

MINUTES OF A MEETING OF THE AD HOC COMMITTEE FOR COMMUNITY PLANNING OF THE VILLAGE OF KENILWORTH HELD AT THE VILLAGE HALL, 419 RICHMOND ROAD AT 7:00 P.M. ON TUESDAY, FEBRUARY 21, 2006.

Chairman John McGinnis was present and called the meeting to order at 7:00 p.m. The following Committee members were present:

Present:	John McGinnis	Chairman
	Cristy Laier	Member
	John Vitt	Member
	William Folland	Member
	Beth Baxter	Member
	Tim Dugan	Member
Other Village Officials Present:	Susan Criezis	Community Development Director
	Jackie Bossu	Village Trustee
	Mary Cole	Secretary
Others Present:	Kathy Barnett	626 Wayland Avenue
	Gwen Sommers Yant	707 Cummings Avenue

Chairman McGinnis presented the minutes of the January 17, 2006 meeting to the Board. Cristy Laier had several small amendments. John Vitt made a motion to approve the amended minutes. William Folland seconded the motion which was unanimously carried.

John Vitt suggested deferring the discussion of real estate riders till the next meeting. Chairman McGinnis said we cannot call them real estate riders. Beth Baxter said she had rewritten the document that the Commission wanted to give to local realtors that would educate them about Kenilworth. She will send it Chairman McGinnis. Chairman McGinnis said they would allow the realtors to do what they want with the documents with Committee approval.

The discussion turned to Historical Districts. Cristy Laier handed out information to clarify the issue. She said there were definitions of the different options in her handout.

William Folland said the Ad Hoc Committee's job was to go to the Board of Trustees with recommendations. He said there is so much detail and the issue is so hard to understand, that the Committee is getting bogged down. He felt the Committee should do an overview and start with national historic districts, which are non-controversial and relatively easy, then do some local historic districts, which are harder to do. He suggested starting easy, then going to the meatier controls. Mr. Folland said the Board of Trustees has to approve anything the Ad Hoc Committee comes up with first so the Committee should not get bogged down in minutiae.

Beth Baxter asked where the detail will come from? Mr. Folland said from the historic commission the Board of Trustees appoints. Ms. Baxter said the Board of Trustees is counting on the Ad Hoc Committee for direction.

Then William Folland said the Village needs 51% of Kenilworth homeowners to approve local districting.. Cristy Laier said it was the opposite. She said the Village needs 51% to disapprove national districting. Mr. Folland said he thought he had read somewhere that you needed homeowner approval.

Cristy Laier said the Village can create individual historical landmarks or can designate certain areas as historic districts. She said there are two kinds of local historical districts, and the Village can do any ordinance it wants.

John Vitt said another option would be to work with the historical society and the owner could apply to the federal government. Beth Baxter asked what the homeowner would get? John Vitt said the National Register tax incentive.

Cristy Laier said we can do districts or individual landmarks. She said it is harder for individuals because it is expensive and the house has to stand out. Ms. Laier said there are 5 already designated in Kenilworth, and they are significant structures.

William Folland said what we recommend to the Village Board of Trustees should either be the National Register for the whole Village or a large section of it or the same for Local Districts. There are benefits for everyone both ways. It would be easiest to start with the National Register. If the Committee wants to re-do this, we can get tax abatements. This could even help with Green Bay Road.

Chairman McGinnis said we may do the National Register and find out that Green Bay Road cannot be included. Green Bay Road is a state route. We should not encumber properties on Green Bay Road because it may end up tying the Village's hand with regard to the re-building of Green Bay Road.

Cristy Laier said Tracey Sculle, of the National Register for Illinois, said Sheridan Road itself, could be an historical district.

William Folland said we could create a district that includes Green Bay Road, then individual property owners can receive incentives.

Susan Criezis said the Plan Commission is hiring a consultant to help with the master plan of the commercial district, and this could create a conflict.

Beth Baxter said they could create a sub group to work on historical districts although the Ad Hoc Committee has learned the most about districts. Chairman McGinnis said maybe members of the Ad Hoc Committee could become members of an historic preservation commission.

