR Codes
Outreach ~ May Preservation Month & Awards

Proclamation

Village of Plainfield, Illinois

WHEREAS, the National Trust for Historic Preservation annually declares May as National Preservation Month; and

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining unique community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, it is important to educate the community not only on the Village’s past, but also to educate on how to bridge Plainfield’s historic identity with its evolving community character; and

WHEREAS, the Village encourages the preservation, restoration and rehabilitation of the Village’s historic buildings and structures as set forth in the Historic Preservation Ordinance; and

THEREFORE, BE IT RESOLVED that I, James A. Waldorf, Mayor of the Village of Plainfield, Illinois, do hereby proclaim May 2006, as……

Historic Preservation Month

and call upon our community to join fellow citizens across the United States in recognizing and participating in this special observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Village of Plainfield to be affixed.

James A. Waldorf
Mayor
Examples ~ Walking Tour

Plainfield Historic Downtown Walking Tour

Universalist Church (1868)

The Plainfield Universalist Church purchased the lot for $868 in 1868 and built the church at a cost of $2500. It rests on a locally quarried limestone foundation. In 1907, the building was purchased by St. Mary Immaculate Parish and converted to a Catholic church.

A major renovation, which included the installation of stained glass windows, was completed in 1916. The church has a unified façade and is now one business. Restored in 2009, its original cast iron columns and steel beam were retained and new canvas awnings were added. The building still has the original hand-powered platform freight elevator in the rear of the store that runs from the basement to the first floor.

Mr. James R. Jones operated the hardware store from 1890 until 1919 when he turned the reins over to his son Richard Ira Jones, a WWI veteran. Jones Hardware is now run by his grandson and is still in business.

Perkins Building (1892)

Originally known as J.C. Owens Drug Store, Krebs Drugstore and Soda Fountain, and the original cast iron building has four double hung window casings with stone hood molds. Over the years, this building housed a meat market, a farm implement store, and Park’s Brothers Market from 1950 to 1963. Today it is a retail establishment.

Plainfield Historic Preservation Commission

2401 W. Lockport Street
Plainfield, IL 60544
Phone (915) 436-7099
www.plainfield-il.org/juries/historic/tour
Examples ~ QR Codes & 3rd Grade Tour (PHS)

Scan the QR code with your smartphone to access historical information about this building.
Lessons Learned

• Landmark Designation in Advance of Restoration (Caution!)
• Certificates of Appropriateness (devil is in the details)
• Majority Consensus for District Nominations
Lessons Learned
Landmark Designation in Advance of Restoration
Certificates of Appropriateness
Majority Consensus for District Nominations
Certificate of Appropriateness

PLAINFIELD HISTORIC PRESERVATION COMMISSION

This Letter of Agreement has been issued by the Plainfield Historic Preservation Commission which has approved a Certificate of Appropriateness (COA) for the property at 24108 W Lockport Street, Plainfield, Illinois, 60544 on June 11, 2015.

This approval is based upon documents and testimony detailing aspects of the project as presented, discussed and voted on at the June 11, 2015 meeting of the Plainfield Historic Preservation Commission.

The building at 24108 was built by the Village of Plainfield in 1897 on a lot that they purchased in 1882. The structure was originally built as the Village Hall and later had a jail added to the rear of the building. Eventually the Village built a similar structure directly south across Lockport Street and this building became the Village’s first fire station until 1940. The current owner has indicated his desire to make the needed repairs to his building correctly and restore the building to appear as it did when it was built in 1897.

The work covered by this Certificate of Appropriateness consists of and is limited to the following:

1. Retain the historic coping along the top of the building on all elevations and the broken tiles in the parapet will be replaced with black term cotta tiles to match the existing historic tiles in place on the parapet. Re-seal the entire area.

2. Remove the outer historic brick wall on the East, North and West elevations and replace with a modern brick that can be sealed and closely resembles the historic bricks both in color and size.

3. The owner will submit one of the historic original bricks and one of the replacement bricks prior to work being done on the 3 exterior elevations for final approval to Michael Garrigan in the Plainfield Planning Office.

