OSWEGOLAND
PARK DISTRICT

WILLOWGATE FARM

MASTER PLAN

JULY
2018

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WILLOWGATE FARM MASTER PLAN

The purpose of this Master Plan is to increase positive growth at the farm with a unifying vision that aligns farmstead culture, the Stewart family heritage, public education and Park District stewardship.

BACKGROUND

The Park District acquired the farmstead from Margaret M. Stewart Trust in October 2005. Per Mrs. Stewart's wishes, the Park District agreed to preserve her home for the public good with opportunities to look at an art center, farm museum, community gathering place, etc. while telling the story of the Stewart family and the prairie lifestyle for which they lived on since 1850.

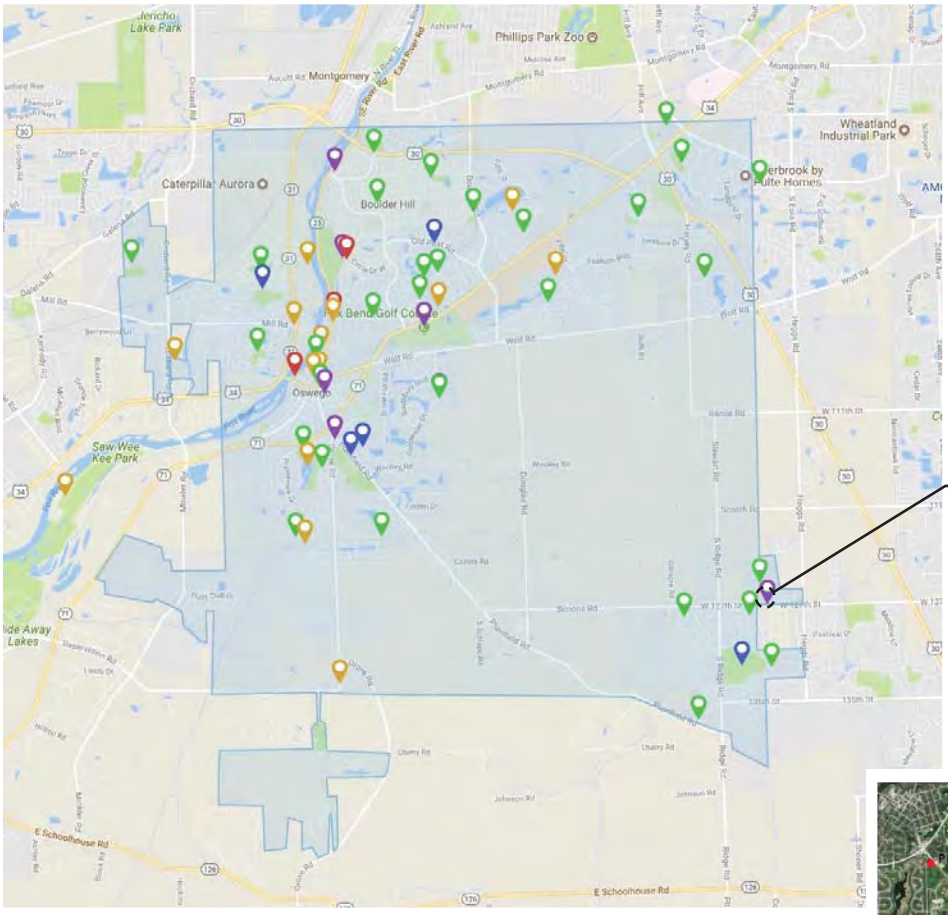
Located at 115 W. Simons Road in Plainfield, Illinois, Stewart Farm is a 7 - acre farm originated by the Stewart family. On site near the main house, there is a dedication plaque reading, "Willowgate Farm, circa 1850, James Henry Stewart, Thomas Graeme Stewart Sr.". The Stewart Family originated in Ayrshire Scotland and were original settlers of the Scottish Community in Wheatland Township.

According to information courtesy of the Village of Plainfield, Rural Structures and Farmsteads Survey: "The Stewarts of Wheatland Township (and of adjacent Kendall County) were one of the earliest and most prominent farming families in the region. Land-owning Stewarts were present in DuPage Township as early as 1842: however, although additional research is needed to determine the relationship of these Stewarts to the Stewarts of Wheatland and Oswego Townships. A tax assessment map from 15 September 1851 shows the land at the farmstead site shown above in Section 30 attributed to Stewart. The 1860 federal census contains data on the farmstead: 365 acres; 8 horses, 5 dairy cows, 30 head of cattle, and 5 swine; 300 bushels of wheat, 1,500 bushels of corn, 600 bushels of oats, and 100 bushels of potatoes; and 300 pounds of butter. The 1870 census also contains data on the farm, including the addition of 40 head of sheep; crop yields were roughly the same as in 1860.

BACKGROUND *CONTINUED*

Popular in the last two decades of the nineteenth century, the Queen Anne building style in its purest form utilized irregular, asymmetrical massing and floor plans, several types of building materials, and extensive ornament to create an eclectic architectural tapestry that was often picturesque and entertaining. None of the farmhouses in the survey region reflect all of the primary elements of Queen Anne, although the massing and details of some of them show Queen Anne influence, likely due to the influence of the style on builders and carpenters."

Since 2005, the Park District has maintained the buildings, demolished a Barn (agreed to by Mrs. Stewart due to its dangerous condition), replaced the septic field, and added a native plant nursery operated by the Park District.



MAP LEGEND

- COMMUNITY PARKS
- FACILITIES
- NATURAL AREA PARKS
- NEIGHBORHOOD PARKS
- PARKS & SPORTS FIELDS

WILLOWGATE FARM LOCATION
115 W. SIMONS RD.
PLAINFIELD, IL

OSWEGOLAND PARK DISTRICT

PLAN VISION

Key elements to achieve the unified Willowgate Farm vision include:

- Set the course for the property, as not only a preserved farmstead, but to honor Mrs. Stewart's wishes on it becoming Willowgate Farm - a cultural arts center and prairie farming museum.
- Connect with the 2.3-acre Willowgate Park, the neighborhood park serving the Chatham Square subdivision.
- Plan for the use and preservation of existing historic structures including the house, water tank, and corn crib.
- Plan for a new Barn structure to replace the old Barn lost to demolition.
- Site a new structure to accommodate cultural arts and farm interpretive programming.

PLANNING PRINCIPLES

The following Planning Principles reinforce the strong foundation and heritage of the farm setting and architecture while continuing the Park District's commitment to community enrichment:

- Steer growth to improve the physical attributes of the farm and enhance user experience.
- Enhance the simplicity and beauty of the farm to support the growth of the creative, intellectual, and cultural life of the Park District community.
- Identify the farm's heritage buildings and use landscape to reinforce their contribution to the campus framework and experience.
- Organize program development and new construction to improve the physical attributes of the farm and to support the community.
- Expand the open space network. Clarify open spaces and add landscape to enrich the farm setting.
- Connect the vehicular flow patterns to ensure safety while maintaining functionality.
- Extend and connect areas of the pedestrian network for clarity and for improved connections and pedestrian safety.
- Further a commitment to sustainability and to the reduction of energy consumption.

OSWEGOLAND PARK DISTRICT

MASTER PLANNING PROCESS

In February 2017, Park District staff held an informational meeting with members of the Oswego and Plainfield art community, historic preservation commission, Stewart family, and Park District staff to discuss the idea of preparing a plan for the future of the Stewart Farmstead.

With ideas and interest generated at that community meeting, the Oswegoland Board of Park Commissioners authorized the hiring of a consultant planning team to prepare the master plan.

Stewart Farm Information Gathering Meeting
Wednesday, February 15, 2017
South Point Center
Room 126
6pm-7pm

MEETING MINUTES:

Attendees:

Plainfield Art League
- Mike Bessler
- Keri Konjevich
- Cheryl Carman

Stewart Family
- Elizabeth Cherry

Oswego/Plainfield Genealogy Historian
- Tina Beaird

Plainfield Historic Preservation Commission
- Suzanne Derrick

Little White School Museum
- Tina Heidrich

Local Farm Background/Farm Interest
- Linda Wilson

Limelight Theater Company
- Cori Veverka

Oswegoland Park District: Stewart Farm Operations
- Mike Fee
- Dave Margolis

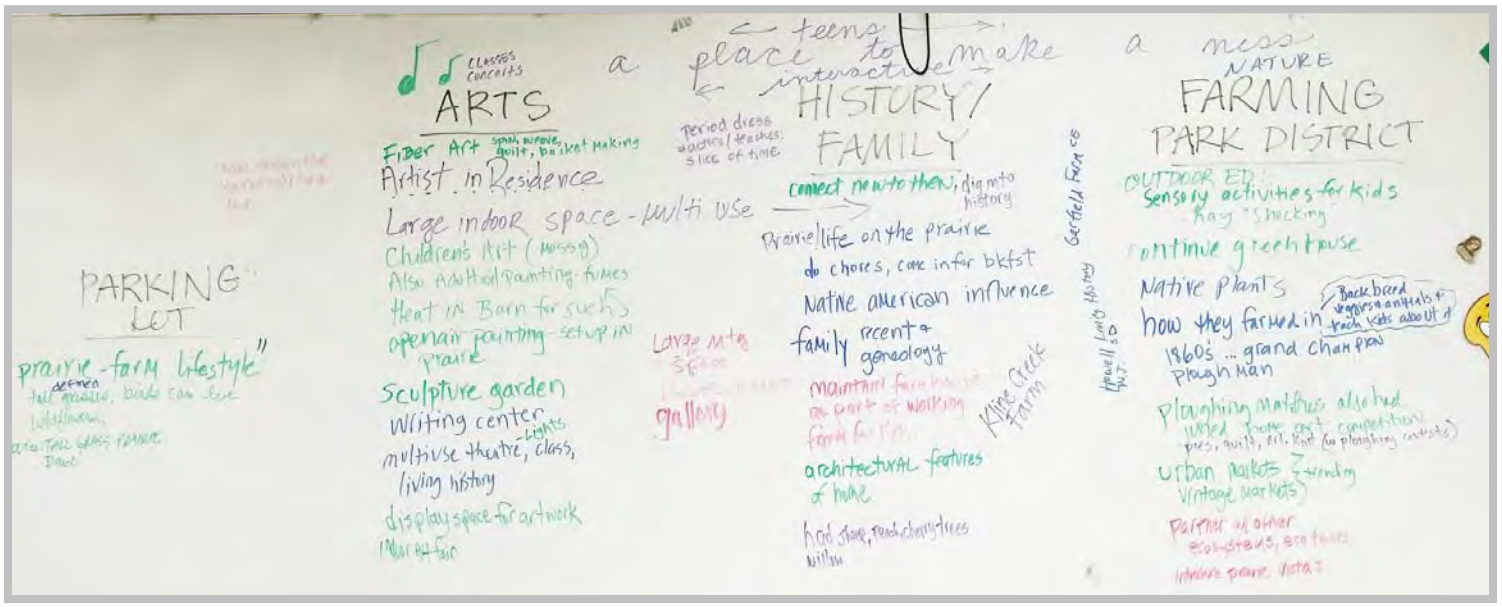
Oswegoland Park District: Recreation and Marketing
- Ginny Bateman
- Laura Finch

Oswegoland Park District: Planning and Development
- Chad Feldotto

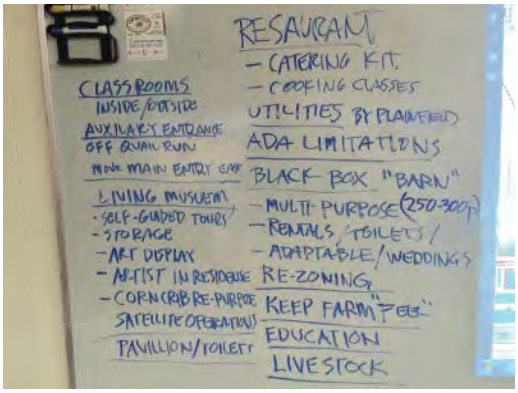
Unable to attend, but submitted ideas to be discussed:

Board of Park Commissioners
- Michelle McCullough

Creating Opportunities for a Healthy Community



MASTER PLANNING PROCESS



The consultant planning team began the master planning process in November 2017 with a kick-off meeting at the Stewart Farm House. The process is expected to conclude in July 2018 with the presentation of the Master Plan to the Park District Board. Partnering with the Park District staff, the planning team held numerous meetings to define goals and objectives, gather data, solicit feedback, brainstorm ideas, refine ideas and finalize the plan. Through data collection and analysis, the team was able to determine the Farm's assets, deficiencies, and future needs. Throughout the process a broad range of issues were explored:

Strategic Plan and Goals

Local History

Programs and Facilities

Growth

Arts and Entertainment Venues

Recreational Sports

Community Enrichment

Urban Design

Land Use, Landscape, and Open Space

Pedestrian and Bicycle Safety

Transportation Access and Parking

Facilities Maintenance

Utilities and Infrastructure

Sustainability

OPEN HOUSE

On April 19, 2018 an open house was held from 4:30-5:30 pm at South Point to invite the public to view the Master Plan for the Willowgate Farm property.

OUR PROCESS

WILLOWGATE COMPREHENSIVE MASTER PLAN

1

PART 1

ANALYZE (UNDERSTAND)

- Goal Setting / Planning Objectives
- Document Recent M.P. Projects
- Site Plan
- Review Utilization
- Review Strategic Plan
- Meetings with Stakeholders
- Interviews with Mrs. Cherry
- Space Needs Projections

STAKEHOLDER INPUT & FEEDBACK

2

PART 2

SYNTHESIZE (RE-THINK)

- Building Renovation & Expansion Options
- Review Meetings
- Sustainability Integration

REFINE (PRIORITIZE)

- Building Renovation & Expansion Options
- Review Meetings
- Sustainability Integration

STAKEHOLDER INPUT & FEEDBACK

3

PART 3

FINALIZE (DOCUMENT)

- Executive Summary
- Concept Development
- Consensus Master Plan & Recommendations
- Conceptual Cost Projections

PART 1 - ANALYZE (UNDERSTAND): RECONNAISSANCE AND DATA COLLECTION

During this phase, multiple meetings occurred with the Park District and staff to establish an understanding of existing conditions, assets, issues, desired growth, and need for change. The collected data was interpreted and presented to the Park District for review. Several areas were identified as priorities for further development.

