CALL TO ORDER

ROLL CALL: Amy Cesich, Lynn Cullick, Scott Gryder (Chair), Judy Gilmour (Vice-Chair) and Jeff Wehrli

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the October 6, 2014 meeting

EXPENDITURE REPORT- (handed out at meeting) Approval to forward the claims to the Finance Committee in an amount not to exceed $25,000

PETITIONS
1. 14-25 Medical Cannabis Distribution Center (will email out on 11.7.14)
   Request Text Amendment
   Purpose Text Amendment to the Zoning Ordinance to allow Medical Cannabis Distribution Centers

PUBLIC COMMENT

NEW BUSINESS
Approval of a refund to Matthew Hively in the amount of $1,000 for Petition 14-28 for a special use for a landscape business at 1451 Johnson Road- withdrawn due to the Village of Plainfield denying request, building & fire codes and concerns of the neighbors.
Tanglewood Trails update
Discussion on last zoning ad-hoc meeting & economic development

OLD BUSINESS

UPDATE ON HISTORIC PRESERVATION- Preservation Plan/ 5 Year Plan– Discuss 2014 goals

UPDATE ON CMAP LAND USE COMMITTEE MEETING

PROJECT STATUS REPORT
PERMIT REPORT
REVENUE REPORT
CORRESPONDENCE
EXECUTIVE SESSION

ADJOURNMENT- Next meeting on December 15, 2014
CALL TO ORDER
The meeting was called to order by Chairman Scott Gryder at 6:30 p.m.

ROLL CALL
Present: Chairman Scott Gryder, Amy Cesich, Lynn Cullick and Vice-Chair Judy Gilmour
Absent: Jeff Wehrli
Also present: Planning & Zoning Manager: Angela Zubko, Administrator Jeff Wilkins and John Shaw (7:02pm)
In the audience: Attorney Daniel Kramer

APPROVAL OF AGENDA
Lynn Cullick made a motion to approve the agenda as written, Judy Gilmour seconded the motion. All agreed and the motion was approved.

APPROVAL OF MINUTES
Judy Gilmour made a motion to approve the minutes from September 8, 2014. Lynn Cullick seconded the motion. All agreed and the minutes were approved.

EXPENDITURE REPORT (handed out at meeting)
Vouchers are not due till Thursday so we do not have anything to approve at this time.

PETITIONS-
#14-26 Critter Care
Planner Angela Zubko did an overview of the request stating the property is located at 4287 Eldamain Road on the west side of Eldamain Road about 0.45 miles south of Route 34. The property is about 3.9 acres and the petitioner is requesting an A-1 Special use to operate a veterinary establishment, but not including the boarding of animals except for overnight stays for medical treatment and observation. The petitioner would like to do boarding in the future but a variance cannot be requested for a use so they would need to rezone to commercial. The petitioner is aware of this and already running a doggie day care somewhere else and will keep it at that location. The veterinary clinic has been running at this site for some time and would like to become legal since they are becoming larger. The petitioner has stated there are 2 employees plus the veterinary (petitioner). Staff is waiting to hear how large the building is to calculate parking. The ratio would be one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area. Looking at an aerial there seems to be 26 parking stalls provided including 1 handicapped parking stall but staff is not sure the size of the stalls. A plat of survey is requested. The property currently has an access point off of Eldamain Road and also access through the property to the north, which is where Kim, the petitioner/owner lives. The Village of Plano has no objection to the special use and the Little Rock Township Board had not objections either. The building inspector had a few comments and stated that a change of occupancy permit will be required for all structures that will be used for the proposed special use. Since there are no proposed improvements a stormwater permit and storm water detention is not required.
Staff would recommend approval and the following condition be placed on the special use, if approved:

1. A recent plat of survey be drawn showing the parking lot with dimensions.

The ZPAC Committee recommended approval and the Health Department had a comment that they will need to protect the septic system to ensure that it is protected from animal/vehicle traffic.

The Plan Commission recommended approval of the special use with the recommendation in lieu of stamped drawings the petitioner would be permitted to acquire a building inspection stating the building is structurally sound and no life safety issues exist. Planner Zubko stated she is of the opinion this would not qualify as an exempt.

The Special use hearing officer made a favorable recommendation with staff’s recommended condition.

Attorney Daniel Kramer is in attendance for questions or comments. Mr. Kramer introduced himself and stated she pretty much has been running this as a home occupation but thinking of bringing on another veterinarian would require a special use at this time.

