



**KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION**
109 West Ridge Street • East Wing Conference Room
• Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

March 15, 2021 – 6:30 p.m.
Hybrid Attendance

CALL TO ORDER

ROLL CALL: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chair), Kristine Heiman, Jeff Wehrli (Chair), and One Vacancy

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

Approval of Minutes of January 19, 2021 Meeting (Pages 3-5)
Approval of Minutes of February 10, 2021 Historic Organization Meeting (Pages 6-10)

CHAIRMAN'S REPORT:

PUBLIC COMMENT:

NEW BUSINESS:

1. Meeting with Will County Land Use Department Regarding Certified Local Government Next Steps and Discussion of Next Steps Related to Certified Local Government Status Projects
2. February 10, 2021, Letter to Colleen Callahan from Megan J. Brown Regarding Kendall County's Certified Local Government Program Application (Pages 11-13)
3. Approval to Request the Kendall County Board Chairman Sign and Submit a Letter Requesting Certification of Historic Preservation Ordinance for the Purposes of the Property Tax Freeze Assessment Program Through the Illinois Department of Natural Resources (Pages 14-46)
4. Follow Up on February 10, 2021 Meeting with Historic Preservation Organizations

OLD BUSINESS:

1. Discussion of Recognizing Joseph Platt Brown and Ashby Farm
2. Discussion of Cemeteries (Pages 47-48)

CORRESPONDENCE:

PUBLIC COMMENT:

ADJOURNMENT:

Microsoft Teams Meeting
[Click here to join the meeting](#)
Or call in (audio only)
+1 309-248-0701, United States, Rock Island
Phone Conference ID: 630 456 947#
[Find a local number](#) | [Reset PIN](#)
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If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

Kendall County Historic Preservation Commission

03-15-2021 Remote Meeting Attendance



In accordance with the Governor’s Executive Order 2020-07, Kendall County Board Chairman Scott Gryder is encouraging social distancing by allowing remote attendance to the Kendall County Historic Preservation Commission Meeting scheduled for Monday, March 15, 2021, at 6:30 p.m. Instructions for joining the meeting are listed below.

For your safety and others, please attend the meeting by phone or computer, if possible. The East Wing Conference Room located at the Kendall County Historic Courthouse, 109 W. Ridge St, in Yorkville, will have limited seating available. Masks are required when social distancing is not possible. If you plan to attend in person, please follow all social distancing requirements.

If anyone from the public would like to make a comment during the meeting, there will be an allotted time on the agenda for public comment, and all of the county board rules of order still apply. We will also accept public comment by emailing: masselmeier@co.kendall.il.us. Members of the public may contact Kendall County PBZ Department prior to the meeting for assistance making public comment at 630-553-4139; email correspondence is preferred.

Microsoft Teams Meeting

[Click here to join the meeting](#)

Or call in (audio only)

+1 309-248-0701, United States, Rock Island

Phone Conference ID: 630 456 947#

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Kendall County Historic Preservation Commission Meeting Information:

<https://www.co.kendall.il.us/transparency/agendas-packets-and-meetings-schedules/planning-building-and-zoning/historic-preservation-commission>

For information about how to join a Microsoft Teams meeting, please see the following link.

<https://support.office.com/en-us/article/join-a-meeting-in-teams-1613bb53-f3fa-431e-85a9-d6a91e3468c9>

KENDALL COUNTY
Historic Preservation Commission
Kendall County Historic Courthouse
East Wing Conference Room (Hybrid Meeting)
109 W. Ridge Street, Yorkville, Illinois
6:30 p.m.
January 19, 2021-Unofficial Until Approved

CALL TO ORDER

Chairman Jeff Wehrli called the meeting to order at 6:33 p.m.

ROLL CALL

Present: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chairwoman) (Attended Remotely), Kristine Heiman (Attended Remotely), and Jeff Wehrli (Chairman)

Absent: None

Also Present: Matt Asselmeier (Senior Planner)

APPROVAL OF AGENDA

Member Bernacki made a motion, seconded by Member Flowers, to approve the agenda as presented.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Heiman, to approve the minutes from the November 16, 2020, meeting.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.

CHAIRMAN'S REPORT

Chairman Wehrli stated that Dave Guritz was working on obtaining information about the cemetery that is owned by the County.

Discussion occurred regarding having a projector for the February 10th meeting. Mr. Asselmeier noted that seven (7) people have submitted RSVPs for the meeting. Three (3) of the individuals indicated that they will be attending in-person. Mr. Asselmeier noted that the allowable number of people in the room is forty-six (46).

PUBLIC COMMENT

None

NEW BUSINESS

None

OLD BUSINESS

Review of Certified Local Government Agreement

Commissioners reviewed the agreement.

Mr. Asselmeier noted that Jon Pressley is allowing the County to opt-out of completing an Annual Report. The County's first Annual Report will be due in 2022. Mr. Asselmeier will check with the State regarding training opportunities and any related fees. Mr. Asselmeier also noted that the County would verify addresses as part of its normal processes if an application for historic district was submitted.

The proposal was approved by the County Board at their meeting on January 19, 2021.

Member Heiman asked when the County could pursue grants. Mr. Asselmeier said that Jon Pressley would have the answer to that question.

Discussion of February 10, 2021, Meeting with Historic Preservation Organizations

Approval of Agenda for the Meeting

Mr. Asselmeier presented the draft agenda. No changes to the agenda were offered.

Discussion of Other Meeting Logistics

Mr. Asselmeier confirmed Jon Pressley's virtual attendance for the meeting. Mr. Asselmeier noted that the Village of Plainfield, City of Joliet, and several library representatives had RSVP'd.

Chairman Wehrli reviewed the draft letter to attendees. The letter encourages people to attend remotely. The consensus of the Commission was to have bottled water available at the meeting. The letter will be sent on January 25th.

The consensus of the Commission was to have multiple computers at the meeting to watch for comments and questions from people attending virtually.

The consensus of the Commission was not to bring maps to the meeting.

The consensus of the Commission was to have one (1) meeting with groups. If things improved with the public health situation, a picnic with other groups could occur in the future.

Discussion of Recognizing Joseph Platt Brown and Ashby Farms

Member Bernacki said that he received everything in the mail and everything looks good. He is still planning for a May event. Ms. Ashby liked the look of the plaque.

Discussion of Cemeteries

The Commission reviewed the cemetery information. The Commission will wait until the weather improves before doing additional cemetery research.

CORRESPONDENCE

December 2020 Edition of The Bell Tower

Commissioners reviewed the December 2020 Edition of The Bell Tower. It was noted that Boulder Hill was turning sixty-five (65).

PUBLIC COMMENT

Member Heiman asked about a County museum or other historical items. The consensus was that no historical preservation on any scale has occurred. Official, legal documents are in a temperature controlled area. Chairman Wehrli will contact Jim Smiley to see if the Facilities Department has any information on historical items the County may possess.

Member Bernacki suggested inviting someone from Will County to discuss how their Commission started and the activities they undertook after becoming a Certified Local Government. Mr. Asselmeier will invite them to the March meeting.

ADJOURNMENT

Member Flowers made a motion, seconded by Member Bernacki, to adjourn.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.

The Historic Preservation Commission adjourned at 7:10 p.m.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

KENDALL COUNTY
Historic Preservation Commission
HISTORIC PRESERVATION ORGANIZATION MEETING
109 W. Ridge Street – Kendall County Historic Courthouse East Wing Conference Room
Hybrid Meeting
Yorkville, IL 60560
February 10, 2021

CALL TO ORDER

Chairman Jeff Wehrli called the meeting to order at 6:36 p.m.

ROLL CALL

Present: Eric Bernacki (Secretary), Elizabeth Flowers (Vice Chairwoman) Kristine Heiman (Attended Remotely), and Jeff Wehrli (Chairman)

Absent: None

Also present: Matt Asselmeier, Senior Planner

In the Audience: Jon Pressley (Attended Remotely), Lisa Wolancevich, Pete McKnight, David Schmidt (Attended Remotely), Sarah Skilton (Attended Remotely), Lisa DiChiera (Attended Remotely), Jessica Gal (Attended Remotely), Mike Bortel (Attended Remotely), Tina Beaird (Attended Remotely), Scott Koeppe (Attended Remotely), Scott Gengler (Attended Remotely), Valerie Burd (Attended Remotely), Joan Hardekopf (Attended Remotely), Anne Sears, and Johanne Byram

WELCOMING REMARKS

Chairman Wehrli thanked everybody for attending. Chairman Wehrli noted that this was the fourth annual meeting and explained the purpose of the meeting. He noted that the County is close to becoming a Certified Local Government. The application has been sent to the National Park Service and provided a history of the historic preservation organizations in Kendall County. He also recognized the work of Stephenie Todd. Chairman Wehrli thanked the County Board for their efforts to make appropriate changes to the Historic Preservation Ordinance in order to become a Certified Local Government.

PRESENTATION BY ILLINOIS HISTORIC PRESERVATION AGENCY

Jon Pressley, Illinois Historic Preservation Agency, provided an update on the National Park Service’s review of the application. The County can apply for Certified Local Government Grants. The application window closes on February 15th; the County can apply in 2022. The County will also have access to tax freezes.

Mr. Asselmeier noted that the County started working on a Preservation Plan and the County previously did some property surveys. Mr. Asselmeier asked which project the County should undertake first. Mr. Pressley advised the County to the Plan before the surveys. Both of these projects were eligible for Certified Local Government Grants. The typical match is seventy percent (70%) from the State and thirty percent (30%) from the local government. In-kind work can be used as a portion of the grant.

Lisa DiChiera, Landmarks Illinois, noted that the tax freeze does not automatically occur. The County Board Chair has to write a letter requesting participation. Mr. Asselmeier requested a template letter, if required. Ms. DiChiera posted the following message in the chat:

“As of July 2019, the following municipalities and counties have preservation ordinances that have been approved for the assessment freeze program: Aurora, Belleville, Belvidere, Berwyn, Bloomington, Blue Island, Carbondale, Centralia, Champaign, Charleston, Chicago Heights, Chicago, Crystal Lake, DeKalb, Downers Grove, Edwardsville, Elgin, Elmhurst, Evanston, Galesburg, Geneva, Glen Ellyn, Glencoe, Glenview, Highland Park, Hinsdale, Jacksonville, Joliet, Kane County, Kankakee County, Lake Bluff, Lake Forest, Lemont,

Lockport, Lombard, Macomb, Marengo, Maywood, McHenry County, Moline, Morrison, Mount Carroll, Murphysboro, Normal, Oak Park, O’Fallon, Orland Park, Oswego, Park Ridge, Peoria, Plainfield, Quincy, River Forest, Rock Island, Rockford, Rockton, Springfield, St. Charles, Urbana, Washington, West Chicago, Will County, Wilmette, Winnetka, and Woodstock.”