Beth Baxter said we could pass the issue on to the not-yet formed commission or do the leg work for them first. Chairman McGinnis said the Ad Hoc Committee would have to pass the issue on anyway to the Village Board for its approval first. Ms. Baxter said we could take the burden off the commission. She said it's an alternative. William Folland said any work done by the Ad Hoc Committee would have to be re-done by an historic preservation commission. Ms. Baxter said this is the same argument we always have with the Building, Planning and Zoning Committee. She said it boils down to how much detail they want from the Ad Hoc Committee.

Cristy Laier said the Ad Hoc Committee should do detailed recommendations so it does not get bogged down.

William Folland again said the Ad Hoc Committee should not get bogged down and should get to the point with recommendations to the Village Board.

John Vitt asked about his idea of using the historical society to educate people so individuals can designate their homes.? Beth Baxter said individual designation is not set up for multiple structures in a small area.

Chairman McGinnis said the Landmarks Preservation Council of Illinois would manage the program. Beth Baxter said we have to have the National Register for the Landmarks Preservation Council of Illinois.

Chairman McGinnis asked for clarification about the Village needing to be designated as an historical district. William Folland said Ms. Baxter is saying the Village needs districts and cannot do individual designations.

Chairman McGinnis said the Landmarks Preservation Council of Illinois houses go into the National Register, but that is a different program. Should we provide benefits to homeowners or declare districts? He said if we try to figure out the districts, we will be working for a long time. Some towns have taken 10 years to do that. William Folland said Wilmette took 1 year. Cristy Laier said that is for a nationally certified local historical district. She said she would like to do another survey about historic districts. Ms. Laier saw no harm in a village-wide district.

John Vitt asked what the Ad Hoc Committee is trying to accomplish? He asked if it is government control or preservation of historic homes?

Cristy Laier said the national Register would be no problem.

John Vitt said his home was a tear down in 1901.

Ms. Laier said he could be certified in a certain way.

Mr. Vitt said he wants options. He suggested using the tools we already have and no more government regulations.

Cristy Laier said individual landmarks are tough. There are no encumbrances with National Register landmark districts.

John Vitt said if these designations freeze taxes, it will hurt the Village. Cristy Laier said it is not that simple. She said a homeowner must pay 25% of the market value for a rehabilitation project. Tim Dugan said eventually everyone can take advantage of this.

Gwen Yant said taxing bodies do not receive less taxes. She said if a person chooses historical designation, the lost tax money is distributed to all the others in the Village. Ms. Yant said if you look at the whole picture, the tax burden is redistributed. Also it raises the property value so the taxing bodies get the money back. It encourages rehabilitation.

Beth Baxter asked if the LPCI gave easements without being in a national district?

Gwen Yant said the process of historic landmark designation takes a couple of months. An individual or a consultant can do this. Jackie Bossu asked how much it costs? Ms. Yant said a couple of thousand dollars and the homeowner has to pay for the easement.

Susan Criezis asked if the home has been altered, is that a factor for designation? Cristy Laier said no.

Gwen Yant said Kenilworth has a rich context. There are outstanding buildings in the village. The National Register is an opportunity for everyone. If the Village just does individual landmark designations, you risk losing the rich context.

Beth Baxter said to look at the survey results. That answers the question of whether or not to do districts.

John Vitt pointed out that only 35% of the Village responded to the survey. Beth Baxter said there was a 54% response which is quite incredible, and she was shocked that the survey was being questioned.

Chairman McGinnis said historical districts were the lowest rated intervention on the survey. Apparently residents thought other things were more important. Chairman McGinnis said he is not opposed to historical districts and the LPCI program.

Cristy Laier said we need to do one of these options to get the LPCI benefits.

William Folland made a motion to recommend to the Village Board of Trustees they take steps to become a National Register Landmark District which would encompass the original layout of Kenilworth.

Beth Baxter said she would agree with the motion if the recommendation included that the Ad Hoc Committee wants an historical commission created.

Tim Dugan asked if it had to be National Register districts or Local Register districts to be in the program? He also asked about certification.