Mr. Gryder asked about the right of way. Planner Zubko stated because Eldomain Road would be state funded, Fran Klaas from the Highway Department did not think ROW could be requested at this time but acquired properly thru funds.

Planner Zubko asked if we wanted to include hours of operation or that the certificate of occupancy will be required to be applied for within 30 or 60 days. Mr. Wilkins stated we could put regular business hours excluding emergencies. Mr. Kramer stated some of these clinics may stay open later to accommodate workers and would not like to include hours on the special use.

With no further suggestions or changes Lynn Cullick made a motion, seconded by Judy Gilmour to recommend approval of the special use including the requirement of a certificate of occupancy be applied for within 60 days and forward the petition onto the next County Board meeting. With a roll call vote, all were in favor and this will be forwarded to the full County Board.

PUBLIC COMMENT: None

NEW BUSINESS:
Northwest Water Planning Alliance (NWPA) budget: Planner Zubko stated she just wanted to put it on everyone’s radar that the NWPA will probably be asking for more money shortly. Kendall County joined the NWPA back in 2010 and contributed $500 which has lasted this long. The group is putting together a budget sheet to show what the money will be going towards which is basically 2 interns to help with the newsletters and other items. Planner Zubko asked if this should this be discussed at some other committee like Health and Environment which is where she report what happens at these meetings. The committee decided to take this to the finance committee when ready.

OLD BUSINESS:
Discussion on allowing beekeeping in the residential districts: Planner Zubko stated in the packet is information on beekeeping in the residential districts showing what other municipalities/counties are doing,
some information and proposed language if we want to allow this use. Mr. Gryder stated he was fine with this until he read the best management practices requiring more time and making sure everyone is doing it properly. Mr. Wilkins explained the fly away barriers and the proposed conditions. Ms. Cesich liked the items Mr. Wilkins presented including a water source and limiting the amount. There was a discussion on having it 30’ from the rear adjoining lot but if there is a roadway maybe it could go closer. Ms. Cullick asked a few questions and would prefer neighbor consent. Ms. Cesich is fine with a courtesy notification but would rather have a valid reason. The committee decided 5’ from railroad row or street row. Also only 2 colonies total, within a certain number of days submit state approval. There is concern over bad neighbors and complaints. The consensus was to start this through the process.

Medical Cannabis Cultivation Centers- Planner Zubko stated in district 5 there were 14 applications for cultivation centers, the most in the state.

UPDATE ON HISTORIC PRESERVATION- Planner Zubko stated the last meeting minutes are in the packet and last month we had elections and also reviewed and put together a letter to Mr. Smiley about the historic courthouse window replacement.

UPDATE ON CMAP LAND USE COMMITTEE MEETING- Planner Zubko stated the committee visited the Little Red Schoolhouse Nature Center in Willow Springs. The displays were quite impressive and a very hands on exhibit.

PROJECT STATUS REPORT—Reviewed
PERMIT REPORT—Reviewed
REVENUE REPORT—Reviewed
CORRESPONDENCE — None
EXECUTIVE SESSION— None

ADJOURNMENT- Next meeting will be on November 10, 2014
Lynn Cullick made a motion to adjourn the meeting. Amy Cesich seconded the motion. All agreed. Chairman Gryder adjourned the meeting at 7:31 p.m.

Respectfully Submitted,
Angela L. Zubko
Planning & Zoning Manager
October 29, 2014

Brian Nagorski
MB Financial Bank, N.A.
6111 N River Road
Rosemont IL, 60018

RE: Tanglewood Trails Subdivision – Remaining punch list items

Dear Mr. Nagorski:

Since MB Financial Bank (BCB Development IV L.L.C) has taken possession of the Tanglewood Subdivision back in 2009 the bank has been in discussions with the County to complete all land improvements and make all necessary repairs to the property with the one exception of the bike path. The discussion regarding the bike path is for the bank to post a cash escrow account for the County to eventually construct the bike path. This letter is written to express our extreme disappointment that to date no work has been performed. The County has supplied and paid for an updated punch list, performed on May 28, 2014 by WBK Associates, to help you complete your responsibilities. In an act of good faith, the County has permitted you to sell lots in order to generate revenue to finish out the public improvements. To date MB Financial has sold off 27 of the 39 lots (collecting more than $350,000) which is more than the 50% figure we previously discussed was permitted with regards to closing out the subdivision. Therefore, you are hereby put on notice that the public improvements must be completed immediately. Please contact me as soon as possible and provide a schedule with dates when are committed to having the punch list items completed. Please contact me no later than December 5, 2014 to prevent the PBZ Department from taking further enforcement actions.

