

KENDALL COUNTY
Historic Preservation Commission
County Boardroom
111 W. Fox Street
Rooms 209 and 210 Yorkville, IL 60560
5:30 p.m.
December 16, 2024

CALL TO ORDER

Chairman Jeff Wehrli called the meeting to order at 5:33 p.m.

ROLL CALL

Present: Eric Bernacki, Elizabeth Flowers, Kristine Heiman, and Jeff Wehrli (Chairman)

Absent: Marty Shanahan (Arrived at 5:40 p.m.)

Also Present: Matt Asselmeier and Wanda A. Rolf

APPROVAL OF AGENDA

Member Flowers made a motion, seconded by Member Heiman, to approve the agenda. With a voice vote of four (4) ayes, the motion carried.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Heiman, to approve the minutes from the November 18, 2024, meeting with the correction to spelling of Member Heiman's first name. With a voice vote of four (4) ayes, the motion carried.

CHAIRMAN'S REPORT

Chairman Wehrli, stated that the packet has a very lengthy National Register Bulletin regarding landmarking a cemetery. Member Heiman asked what was the benefit of landmarking a cemetery. Chairman Wehrli stated they will find out what the benefit would be.

PUBLIC COMMENT

None

NEW BUSINESS

Discussion of Amendments to the Kendall County Code Pertaining to Commission Review of Certain Building Permit Applications; Commission Could Recommend Amendments to the Kendall County Code

Mr. Asselmeier summarized the issue.

At their meeting on November 18, 2024, the Historic Preservation Commission requested Staff to explore the possibility of allowing the Historic Preservation Commission to review applications for demolition permits for structures not designed historic or located in an historic district.

Staff has the following questions regarding this request:

1. Would the Commission only evaluate demolition permits for homes or would they also like to review demolition permits for other structures?
2. Would the Commission's review include structures on agricultural properties used for agricultural purposes?

3. Would the definition of structure include all of the items listed in the historic preservation portion of State law as “structure”?
4. Would the criteria for review be the same criteria as currently listed in the County Code?
5. Would an exemption to Commission review exist in cases where emergency demolition is needed (i.e. immediately following a fire)?
6. Would the timeline for approval and the appeals process be the same as currently listed in the County Code?
7. Does the Commission plan to increase the number of Commission meetings in order to expedite permit review? Currently the Department issues permits within ten (10) days of application.

The definition of structure is as follows:

"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 antennae, solar collectors, microwave antennae, including supporting towers, roads, ruins or remnants (including foundations), swimming pools or walkways.

The criteria for review of applications is as follows:

Standards for review. The Commission, in considering the appropriateness of any alteration, demolition, new construction, or removal to any property or structures designated or pending designation as a landmark, or any area designated or pending designation as a historic district, shall be guided by the following general standards and any design guidelines in the ordinance designating the landmark or historic district 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 distinguishing original qualities or character of a building, structure, site, and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided whenever possible.
- (3) All buildings, structures, and sites shall be recognized as products of their time. Alterations that have no historical basis or that seek to create an earlier/later 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 utmost care and consideration. 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, or cultural

material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

- (10) Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The timeline for review and appeal are as follows:

Determination by preservation commission.

- (1) Within fifteen (15) business days 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 or historic district and a certificate of appropriateness may be issued; or
 - b. Such proposed modification is inappropriate to the preservation of the particular landmark or historic district 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 the applicant, sent by certified mail with return receipt requested, and to the County Planning, Building and Zoning 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.

Appeals. The final denial of a certificate of appropriateness or a certificate of economic hardship by a preservation commission is an administrative decision as defined in Section 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.

Between November 2023 and November 2024, the County issued ten (10) demolition permits for structures fifty (50) years or older.

Chairman Wehrli stated that they don't have the authority to stop the demolition of a historic structure not locally landmarked. He suggested providing a packet for the owner to review and have contact information if someone had any questions.

