CALL TO ORDER

ROLL CALL: Ken Boyer, Ken Donart, Whitney French (Vice-Chair), Michael Garrigan (Chair), Kristine Heiman, Richard Scheffrahn, Jeff Wehrli (CB Representative), 2 vacancies and Angela Zubko (PBZ liaison) (Quorum is 5 members)

APPROVAL OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from the October 15, 2014 Meeting

CHAIRMAN’S REPORT

PUBLIC COMMENT

NEW BUSINESS
1. Approve 2015 meeting dates
2. Discuss potential Landmarks and how we will contact them

OLD BUSINESS
1. Review and approve picture taking process
2. Update on Millbrook Bridge- Review trails plans
3. Review where the Committee left off for intergovernmental agreements
4. Discussion on grants for courthouse windows
5. Discuss and decide what is next for the reconnaissance survey- update on where we are at with regards to how many are complete, how many need to get done, etc.
6. Discussion on public outreach event
7. Review Reconnaissance Survey Pictures

PUBLIC COMMENT

ADJOURNMENT- Next meeting on December 17, 2014
KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
111 West Fox Street, Room 209 & 210, Yorkville, IL 60560
Meeting minutes of October 15, 2014
(Unofficial until approved)

CALL TO ORDER
The meeting was called to order by Vice Chairman Whitney French at 7:04 p.m.

ROLL CALL
Present were: Ken Boyer, Ken Donart, Whitney French (Vice-Chair), Kristine Heiman and Jeff Wehrli (CB Representative)
Also present: Planning & Zoning Manager Angela Zubko
Members in the audience: None
Absent: Michael Garrigan (Chairman) and Richard Scheffrahn

APPROVAL OF AGENDA
Ken Donart made a motion to approve the agenda as written, Jeff Wehrli seconded the motion. All agreed and the agenda was approved as written.

APPROVAL OF MINUTES
Ken Boyer a motion to approve the minutes as written from the September 17, 2014 meeting. Jeff Wehrli seconded the motion. All agreed and the minutes were approved.

CHAIRMAN’S REPORT
Mr. Garrigan is not here.

PUBLIC COMMENT
There was no public comment at this time.

NEW BUSINESS
1. Review and approve picture taking process- Planner Zubko stated in the packet was a rough draft of how to take pictures in case we have volunteers to help. Ms. French stated she put together a list of local schools that have photography programs. Mr. Wehrli stated a letter and stack of brochures for interested or worried homeowners. There was some discussion on information to the homeowner and the following suggestions were made: make sure to state it’s for informational purposes only, I’m a student from taking pictures for. Under number 3 put a standard to the name of the photo, a naming convention (address and picture number). Maybe explain the identifiers (the fire sign is the address) and add a picture of one.

OLD BUSINESS
1. Update on Millbrook Bridge- Jeff Wehrli stated he does not have anything new at this moment.
   ACTION: Whitney will get a hold of Laura to discuss grant funding. There was some discussion on trails.
Historic Preservation Meeting Minutes 10.15.14
ACTION: By next month Jeff will try to get demolition numbers from Mr. Fran Klaas. ACTION: Planner Zubko will bring the trail plan including the forest preserve plan. She will bring the current and future.

2. Preservation Plan/5 Year Plan- Discuss and approve modifications and select next steps for meeting 2014 goals- In the packet is the up to date version that was also emailed out for approval tonight. ACTION: Mr. Garrigan will get Planner Zubko a copy of their demolition ordinance for her to present to the next PBZ Committee to get their thoughts and opinions. Whitney French made a motion to approve the plan and take it to the PBZ Committee meeting and full County Board, Jeff Wehrli seconded the motion. All were in favor and the plan is approved. The Committee went over their goals for 2014 and changed some to complete and refreshed what still needs to get done and what’s on a as needed basis. Ms. French had some discussions on the intergovernmental agreement and where it was left off. ACTION: We will bring it back next month to take a look at. ACTION: Ms. French will bring the letter she has drafted of the benefits of an intergovernmental agreement.