Should you have any questions about the information contained in this letter, please call our office at (630) 553-4139.

Sincerely,

Angela L. Zubko
Planning & Zoning Manager
May 28, 2014

Ms. Angela Zubko
Kendall County Planning, Building & Zoning
111 West Fox Street, Room 316
Yorkville, IL 60560-1498

Subject: Tanglewood Trails Subdivision Site Inspection
Kendall County (WBK Project No. 13-180J)

Dear Ms. Zubko:

On May 15, 2014 WBK inspected the subject subdivision for completion of improvements identified on the approved Final Engineering Plans dated 11-30-2004, prepared by Craig R. Knoche & Associates. The following items noted below are from our May 15, 2014 inspection and include items from the Kendall County Highway Department and unresolved items from the Strand punchlist dated December 9, 2009.

**General**

1. Provide record plans for all drainage related improvements within the subdivision.

2. Remove filter fabric from all drainage structures. Remove all rebar adjacent to drainage structures as well.

3. The west side of the embankment forming the containment berm for Basin No. 1 appears to be steeper than depicted on the grading plan. It cannot be maintained and shall be verified as stable by a professional engineer.

4. The recreational path has not been constructed.

5. Sidewalk at the northeast corner of the park needs to be replaced.

6. Unmaintained vegetation in the drainage ditches and stormwater basins is a significant issue. Eradication of invasive plants and replanting overgrown areas with "maintainable" vegetation is required. A plan to accomplish this task is recommended along with a long term maintenance schedule.

7. Provide a record electric plan for street lighting.
8. The fence along the north property line is in disrepair and is falling down. The fence should be removed or replaced in accordance with approved zoning documents.

9. The following structures require additional backfill and reseeding:
   a. D1 through D7
   b. C1 through C5
   c. C20 and C21

The following additional comments are organized by utility sheet number and relate to storm sewer, culverts or the detention basins.

Sheet C3.1

1. Structure D7 – The manhole is exposed on the east side and requires adjustment (fill or structure adjustment) so that the rim is at grade.

2. FES A – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

3. Structure A7 – The ground around this structure has settled and needs to be filled.

4. FES P2 – Standing water is observed downstream of the end section. Some minor regarding with erosion control can eliminate the standing water. All erosion should be repaired.

5. The emergency overflow from basin 2 could not be found. Please verify elevations and the presence of rip rap stabilization.

6. Basin 2 is heavily overgrown and needs to be cleared and managed to ensure it functions as intended.

7. The roadway shoulder near lots 15 and 16 has been washed out and needs to be replaced.

Sheet C3.2

1. FES H2 – Heavy vegetation exists near the section. Remove vegetation in front and around the FES.

2. Significant erosion along the north line of lot 28 needs to be repaired and stabilized. Repaired areas shall be blanketeted to mitigate further erosion.

Sheet C3.3


2. Structure F1 – The adjusting ring is broken and need to be replaced. The frame needs to be reset.

Sheet C3.4

1. FES J1 – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

2. The area between lots 8 and 9 near the roadway is saturated and has surface ponding. This is in the vicinity of an old field tile. Verify the presence of field tile near the wet spot.

3. Structure E2 – This was not inspected due to heavy silt buildup. Remove silt and fabric for inspection. Fabric shall be replaced on this structure subsequent to inspection.

4. FES B – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

5. FES E – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

6. FES C9 – Heavy vegetation exists in front of the section potentially impeding flow. Remove vegetation in front and around the FES.

7. The emergency overflow from basin 1 could not be found. Please verify elevations and the presence of rip rap stabilization.

8. Basin 1 is heavily overgrown and needs to be cleared and managed to ensure it functions as intended.

Sheet C3.5


2. Structure C20 – The existing field tile connection identified on the plans was not visible. Identify where the field tile is connected.

3. FES K2 – The end section is broken and needs to be replaced.

4. FES M2 – The end section is holding water and appears to be backpitched. Regrade the downstream ditch to create positive slope.

