

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, MARCH 7, 2006.

Chairman John McGinnis was present and called the meeting to order at 7:00 p.m. He introduced a new member of the Committee, Kelley Bergstrom. The following Committee members were present:

Present:	John McGinnis Cristy Laier John Vitt William Folland Beth Baxter Kelley Bergstrom Arrived at 7:30PM Tim Dugan	Chairman Member Member Member Member Member Member
Other Village Officials Present:	Susan Criezis Max Slankard	Community Development Director Village Manager
Others Present:	Kathy Barnett Gwen Sommers Yant Curtis Barnett John W. Barriger Wiley N. Caldwell Bill Holland John Roberts Mary Remien Bob Smietana Jack Mills	626 Wayland Avenue 707 Cummings Avenue 626 Wayland Avenue 155 Melrose Avenue 125 Woodstock Avenue 342 Sterling Road 521 Kenilworth Avenue 542 Kenilworth Avenue 336 Warwick Road 211 Essex Road

Chairman McGinnis presented the February 21<sup>st</sup>, 2006 minutes. John Vitt made a motion to approve the minutes. Beth Baxter seconded the motion which was unanimously carried.

The first item for discussion was Real Estate Riders. Beth Baxter reviewed what the Committee had previously discussed and asked if there were any comments. Gwen Yant asked how the real estate community would get the information the Committee wanted them to have. Chairman McGinnis said he would approach them individually himself. John Vitt asked if the Committee had decided to let the real estate community do their own brochures about Kenilworth with the Village's logo. Chairman McGinnis said yes, if the Village first approved the brochures. Chairman McGinnis asked if everyone on the Committee was in agreement about this. Cristy Laier said Wilmette realtors have been playing up the historic angle in their marketing. Beth Baxter pointed out that as the Village adds ordinances, the realtors should add the information to their brochures. Bill Folland made a motion to approve this strategy. Kelley Bergstrom seconded the motion which was unanimously approved 6-0.

Next, the discussion turned to Historic Districts. Chairman McGinnis said there had been quite a discussion at the last meeting. Beth Baxter has revised the document. Cristy Laier said if you look at the second to the last page, Ms. Baxter revised it to have it on one page. Then Ms. Laier put the document up on the easel and walked the Committee through it. She pointed out the assessment freeze, the fact that federal benefits are income tax relating to maintenance, and upgrading the investment.

John Vitt said on residential this is a deletion, but on the community it is a credit. He said if you make a façade donation to the Landmarks Preservation Council of Illinois you can receive a tax deduction for the current year and five years carry forward.

Beth Baxter said at the last meeting, Bill Folland felt strongly about National Districts. Mr. Folland said if he had his choice in a year or two, he would probably go for local districts which provide more opportunities for local control.

Mr. Folland went on to say it probably take about 2 years or so for a certified local program, while the National Registry can be done in as short a time as 6 months. Also it does not stop the Village from pursuing the local districts option at the same time. It probably makes more sense to go National and to continue the pursuit of the local option.

Chairman McGinnis said that could be the recommendation of the Historic Preservation Committee.

Cristy Laier said she has thought of the entire Village as a district.

Chairman McGinnis asked what has changed since the last version. Beth Baxter said she changed the wording on page 2. She said the Duties and Responsibilities to be recommended did not change, and the Committee membership and term is regarding the Ad Hoc Committee.

Bill Folland said the Historic Preservation Committee needs to have people with specific qualifications. Ms. Baxter said she thought it was alright if they are certified.

John Vitt said he agreed with the National Registry idea as opposed to a local district, providing the property tax assessment freeze was not included.

Beth Baxter said all the Committees she saw, which were in Wilmette, Winnetka and Glencoe, used residents.

Cristy Laier asked if the survey results should be added. Chairman McGinnis said the document was fine as is.

Beth Baxter brought up the issue of membership and term. Chairman McGinnis asked for information. Ms. Baxter said she thought 9 or 11, and was not sure if it's a ton of work. Bill Folland said if we go local it can be a lot of work, but if we go national registry first, there is time.

Chairman McGinnis said to use up to number 9 and leave it at that because there is a problem with staffing.

Tim Dugan asked if there was a legal issue with residents. Chairman McGinnis said the majority could be residents. The Committee was in agreement about this issue.

Next, the Ad Hoc Committee discussed Criteria. They did an addendum.

Chairman McGinnis asked if this adequately pointed out the reason why the Committee wanted the national registry which is better benefits to residents. Cristy Laier said that is not on the chart, but is in the text. Beth Baxter said she thought the Committee had decided that local districts were too restrictive. Bill Folland said he did not know about that, but he has the sense of a political fight. Kelley Bergstrom said the conclusion kind of goes over the benefits very well.

With regard to the next Village Board meeting, John Vitt said there is reference to 3 different recommendations, and all 3 are stated differently. They are page 2, page 3 and the conclusion. Cristy Laier said her feeling was that the Committee needed one to work toward the other.

