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 January 21, 2015 Meeting

CHAIRMAN’S REPORT

PUBLIC COMMENT

PUBLIC HEARING
1. 15-03 Candice Hadley
   Location 1542 Plainfield Road, Oswego
   Purpose Nomination request for landmark status

Swear in anyone interested in talking at this meeting
After no further testimony, close the testimony

NEW BUSINESS

OLD BUSINESS
1. Landmark applications
2. Update on Millbrook Bridge
3. Review draft intergovernmental agreements
4. Discussion on grants for courthouse windows
5. Discussion on public outreach event
6. Review Reconnaissance Survey Pictures

PUBLIC COMMENT

ADJOURNMENT- Next meeting on April 15, 2015
KENDALL COUNTY
HISTORIC PRESERVATION COMMISSION
111 West Fox Street, Room 209 & 210, Yorkville, IL 60560
Meeting minutes of January 21, 2015
(Unofficial until approved)

CALL TO ORDER
The meeting was called to order by Chairman Michael Garrigan at 7:05 p.m.

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

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

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

CHAIRMAN'S REPORT
Mr. Garrigan had no report at this time.

NEW BUSINESS
None

OLD BUSINESS
1. Potential Landmark applications- Planner Zubko stated we received our first application; we will get this schedule this for a February public hearing. The goal is to get it landmarked before Preservation month. Mr. Garrigan emailed the liaison from the Farnsworth house about landmarking the house which would meet our goal for the year. ACTION: Planner Zubko will reach out to Mr. Harold Oliver about landmarking the mill.
2. Update on Millbrook Bridge- Jeff Wehrli stated Randy Hultgren is coming into town on Friday and he is in the process to put together a packet of information to ask for some money for the bridge. Kristine went out and took some pictures of the bridge and passed them around for the Commission to see. He will keep us updated.
3. Review draft intergovernmental agreements- Planner Zubko stated in the packet are the modifications as discussed last time so we went page by page. Page 3 change ordinance to specify the historic preservation ordinance. There was some discussion on if we have a couple agreements do all Historic Preservation Meeting Minutes 1.21.15
municipalities need to agree to the change or will we have multiple ordinances? On page 4 and 5 there were some additions from last meeting. Section 10 we made some modifications the Kendall County Board needs to approve the ordinance as well with a recommendation from the Commission. Section 11 we changed the last sentence. Section 15 Planner Zubko read the SAO opinion. The Commission would like to delete the auto insurance. Page 6 section 16 about the terms, the SAO had an opinion on deleting that section. The Commission decided this is not a contract, it’s an agreement. They feel every 2 years is cumbersome. The Commission would like to change it to 4 years instead of 2. **Action:** Planner Zubko will bring back the final draft next month and get it approved.

4. Discussion on grants for courthouse windows- Planner Zubko stated Mr. Smiley has put together the real issues out at the historic courthouse. The Commission thinks we should contact Terry again to get a price on this. The Commission likes how we have narrowed this down. We need to contact the state, Catherine O’Conner and see if double pain windows can be installed and the parameters to keep it historical with the Secretary of Interior standards but we need to achieve energy efficiency. **Action:** Planner Zubko will contact her and send her this information. Once we hear back we can let Smiley know what is needed and to get more bids.

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. Mr. Wehrli asked if any type of social event is happening in May to have a presence together. Kristine stated she’s been in touch with Landmarks Illinois to get realtors interested in a pilot realtor training/class for the Fox Valley realtors. **Action:** This will be discussed more next month. Possibly invite Catherine O’Conner to put on a session or Stephanie Todd. This should be a week night or morning session. **Action:** Mr. Garrigan will reach out to someone from the state and Susanne to see if they’d be available to speak.