Mr. Pressley asked about posting meeting minutes. Mr. Asselmeier explained where the minutes were posted on the County’s website. The Commission follows the Illinois Opens Meetings Act.

Mr. Pressley asked about the criteria “suitable for restoration.” This phrase could be problematic for a tax credit. The property may not be a contributing factor to the district eligible for landmark.

Mr. Asselmeier asked about the training requirements. Mr. Pressley responded that trainings have not occurred due to COVID. Ms. DiChiera noted Landmark Illinois’ training. She provided the following link for terra cotta: https://imiweb-org.zoom.us/webinar/register/WN_ON4OaOakS7eC5HiccU1cpg. She also noted that Landmarks Illinois was exploring a training on historic preservation and solar panels. The training would count towards the training requirement. The Kendall County Historic Preservation Agency will be notified of future trainings.

ROUND TABLE DISCUSSION

Mike Bortel and David Schmidt provided an update from Plainfield. Mr. Bortel congratulated Ms. DiChiera on twenty (20) years. Mr. Bortel noted that they were in the process of landmarking in Plainfield, including a property in downtown. They were working on three (3) landmark applications. In 2020, Plainfield held a conference with representatives from several local commissions on building codes as they relate to preservation. Mr. Bortel was exploring doing a camp in 2022.

Member Heiman asked how Plainfield was staying in contact with everyone. Mr. Bortel said all of the meetings have been Zoom meetings and explained his research on families that owned historic properties in Plainfield.

Joan Hardekopf noted that DeKalb County does not have a meeting like Kendall County and she was interested in everyone’s activities.

Lisa DiChiera reported that Landmarks Illinois awarded a matching preservation grant of Two Thousand Five Hundred Dollars (\$2,500) to the Kendall County Historical Society to fund the replacement of a roof on the Union School Building at Lyon Farm. The post stated the following:

“The Kendall County Historical Society will use the grant to help pay for a roof replacement on the Union School building, a one-story, one-room schoolhouse built in 1847. The school is now located at Lyon Family Farm, operated by the Kendall County Historical Society.

In 1974, Frances Lyon donated 40 acres of the Lyon Family Farm to establish a home for the historical society and its artifacts. The original farm buildings at Lyon Farm were restored with funds from a large bequest and members’ support. Other historic buildings and structures in the county were moved to the farm, including: The Oswego-Fox House, Plano Depot, C. B. & Q. Caboose, Union School, Seward Town Hall and the Yorkville City Hall and Fire Station. In 2012, the Herman Hanouw Museum building was built to house the society’s research library, offices and provide event space. In addition to the historic buildings, in cooperation with the Kendall County Forest Preserve, in 1988, 18 acres of farmland was restored to a natural prairie.

The Union School was moved to the Lyon Farm Village in 1976 from its original location on Wheeler Road in Na-Au-Say Township in Kendall County. The building was in use as a school until 1937 and was later used as a basketball court for many years. It is currently situated near Lyon Forest Preserve, and the roof receives little

sunlight. The dark, wet conditions have led to extensive moss growth, which has accelerated the deterioration of the wood shake roof.”

Ms. DiChiera reported on her work with the flood mitigation efforts at the Farnsworth House. She also noted Landmarks Illinois’ quarterly grant program. The next deadline is April 15th. The application is on www.landmarks.org. The Donnelly Grant is for preservation planning and the next deadline is April 15th. A grant was also given to Village of Plainfield in April 2020. Governments can apply, but they prefer awarding grants to non-profits.

Chairman Wehrli asked if the Certified Local Government status changes the relationship between the County and Landmarks Illinois. Ms. DiChiera responded no.

Pete McKnight provided an update on the work at the Save the Historic Jail. The funds will help finish the exterior of the older building. Lisa Wolancevich also discussed the work at the Historic Jail, including windows and a new patio. The exterior has been painted and tuck-pointed. The building had been on the endangered list.

Member Flowers asked if they were able to save original cells. The cells were intact and the system to open the cells at once were still intact.

Valerie Burd reported that she was following the work of Lisa Wolancevich, Johanne Byram, and the Historic Jail. She requested that the work of Howard Manthei and Stephenie Todd be honored in some way. Chairman Wehrli said that those individuals could be honored when the Commission does its annual report to the County Board.

Anne Sears provided a report from Beverly Popp. The Chapel on the Green re-opened February 4th and are welcoming back Scout Troop 40, meeting on Monday night, and Scout Troup 50, meeting on Thursday night; both groups meeting in the Foxes Lair/Lower Level, while the Kalico Quilters are meeting upstairs on Wednesday. All who enter are required to wear masks and practice social distancing. Groups are limited to a maximum of twenty-five (25) persons in attendance. Those wishing to schedule a tour, with the possibility of scheduling an event are invited to contact abryanna@dessaeventplanning.com or (630)296-4244. We have available from Jeff Farren (630)553-7327 the book he coauthored with Howard Manthei entitled, “The Chapel on the Green *Through the Ages*”. Telling the history of the oldest church building in Kendall County dating back to 1855. Cost is Twenty Dollar (\$20). Our mission is to preserve the original Congregational church building constructed in 1855. We strive to restore, renovate, and maintain the Chapel on the Green building, host weddings and other ceremonies, hold meetings, create exhibits, sponsor programs and run special events for the education and enjoyment of our members and the general public.

Ms. Sears also reported that plans exist to construct a memorial bench for Howard and Marion Manthei.

Ms. Sears also reported that Dickson-Murst Farm did not have any summer events; they are still reviewing options for 2021.

Ms. Sears said that the Plano Historical Society activities were on hold. They were hoping to rent a building starting in March 2020 and that deal has not materialized. They would like the building to be in downtown Plano.

Ms. Wolancevich reported that the Yorkville Historic Preservation has been focusing on research. They were also writing a book about local houses and they are also researching other commercial structures in town.

Ms. Wolancevich also reported Kendall County Historic Society has been closed for one (1) year. They will be opening soon.

Johanne Byram reported that the University of Illinois has a digital website collection of newspapers, idnc.library.illinois.edu. Anything printed pre-1924 in the Kendall County Record could be digitized without royalties owed to Shaw Media. The Kendall County Historic Society was also digitizing photographs.

Tina Beaird posted the following comment in the chat:

“I’m representing 4 groups: Plainfield Library, we just relaunched a website with historic info dating back to 1836: <http://wcpfh.org>. For the Plainfield Historical Society, we plan to reopen this spring. Little White School in Oswego we just received 2 awards from the Illinois Association of Museums for the virtual cemetery walk we did as well as our Toys in the Attic program. Lastly the Northern Illinois Historic League, we are relaunching our directory of HPC and Historic groups.”

The digitizing grant was from the Illinois State Archives and the federal government.

The Illinois Historic Records Advisory Board has a grant available with a due date of March 15th. The link is www.cyberdriveillinois.com choose departments then Archives then ISHRAB. You can download the application there.

Chairman Wehrli discussed cemeteries and trying to find out which ones were still being maintained.

DISCUSSION OF FUTURE MEETING(S)

Chairman Wehrli said that he would like to keep it an annual event, unless a major project arises.

OTHER BUSINESS

Ms. Wolancevich would like to do a collage of all of the municipalities and townships in Kendall County at Lyon Farm.

Member Bernacki discussed his project at Ashby Farm, Joseph Platt Brown, and Centennial Farm Program.

PUBLIC COMMENT

None

ADJOURNMENT

Member Flowers made a motion, seconded by Member Bernacki, to adjourn.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.


The Historic Preservation Commission adjourned at 7:46 p.m.

Respectfully Submitted,
Matthew H. Asselmeier, AICP, CFM
Senior Planner

Enc.

**KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
FEBRUARY 10, 2021**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
<i>Anne Sears</i>		
<i>Pete McKnight</i>		
<i>Johanne Byram</i>		



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, NW
Washington, DC 20240

H36(2256)
Via Email

February 10, 2021

Colleen Callahan
Director and State Historic Preservation Officer
Illinois Department of Natural Resources
1 Natural Resource Way
Springfield, Illinois 62702-1271

Dear Ms. Callahan,

Thank you for forwarding the necessary documentation concerning Kendall County's application to participate in the Certified Local Government (CLG) Program. I have reviewed your submission and am pleased to concur in your recommendation that Kendall County, Illinois be certified under 54 U.S.C. 3025, commonly known as Section 101(c) of the National Historic Preservation Act.


The date of certification will be recorded as the date of this letter and we are providing a copy of this letter to Mr. Matthew Asselmeier, Senior Planner for Kendall County, Illinois.

We welcome Kendall County, Illinois as a local partner in the Federal Preservation Program and look forward to working with them to preserve what makes their community special and significant. They have been added to our database and can find their listing there as well as more information on the CLG program by going to: www.nps.gov/clg

NPS also encourages you to explore our CLG Gateway Application which helps connect CLGs to National Parks and other partnership opportunities. Access the application and other tools at www.nps.gov/stlpg under the "HPF In Action" tab, and a fact sheet on the application is included in this email.

If you have any questions about this letter, please feel free to contact me by phone at 202-354-2062, or by email at megan_brown@nps.gov.