PART 2A - SYNTHESIZE (RE-THINK): ANALYSIS, CONCEPTS, AND ALTERNATIVES

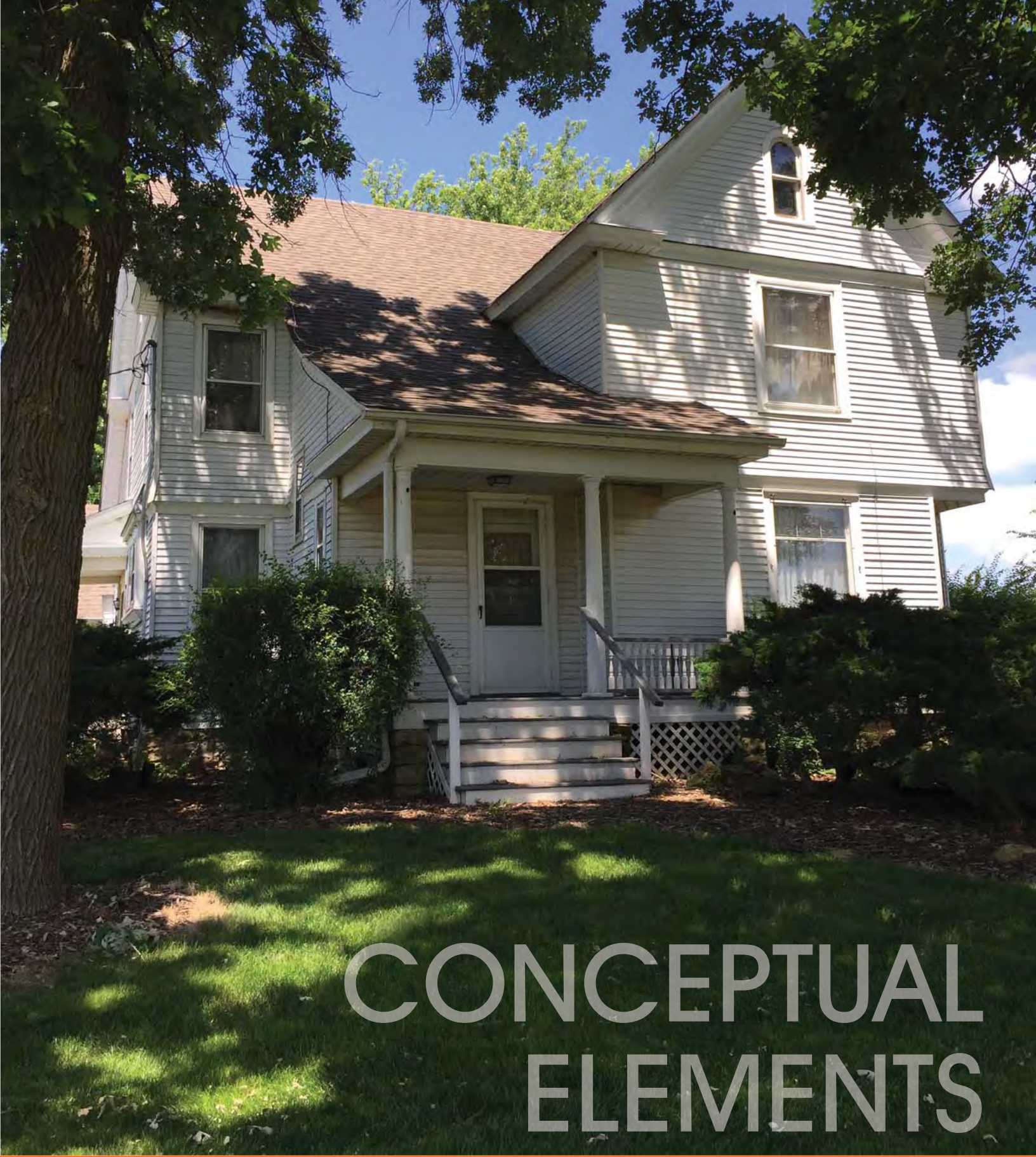
Based on the data and information received, each issue was analyzed, which in turn produced multiple ideas, concepts, and potential directions for growth and change for the Farm. The planning team presented various Master Plan options, synthesizing aspirations, deficits, and strategic plan objectives into potential capital projects. Analysis of the Farm and context informed possibilities for future growth or redevelopment. Physical plan concepts were developed through the alignment of program, physical opportunity, and contextual place making. Alternative concepts were produced through the collaborative involvement of various constituent groups. A preferred direction emerged that established a framework for future site development.

PART 2B - REFINE (PRIORITIZE): PREFERRED CONCEPT REFINEMENT

Once identified and agreed upon, the preferred concept was tested and refined to accommodate quantitative needs and goals. Program placement was refined further to maximize resource utility, promote synergistic adjacencies, and respond to rural and urban opportunities. This phase also develops the qualitative experience of the buildings and grounds by enhancing and extending the civic open space network of greens, gardens, paths, and streetscapes. Site views, axes, edges, thresholds, nodes, and special features were reinforced. Building massing and scale were considered with regard to both zoning regulations and farm context.

PART 3- FINALIZE (DOCUMENT): INTEGRATION AND DOCUMENTATION

During this phase, the preferred plan concept was documented with appropriate supporting data, graphics and rationalization and presented to the Park District stakeholders. The Master Plan is intended to be integrated with the natural and man-made features and neighborhood suburban systems that support the Farm and its community. Circulation, infrastructure, and open space systems align to create a holistic farm framework. Contiguous farm growth is constrained by the historic rural environment, therefore integration with the suburban form and planning priorities is important. This constraint further necessitates a flexible plan that provides both a clear implementation strategy and the ability to accommodate unforeseen circumstances and fortuitous opportunities.



CONCEPTUAL ELEMENTS

NEW STRUCTURES

The Master Plan recommends new buildings and structures to enhance the farmstead culture, the Stewart family heritage, public education, and Park District stewardship.

- New Multi-Purpose Building with the following attributes:
  - Space to accommodate 250-300 people
  - Multi-purpose function may provide space for:
    - Black Box Theater
    - Cultural Arts classes
    - Community meetings
    - Receptions/ Banquets
    - Weddings
  - Public Rest Rooms
  - Catering Kitchen
  - Storage

- New outdoor Amphitheater adjacent to Multi-Purpose Building with views overlooking the existing pond.

- New Maintenance Building for Park District vehicles and grounds keeping equipment.

- New Barn for equipment storage, Park District nature programs and other community programming.

OPEN SPACE AND PEDESTRIAN/ BICYCLE CIRCULATION

The Master Plan recommends new pathways to improve connections and pedestrian safety. Open spaces are links and activity nodes in the pedestrian circulation system. The open space framework shows new landscaped spaces.

- Enhance the existing pedestrian/bicycle path between Simons Road and Cherry Blossom Road. In the future, the path can be connected to the existing bicycle path to the south at the corner of Simons Road and Poplar Crossing.
- Provide enhanced way finding signage for visual cohesion, clarity and to define bike paths.
- Reintroduce long wooden benches for pedestrians similar to those used on the farm during ploughing matches.

VEHICULAR CIRCULATION AND PARKING

The Master Plan proposes new open spaces for a more attractive and pedestrian-oriented property by locating and consolidating parking lots.

- New vehicular road connecting Simons Road with South Elizabeth Drive.
  - -Improvements will be needed on Simons Road for turn lanes and signage.
- New parking lot for Multi-Purpose Building.
- New parking for Maintenance Building.
- New parking for Farm House and Barn.
- Overflow parking can utilize greenspaces adjacent to new Multi-Purpose Building.

LANDSCAPE

The landscape of a historic farm with heritage structures is especially important. A landscape that is patchy, inconsistent, or that shows wear and tear from high traffic use, affects the overall impression of the site.

Willowgate Farm's architecture shifts from utilitarian to historical and intricate at the Farm House. Landscape concepts should support and reinforce this "sense of arrival." Visitors who have approached the farm from accelerated driving at the perimeter, park and approach the property core by foot. Landscape development and maintenance should reflect this increasing level of perception, with detail planting and flowerbeds near destination places.

The landscape plantings should make frequent use of native drought tolerant perennials for sustainability, ease of maintenance, and to help support indigenous wildlife.

Mrs. Stewart requested willow trees be reintroduced into the farm landscape. The Stewart family would like to see roses, perennials, peonies, bittersweet and apple trees be planted near the Farm House.

SUSTAINABILITY

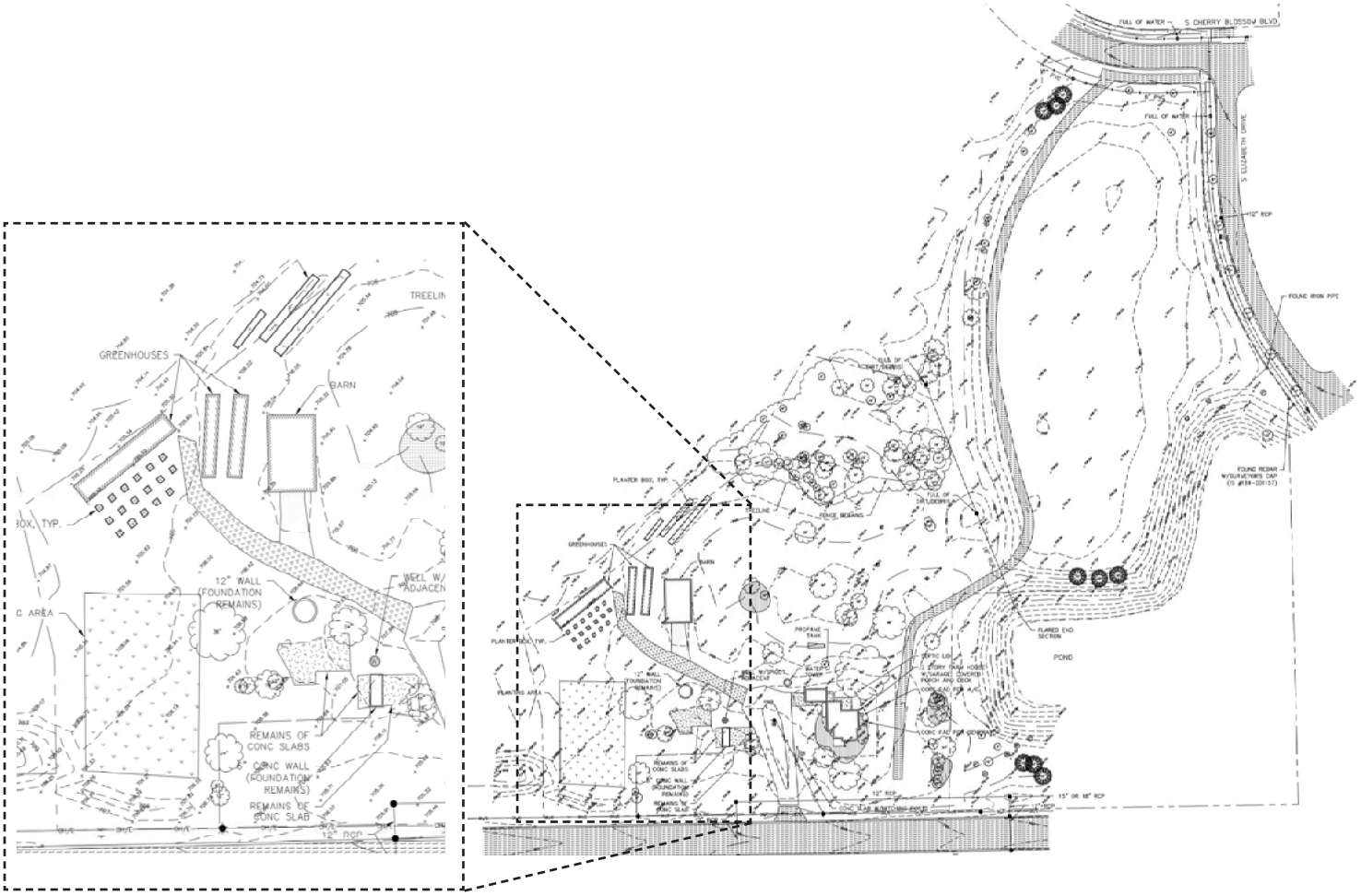
The Master Plan promotes sustainable development by restricting parking, enhancing the pedestrian experience, re-purposing older structures, and promoting energy efficient new ones. The United States Green Building Council's Leadership in Energy and Environmental Design (LEED) guidelines for "LEED Certified" as used as the basis and general guide for new building construction.

- Potential to reintroduce agriculture by implementing Community Gardens for public use.

MASTER PLAN GOALS AND RECOMMENDATIONS

- Improve Farm identity and the visitor arrival experience along Simons Road and South Elizabeth Drive.
- Enhance the existing Farm House to allow for flexibility of use. Considerations of the Stewart family heritage, public accessibility, and Park District staff use.
- Provide visibility and accessibility to a new Multi-Purpose Building.
- New construction to highlight the hierarchical position of the Farm House.
- Screen parking on the main Farm approach from Simons Road.
- Enhance landscape to highlight the Farm House architecture and to reinforce its exposure to Simons Road and the Farm interior. This can be an additive and/ or subtractive process.

- Provide a new primary vehicular roadway to provide access to interior parking lots, and for public safety access.
- Provide a new secondary vehicular roadway to provide access to interior parking lots, maintenance structures, and for public safety access.
- Provide a pedestrian/ bicycle pathway connecting Simons Road to Willowgate Park to north.
- Reference strategies for utility infrastructure such as storm water detention, storm water sewer, sanitary sewer, water and power. Preliminary utility connection provisions have been outlined in the Willowgate Farm Annexation Agreement between the Village of Plainfield, Margaret Stewart, Joseph Findlay Paydon, and Pulte Homes Corporation.