6. Review Reconnaissance Survey Pictures-

3410 Chicago Road- Contributing
4050 Chicago Road- Contributing
4275 Chicago Road- Need more pics
5021 Wheeler Road- Research on when built
7417 Galena Road- Potentially Significant
8801 Kennedy Road- New pics if there
6250 Minkler Road- Significant
6272 Minkler Road- Contributing
6383 Minkler Road- Contributing
8222 Route 126- Gone
8239 Route 126- Non-contributing
8421 Walker Road- Need pics
8614 Ament Road- Contributing
8641 Ament Road- Significant
9111 Ashley Road- Significant
9138 Lisbon Road- Significant
10355 Fennel Road- Non-contributing
12315 Joliet Road- Non-contributing
13115 Townhouse Road- Non-contributing
13287 Joliet Road- Contributing
13475 Townhouse Road- Non-contributing
13594 Bushnell Road- Non-contributing
13625 Apakesha Road- Contributing
13710 Townhouse Road- Barns contributing; house Non-contributing
13837 Apakesha Road- Barns potentially significant; house Non-contributing
13936 Townhosue Road- Contributing
14024 Roods Road- Non-contributing
14080 Townhouse Road- Non-contributing
14270 Fennel Road- Non-contributing
14313 Route 52- Non-contributing
14515 Roods Road- Non-contributing
14560 Townhouse Road- Non-contributing

PUBLIC COMMENT
There was no public comment at this time.

ADJOURNMENT- Next meeting will be February 18, 2015 – Ken Donart made a motion to adjourn, seconded by Jeff Wehrli, all agreed. Chairman Michael Garrigan adjourned the meeting at 8:40 pm.

Submitted by,
Angela L. Zubko, Recording Secretary & Planning & Zoning Manager
SITE INFORMATION

PETITIONERS  Candice Hadley

LOCATION  1542 Plainfield Road; on the south side of Plainfield Road about 1.1 miles west of Ridge Road

TOWNSHIP  Oswego Township

PARCEL #  03-35-377-003

SIZE  5 Acres

REQUESTED ACTION

GENERAL  The owner, Candice Hadley is requesting approval to landmark her home at 1542 Plainfield Road, Oswego, IL.

YEAR BUILT  1865

HISTORIC OWNER  Gilbert & Mary Ann (Cass) Gaylord

JUSTIFICATION  The Gilbert Gaylord House is an extremely well-preserved example of Italianate architecture. The main structure is virtually unchanged and over the past two decades, the current owner has painstakingly restored the front porch, preserved the brackets under the eaves, had the brick tuck-pointed and installed copper gutters. The east side addition was built in 2007 in a manner similar in style and materials to the original, without detracting from the original structure's historic integrity. There are no other brick Italianates in Oswego or the surrounding areas.
towship that compare to this structure. Additionally, the structure is eligible for listing in the National Register of Historic Places. The house qualifies for "Criterion C for architecture as a good representative example of an asymmetrical Italianate residence." The structure also has been recognized as a Property of the Season by the Oswego Historic Commission and has been named an Oswego Township Heritage Place.

ARCHITECTURAL DESCRIPTION

The Italianate Gaylord two-story brick residence is a gabled ell sitting on a cut limestone, raised foundation. Tall, arched windows are delineated with cut stone sills and corbelled lintels; broad eaves are supported with massive, incised brackets. There are two front entrances; one with double doors. Ornate porches adorn the front and rear facades.

The exterior of this 150 year old home has been painstakingly maintained in a manner befitting its historic stature.

There are two main floors, plus (finished) basement and renovated attic.

The original main floor has four rooms: formal front parlor, family room (converted in early 1970's from two smaller rooms), dining room and kitchen. The original pine plank flooring is still intact in all rooms except the kitchen; as is all original woodwork and some doors.

- There is a staircase with the original curved banister inside the double doors (with a curved wall underneath). Another curved wall in the hallway is hidden behind a door that decades ago was installed for access to a half bath.
- The formal front parlor, currently a wheelchair accessible bedroom, has original crown molding.
- The dining room features a stone mantle fireplace recently installed to replace a circa 1970's inappropriate brick "Colonial" fireplace. A door leading to a "silverware closet" under the stairs has been walled over (decades ago a large radiator was installed in that space to heat the main hallway).
- The kitchen was renovated in 2007 utilizing the traditional materials including cherry wood cabinets (stained to match original curve-top kitchen door) and soapstone countertops. The narrow staircase leading to the basement is still intact under the floor of a pantry.

A historically appropriate addition was built in 2007 off the east side (off kitchen) to make the home accessible for the current owner's now adult son who uses a power wheelchair. Of brick construction, the addition includes 7 new windows replicating the original structure (and the removed kitchen window as reutilized over the new staircase leading to the lower level). Other details: French doors leading into the rear screen porch, hardwood floors, wainscoting, masonry fireplace and slate tile in entry hall (new rear entrance and enclosed wheelchair lift).