Sincerely,


Megan J. Brown
Chief, State, Tribal, Local, Plans and Grants Division

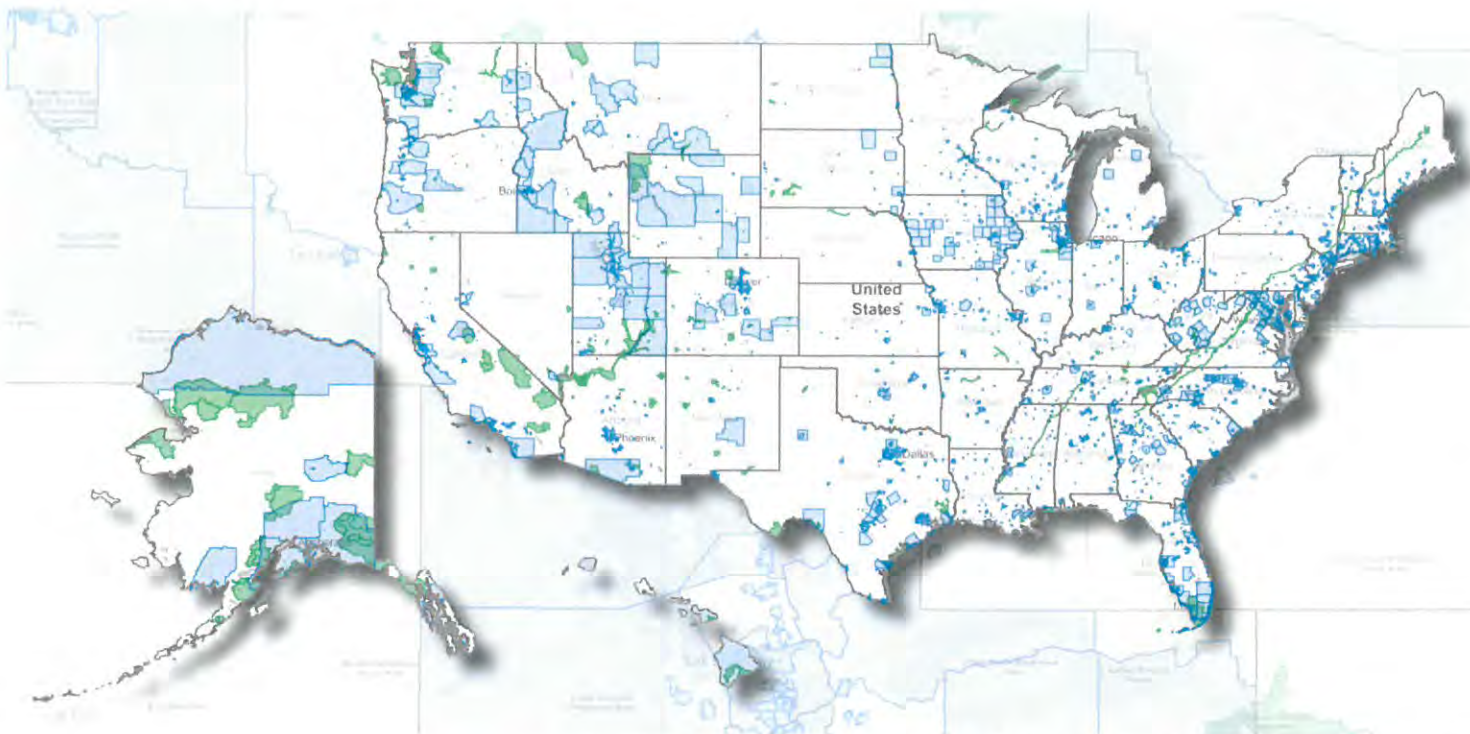
cc: Matthew Asselmeier, Senior Planner, Kendall County
masselmeier@co.kendall.il.us

Jon L. Pressley, MA, CLG Program Coordinator, Illinois State Historic Preservation Office
Jon.l.pressley@illinois.gov



Gateway to Certified Local Governments

An Esri™ Web Application



Map of Certified Local Governments (blue) and National Park Service sites (green) as of February 2020.

The *Gateway to Certified Local Governments* [Web Application](#) is a tool designed to facilitate resource management conversations by showing the connections between local governments, Federal lands, and historic resources.

What can I do with this web application?

Historic preservation in America began at the local level. In recognition of that, this web-based tool shows Certified Local Governments (CLGs), National Register listed sites and districts, and selected Federal lands, specifically national park units.

The *Gateway to Certified Local Governments* application displays data designed to spur conversation about resource management, particularly for gateway communities to national parks.

Gateway Communities are any municipalities within 60 miles of a national park site. Visitors often use these communities as “gateways” for their

visit to nearby parks—staying in their campgrounds or hotels, eating meals in town, and engaging with cultural and natural resources that connect back to the park.

As CLGs undertake historic preservation projects, partnerships with park staff and leadership can offer opportunities to work together to preserve the special places and stories of American history.

[Access the application](#) and other tools at www.nps.gov/stlpg under the “HPF In Action” tab.

For more information on our programs, please visit www.nps.gov/stlpg.



Property Tax Assessment Freeze

What is it?	The Property Tax Assessment Freeze Program freezes the assessed value of a historic, owner-occupied, principal residence for eight years when the owner undertakes a substantial, approved rehabilitation. The assessed value is brought back to market level over a period of four years. The Program, administered by the Illinois State Historic Preservation Office (IL SHPO), is free to Illinois homeowners.
Benefits	The Program benefits both the owner-occupant and the community by: ► encouraging the preservation of historic buildings through promotion, recognition, designation, and reuse; ► increasing the value of the rehabilitated property; ► returning underutilized structures to the tax rolls; ► revitalizing and stabilizing neighborhoods and often increasing the amount of available housing within a community; and ► sustainably reusing the built environment.
Provisions	To qualify for the Program, a property must: ► be a certified historic structure, either by listing on the National Register of Historic Places individually or in a district, or by local landmark designation in a community with an approved historic-preservation ordinance; ► be a single-family, owner-occupied, principal residence; or a condominium building; or a cooperative building; or a residential building with up to six units as long as the building owner resides in a unit; ► undergo a rehabilitation whose budget exceeds 25% of the property's assessor's fair market value within a 24-month period; and ► undergo a rehabilitation that meets the Secretary of the Interior's " <u>Standards for Rehabilitation.</u> "
How to apply	Step 1: Determine if you qualify ► Contact the IL SHPO or your local landmark commission to ask if your property qualifies as a certified historic structure. ► Determine the assessor's fair market value (or fair cash value) of your property by contacting your assessor or referring to your current property-tax bill. ► Decide whether the work (interior and exterior) will cost more than 25% of the assessor's fair market value. ► Contact the IL SHPO to discuss whether your work (interior and exterior) can meet the "Standards." Step 2: Get your planned work approved ► Consult IL SHPO's website for a more thorough explanation of the program, its application and instructions. ► Prior to construction, if possible, fill out and mail in Parts 1 and 2 of the application with the rehabilitation plans and pre-construction photographs. ► The IL SHPO will determine if the interior and exterior work complies with the "Standards." The IL SHPO's review may differ from that of your local commission. Once your Part 2 is approved by the IL SHPO, proceed with the rehabilitation. Step 3: Get your finished work approved ► When the project is finished, fill out and submit the Part 3 with photographs showing the completed work, a spreadsheet of expenses, and copies of receipts. ► If the IL SHPO determines the project meets all the requirements, it will mail you and the assessor a Certificate of Rehabilitation.
Important points	It is strongly recommended that you contact the IL SHPO early in the design process and submit Parts 1 and 2 prior to beginning any work. ► If the scope of work changes during construction, consult the IL SHPO to ensure the work continues to meet the "Standards." ► Applications must be submitted within two years of a project's completion. ► Any work done to the property during the freeze period must meet the "Standards." Contact the IL SHPO for their approval prior to commencing. ► If the property is sold within the twelve-year freeze period or if its use changes from that of a single-family, owner-occupied, principal residence, the freeze will be cancelled for the remainder of the freeze period. ► An owner may receive approval on Parts 1 and 2 and complete the rehabilitation, then sell the property to a new owner-occupant who signs and submits the Part 3 and takes the freeze. ► Condominiums and cooperatives should contact the IL SHPO to discuss how the Program may work best for their buildings.
Questions?	IL SHPO—Tax Incentives Coordinator Illinois Department of Natural Resources One Old State Capitol Plaza Springfield, Illinois 62701 (217) 524-0276 http://www2.illinois.gov/ihpa/Preserve/Pages/taxfreeze.aspx



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

April 20, 2021

Carol Dyson, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701

Re: Request to Certify Our Ordinance for the Illinois Property Tax Assessment Freeze Program

The County of Kendall requests certification of our historic preservation ordinance so that owners of locally landmarked properties can apply for the Property Tax Assessment Freeze Program, administered by the Illinois Department of Natural Resources.

Our unit of local government has a historic preservation ordinance in place that:

- is designed to preserve and rehabilitate buildings of historic significance;
- contains a process for designation of landmarks and historic districts with criteria consistent with those established by the U.S. Department of the Interior for the inclusion of places on the National Register of Historic Places;
- establishes a Historic Preservation Commission that meets regularly (at least 4 times per year) and is comprised of 5 or more members with demonstrated expertise and staggered terms;
- establishes standards for and definition of actions that merit review by the commission, including major alteration and demolition of designated historic resources; and
- contains procedures that ensure that due process is afforded to those affected, including notification, hearing, and appeals process.

I have enclosed the following:

- A copy of our current historic preservation ordinance;
- A map and address of our locally designated landmark at 1542 Plainfield Road, Oswego, IL 60543;
- Statement of significance for the local landmark and a representative photograph by Thalman.

Sincerely,

Scott R. Gryder
Kendall County Board Chairman

Date

ARTICLE I

PURPOSES, DEFINITIONS AND GENERAL PROVISIONS

1. PURPOSES & INTENT

The purposes and intent of this Ordinance are as follows:

- A) To identify, designate, protect, preserve, and encourage the restoration, rehabilitation, and adaptation for continued use of those properties and structures which represent or reflect the historic, cultural, artistic, social, economic, ethnic or political heritage of the United States of America, State of Illinois, or Kendall County or which may be representative of an architectural or engineering type inherently valuable for the study of style, period, craftsmanship, method of construction or use of indigenous materials;
- B) To safeguard the County's historic, aesthetic and cultural heritage as embodied and reflected in such structures and landscape features;
- C) To stabilize and improve the economic vitality and value of designated landmarks and historic districts in particular and of the County in general;
- D) To foster civic pride in the beauty and noble accomplishments of the past in order that both the pride and the accomplishments themselves may be passed on to future generations;
- E) To protect and enhance the County's attractions for tourists and visitors as well as to support and provide stimulus to business and industry;
- F) To strengthen the economy of the County;
- G) To promote the use of historic districts and landmarks for the education, pleasure, and welfare of the citizens of Kendall County and;
- H) To educate the general public, government officials and real estate interests about the value of historic preservation to the economy, and long-term quality of life for those who live and work in the County.

2. DEFINITIONS

For the purposes of this Ordinance, certain words, phrases, and terms shall have the following meanings:

- A) *Alteration*: Any act or process that changes one or more historic, architectural, or physical features of an area, site, landscape, place, and/or structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure; the expansion or significant modification of agricultural activities;

surface mining; and clearing, grading or other modification of an area, site or landscape that changes its current or natural condition.

B) *Architectural Significance*: Embodying the distinctive characteristics of a type, period, style or method of construction or use of indigenous materials, or representing the work of an important builder, designer, architect, engineer, or craftsman who has contributed to the development of the community, County, State or Nation.

C) *Archaeological Significance*: Importance as an area, site, place or landscape that has yielded or is likely to yield information concerning past patterns of human settlement, or artifacts or information concerning previous cultures in Illinois or previous periods of the present culture. Areas, sites or landscapes of archaeological significance may include, but are not limited to, aboriginal mounds, forts, earthworks, burial grounds, historic or prehistoric ruins, locations of villages, mine excavations or tailing.

