

MINUTES
GALENA HISTORIC PRESERVATION COMMISSION
101 GREEN STREET, GALENA, IL 61036
June 7, 2018

CALL TO ORDER

Co-Chairman Carl Johnson called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, June 7, 2018

ROLL CALL & DECLARATION OF QUORUM

Upon roll call, the following members were present:

Craig Brown	Absent
Carl Johnson	Present
Jack Dennerlein	Present
Katie Wiene	Present
Chris Allendorf	Absent
William Gehrts	Present
Craig Albaugh	Present

A quorum was declared.

Public Comments:

None.

Approval of minutes May 3, 2018:

MOTION: Albaugh moved, seconded by Wiene to approve the minutes.

Discussion of the motion: None.

The motion passed by voice vote.

PUBLIC HEARING - NOTICE IN THE JUNE 7, 2018 GALENA GAZETTE – 415 SOUTH HIGH STREET. REQUEST FOR DEMOLITION OF THE EXISTING GARAGE AND REAR ADDITION TO BUILD NEW ADDITION PER PLANS AS PRESENTED.

PUBLIC HEARING

MOTION: Albaugh moved, seconded by Wiene to open the Public Hearing.

The motion passed by voice vote.

Carl Johnson swore in:

Adam Johnson 211 Fourth Street, Architect Galena, IL 61036

18HPC-043: 415 SOUTH HIGH STREET – DEMOLITION REQUEST.

Discussion and possible action on a request by Adam Johnson architect and applicant, Stan and Lucia Waznis owners, to remove existing garage and rear addition to build an addition per plans approved by the HPC on May 3, 2018.

Adam Johnson stated:

- That he is requesting to remove the existing garage and rear addition.

MOTION: Albaugh moved, seconded by Wiener to close the public hearing.

The motion passed by voice vote.

Discussion of the motion: None

MOTION: Gehrts moved, seconded by Albaugh to approve the demolition as requested.

Discussion of the amended motion: None.

Roll call was:

Dennerlein	Yes
Albaugh	Yes
Wiener	Yes
Gehrts	Yes
Johnson	Yes

The motion carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

18HPC-043: 435 N. HIGH STREET: Discussion and possible action on a request by Tom Long applicant, to replace the old windows and vinyl replacement inserts and reside the house using vinyl siding.

Long stated that:

- He is requesting to install new vinyl insert windows wrapped exterior with aluminum.
- He is requesting to install vinyl siding.
- At the present time there is Cement board slate siding.
- He would remove the side door and make that area a double window,

MOTION: Albaugh moved, seconded Dennerlein by deny the application for vinyl siding.

Discussion of the motion: None

Roll call was:

Albaugh	Yes
Wienen	No
Gehrts	No
Dennerlein	Yes
Johnson	Yes

The motion to deny passed.

AMENDED MOTION: Gehrts moved, seconded by Dennerlein to approve the use of vinyl replacement inserts windows with the outside to be wrapped in aluminum.

Discussion of the amended motion: None.

Roll call was:

Wienen	Yes
Gehrts	Yes
Dennerlein	Yes
Albaugh	No
Johnson	No

The motion was approved.

OTHER

18HPC-016:

1. State Historic Conferences and Publications.

Jonathan Miller, Building Inspector shared with the HPC Board the following information:

- Landmarks Illinois: Illinois General Assembly Passes Bill to Improve and Expand Historic Tax Credit Program – see attached.
- Landmarks Illinois: Annual meeting June 25, 2018

ADJOURNMENT

MOTION: Albaugh moved to adjourn.

Meeting adjourned by voice vote.

Meeting adjourned at 7:15 P.M.

Respectfully submitted,

Shirley Johnson
GHPC Secretary

"These minutes are a summary of discussion on all matters proposed, deliberated or decided, and a record of any motions made and votes taken. The minutes are intended to convey the nature of discussions that ensued on each matter, but are not a verbatim transcript."

Jonathan Miller

From: Landmarks Illinois <kmcavoy@landmarks.org>
Sent: Friday, June 01, 2018 1:26 PM
To: Jonathan Miller
Subject: Illinois General Assembly Passes Statewide Historic Preservation Tax Credit



Illinois General Assembly Passes Bill to Improve and Expand Historic Tax Credit Program

To Illinois' Preservation Community,

Yesterday evening, the Illinois General Assembly passed the Illinois Historic Preservation Tax Credit bill with an overwhelming majority. This is a monumental achievement brought forward by you, our preservation

advocates. With our partners in the Historic Preservation Caucus and at AIA Illinois, we helped ensure the passage of a needed incentive to pair with the Federal Historic Tax Credit, which has been introduced annually in the Illinois General Assembly since 2009. On the tenth attempt, we have momentum like never before as the bill heads to Gov. Bruce Rauner's desk for consideration.