The second floor of the original structure originally included five rooms, three bedrooms, a billiard room and probably a maid's room. Currently there are four bedrooms, one bathroom (top of main stairs) and the maid's room is now a master bath. There also is a rear staircase from the dining room (next to the fireplace) leading up to a small hallway to the master bath, bedroom and attic stairway.

The attic space, which had been an unheated space until 1995, is now an airy T-shaped office space with three work areas, a storage closet, cedar closet and
furnace room. One casement window (similarly styled to the original windows) was added to the south as were four skylights, one of which provides roof access and emergency egress.

The basement level originally included four rooms with access via the narrow kitchens staircase and an exterior cellar entrance. Currently there is a workshop, two finished rooms with ceramic tile floor and wainscotting, as well as laundry and furnace rooms. Access to the lower level of the new addition is adjacent to the laundry/furnace area.

The new space includes a large room with six garden-level windows, a foyer for the wheelchair accessible entrance and a handicapped accessible bathroom.

The north-facing stately brick home resides on 5.27 acres in a rural setting, four miles southeast of Oswego. A 100+ year old barn, corn crib, hog house, machine shed and chicken coop remain on the property, in addition to a front yard with large maples along the curved brick drive, a field, two fenced horse pastures, gardens and an orchard. While the former B & B remains a private residence, the grounds and farm buildings are now open to the public for weddings, receptions, company events and family celebrations as Gaylord House & Gardens, LLC.

**HISTORICAL NARRATIVE**

The impressive Italianate home was built in 1865 by Gilbert and Mary Ann Gaylord.

Emigrating from Fulton County, New York, several members of the extended Gaylord family began to purchase land in Kendall County, Illinois between 1843 and 1844. A year or two earlier, Gilbert Gaylord had married Mary Ann Cass, whose family had also purchased government land in Kendall County, Illinois in 1843. The Gaylord and Cass acquisitions comprised nearly 1000 acres.

Gilbert and Mary Ann (Cass Gaylord, along with three children, arrived at Kendall County on June 1, 1948 and purchased the site of their future home about 1850. In 1865, the Gaylord family (which included two more children) erected the impressive Italianate home that stands there along with five historic farm buildings today.

The home remained in the Gaylord family for nearly 100 years. Gilbert Gaylord died in 1879 and his youngest son, John Long Gaylord, was living in the house with his wife, daughter and mother in 1880. Mary Ann (Cass) Gaylord died in 1900. At that time, it appears that John Long Gaylord and his wife moved "to town" (Oswego) and the farm and house became rental property (John lists himself as a "landlord" in the 1900 census).

During the 1940s and 1950s- while the farmhouse was rented- the second floor of the home was closed off and unused. Numerous owners occupied the deteriorating house through the 1960's; eventually, the house was being used for farm storage and was in increasingly deteriorating condition. In the early 70's, the surrounding farmland was sold to the developers of Oswego Plains subdivision, leaving about five acres. About 1973, the Frantz family completed an extensive renovation; the historic house was purchased by the Grant family around 1980. The current owner, Candice Hadley, and her ex-husband purchased the home in December 1993 and operated it as a Bed & Breakfast for two years. In 2014, the property was granted a special use permit allowing events and weddings/receptions to be held on the premise by Gaylord House & Gardens.
a completed application for designation, cause to be written an initial recommendation and report stating whether the nominated landmark does or does not meet the criteria for designation as provided for in Article III, Section 4 of the Kendall County Historic Preservation Ordinance. The report shall contain the following information:

1. An explanation of the significance or lack of significance of the nominated landmark as it relates to the criteria for designation; The significance checked on the application are the following:
   ✓ It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
   ✓ It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
   ✓ It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
   ✓ It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
   ✓ It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
   ✓ It is suitable for preservation or restoration;
   ✓ It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

2. A description of the integrity or lack of integrity of the nominated landmark;

3. A map showing the location of the nominated landmark.

4. In the case of a nominated landmark found to meet the criteria for designation, the report shall include a description of the significant exterior architectural features of the nominated landmark that should be protected.

OWNER AFFADAVIT  The property owner has applied and given their consent for this to be landmarked.
NEXT STEPS IF APPROVED BY HPC

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 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.