D) *Building*: Any structure designed or constructed for residential, commercial, industrial, agricultural or other use.

E) *Certificate of Appropriateness*: A certificate issued by a Preservation Commission indicating its approval of plans for alteration, construction, demolition, or removal affecting a nominated or designated landmark or property within a nominated or designated historic district.

F) *Certificate of Economic Hardship*: A certificate issued by the Preservation Commission authorizing an alteration, construction, removal or demolition even though a Certificate of Appropriateness has previously been denied or may be denied.

G) *Commissioners*: Members of the Preservation Commission.

H) *Conservation Right*: A term that includes easements, covenants, deed restrictions or any other type of less than full fee simple interest as that term is defined in Illinois Revised Statutes, Section 1 of "An Act relating to conservation rights in real property," approved September 12, 1977, as amended.

I) *Construction*: The act of adding an addition to a structure or the erection of a new principal or accessory structure on a lot or property.

J) *Demolition*: Any act or process which destroys in part or in whole a landmark or a building or structure within a historic district.

K) *Demolition by Neglect*: Neglect in the maintenance of any landmark and/or building or structure within a preservation district resulting in the deterioration of that building to the extent that it creates a hazardous or unsafe condition as determined by the Kendall County Building and Zoning Department or the

Kendall County Department of Health.

L) *Design Criteria*: Standards of appropriate activity that will preserve the historic, architectural, scenic or aesthetic character of a landmark or historic district.

M) *Development Rights*: The development rights of a landmark or of a property within a historic district as defined in Section 11-48.2-1A of the Illinois Municipal Code.

N) *Development Rights Bank*: A reserve for the deposit of development rights as defined in Section 11-48.2-1A of the Illinois Municipal Code.

O) *Exterior Architectural Appearance*: The architectural character and general composition of the exterior of a building or structure, including but not limited to the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

P) *Historic Significance*: Character, interest or value as part of the development, heritage, or culture of the community, County, State or Nation; or as the location of an important local, County, State or national event; or through identification with a person or persons who made important contributions to the development of the community, County, State or Nation.

Q) *Landmark*: A property or structure designated as a "Landmark" by ordinance of the County Board, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, or preservation because of its historic, scenic, or architectural significance.

R) *Landscape*: A natural feature or group of natural features such as, but not limited to: valleys, rivers, lakes, marshes, swamps, forests, woods, or hills; or a combination of natural features and buildings, structures, objects, cultivated, fields, or orchards in a predominantly rural setting.

S) *Object*: Any tangible items, including any items of personal property, including, but not limited to: wagons, boats, and farm machinery that may be easily moved or removed from real estate property.

T) *Owner*: The person or corporation or other legal entity in whose name or names the property appears on the records of the County Recorder of Deeds.

U) *Historic district*: An area designated as a "historic district" by ordinance of the County Board and which may contain within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties, areas, sites, landscapes or structures, while not of such historic, architectural or scenic significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the district. For the purposes of this definition,

“historic district” shall be the same as “preservation district” as defined by State law (Amended 6.16.20).

V) *Removal*: Any relocation of a structure, object or artifact on its site or to another site.

W) *Repair*: Any change that is not construction, alteration, demolition, or removal and is necessary or useful for continuing normal maintenance.

X) *Scenic Significance*: Importance as a result of appearance or character that remains relatively unchanged from and embodies the essential appearance related to a culture from an earlier historic or prehistoric period; or as a result of a unique location, appearance, or physical character that creates an established or familiar vista or visual feature; or as a geologic or natural feature associated with the development, heritage, or culture of the community, County, State, or Nation.

Y) *Site*: The traditional, documented or legendary location of an event, occurrence, action, or structure significant in the life or lives of a person, persons, group, or tribe, including but not limited to cemeteries, burial grounds, campsites, battlefields, settlements, estates, gardens, groves, river crossings, routes, trails, caves, quarries, mines, or significant trees or other plant life.

Z) *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.

AA) *Super Majority Vote*: At least three-fourths approval of the vote of the entire Kendall County Board (Amended 6.16.20).

BB) *Survey*: The systematic gathering of information on the architectural, historic, scenic, and archaeological significance of buildings, sites, structures, areas, or landscapes through visual assessment in the field and historical research, for the purpose of identifying landmarks or districts worthy of preservation.

3. GENERAL PROVISIONS

The following are general provisions propounded to make more clear matters relative to scope and jurisdiction of this Ordinance.

A) No provision herein shall supersede the powers of other local legislative or regulatory bodies or relieve any property owner from complying with the requirements of any other state statute or code or ordinance of Kendall County or individual municipal ordinances or regulations, and any permit or license required

there under shall be required in addition to any Certificate of Appropriateness or Economic Hardship which may be required hereunder; provided, however, that where a Certificate of Appropriateness or Economic Hardship is required, no such other permit or license shall be issued by any other agency under the jurisdiction of the Kendall County Board before a certificate has been issued by the Commission as herein provided.

B) The use of property and improvements which have been designated under this Ordinance shall be governed by the Kendall County Zoning Ordinance, as amended.

C) If any particular section of this Ordinance is declared to be unconstitutional or void, only the particular section is affected, and all other sections of this Ordinance shall remain in full force and effect.

D) For purposes of remedying emergency conditions determined to be dangerous to life, health or property, the Commission may waive the procedures set forth herein and grant immediate approval for a Certificate of Appropriateness. The Commission shall state its reasons in writing for such approval.

E) No member of the Preservation Commission shall vote on any matter that may materially or apparently affect the property, income, or business interest of that member.

ARTICLE II

THE HISTORIC PRESERVATION COMMISSION

1. ORGANIZATION

A) *Appointment.* The Kendall County Board shall by ordinance appoint members to the Kendall County Preservation Commission from names submitted by the County Board Chair.

B) *Composition.* The Preservation Commission shall consist of five (5) members. All members shall be residents of Kendall County. The County Board Chair shall make a reasonable effort to nominate to the Preservation Commission at least one (1) attorney, one (1) historian or architectural historian, one (1) architect/engineer, and one (1) real estate professional knowledgeable in historic preservation; the other members shall be persons with a demonstrated interest in pre-history, history, or architecture. Commission vacancies shall be posted in a newspaper of general circulation within the county and on the county internet website. Included in the five (5) voting members, the County Board may appoint one of their members or staff to serve as a voting member of the Commission and liaison to the County Board (Amended 2.21.17).

C) *Terms.* Terms of the initial members shall be staggered so that at least five serve respectively for the following terms: one for one year; one for two years; one for three years; one for four years; and one for five years. Any additional initial members shall also serve terms staggered in the same sequence. Successors to initial members so appointed shall serve for five year terms. All ex officio members shall serve the term of their elected or appointed office. All members shall serve until their successors are appointed. Vacancies shall be filled by the Kendall County Board from names submitted by the County Board Chair. Any preservation commission member may be removed by the County Board for cause, after public hearing (Amended 6.16.20).

D) *Officers.* Officers shall consist of a Chair, Vice-Chair and a Secretary. The Chair shall preside over meetings. In the absence of the Chair, the Vice Chair shall perform the duties of the Chair. If both the Chair and the Vice-Chair are absent, a temporary Chair shall be elected by those present. One (1) of the members so appointed by the County Board shall be named as chairman at the time of appointment and other officers may be elected by the Preservation Commission. The Vice-Chair and Secretary shall serve a term of one (1) year and shall be eligible for re-election. No member shall serve as a Vice-Chair or Secretary in the same capacity for more than three (3) consecutive years. Once the member has served in the same capacity for three (3) years, a one (1) year hiatus from that office must be followed. The Chair shall ensure that the following duties are performed (Amended 6.16.20):

- i) That minutes are taken of each Preservation Commission meeting;
- ii) That copies of the minutes, reports, and decisions of the Preservation Commission be published and distributed to the members of the Preservation Commission.
- iii) The Kendall County Board Chair is advised of vacancies on the Preservation Commission and expiring terms of members; and
- iv) That there be prepared and submitted to the Kendall County Board a complete record of the proceedings before the Preservation Commission on any matters requiring County Board consideration. The Kendall County Planning, Building & Zoning Department shall be the official keeper of the records.

E) *Rules and Procedures.* The Historic Preservation Commission shall have the authority to develop and adopt rules and procedures necessary to carry out its functions under the provisions of this Ordinance.

F) *Meetings.* Meetings of the Preservation Commission shall be held no less than monthly, except in those months when no business is pending, and shall be held at such times and places within the County as the Commission shall decide. The

Preservation Commission shall meet no less than four (4) times per year. Special meetings may be called by the Chair or by the consent of two (2) members. All meetings of the Commission shall be open to the public, shall follow all provisions of the Open Meetings Act and shall adhere to Robert's Rules of Order. The Commission shall keep minutes of its proceedings, showing a vote of each member upon every question, or if absent or failing to vote, and shall also keep records of its official actions. Such minutes and records shall be open to the public for inspection at offices of the Kendall County Planning, Building & Zoning Department (Amended 12.15.20).

G) *Quorum*. A quorum shall consist of three (3) members. The transaction of business shall be made by a majority vote of those members in attendance while a quorum is present, except that the adoption, modification or rescission of any rule or part thereof shall require the affirmative vote of four (4) members (Amended 2.21.17).

H) *Compensation*. The members shall serve without compensation, but they shall be reimbursed for their expenses necessarily incurred in the performance of their duties as such and approved by the Director of the Planning, Building & Zoning Department, and if funds are available in the Historic Preservation Commission's reserves.

I) *Annual Report*. The Commission shall submit an annual report of its activities to the Kendall County Board.

2. POWERS & AUTHORITIES

The Preservation Commission shall have the following powers and authority.