3. Discussion on grants for courthouse windows- The Facility Committee met and went over our recommendations and would like our help on finding some grants for the courthouse windows. Our first course of action is to help get bids for restoration and ask about double pane windows. ACTION: Planner Zubko will ask Mr. Smiley if he’s made some contacts with the landmarks list. We will want to talk to the Landmarks IL (Lisa DiChiera) and the State Historic Preservation Officer (SHPO) on getting grants. We need to look for on the grant side is whether or not it is designated historic or national register qualified. Mr. French thinks it will qualify which will help as well. ACTION: Ms. French & Kristine Heiman will email Lisa DiChiera on information to the grant. Ms. Heiman printed out two grants from Landmarks IL for windows and stated one is due in November, the grants were the Donnelley and Heritage grant. Or tree house grants we can look up as well. ACTION: Planner Zubko will email Mr. Smiley with the update and cc Mr. French.

4. Discuss and decide what is next for the reconnaissance survey- update on where we are at with regards to how many are complete, how many need to get done, etc.- Planner Zubko stated in the packet is the updated chart as of last week, she’s worked on a lot on the website in the last week. We actually only have 915 sites that we do not have pictures for and it may be less as she’s going through what is needed and comparing it to what Ms. Todd has taken pictures of. We have tons of pictures to go through.

5. Discussion on public outreach event- This was not discussed tonight so this action will remain. ACTION: Michael Garrigan is going to talk to Doug Farr.

6. Review Reconnaissance Survey Pictures- These will be looked at if we have time at the end of the meetings.
   3931 Route 126- Potentially Significant (not house)
   11900 Brisbin Road- Non-Significant
   13 Cannonball- Potentially Significant
   20 Cannonball- Significant
   2013 Beecher Road- Potentially Significant
   25 Cannonball- Non-significant
   3400 Minkler Road- Not Significant- site may be
   3710 Cannonball- Significant (might be in Yorkville)
   3825 Minkler Road- Non-significant
   4320 Minkler Road- Potentially Significant

Historic Preservation Meeting Minutes 10.15.14
45 Cannonball- NEED MORE PICS
4532 Minkler Road= Demolished?
4744 Minkler- Demolished?
5042 Minkler Road- Potentially Significant
5724 Minkler Road- NEED MORE PICS
5920 Minkler Road- Potentially Significant
6920 Galena Road- Potentially Significant
7542 Route 34- Significant
7977 Galena Road- Potentially Significant
8625 Galena Road- Significant (will most likely be demolished)
8822 Route 30- Contributing
9025 Kennedy Road- Significant
9124 Route 30- Potentially Significant
11254 Faxon Road- Potentially Significant
10417 Corneils- Significant

7. **ACTION**: On next month’s agenda put the landmark nomination recommendations.

**PUBLIC COMMENT**
There was no public comment at this time.

**ADJOURNMENT** - Next meeting will be November 19, 2014 – Jeff Wehrli made a motion to adjourn, seconded by Ken Boyer, all agreed. Vice Chairman French adjourned the meeting at 8:40 pm.

Submitted by,
Angela L. Zubko, Recording Secretary & Planning & Zoning Manager
Kendall County Historic Preservation Commission Meeting Dates

Kendall County Historic Preservation Commission meetings are held at 7:00 p.m. in the County Board room located at 111 West Fox Street Rooms 209 and 210 every 3rd Wednesday of the month.

**2014**
December 17

**2015**
January 21
February 18
March 18
April 15
May 20
June 17
July 15
August 19
September 16
October 21
November 18
December 16

**Preservation Month**
May

**Nomination of Commission Officers**
July

**Election of Commission Officers**
August
November 4, 2014

Windshield Survey Picture taking Process

Thank you for volunteering to take some pictures for the Kendall County Historic Preservation Commission. Below will outline the process the Committee has approved in order to ensure everyone is following the same procedure.

1. A list of address’ have been put together by street. Typically it will be all the northern address’ first (on a east/west roadway), then southern and all the address’ on the east side of the street (on a north/south roadway), then west side to you can drive and safely take pictures on the same side of the street and drive back to the beginning point taking pictures on the opposite side of the street.