Anthony Overton Elementary School
in Chicago*

By a vote of 101-11-1 in the House of Representatives and 51-0 in the Senate, the Illinois General Assembly almost unanimously approved Senate Bill 3527. Authored by Primary Sponsors Sen. Steve

Stadelman (D-Rockford) and Rep. Jehan Gordon-Booth (D-Peoria), the bill amended existing River Edge Redevelopment Zone (RERZ) Historic Tax Credit language and expanded the program statewide. The RERZ program was established in 2012 as a five-year pilot allowing a 25 percent state income tax credit for qualifying projects that create jobs and revitalized vacant and blighted historic properties along riverfronts in Aurora, East St. Louis, Elgin, Peoria and Rockford. Its success in spurring private development led to a one-year extension in 2016 and a four-year extension in 2017. The current bill clarifies how the credit is applied to phased projects, establishes a carry-forward provision and better defines recapture events.

The approved bill also expands the RERZ program statewide creating the Illinois Historic Preservation Tax Credit. Historic preservation projects meeting one of five targeted criteria (see below) and a project readiness test can apply for a 25 percent state income tax credit for qualified expenditures, up to \$3 million in state credits per project. The Historic Preservation Division of the Illinois Department of Natural Resources will administer two application rounds annually to allocate the \$15 million available per year. Credits will be allocated on a first-come, first-served basis and applicants must reapply if not accepted. The program will be in effect from Jan. 1, 2019, through Dec. 31, 2023. Additional details will be forthcoming as the rulemaking process establishes additional parameters.

Eligible buildings in one of five targeted categories shall be prioritized for the tax credit:

- A building located in a county bordering a state with a state historic tax credit
- A building previously owned by a federal, state or local government entity
- Located in an eligible census tract where median family income is at or below state median family income
- Project partnerships that include a community development entity, nonprofit or low-profit corporation
- Located in an area subject to a Disaster Declaration

The Illinois Historic Preservation Tax Credit will be a game changer for many preservation projects in Illinois, provided the bill is signed by Governor Rauner. Please take a moment to contact the Governor's office to voice your support for SB3527. [Click here for contact information.](#)

Many hands went to work crafting and carrying this bill along. We want to give credit where it's due. First, to the primary sponsors of SB3527 for their diligent work to bring both sides of the aisle together in a bipartisan vote, we thank Sen. Steve Stadelman (D-Rockford) and Rep. Jehan Gordon-Booth (D-Peoria). Their tireless negotiations ensured this bill's success.

We also thank the leadership of both the House of Representatives and the Senate, as well as the following bill sponsors that joined its authors in showing support: Sens. David Koehler, Chuck Weaver, Neil Anderson, Pamela J. Althoff, Cristina Castro and Jill Tracy and Reps. LaToya Greenwood, Michael Halpin, Litesa E. Wallace, Nicholas K. Smith, Anna Moeller, Marcus C. Evans, Jr., Arthur Turner, Camille Y. Lilly, Linda Chapa LaVia, Steven A. Andersson, Tony McCombie, Norine K. Hammond, Joe Sosnowski and Carol Sente. Several of these elected officials are also members of the Illinois Historic Preservation Caucus, including Caucus Co-Chairs Sen. Pamela Althoff, a tireless champion for this legislation, and Rep. Steve Andersson. If one of the aforementioned legislators represents you, please contact her/him to say thank you for her/his sponsorship.

Landmarks Illinois has worked in tandem with its partner on this legislation, AIA Illinois, since 2009. Executive Vice President Mike Waldinger has provided his procedural wisdom, and persuasiveness, to achieve this success. Mike has been a tireless advocate on behalf of his member architects across Illinois. He has been supported by AIA Illinois' lobbyists Elaine Nekritz and John Amdor of Nekritz Amdor, and previous to their work, former staff member Dan Hohl. They were joined by fellow lobbyists Mike Cassidy of McGuire Woods on behalf of the cities of Rockford and Peoria, as well as Dan Shoman representing the cities of Aurora and Elgin.

We thank the staff of the House Democratic Service for going above and beyond to craft a workable piece of legislation, specifically Jessica Basham and Ryan Trevor. Similarly, the Illinois Department of Natural Resources, Department of Commerce and Economic Opportunity and Department of Revenue contributed to improving the bill language. Finally, we appreciate the advice of Renee Kuhlman from the National Trust for Historic Preservation and advisor Harry Schwartz.

Landmarks Illinois acknowledges the support of our members for making our advocacy program possible. If you are not a member, please join us for a little as \$35 a year, or make a donation to support this kind of work to help people save places for people. We will post

information as it is made available to www.Landmarks.org about the RERZ Historic Tax Credit and Illinois Historic Preservation Tax Credit programs.

I look forward to bringing you more information as it is made available.

Best regards,

Bonnie McDonald
President & CEO

***Anthony Overton Elementary School in Chicago, where LI will host its Annual Meeting June 25. Washington Park Development Group is working to restore and reuse the former CPS school, listed on the National Register of Historic places. The preservation project is an example of one that could apply for a statewide historic preservation tax credit. Learn more about our Annual Meeting and Anthony Overton Elementary School.**

JOIN

See what's happening on our social sites



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