A) To conduct an ongoing survey of the County to identify buildings, structures, areas, sites and landscapes that are of historic, archaeological, architectural, or scenic significance, and, therefore, potential landmarks or historic districts;

B) To hold public hearings and recommend to the County Board the designation of landmarks or historic districts;

C) To compile information concerning and prepare descriptions of the landmarks and historic districts identified and recommended for designation and the characteristics that meet the standards for designation;

D) To prepare, keep current, and publish a map or maps showing the locations and exact boundaries of proposed and designated landmarks and historic districts and, if the Commission so chooses, the locations and boundaries of designated state or federal landmarks or districts;

E) To keep a register of all designated landmarks and historic districts;

- F) To establish an appropriate system of markers or plaques for all designated landmarks, historic districts, and for streets, roads, trails, and highways leading from one landmark or historic district to another and to confer recognition upon the owners of landmarks or property within historic districts by means of certificates, plaques, or markers;
- G) To nominate, landmarks and historic districts to any state or federal registers of historic places;
- H) To advise and assist owners of landmarks and property within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on any state or federal register of historic places;
- I) To inform and educate the citizens of the County concerning the historic, archaeological, architectural, or scenic heritage of the County by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars;
- J) To hold public hearings and to review applications for construction, alteration, removal, or demolition affecting landmarks or property within historic districts and issue or deny Certificates of Appropriateness for such actions;
- K) To consider applications for Certificates of Economic Hardship that would allow the performance of work for which a Certificate of Appropriateness has previously been denied;
- L) To develop specific criteria and guidelines for the proper alteration, construction, demolition, or removal of landmarks, or of property within historic districts;
- M) To review proposed amendments to zoning regulations and map amendments, applications for special uses or applications for zoning variations that affect any and all landmarks or historic districts. Proposed zoning amendments, applications for special use, or zoning variations that affect any landmark or historic district as defined in this ordinance shall be reviewed by support staff and forwarded to the Preservation Commission for review within seven (7) working days (Amended 6.16.20);
- N) To administer on behalf of the County Board any County owned property, or full or partial interest in real property, including a conservation right, by approval of the County Board (Amended 6.16.20);
- O) To accept and administer on behalf of the County Board gifts, grants, money or other personal property as may be appropriate for the purpose of this Ordinance. Such money may be expended for publishing maps and brochures, for

hiring staff or consultants or performing otherwise appropriate functions for the purpose of carrying out the duties and powers of the Preservation Commission and the purposes of this Ordinance.

P) To administer any system established by the County Board for the transfer of development rights;

Q) To call upon available County agencies and staff as well as other experts for technical advice; costs to be determined prior to activities and paid by petitioner except where included in the existing approved budget;

R) To retain specialists or consultants, or to appoint citizen, neighborhood or area advisory committees, as may be required, costs to be determined prior to activities and paid by petitioner except where included in the existing approved budget;

S) To testify before all boards, commissions, committees and municipalities on any matter affecting potential or designated landmarks or historic districts;

T) To periodically review any County Land resource management plan and to develop a preservation component in any comprehensive plan of the County and to recommend it to the Regional Plan Commission, the Planning, Building & Zoning Committee and the County Board;

U) To periodically consult the County zoning administrator, review any County zoning ordinance and building code, and to recommend to the County Board any amendments appropriate for the protection and continued use of landmarks or property within historic districts;

V) To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or the implementation of the purposes of this Ordinance.

W) To recommend to the County Board the adoption of intergovernmental agreements between the County Board and Kendall County municipalities that allow for the nomination and designation by the County Board of individual landmarks and historic districts within incorporated areas and that afford the protection of landmarks and historic districts through the provisions of this Article, and

X) To periodically monitor designated landmarks and preservation districts for demolition by neglect and to refer negligent cases to the appropriate county agency for enforcement.

ARTICLE III

DESIGNATION OF LANDMARKS AND HISTORIC DISTRICTS

1. INVESTIGATION & RESEARCH

The Preservation Commission shall undertake an ongoing investigation and research effort in the County to identify areas, sites, structures, and objects that have historic, cultural, community, architectural or aesthetic importance, interest, or value. As part of the investigation, the Commission shall review and evaluate any prior surveys and studies by any unit of government, private organization or individual and compile appropriate descriptions, facts, and photographs.

The Commission shall make an effort to systematically identify potential landmarks and districts and adopt procedures to nominate them individually or in groups based upon the following criteria:

- a) The potential landmarks or districts in one township or distinct geographical area of the County;
- b) The potential landmarks associated with a particular person, event, or historical period;
- c) The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer, or craftsman; or of a particular building material.
- d) Such other criteria as may be adopted by the Preservation Commission to assure systematic survey and nomination of all potential landmarks within the County;

2. PRESERVATION PLAN

A) The Historic Preservation Commission shall, through the aforesaid surveys and research, so as to become thoroughly familiarized with buildings, structures, objects, sites, districts, areas and lands within the County which may be eligible for designation as historic landmarks or districts, prepare a "Historic Landmark and District Preservation Plan."

B) The Preservation Plan shall be presented to the Kendall County Planning, Building & Zoning Department for consideration and recommendation to the County Board for possible inclusion in the Kendall County Land Resource Management Plan as amended. From time to time, the Commission shall review the Plan and insert in the Historic Preservation Commission minutes a report of such review and take appropriate action on any amendments to the Plan deemed necessary.

3. NOMINATION OF LANDMARKS AND HISTORIC DISTRICTS

A.) Landmarks

The Preservation Commission or any person may propose landmarks for designation by the County Board by filing a nomination for any property or properties and structures located in an unincorporated area or in an incorporated area by intergovernmental agreement with the appropriate municipality within the geographical boundaries of Kendall County. Nomination forms shall be filed with the Kendall County Planning, Building & Zoning Department.

Such forms shall be provided by the Commission. Nomination forms submitted for landmarks or historic districts shall include or be accompanied by the following information:

- a) The name and address of the applicant and owner of record.
- b) The legal description and Common Street address of the property.
- c) A written statement describing the structure, building, or site and setting forth reasons in support of the proposed designation, including a list of significant exterior architectural features that should be protected.
- d) If the applicant is not the current owner of record, written documentation and evidence establishing that the applicant notified the current owner of record of the nominated property and whether the owner of record consents or objects to the proposed landmark designation. Such documentation or evidence of record ownership shall include a recent title policy in the name of the applicant or other evidence of record ownership acceptable to the Historic Preservation Commission (Amended 6.16.20).
- e) An overall site plan and photographs of the landmark. The plan shall also include a front, side, and rear elevation drawing.
- f) Such other relevant information as requested by the Historic Preservation Commission.
- g) The County Board reserves the right to set appropriate fees for administering this ordinance.

B.) Historic Districts

The Preservation Commission or any person may propose historic districts for designation by the County Board by filing a nomination for any property or properties and structures located in an unincorporated area or in an incorporated

area by intergovernmental agreement with the appropriate municipality within the geographical boundaries of Kendall County. Nomination forms shall be filed with the Kendall County Planning, Building & Zoning Department.

Such forms shall be provided by the Commission. Nomination forms submitted for historic districts shall include or be accompanied by the following information:

- a) The names and addresses of applicants.
- b) The names and addresses of all of the owners of record of buildings, structures, or sites in the area nominated for designation.
- c) A vicinity map delineating the boundaries of the area nominated for designation.
- d) A written statement describing the area and structures, buildings, or sites located in the area nominated for designation as an historic district and setting forth the reasons in support of the proposed designation, including a list and photographs of significant exterior architectural features of all structures, buildings, or sites in the district that should be protected.
- e) If the applicant is not the current owner of record, written documentation and evidence establishing that applicants notified the current owners of record of property in the area nominated for designation and that such owner comprise the owners of record of at least fifty-one percent (51%) of all sites contained in the nominated area. Such documentation or evidence of record ownership shall include recent title policies in the names of the applicants or other evidence of record ownership acceptable to the Historic Preservation Commission (Amended 6.16.20).
- f) The name, address, and telephone number of one of the applicants who shall be the designated contact person and liaison for the purposes of the application. The name, address, and telephone number of an additional applicant to serve as an alternative contact person shall also be provided.
- g) Such other relevant information as requested by the Historic Preservation Commission.
- h) The County Board reserves the right to set appropriate fees for administering this ordinance.

4. CRITERIA FOR DESIGNATION

A.) Landmarks

The Commission may recommend to the County Board the designation of landmarks when a thorough investigation results in a determination that the property, structure, improvement or area so recommended meets one (1) or more of the following criteria:

- A) It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
- B) Its location is a site of a significant local, County, State, or National event;
- C) It is identified with a person or persons who significantly contributed to the development of the local community, the County, the State of Illinois, or the Nation;
- D) It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- E) It is identified with the work of a master builder, designer, architect, engineer, or landscape architect whose individual work has influenced the development of the local area, Kendall County, the State of Illinois, or the Nation;
- F) It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- G) It embodies design elements that make it structurally or architecturally innovative;
- H) It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
- I) It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
- J) It is suitable for preservation or restoration;
- K) It is included in the National Register of Historic Places and/or the Illinois Register of Historic Places.
- L) It has yielded, or may be likely to yield, information important to pre-history, history or other areas of archaeological significance.

M) It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

B.) Historic Districts

The Commission may recommend to the County Board the designation of Historic Districts. Historic Districts shall only be recommended for designation when a thorough investigation results in a determination that the properties, structure, improvement or area so recommended meets one (1) or more of the following criteria:

A) It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;

B) Its location is a site of a significant local, County, State, or National event;

C) It is identified with a person or persons who significantly contributed to the development of the local community, the County, the State of Illinois, or the Nation;

D) It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

E) It is identified with the work of a master builder, designer, architect, engineer, or landscape architect whose individual work has influenced the development of the local area, Kendall County, the State of Illinois, or the Nation;

F) It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

G) It embodies design elements that make it structurally or architecturally innovative;

H) It has a unique location or singular physical characteristics that make it an established or familiar visual feature;

I) It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;

J) It is suitable for preservation or restoration;

K) It is included in the National Register of Historic Places and/or the Illinois Register of Historic Places.

L) It has yielded, or may be likely to yield, information important to pre-history, history or other areas of archaeological significance.

M) It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

5. INITIAL REPORT & RECOMMENDATION OF PRESERVATION COMMISSION

The Preservation Commission shall, within thirty (30) calendar days from receipt of a completed application for designation, cause to be written an initial recommendation and report stating whether the nominated landmark or historic district does or does not meet the criteria for designation as provided for in Article III, Section 4 herein. The report shall contain the following information (Amended 6.16.20):

- A) An explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;
- B) A description of the integrity or lack of integrity of the nominated landmark or historic district;
- C) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.

In addition, in the case of a nominated landmark found to meet the criteria for designation, the report shall include:

- A) A description of the significant exterior architectural features of the nominated landmark that should be protected;

In the case of a nominated historic district found to meet the criteria for designation the report shall include:

- A) A list of addresses and Permanent Index Numbers showing which properties are contributing and which are non-contributing;
- B) A description of the types of significant exterior architectural features of the structures within the nominated district that should be protected;

In the case of a nominated landmark or historic district the recommendation and report shall be available to the public in the office of the County Planning, Building & Zoning Department.

6. NOTIFICATION OF NOMINATION

The Preservation Commission shall, within thirty (30) days from completion of the initial report and recommendation as described above in Article III, Section 5, cause to be scheduled a public hearing on the nomination. Notice of the date, time, place and purpose of the public hearing shall be sent by certified mail to the owner(s) of record and to the nominators at least fifteen (15) days prior to the date of the hearing. Such notice shall also be published in a newspaper having general circulation in the area surrounding the

nominated property or district at least fifteen (15) days prior to the date of the hearing. All notices shall state the street, address and Permanent Index Number or legal description of a nominated landmark or the boundaries of a nominated historic district.