5. FES M4 – Water is ponding downstream of the section and needs to be regarded for positive drainage.

6. Structure C7 – Not inspected. The lid could not be removed.
It is recommended that all items be corrected and record plans submitted prior to the next inspection.

Sincerely,

Greg Chismark, P.E.
Municipal Practice principal
Wills Burke Kelsey Associates, Ltd.
KENDALL COUNTY AD HOC ZONING
ORDINANCE COMMITTEE

October 22, 2014
7:30am – 9:00am
Kendall County Hoover Forest Preserve
11285 West Fox Road
Yorkville, Illinois 60560

Present: Larry Nelson (Chairman) & Jeff Wehrli
Members absent: Elizabeth Flowers, Bill Ashton & Scott Gryder
Others present: Mike Hoffman from Teska Associates, Planning & Zoning Manager Angela Zubko, County Administrator Jeff Wilkins, Dan Koukol, Budd Wormley, Ken Hostert, Tom Gilmour, Harold Oliver, Matt Blocker, Art Zwemke, Angelo Kleronomos and Richard Artman.

Chairman Larry Nelson called the meeting to order at 7:34 a.m.

Mr. Nelson introduced Planner Zubko and Mike Hoffman. Planner Zubko thanked everyone for coming and gave a brief overview of why we are all here. Mike Hoffman introduced himself and we went around the room and everyone introduced themselves and shared where they did or currently work. Mr. Hoffman did a powerpoint presentation on the current residential development process in Kendall County, the regional trends and then opened it up to what everyone thought the future held. The following are bullet points that were pointed out:

- National Homebuilders are 2/3 of the market and are not really building west of Route 59. The “Drive to Qualify” market that fueled a lot of past growth in the County is gone.
- Metra service within the County could help to increase housing demand
- The Prairie Parkway would have helped a lot and hopefully it’s not a dead project
- The trend is less people working at home
- Eldamain Road was discussed as a north/south roadway but still will not connect I-88 to I-80
- ‘FISH’ First In Still Here is a saying in the development community these days. It used to be buyers would move in, then move-up to a larger home using the equity from their existing home. However, that move-up market has declined significantly as home values have declined.
- Taxes are too high - need to talk to the school districts and possibly the assessor. Used to be property taxes were low and perceived school quality was high. That has changed.
- Need better technology- fiber optic and would help a lot. Has potential for availability in the eastern part of the County within 3 years.
Need more jobs and infrastructure here in Kendall County. Focus should be on those items and less on residential development for the next few years.

More density

The Millennial’s want to get away on the weekends so they are not necessarily interested in larger rural lots and farms that require time to maintain

Smaller lots for less work

Hard to finance

The 3 T’s: Technology, Transportation & Taxes, along with jobs should be the focus.

Everyone working together instead of competing, countywide economic development should be the focus. Possibly a Kendall County EDC?

Economic development efforts should focus on the County’s strengths including high incomes, quality of life, and a well educated work force.

Nicor has been active in updating, and in some cases expanding, their service within Kendall County

Mike Hoffman and Planner Zubko thanked everyone for attending.

Adjournment:
The next meeting will be December 3, 2014. Jeff Wehrli made a motion to adjourn the meeting. Larry Nelson seconded the motion. All were in favor and the meeting was adjourned at 8:58 a.m.

Respectfully submitted,
Angela L. Zubko
Planning & Zoning Manager
[KENDALL COUNTY HISTORIC 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 to designate action items to preserve the historic resources of Kendall County.
Introduction.

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

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

Why Historic Preservation?

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

Historic preservation is beneficial in the following ways:

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

Why Preservation Planning?

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

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

How to use this document

This Preservation Plan is organized into two main sections. The first section investigates the goals outlined in the Kendall County Board’s Land Resource Management Plan (LRMP) as adopted and amended from time to time. The detailed review recognizes the alignment of the Kendall County Historic Preservation Commission’s activities with the historic, cultural, commercial and environmental goals identified as relevant by the County Board. The LRMP can be found in its entirety at www.co.kendall.il.us/planning-building-zoning/lrmp/.