1 TO 5 YEAR GOALS

INFRASTRUCTURE

- Site Engineering – Engineering studies of requirements for storm water and utilities
- Geotech soil borings
- Storm water detention basin and required underground piping
- Storm sewer underground main piping rough-in for future roads and structures

STRUCTURES

- Light upgrades to Corn Crib and Farm House

4 TO 10 YEAR GOALS:

CIRCULATION

- New vehicular roadway and enhanced pedestrian/ bicycle path.
- New parking lot at new Multi-Purpose Building

LANDSCAPE

- Enhancements around Farm House – scale back some landscaping to frame Farm House from Simons Road approach

STRUCTURES

- New Multi-Purpose Building and outdoor Amphitheater
- New Pavilion

INFRASTRUCTURE

- Utility connections to underground mains for sanitary sewer, storm sewer, water, and power

9 TO 15 YEAR GOALS:

CIRCULATION

- New vehicular roadway to Maintenance Building
- New parking lots at new Multi-Purpose Building

LANDSCAPE

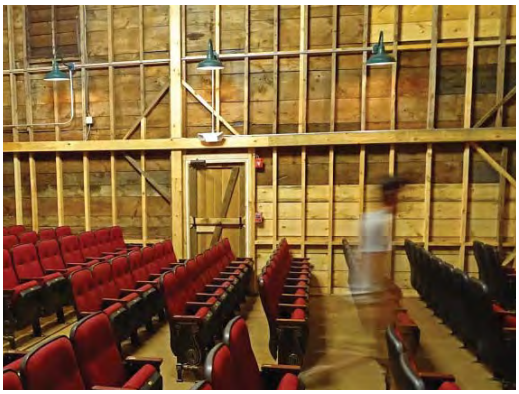
- Enhancements around new parking lots and Maintenance Building

STRUCTURES

- New Maintenance Building

INFRASTRUCTURE

- Utility connections to underground mains for sanitary sewer, storm sewer, water, and power



14 TO 20 YEAR GOALS :

CIRCULATION

- Enhance maintenance roadways to Corn Crib and new Barn

LANDSCAPE

- Enhancements around new Barn
- New Community Garden for public use

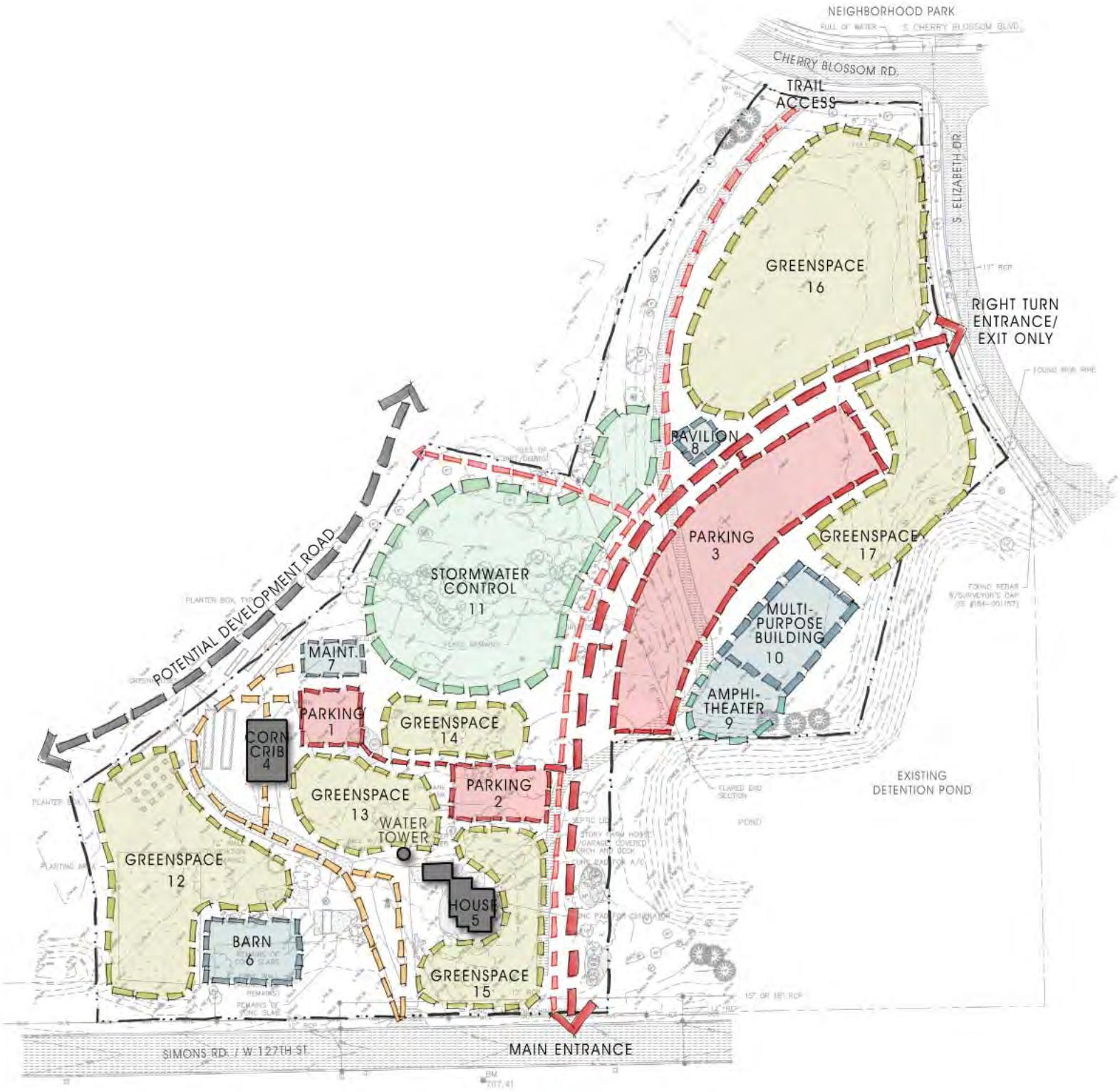
STRUCTURES

- New Barn

INFRASTRUCTURE

- Utility connections to underground mains for sanitary sewer, storm sewer, water, and power

WILLOWGATE MASTER PLAN



OSWEGOLAND PARK DISTRICT

GREENSPACE:

Farmland (Crops, Demonstration)
Gardens (Flower, Community)
Event Space
Orchard
Bee Hives
Willow Tree Allee
Sculpture and Outdoor Art Garden

STRUCTURES:

Multi-Purpose Building
Amphitheater
Barn Reconstruction
Park Pavilion
Maintenance Building

STORM WATER MANAGEMENT:

Detention Basin
Rain Garden

SECONDARY ACCESS ROAD:

Farmstead Vehicles
Maintenance
Emergency Vehicles

PEDESTRIAN/ BIKE TRAIL

PRIMARY ACCESS:

Public Vehicles
Parking Lots (Asphalt, Gravel, Permeable Pavers)

EXISTING STRUCTURES:

Corn Crib
Water Tower
House

EXISTING PROPERTY LINE:

7 Acres

NO.	ELEMENT	ACREAGE	SQUARE FEET	DIMENSIONS	SPACES
1	PARKING	--	3,600	60' x 60'	12
2	PARKING	--	3,600	60' x 60'	18
3	PARKING	--	23,400	390' x 60'	70
4	CORN CRIB	--	1,890	54' x 35'	--
5	FARM HOUSE	--	1,900	50' x 38'	--
6	BARN	--	4,000	80' x 50'	--
7	MAINTENANCE	--	1,890	54' x 35'	--
8	PAVILION	--	900	30' x 30'	--
9	AMPHITHEATER	--	3,900	60' x 65'	250 SEATS
10	MULTI-PURPOSE BUILDING	--	7,500	125' x 60'	--
11	STORMWATER CONTROL	0.805	35,070	--	--
12	GREENSPACE	0.502	21,865	--	--
13	GREENSPACE	0.207	9,000	--	--
14	GREENSPACE	0.142	6,185	--	--
15	GREENSPACE	0.263	11,475	--	--
16	GREENSPACE	0.861	37,495	--	--
17	GREENSPACE	0.376	15,400	--	--

VEHICULAR CIRCULATION AND PARKING

SECONDARY ACCESS ROAD:
Farmstead Vehicles
Maintenance
Emergency Vehicles

PEDESTRIAN/ BIKE TRAIL

PRIMARY ACCESS:
Public Vehicles
Parking Lots (Asphalt, Gravel, Permeable Pavers)

EXISTING STRUCTURES:
Corn Crib
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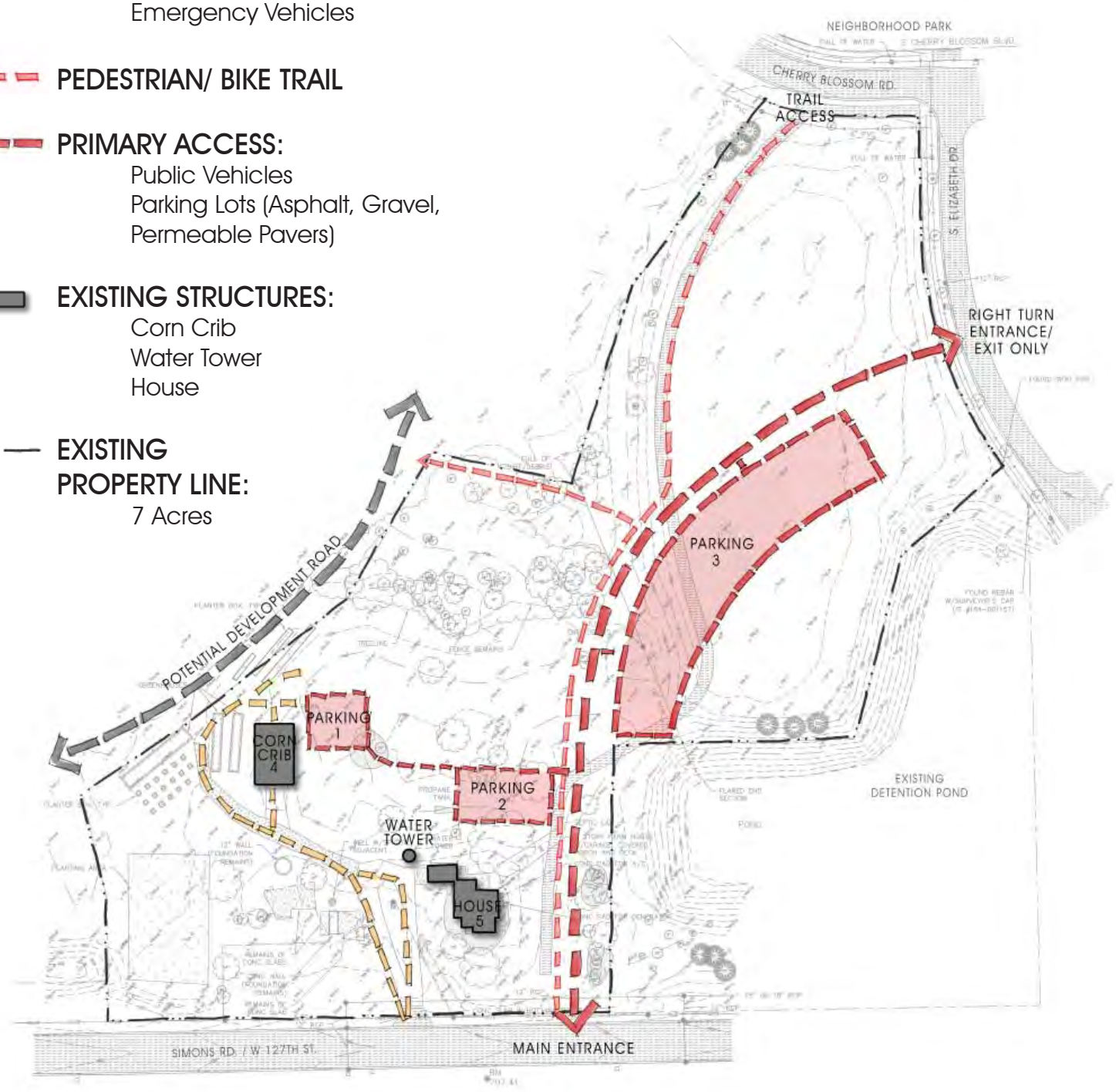
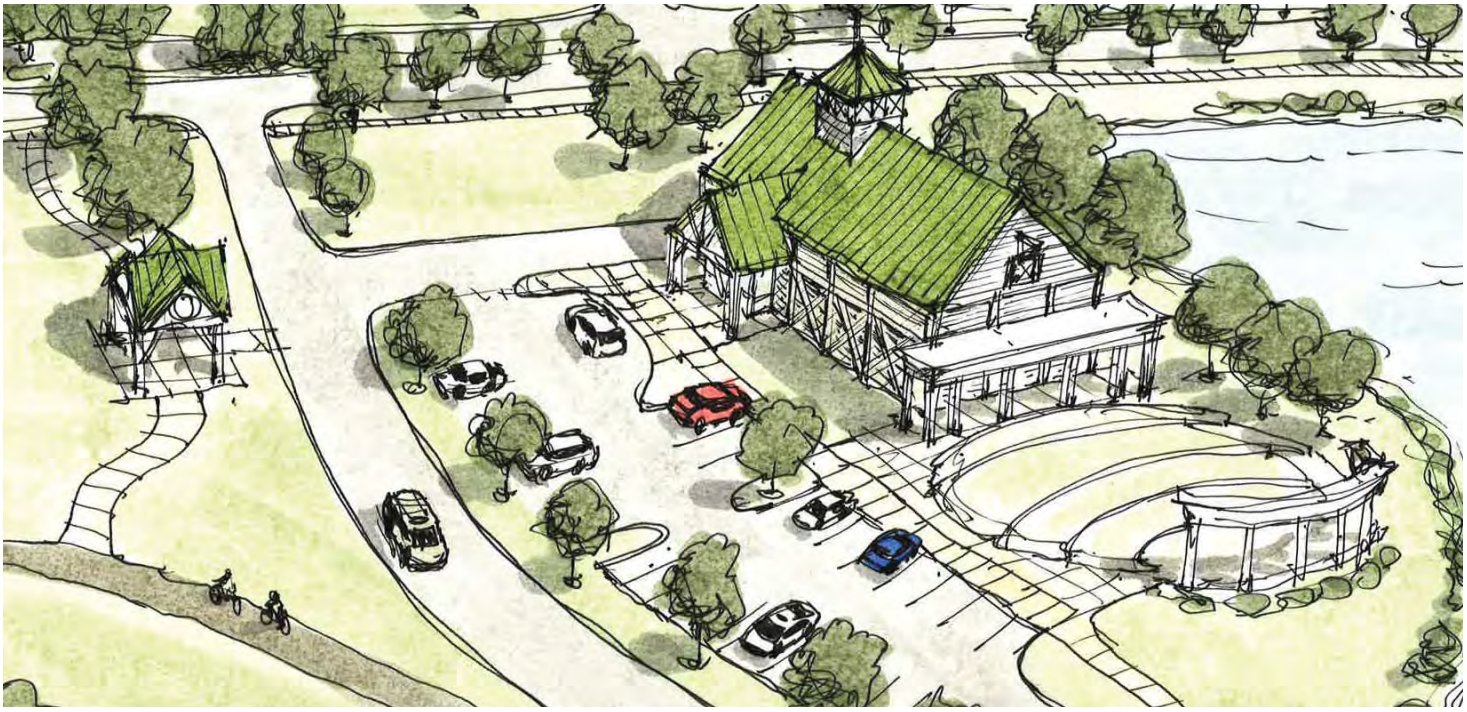
EXISTING PROPERTY LINE:
7 Acres