7. HEARING

A public hearing shall be scheduled, and notification made thereof, pursuant to Article III, Section 6, above. Oral or written testimony shall be taken at the public hearing concerning the nomination. The Preservation Commission may solicit expert testimony or present its own evidence regarding the historic, archaeological, or scenic significance of a proposed landmark or of any property within a proposed historic district relative to compliance with criteria for consideration set forth above in Section 4 of this Article. The hearing shall be closed upon completion of testimony.

8. RECOMMENDATION OF PRESERVATION COMMISSION

Within thirty (30) days following the close of the public hearing, the Commission shall make its determination upon the evidence whether the proposed landmark or historic district does or does not meet the criteria for designation. A recommendation to the County Board regarding the proposed landmark or historic district shall be passed by resolution of the Preservation Commission. This recommendation shall be accompanied by a report stating the findings of the Preservation Commission concerning the historic, archaeological, architectural or scenic significance of the proposed landmark or historic district and also include if the property owner(s) objects to the designation. The Preservation Commission shall forward copies of the resolution and report to the applicant and the owner of the subject property or representative for petitioners of the subject area.

In the case of the property owner's (owners') objection to a landmark designation or historic district, the nomination would require the affirmative vote of a super majority of the full County Board.

9. DESIGNATION

The County Board, upon a recommendation from the Preservation Commission that the proposed landmark or historic district should be designated, shall review the report and recommendations of the Preservation Commission.

For individual landmarks or historic district applications, the County Board, after reviewing the report and recommendation, shall, within sixty (60) days from receipt of the recommendation of the Preservation Commission, take one of the following steps:

- A) Designate the landmark or historic district by ordinance; or
(In the case of the property owner(s) objection to a landmark designation or historic district, the nomination would require the affirmative vote of a super majority of the full County Board.)
- B) Refer the report and recommendation back to the Preservation Commission with suggestions for revisions, stating its reason for such action.

C) Reject the nomination application.

Upon return of the report and recommendation to the Commission, the Commission shall review and prepare new findings within forty-five (45) days of the County Board's original decision. The County Board shall designate or not designate the landmark at the next regularly scheduled County Board meeting.

10. RESUBMISSION OF APPLICATION

Resubmission of any application for landmark or historic district designation may be made no sooner than ninety (90) days after County Board action on the nomination. Not more than one re-submission may be made within a twelve (12) month period.

11. NOTICE OF DESIGNATION

Notice of the action of the County Board, including a copy of the ordinance designating the landmark, historic district shall be sent by regular mail to all owners of record, including but not limited to each owner of record of a landmark or property within a historic district. Further, as soon as is reasonably possible, the County Board Chair shall cause to be notified the Kendall County Planning, Building & Zoning Department, the Recorder of Deeds, the County Clerk, and the Kendall County Collector by forwarding to each a copy of the designation ordinance. The Recorder of Deeds shall ensure that the designation be recorded on all directly affected parcels.

12. PUBLICATION OF MAP

A map showing the location of all designated landmarks and historic districts shall be published and amended upon each designation. Copies of the map shall be available to the public at the Kendall County Planning, Building & Zoning office, the Kendall County website, and the same location and in the same manner as any County zoning map (Amended 6.16.20).

13. APPEALS

Adoption of an ordinance designating a landmark or historic district by the Kendall County Board shall be a final action reviewable under Section 3-101 of the Illinois Administrative Review Law.

14. INTERIM CODE

No building, zoning, site development, access, utility or other permit shall be issued by the Planning, Building & Zoning Department, the Highway Department or other County department without a Certificate of Appropriateness being issued in accordance with Article IV Section 2 for alteration, construction, demolition, or removal of a nominated landmark or the alteration of any physical feature of a property or structure within a nominated historic district from the date the nomination form is received by the County office until the final disposition of the nomination by the County Board unless such alteration, removal, or demolition is necessary for public health, welfare, or safety.

15. MARKING BY ATTACHMENT OF A PLAQUE

Each designated landmark or historic district may be marked by an appropriate plaque carrying a brief description and account of the historic significance of the property. The plaque shall be provided by the County at the expense of the property owner.

16. AMENDMENT & RESCISSION OF DESIGNATION

The County Board, upon recommendation of the Preservation Commission, may amend or rescind designation by the same procedure and according to the same standards and considerations set forth for designation. No amendment or rescission shall be made to a designation of a landmark or historic district based solely on a change in owner's consent.

17. TRANSFER OF JURISDICTIONAL CONTROL

Should a designated landmark or historic district be incorporated into a municipality with a preservation ordinance, that municipality's preservation ordinance shall govern. If a municipality annexes a designated landmark or historic district and does not have a preservation ordinance, the County's preservation ordinance will continue to govern.

18. APPLICATION FEE

All applicants for landmark or historic district designation shall pay a fee of Five Hundred Dollars (\$500) at the time of application submittal. (Amended 12.15.20).

ARTICLE IV

ALTERATION, CONSTRUCTION, DEMOLITION, AND MAINTENANCE

1. SCOPE

Work on property and improvements so designated pursuant to this ordinance shall be regulated as follows:

- A) *Landmarks*: No significant alterations, exterior construction or exterior demolition or interior alteration which may affect the exterior appearance may be performed on property and structures which have been designated under this ordinance as landmarks, except as shall be approved by a Certificate of Appropriateness.
- B) *Historic districts*: No significant alterations, exterior construction or exterior demolition or interior alteration which may affect the exterior appearance may be performed on property and structures located within an area which is designated under this ordinance as a historic district, except as shall be approved by a Certificate of Appropriateness.

2. CERTIFICATE OF APPROPRIATENESS

- A) A Certificate of Appropriateness from the Preservation Commission established pursuant to this Ordinance shall be required before any significant

alteration, construction, demolition or removal that affects pending or designated landmarks or historic districts is undertaken. Such a certificate is required for all such actions from the date a nomination form is submitted to the Preservation Commission.

B) Applications for Certificates of Appropriateness.

i) Every application submitted to the Kendall County Planning, Building & Zoning Department for a permit wherein the applicant represents and/or delineates plans to commence any action as immediately described above in subsection (A) affecting any such property, improvements or areas therein described, shall be forwarded by the Director of Planning, Building and Zoning to a representative or representatives of the Preservation Commission, within five (5) business days following the receipt of said application by the Planning, Building & Zoning Department.

The Planning, Building & Zoning Department shall not issue the building or demolition permit until a Certificate of Appropriateness has been issued by the Preservation Commission. Any applicant may request a meeting with the Preservation Commission before the application is sent by the Director of Planning, Building and Zoning to the Preservation Commission or during the review of the application.

ii) Application for review of construction, alteration, demolition, or removal not requiring a building permit for which a Certificate of Appropriateness is required shall be made on a form prepared by the Preservation Commission and available at the office of Kendall County Planning, Building & Zoning Department. The Preservation Commission may schedule, provide notice and conduct a public hearing concerning the application in the manner previously described in Article III, Section 6 and 7.

iii) If a public hearing is not scheduled, the Commission may consider the completed application at its next regular meeting and may grant a Certificate of Appropriateness at that time. The Commission may further designate support staff to be responsible for reviewing routine applications for Certificates of Appropriateness when the proposed work is clearly appropriate and in accordance with the criteria set forth in Article IV, Sections 2(c) and (d) below, and the purposes of this Ordinance.

iv) The Commission may seek technical advice from outside its members on any application for a Certificate of Appropriateness. The applicant and each commissioner shall receive a copy of the consultant's written opinion at least seven (7) days before a determination is to be made on the application. The costs for this technical advice will be paid by petitioner unless included as part of the annual approved budget for the Commission.

v) The Commission shall act promptly and in a reasonable manner in its judgment of plans for new construction or for alteration, removal, or demolition of structures in historic districts that have little historic value, except where such construction, alteration, removal, or demolition would seriously impair the historic or architectural value of surrounding structures or the surrounding area.

C) Design Guidelines. The Commission shall consider the following factors in reviewing applications for Certificates of Appropriateness:

i) *Height*: The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district.

ii) *Proportions of Windows and Doors*: The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark and with surrounding structures within a historic district.

iii) *Relationship of Building Masses and Spaces*: The relationship of a structure within a historic district to open space between it and adjoining structures should be compatible or similar to relationships commonly found between similar structures in the district.

iv) *Roof Shape*: The design of the roof should be compatible with the architectural style and character of the landmark and surrounding structures which are similar in design in a historic district.

v) *Landscaping*: Landscaping should be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in historic districts.

vi) *Scale*: The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district.

vii) *Directional Expression*: Facades in historic districts should blend with other structures with regard to directional expression. Structures in a historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures or of its stylistic design. The directional expression of a landmark after any alteration, construction, or partial demolition should be compatible with its original architectural style and character.

viii) *Architectural Details*: Architectural details, including materials and textures, should be treated so as to make a landmark compatible with its original architectural style or character.

D) 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:

i) 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.

ii) 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.

iii) 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.

iv) 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.

v) Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.

vi) 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.

vii) 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.

viii) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

ix) 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.

x) 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.

E) Determination by Preservation Commission. 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:

i) 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

ii) Such proposed modification is inappropriate to the preservation of the particular landmark or historic district and a Certificate of Appropriateness may be denied.

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 Kendall County Planning, Building & 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.

F) Denial of Certificate of Appropriateness. A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Preservation Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Preservation Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the difference(s) between the applicant and the Commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Preservation Commission.

G) Decision Binding on Planning, Building & Zoning Department. The Director of the Kendall County Planning, Building & Zoning Department shall be bound by the determination of the Commission and approve, if in conformance with other provisions of the Building Code, or disapprove any application for the proposed construction, alteration, removal of an exterior architectural feature, or demolition of any building or structure in a historic district or any landmark in accordance with said determination.

H) Failure of Commission to Review Application in a Timely Manner. Failure of the Commission to act upon an application for Certificate of Appropriateness within ninety (90) days shall constitute approval and no other evidence shall be needed. This time limit may be waived only by mutual consent of the applicant and the Commission.