Mr. Asselmeier stated he would create a packet of historic information for the commission to review in the case of demolishing a historic structure.

Chairman Wehrli stated that the Historic Preservation Commission does not condone demolishing a historic structure. They can send a negative recommendation to PBZ regarding the demolishing of a structure.

(Marty Shanahan arrived at 5:40 p.m.)

Member Bernacki noted that Kendall County has not completed the structure survey they have planned, once it does there will be a better idea of where the historic structures are located.

Mr. Asselmeier stated that if someone wanted to demolish or remodel a historic structure without the Commission's approval there is a fine is between Twenty-Five Dollars (\$25) and Five Hundred Dollars (\$500) for each offense and each day is a separate offense. The historic structure would get flagged and have to move through the Certificate of Appropriateness application process.

Chairman Wehrli asked if his neighbor was in the process of demolishing a historic structure, he can submit an application for historic recognition. There is a fee of Five Hundred Dollars (\$500) was calculated by how much it would cost to notify neighbors and put the notice in the newspaper.

Chairman Wehrli asked how many historic structures were demolished in the last year? Mr. Asselmeier stated there were ten (10) structures demolished that were over fifty (50) years old. It was noted that the house at 1539 Collins Road was built in 1909.

Chairman Wehrli asked if someone applies for demolition permit and someone applies for historic designation on the same property. Mr. Asselmeier stated there would be a pause while it went through the process. If the property owner was opposed to historic designation the County Board would have to approve the designation with a super majority vote.

Member Heiman asked if the Historic Commission could be notified if someone applied for permit pertaining to a historic structure. Mr. Asselmeier stated that if the Commission wanted to be notified of demolition permits he could have the Commission notified. We could hold up demolition and alteration permits for structures that were fifty years (50) years or older. There would be guidance needed on farm structures and for structures that don't normally require permits such as fences.

Member Bernacki asked that once all nine (9) townships have been structurally surveyed and historic structures have been identified can something be put in the ordinance that states a structure has been deemed historically significant and could not be demolished. Mr. Asselmeier stated that property owners may not be in favor of preserving something that they want demolished.

Chairman Wehrli stated that the County can wait until all the structure surveys are completed or as each township is completed. He asked how long will it take to complete the structure survey. Mr. Asselmeier stated it would take about four (4) years. Chairman Wehrli stated there may not be any historic structures left, if they wait until the structure surveys were completed.

Member Flowers stated that as each township completes the structure survey the historic designation will be incorporated into the ordinance. Chairman Wehrli stated that once the surveys are accepted by the County Board, the structures mentioned in the survey should be considered for the historic designation.

Mr. Asselmeier stated that he could draft language that if any change to the exterior part of the structure. Roofing, siding, and windows don't usually need a permit.

Chairman Wehrli stated he did not want to delay anything that did not have any significance, but on the things that have significance, the Commission could call a special meeting. They could also create a subcommittee that consisted of three (3) members out of five members (5) and if all three (3) voted for the change, the request would pass. Chairman Wehrli was in favor of this because they would not need an emergency meeting.

Member Bernacki stated that it would make sense to keep the alterations so that it would not make the structure ineligible later once the structure surveys are completed.

Mr. Asselmeier stated that he could create the packet for the owner as an advisory tool about the significance of historic preservation. Mr. Asselmeier stated he can create an amendment to the code whereby if it is a structure that is identified as historically significant in a structure, they would have to seek the approval of the commission for alterations and demolitions.

Member Shanahan asked about accessing property. Mr. Asselmeier noted that a property owner has to allow the County to enter their property to evaluate if it has historic significance.

Member Heiman stated that she would like to be alerted when a permit application is requested for an alteration or demolition to a historic structure.

Mr. Asselmeier stated he can create a packet and create a policy internally that the Commission has to be notified when a structure that has been identified in a structure survey is proposed for alteration or demolition. This can be done without changing the ordinance.

Mr. Asselmeier stated he could create a packet and have the Commission decide what they want to put in it.