NEW STRUCTURES

STRUCTURES:

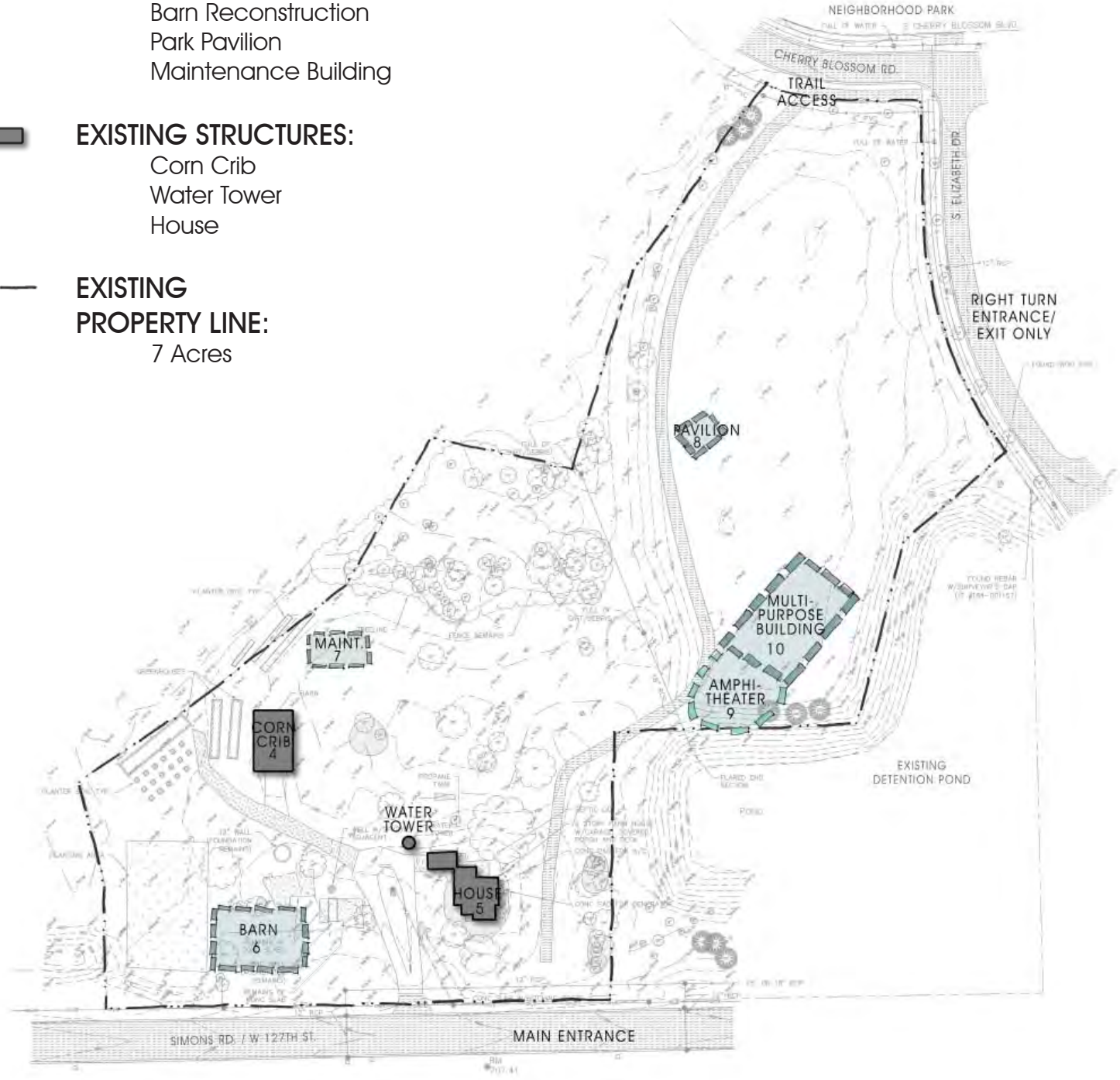
Multi-Purpose Building
Amphitheater
Barn Reconstruction
Park Pavilion
Maintenance Building

EXISTING STRUCTURES:

Corn Crib
Water Tower
House

EXISTING PROPERTY LINE:

7 Acres



LANDSCAPE

GREENSPACE:

Farmland (Crops, Demonstration)
Gardens (Flower, Community)
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Sculpture and Outdoor Art Garden

STORM WATER MANAGEMENT:

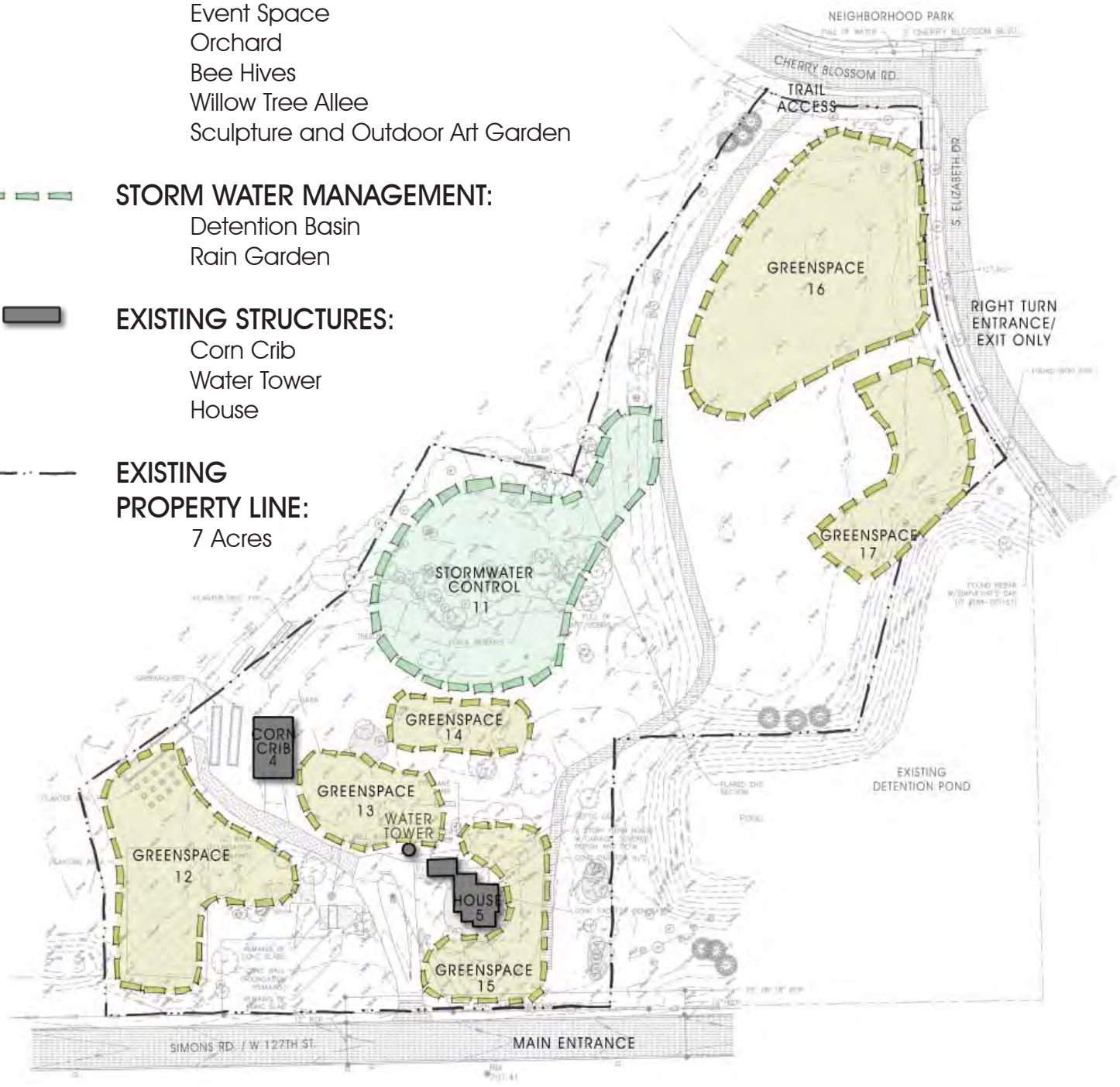
Detention Basin
Rain Garden

EXISTING STRUCTURES:

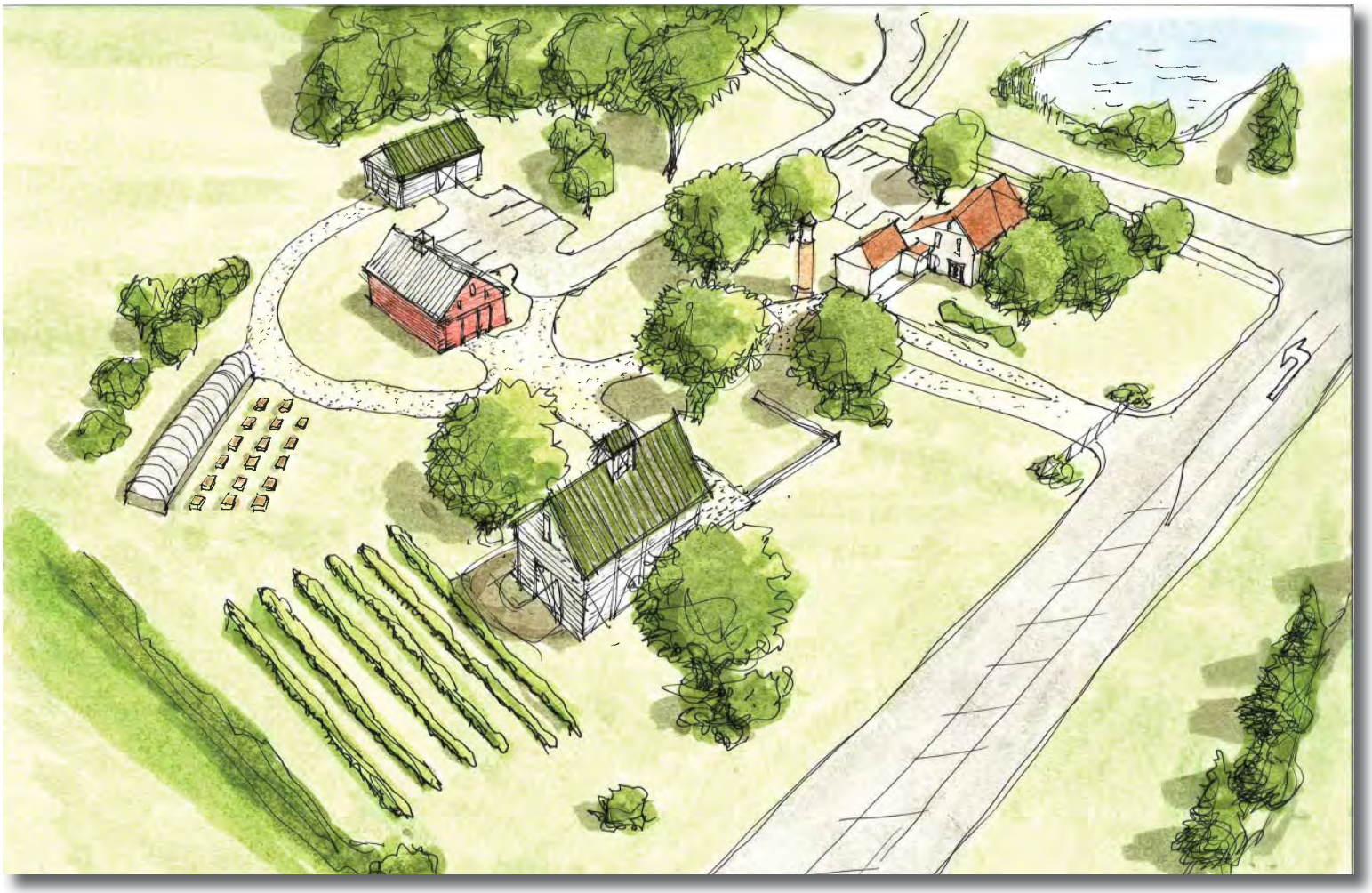
Corn Crib
Water Tower
House

EXISTING PROPERTY LINE:

7 Acres



VIEW 1: AERIAL VIEW OF FARMSTEAD



VIEW 2: PERSPECTIVE VIEW OF FARMSTEAD

VIEW 3: AERIAL VIEW OF MULTIPURPOSE BUILDING AND AMPHITHEATER

VIEW 4: PERSPECTIVE VIEW OF MULTIPURPOSE BUILDING AND AMPHITHEATER

OSWEGOLAND PARK DISTRICT

MEETING DISCUSSIONS - OPD Kick-off:

MEETING DATE: SEPTEMBER 28, 2017

MEETING NO.: 001

Prepared By: Kelly Schomer - Cordogan Clark (CCA)
Participants: Chad Feldotto, OPD
Tom Betsinger, OPD
Cori Veverka, OPD
Laura Finch, OPD
Tina Heidrich, OPD
Dave Margolis, OPD
Clint Meyer, OPD
Mike Schoppe, SDA
John Frerich, WED
Bruce Cairns, CCA
Mike Konopka, CCA

Client: Oswegoland Park District (OPD)
Project: Willowgate Farm Master Plan (formerly Stewart Farm)

DISCUSSION ITEMS
1) Introductions of team – Cordogan Clark has partnered with Schoppe Design (SDA) and Walter E. Deuchler (WED). Oswegoland Park District is working with stakeholders to determine needs.
2) Introduction of project by OPD. OPD provided two documents detailing the deliverables and purpose of the Stewart Farm Master Plan. Included in the documents was a list of stakeholders in the planning process, terms of the land donation, information from a stakeholder meeting, and plans/images of Stewart Farm.
3) CCA discussed drawing deliverable expectations. Final deliverable to be rendered images including conceptual building images that can be used in marketing materials, grant submittals, or other similar uses.
4) Timeframes were discussed as flexible. CCA will propose schedule to OPD. Funding is unknown and phasing of improvements will be required.
5) Survey of the property will include the 3.3 acres and 3.7 acres only. ALTA is not needed.
6) Preservation of the house is required as part of the terms of land donation. Potential options include an interpretive museum with tours. Similar locations to review include Kline Creek Farm (West Chicago) and Peck Farm (Geneva).
7) Project name to be Willowgate Farm.
8) The new plan will require a new structure reflecting the style of a typical farm building. Beams and stone foundations were salvaged from the original Barn and should be included in the design of the new structure.

9) Program discussion for the new site included: a) Black box theater for 250-300 people. b) Classrooms/ Multi-Purpose Rooms c) Outdoor Amphitheater – potential for dining in the house, films on the wall. d) Nursery
10) The intent is for something to always be going on at the farm.
11) There is currently a nursery on site the district uses for their native planting needs. Expansion of existing nursery is requested. Potential to use nursery for future nature programs.
12) The farm site is currently used for maintenance equipment primarily due to its proximity to the Grande Park subdivision park. Maintenance does not need to stay and could be relocated to a nearby property OPD owns.
13) The Master Plan should identify connection opportunities of the farm property, the adjacent open space, and the Willowgate subdivision park. An at grade crossing between the open space and Willowgate park is sufficient.
14) Adjacent subdivision plats to be reviewed to determine anticipated housing and circulation lay-outs.
15) New structure should be oriented away from future housing.
16) The project team will meet with stakeholders prior to working on a plan to identify programmatic and space needs.

Open Action Item / Issue	Responsibility	Due
1) CCA to provide dates for future stakeholder meetings.	CCA	10/10/2017
2) WED to complete survey	WED	10/10/2017

Respectfully submitted,

Cordogan Clark

Kelly Schomer
Project Architect

MEETING DISCUSSIONS - OPD Programming:

MEETING DATE: NOVEMBER 14, 2017

MEETING NO.: 002

Prepared By:	Lauren Kiley - Cordogan Clark (CCA)	
Participants:	Ginny Bateman, OPD	Mike Fee, OPD
	Cindy Benson, OPD	Dave Margolis, OPD
	Nancy Casleton, OPD	Rich Zielke, OPD
	Grant Casleton, OPD	Mike Schoppe, SDA
	Kristie Vest, OPD	Bruce Cairns, CCA
	Chad Feldotto, OPD	Kelly Schomer, CCA
Client:	Oswegoland Park District (OPD)	
Project:	Willowgate Farm Master Plan (formerly Stewart Farm)	

DISCUSSION ITEMS
1) Meeting Goal: Prioritize program elements.
2) Included in west development agreement for water and septic to be provided and allow for connection at property line or house. Grant to confirm which.
3) Future Farm House: a) Potential catering kitchen for events or hosting cooking classes, but not intended for future full-service restaurant. b) Potential for 'art center'. c) Preserve farm land and entrance (minimal manipulation). Potential Museum Renovation: a) Currently not intended to be staffed daily but depending on the function there is potential for staff being on site. b) Not intended to function as a full museum (like the Little White School House). Currently OPD does not need a full museum, and the Farm House would not meet ADA regulations without renovation. c) Farm House is currently used for storage of items. There is a need for storage, this function could remain. It is preferred storage area utilize natural sunlight, opposed to direct. d) Potential for self-guided tours. Rooms are decorated to reflect what the homestead would have been like. Hallways would be open, but rooms closed off from public access (Lyons Farm). e) Potential for office, art studio, or art resident on the second floor. This would then allow a person always to be present on site.

4) Black Box / Amphitheater:

a) Large space to allow for multiple uses. Minimum of 250-300 people.

b) Flexible venue available to rent for weddings, etc.

c) OPD liked idea of a barn like design.

5) West Development Housing (Chatham Square Subdivision):

a) Developer Donation?

b) Potential street entrance from west for access but not intended to be common entrance.

c) Potential berm at property line shared between west development and Willowgate Farm.

d) Desire to separate future development houses from project by road, trail, or similar buffer.

e) Development plan shows a road adjacent to site with two proposed properties at either end.

6) City of Plainfield:

a) What code requirements are applicable to master plan layout?

b) Current zoning may not be acceptable for proposed use.

c) Rezone sooner than later to avoid any adverse reaction from neighboring developments.

d) Question for the City: Is Farm House property included in the storm water detention to the east?

7) Willowgate Farm Site:

a) The existing path on the south portion of the site is intended to connect to future Plainfield bike trail. Existing path could be realigned to accommodate proposed site modifications.

b) Mrs. Stewart requested willow trees be planted on site. No willows currently exist and existing trees are not in good condition.

c) Potential for site walk through self-guided tours – plaques or alike would provide historic information.

d) Historic demonstration farm – highlight existing water storage for its uniqueness.

e) Animals could be brought in for special events. Petting zoos, or farming related events.

f) Site is not intended for recreational sports.

8) Greenhouses could also be used as classrooms– Future building can be opened to outdoor space (indoor can be taken outdoor).

9) Existing Corn Crib:

a) Re-purpose?

b) Potential to develop over time.

c) Potential for multipurpose classroom or environmental center.

d) Environmental Design Services – renovated office from old corn crib.

10) Satellite Maintenance Operation: a) OPD owns property nearby that could house maintenance operation. b) Potential to move operation to Willowgate Farm or become secondary machine location.
11) Pavilion – OPD liked the idea of movable walls for versatility to outdoors.
12) Other Facility References: a) Additional review of facility operations needed. b) The Oaks (Mokena) c) Peck Farm (Geneva) d) Kline Creek Farm (West Chicago) e) Lyon Farm (Yorkville, Kendall County)
13) Limestone foundation from old Barn on site, potential for reuse. Portions of the Barn beam were salvaged but cannot be structurally reused.
14) OPD could further investigate purchasing existing water retention pond in the future to ensure proper maintenance and control for project aesthetics.
15) Keep park to the north and Willowgate Farm separated. This park is used by neighboring residents and a connection between could be an issue of safety.
16) For any future neighboring developments, OPD will propose resident backyards not be orientated on shared property line of development and Willowgate Farm.
17) Discuss potential ideas with Mrs. Cherry, meeting time pending. OPD will advise.
18) Community meeting anticipated for January.
19) Site Design Options: a) Maintain existing farm with minimal manipulation. b) Add secondary road east of Farm House at current bike trail location. c) New building overlooking pond with adjacent parking. d) Maintenance, and support program is located north of Farm House. e) Facilities located northeast of Farm House to be shared by all programs.

Open Action Item / Issue	Responsibility	Due
1) CCA to provide options for master plan layout to present to OPD members before presenting at community meeting.	CCA	TBD
2) WED finalizing survey for distribution.	WED	11/22/2017

Respectfully submitted,

Cordogan Clark
Lauren Kiley

MEETING DISCUSSIONS - Mrs. Cherry:

MEETING DATE: DECEMBER 12, 2017

MEETING NO.: 003

Prepared By:	Lauren Kiley - Cordogan Clark (CCA)	
Participants:	Chad Feldotto, OPD	Tina Heidrich, OPD
	Dave Margolis, OPD	Mike Schoppe, SDA
	Ginny Bateman, OPD	Bruce Cairns, CCA
	Cori Veverka, OPD	Kelly Schomer, CCA
	Laura Finch, OPD	Elizabeth Cherry
	Cindy Benson, OPD	Tina Beaird
Client:	Oswegoland Park District (OPD)	
Project:	Willowgate Farm Master Plan (formerly Stewart Farm)	

DISCUSSION ITEMS
1) Meeting Goal: Gather historic information from Mrs. Stewart's niece Elizabeth Cherry and historian Tina Beaird.
2) The Stewart Farm House is a historic remnant of the Scottish settlement in this area. Preserving this house would support the importance of the early community heritage and the Stewart family.
3) Historic Information: a) The Stewarts were one of the first ten families from the Scottish settlement. b) Mr. and Mrs. Stewart were highly regarded members of the community. c) The Queen Anne house was built in 1902 and replaced a previous residence. d) The main income for the farm was grain. e) Ploughing matches were important events of this time and Mr. Stewart was a champion. The Wheatland ploughing matches were an annual community tradition and one-year Stewart Farm was believed to have hosted the event. Long benches were used for resting and eating – one is currently in the dining room of the Farm House.
4) Scottish Traditions: a) The fireplace in the living room is believed to reflect a Scottish heritage design. This is possibly coal burning but was never seen used. b) The water tower is also believed to reflect a Scottish heritage design. This was utilized for water storage to provide water pressure for indoor plumbing – a first in the community. The house was also equipped to have hot water.

5) Historic Site Conditions:

a) Property Structures -

- Corn crib – structure remains.
- Barn – recently demolished due to safety concerns.
- Garage – structure is no longer there but it's foundation remains.
- Current garage – added in the 1970's.
- Wash house – structure is no longer there but was located out the back door. This was used for storing wood, washing corn, and washing laundry.

b) There was a gas pump next to water tower and was used for auto and farm equipment.

c) Sheep were in the barn. The daughters enjoyed caring for sheep and would sell the wool.

d) Roses (pink) were planted around the home. Peonies and bittersweets were also planted throughout property.

e) Apple trees were on site at one time.

f) Chickens, horses, and bees could have possibly been on property.

6) Historic Farm House:

a) The kitchen was the most used room in the house.

b) The living room was used for gathering and guests. There were couches with trundle beds and floor to ceiling curtains were hung in front of living room windows.

c) Bittersweets picked from the yard were placed as decorations on the fireplace mantel.

d) Mrs. Margaret Stewart loved to paint for recreation. She often would take photographs of flowers and then paint them in her art studio upstairs.

7) Mrs. Cherry's hopes for the future of the Farm House:

a) She would like to see it used, occupied and loved in remembrance of her Aunt.

b) She would like to see a community garden. Mrs. Stewart loved flowers, and had many varieties planted throughout the property.

c) The group discussed utilizing the existing built-ins to display heirlooms and family photographs. This would provide protection and still allow for public use of the rooms.

Open Action Item / Issue	Responsibility	Due
1) CCA to provide options for master plan layout to present to OPD members before presenting at community meeting.	CCA	TBD

Attachments: CCA meeting handout.

Respectfully submitted,

Cordogan Clark
Lauren Kiley

MEETING DISCUSSIONS - Village of Plainfield:

MEETING DATE: FEBRUARY 13, 2018

MEETING NO.: 004

Prepared By:	Lauren Kiley - Cordogan Clark (CCA)	
Participants:	John Proulx, Village of Plainfield	Mike Schoppe, SDA
	Grant Casleton, OPD	Bruce Cairns, CCA
Client:	Oswegoland Park District (OPD)	
Project:	Willowgate Farm Master Plan (formerly Stewart Farm)	

DISCUSSION ITEMS
1) Meeting Goal: Gather permitting and utility information from the Village of Plainfield to move forward with the Willowgate Farm Master Plan proposal.
2) Permitting: a) Current lot is zoned for R-1. The lot name is "Lot M". b) To move forward with master plan, Village of Plainfield would require a "Special Use Permit". c) Plainfield would maintain R-1 zoning. d) OPD would like to permit now, to avoid any future conflict. e) Future site development will require review by Village of Plainfield building department and will require images illustrating the exterior of building and landscaping. f) Does changing 'use' force ADA compliance for the Stewart Farm House?
3) Special Use Permit: a) Provide a master plan concept to present to Village of Plainfield Board. b) Provide a cover letter stating a project description, including general hours of daily use, capacity and typical number of people on site. c) Permit fee will be waived for OPD. d) Provide certified letters giving a brief project description to neighboring residents.
4) Surrounding Developments: a) Gladstone Homes owns the west development property. Dave Bolger is the owner. b) Recently Gladstone Homes has proposed to sell their property to another developer. c) Curb cut to the east of the site was intended to connect north and south subdivisions. d) The county line runs N/S to the east of the site, crossing through the basin.

5) Utilities:

   a) As written in annexation agreement, the west development would provide utility connection to site.

   b) The utility lines from the west development may not be completed when the master plan site starts progressing. This would potentially require utility connection from north east lines.

   c) At one time, it is suspected there was an easement for structure located on site.

