



WILL COUNTY

HISTORIC PRESERVATION COMMISSION

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FREQUENTLY ASKED WILL COUNTY LANDMARK NOMINATION QUESTIONS

- **What may be nominated as a landmark?**
Any property, structure, or natural feature located within the unincorporated area of Will County which is worthy of preservation, rehabilitation, or restoration because of its historic, scenic, or architectural significance may be considered by the Will County Historic Preservation Commission (HPC).
- **Who can propose landmark designation?**
Any individual or group of individuals as well as HPC may propose landmarks or preservation districts for designation by the Will County Board.
- **What fees must be paid to nominate a landmark?**
No fees are required to submit an application for the nomination of a property for landmark designation.
- **Will the owner of the property be notified of pending designation?**
Yes, in accordance with legal requirements of public hearings. Additionally, adjacent landowners will be notified of pending action.
- **What is the difference between “common name” and “historic name”?**
“Common name” refers to any name by which the property is generally known by at the present time. “Historic name” refers to any name(s) by which the property was previously known either officially or unofficially.
- **Are photocopies acceptable for the required submittals?**
Yes, photocopy reproductions of maps, photographs, historic views, and printed materials (such as diary accounts) are acceptable. However, current photographs are required and digital photographs are encouraged with each application. The Commission and its staff will complete additional photography for record and any presentations.

- **Is “owner consent” required when nominating a property?**
The Will County Preservation Ordinance does not require owner consent.
- **Must the applicant(s) include his/her/their address, telephone number, and signature?**
Yes. The application will not be considered complete and will not be processed without the inclusion of this information.
- **What is the process for landmark designation?**
Upon the receipt of a completed Historic Landmark Nomination Form, HPC shall provide within fourteen days an initial report stating if the nominated property meets the criteria for designation. Within thirty (30) days of the completion of the initial findings, HPC shall schedule a public hearing on the nomination. Within sixty (60) days from the close of the public hearing shall make a recommendation to the County Board. Within sixty days (60), the County Board shall either 1) designate the landmark; 2) take no action which automatically institutes landmark status; or 3) seek further information from HPC within forty-five (45) days for action by the County Board at its next regularly scheduled meeting. Upon designation as a landmark, the owner of the property shall be notified as well as the Recorder of Deeds, the County Clerk, and HPC.
- **What effect will landmark designation have on a nominated property?**
The Will County Preservation Ordinance protects designated landmarks from any alteration, construction, or demolition and requires the maintenance of any designated landmark. All work must be completed after a Certificate of Appropriateness has been granted by the Commission according to the established Standards for Review. Failure to comply with the Ordinance shall be subject to financial penalties. In certain cases and upon documentation, the Commission may issue a Certificate of Economic Hardship.
- **Where can the Will County Historic Preservation Ordinance be reviewed?**
The Ordinance can be reviewed at the Will County Office Building or the Will County Land Use Department.
- **What is a Certificate of Economic Hardship?**
According to the Will County Historic Preservation Ordinance, a Certificate of Economic Hardship is a certificate issued by the Preservation Commission authorizing an alteration, construction, removal or demolition even through a Certificate of Appropriateness has previously been denied or may be denied.
- **What is a Certificate of Appropriateness?**
Per the Will County Historic Preservation Ordinance, a Certificate of Appropriateness is a certificate issued by a Preservation Commission indicating its approval of plans for alteration, construction, demolition, or removal affecting a nominated or designated landmark or property within a nominated or designated preservation district.
- **How does landmark designation affect my right to demolish my historic building?**

The Will County Historic Preservation Commission and/or its staff review all demolition applications of buildings 30 years and older regardless of whether or not it is a designated landmark. In the event that a demolition is the only option for a historic building, documentation of the building will be conducted prior to demolition approval.

- **Does landmark designation mean that I cannot alter my property without the consent of the Will County Historic Preservation Commission?**

Yes. Proposed alterations of designated properties must be submitted and reviewed by the Will County Historic Preservation Commission. However, because the Commission views historic preservation as a collaborative effort, at all times, the Commission and its staff work with the property owners to ensure that the proposed alterations meet not only the design guidelines as specified by the Historic Preservation Ordinance, but also the needs and expectations of the property owners.