Discussion of Landmarking Cemeteries and Funding Sources for Cemeteries

Commissioners reviewed an email from Ken Itle regarding the process of designating cemeteries as a landmark. Commissioners also reviewed how Little Rock Township funds cemetery maintenance. Mr. Asselmeier reported that Seward Township has acquired the Seward Mound Cemetery.

Member Heiman stated that a section of a cemetery could be landmarked for military personnel and asked how that could be accomplished.

Chairman Wehrli would like to have a way to thank the workers who maintain cemeteries, possibly a plaque. These workers are preserving something very significant in our county.

Mr. Asselmeier stated he would be able to get a price quote for plaques, but he needed to know who they were thanking and how many plaques are needed.

Mr. Asselmeier noted that Little Rock Township receives Ninety Thousand Dollars (\$90,000) a year from taxes.

OLD BUSINESS

Discussion of 2025 Meeting with Historic Preservation Groups

Mr. Asselmeier stated that the 2025 Meeting with the Historic Preservation Groups is all set to be at the Stone Church. Mr. Smith and Mr. Joseph will be speaking at the February 19, 2025, meeting. The letter to invitees will go out in the beginning of February. Food and beverages will be allowed in the community center, but not in the Stone Church.

Commissioners reviewed the proposed agenda, invitee list, save the date, and invitation letter for the February 19, 2025, event.

Discussion of Historic Preservation Award

Commissioners reviewed the past nominees that did not receive an award. The award application packet was provided.

Discussion of 13860 Fox Road

Mr. Asselmeier said that he has not received an update on the property.

Discussion of Having Commission Meetings at Historic Locations in the County; Commission Could Determine Meeting Locations and Times

The January 2025 meeting will be at the old Yorkville School on Center Street. The February meeting is the group meeting at the Plano Stone Church property. Unless scheduled for another location, Commission meetings in 2025 will be at the Historic Courthouse.

Discussion of Native American Tribes Associated with Kendall County

Mr. Asselmeier stated that he sent an email to The Edith Farnsworth House to gather information as to what the event will be about, who the target audience will be and what the date will be. Mr. Asselmeier has not heard back from the Edith Farnsworth House.

CORRESPONDENCE

November 26, 2024, Email from the Edith Farnsworth House Regarding Mod and Merry Tickets

Commissioners reviewed the email.

December 2024 Edition of the Bell Tower

Commissioners reviewed the newsletter.

PUBLIC COMMENT

Mr. Asselmeier stated an email was sent regarding the Most Endangered Historic Places in Illinois. Nomination can be submitted through the email.

ADJOURNMENT

Member Flowers made a motion, seconded by Member Heiman, to adjourn. With a voice vote of five (5) ayes, the motion carried. The Historic Preservation Commission adjourned at 6:17 p.m.

Respectfully Submitted,
Wanda A. Rolf
Part-Time Office Assistant

Enc.