6) Storm Water Detention:

   a) The current design of the east basin included the Willowgate site, but did not anticipate future impervious pavement.

   b) The Basin is owned by the HOA. In the future if the master plan would require tying into or adding to the basin detention, OPD would need to propose a plan to the HOA and verify the plan would be acceptable.

   c) Village of Plainfield requires any impervious area exceeding 25,000 sf needs additional storm water.

   d) Spaceco was the civil engineer of the current basin.

7) Comments of Current Master plan Options:

   a) Access from Simons and Elizabeth is acceptable but would prefer limiting access from Simons to just one. (Not two as shown in Option 2)

   b) Cutting the median on Elizabeth for access may be acceptable. John will confirm.

8) This site is in the jurisdiction of the Oswego Fire Department. Future meeting is necessary to review plans for sprinkler, hydrant and fire access requirements.

9) Set back are typically 30 feet.

10) Annexation agreement did not address what can and can't be developed on site.

11) John recommended providing signage stating "future home of …" for surrounding community awareness.

12) John commented it may or may not be in the best interest of the project to present proposed plans to Gladstone Homes and HOA. This is not required but more out of courtesy.

13) John will send copy of annexation agreement from west development to OPD.

Open Action Item / Issue	Responsibility	Due
1) CCA to provide options for master plan layout to present to OPD members before presenting at community meeting.	CCA	02/20/2018
2) Provide electronic copy of master plan options to John for review and to obtain feedback.	CCA / OPD	ASAP

Respectfully submitted,

Cordogan Clark
Lauren Kiley

MEETING DISCUSSIONS - OPD Final Master Plan:

MEETING DATE: FEBRUARY 20, 2018

MEETING NO.: 005

Meeting Date:	February 20, 2018
Prepared By:	Lauren Kiley - Cordogan Clark (CCA)
Participants:	Ginny Bateman, OPD Cindy Benson, OPD Nancy Casleton, OPD Grant Casleton, OPD Kristie Vest, OPD Chad Feldotto, OPD Mike Fee, OPD Dave Margolis, OPD Mike Schoppe, SDA Bruce Cairns, CCA Kelly Schomer, CCA
Client:	Oswegoland Park District (OPD)
Project:	Willowgate Farm Master Plan (formerly Stewart Farm)

DISCUSSION ITEMS
1) Meeting Goal: Gather feedback from OPD group on Master Plan on the 3 presented options.
2) Option 1: a) Option 1 was the consensus preferred Master Plan. All the locations of the proposed structures, parking and green spaces were favorable. b) Locate storm water detention within the site as shown in Option 1 to avoid any conflict with the owners of the existing south east detention pond (HOA). c) Road access and parking north of the Farm House allows for potential mingling on the farm stead. Which encourages visitors to be more engaged in the site history. d) Revise Option 1 to show parking spaces count, dimensions of the proposed structures, and acreage of greenspace.
3) Option 2 & 3: a) Prefer the multipurpose building be directly connected to the Amphitheater.
4) Farm House: a) Minimal construction near Farm House preferred. b) Preserve farm stead site surrounding Farm House.

5) Greenspace: a) Greenspace can potentially be plantings and willow trees. b) Greenspace should have "passive" feeling in these open spaces with shade trees. Visitors can utilize for recreation.
6) Comments: a) Historic and athletic do not work well together. OPD prefers the site limits athletic activities. b) Existing storm structures are located on site. Mike proposed the question if there is currently a possible site easement for these structures. c) Master Plan project can potentially be developed in phases pending funding.
7) Board Presentation / Permitting: a) OPD will present Master Plan Option 1 to the Board. The meeting packet is required the Friday before the Board meeting. The meetings typically occur on the third Thursday of each month. b) OPD would like to obtain a "Special Use Permit" from The City of Plainfield soon to help advance the site development process and avoid conflicting judgment from surrounding residents.

Open Action Item / Issue	Responsibility	Due
1) CCA to provide boards and sketches of Master Plan Option1 to present at open house and Board meeting.	CCA	04/19/2018

Respectfully submitted,

Cordogan Clark
Lauren Kiley

MEETING DISCUSSIONS - Oswego Fire Department:

MEETING DATE: APRIL 16, 2018

MEETING NO.: 006

Prepared By: Lauren Kiley - Cordogan Clark (CCA)
Participants: Captain Alec Keenum, OFD
Kelly Schomer, CCA

Client: Oswegoland Park District (OPD)
Project: Willowgate Farm Master Plan (formerly Stewart Farm)

DISCUSSION ITEMS
1) Meeting Goal: Gather feedback from OFD on Master Plan layout for fire access and hydrant locations.
2) Comments: a) Fire sprinkler is required in buildings.
3) Fire Access: a) All weather and impact resistant drive. b) Required to be maintained in all weather conditions. (Plowing in the winter) c) Hard driving surface is required at secondary drive for Farm House, Maintenance Building and Barn. d) 150' is maximum length before turn around is required for fire truck.
4) Fire Hydrants: a) Locate 1 within 100' of FDC. b) Locate 2 within 300' of the building

Open Action Item / Issue	Responsibility	Due
1) CCA to provide options for master plan layout to present to OPD members before presenting at community meeting.	CCA	02/20/2018

Respectfully submitted,

Cordogan Clark
Lauren Kiley

CONCEPTUAL COST PROJECTIONS

FARMHOUSE RENOVATION

Task Description	Quantity	Unit	Unit Cost Range		Total Cost Range	
Soft Costs	1	allow.	10%	15%	$ 41,150.00	$ 78,132.00
Architectural/ Engineering Fees						
Testing						
Permit Fees						
Furniture, Fixtures, & Equipment (FF&E)						
Soft Cost Subtotal					$ 41,150.00	$ 78,132.00
Hard Costs (Construction)						
Site Development						
ADA Improvements	1	allow.	$ 12,000.00	$ 20,000.00	$ 12,000.00	$ 20,000.00
Renovation	1,900	s.f.	$ 145.00	$ 180.00	$ 275,500.00	$ 342,000.00
Selective Demolition						
Remodel Walls, Doors, Ceilings, Finishes, Etc.						
Building Systems (Mechanical, Electrical, Plumbing)						
Stewart Building Assessment Report Dated 11/11/16						
Electrical	1	allow.	$ 52,000.00	$ 71,000.00	$ 52,000.00	$ 71,000.00
Structural	1	allow.	$ 48,000.00	$ 63,500.00	$ 48,000.00	$ 63,500.00
Hard Cost Subtotal					**$ 387,500.00**	**$ 496,500.00**
GENERAL CONDITIONS	1	allow.	10%		$ 38,750.00	$ 49,650.00
DESIGN CONTINGENCY	1	allow.	10%		$ 42,625.00	$ 54,615.00
CONSTRUCTION CONTINGENCY	1	allow.	10%		$ 42,625.00	$ 54,615.00
SUBTOTAL					**$ 552,650.00**	**$ 733,512.00**
G.C. Fee	1	allow.	5%		$ 27,632.50	$ 36,675.60
Insurance	1	allow.	1%		$ 5,526.50	$ 7,335.12
Bond	1	allow.	1%		$ 5,526.50	$ 7,335.12
GRAND TOTAL					**$ 591,335.50**	**$ 784,857.84**

This cost estimate is provided to assist in feasibility planning and is based on an anticipated cost per square foot derived from historical data. Cost will vary pending scope refinement.

- Projected costs are estimated at time of report. A 3% increase in costs per year of non-construction will need to be applied.
- Soft costs is a percentage of the hard cost subtotal.
- Building construction includes site development cost.
- Ff&e does not include equipment purchase or lease

CONCEPTUAL COST PROJECTIONS

NEW MULTI-PURPOSE BUILDING

Task Description	Quantity	Unit	Unit Cost Range		Total Cost Range	
Soft Costs	1	allow.	18%	20%	$ 591,837.84	$ 866,764.80
Architectural/ Engineering Fees						
Civil Engineering						
Survey						
Soil Borings						
Testing						
Permit Fees						
Furniture, Fixtures, & Equipment (FF&E)						
Soft Cost Subtotal					**$ 591,837.84**	**$ 866,764.80**
Hard Costs (Construction)						
Site Development	1	allow.	15%	20%	$ 324,900.00	$ 547,200.00
Site Clearing						
Parking and Curb						
Site Concrete						
Site Utilities						
Bike Path Renovation						
Building Construction	11,400	s.f.	$ 190.00	$ 240.00	$ 2,166,000.00	$ 2,736,000.00
New Walls, Doors, Ceilings, Finishes, Etc.						
Building Systems (Mechanical, Electrical, Plumbing)						
New Amphi-Theater						
Hard Cost Subtotal					**$2,490,900.00**	**$3,283,200.00**
GENERAL CONDITIONS	1	allow.	10%		$ 249,090.00	$ 328,320.00
DESIGN CONTINGENCY	1	allow.	10%		$ 273,999.00	$ 361,152.00
CONSTRUCTION CONTINGENCY	1	allow.	10%		$ 273,999.00	$ 361,152.00
SUBTOTAL					**$ 3,879,825.84**	**$ 5,200,588.80**
G.C. Fee	1	allow.	5%		$ 193,991.29	$ 260,029.44
Insurance	1	allow.	1%		$ 38,798.26	$ 52,005.89
Bond	1	allow.	1%		$ 38,798.26	$ 52,005.89
GRAND TOTAL					**$ 4,151,413.65**	**$ 5,564,630.02**

This cost estimate is provided to assist in feasibility planning and is based on an anticipated cost per square foot derived from historical data. Cost will vary pending scope refinement.

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- Building construction includes site development cost.
- Ff&e does not include equipment purchase or lease

CONCEPTUAL COST PROJECTIONS

NEW PAVILION

Task Description	Quantity	Unit	Unit Cost Range		Total Cost Range	
Soft Costs	1	allow.	18%	20%	$ 14,754.96	$ 27,086.40
Architectural/ Engineering Fees						
Civil Engineering						
Survey						
Soil Borings						
Testing						
Permit Fees						
Furniture, Fixtures, & Equipment (FF&E)						
Soft Cost Subtotal					**$ 14,754.96**	**$ 27,086.40**
Hard Costs (Construction)						
Site Development	1	allow.	15%	20%	$ 8,100.00	$ 17,100.00
Site Clearing						
Site Concrete						
Site Utilities						
Building Construction	900	s.f.	$ 60.00	$ 95.00	$ 54,000.00	$ 85,500.00
Pavilion Structure						
Hard Cost Subtotal					**$62,100.00**	**$102,600.00**
GENERAL CONDITIONS	1	allow.	10%		$ 6,210.00	$ 10,260.00
DESIGN CONTINGENCY	1	allow.	10%		$ 6,831.00	$ 11,286.00
CONSTRUCTION CONTINGENCY	1	allow.	10%		$ 6,831.00	$ 11,286.00
SUBTOTAL					**$ 96,726.96**	**$ 162,518.40**
G.C. Fee	1	allow.	5%		$ 4,836.35	$ 8,125.92
Insurance	1	allow.	1%		$ 967.27	$ 1,625.18
Bond	1	allow.	1%		$ 967.27	$ 1,625.18
GRAND TOTAL					**$ 103,497.85**	**$ 173,894.69**

This cost estimate is provided to assist in feasibility planning and is based on an anticipated cost per square foot derived from historical data. Cost will vary pending scope refinement.

- Projected costs are estimated at time of report. A 3% increase in costs per year of non-construction will need to be applied.
- Soft costs is a percentage of the hard cost subtotal.
- Building construction includes site development cost.
- Ff&e does not include equipment purchase or lease

CONCEPTUAL COST PROJECTIONS

NEW BARN

Task Description						
	Quantity	Unit	Unit Cost Range		Total Cost Range	
Soft Costs	1	allow.	18%	20%	$ 196,732.80	$ 285,120.00
Architectural/ Engineering Fees						
Civil Engineering						
Survey						
Soil Borings						
Testing						
Permit Fees						
Furniture, Fixtures, & Equipment (FF&E)						
Soft Cost Subtotal					**$ 196,732.80**	**$ 285,120.00**
Hard Costs (Construction)						
Site Development	1	allow.	15%	20%	$ 108,000.00	$ 180,000.00
Site Clearing						
Site Concrete						
Site Utilities						
Building Construction	4,000	s.f.	$ 180.00	$ 225.00	$ 720,000.00	$ 900,000.00
New Walls, Doors, Ceilings, Finishes, Etc.						
Building Systems (Mechanical, Electrical, Plumbing)						
Hard Cost Subtotal					**$828,000.00**	**$1,080,000.00**
GENERAL CONDITIONS	1	allow.	10%		$ 82,800.00	$ 108,000.00
DESIGN CONTINGENCY	1	allow.	10%		$ 91,080.00	$ 118,800.00
CONSTRUCTION CONTINGENCY	1	allow.	10%		$ 91,080.00	$ 118,800.00
SUBTOTAL					**$ 1,289,692.80**	**$ 1,710,720.00**
G.C. Fee	1	allow.	5%		$ 64,484.64	$ 85,536.00
Insurance	1	allow.	1%		$ 12,896.93	$ 17,107.20
Bond	1	allow.	1%		$ 12,896.93	$ 17,107.20
GRAND TOTAL					**$ 1,379,971.30**	**$ 1,830,470.40**

This cost estimate is provided to assist in feasibility planning and is based on an anticipated cost per square foot derived from historical data. Cost will vary pending scope refinement.