John Vitt said with his own interpretation, he still has issues with the freeze on assessments regarding fairness. He felt the recommendation was too strong of a statement. He said the Historic Preservation Committee should be charged with considering formations.

Chairman McGinnis said to Gwen Yant that when the tax relief is conveyed to a resident, the burden of taxes flows to other residents. Bill Folland said we are not refunding anybody's taxes. He said to the extent assessments increase, other properties will pick up that difference. Chairman McGinnis said his impression is that the Village loses money. Cristy Laier said no because there is always flux. She said the tax burden is the tax burden. Bill Folland said taxes may still go up even with an assessment freeze. Ms. Laier asked what percentage are the taxes going up. Manager Slankard said 3 to 3.5%. Chairman McGinnis said the Committee is splitting hairs.

John Vitt agreed and said the Historic Preservation Commission needs the latitude to consider anything. The word "considering" should be added to the recommendation.

Beth Baxter said she did not agree, and that may be perceived as waffling.

Bill Folland said to be honest, you are not talking about a whole lot of money here. You would spend more time trying to figure it out then it is worth. It is insignificant.

Beth Baxter said what if in "Duties and Responsibilities", we add "investigate financial ramifications". Cristy Laier said it is a much bigger issue and we would have to look at services, etc. Chairman McGinnis said he had no problem with addition to look at the financial ramifications.

John Vitt suggested that the Committee could eliminate the freeze element. The residents could still have the income tax deduction.

Chairman McGinnis said he did not think the Committee was trying to prescribe how a house looks, but he was in favor of adding to look at the tax consequences to the Village, and that should be added to number 12. Cristy Laier said she was in favor of looking into the consequences after an assessment freeze, too, and suggested looking into the other benefits.

Chairman McGinnis asked how evaluating other programs that have nothing to do with historic districts would benefit the Committee. He said the economics of this program should stand on its own merits. Bill Folland said the Committee needs the benefits for the extent of what we are talking about here. Beth Baxter asked if she should add it to the recommendation or not. Mr. Folland suggested adding it as number 12, but not relating it to anything else. Beth Baxter said to investigate the economic ramifications. Susan Criezis said the tax impact to citizens should be included. John Vitt said he thought it is important to say it was looked at.

Chairman McGinnis asked the Committee how it felt. John Vitt asked if the Committee was proposing a motion regarding the conclusion. Bill Folland said up to number 9. Mr. Folland asked if the Historic Preservation Committee could be residents. Everyone agreed yes.

Bill Folland asked if it would be district or districts. The Committee agreed yes.

Jack Mills asked if there was a minimum of members needed for the Preservation Committee. Chairman McGinnis said 5 to a maximum 9 persons.

Beth Baxter made a motion to pass the recommendations requiring the importance of an Historic Preservation Committee with the changes made at this meeting to the Board of Trustees at their next meeting. Cristy Laier seconded the motion, and a roll call vote was taken as follows:

Yea: McGinnis, Laier, Baxter, Folland, Dugan, Vitt, Bergstrom  
Nay: None  
Absent: None  
Abstain: None

The motion carried 7-0.

Cristy Laier said the Board of Trustees may refer this to the Building, Planning and Zoning Committee. Chairman McGinnis said it may not need to go to any committee. He said it would be okay to refer it to the Community Affairs Committee for processing.

Then Chairman McGinnis brought up the Comprehensive Plan which he said was Beth Baxter's issue. He went on to say that last night at the Plan Commission meeting, they approved the recommendation to hire Houseal Levigne.

Beth Baxter said she is not sure it is her issue, but she did want the chance to discuss it. Chairman McGinnis said nobody had a chance to read the proposal so it is not appropriate to discuss it. He said we have already determined we wanted to be involved in the Comprehensive Plan. He said there has been no chance to digest any information. He said it was appropriate for the Board of Trustees to approve the matter first. He proposed the Committee take up the issue at the next meeting.

Cristy Laier said the Committee needs acknowledgement of its involvement. Bob Smietana said we did not discuss that aspect last night. The meeting went late. We approved the recommendation. Bill Folland asked what was in the recommendation. Mr. Smietana said separate components, combined. Chairman McGinnis asked if the Committee was in agreement with tabling the issue. The Committee agreed.

Next, the Ad Hoc Committee's term came up for discussion. Chairman McGinnis said the appointment is up in the middle of next month. He said the Committee needs to seek re-appointment with the existing members to finish the Comprehensive Plan. He suggested re-appointment to the end of the year. Tim Dugan said he thought that was optimistic. Cristy Laier moved for re-appointment of the existing Ad Hoc Committee to the end of the year. Bill Folland seconded the meeting. Bill Folland seconded the motion, and it was unanimously carried.

The Committee asked about the process for a joint meeting.

Bill Folland moved to adjourn the meeting. John Vitt seconded the motion, and it was unanimously carried.

Respectfully submitted,

Max Slankard