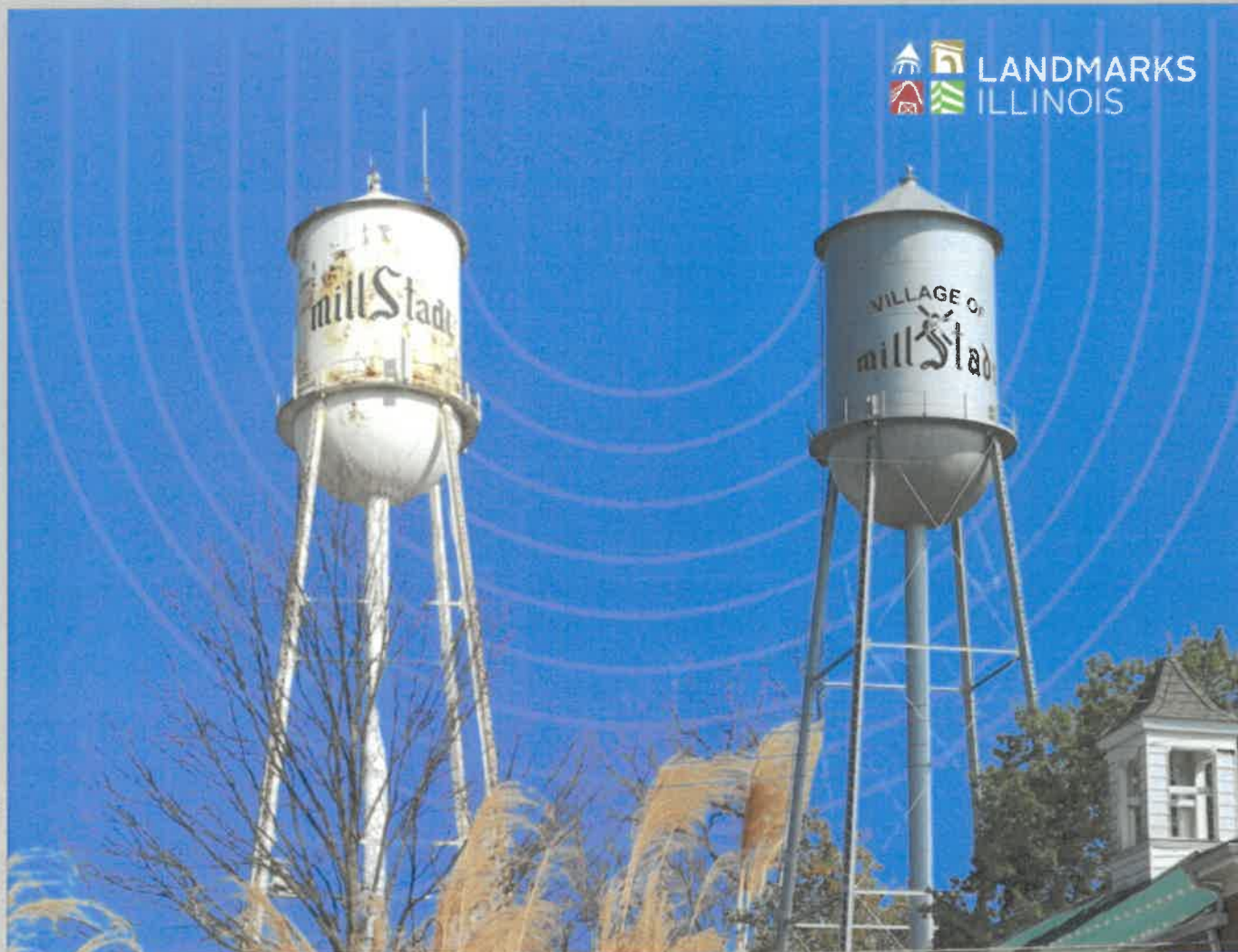
Matt Asselmeier

From: Landmarks Illinois <ldalton@landmarks.org>
Sent: Tuesday, December 10, 2024 11:00 AM
To: Matt Asselmeier
Subject: [External]Most Endangered Places Nominations are OPEN ♥

CAUTION - This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



LANDMARKS
ILLINOIS



Most Endangered Historic Places in Illinois

Nominations are OPEN!

Have an endangered historic place in your community? Nominate it for our annual Most Endangered list!

Landmarks Illinois is now accepting nominations for the [2025 Most Endangered Historic Places in Illinois](#), our longest-running annual advocacy program that calls attention to historic and culturally significant sites across the state that are threatened with deterioration, demolition or inappropriate development. Click below to learn more about the Most Endangered program and to submit a nomination.

Nominations for the 2025 Most Endangered list are due by January 10, 2025.

[Learn More](#)

[Submit a nomination!](#)

Pictured: The Old Millstadt Water Tower was listed on Landmarks Illinois' Most Endangered list in 2014. This year, Landmarks Illinois proudly joined locals in celebrating its restoration.

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