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

Participants in authoring this document

Peter Bochek – Bristol Township
Ken Boyer – Oswego Township
Whitney French – Little Rock Township
Fred Dickson – Bristol Township
Stephanie Todd – Oswego Township
Michael Garrigan – Oswego Township
Richard Scheffrahn – Bristol Township
Ken Donart – Bristol Township
Jeff Wehrli – NaAuSay Township
Kristine Heiman- Oswego Township
Angela Zubko –Planning & Zoning Manager for Kendall County
History and Mission of the Kendall County Historic Preservation Commission

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

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

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

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

Kendall County's Land Resource Management Plan (LRMP)

The following excerpt is extracted from SECTION ONE of Kendall County's Land Resource Management Plan. Items in red indicate language that the historic preservation commission may request be added during the next review cycle of the LRMP.

A comprehensive plan is a vision of the future; it is essentially an end-state toward which the municipality or county works. The plan builds the rationale for and illustrates the most appropriate use of land within the jurisdiction, and depicts the facilities and services necessary to support the development of those land uses. Comprehensive plans anticipate that the county and municipalities will adopt the appropriate decisions, fund the appropriate programs, and install the appropriate facilities that will implement the plan. Most plans do not propose how to take appropriate actions, who should take them, or when they should be taken.
The County wishes to adopt a plan that can be implemented. It has chosen to prepare a Land Resource Management Plan (LRMP) with a structure that leads to successful implementation. The Illinois Local Land Resource Management Planning Act, P. A. 84-865 is the enabling act that allows the County this method of planning. The LRMP has a comprehensive planning process as an essential element. In addition, the LRMP also has a parallel framework for the physical and functional characteristics of the county, while instituting strategic decision making. It is important to note that local incorporated municipalities have jurisdiction over land use and zoning decisions within their corporate boundaries including historic preservation. Kendall County only has zoning authority over unincorporated areas. However, one of the clear goals of the LRMP process is to promote coordinated planning and one of the goals of the Kendall County Historic Preservation Commission 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.
Kendall County LRMP Aligned with the Historic Preservation Commission’s Goals

Kendall County’s LRMP is divided into TEN SECTIONS. The Kendall County Historic Preservation Commission 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 a box containing a statement reflecting the Kendall County Historic Preservation Commission 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's 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.

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 Historic Preservation Commission will periodically review any Kendall County Comprehensive plan (LRMP) or its amendments and assist in the development of a preservation component for that plan. The Historic Preservation Commission will advise the Regional Plan Commission, the Planning, Building and Zoning Committee and the County Board.

Upon substantial completion of the countywide survey the Historic Preservation Commission will create a "Historic Landmark and District Preservation Plan." The Plan shall be presented to the Kendall County Planning, Building & Zoning Department for consideration and recommendation to the County Board for inclusion in the LRMP.

The Kendall County Historic Preservation Commission will then hold public hearings and recommend to the Kendall County Board, the designation of landmarks and historic districts as appropriate. The recommendation will be done in accordance with the prescribed direction documented in the Kendall County Historic Preservation Ordinance, as amended.

OBJECTIVE C: Increase awareness of the history and culture upon which Kendall County is built.

The Historic Preservation Commission 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 Historic Preservation Commission 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 Historic Preservation Commission will advise and assist communities and areas in creating historic districts that seek to improve their unique identity and preserve its historic character.

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

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

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

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

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

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

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

F) Housing

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

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

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

A) Planning

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

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

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

B) Regulatory Techniques

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

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

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

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

The Historic Preservation Commission 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 Historic Preservation Commission will support the preservation component to the Regional Plan.
F) Governmental Cooperation

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

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

H) Education and Involvement

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

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

OBJECTIVE 4: Maintain a strong public hearing process for county, township and local review of development proposals with notice to residents and surrounding government agencies that provide adequate and timely information about proposed development and potential impacts during the decision making process.
By injecting the Historic Preservation Commission into the review process for development proposals and transportation enhancements, the county can be duly notified of potential risks to historic fabric including cemeteries, structures, monuments and scenic views. The Historic Preservation Commission is actively implementing a GIS level that will identify potentially significant historic elements.

OBJECTIVE 6: Continue to promote recycling to reduce waste and reduce the need for additional landfill capacity.

Preservation of existing buildings is one of the greenest practices, thwarting waste and significantly reducing impacts to area landfills.

1) 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.

The Historic Preservation Commission is actively implementing a GIS level that will identify potentially significant historic elements. The commission is conducting a reconnaissance survey and eventually plans to conduct a full historic survey to identify important historic features in the county.
LRMP - SECTION FIVE - Land Resource and Management Area Policies

The LRMP mentions two types of **Overlay Areas**: Natural Resource Areas and Potential Mining Districts.

