

KENDALL COUNTY
Historic Preservation Commission
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
June 17, 2019

CALL TO ORDER

Chairwoman Kristine Heiman called the meeting to order at 6:31 p.m.

ROLL CALL

Present: Elizabeth Flowers, Kristine Heiman (Chairwoman), and Jeff Wehrli

Absent: Sarah Herbik and Melissa Maye

Also present: Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

Member Flowers made a motion, seconded by Member Wehrli, to approve the agenda as presented. With a voice vote of three (3) ayes, the motion carried unanimously.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Wehrli, to approve the minutes from the May 9, 2019, special meeting. With a voice vote of three (3) ayes, the motion carried unanimously.

CHAIRMAN'S REPORT

None

PUBLIC COMMENT

None

NEW BUSINESS

Review and Recommendation on Article V of the Historic Preservation Ordinance-Enforcement, Penalties and Equitable Relief

Mr. Asselmeier read the proposed change. Article V.2 transfers the power to refuse to issue building permits as a penalty from the Planning, Building and Zoning Department to the court system or hearing officer.

Member Wehrli made a motion, seconded by Member Flowers, to amend Article V as proposed.

Ayes (3): Flowers, Heiman, and Wehrli

Nays (0): None

Abstain (0): None

Absent (2): Herbik and Maye

The motion carried.

Review and Recommendation on the Complete Historic Preservation Ordinance-Commission Could Forward the Proposal to the County Board or the Illinois Historic Preservation Agency

Mr. Asselmeier summarized the request

For the last several months, the Commission has been reviewing the Historic Preservation Ordinance. Below please find a summary of changes proposed by the Commission:

1. Article I.2.U amends the definition of “historic district” to be the same as “preservation district” as defined by State law.
2. Article I.2 adds a definition of “Super Majority Vote” as at least three-fourths approval vote of the entire Kendall County Board. The final paragraph of Article III.8 also contains an amended definition of “super majority vote” as no less than seven (7) members of the County Board unless the County Board Rules of Order or State law possesses a different definition of super majority. The Commission may want to create a unified definition of super majority vote.
3. Article II.2.M defines a timeframe for the Commission to rule on applications for demolitions. This ruling shall occur within thirty (30) calendar days of the receipt of application for demolition by the Planning, Building and Zoning Department. If a ruling does not occur in the timeframe previously stated, the demolition permit shall be approved.
4. Article II.2.N changes the administration authority to County-owned property only.
5. Article III.3.A.d and Article III.3.B.e defines the procedure for contacting property owners of record if the applicant is not the current owner of record of a nominated landmark (3.A.d) or owner of record of a property in a nominated Historic District (3.B.e). In both cases, the applicant must provide evidence that the owner of record has been notified.
6. Article III.12 adds the Kendall County website as a location for publishing the map of all landmarks and districts.
7. The final paragraph of Article IV.2.I defines post-demolition plans are required for properties in historic districts or for properties designated as landmarks.
8. Article IV.3.B is divided into two (2) subsections. The remainder of Article IV.3 is re-lettered to reflect this division.
9. Article IV.3.C (new) states that certain documents shall be submitted in cases of economic hardship only if requested by the Planning, Building and Zoning Department or the Preservation Commission.
10. Article IV.3.D (new) deletes the requirement to offer to purchase properties in cases of economic hardship and re-letters the sub-section to reflect this deletion.
11. Article V.2 transfers the power to refuse to issue building permits as a penalty from the Planning, Building and Zoning Department to the court system or hearing officer.

Article II.2.M also may require clarification regarding structures greater than fifty (50) years old.

Staff recommends that the amended proposal be forward to the Illinois Historic Preservation Agency for review and comment with the objective of adopting an ordinance that allows the County to become a Certified Local Government.

The consensus of the Commission was that super majority should be at least three quarters (3/4) of the County Board.

Discussion occurred regarding requiring review of demolition permits on structures over fifty (50) years of age. The definition of structure was read from the statute.

Member Flowers made a motion, seconded by Member Wehrli, to forward the proposal to the Illinois Historic Preservation Agency and if, no changes are proposed by the Illinois Historic Preservation Agency, to forward the proposal to the County Board. The Commission requested that the Illinois Historic Preservation Agency provide comments regarding review of demolition permits for structures over fifty (50) years of age. Super majority should be at least three quarters (3/4) of the entire County Board.

Ayes (3): Flowers, Heiman, and Wehrli
Nays (0): None
Abstain (0): None
Absent (2): Herbik and Maye

The motion carried.

Discussion of Historic Preservation Awards

Chairwoman Heiman requested that the pictures related to the awards be placed on the website. Mr. Asselmeier will explore placing these items on the website.

Discussion of Officers for 2019-2020

Discussion occurred regarding officers for 2019-2020. The current slate of officers has been in place for nearly the maximum time allowed. Nomination of officers will occur at the July meeting.

Discussion of Participating in Community Events

The suggestion was made to contact organizations that attended the February event to see if the opportunity for partnerships at events in their community exists.

OLD BUSINESS

Discussion of Oswego Historic Stone House Tour-Commission Could Approve participating in the Event

Mr. Asselmeier read an email from Natalie Zine from the Village of Oswego. Thirty-five (35) people attended the event.

Discussion of Social Media Campaign

Member Herbik was working on creating a Facebook page. The consensus was to remove this item from the agenda of future meetings until social media rules are approved.

CORRESPONDENCE

None

PUBLIC COMMENT

The consensus of the Commission was to place an item on a future agenda authorizing the Chairwoman to contact Member Herbik to see if she is still interested in serving on the Commission.

ADJOURNMENT

Member Wehrli made a motion, seconded by Member Flowers, to adjourn. With a voice vote of three (3) ayes, the motion carried. The Historic Preservation Commission adjourned at 7:08 p.m.

The next meeting will be held on July 15, 2019

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner