

KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
111 West Fox Street • Room 209 and 210 • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

AGENDA

November 18, 2019 – 6:30 p.m.

CALL TO ORDER

ROLL CALL: Eric Bernacki, Kristine Heiman, Melissa Maye (Vice-Chair), and Jeff Wehrli (Chair)

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes of September 16, 2019 Meeting (Pages 2-3)

CHAIRMAN’S REPORT:

PUBLIC COMMENT:

NEW BUSINESS:

1. Discussion of Historic Preservation Awards (Pages 4-7)
2. Approval of Fiscal Year 2019-2020 Meeting Calendar (Page 8)

OLD BUSINESS:

1. Review of Comments from Illinois Historic Preservation Agency on Proposed Amendments to the Kendall County Historic Preservation Ordinance; Commission Could Amend the Proposal (Pages 9-40)
2. Discussion of Recruiting New Committee Members
3. Discussion of 2020 Meeting with Historic Preservation Organizations
4. Discussion of Participating in Community Events
5. Follow Up with Will County on Presentation (Pages 41-61)

CORRESPONDENCE:

None

PUBLIC COMMENT:

ADJOURNMENT:

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
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
September 16, 2019-Unofficial Until Approved

CALL TO ORDER

Chairman Jeff Wehrli called the meeting to order at 6:34 p.m.

ROLL CALL

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

Absent: Sarah Herbik and Melissa Maye (Vice-Chairwoman)

Also present: Matt Asselmeier, Senior Planner

APPROVAL OF AGENDA

Member Flowers made a motion, seconded by Member Heiman, to approve the agenda as presented. With a voice vote of three (3) ayes, the motion carried unanimously.

APPROVAL OF MINUTES

Member Flowers made a motion, seconded by Member Heiman, to approve the minutes from the August 19, 2019, meeting. With a voice vote of three (3) ayes, the motion carried unanimously.

CHAIRMAN'S REPORT

Chairman Wehrli emphasized the importance of obtaining Certified Local Government status.

PUBLIC COMMENT

None

NEW BUSINESS

Discussion of Recruiting New Members

Mr. Asselmeier reported that County Administrator Koepfel requested that the Committee submit names to Chairman Gryder for consideration. Commissioners will consider prospective members and will bring names to the next meeting. Mr. Asselmeier will have the vacancy announcement posted to the website.

OLD BUSINESS

Review of Comments from Illinois Historic Preservation Agency on Proposed Amendments to the Kendall County Historic Preservation Ordinance

The Commission hopes to have comments by the beginning of October.

Discussion of 2020 Meeting with Historic Preservation Organizations

Mr. Asselmeier reported that Chapel on the Green, Lisa DiChiera, and Victoria Wax were on board for the February event. The suggestion was made to invite the new Certified Local Government's person at the Illinois Historic Preservation Agency to the event and possible speaker.

Discussion of Participating in Community Events

Commissioners discussed participating in the event at the Farnsworth House on October 19th. Chairman Wehrli will check his availability to attend. Mr. Asselmeier will contact Farnsworth House regarding placing flyers at the event.

CORRESPONDENCE

Bell Tower Email

Commissioners reviewed the correspondence.

Conference on Illinois History

Commissioners reviewed the correspondence. Mr. Asselmeier noted Will County's presentation at the event.

PUBLIC COMMENT

Commissioners discussed having information about the awards at the next meeting. The suggestion was made to examine giving awards to LaSalle Manor and the Historic Jail.

There were no additional public comments.

ADJOURNMENT

Member Flowers made a motion, seconded by Member Heiman, to adjourn. With a voice vote of three (3) ayes, the motion carried. The Historic Preservation Commission adjourned at 6:51 p.m.

The next meeting will be held on October 21, 2019.

Respectfully Submitted,
Matthew H. Asselmeier, AICP
Senior Planner

Annual Kendall County Historic Preservation Awards

A recognition of properties that have undergone recent exterior and/or interior preservation, restoration, rehabilitation, adaptive use, or sympathetic additions as well as for people or groups that exhibit dedication to the field of historic preservation or for sites that possess importance to the history of Kendall County, State of Illinois, or the United States.

MAIL NOMINATION FORM TO:
 Kendall County Historic Preservation Commission
 111 W. Fox Street
 Yorkville, IL 60560
EMAIL NOMINATION FORM TO:
 Matt Asselmeier, masselmeier@co.kendall.il.us

DEADLINE: March 1, 2019 by 4:00 pm

Street address: _____

Current property owner: _____

Historic name and/or original owner (if known): _____

Current use: _____

Historic use: _____

Year built (if known): _____

Year rehabilitated, renovated, restored (if known): _____

Architectural style / form (if known): _____

Reason for nomination: *Please provide a short description, between 50 and 500 words, explaining the project or person being nominated. The statement should clearly identify the purpose and scope of work, unusual challenges or innovative approaches, sensitive treatment of historic fabric, long-term impact and any other information that supports the nomination as being exceptional.*

Images: *Please provide a minimum of five photographs or quality digital photographs in .jpg format on a CD ROM, flash drive, or by email highlighting the project. Before and after pictures are encouraged.*

Submitted by: _____

Phone: _____ **Email:** _____

Address: _____

Annual Historic Preservation Award

Application for Award Nomination Announcement:	January 15 and February 15
Deadline for nomination:	March 1 by 4:00 pm
Date of HPC Review:	March and April HPC Meetings. <i>HPC shall be provided with applications prior to the March meeting for their review</i>
Date of final selection:	April HPC meeting
Award given:	Second May County Board meeting

How the final selection will occur. The HPC will review the nominations at their March and April meetings and make a final selection at their April meeting. The Secretary of the HPC will notify award recipient(s) by May 1. The Kendall County Board Council will bestow the award via a proclamation at their second May meeting, which typically occurs the third Tuesday of the month at 9:00 am.

Physical Description of Award: At a minimum, the recipient will receive a certificate, which will be bestowed at the County Board meeting. The HPC also aspires to provide award recipients with a small sign that they could place on their property. County staff is still researching whether the HPC has funds to purchase signs annually for this program. If the County does not have funding for this, donations may be sought.

Aluminum garden flags cost around \$70



Wooden garden flags cost around \$25



Nomination Procedure: Each nomination must include a completed application form and a minimum of five photographs or quality digital photographs. Applications will be available on the County's website as well as in hard copy form at Planning, Building and Zoning Department at 111 W. Fox Street in Yorkville.

Award categories and number of awards to be given: Nominations may be for a structure (residential or commercial) that has undergone exterior or interior preservation, restoration, rehabilitation, adaptive reuse, landscape restoration or sympathetic additions OR for a person or group that exhibits dedication to the field of historic preservation OR for a site that possesses importance to the history of Kendall County, State of Illinois, or the United States.

The HPC reserves the right to offer one or more awards based on the quality of submitted nominations. The HPC also reserves the right to offer zero awards.

Award designation may simply be: “2019 Historic Preservation Award (s),” “Person of the Year,” or “Project of the Year.”

Examples

- “2019 Kendall County Historic Preservation Award” *for the restoration of the home at _____*
- “2019 Kendall County Historic Preservation Award” *for the adaptive reuse of the building at _____*
- “2019 Kendall County Historic Preservation Award” *for the sympathetic building addition at _____*

Award Review and Selection Criteria:

Preservation/Restoration

- Only completed projects shall be considered.
- Historic character and features of the property shall be retained and preserved.
- Features, spaces, and spatial relationships that characterize a property shall be retained.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Original materials shall be retained (example: slate roof repair/replacement, removal of artificial siding, repair/restoration of wood siding).
- Historic materials and features shall be repaired rather than replaced.
- When material is replaced, the new shall match the old in composition, design, color and texture.
- Landscape and site features original to the site shall be preserved.

Architecturally Compatible New Addition:

- Only completed projects shall be considered.
- New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old but shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

HPC Commissioner Award Selection Procedure

- **Meeting:** Each Commissioner secretly ranks applications by number of applications. For example, if there are 7 applications then you they are ranked 1-7 with #1 being the highest ranking.
- Rankings are discussed.
- Recommendation made on number of awards to be bestowed followed by a recommendation and formal vote on awardees.
- A tie may result in a second vote for one.

**PUBLIC NOTICE
KENDALL COUNTY
KENDALL COUNTY HISTORIC PRESERVATION COMMISSION**

Notice is hereby given that the Kendall County Historic Preservation Commission shall hold their regularly scheduled meetings for Fiscal Year 2019-2020 on the following dates at 6:30 p.m. at the Kendall County Office Building, Room 209 & 210 at 111 West Fox Street, Yorkville, IL with the exception of the February 2019 meeting which shall be held on the third Wednesday of the month at 7:00 p.m. at Chapel on the Green located at 105 W Center Street, Yorkville, IL.

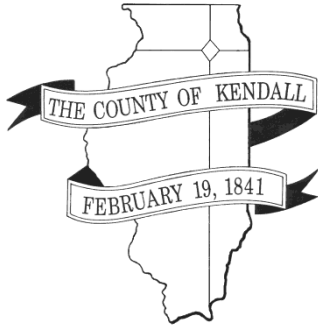
The specific dates of these meetings are as follows:

December 17, 2019 (Tuesday)
January 21, 2020 (Tuesday)
February 19, 2020 (Wednesday at 7:00 p.m.)
March 16, 2020
April 20, 2020
May 18, 2020
June 15, 2020
July 20, 2020
August 17, 2020
September 21, 2020
October 20, 2020 (Tuesday)
November 16, 2020

Questions can be directed to the same department, telephone (630) 553-4139. Fax (630) 553-4179. All interested persons may attend and be heard.

If special accommodations or arrangements are needed to attend these County meetings, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**JEFF WEHRLI, CHAIRMAN
KENDALL COUNTY HISTORIC PRESERVATION COMMISSION**



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Historic Preservation Commission
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: November 4, 2019
Re: HPC Ordinance

Earlier in 2019, the Commission reviewed the Historic Preservation Ordinance and made the following proposed changes:

1. Article I.2.U amends the definition of “historic district” to be the same as “preservation district” as defined by State law.
2. Article I.2 adds a definition of “Super Majority Vote” as at least three-fourths approval vote of the entire Kendall County Board.
3. Article II.2.M defines a timeframe for the Commission to rule on applications for demolitions. This ruling shall occur within thirty (30) calendar days of the receipt of application for demolition by the Planning, Building and Zoning Department. If a ruling does not occur in the timeframe previously stated, the demolition permit shall be approved.
4. Article II.2.N changes the administration authority to County-owned property only.
5. Article III.3.A.d and Article III.3.B.e defines the procedure for contacting property owners of record if the applicant is not the current owner of record of a nominated landmark (3.A.d) or owner of record of a property in a nominated Historic District (3.B.e). In both cases, the applicant must provide evidence that the owner of record has been notified.
6. Article III.12 adds the Kendall County website as a location for publishing the map of all landmarks and districts.
7. The final paragraph of Article IV.2.I defines post-demolition plans are required for properties in historic districts or for properties designated as landmarks.
8. Article IV.3.B is divided into two (2) subsections. The remainder of Article IV.3 is re-lettered to reflect this division.
9. Article IV.3.C (new) states that certain documents shall be submitted in cases of economic hardship only if requested by the Planning, Building and Zoning Department or the Preservation Commission.
10. Article IV.3.D (new) deletes the requirement to offer to purchase properties in cases of economic hardship and re-letters the sub-section to reflect this deletion.
11. Article V.2 transfers the power to refuse to issue building permits as a penalty from the Planning, Building and Zoning Department to the court system or hearing officer.

A redlined copy of the proposal is attached to this memo.

The Illinois Historic Preservation Agency responded saying they liked the proposal and said that

non-owner nominations would be required in any ordinance approved by the Agency.

If you have any questions, please let me know.

Thanks,

MHA

ENC: Redlined Proposal
October Emails from IHPA

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.

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) *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.

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

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.* Members shall serve for three 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 (Amended 2.21.17).

D) *Officers.* Officers shall consist of a Chair, Vice-Chair and a Secretary elected by the Preservation Commission. 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. The Chair, Vice-Chair and secretary shall serve a term of one (1) year and shall be eligible for re-election. No member shall serve as an officer 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:

- 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. 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 2.21.17).

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 or any application for demolition of any structure which is more than 50 years old shall be reviewed by support staff and forwarded to the Preservation Commission for review within seven (7) working days. **The Preservation Commission shall review and issue a ruling on an application for demolition within thirty (30) calendar days of the receipt of the application for demolition by the Planning, Building and Zoning Department. If the Preservation Commission fails to issue a ruling within the allotted time, the application for demolition shall be deemed approved.**

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;

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, w**Written documentation and evidence establishing that the applicant **notified is** 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.
- 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, w**ritten documentation and evidence establishing that applicants **notified are** 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.
- 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, 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:

- 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.

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.

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 at 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.

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. ~~and C) The~~ applicant for a Certificate of Economic Hardship shall submit ~~all of~~ 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.

C 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) Offer to purchase the property at a reasonable price or institute eminent domain proceedings pursuant to Article VII of the Illinois Code of Civil Procedure; or~~
- iii 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.

D 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.

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 NEGLIGENCE

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.

~~**In the case of an unauthorized demolition of a landmark or any property within a designated preservation district, the Kendall County Building and Zoning Department will refuse to issue a building permit for the subject property for a period of five (5) years after the date of demolition.**~~

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.

Matt Asselmeier

From: Pressley, Jon L. <Jon.L.Pressley@Illinois.gov>
Sent: Thursday, October 31, 2019 9:22 AM
To: Matt Asselmeier; Hathaway, Amy
Subject: [External]RE: [External]RE: CLG Question

Matt,

Amy and I discussed it this morning. To answer your question, no, we wouldn't approve an ordinance that allows nominations by property owners only. If you are concerned about property owners, you can put in an owner consent provision. Furthermore, we wouldn't approve an ordinance that allows the owner to opt out.

Thanks,

Jon L. Pressley, MA
Certified Local Governments Program Coordinator
State Historic Preservation Office, IDNR
1 Old State Capitol Plaza
Springfield, Illinois, 62701
217-785-5730
Jon.L.Pressley@illinois.gov

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Thursday, October 31, 2019 8:08 AM
To: Pressley, Jon L. <Jon.L.Pressley@Illinois.gov>; Hathaway, Amy <Amy.Hathaway@Illinois.gov>
Subject: RE: [External]RE: CLG Question

Jon:

Did you have a chance to research this question?

Thanks,

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Matt Asselmeier
Sent: Friday, October 25, 2019 10:46 AM
To: 'Pressley, Jon L.' <Jon.L.Pressley@Illinois.gov>; Hathaway, Amy <Amy.Hathaway@Illinois.gov>
Subject: RE: [External]RE: CLG Question

Jon:

One of the big questions that the Commission had centered on nominations by non-property owners. Can a CLG allow nominations by property owners only?

Thanks,

Matthew H. Asselmeier, AICP
Senior Planner
Kendall County Planning, Building & Zoning
111 West Fox Street
Yorkville, IL 60560-1498
PH: 630-553-4139
Fax: 630-553-4179

From: Pressley, Jon L. [<mailto:Jon.L.Pressley@Illinois.gov>]
Sent: Friday, October 25, 2019 10:25 AM
To: Hathaway, Amy <Amy.Hathaway@Illinois.gov>; Matt Asselmeier <masselmeier@co.kendall.il.us>
Subject: [External]RE: CLG Question

Hi Matt,

Sorry that it has taken so long to review your ordinance. I took it with me when I trained with the CLG Coordinator in Wisconsin and we went through it thoroughly. It looks great and I have no problems with it.

Thank you for your patience while I learn,

Jon L. Pressley, MA
Certified Local Governments Program Coordinator
State Historic Preservation Office, IDNR
1 Old State Capitol Plaza
Springfield, Illinois, 62701
217-785-5730
Jon.L.Pressley@illinois.gov

From: Hathaway, Amy <Amy.Hathaway@Illinois.gov>
Sent: Friday, October 11, 2019 9:40 AM
To: Matt Asselmeier <masselmeier@co.kendall.il.us>
Cc: Pressley, Jon L. <Jon.L.Pressley@Illinois.gov>
Subject: RE: CLG Question

Hi Matt –

Jon will be out of the office until Tuesday, but he told me that he plans to bring the ordinance to his training in Wisconsin on October 22nd.

Best,
Amy

From: Matt Asselmeier <masselmeier@co.kendall.il.us>
Sent: Friday, October 11, 2019 8:03 AM
To: Hathaway, Amy <Amy.Hathaway@Illinois.gov>
Subject: [External] RE: CLG Question

Amy:



20 Years in Will County: Balancing Rural Preservation with Growth



WILL COUNTY LAND AREA

849 square miles

13th largest county in the state

2nd largest in the 6 county Chicago
Metro region (Cook is larger)

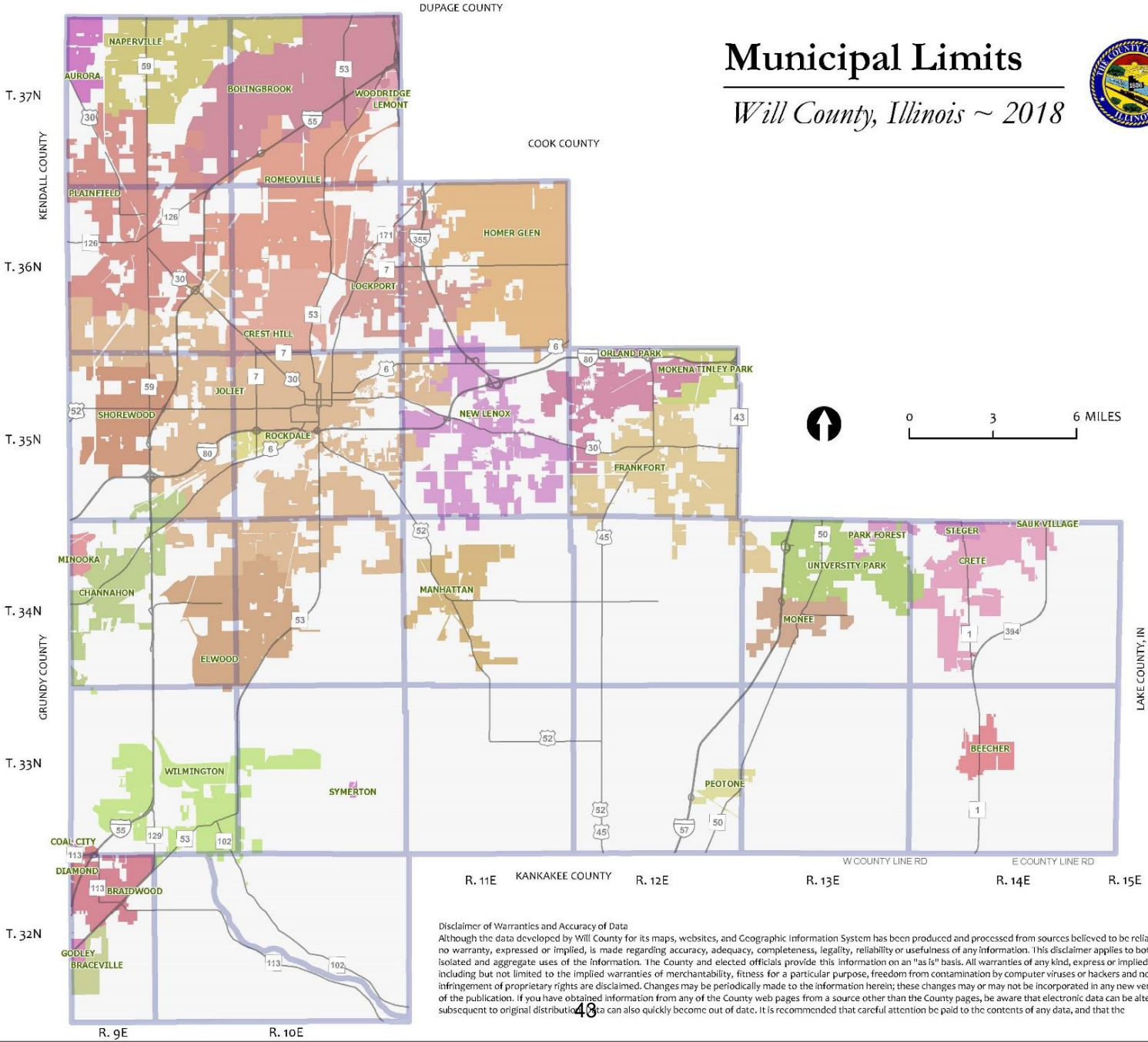
37 municipalities 24 townships

POPULATION

- 2010 Census population count = 677,560
- Current population estimate is 692,310 (Census.gov)
- Unincorporated population is roughly 105,000

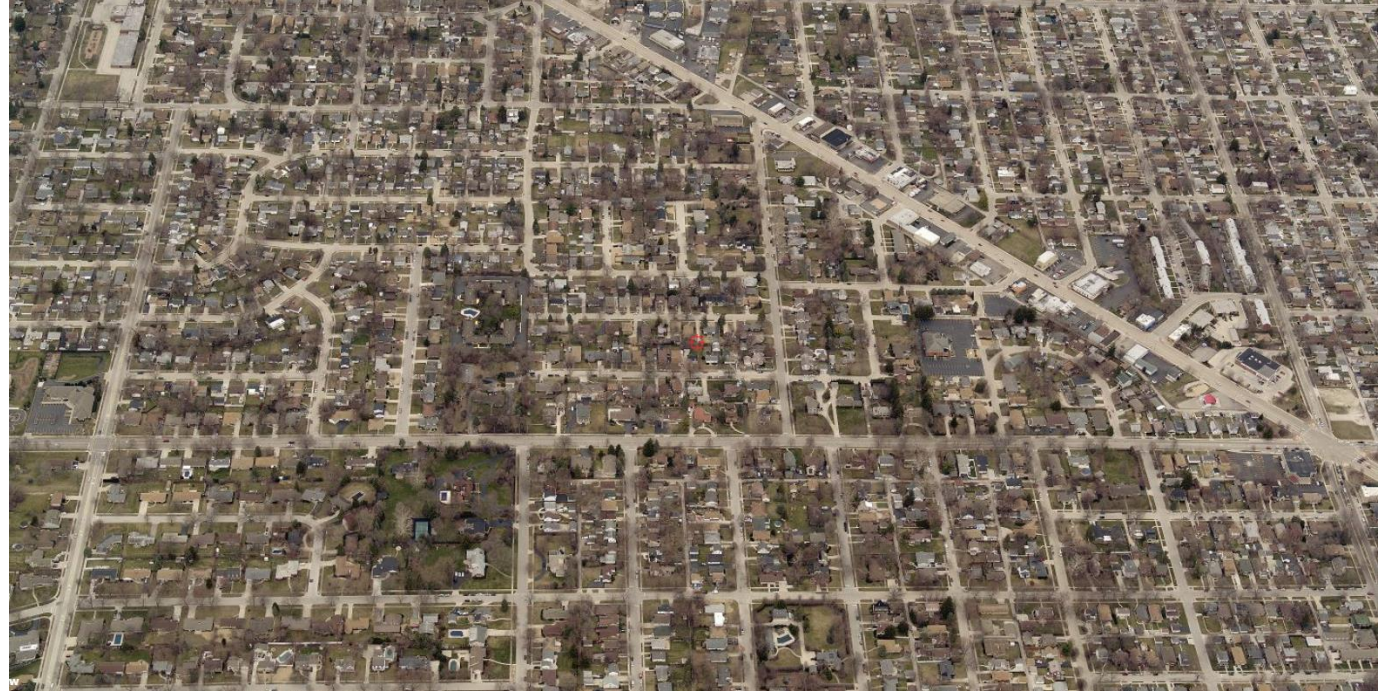
Municipal Limits

Will County, Illinois ~ 2018

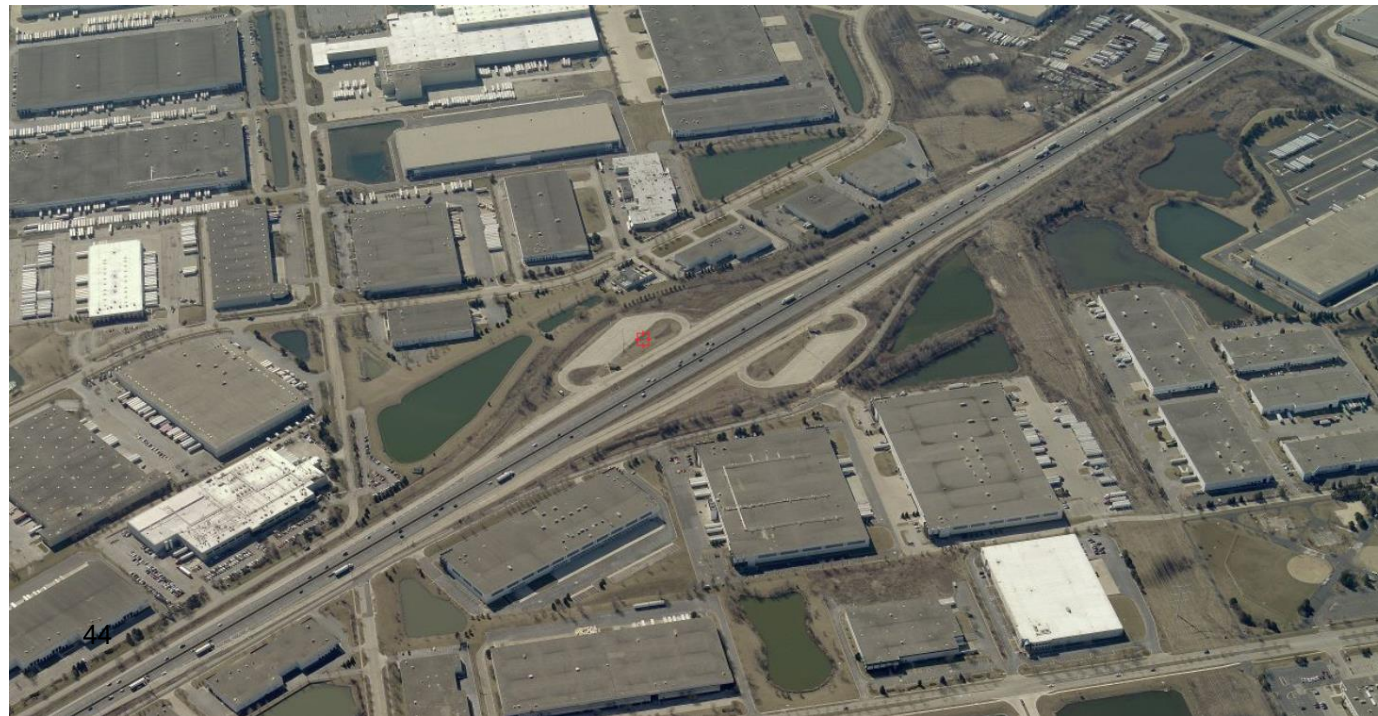


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Between 1990 and 2010, the County's population almost doubled. The County grew from 357,313 residents to 677,560.



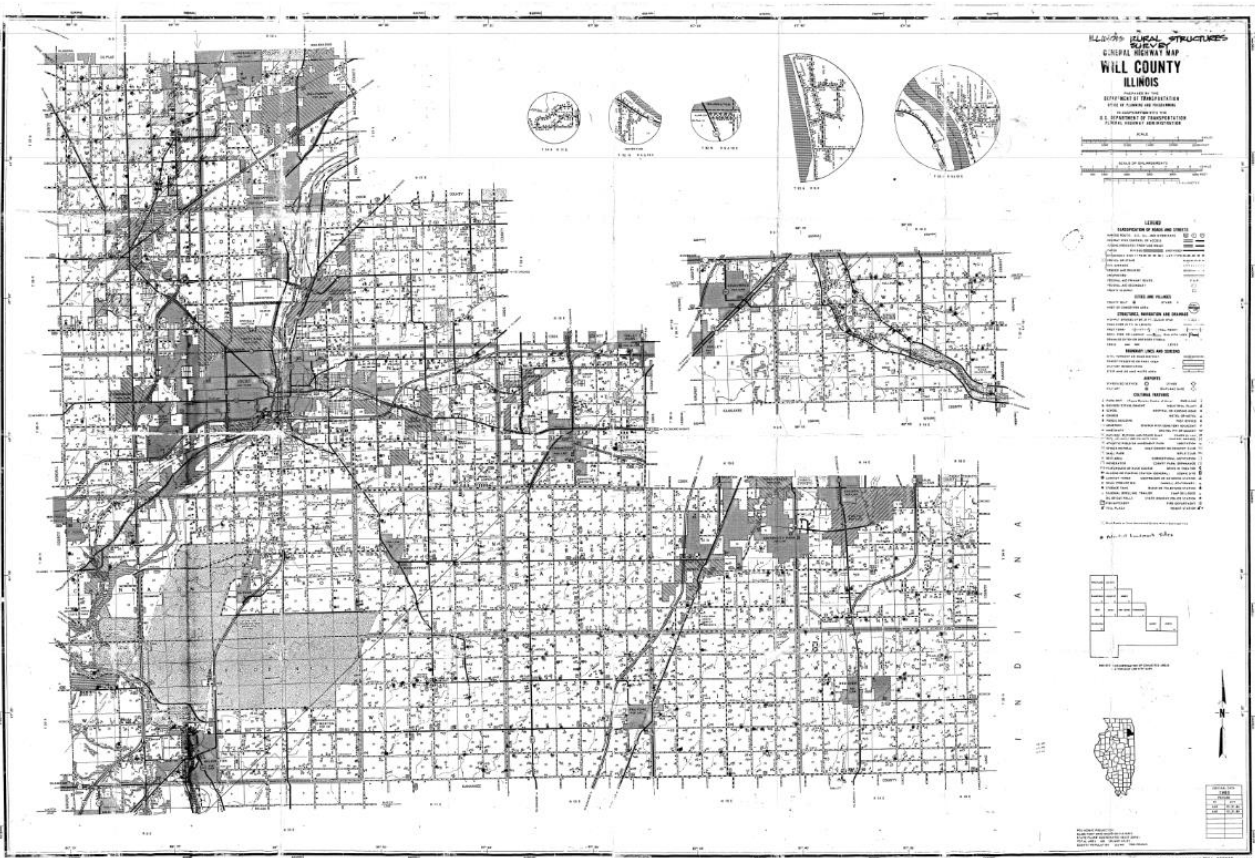
Since 2002, the total amount of industrial space has grown from 55 million square feet to over 180 million square feet. This leads the Midwest.



1992: Will County Historic Preservation Ordinance Adopted and Will County Historic Preservation Commission Established



1988: First "windshield" survey completed



1074

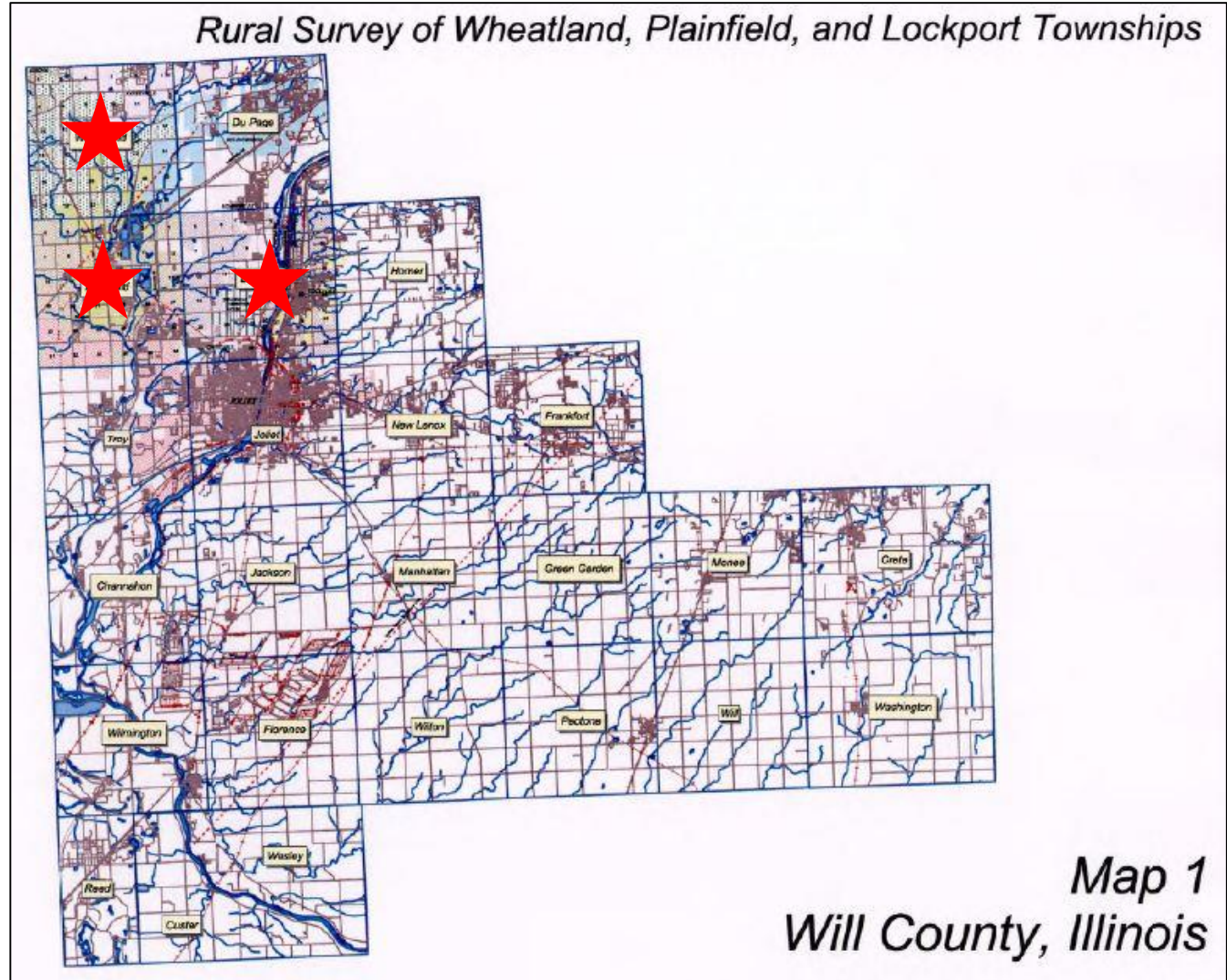
ILLINOIS RURAL SURVEY			
County <i>Will</i>	Dist # <i>1-01</i>	Township <i>New Lenox</i>	
Sec # <i>NW</i>	Sec <i>1</i>	Range <i>35-N</i>	Meridian <i>11-E</i>
Section <i>187th (maple)</i>	Street View <input type="checkbox"/>	Name <i>MARLEY</i>	
Industrial/Commercial Complex w/1 or more Bldgs. <input type="checkbox"/>			
FARMSTEAD <input type="checkbox"/>			
Halls <input type="checkbox"/> 2 Rooms <input type="checkbox"/> 1 Main Barn <input type="checkbox"/> 2 My Barns <input type="checkbox"/> 3 My Barns <input type="checkbox"/> Corn Crib, 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3+ <input type="checkbox"/> Garage <input type="checkbox"/> Mach. Shed <input type="checkbox"/> Equine <input type="checkbox"/> Greenhouse <input type="checkbox"/> Sunroom <input type="checkbox"/> Sunroom Kitchen <input type="checkbox"/> Sid <input type="checkbox"/> Wheelwell <input type="checkbox"/> Grain Box <input type="checkbox"/> Pump House <input type="checkbox"/> Hog House <input type="checkbox"/> Chicken Coop <input type="checkbox"/> Outbuild <input type="checkbox"/> Mobile Home <input type="checkbox"/> Shed: 1-2 <input type="checkbox"/> 3-4 <input type="checkbox"/> Metal Bldg. <input type="checkbox"/> Comments:			
<i>074-4-21 075-22-28</i>			
FRAMES	Photo	Frame	FRAMES
Residence <input type="checkbox"/> Detached <input type="checkbox"/> Public <input type="checkbox"/> Commercial <input type="checkbox"/> Barn <input type="checkbox"/> Industrial <input type="checkbox"/> Structural <input type="checkbox"/> Regular <input type="checkbox"/>			Special Function
Demolition <input type="checkbox"/> Apartment <input type="checkbox"/> Log <input type="checkbox"/> Mill <input type="checkbox"/> Silo <input type="checkbox"/>			Construction
or		Stories: 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 3-4 <input type="checkbox"/>	Building TYPE
Frame <input type="checkbox"/> Masonry <input type="checkbox"/> Pole <input type="checkbox"/> Log <input type="checkbox"/> Other <input type="checkbox"/>			Structure
Ceiling <input type="checkbox"/> Vinyl <input type="checkbox"/> Iron <input type="checkbox"/> PVC Strip <input type="checkbox"/> Brick <input type="checkbox"/>			Scamp material
Stone <input type="checkbox"/> Block <input type="checkbox"/> Metal <input type="checkbox"/> Asphalt <input type="checkbox"/> Vinyl <input type="checkbox"/> Tar Ply <input type="checkbox"/>			Other
Brick <input type="checkbox"/> Stone <input type="checkbox"/> Deck <input type="checkbox"/> Poured in place <input type="checkbox"/> Tar <input type="checkbox"/>			Foundation
Roof <input type="checkbox"/> Asphalt <input type="checkbox"/> Flat <input type="checkbox"/> Mansard <input type="checkbox"/> Other <input type="checkbox"/>			Roof
Asphalt Shing <input type="checkbox"/> Metal <input type="checkbox"/> Wood Shing <input type="checkbox"/> Other <input type="checkbox"/>			Appl. material
Wood <input type="checkbox"/> Par <input type="checkbox"/> Iron <input type="checkbox"/> W. Slat <input type="checkbox"/> Riv. Slat <input type="checkbox"/> Metal <input type="checkbox"/>			Material
00-1700 <input type="checkbox"/> 1800-1850 <input type="checkbox"/> 1850-1900 <input type="checkbox"/> 1900-1945 <input type="checkbox"/>			Year
			BUILDING 1
			BUILDING 2
			BUILDING 3
			BUILDING 4
Surveys by <i>MAL</i>		Date <i>8/29/88</i>	

1999: First intensive Rural Historic Structural Survey began and covered three townships

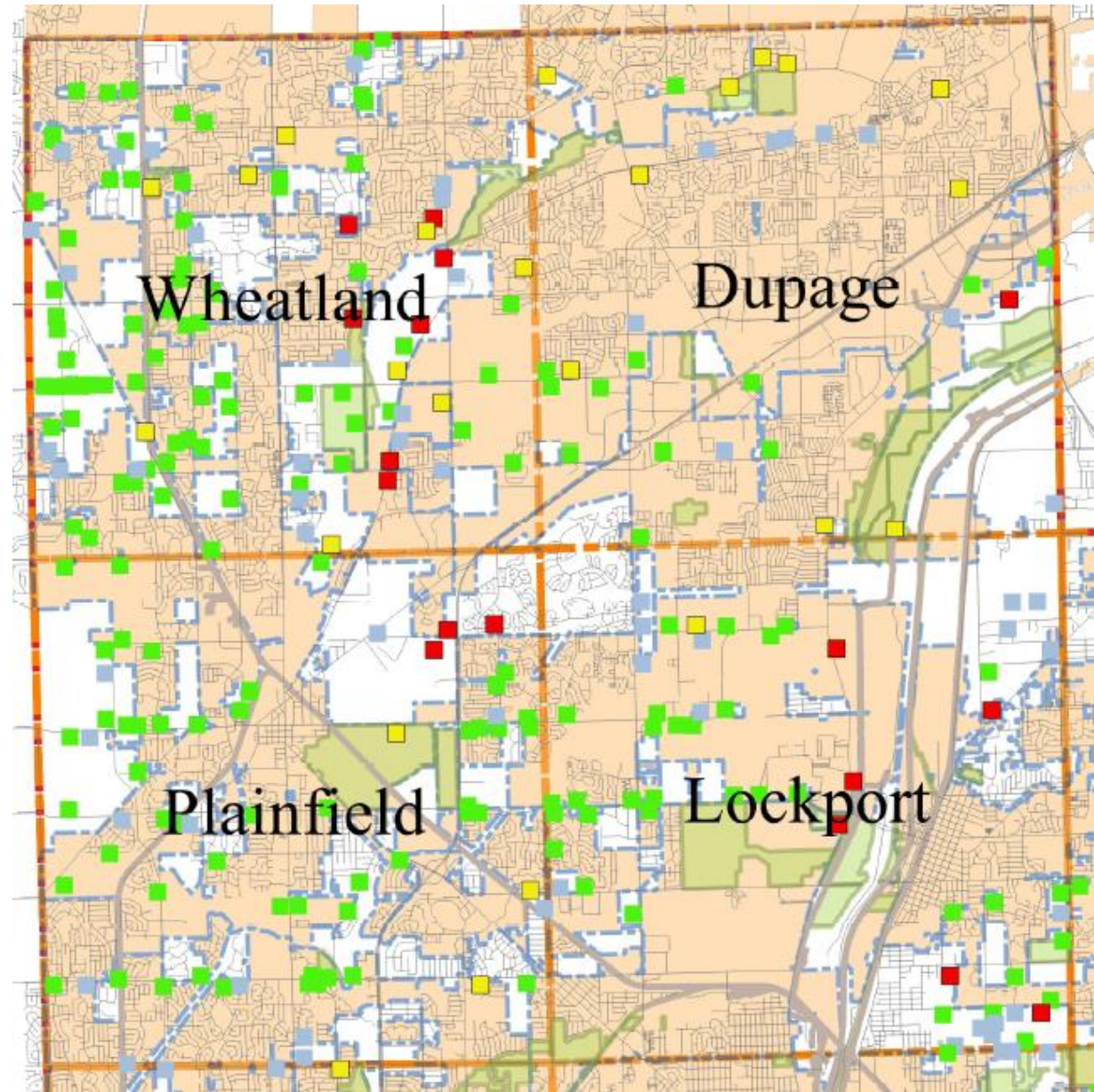
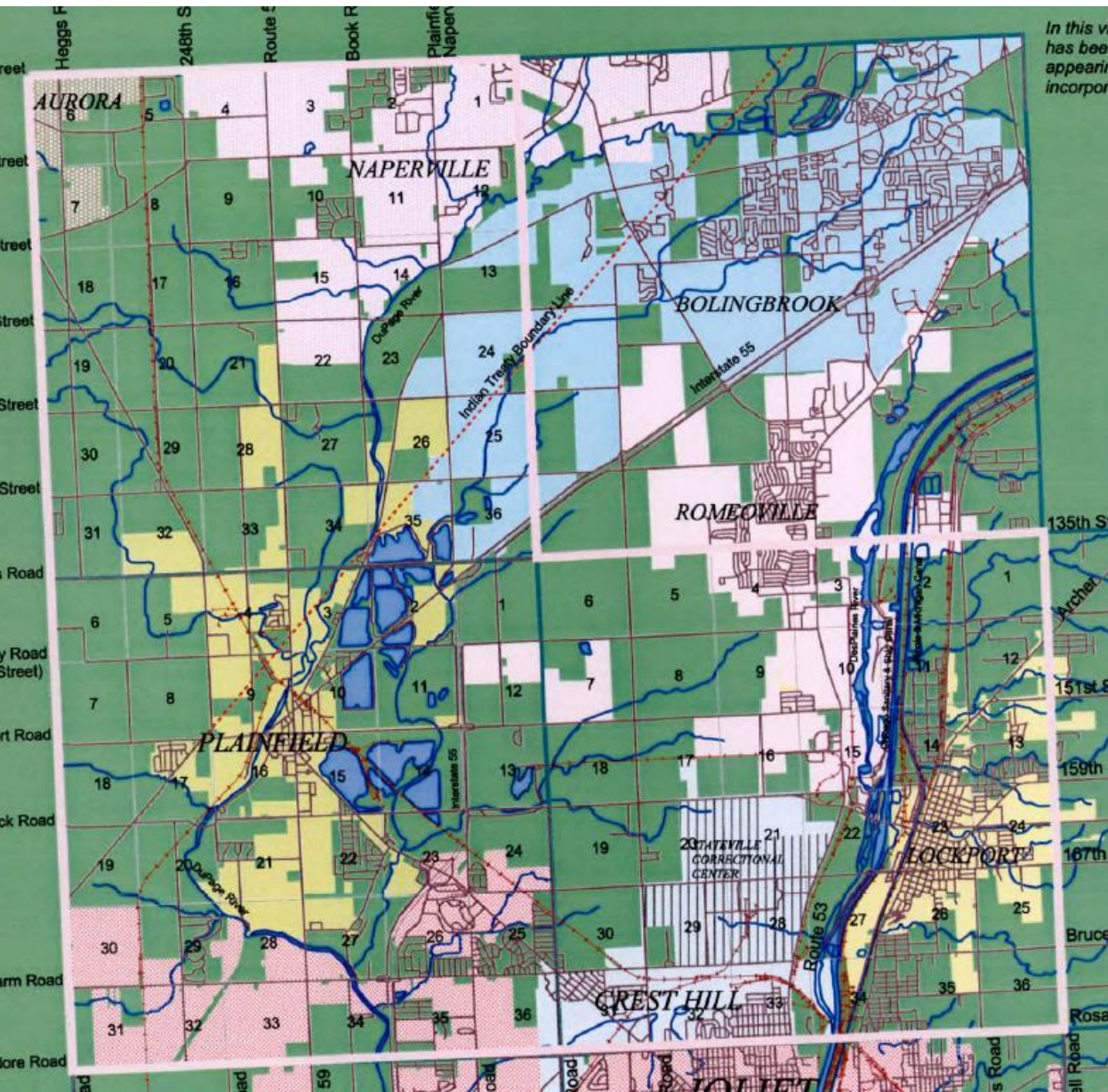


**Rural Historic Structural Survey
of
Wheatland, Plainfield, and Lockport Townships
Will County, Illinois**

for the
Will County Land Use Department
and the
Will County Historic Preservation Commission

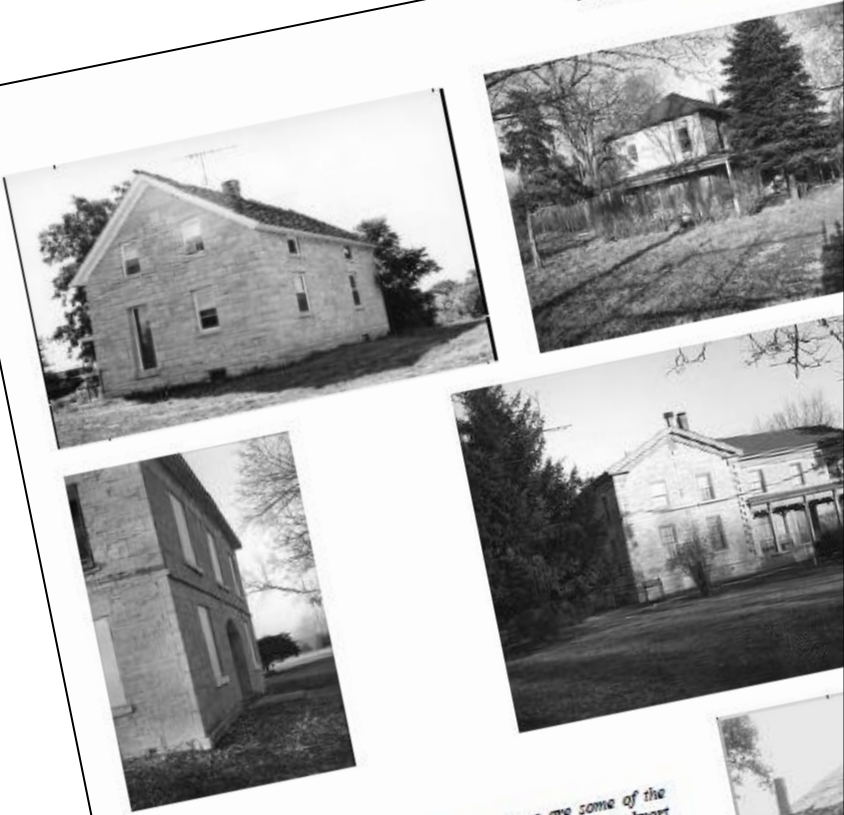


1999 vs 2019



20 Years: Documented over 11,000 individual structures on over 2,080 individual sites across 849 square miles...

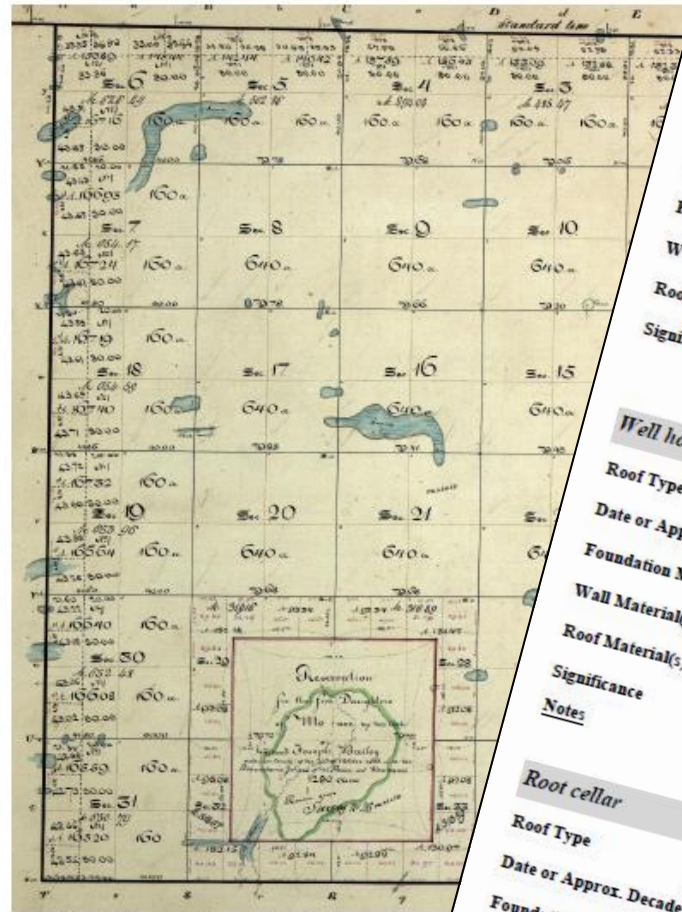
Wiss, Janney, Elstner Associates



Des Plaines River Valley Limestone. Illustrated here are some of the extant Des Plaines River valley limestone buildings, all in Lockport Township. Top left is the Zopf-Waldvogel-Theobald farmhouse in Section 35; top right is the Poor-Kronmayer-Kirnan farmhouse in Section 10 on Route 53. Above left is a detail view of the Harder farmhouse in Section 22 and above right is the Fitzpatrick farmhouse in Section 15 (both are also on Route 53). At right is a smoke house on the Simeon Lowmagan farmstead in Section 9.

Throughout the first two decades of the twentieth century, the industry continued. The Western Stone Company, which had bought out many a smaller company of the later nineteenth century, closed its doors.⁹⁵ In an Illinois Geological Survey report that "the main uses of dolomite from this area are for road metal, concrete building stone, and sidewalks."⁹⁶ The report also stated that building stone was no longer a major product of the quarries, and that "with the present use of the Marble Field,"²³ the Joliet Quadrangle, 118 of the Joliet Center) was under

Wiss, Janney, Elstner Associates, Inc.



Map of the 1834 survey of Monee Township. Forested areas in the southwestern part of the township are indicated. Note the discussion under Monee Township Developmental History.

The boom in agricultural production that coincided with the canal's opening in 1848 was soon followed by the introduction of railroads, which provided also a significant mode of transportation in the late 1840s.

In the late 1840s, the United States still owned much of this land passed into private hands. The government, alternate five mile Sections each side of the road in western Will County were offered for sale by the canal authority.

WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY

22201 Schweitzer Road
 PIN No. 10-01-100-004
 Property Name Nickel Farmstead
 Survey Date 2/17/2009
 Surveyor(s) MJF

Barn

Barn Type:

Roof Type:

Roof Details:

Window Type(s):

Barn Doors:

Date or Approx. Decade of Construction:

Foundation Material(s):

Wall Material(s):

Roof Material(s):

Significance:

Local landmark potential:



Notes

Well house

Roof Type:

Date or Approx. Decade of Construction:

Foundation Material(s):

Wall Material(s):

Roof Material(s):

Significance:

Notes:



Root cellar

Roof Type:

Date or Approx. Decade of Construction:

Foundation Material(s):

Wall Material(s):

Roof Material(s):

Significance:

Notes:



20 Years: Documented over 11,000 individual structures on over 2,080 individual sites across 849 square miles...

Wiss, Janney, Elstner Associates

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WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY
22201 Schweitzer Road
PIN No. 10-01-100-004
Property Name Nickel Farmstead
Survey Date 2/17/2009
Surveyor(s) MJF



Des Plaines River Valley Limestone. Illustrated here are a selection of Des Plaines River valley limestone buildings, all in Des Plaines Township. Top left is the Zopf-Waldvogel-Theobald farmhouse in Section 35; top right is the Poor-Kronmayer-Kirnan farmhouse in Section 22 and above left is a detail view of the Harder farmhouse also on Route 53. At right is a smoke house on the Nickel farmstead in Section 9.

Throughout the first two decades of the twentieth century, the Western Stone Company, which had bought the limestone quarries in the later nineteenth century, closed its doors.⁹⁵ In the interim, that "the main uses of dolomite from this area were for building stone, and sidewalks."⁹⁶ The report also noted that "the limestone was no longer a major product of the quarries, and that the limestone was used for 'Marble Field,' 23. The Joliet Quadrangle, 118 (Center) was under



Barn
Barn Type Raised barn
Roof Type Gable
Roof Detail



in the late 1840s, the United States still owned much of this land passed into private hands. The government, alternate five mile Sections each side of the road in western Will County were offered for sale by the canal authority.

Elements of a Rural Historic Structural Survey

Rural Historic Structural Survey Washington Township Will County, Illinois

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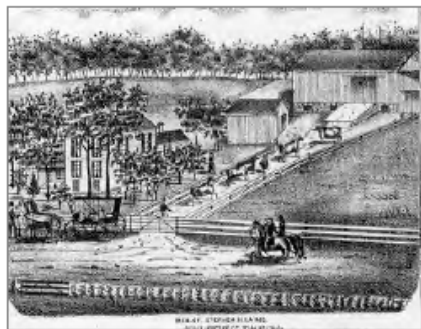
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the circa 1940 plat map. The 1966 plat map shows Harvey and Edna Boldt, ov
through 1998.⁶³



Both the Upright and Wing farmhouse (with Greek Revival details) and Raised barn on the Calkins-
farmstead (PIN 02-13-400-016) were illustrated in the Combination Atlas Map of Will County of 1873.
photograph is a statue.

Calkins-Laing-Reardon-Smith-Jurca

The farmstead at 17025 Davey Road has had numerous owners. James Calkins is s
map at the farmstead illustrated above in Section 13 of Du Page Township. James
80 acres in Section 13 in 1848.⁶⁴ The 1850 federal population census listing fo
Township lists James N., 36, born in New York State; Videlia, 29, born in Mass
Mary, 10; Newel, 7; Julia, 6; and Ruth, 3 months, all born in Illinois. Also liste
presumably a brother or relative of James, and also born in New York. The Agric
census list the Calkins farm as having 60 improved acres and 30 wooded or past
included six dairy cows and six head of cattle. Crop yields included 300 bushels of
corn, and 550 bushels of oats. Dairy production included 400 pounds of butter and
James M. Calkins was also listed in the *Will County Directory for 1859-60*.

The 1873 plat map shows S.H. Laing as the farm's owner. Twenty years later, the I
map indicates that Thomas Reardon owned the farmstead. The 1880 federal census
as having 40 tilled and 40 untilled acres. The estimated values of the farm and the fa
\$4,000 and \$100 respectively. The farm had livestock valued at \$500, which incl

⁶³ *Will County & Plat Book: Will County, Illinois* (Joliet, Illinois: Rockford Map Publish
plat map lists Harvey and Pearl Boldt.

⁶⁴ Illinois Public Domain Land Tract Sales Database

Wiss, Janney, Elstner Associates, Inc.

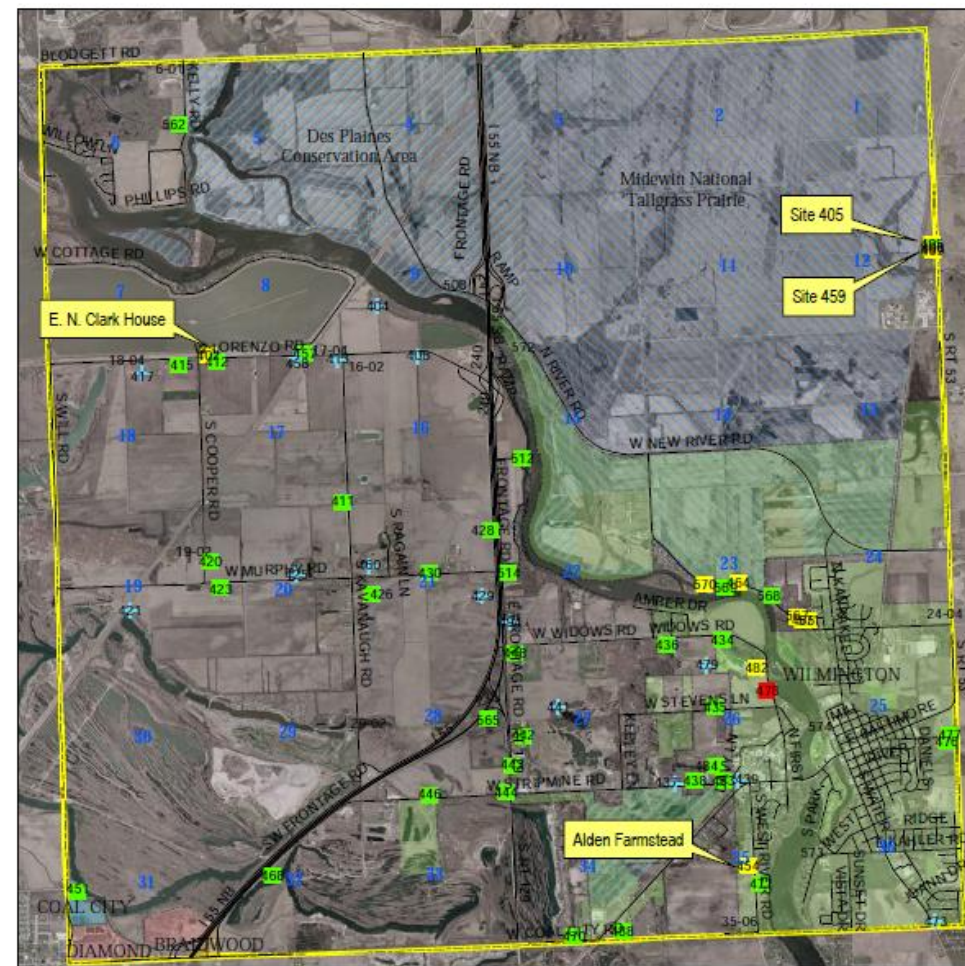


Peotone Township 1862

WILMINGTON TOWNSHIP Map 4: Significance of Sites

- National Register potential
- Local landmark potential
- Contributing
- + Non-contributing

Also refer to Map 6 for identification of potential
landmarks in the Kankakee River corridor.



Elements of a Rural Historic Structural Survey: Narrative

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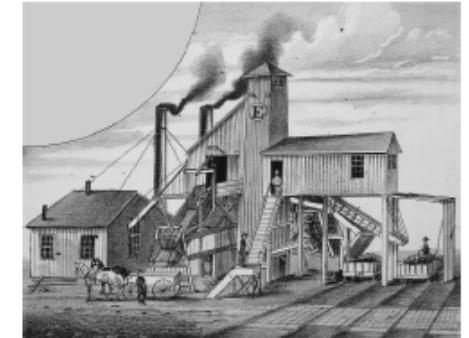
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Mine shaft entrances and machinery buildings of the Wilmington & Vermillion Coal Company. Source: Combination Atlas Map of Will County (Elgin, Illinois: Thompson Brothers & Burr, 1873), plate 133. The G Shaft was located between Second and Third Streets and Office and Kenard Streets in section 7. The B Shaft was located along School Street north of Seventh Street in section 5.



Mine shaft entrances and machinery buildings of the Wilmington & Vermillion Coal Company. Source: Combination Atlas Map of Will County (Elgin, Illinois: Thompson Brothers & Burr, 1873), plate 133. The C and E Shafts were located at the site of present-day City Park in Braidwood, between First and Third Streets, section 8.

The coal companies acquired much of the land in the northern part of Reed Township, and subdivided lots to create the City of Braidwood. However, the coal companies reserved the right to mine coal under the city lots, resulting in all of the structures of the new city being built lightly using wood balloon framing. The coal seams underlying the city were typically three to three and a half feet in thickness; once a particular vein was removed, settlement of the overlying ground typically occurred.⁷⁴

The town of Braidwood developed very rapidly. New immigrants arrived to work in the mines, making Braidwood a melting pot of families from Canada, England, Ireland, Scotland, Wales, Belgium, France, Italy, Germany, Austria, Switzerland, Poland, Bohemia, and Scandinavia. Starting from essentially nothing in 1865, the settlement grew so rapidly that in 1872, when new state legislation gave all settled places of more than 2,000 persons the status of "city," Braidwood was immediately able to incorporate. The first municipal elections were held in 1873, with L. H. Goodrich elected as mayor. Goodrich was born in New York state in 1834. He came to Grundy County in 1855 and worked as a schoolteacher. After marrying Annie Wheeler in 1860, he purchased a farm in Grundy County. He also worked as the superintendent of a coal shaft in Gardner, Illinois. Around 1870, he moved to Braidwood and opened a mercantile store. After serving as the first mayor of Braidwood, in 1875 he was elected to the Illinois House.⁷⁵

⁷⁴ Woodruff et al., 468.

⁷⁵ Woodruff et al., 754.

Elements of a Rural Historic Structural Survey: Narrative

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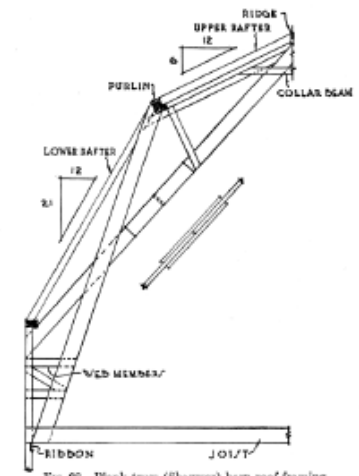


FIG. 68. Plank-truss (Shaver) barn roof framing.

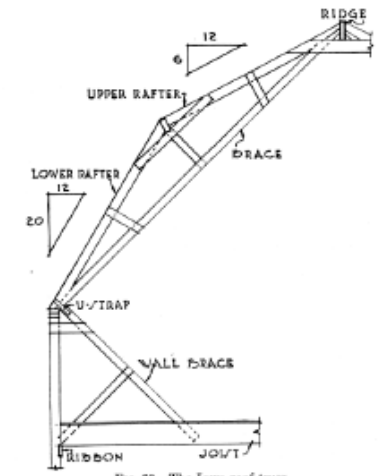


FIG. 69. The Iowa roof truss.

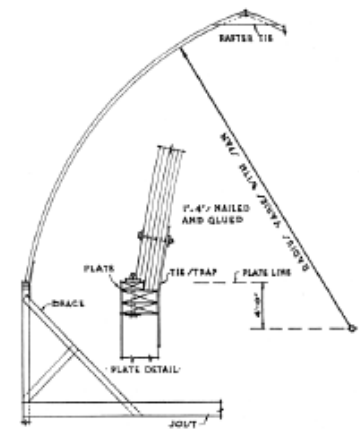


FIG. 72. Laminated, bent rafter in Gothic arch.

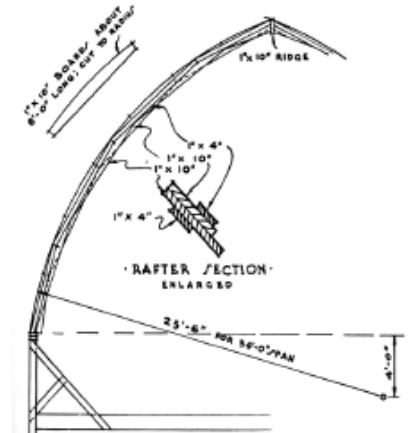


FIG. 73. Gothic rafter, saved form.

The Shaver, Iowa, laminated gothic arch, and sawn gothic arch barn roof rafters. (Deane G. Carter and W.A. Foster, Farm Buildings, Third Edition. New York: John Wiley & Sons, 1941), 136, 138, 140, and 141).

During the 1930s, the Gothic roof entered the last phase of its evolution. At Iowa State Agricultural College, Henry Giese tested existing types of laminated bent rafters in an attempt to solve their shortcomings. Working in collaboration with Rock Island Lumber Company, distributor of Weyerhaeuser Forest Products, he explored the potential of modern glues to yield a stronger bent rafter. Using Douglas fir, clear of knots and defects, glue-laminated under approximately 100 pounds per square inch of pressure and shaped to an arch form, the rafter was stronger than those laminated conventionally with nails and bolts (either the shaved- or bent-lumber techniques). Rafter performance was also improved with the use of hinge connections at the supports. Weyerhaeuser was marketing these factory-built rafters

Elements of a Rural Historic Structural Survey: Narrative

Wiss, Janney, Elstner Associates, Inc.

**Rural Historic Structural Survey
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Peotone Township 1862



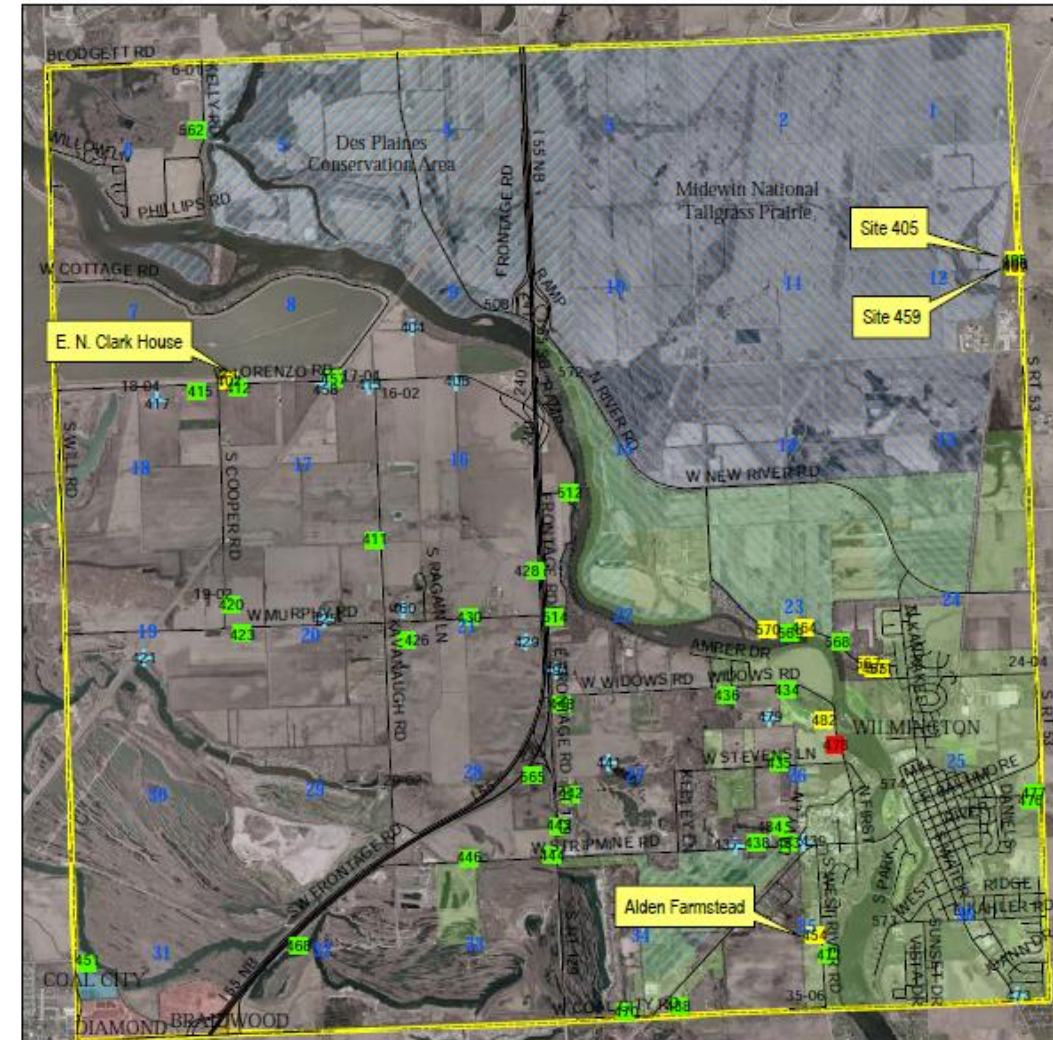
Elements of a Rural Historic Structural Survey: Narrative

WILMINGTON TOWNSHIP Map 4: Significance of Sites

- National Register potential
- Local landmark potential
- Contributing
- + Non-contributing

Also refer to Map 6 for identification of potential landmarks in the Kankakee River corridor.

0 0.25 0.5 1 1.5 2 Miles



Wiss, Janney, Elstner Associates, Inc.

Rural Historic Structural Survey Washington Township Will County, Illinois

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Elements of a Rural Historic Structural Survey: Survey Forms

31131 South Kedzie Avenue		Property Name	Constable-Siemson Farmstead	
PIN No.	21-25-100-004	2502	Survey Date	8/25/2017
		Surveyor(s)	JP	




Township	33N	Range	9E	Orientation	West
Section	25	Parcel	W 1/2 of NW 1/4		
Historic Use	Agricultural				
Current Use	Residential				
Significance	Local landmark potential				
Fieldnotes	1988 Survey Number	25-02			
Farthest south outbuildings are PIN 21-25-100-003					

Within SSA site Owned by State of Illinois

House

House Type	Gabled Ell
House Style	Italianate
Number of stories	2
Roof Type	Gable
Window Type(s)	2-over-2 double hung
Dormer Type	None
Date or Approx. Decade of Construction	1860s
Foundation	Stone
Wall Material(s)	Composite siding, wood
Trim Material(s)	Wood
Porch Material(s)	Wood
Roof Material(s)	Asphalt shingle
Significance	Contributing

Notes:

31131 South Kedzie Avenue		Property Name	Constable-Siemson Farmstead	
PIN No.	21-25-100-004	2502	Survey Date	8/25/2017
		Surveyor(s)	JP	



Additional Structures
Machine shed; grain bin

History Notes
1860 census lists William Constable (age 36) and wife Mary (age 36), both native of England. Pictured in 1873 atlas, plate 111. Two views in 1955 Drury.

HARGIS ID Number: 535742


Farmstead Owner, per Historic Maps and Directories

1862	W. Constable
1873	W. Constable
1888 dir.	William Constable, sec. 24-25-26, 200 acres
1893	William Constable
1902 map	J. Siemson
1909	Jacob Siemson
1918 dir.	Jacob Siemsen, children Harvey, Jake, Laura, Anna, Frieda, John; owner 200 acres, resident since 1859
1920s	Jacob Siemson
circa 1940	Jacob Siemson
1948	Jacob Siemson
1953	Leonard Giroux
1955 book	p. 565 and 566: Marvin Junker, tenant
1957	Leonard Giroux
1963	Leonard Giroux
1969	Isabelle Giroux
1974	Everett Schurman
1980	[small parcel]
1998	[small parcel]
2003	[small parcel]
2007	[small parcel]
2010	[small parcel]
2016	[small parcel]

DIRoux, LENARD Rt. 2
Marvin W. Junker
Peotone 200 acres

Drury, "This is Will County" (1955), if available



GLOUR, LEONARD Rt. 2
Marvin Junker
Peotone Sec. 25 200 acres

How are the surveys used?

- Demolition permit review



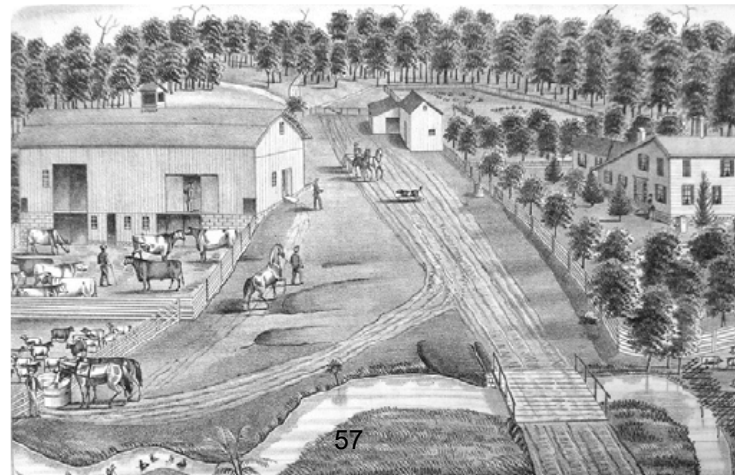
- Local landmark nominations

Gooding-Issert Farmstead Butcher Farmstead

Site 725 (PIN 25-06-400-012)
Site 726 (PIN 25-06-200-001)

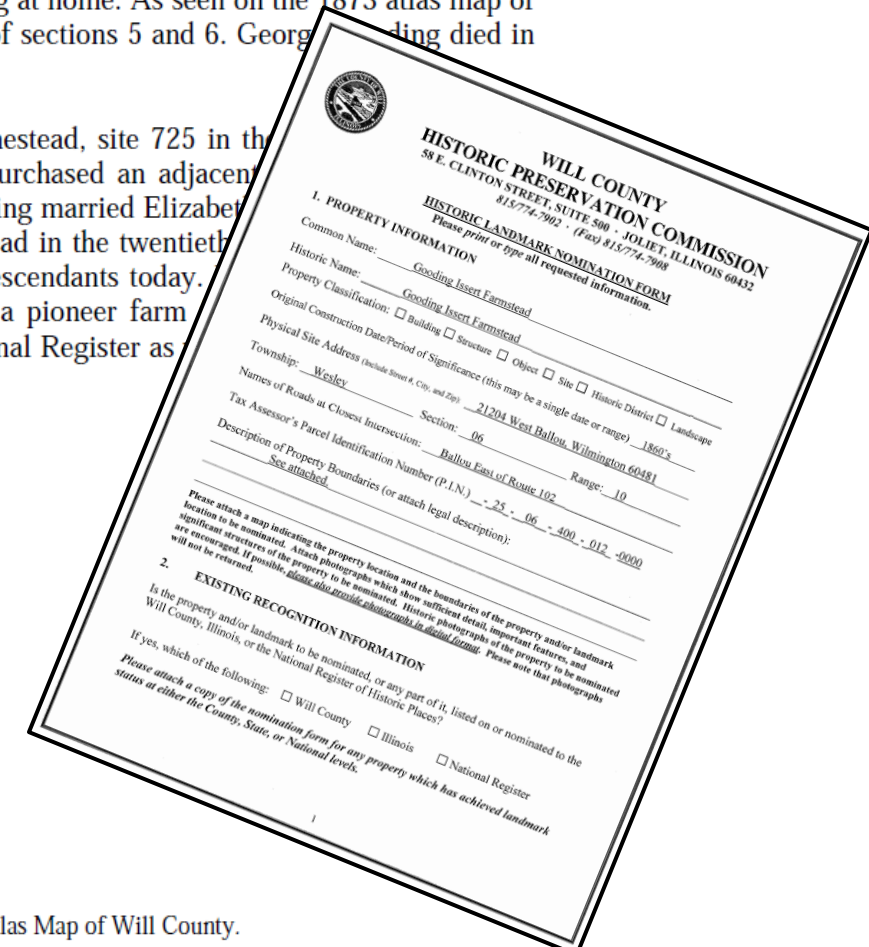
George Gooding was born in Canandaigua, New York, in 1802. He married Achsah Reed of Connecticut in 1826, and they had seven children, of whom five survived to adulthood.¹⁷⁵ The family came west to Wesley Township in 1856 and purchased a 280-acre farm. At the 1860 census, George and Achsah's sons Alanson (aged 20) and George (aged 19) were both still living at home. As seen on the 1873 atlas map of the township, George Gooding owned an extensive portion of sections 5 and 6. George Gooding died in 1883, and his wife died in 1884.

The 1893 and 1909 atlas maps indicate that the family homestead, site 725 in the township, was inherited by George (Jr.), while his brother Alanson had purchased an adjacent present survey. As listed in the 1918 directory, George Gooding married Elizabeth Gooding, and they had three daughters, Nettie, May, and Edna, who inherited the farmstead in the twentieth century. The farmstead was acquired by Victor Issert. It remains owned by Issert descendants today. The 1860s barn and house on the site and its association with a pioneer farmstead is considered to be eligible for listing in the National Register as a County landmark.



57

A view of George Gooding's farm in 1873, plate 135 in the Combination Atlas Map of Will County.



WILL COUNTY HISTORIC PRESERVATION COMMISSION
58 E. CLINTON STREET, SUITE 500 • JOLIET, ILLINOIS 60432
815-774-7902 • (Fax) 815-774-7908

HISTORIC LANDMARK NOMINATION FORM
Please print or type all requested information.

I. PROPERTY INFORMATION

Common Name: _____
Historic Name: Gooding-Issert Farmstead
Property Classification: Building Structure Object Site Historic District Landscape

Original Construction Date/Period of Significance (this may be a single date or range): 1860's

Physical Site Address (include Street #, City, and Zip): 21204 West Ballou, Wilmington 60481
Township: Wesley
Names of Roads at Closest Intersection: Ballou East of Route 102
Tax Assessor's Parcel Identification Number (P.I.N.): 25 - 06 - 400 - 012 - 0000
Description of Property Boundaries (or attach legal description):
See attached

Please attach a map indicating the property location and the boundaries of the property and/or landmark location to be nominated. Attach photographs which show sufficient detail, important features, and significant structures of the property to be nominated. Historic photographs of the property to be nominated are encouraged. If possible, please also provide photographs in digital format. Please note that photographs will not be returned.

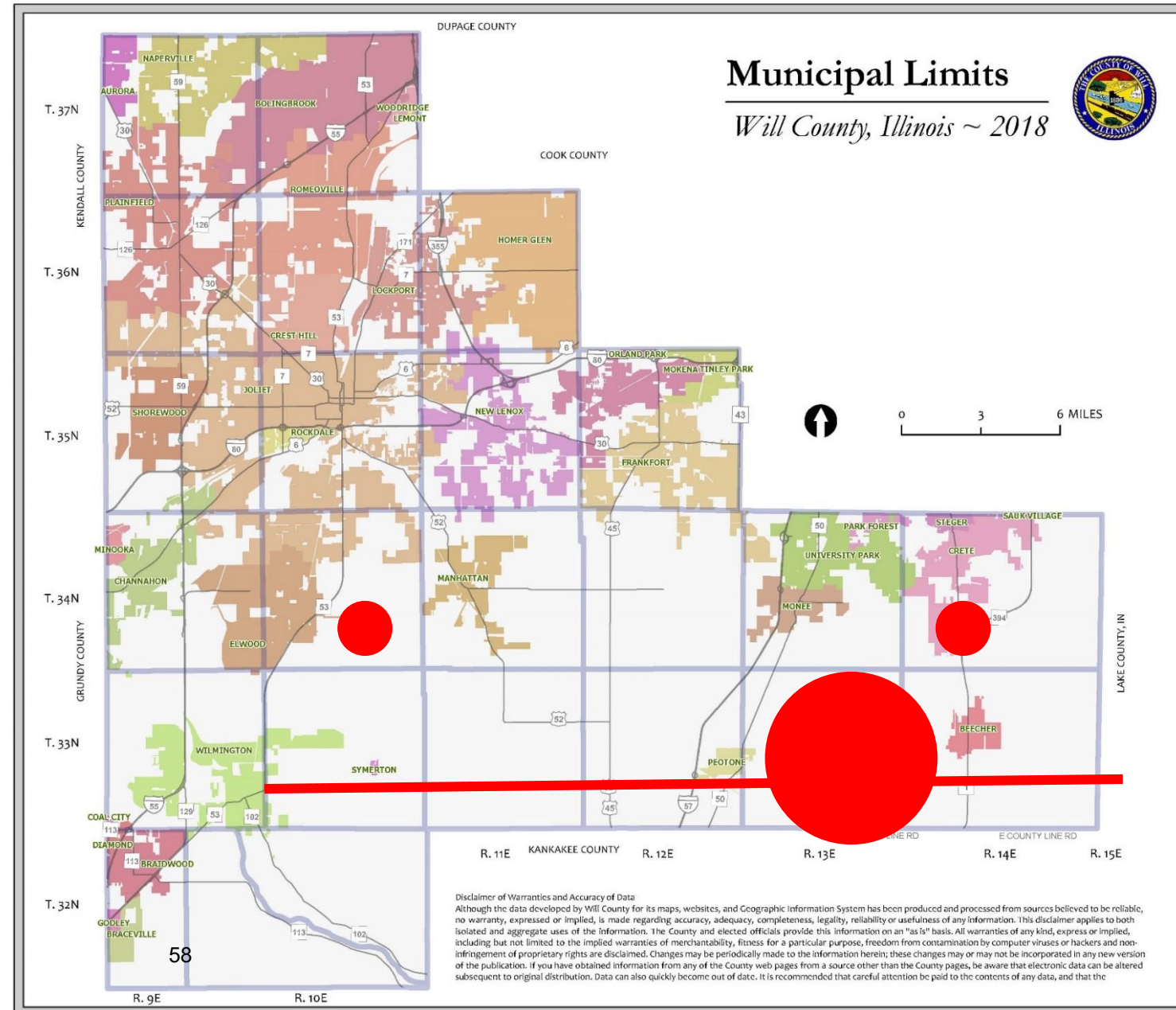
2. EXISTING RECOGNITION INFORMATION

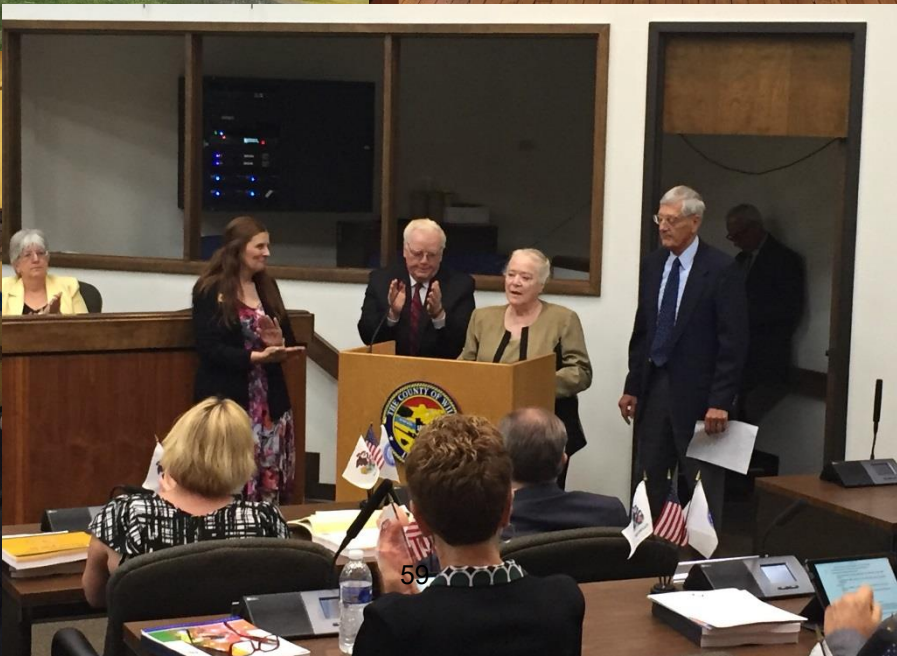
Is the property and/or landmark to be nominated, or any part of it, listed on or nominated to the Will County, Illinois, or the National Register of Historic Places?

If yes, which of the following: Will County Illinois National Register

Please attach a copy of the nomination form for any property which has achieved landmark status at either the County, State, or National levels.

Future Growth Potential





2019: Final Rural Historic Structural Survey completed

Wiss, Janney, Elstner Associates, Inc.

St. Paul's United Church of Christ

Site 2105 (PIN 14-21-341-001)

This Gothic Revival brick masonry church was constructed in 1914–1915 and has potential to be designated a local landmark due to its architectural character. The original name is carved into stone over the main entrance: “Evangelische St. Paul’s Kirche.” The church was renamed in 1958 due to a merger of national denominations. The church interior was damaged by fire on December 5, 1930, and restored in 1931. A classroom wing was added to the southeast corner in 1959. The site also contains a contributing brick masonry parsonage constructed in 1918.



Left: The church as it existed in 1955. Source: Drury, 319. Right: Main elevation of the church.



Left: Perspective of the church showing the 1959 classroom wing. Right: The parsonage associated with the church.

Looking towards the future...

A screenshot of a mobile application interface for a historic landmarks story map. The top status bar shows LTE signal, 1:53 PM, and 76% battery. The app has a dark blue header with a menu icon, a 'List' button, a 'Map' button, and another menu icon. Below the header is a map view showing a location in Will County, Illinois, with a distance of 0.5 mi. The map features the Will County seal and the text 'Will County of Illinois' and 'Historic Landmarks Story Map'. A vertical purple bar on the left side of the map indicates the current location. Below the map are three numbered items: 1 (purple bar), 2 (red bar), and 3 (blue bar). Item 2 is a photograph of a cemetery with a large tree and a distance of 12.4 mi. Item 3 is a photograph of a church with a steeple and a distance of 13.1 mi.

1 0.5 mi



Will County of Illinois

Historic Landmarks Story Map

2 12.4 mi



Wheatland Township Cemetery

3 13.1 mi





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