2. Please take a couple pictures in color of each structure (that can be taken safely from the street). Please do not trespass onto anyone’s property unless given permission by the property owner. A structure could be a home, barn, silo, out house, corn crib, etc. Make sure to try to include the foundations on the structures as well.

3. Label each picture the address of the property and the picture number (example 3805 Kendall Street 1 of 5 & 3805 Kendall Street 2 of 5) The address can be easily found on the fire sign:  

4. Email, put on a thumb drive or put on a cd the pictures and get to Planner Angela Zubko (azubko@co.kendall.il.us) at 111 West Fox Street, Room 203, Yorkville, IL 60560.

If you have ANY questions please do not hesitate to contact Angela Zubko at 630-553-4139. Thank you so much!

Information for a homeowner if interested: I’m a student from (Name of School) and I’m taking pictures for the Kendall County Historic Preservation Commission. The Commission is seeking to inventory all potentially significant structures in the county for INFORMATIONAL PURPOSES ONLY. The Commission is trying to determine what structures (if any) are significant contributors to the historic fabric of the county. The data collected will serve the county departments by providing the necessary information for them to make informed decisions.
1.16.13

Review intergovernmental agreement and discuss email with Kane County/ discuss bullet points how it will benefit their community- Ms. French gave some background to the intergovernmental agreement. ACTION: Ms. French will bring a list depicting the values and benefits of Historic Preservation to the next meeting for the commission’s review. There was discussion on some of the questions raised to Kane County and how to handle it. There was discussion of what to do if a municipality wants to sever the agreement, there was a suggestion about an honorary plaque and concern on the part of the commission regarding the concept that a Landmark designation should be a permanent tag on the property title and the ramifications of this in the event a municipality no longer falls under the KCHPC’s jurisdiction. Mr. Dickson suggested putting language in the agreement that if the municipality has their own designation we no longer have authority over the review of the property modifications, but there was no definitive conclusion regarding the legal or logistic impact.

2.20.13

Review intergovernmental agreement and discuss Historic Preservation Values document- Ms. French stated last we met Ms. French is still trying to get comfortable with this. Ms. French passed out the benefits of Historic Preservation. It is a document we can hand out to help explain what we do and how we can help. Mr. Garrigan talked about being careful when using the words ‘smart growth’ or ‘sustainability.’

Then we didn’t meet until June and we started working on the ordinance changes. The list Ms. French put together was never in any packets.
From: Angela L. Zubko [mailto:Azubko@co.kendall.il.us]
Sent: Friday, November 30, 2012 12:56 PM
To: Thavong, Julia
Cc: 'Whitney French'
Subject: Sorry, Historic Preservation Questions

Julia,

As you know we’re in the process of drafting up an intergovernmental agreement to allow us to landmark in municipalities that do not have a historic preservation commission. Quite a few questions came up while going through your draft agreement that maybe you can help me with. The questions are as follows and if you want to respond by email or give me call whatever works for me.

1. Who has the ultimate authority to landmark something, the County Board or municipality? Or does it get approved by the municipal board/council and also by the Kane County Board? Both must approve to designate.
2. If something is landmarked and a building permit is applied for do they notify Kane County and you take them through the Certificate of Appropriateness application and process? Yes, which is partially why the municipality has to agree.
3. Has Kane done any historic districts through this intergovernmental agreement? Only by backing into it, the Rustic Road existed before, the village incorporated and then the IGA for preservation was signed.
4. Are all your agreements with municipalities that have building departments or is that all administered through Kane County? It can be both, but ours do as of now.
5. What happens to the landmark if the municipality severs the agreement? Then it’s protection is lost.
6. Is this on their title and can be found on a title search? On the homeowners title if they have been landmarked.
7. Have any of the municipalities that have agreements with you started their own historic preservation commissions? Not yet.
8. Do you have a defined method for approaching the municipalities and describing the benefits of participating? No, usually there is a resident that wants to participate and then we will approach the municipalities. We’ve been working with our communities for many years most notably through our comprehensive planning documents. Our planners are always talking about the different benefits that working with the County will or could bring to a local municipality.