4. Every attempt must be made to retain the historic Mortar joint width as well as the dimensions of the replacement brick. Care needs to be taken that the new mortar mix that will be used to join the new brick to the existing underlying historic brick wall be similar in content to the original mortar mix. Compatible mortar will ensure minimum damage to the unsewn second and third brick walls.

5. Retain the cast metal corners and repair as necessary

6. “Scottish bond” will be used on the north, east and west elevations - every 6th row has headers that go into the wall to facilitate the 3 – brick thick wall; the modern replacement brick must be laid with same exterior appearance as were the historic bricks from 1897.

Struggles have been given to the applicant so he may be able to replicate the historic facade of the structure. The bricks of the south facade should be:

- Reused using the best historic preservation practices while closely following the Secretary of Interior Standards
- Repaired to the maximum extent as possible, the bricks and mortar that are broken or cracked
- Replace in kind the bricks that are broken or cracked
- Seal the sandblasted bricks using the best practices using guidelines from the Secretary of Interior
- Match the mortar joints if they are to be repointed. Removal of the old mortar should be by hand to retain the edges of the historic brick.
- Care needs to be taken if tuck-pointing is done that it be accomplished in the same manner, depth, and dimension.

Every effort should be made to retain the historic black cast iron lintel and incorporate it with the new operable doors on the south facade.

Historic images supplied to the applicant show that the south facing historic window was always a window and should be retained in this restoration project.

Above items form the basis for the approval granted by the Plainfield Historic Preservation Commission. Any deviation from these approved stipulations will require notification of the Village of Plainfield Planning Department and the Plainfield Historic Preservation Commission. Please advise the Plainfield Planning Department as to the date that work will commence.

Signed this day:

[Signatures]

Michael Bond
HPC Chairman

Jason Morales
Applicant’s Name

Village Planner

Building Inspector

24108 W Lockport Street, Plainfield, IL 60544
Applicant’s Address
Lessons Learned
Majority Consensus for District Nominations

HISTORIC PRESERVATION COMMISSION

Informational Meeting
Potential Downtown Historic District
Plainfield Village Hall - Community Rooms A & B
24401 W. Lockport Street
Tuesday, May 10, 2011
7:00 p.m.

AGENDA

INTRODUCTIONS

PRESENTATION ON POTENTIAL DISTRICT

QUESTIONS AND ANSWERS

Michael P. Collins
PRESIDENT

Michelle Gibas
VILLAGE CLERK

TRUSTEES
Margie Bonachi
Paul Fay
Bill Laeb
Garrett M. Poek
James Racich
Dave Rippy

Proposed Residential Historic District Ballot

- We support the establishment of a Historic District
- We do not support this concept
- Before making a decision, we require more information -
  contact us at Phone __________________________
  Email __________________________

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Federal and State Economic Incentives

February 21, 2018

KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
HISTORIC PRESERVATION ORGANIZATION
MEETING

LANDMARKS ILLINOIS
Why does a Municipality adopt an historic preservation ordinance?

It is an important land-use tool that helps manage growth and encourages economic development and investment in older properties.

“Historic preservation is not about cities being the museums of yesterday; historic preservation is about using heritage resources to build quality of life for tomorrow.”

Don Rypkema
Good Business

“When you preserve historic properties, you’re not just saving a building or a plot of land. You’re protecting part of your community’s character and giving buyers a reason to want to live there. And for a real estate professional, that’s just good business.”

Realtor Magazine
March 2003
Community Character

National Association of Realtors 2013 Community Preference Survey

80%  Prefer a generally walkable neighborhood

65%  Prefer an “established” neighborhood with older houses
Smart Economics: Property Values

Studies across the U.S. consistently show that properties in local historic districts are good investments

- Appreciate more quickly and at higher rates
- Less vulnerable to market volatility

A 2008 Rockford study showed assessed valuations, owner occupancy and sales prices were higher in all the city's historic districts. “For property owners, buying a home in an historic district means increased stability.”
Smart Economics
Financial Incentives for Historic Residential and Commercial Buildings

- Property Tax Assessment Freeze (residential)
- Federal Historic Tax Credit (20%) (Income producing properties)
- River Edge Historic Tax Credit for five pilot cities (Aurora, East St. Louis, Elgin, Peoria and Rockford)
Economic Benefits of Historic Preservation

Landmarking programs and the use of tax incentives:

- Encourages protection of and investment in architecturally significant buildings
- Increases the market value of older properties

15236 Joliet Road, Plainfield Local Landmark,
use of property tax assessment freeze
Property Tax Assessment Freeze

• By undertaking a qualified renovation of one’s home, the assessed valuation of the historic property is frozen for eight years at its level the year rehabilitation began.