- Projected costs are estimated at time of report. A 3% increase in costs per year of non-construction will need to be applied.
- Soft costs is a percentage of the hard cost subtotal.
- Building construction includes site development cost.
- Ff&e does not include equipment purchase or lease

CONCEPTUAL COST PROJECTIONS

NEW MAINTENANCE BUILDING

Task Description	Quantity	Unit	Unit Cost Range		Total Cost Range	
Soft Costs	1	allow.	18%	20%	$ 82,627.78	$ 107,775.36
Architectural/ Engineering Fees						
Civil Engineering						
Survey						
Soil Borings						
Testing						
Permit Fees						
Furniture, Fixtures, & Equipment (FF&E)						
Soft Cost Subtotal					**$ 82,627.78**	**$ 107,775.36**
Hard Costs (Construction)						
Site Development	1	allow.	15%	20%	$ 45,360.00	$ 68,040.00
Site Clearing						
Parking and Curb						
Site Concrete						
Site Utilities						
Building Construction	1,890	s.f.	$ 160.00	$ 180.00	$ 302,400.00	$ 340,200.00
New Walls, Doors, Ceilings, Finishes, Etc.						
Building Systems (Mechanical, Electrical, Plumbing)						
Hard Cost Subtotal					**$347,760.00**	**$408,240.00**
GENERAL CONDITIONS	1	allow.	10%		$ 34,776.00	$ 40,824.00
DESIGN CONTINGENCY	1	allow.	10%		$ 38,253.60	$ 44,906.40
CONSTRUCTION CONTINGENCY	1	allow.	10%		$ 38,253.60	$ 44,906.40
SUBTOTAL					**$ 541,670.98**	**$ 646,652.16**
G.C. Fee	1	allow.	5%		$ 27,083.55	$ 32,332.61
Insurance	1	allow.	1%		$ 5,416.71	$ 6,466.52
Bond	1	allow.	1%		$ 5,416.71	$ 6,466.52
GRAND TOTAL					**$ 579,587.94**	**$ 691,917.81**

This cost estimate is provided to assist in feasibility planning and is based on an anticipated cost per square foot derived from historical data. Cost will vary pending scope refinement.

- Projected costs are estimated at time of report. A 3% increase in costs per year of non-construction will need to be applied.
- Soft costs is a percentage of the hard cost subtotal.
- Building construction includes site development cost.
- Ff&e does not include equipment purchase or lease

OSWEGOLAND
PARK DISTRICT

Stewart Farm

Electrical and Structural Evaluation Report

115 Simons Rd./ 26500 W. 127th St., Plainfield, IL

November 11, 2016

TABLE OF CONTENTS:

SUMMARY	01
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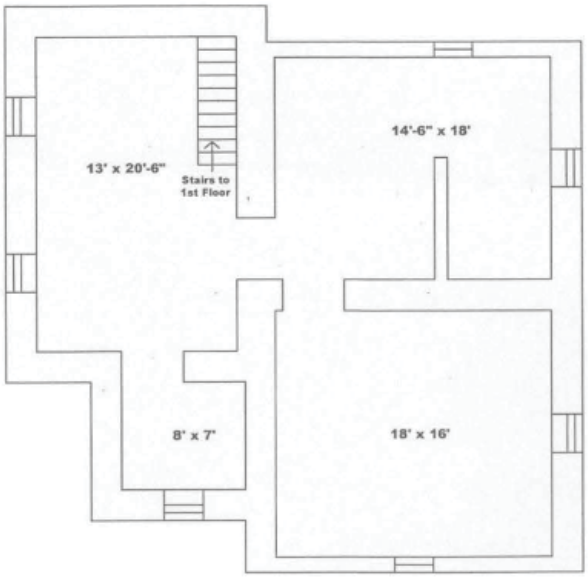
STRUCTURAL EVALUATION	09

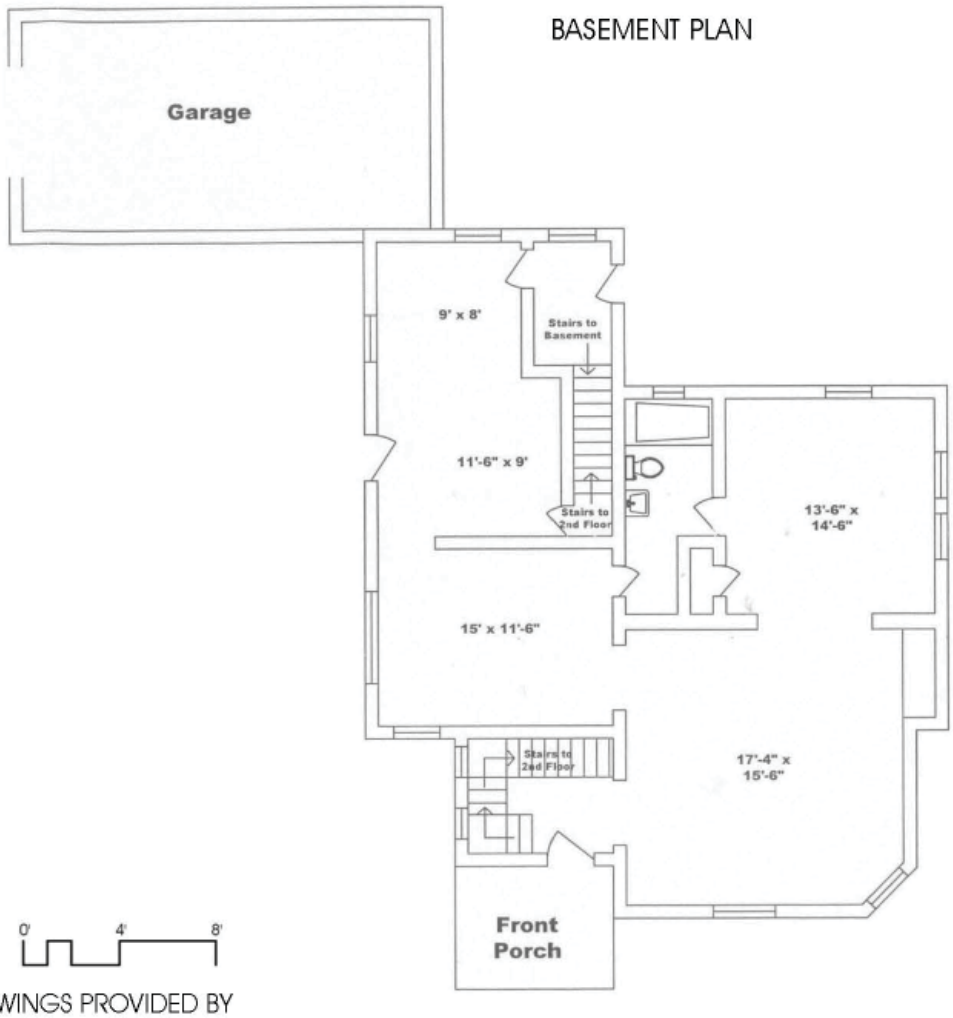
Cordogan Clark & Associates, Inc. (CCA) assessed the structural and electrical systems of the Farmhouse at Stewart Farm located at 26500 West 127th Street in Plainfield, Illinois. This document provides the results of the assessment and recommendations for future work to improve and protect the structure and future occupants.

The Farmhouse was constructed circa 1850 and sits on a 7.4 acre site that includes a corn crib and water tower. Power is brought to the site from overhead wires along 127th street to a single pole located at the center of the gravel driveway. The power is then connected to the house via an overhead wire. The two-story farmhouse with basement and attic is a wood frame, post and beam structure and sits on a limestone foundation. Portions of the foundation have been altered to accommodate changing basement use and mechanical systems.

The following pages provide observations, analysis, and recommendations of the existing structural and electrical systems. Each evaluation includes an estimated probable cost associated with the recommendations.

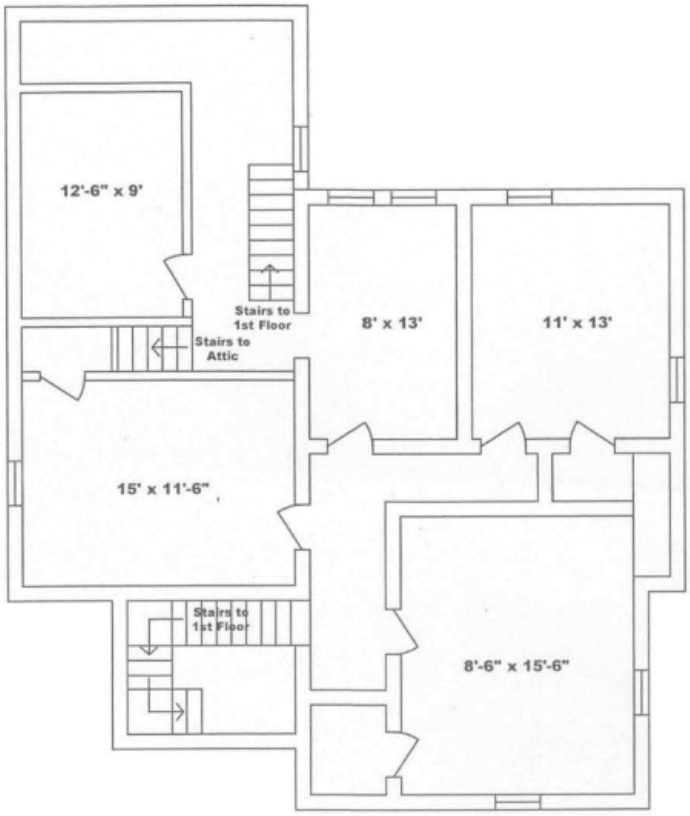


BASEMENT PLAN

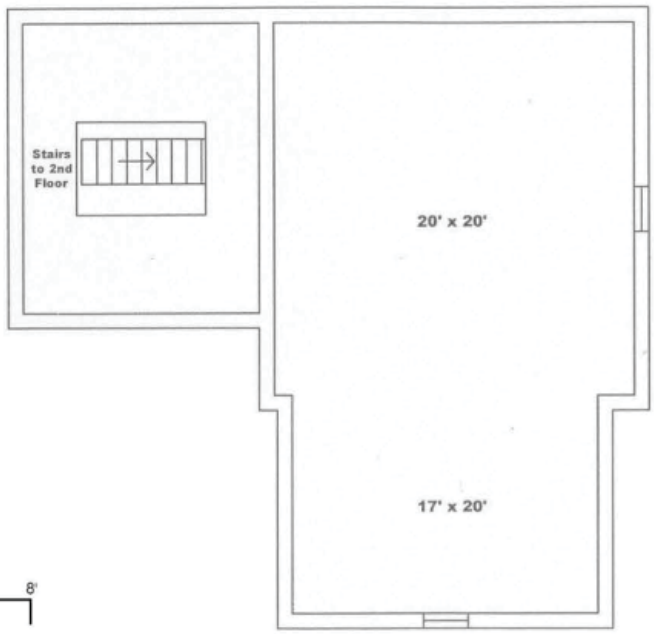


DRAWINGS PROVIDED BY
OSWEGOLAND PARK DISTRICT.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



DRAWINGS PROVIDED BY
OSWEGOLAND PARK DISTRICT.

ATTIC PLAN

ELECTRICAL EVALUATION

Re: Stewart Farm Date: 09/29/2016

Site Address: 115 Simons Road/
26500 W. 127th Street, Plainfield, IL 60585
CCA Project No.: 16-373
Site Visit Date: 09/08/2016

Participants: Doug Schomer Phone: 630.896.4678 ext. 344
Kelly Schomer Fax: 630.896.4987
Cordogan, Clark & Associates

Scope:

Provide an electrical evaluation on the existing building and provide recommendations on any repair or modifications that may be required based on the proposed usage.

Observations:

1. The farmstead electrical service consists of a service drop to a single distribution point on the property that had previously fed all farmstead buildings but now serves only the residence.
2. The size of the service was not observable without removing the pull-out fuse holder, but the riser on the pole and the riser on the house are both100-amp wire.
3. The main core electrical service appears to have had some improvements and incorporates an emergency generator. Adjacent equipment looks to be older and appears to have been left in place at the time of the previous work.
4. Multiple wiring methods are visible throughout the residence and include:
    a. Rigid enameled conduit
    b. AC cable (generically referred to as "BX")
    c. Various iterations of SE cable (commonly called "range cable")
    d. Various iterations of NM cable (commonly called "Romex")
    e. Various types of portable cords
5. Lighting outlets and devices are limited throughout the residence, especially on the second floor. This structure appears to have been electrified prior to the implementation of model state codes and standards invoked by the Rural Electrification Act of 1936, at a time when the number of outlets and devices installed were limited to actual use and cost preferences.
6. Switches, receptacles, and most light fixtures appear to be in poor condition due to exposed wiring, sockets, and deterioration due to age. Chain hung fixtures are missing in first floor living spaces.

Analysis:

1. The existing building is unsafe to occupy due to deteriorated wiring, age of devices, and multiple iterations of mixed wiring systems. The installation and renovation of

these systems over the years appear expedient while addressing the changing electrical requirements over the past 100+ years residence occupancy.

   a. The age and type of the AC cable (also called 'BX') comprising most of the existing branch wiring is unreliable. This cable consists of cloth covered, rubber insulated, paper packaged conductors in a flexible metallic "tape" shell. The product is designed for dry locations only and is susceptible to deterioration especially in exterior walls where insulation quantity and quality is unknown. These locations can lead to moisture condensation that is wicked into the cable allowing the paper packing to distribute it to the wire hastening deterioration of rubber insulation that is already susceptible to becoming brittle with age. The moisture condensation also causes internal oxidation of the metal casing.
   b. Old ungrounded cable has been repurposed to serve new loads not intended to be ungrounded (i.e. circuit labeled "Water Heater").
   c. Temporary portable cord has become permanent building wiring.
   d. Numerous upgrades have been attempted over the 100+ years of the residence and not all upgrades were completed in a safe or regulatory method leaving hazardous conditions such as open junction boxes, exposed conductors, improper splicing, and abandoned wiring.