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

For individual landmarks 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:

1. Designate the landmark 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 full County Board.)

2. Refer the report and recommendation back to the Preservation Commission with suggestions for revisions, stating its reason for such action.

3. 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.

IF APPROVED BY COUNTY BOARD

MARKING BY ATTACHMENT OF A PLAQUE

Each designated landmark 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. The owner of the site or structure is responsible for installing the plaque in a location as approved by the Historic Preservation Commission.

ATTACHMENTS

1. Illinois Historic Preservation Agency letter dated March 7, 1994
2. Plat of Survey from 1986
3. Old-House Insider Article
March 7, 1994

Candice Hadley
1542 Plainfield Road
Oswego, IL 60543

Dear Ms. Hadley:

Thank you for sending me the further information and photographs on the Gilbert Gaylord House at 1542 Plainfield Road, Oswego, Illinois. After reviewing the information and photographs you have sent it is my initial impression that the home would be a good candidate for listing in the National Register of Historic Places. The Gilbert Gaylord House qualifies for Criterion C for Architecture as a good representative example of an asymmetrical Italianate residence.

For the nomination you will need to describe the house as originally built, discuss and date all the physical changes made to the house including the removal of the larger front porch and the updating of the fireplace, discuss Italianate architecture, and what traits of the style your house has. You will also need to compare your house to other rural Italianate houses in northeastern Kendall County including the area north of Route 52, east of Route 47, south of the border between Kendall and Kane counties, and west of Route 59. Enclosed is a sample nomination of a rural Italianate in Peoria County to give you an idea of how a nomination is organized. Also enclosed are brochures on the National Register, Property Tax Assessment Freeze Program, and Historic Rehabilitation Income Tax Credit Program.

Please read all the instructions carefully before beginning to fill out the forms. Submit the nomination on blank paper dropping the text down three inches so that we can edit it before you commit it to final form. If you have any questions about the National Register, feel free to contact me anytime at 217-785-4324.

Sincerely yours,

David Newton
National Register Assistant

enclosures
PLAT OF SURVEY

GENITIVE and ASSOCIATES INC.
registered land surveyors

Lot 107 in County Clerk's
Subdivision, Oswego Township,
Kendall County, Illinois.

LEGAL DESCRIPTION

Lot 107 in County Clerk's Subdivision of
A Part of the North Half of Section 3
And a Part of the Northwest Quarter of
Section 1 in Township 36 North, Range 8 West of the 3rd Principal Meridian,
And a Part of the South Half of Section 36, in Township 37 North, Range 8 East
Of the 3rd Principal Meridian, According
To the Plat Thereof Recorded July 9, 1971, In Book 12 Of Plat, Page 50,
As Document E-3273, In The Township
Of Oswego And Waubay, Kendall County, Illinois.

Common Address: 1542 Plainfield Rd.,
East,
Oswego, Illinois

Base Scale: 1 inch = 100 feet

Drawn on: 9/13/21

Approved by: 9/13/21

STATE OF ILLINOIS
COUNTY OF DU PAGE

FRANK J. GENTILE, hereby certify that a survey has been
At and under the direction, of the property described above
That the plat heron drawn is a correct representation of the
Survey.

July 21, 2021

[Signature]
Illinois Registered Land Surveyor No. 6240
Updating for Accessibility

An Italianate gets a sympathetic addition, and some thoughtful improvements, to make it more wheelchair-friendly.

Story by Demetra Aposporos • Photos by Lee Bey
After years of trying to conceive, Candice Hadley and Bob Johnson discovered they were expecting the same day they made an offer to buy their dream house—a stately Italianate farmhouse located an hour outside of Chicago. Longtime OHJ readers, they had found the house in the magazine’s pages. “I always loved looking at the historic property listings in the back and dreaming,” explains Candice.

By the time the couple closed on the home and were ready to move in, Candice was about 6 months along, so it was quite a surprise when their son, Sam, arrived just two weeks later. “We just figured he was excited to see his new house,” says Candice.

As Sam grew, it became apparent that he had some developmental challenges, so the Hadley-Johnsons began looking for ways to outfit their 1865 house to better accommodate their son’s needs. They sought an architect experienced in historic houses and disability access to help them, and found both in Michael A. Lambert, of ARRIS Architects + Planners.