• After eight years, the valuation is brought back to market level over a period of four years.

BEFORE

24010 W. Commercial
Local Plainfield Landmark
use of property tax assessment freeze
Property Tax Assessment Freeze

• The owner must spend 25% of the assessor’s market value (the stated market value on the owner’s tax bill) on the home’s renovation.

• The renovation must be in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” – and is reviewed by the architecture staff of the IL SHPO.

AFTER

24010 W. Commercial
Local Plainfield Landmark
use of property tax assessment freeze
Property Tax Assessment Freeze

- The property tax freeze does not transfer from one resident to another.

- The tax freeze can be used as a marketing tool by a developer who does a certified renovation of a home for the first buyer.

- Many owners who take advantage of the freeze do not remain in their home for the full 8 year freeze period.

24010 W. Commercial– parlor before and after
The cities and counties with ordinances approved for the assessment freeze program

Federal Historic Tax Credit Program

• 20% Historic Tax Credit
  • Certified Rehabilitation of Certified Historic Structure
• Dollar for dollar credit on eligible expenses
• Program changed as result of tax reform - requires it be claimed over a 5-year period. Previously could have been claimed in a single year

One dollar of tax credit reduces the amount of federal income tax owed by one dollar
The Richardson Building, Rockford. Rehabbed using Federal Historic Rehabilitation Tax Credit in 2006. *Photo Gary Anderson*

The 20% Tax Credit has been a key incentive for the rehabilitation of historic downtown commercial buildings.
Plainfield Opera House, 24027 W. Lockport, Plainfield (1898-99)
Federal Historic Tax Credit

Westover Townhomes, Highwood.
Rehabbed using Federal Historic Tax Credit in 2016.
$3,229,000 QRE investment
(private/public venture between the Navy and Forest City – long term lease arrangement)
The Karcher Hotel, Waukegan.

Rehabbed using Federal Historic Tax Credit in 2013.

$10,387,000 QRE investment
State Historic Tax Credit for River Edge Cities

The River Edge Historic Tax Credit

How Does It Work?

- Allows credit on state income taxes equal to 25% of the qualified cost of a historic rehabilitation.

- Useful for income-producing properties including commercial, rental residential, and industrial developments, which must be designated as historic.

- Parallels 20% federal historic preservation tax credit, creating more development opportunities in Illinois and leveraging millions of dollars in federal monies not currently flowing into our state.

- Expires January 1, 2022 (was to expire 2017, extended last year)
Current State Tax Credit Legislation

Illinois Rehabilitation and Revitalization Tax Credit Act


• Exists in 35 other states –
• $7 to $10 : $1 ROI to the state
• 20% state income tax credit to assist with qualifying rehabilitation expenditures
• $3 million per project cap
• $10 million program cap
• An awarded tax credit may be sold or otherwise transferred to another person or entity.
• Expected to create 12,000 jobs over five-year program
REMINDER:

The Certified Local Government (CLG) Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level.

Certified Local Government Program in Illinois administered by the State Historic Preservation Office (SHPO) – Contact Rachel Leibowitz

(217) 785-5031
Kendall County - progress

**Kendall County:**
Not a CLG yet
No owner consent is required to landmark - but takes a supermajority of county board to approve a landmark if there is no owner consent.
Landmarks - 1
Districts - 0

**Village of Oswego:**
Preservation Ordinance approved: 2002-2003
No owner consent required
CLG
Landmarks - 3
Districts - 0

**Village of Plainfield:**
Preservation Ordinance: 2004
Owner consent required
CLG
Landmarks – 17
Districts – 2