I think that should be enough to get started. We are really trying to figure out how it’s administered and how you’ve made so many work out.

Thanks and have a good weekend,

Angela L. Zubko
Senior Planner [Kendall County Department of Planning, Building & Zoning
111 West Fox Street Room 203
Yorkville, IL 60560-1498
Phone: 630.553.4139 / Fax: 630.553.4179
INTERGOVERNMENTAL AGREEMENT BETWEEN THE KENDALL COUNTY HISTORIC PRESERVATION COMMISSION AND THE UNITED CITY OF YORKVILLE

THIS INTERGOVERNMENTAL AGREEMENT ("the Agreement") by and between the Historic Preservation Commission of the County of Kendall, a Commission appointed by the unit of local government of the State of Illinois ("Kendall County") and the United City of Yorkville, Kendall County, Illinois (the "City") a municipal corporation of the State of Illinois.

WITNESSETH:

WHEREAS, the City and Kendall County are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq.; and

WHEREAS, WHEREAS, Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) permits units of local government to obtain or share services and to jointly contract, combine or transfer any power, privilege, function or authority among themselves, and

WHEREAS, the Illinois County Historic Preservation Law within the Counties Code (55 ILCS 5/5-30004) provides that a municipality and a county may enter into intergovernmental agreements allowing for the exercising of the powers and authority granted counties under 55 ILCS 5/5-30001 et seq. within the boundaries of any city, village, or incorporated town, and; allowing the County to advise as to the enactment of ordinances to protect landmarks or preservation districts within the municipality, and; authorizing the County to designate landmarks or preservation districts within a municipality’s corporate boundaries, and
WHEREAS, Ordinance 2006-67 approved on August 15, 2006 by the Kendall County Board establishes an ordinance adopting the Kendall County Historic Preservation Ordinance and Commission in order to preserve and continue utilization of potential landmarks and historic districts that is necessary and desirable for the enjoyment and beauty of the County of Kendall and for the health, safety, prosperity and general welfare of the citizens of the County; and

WHEREAS, the United City of Yorkville wishes to utilize the County’s historic preservation ordinance and commission to protect the historic, architectural, scenic and aesthetic character of landmarks and preservation districts in the part of the City located within the County.

NOW, THEREFORE, in consideration of the foregoing and mutual covenants and agreements contained herein, the City and the County agree as follows:

Section 1. The above recitals are incorporated by reference as if fully set forth herein.

Section 2. The United City of Yorkville agrees to adopt and follow the is allowed to utilize the Kendall County Historic Preservation Ordinance and Commission to protect the historic, architectural, scenic and aesthetic character of landmarks, preservation districts, and road corridors in the part of the city located within the county.

Section 3. For all proposed designations for property located within the municipal limits of the United City of Yorkville, lying within the County of Kendall, an application shall be submitted to the Community Development Department on forms provided by the County. There shall be no fee for filing a nomination.

Section 4. Upon review and application approval of the application by the United City of Yorkville, the City President (Mayor), with consent of the City Council/Board, shall forward the application and any supporting material to the Kendall County Historic Preservation
Commission for review and final action pursuant to the terms and provisions of the Kendall County Historic Preservation Ordinance.

Section 42. The City agrees to adopt any ordinances reasonably necessary to implement this agreement.

Section 56. Any property located within the municipal limits of the United City of Yorkville which are lying within the County that and are designated now or in the future, by the Kendall County Board as a landmark or preservation district shall be considered a Kendall County landmark or preservation district and be bound by the regulations of the Kendall County Historic Preservation Ordinance, as may be amended by the Kendall County Board from time to time. Said regulations include, but are not limited to, review of alterations to and/or demolition of both either nominated and or listed landmarks and preservation districts.