Beth Baxter said certification is not necessary.

Cristy Laier drew a chart showing the different options. On the local level, if you create individual districts, the Village has total control and is just recognizing the historical value of a home. If you create certified local districts, it is prescribed by the State and it has to meet the Secretary of the Interior's standards. Ms. Laier said on the national level, both individual designations and district designations benefit with tax credits and Landmark Preservation Council of Illinois credits.

Beth Baxter said you can have local designations without controls and can refuse reviews.

Tim Dugan suggested going national and getting benefits.

Gwen Yant said being certified has minimal standards. Beth Baxter said additions have to be reviewed.

Both Tim Dugan and Chairman McGinnis said this is consistent with LPCI. Chairman McGinnis asked who manages the process?

Cristy Laier said we have to choose one of the options.

Chairman McGinnis said the Ad Hoc Committee's initial steps should be baby steps. He recommended the least intrusive option until the Village learns all about historic districts. He said if we set out to do this, a lot of time could go by before we understand it all. It will require a lot of time to get up to speed with this.

Cristy Laier said they need an ordinance and a commission.

Chairman McGinnis said a preservation commission should study the issue. He said the historic preservation commission may need their own consultant.

Tim Dugan asked if everyone wants certified local districts. Beth Baxter said she would like that.

Chairman McGinnis asked how to do it.

William Folland said we could go the Village of Wilmette's route and create a national historical district to get things going. Then if the Village wants to move on to certified local districts, they can. He said there is no tax benefit if the Village does a local ordinance. He said his motion is on the table and the Committee should act on it. They have limited time and must move on to discuss a comprehensive plan. He restated his motion as follows: The Ad Hoc Committee recommends to the Village Board of Trustees to establish a commission as soon as possible to study designation of the Village as a National Historical District with the district to be determined. Tim Dugan seconded the motion.

Chairman McGinnis said do we pre-suppose what the district will look like? Mr. Folland said there are historical areas in the Village. Beth Baxter said there are different districts in different areas.

Chairman McGinnis said the motion has been restated. He asked about the intent of the motion? Mr. Folland said to preserve the character of the Village.

Tim Dugan suggested adding the advantage to most people for tax credits and the LPCI easement.

Beth Baxter said the historical commission should educate the residents. Chairman McGinnis said the Ad Hoc committee should tell the Board of Trustees what the historic preservation commission should do. Ms. Baxter said it should be educational.

Jackie Bossu said Wilmette got a grant from LPCI for a survey and consultants. She said LPCI wants historical preservation. She said there is a potential for the historical commission to get funds.

Beth Baxter said David Baumann of Wilmette said they did a landmarks ordinance, and that there are other places to get funds. There was some discussion from Gwen Yant that Kenilworth would not be eligible for funding.

William Folland said colleges will do surveys for free for educational purposes.

Chairman McGinnis asked who on the Ad Hoc Committee would write up the recommendation? Beth Baxter volunteered. Chairman McGinnis said he thought it needed to be written up and he would be more comfortable if the Ad Hoc Committee's intent was expressed. He added that a new member of the Ad Hoc Committee, Kelley Bergstrom, would be joining the group for the next meeting.

Beth Baxter said Mr. Folland's motion was good. Mr. Folland said it is in the record.

Kathy Barnett said she thought members of the Ad Hoc Committee should be on the historical commission because they have a lot of experience and that should be part of the recommendation to the Village Board.

William Folland said there may be criteria for an historical commission that would exclude Ad Hoc members such as requirements that they be architects, etc.

Gwen Yant said maybe the Village can write the qualifications.

Chairman McGinnis asked if there was any other business? Beth Baxter said discussion of a comprehensive plan should be on the next meeting's agenda.

Then the Committee discussed a date for its next meeting and decided on March 7th if the Water and Electricity Committee meeting could be changed.

Kathy Barnett said she would prefer that the Committee did not wait until April for its next meeting. She said the Graham property is going on the market so preservation should not be put off.

Chairman McGinnis asked for a motion to adjourn. William Folland seconded the motion which was unanimously carried.

Respectfully submitted,

Mary Cole