I) Demolitions. Pursuant to Article IV, Sections 2(c) and (d) above, the Preservation Commission may deny any application for a Certificate of Appropriateness where demolition is proposed upon a finding that such proposed action will adversely affect the historic, archeological, architectural, or scenic significance of a landmark or historic district. Upon receipt of an application for a Certificate of Appropriateness for demolition, the Preservation Commission shall as soon as possible make a determination, supported by written findings, whether one or more of the following criteria are met:

- i) The structure or visual resource is of such interest or quality that it would reasonably meet national, state or local criteria for designation as an historic or architectural landmark.
- ii) The structure or visual resource is of such unusual or uncommon design, texture or materials that it could not be reproduced, or could be reproduced only with great difficulty and expense.
- iii) Retention of the structure or visual resource would aid substantially in preserving and protecting another structure or visual resource which meets criteria (i) or (ii) hereinabove.

Where the Preservation Commission determines that one or more of these criteria are met, no Certificate of Appropriateness shall be issued and the application shall be denied.

In cases of historic districts or if structures remain a landmark, if a demolition permit is issued, the Preservation Commission shall require the applicant to submit for review and consideration post-demolition plans which shall include drawings and sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of any and all improvements incorporated in such plans (Amended 6.16.20).

J) Compliance with Certificate. A Certificate of Appropriateness will become void if:

- i) If there is any change in the scope of work pursuant to the approved application subsequent to the issuance of the Certificate; or
- ii) If twelve (12) months have elapsed after issuance of the Certificate and no building permit has been issued.

K) Appeals. A denial of a Certificate of Appropriateness is an administrative decision as defined in Section 3-101 of the Illinois 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.

3. ECONOMIC HARDSHIP

A) The Preservation Commission may issue a Certificate of Economic Hardship upon determination that the failure to issue a Certificate of Appropriateness has denied, or will deny the owner of a landmark or of a property within a historic district all reasonable use of, or return on, the property. Application for a Certificate of Economic Hardship shall be made on a form and in the manner as prescribed by the Preservation Commission. The Preservation Commission may schedule a public hearing concerning the application and provide notice in the same manner as prescribed in Article III, Section 6, of this Ordinance and conduct the hearing in the same manner as prescribed in Article III, Section 7, of this Ordinance.

B) The Preservation Commission may solicit expert testimony (Amended 6.16.20).

C) The applicant for a Certificate of Economic Hardship shall submit the following information if requested by the Planning, Building and Zoning Department or the Preservation Commission in order to assist the Preservation Commission in its determination on the application:

- i) An estimate of the cost of the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the recommendations of the Preservation Commission for changes necessary for the issuance of a Certificate of Appropriateness;
- ii) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;

iii) Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition, or removal; after any changes recommended by the Preservation Commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use;

iv) In the case of a proposed demolition, an estimate from a person or entity experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;

v) Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, of any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;

vi) If the property is income-producing, the annual gross income from the property for the previous two (2) years; itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;

vii) Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two (2) years;

viii) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years;

ix) Assessed value of the property according to the two (2) most recent assessments;

x) Real estate taxes for the previous two (2) years;

xi) Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other.

xii) Any other information, including the income tax bracket of the owner, applicant, or principal investors in the property considered necessary by the Preservation Commission to make a determination as to whether the property does yield or may yield a reasonable return to the owners (Amended 6.16.20)

D) Determination of Economic Hardship. Within sixty (60) days from receiving a request for a Certificate of Economic Hardship, the Commission, upon a determination that the denial of a Certificate of Appropriateness has denied, or

will deny the owner of a landmark or of a property within a historic district all reasonable use of or return on the property, may undertake one of the following actions:

- i) Offer the owner of the property reasonable financing, tax or other incentives sufficient to allow a reasonable use of, or return on, the property; or
- ii) Issue a Certificate of Appropriateness for the proposed construction, alteration, demolition or removal.

Written notice of the determination shall be provided in the same manner as required by Article IV, Section 2(e) of this Ordinance. This time limit may be waived only by mutual consent of the applicant and the Commission (Amended 6.16.20).

E) Appeals. A denial of a Certificate of Economic Hardship is an administrative decision as defined in Section 3-101 of the Illinois Administrative Review Law, and it shall be subject to judicial review pursuant to provisions of said law and all amendments and modifications thereof, and the rules adopted thereto (Amended 6.16.20).

4. MAINTENANCE OF HISTORIC PROPERTIES

Nothing in this Article shall be construed to prevent the ordinary maintenance of any exterior elements of a property or structures designated or nominated as a landmark or located within a designated or nominated historic district.

5. PUBLIC SAFETY EXCLUSION

None of the provisions of this ordinance shall be construed to prevent any measures of construction, alteration, or demolition necessary to correct or abate the unsafe or dangerous condition of any structure, other feature or part thereof, where such condition has been declared unsafe or dangerous by the Director, Kendall County Planning, Building & Zoning Department, the Kendall County Health Department or any Fire Protection District and where the proposed measures have been declared necessary, by such department or departments to correct the said condition; provided, however, that only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed pursuant to this Section.

In the event any structure or other feature shall be damaged by fire or other calamity, or by Act of Nature or by the public enemy, to such an extent that, in the opinion of the aforesaid department or departments, it cannot reasonably be repaired and restored, it may be removed in conformity with normal permit procedures and applicable laws.

6. DEMOLITION BY NEGLECT

It is the intent of this section to preserve from deliberate or inadvertent neglect the features of landmarks and contributing buildings and structures within designated historic districts.

Periodically, the Commission shall, in conjunction with its ongoing survey operations, survey the exterior of each designated landmark and each property within a historic district to ensure that the property is not suffering from demolition by neglect, as defined in the ordinance. The Commission's Secretary shall document the performance of each annual neglect survey.

Any owner who fails to maintain their building or structure in compliance with this section shall be subject to remedial procedures. Upon a finding by the Commission that a historic landmark or a contributing building or structure within a historic district is threatened by demolition by neglect, the Commission shall:

- (a) Notify the County Board so that they or the appropriate county agency will require the owner to repair all conditions contributing to demolition by neglect.
- (b) If the owner does not make repairs within a reasonable period of time the County Board or their agents may make such repairs as are necessary to prevent demolition by neglect. The costs of such work shall be charged to the owner, and may be levied as a special assessment or lien against the property.

ARTICLE V

ENFORCEMENT, PENALTIES AND EQUITABLE RELIEF

1. ENFORCEMENT

The Kendall County Planning, Building & Zoning Department shall give written notification, sent by certified mail, return receipt, postage prepaid requested, of any violation of this Ordinance to the owner of record, lessor, the trustee, or other legally responsible party for such property, stating in such notification that they have inspected the property and have found it in violation of this Ordinance. They shall state in the notification, in clear precise terms, a description or explanation of the violation. The property owner of record, trustee, lessor, or legally responsible party shall have thirty (30) days from the date he receives the notice in which to correct such violation or to give satisfactory evidence that he has taken steps that will lead to correcting such violation within a stated period of time, which time must be agreeable to the Planning, Building & Zoning Department as being fair and reasonable.

Upon petition of the Preservation Commission, the Circuit Court for Kendall County may restrain and/or enjoin any construction, removal, alteration, or demolition in violation of this Act and may order the removal in whole or part of any exterior architectural feature existing in violation of this Ordinance and may further order such reconstruction as may be necessary or desirable to redress any alteration or demolition in said violation.

2. PENALTIES

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists enforcement of any provisions of this Ordinance, shall be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) for each offense. Each day a violation is permitted to exist after notification thereof shall constitute a separate offense.

In addition to the fine listed in the previous paragraph, a court of competent jurisdiction or a hearing officer in cases of administrative adjudication may direct the Kendall County Planning, Building and Zoning Department to withhold the issuance of a building property for period not to exceed five (5) years after the date of demolition in cases of unauthorized demolition of a landmark or any property within a designated preservation district at the property where the unauthorized demolition occurred (Amended 6.16.20).

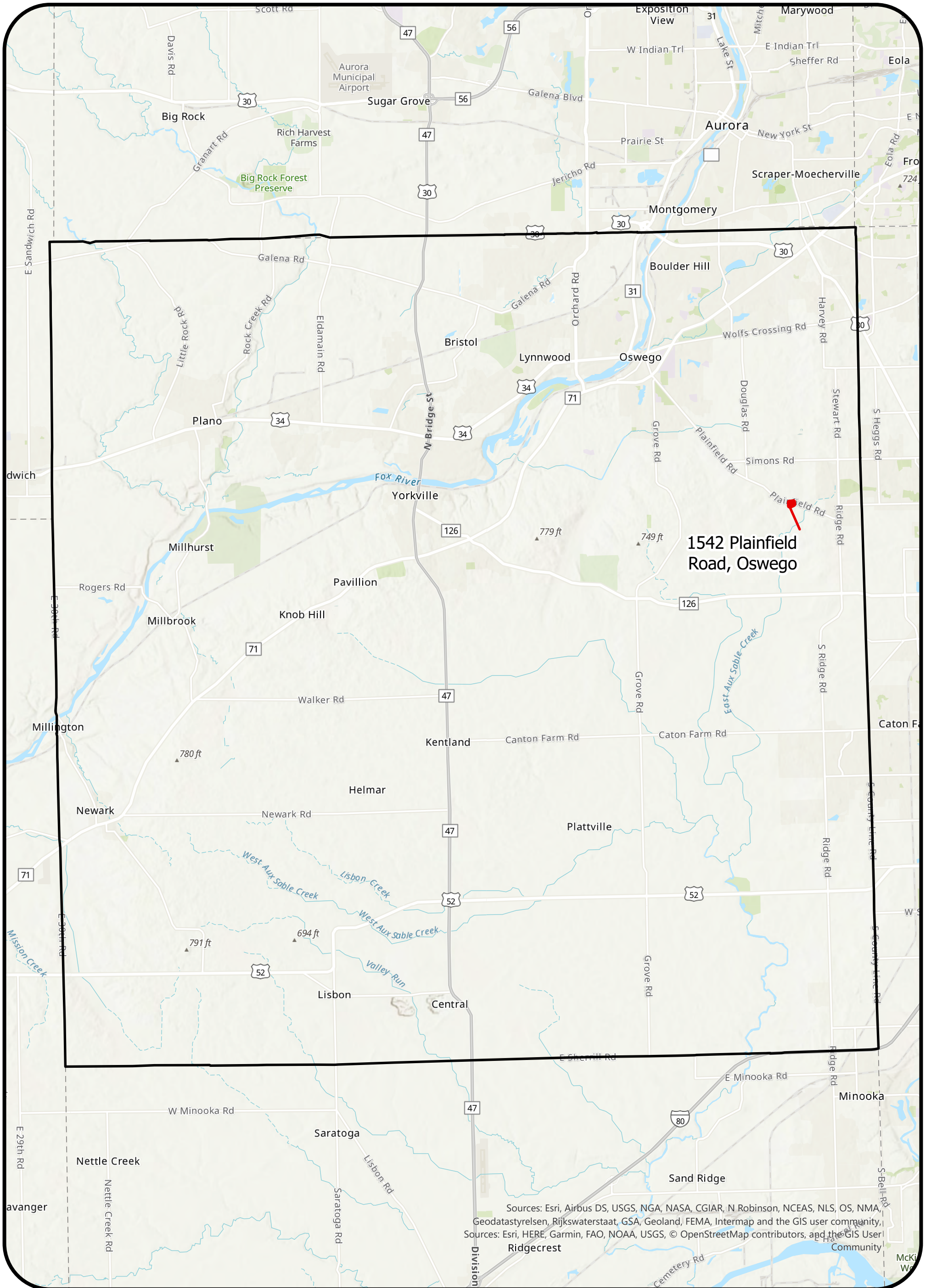
The owner or tenant of any building, structure, or land, and any architect, planner, surveyor, engineer, realtor, attorney, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may be found guilty of a separate offense and suffer the penalties herein provided.