Section 57. All nominations, notices and other correspondence concerning or permitted under this agreement must be copied to the City Council and shall be transmitted in writing, only by personal delivery or by certified, registered or first class United States Mail to the following:

If to the County: County of Kendall Planning, Building and Zoning Department Historic Preservation Liaison 111 West Fox Street Room 203 Yorkville, Illinois 60560

If to the City: United City of Yorkville Director of Community Development 800 Game Farm Road Yorkville, Illinois 60560

Section 58. The provisions of this Agreement are severable. This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois, if any paragraph,
section, subsection, sentence, clause or phrase of this Agreement is for any reason held to be
contrary to law, or contrary to any rule or regulation having the force and effect of law, such
decision shall not affect the remaining portions or the Agreement.

Section 89. Any alterations, amendments, deletions or waivers of the provisions of this
Agreement shall be valid only when expressed in writing and duly signed by representatives of
the Village and the County, acting under the authority of their respective governing bodies.

Section 910. Either the City or the County may terminate this Agreement at any time by
giving written notice to the other party of such termination and specifying the effective date
thereof at least thirty (30) days before the effective date of such termination. Such notice shall
be duly signed by a representative of the party wishing to terminate this Agreement, acting under
the authority of their respective governing body.

Section 4011. This Agreement represents the entire Agreement between the parties and
there are no other promises or conditions in any other Agreement whether oral or written. This
Agreement supersedes any prior written or oral agreements between the parties and may not be
modified except in writing acknowledged by both parties. This Agreement represents the entire
agreement between the parties, and there are no other promises or conditions in any other
agreement whether oral or written except for the terms and conditions set forth in the Agreement.

Section 4112. Nothing contained in this Agreement, nor any act of Kendall County or
the City pursuant to this Agreement, shall be deemed or construed by any of the parties hereto or
by third persons, to create any relationship of third party beneficiary, principal, agent, limited or
general partnership, joint venture, or any association or relationship involving the County and the
City.
Section 12/3. The United City of Yorkville shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, its past present and future board members, elected officials, insurers, employees and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines damages and expenses and costs relating thereto including but not limited to attorney's fees and other legal expenses which the County, its board members, elected officials, insurers, employees and/or agents may sustain, incur or be required to pay arising in any manner out of the County's performance or alleged failure to perform its obligations pursuant to the Agreement.

Section 14. Kendall County and the City each hereby warrant and represent that their respective signatures set forth below have been, and are on the date of this Agreement, duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

Section 13/5. That the United City of Yorkville shall secure, pay for and maintain throughout the period during which services are provided under this Agreement, auto liability and general liability insurance with minimum limits of coverage equal to or greater than those limits maintained by the City on the date of the execution of this agreement. The City's auto liability and general liability coverage shall be primary coverage in circumstances of alleged or proved errors or negligence by the County or the County's employees, arising out of the County's performance or alleged failure to perform its obligations pursuant to this Agreement. The City's coverage shall name the County of Kendall as an additional insured, with its members, representatives, officers, agents and employees. A certificate of insurance evidencing the required coverage and the appropriate additional insurer's endorsement shall be furnished to the County upon execution of this Agreement. Such insurance shall be modifiable or cancelable.
only upon written notice by registered mail, mailed to the County at least ninety (90) days in advance of such modification or cancellation. The City shall furnish a copy of its insurance policies for examination by the County at any time upon demand of the County.

Section 16. That this Agreement shall be for a term of two (2) years, commencing on the date of execution hereof, subject to renewal by the parties at least 30 days before the expiration of this agreement, said renewal to be in writing.

Section 17. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

The Term of the Agreement shall commence as of the Agreement Date and shall expire only upon notice of termination.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

County of Kendall, a unit of local government of the State of Illinois United City of Yorkville, Kendall County, an Illinois municipal corporation

By: Chair, Kendall County Board By: Mayor

Attest: Attest:

County Clerk City Clerk
PROPOSAL

JOB NAME/NO.: Kendall County Opening Restoration
LOCATION: Yorkville, IL
PHONE: (630) 553-4102

To: Kendall County
Jim Smiley, Director
804 W. John Street, Suite B
Yorkville, Illinois 60560-9271

We hereby submit specifications and estimates for:

Original Window and Door Restoration

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<td>$853,288.00</td>
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I. Restore all Original Wood Windows at All Four Elevations
1. Remove all existing glass and transport to our shop for restoration.
2. Remove all existing hardware; clean and replace as required.
3. Board up the existing window opening and secure from weather.
4. Strip the existing window jambs from the interior stop to the exterior brickmold using Strip It! or low heat removal.
5. Field repair all jambs with epoxy wood repair or Dutchman repairs as required.
6. Existing glass will be cleaned, and replaced with Western Putty glazing compound.
7. Prepare all wood repairs by sanding and installing primer coat Sherwin Williams Oil Primer.
8. Install two (2) coats of finish paint on all jambs with Sherwin Williams Duration.
9. Remove existing caulk and caulk jambs and fixed top sash with NP-1 Urethane caulk.
10. Remove all glazing from existing sash in our shop.
11. Strip sash and repair with wood epoxy repair or Dutchman repairs as required.
12. Replace deteriorated components with new Northern White Pine to match original profile.
13. Prepare all sash repairs by hand sanding.
14. Prime exterior of sash and stain interior to match finish.
15. Install two finish coats of paint on exterior of the sash.
16. Install two painted coats of finishes on the interior of the sash.
17. Re-glaze windows with the original glass. Replace broken or damaged glass as needed.
18. Reinstall hardware and sash. Replace existing weight sash cord as needed. (Top sash to be fixed)
19. Furnish Darbin Zinc Weather Stripping on all bottom operable sash.
20. Final cleaning of all windows on the interior and exterior.
21. Make final adjustments for smooth operation of all sash.
22. Masonry sills will be patched with Conproco Matrix stone patch as necessary.

II. Restore Entrance Doors, Transoms and Side Lites on North and South Elevations
1. Restore openings in the above specification
2. Includes replacement of (24) bricks, to match original in color and texture as close as possible.
3. Masonry sills will be patched with Conproco Matrix stone patch as necessary.

III. Restore Basement Doors and Windows
1. Restore openings in the above specification
2. Includes replacement of (24) bricks, to match original in color and texture as close as possible.
3. Masonry sills will be patched with Conproco Matrix stone patch as necessary.

This work is completed in accordance with the Secretary of the Interior's Preservation Brief #9: The Repair of Historic Wooden Windows.

Includes: Bonds, permits, testing and vegetation restoration.
WE PROPOSE hereby to furnish material and labor - complete in accordance with these specifications, for the sum of: (Items I-III only):

Four Hundred Ninety One Thousand Seven Hundred Ninety Three Dollars and 00/100 (\$491,793.00)

Payable as follows:

Monthly Progress Payments

Respectfully proposed by Terry W. Cole, President

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL. The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date

Signature

Date
United States Environmental Protection Agency

This is to certify that

Renaissance Restoration, Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint renovation, repair, and painting activities pursuant to 40 CFR Part 745.89

In the Jurisdiction of:

All EPA Administered States, Tribes, and Territories.

This certification is valid from the date of issuance and expires May 19, 2019.

[Signature]

Michelle Price, Chair
Lead, Heavy Metals, and Inorganic Branch
Jones Building Products LLC  
Mail to: P. O Box 685  
Minooka, IL 60447  
ship to: 301 Amendodge unitA  
Shorewood IL 60404  

Name / Address  
Facilities Management  
804 W. John Street Suite B  
Yorkville IL 60560-9271  
Jim Smiley  

P.O. #  
Terms  
Due Date 9/15/2014  
Other  

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<td>Single Window Stationary with true divided lite grilles lowE glass 6.5 jamb, 8&quot; extension jamb painted white polycrnon factory applied paint, primed interior historically correct brickmould, grilles, interior casing per approved drawings</td>
<td>2</td>
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Subtotal:  
Sales Tax (8.25%):  
Total:  

Jones Building Products LLC  
jonesllc@gmail.com  
815-341-7328  
Fax 815-744-6029  

Page 1
Date 9/15/2014
Estimate # windows

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Subtotal                                                        $28,262.00
Sales Tax (8.25%):                                               $1,576.74
Total                                                            $30,838.74
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