The Historic Preservation Commission would like to add a section for Potential Historic Districts and Potential Scenic Highways. Potential Historic Districts are areas designated as a "historic district" by ordinance of the County Board or individual municipalities 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, while not of such historic, architectural or scenic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the district. Potential Scenic Highways are of 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; or 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.

The LRMP aligns the county’s goals with the following relevant Planning Policies for **Urbanized Communities**:

11. Encourage the preservation and enhancement of historic and cultural sites and structures within urbanized communities

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

The LRMP aligns the county’s goals with the following relevant 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 Historic Preservation Commission 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 Historic Preservation Commission will support the preservation component to the Regional Plan Commission, the Planning Building and Zoning Committee and the County Board.

The LRMP aligns the county’s goals with the following relevant 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 Historic Preservation Commission 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 aligns the county’s goals with the following relevant Planning Policies for Agriculture:
5. Preserve and enhance places of cultural or historic significance to the rural landscape.

The County has already committed to assist in the preservation of the agricultural economy in Kendall County through the Farmland Preservation Committee and has shown a commitment to the preservation of places of cultural and historic significance through its adoption of the Historic Preservation Ordinance and the support of the Historic Preservation Commission.
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 Historic Preservation Commission 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 Historic Preservation Commission 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 Historic Preservation Commission 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**:

0. 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 Historic Preservation Commission 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 Historic Preservation Commission 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 Historic Preservation Commission 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 Historic Preservation Commission 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 Historic Preservation Commission. Over the past eight 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 2015:
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
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 2015.
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.

The following is a list of projects completed from 2005-2014:
3. Landmark Nomination Application (2009)
6. Intergovernmental agreements (2013)
7. Altered the Historic Preservation ordinance to be more aligned with the State Historic Preservation Office's recommended language (2014)
8. Windshield Reconnaissance Survey (ongoing)
9. Educational outreach (ongoing)
Below is a table of current projects and the timeline for their completion, aligned with the powers and authorities (paraphrased in bold) as detailed in the Historic Preservation Ordinance.

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<th>Projects</th>
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Page 18
### Projects

- Proclamation approved for May to be Preservation Month
- Joint HISTORIC PRESERVATION COMMISSION meeting
- Brochures
- Kendall County Fair Booth
- Education
- Publish brochures, pamphlets, maps, newsletters
- Host programs and hold seminars
- Create a County Wide Tourism map of historic buildings, sites and districts

**Hearings for Certificate of Appropriateness** - As needed

**Consider Economic Hardship** - As needed

### Develop Criteria and Guidelines

- Historic Preservation Commission Study Report
- Historic Preservation Ordinance 2006-67
- Landmark Nomination Application
- Historic Preservation Guidelines
- Certificate of Appropriateness (COA) Process and Application
- Develop, review, approve template intergovernmental agreement
- Guidelines for preservation, restoration, rehabilitation and maintenance
- Style Guide to Kendall County Residential Architecture
- Cemetery Preservation and Standards
- Certificate of Economic Hardship
- 1 year HISTORIC PRESERVATION COMMISSION Plan
- Preservation Plan/ Five year Plan
- Design Guidelines for Agriculture, Commercial and signage
- Develop Archeological criteria
- Guidelines for Demolition Request and Review

**Review changes to landmarks or districts** - As needed

**Administer interest in real property**

**Accept and administer gifts and grants**

**Administer transfers of development rights**

**Compile technical advisors**

**Retain specialists, consultants or appoint citizens**

**Testify regarding landmarks** - As needed

**Review LRMP and develop preservation component**
- Review Land Resource Management Plan
- Compile changes to Land Resource Management Plan

**Review, recommend preservation friendly code adjustments**

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Amendment to Kendall County Historic Preservation Ordinance

**Act to implement the ordinance**
- Recommend intergovernmental agreements
  - Review intergovernmental agreements
- Monitor Designated landmarks

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**Recommendations**

As the Kendall County Historic Preservation Commission accomplishes its goals of setting standards for preservation within the region, the commission recognizes the following adjustments that will make the commission more effective and preservation of historic resources in the county more successful;

1. Adjust Kendall County processes to accommodate notification of the historic Preservation Commission when Kendall County Board decisions affect historic preservation so the Commission might lend their expertise in the form of recommendations. The commission believes that our research and professional insights will assist the board in its decision making. The following examples indicate some applicable process modifications:
   a. The LRMP /Comprehensive Plan for the county
   b. Historic Preservation related building code updates
   c. Requests for demolition of historic structures
   d. Plans for modifications to County owned or Kendall County Forest Preserve District owned historic assets.