“As Sam’s grown into a young man, his desire for greater mobility and independence has been a challenge within the historic walls of his home,” says Michael, whose goal with the Hadley-Johnsons was to create a space friendly to Sam’s needs without compromising the integrity of the home’s historic architecture.

To begin with, Sam, who has cerebral palsy, needed a new, comfortable bed-
The new family room boasts many traditional architectural features, including windows and wainscoting that perfectly match the home's original. Most important, it offers plenty of open space for Sam to maneuver around.

room with his own wheelchair-accessible bathroom. The Hadley-Johnsons also wanted to create additional first-floor living space for Sam and, looking down the road, hoped to build him a separate living area, too. "I anticipate that one day he'll want to be close to us but have more independence and not be right under our noses," explains Candice.

In creating Sam's bedroom, the first challenge was deciding where to put it. Two possible contenders emerged: the home's original parlor, which had been retrofitted as Candice's office during an earlier ARRIS project, and the dining room. "The parlor was basically square, so it allowed Sam a lot of maneuvering room, as well as space for friends and sleepovers," says Michael. Decision made—Candice's office would move to the attic.

**PRODUCTS:**
Exterior millwork, Spangler Construction; Architectural stone sills, lintels, Cary Galassi Stone & Steel Pl. S-129 vertical platform lift, ThyssenKrupp; Pulls, hinges, House of Antique Hardware; Plumbing fixtures, Kohler; Window treatments, Smith & Noble; Driveway pavers, limestone retaining walls, Jim Phelps Landscape; Kitchen cabinetry, Dura Supreme by St. Joseph Cabinetry & Designs; Brightwood pendant lights; Suncrest ceiling fixture with Opal Schoolhouse shade, Rejuvenation; Queen Victoria tin ceiling, M. Boss; Saltillo mixed mosaic tile, Century Tile; Custom range hood, Chris Industries. Family room: St. Helen's classic sconces, Rejuvenation; 42" Montgomery mantel, Old World Stoneworks; Magnum double-hung windows, Marvin. Dining room: 36" Rothton mantel, Old World Stoneworks.
A bathroom-like room was converted to a guest bedroom with the addition of a bath and a closet. The door to the new bathroom was placed with an interior design in mind. The master bath was repositioned to accommodate the 15-year-old's new needs. The door was removed in earlier decades, which completely reversible. The next obstacle was the bathroom through the main floor; two doors were found to accommodate the old hall. The hardware still exists in the kitchen, designed to be a roller, sink, and hand-knob-waxable, allowing access from the Powder room. The wood paneling on the floor of the Powder room, also accessible from the Powder room, was removed in earlier decades, which completely reversible. The door was removed in earlier decades, which completely reversible. The door was removed in earlier decades, which completely reversible.
Above: In the dining room, a cast limestone mantle replaces a 1970s Colonial-themed addition to the house. A time capsule of previous homeowners' signatures is preserved behind the room's wallpaper, visible in the mirror. Left: A bay window bump-out creates a eating area in the new addition.

As part of an effort to improve flow in the house, Michael reoriented the kitchen, turning the old dining area into a gathering space for the new family room, which is dedicated to Sam to travel around the world. The addition also includes a workspace with a seating area in the family room, as well as a kitchenette so that family can grab a bite without going into the kitchen.

The kitchen boasts soapstone counters, a copper range hood, and a busa tiles painted a vibrant blue. "It was all Bob's. At first she said she didn't want a tin ceiling, but he had them in many old homes and they just fit," said Bob. "The color was
another matter. In the beginning we were thinking about copper, then I suggested adding some color..."

Just off the kitchen, the new family room is bright and airy and accented with built-ins carved out in re-created historic moldings; it's a comfortable place where the family spends a lot of time. "I like the open space in the family room for my son to fool around in," Bob says. Easy movement is also facilitated by a new entrance for Sam, who now accesses the house via his own elevator, which begins at ground level and goes up one floor. The elevator, which actually is an enclosed porch lift, deposits Sam in a tiled room beside the home's back door, where his chair's wheels can be wiped clean without too much trouble. "It was really important to Candice and Bob that Sam's entrance be close to everybody else's," says Michael. As it turns out, this part of the project is one of Sam's favorite features. "Sam absolutely loves the elevator," says Candice.

A new basement apartment, added in consideration of Sam's future needs, sits directly beneath the family room. The apartment has tile floors for good traction and a full-sized handicap bathroom, as well as plenty of space where Sam can live more independently in the years to come.