2. The transfer switch and generator appear to be in good condition. The tap for the generator on the incoming propane line is a concern as it does not meet current regulations on material or function.
3. The 100-amp service is not sufficiently sized to meet current residential code requirements for such standard 240-volt loads (air conditioner, well pump, water heater, electric dryer). With standard residential appliances (refrigerator, stove, etc.) or conversion to commercial use (computers, lighting, etc.) will certainly not be supported.
4. The height and working clearances around the 100-amp service panel access does not meet current code requirements
5. Grounding of the electrical system does not appear to be sufficient. The exterior ground rod appears to have been abandoned and one (red) ground wire is observed to be connected to a section of galvanized plumbing pipe near the abandoned water heater. There does not seem to be a grounding system in place.
6. The four 1-pole circuits (one serving the garage) are insufficient for current standards which would require a minimum of eight 15-amp and four 20-amp 120 volt circuits are required for the current loading. The four circuit configuration is typical of a 1925 residential application which appears to be one of the upgrade iterations.
7. There are no GFI (ground fault interrupter) devices or AFCI (Arc-Fault Circuit Interrupter) devices observable.
8. Existing branch conduits consisting of non-galvanized raceways and fittings are no longer compliant; raceway corrosion leads to unreliable circuit safety.
9. The current number of receptacles throughout the residence is extremely limited and those that are present do not meet the requirements of National Electrical Code (NEC) Article 210 which illustrates ratings, locations, and distribution of receptacles throughout a structure. The majority of the approximate 8 to 10 existing receptacles are in the first floor living areas with the second floor having few if any. The limited number does not satisfy the recommended practices for farmsteads of the era outlined in a manual from the USDA Rural Electrification Administration which supports the assumption the original electrical work predates that program.

10. A majority of the first floor ceiling fixtures have been removed and related outlet abandoned which does not allow for a switched outlet in that room. Multiple switches have been capped and abandoned as a direct result of fixture removal.
11. The use of portable cord as a permanent wiring method is non-compliant and hazardous.
12. The use of ceiling mounted receptacles to serve lighting equipment not equipped with factory installed connection cords is non-compliant and hazardous.

Recommendations:

1. Upgrade existing incoming service to current standards and future needs.
2. Relocate the overhead utility drop to feed directly to the house from Simons Road/ 127th Street. Existing utility pole can be maintained for future use.
3. Remove all electrical panels, distribution system, and equipment located in the residence and garage. Provide new panels, distribution system, and equipment to meet current code and future use. At this time, anticipated future use to be minimal office and event space on first floor (public occupancy), preservation of second floor for museum display (limited occupancy), and non-occupied utility (mechanical, electrical, storage) in basement.

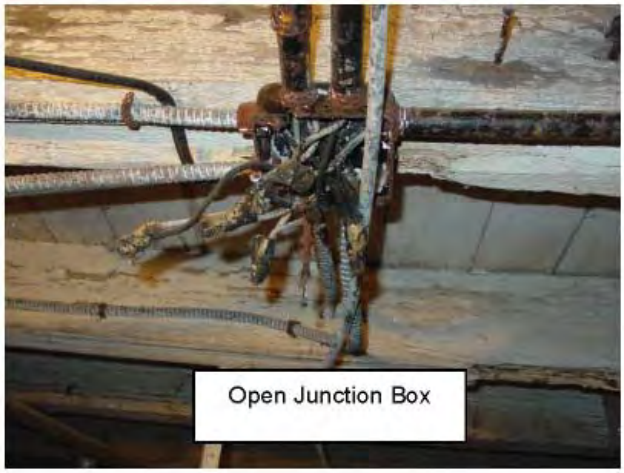
Attachments:

Photographs from site visit dated 09/08/2016:


Main Switch


Main Meter

Main Panel



Open Junction Box

Various Wiring Methods

Ceiling Fixture Outlet

Switch Box (buried under paper)

Typical Receptacle

Stewart Farm - ELECTRICAL

Probable Cost Estimate

November 11, 2016

RECOMMENDATIONS	RANGE	
1. Upgrade existing incoming service to current standards and future needs. (Single phase, 3 wire 200 amp with load center.)	$ 5,000.00	$ 8,000.00
2. Relocate the overhead utility drop to feed directly to the house from W 127th/ Simons Road. Existing Utility pole can be maintained for future use.	$ 2,000.00	$ 3,000.00
3. Remove all electrical panels, distribution systems, and equipment located in the residence and garage. Provide new panels, distribution system, and equipment to meet current code and future use. At this time anticipated future use to be minimal office and event space on first floor (public occupancy), preservation of second floor for museum display (limited occupancy), and non-occupied utility (mechanical, electrical, storage) in basement.	$ 45,000.00	$ 60,000.00
Cost includes minimal architectural work for patching walls and ceilings.		
TOTAL RANGE	$52,000	$71,000

STRUCTURAL EVALUATION

Re: Stewart Farm
Site Address: 115 Simons Road, Plainfield, IL 60585
CCA Project No.: 16-373
Site Visit Date: 09/08/2016

Date: 09/29/2016

Participants: Wai Chiang, S.E.
Rajaa Alrayyes
Kelly Schomer
Cordogan, Clark & Associates

Phone: 630.896.4678 ext. 344
Fax: 630.896.4987

Scope:

Provide a structural evaluation on the existing building and provide recommendations on any repair or modifications that may be required based on the proposed usage.

Observations:

1. The building was a two-story wood-framed structure situated on a full basement.
2. The foundation walls were constructed of rubbles. The rubble walls exhibited moisture stains, cracks along mortar joints and efflorescence at multiple random locations. Majority of the rubbles were aligned with no visible recent displacement.
3. Although there were moisture stains on the basement floor, there was no visible standing water on the floor or active moisture leak through the rubble walls at the time of our visit.
4. A mechanical duct had penetrated an interior foundation wall. The joists that were bearing on this wall were suspended without support due to the penetration. The rubbles were loose and cracked.
5. The first story floor framing consisted of 2" by 9-1/2" (actual) wood joists spaced at 16" on-center. The span lengths and directions varied.
6. The wood staircase between the basement and first story was loose.
7. There was no visible decay in the first story floor framing members.
8. The second story floor framing was concealed and not visible at the time of our visit.
9. The roof framing members were visible in the attic. The rafters were intact with no visible decay.
10. The ceiling covering above the main entry foyer exhibited moisture stains, and the wallpaper had separated. The low roof framing above the ceiling covering was not visible.
11. The exterior walls were intact with no visible fresh cracks or fractures in the interior coverings along the intersecting walls.
12. Contents were stored in various rooms on the first and second stories.

Analysis:

1. The existing building was in a structurally sound condition as a residential structure that required minor maintenance and repair.

2. The observed moisture stains and efflorescence on the rubble foundation walls was indicative that there was a long-term ground water seepage into the basement.
3. The building had not experienced any recent movement or displacement in damaging magnitude as shown by the intact condition of the interior wall coverings
4. While the first floor framing was capable of supporting the floor loads as a residential structure, it was not sufficient to support the loads as public areas or storage as required by the current building code.

Recommendations:

1. The rubble foundation walls should be repaired by tuck-pointing. Any loose or cracked rubbles discovered during the process should be reset or replaced.
2. A lintel should be provided above the mechanical duct that penetrated the interior foundation wall. The wall should be repaired to provide proper bearing to the joists.
3. Underground drainage along the perimeter of the building may not exist or require repair. New drain tiles should be installed to remedy the basement seepage condition.
4. If the building were to serve as storage or public areas, the existing floor framing should be reinforced or a new framing system should be retrofitted into the structure.

Attachments:

Photographs from our site visit dated 09/08/2016:

Rubble foundation wall with efflorescence

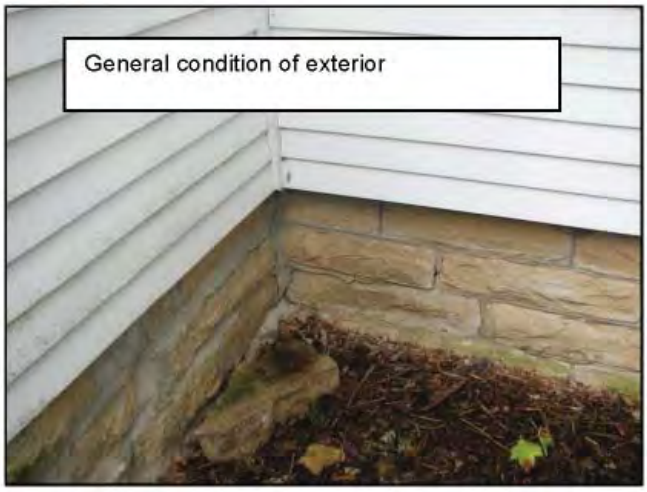
Rubble foundation wall with efflorescence

Intact condition of 1/F framing

Mech. duct penetration thru interior foundation wall


Loose condition of staircase


Moisture stains above foyer


General condition of exterior


General condition of exterior

Stewart Farm - STRUCTURAL

Probable Cost Estimate

November 11, 2016

RECOMMENDATIONS	RANGE	
1. Tuckpoint rubble foundation walls. Reset or replace loose or cracked rubbles discovered during work.	$ 3,500.00	$ 5,000.00
2. Provide lintel above mechanical duct penetrating interior foundation wall. Repair wall to provide proper bearing to joists.	$ 2,500.00	$ 3,500.00
3. Underground drainage along the perimeter of the building may not exist or require repair. New drain tiles should be installed to remedy the basement seepage condition.	$ 7,000.00	$ 10,000.00
4. If the building were to serve as storage or public area, the existing floor framing should be reinforced or a new framing system should be retrofitted into the structure.	$ 35,000.00	$ 45,000.00
TOTAL RANGE	$48,000	$63,500

CREDITS

STAKEHOLDERS IN THE PLANNING PROCESS:

- Limelight Theater Company
- Little White School Museum Staff
- Oswego and Plainfield Cultural Arts Community
- Oswego and Plainfield Historical Preservation
- Oswegoland Heritage Association
- Oswegoland Legacy Farmers
- Oswegoland Park District
- Oswegoland Park District Staff
- Residents of the Oswegoland Park District
- Stewart Family represented by Mrs. Elizabeth Cherry, niece of Mrs. Margaret Stewart

CORDOGAN CLARK & ASSOCIATES

ARCHITECTURE · ENGINEERING · CONSTRUCTION

sda

Schoppe Design Associates, Inc.

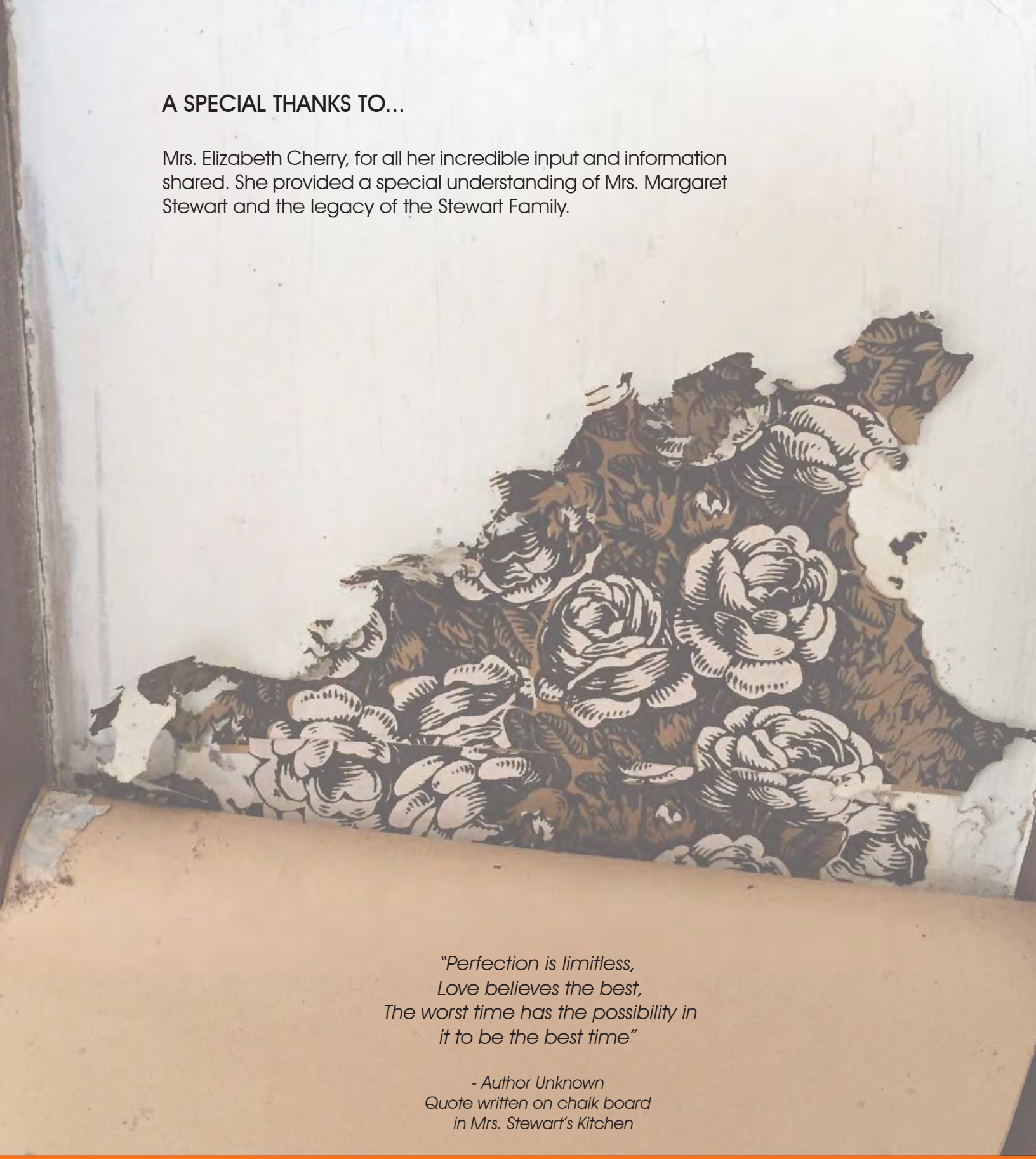
DEUCHLER

CIVIL | STRUCTURAL | ELECTRICAL | ENVIRONMENTAL

OSWEGOLAND PARK DISTRICT

A SPECIAL THANKS TO...

Mrs. Elizabeth Cherry, for all her incredible input and information shared. She provided a special understanding of Mrs. Margaret Stewart and the legacy of the Stewart Family.



"Perfection is limitless,
Love believes the best,
The worst time has the possibility in
it to be the best time"

- Author Unknown
Quote written on chalk board
in Mrs. Stewart's Kitchen