2. Apply for and obtain Certified Local Government Status

   *When preservation ordinances are certified by the State Historic Preservation Office they acquire Certified Local Government status (CLG). With this official affirmation local governments may participate in state and federal incentive programs. Properties located in certified historic districts can qualify for the 20 percent income tax credit. Certification also extends the Property Tax Assessment Freeze benefit to local landmark and residences within local historic districts.*
3. Establish Intergovernmental Agreements with willing Kendall County municipalities that are currently without the resources or resident professional diversity to establish a commission of their own and assist those municipalities in preserving structures and historic sites within their boundaries.

Conclusion

The Historic Preservation Commission has made great progress since being established in 2006. The review included in this plan illustrates that the mission of the Historic Preservation Commission is aligned to support the declared goals of the Kendall County Board. It is the desire of the Commission to contribute its expertise and to work cooperatively within the framework that the County Board has already established to accomplish our shared goals to retain the historic culture of the county for the benefit of its citizens.
PBZ Projects and Activities-11.4.14

Active Zoning Petitions
   12-19 LRMP Update- Trails
   14-25 Medical Cannabis Distribution Center (Text Amendment)
   14-32 Bryan Harl (Variance)
   14-33 Zoning Ordinance- Bee Keeping (Text Amendment)
   14-34 Robert Steward (A-1 Conditional Use)
   14-35 Daron & Kimberly Spicher (Rezoning)
   14-36 Bridget Carlson (Variance)
   14-37 Landscape Business’ not a home occupation (Text Amendment)

   12 potential petitions to be submitted (have talked to people about them)

Active Stormwater Permits- 10 active

Subdivisions
   Fields of Farm Colony- Work completed!
   Subdivisions still open:
      Highpoint Meadows- For Sale
      Schaefer Glen- For Sale
      Light Road Industrial park- Lots for sale, need to write letter to new owners
      High Grove- Sold some property to the Park District, coming in to rezone soon
      Tanglewood Trails- Punchlist completed for bank- they’re trying to close out

Projects outside the office
   Communities of Excellence Program (Waubonsee class)
   NWPA Planning Committee
   NWPA TAC Committee
   Kane/Kendall Bike & Pedestrian Plan
   County Director Meetings (CMAP)
   Land Use Committee Meeting (CMAP)

Other Projects in the office
   Investigate floodplain/zoning issues- Fox Lawn, Red Hawk, Wildy Road Bridge issue &
   McKanna Road Bridge issue (Anto’s), Anderson Tree Farm
   Stormwater mapping in the field- completed 53 subdivisions so far (Finished Little Rock
   Township)
   Working on the windshield Survey for Historic Preservation
   Continue improving the GIS website with regards to information on zoning, permits, etc.
   Work with mapping to convert hard copy allocation maps into an Ag Allocation layer in
   GIS
Convert information from pre 1993 permit cards into an excel database to create searchable system of old permit records by PIN or permit number.
Mobile Home Permits- 4 active
Cleaning up office with regards to getting old files scanned- All petitions are scanned, up to 2008 in building permits
FOIA’s
Keep track of escrow accounts
Update website- minutes, applications and ordinances
Normal day-to-day things- phone calls, people with questions, organizing, scheduling, posting, etc.

A weekly log sheet showing what I’ve done for that week is available upon request and submitted to Mr. Wilkins

Night meeting hours attended in 2014 so far: 120.25 hours (67 Meetings)
Night meeting hours attended in 2013: 121.75 Hours (70 Meetings)
Night meeting hours attended in 2012: 111.00 Hours (67 Meetings) John no longer part of PBZ
Night meeting hours attended in 2011: 98.5 Hours (56 Meetings)
Night meeting hours attended in 2010: 77.50 Hours (37 Meetings) Jerry let go July 2010
Night meeting hours attended in 2009: 51.75 Hours (36 Meetings)
Night meeting hours attended in 2008: 53.5 Hours (27 Meetings)
## Permit Summary by Category

**Kendall County**

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