Nothing herein contained shall prevent the County from taking such other lawful action as is necessary to prevent or remedy any violation.

3. EQUITABLE RELIEF

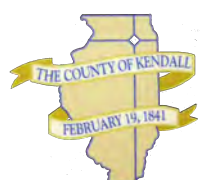
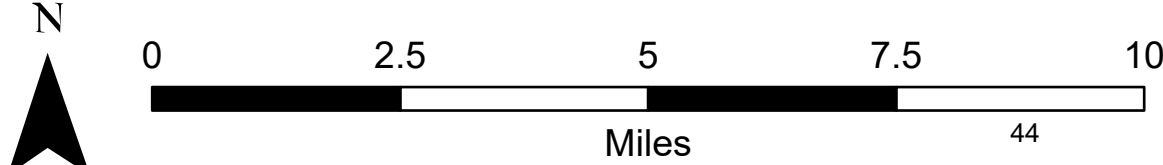
In addition to other remedies provided by law, Kendall County may institute any appropriate action or proceeding to prevent, restrain, abate or correct a violation of this Ordinance, including, but not limited to, requiring the restoration of property and improvements to its appearance prior to the violation.

Kendall County Locally Designed Landmark and Local Historic District Map



1542 Plainfield Road, Oswego

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Kendall County GIS
 111 West Fox Street - Room 308
 Yorkville, Illinois 60560
 630.553.4212
 Created: 8/12/2020

Statement of Significance for Local Landmark-1542 Plainfield Road, Oswego, IL 60543

- It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
- It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
- It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
- It is suitable for preservation or restoration;
- It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.



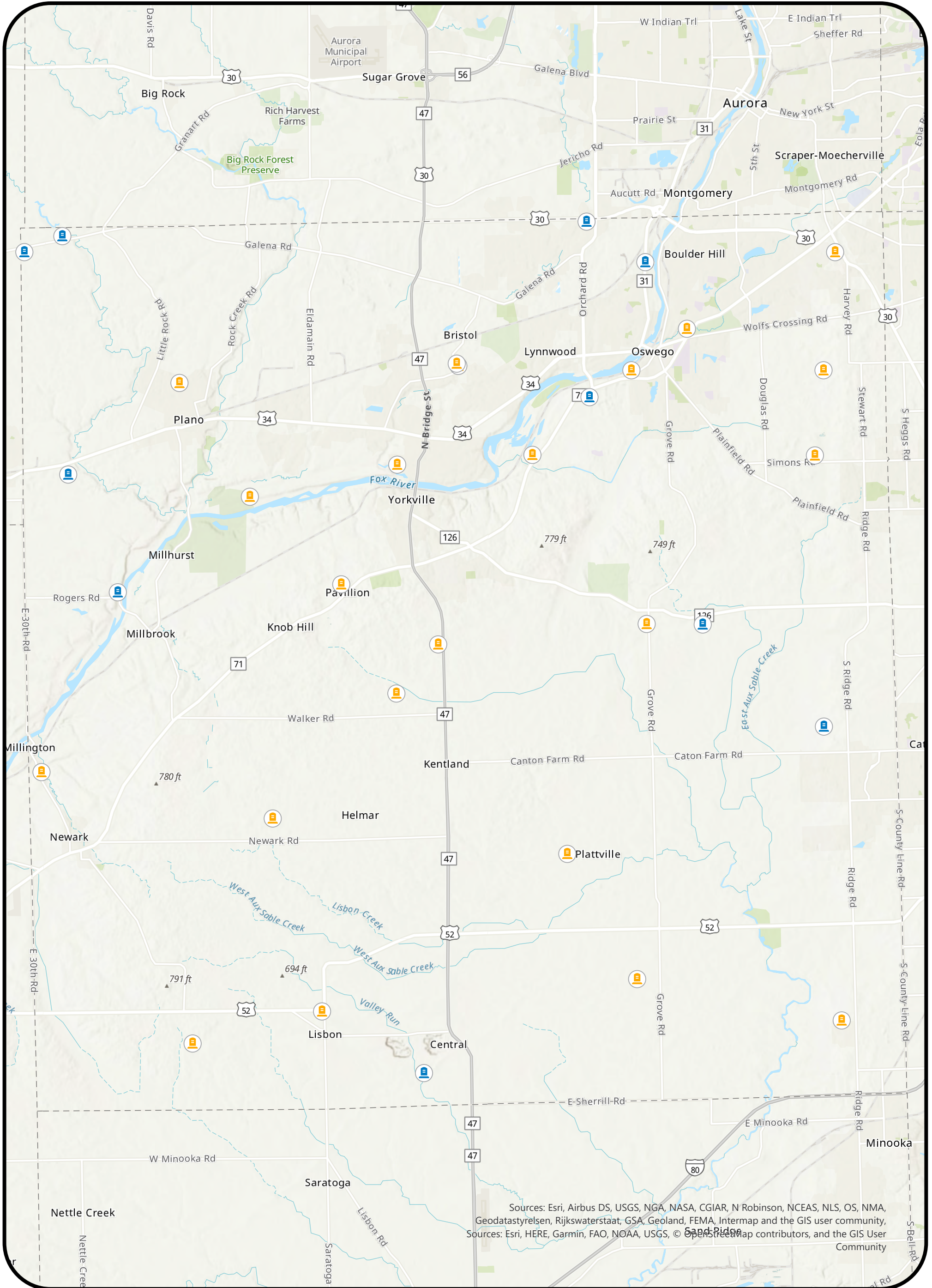
pin	name	Owner	twp	status
02-26-300-006	Cowdrey Cemetery	Cowdrey Cemetery	Oswego	Re-Activated
02-24-401-003	Doud Cemetery	Oswego Township	Oswego	Intact, Inactive
03-23-201-001	Evergreen Cemetery	Oswego Township	Oswego	Active
03-01-351-001,03-02-400-005	Lincoln Memorial Cemetery	Lincoln Memorial Park, Inc.	Oswego	Active since 1929
03-19-226-001	Oswego Cemetery	James Detzler	Oswego	Active
03-17-229-022	Pearce Cemetery	Oswego Township (Inside Oswego)	Oswego	Active
03-05-353-005	Wormley Cemetery	Oswego Township	Oswego	Intact, Inactive
02-29-451-008	Elmwood Cemetery	Elmwood Cem-Bristol Kendall Twp (Inside Yorkville)	Bristol	Active since 1866
02-01-200-001	Keck Memorial Cemetery: 1841-1936	Jack Keck	Bristol	Burials from 1841-1936
02-16-476-003	Oak grove Cemetery	Bristol Township	Bristol	Active
02-16-476-005	St Patricks Cemetery	Diocese of Joliet	Bristol	Active, Roman Catholic
01-30-476-008	Hart Cemetery	Probably Mary Louise Mackenzie-Taylor	Little Rock	Intact, Inactive
01-06-100-004	Hubbell Cemetery	Unknown Owner	Little rock	Despoiled
01-06-200-002	Ovitt Cemetery	Francis Dewey and Cynthia Westbrook (No Visible Cemetery)	Little Rock	Despoiled
01-15-300-003,01-15-300-004,01-	Plano Township Cemetery	Little Rock Township	Little Rock	Active
06-18-200-003	Aux Sable Grove Cemetery	Au Sable Grove Cemetery Association	Na-Au-Say	Active
06-26-200-001	Bronk Cemetery	Unknown Owner	Na-Au-Say	Abandoned
06-16-100-003	Sullivan Cemetery	Oswego School District (No Visible Cemetery)	Na-Au-Say	Despoiled
05-16-300-009	Cross Lutheran Cemetery	Cross Evangelical Lutheran Church	Kendall	Active
05-20-400-001	Immanuel Lutheran Cemetery	Immanuel Lutheran Church	Kendall	Active
05-07-176-010	Pavillion Cemetery	Pavillion Cemetery (Mailing Address as Elmwood)	Kendall	Active
04-30-355-013,04-31-126-001,04-	Millington-Newark Cemetery	Millington-Newark Cemetery (Inside Millington)	Fox	Active
04-08-200-008	Sacred Bluff Cemetery AKA Darnell Cemetery	Kendall County	Fox	Abandoned
09-19-400-001	Plattville Lutheran Cemetery	Plattville Lutheran Church	Seward	Active
09-26-200-002	Seward Mound	Connie Kloiber	Seward	Active
08-32-200-002	Munger Cemetery	Unknown	Lisbon	Abandoned
08-02-476-001	Plattville Cemetery	Plattville Cemetery Association (Inside Plattville)	Lisbon	Active
07-01-100-003,07-02-200-004	Helmar Lutheran Cemetery	Brad Mathre	Big Grove	Active
07-27-300-002,07-27-300-004	West Lisbon Cemetery	Trustee of West Lisbon Church	Big Grove	Active
07-24-400-005,07-24-400-018,07-	Lisbon Cemetery	Lisbon Beth. Lutheran Church	Big Grove	Active
03-26-300-003	Risen Lord Cemetery	Diocese of Joliet	Oswego	Active
01-35-252-001	Griswold Cemetery	Little Rock Township	Little Rock	Active

Red=Public

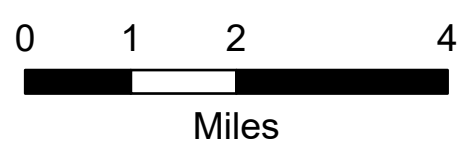
Blue=Religious

Black Bold=Unknown

Kendall County Cemeteries

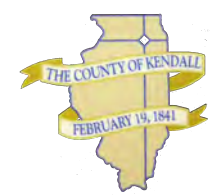


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



ACTIVE STATUS

-  NO
-  YES 48



Kendall County GIS

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630.553.4212

Created: 8/28/2020