Since Sam's new bedroom overlooks Candice's old office, Michael designed her another workspace in the attic. "I loved the attic space I used to stay in at my grandma's house, but I didn't like that it felt closed in," says Candice. Consequently, a main objective for the office was keeping the space airy; custom built-ins and skylights help make it work.

Some original architectural elements also got a tune-up. One was the front porch, which had fallen off years earlier. Michael found ghosts on the front of the house, which enabled him to exactly re-create the posts and brackets. The balusters were a bit more of a guessing game—the pattern came from an original example Candice and Bob spotted on another Italianate house in Delavan, Wisconsin, during a weekend road trip. "We photographed that porch..."
at rent, and he was able to take that concept and create the pattern,” says Candice.

Michael’s decision also came into play in the dining room—a space Candice calls the most historic room in the house—where a fireplace added by previous owners needed help. “The old fireplace was a very 1970’s vision of what a Colonial fireplace should be, and didn’t match the house at all,” says Michael. “So the question was: How do we at least make it sympathetic?” Michael found a cast limestone mantel that nearly matched the color of the foundation. “It’s not historic by any means, but the overall character is appropriate to the house,” he says. A surprise discovery in this room was a time capsule. “When we pulled the wallpaper down, we found that people who had lived here had penciled their names across the plaster,” says Candice. “So we signed the walls, too, before we repapered them.”

What the Hadley-Johnsons like best about their new addition is the way it lets their son move readily around the house, something they don’t take for granted.

“As Sam’s gotten older and larger, we can’t easily go to other people’s houses, so we really needed to be able to do more entertaining here,” says Candice. “Now there’s plenty of room for that.”

“This is the only home Sam’s ever had,” she adds. “I want it to always be comfortable for him.”

For More Information:
Century Tile: centurytile.com
Chris Industries: chrisind.com
Gary Galasso Stone & Steel: ggsas.com
House of Antique Hardware: houseofantiqueshardware.com
Jim Phelps Landscape: phelpslandscape.com
Kohler: kohler.com
McBess: mcbossinc.com
Marvin: marvin.com
Old World Stone Products: oldworldstoneproducts.com
Rejuvenation: rejuvenation.com
St. Joseph Cabinetry & Designs: stjosephdesigns.com
Smith & Noble: smithandnoble.com
Spaniel Construction: (315) 354-3060
ThyssenKrupp: ttkaccess.com
In Candice's office, the area beneath the hood is put to creative use displaying photographs.

INSET: Custom built-ins make the most of available space beside an original roundel window.
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 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 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 5. The City agrees to adopt any ordinances reasonably necessary to implement this agreement.

Section 6. Any property located within the municipal limits of the United City of Yorkville which are lying within the County 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 and/or demolition of both either nominated and an approved landmark or listed landmarks and preservation districts. If a landmark preservation ordinance modification could potentially affect an approved landmark or preservation district the City shall also approve of the ordinance change.

Section 7. 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 8. 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 9. 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 10. 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 mutually approved and duly signed by a representative of the party wishing to terminate this Agreement, acting under the authority of their respective governing body and the Kendall County Historic Preservation Commission Chairman. If termination of this agreement is due to the City enacting a Historic Preservation Commission, the City's adopted Historic Preservation Ordinance shall be approved by the City and also the Kendall County Commission to assure similar requirements to approved landmarks and preservation districts. At the time of adoption of a Historic Preservation Ordinance then any approved landmarks will change jurisdiction over to the City.

Section 11. Termination of this agreement shall not revoke protection of and previously approved landmarks or preservation districts. As long as a property is landmarked or in a preservation district it must abide by the rules and regulations by the Kendall County Board which were in effect when it was approved.

[Comment [a1]: We should clarify, does this remove Landmark status from the Landmarked buildings orjust remove the County's oversight?]
Section 112. 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.

Section 1213. 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 1314. The United City of Yorkville shall defend with counsel of the County's own choosing, indemnify and hold harmless the County of Kendall, it 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 1415. 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 1515. 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 four (4) years 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 17.16 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

By: ___________________________ By: ___________________________
     Chair, Kendall County Board                                      Mayor

Attest:

______________________________
County Clerk

Attest:

______________________________
City Clerk