- **Does landmark designation mean that I am obligated to rehabilitate my property?**

Landmark designation does not obligate a property owner to rehabilitate his or her property. However, in the event that rehabilitation is necessary, once a property is designated an historic landmark, it becomes eligible for various low-cost loans, tax credits, and grants to assist with its rehabilitation.

- **Will landmark designation affect your property value or surrounding property values?**

No. Typically, landmark designation does not guarantee an increase or decrease in the value of your property or surrounding properties.

- **Will landmark designation make your property more difficult to sell?**

In most cases, designated historic properties are sold without any conflict over the sale price.

- **Will landmark designation increase your homeowner's insurance?**

Generally, landmark designation will not affect your insurance rates.

- **Who should be contacted to answer questions about completing or the status of a nomination application?**

Contact the Will County Land Use Department Historic Preservation Manager (815-774-3321) The Commission is also available to provide informal reviews of a proposed landmark nomination prior to the completion of the form.

BUSTING THE MYTHS ABOUT HISTORIC PRESERVATION ORDINANCES

A historic preservation ordinance will mean that property owners will lose their rights. – MYTH!

Ownership rights are not affected by historic designation. Property owners are required neither to restore nor to rehabilitate their properties. For owners of designated properties, the application for a building/demolition permit means that there is an additional step of review by the Historic Preservation Commission before the Building Department grants a permit.

Communities are not allowed to designate landmarks without property owner consent. – MYTH! Fire regulations, zoning and building codes do not require owner consent. Historic preservation is no different. Nowhere in Illinois law does it state that owner consent is required before a local government can designate a landmark or a historic district. Historic preservation ordinances have been upheld by the U.S. Supreme Court, which found that landmark designation was not a “taking” of private property. Recommended ordinance language authorizes the Historic Preservation Commission to review and comment on all permits for demolition, additions, and new construction on properties that are designated as landmarks or that lie within historic districts.

It will be impossible for owners to make an alteration to a designated property. – MYTH! For designated properties, any construction or demolition must meet the local building code AND pass review by the Historic Preservation Commission, based on the Secretary of the Interior’s Standards for Rehabilitation and any additional guidelines which that community may establish. (See the booklet, “Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.”) This review must be completed in a timely manner and usually applies to exteriors that are visible from the public way.

Landmarks and historic districts will negatively affect property values. – MYTH! Donovan Rypkema, a nationally recognized expert on the economics of historic preservation, has said, “No evidence in any form of data demonstrates that local historic districts have any adverse effect on property value.” While property values reflect the enhanced quality of life found in traditional neighborhood settings, it is not true that property values will become so unstable that gentrification will force residents from their lifetime homes. Nor is it true that property values will fall when historically significant properties are designated or a historic district is established.

There are no financial benefits to the public in historic districts and landmarks. – MYTH! Property owners benefit directly when they take advantage of the state’s Property Tax Assessment Freeze or the Federal Income Tax Credit program, both of which are outlined in the IHPA brochures. Only owners of National Register or contributing properties within a certified local district can take part in these programs, which have saved taxpayers several million dollars over the past decade. The article, “Tax Freeze Turns Twenty,” offers case studies of how property owners have taken advantage of locally designating their historic properties.

The Certified Local Government program will not really help the community and its residents. – MYTH! The State of Illinois earmarks 10% of the Federal Historic Preservation funding each year for matching grants shared among the state’s 54 CLG communities. These grants can fund activities like public education, National Register nomination, surveys of historic resources, or planning and preservation of structures. Furthermore, CLG status provides valuable networking opportunities with other communities throughout the state.

Local Preservation Ordinances

Fact vs. Fiction

FICTION: *Preservation is an illegal infringement upon property rights.*

FACT: There are many legal and commonly accepted ways in which municipalities place restrictions on what a property owner can do with his or her property. Every community creates and upholds zoning ordinances and building codes that reflect the community's shared values on safety, appearance and community-wide land use. A local preservation ordinance is simply another type of zoning ordinance.

- Courts of every level have upheld preservation ordinances since the 1930s.
- In 1978 the United States Supreme Court regarding Penn Central Trans. Co. v. New York City, ruled that *involuntary preservation ordinances are Constitutional* in that they promote "health, safety, morals or general welfare." They also ruled that such ordinances are not in violation of the Fifth and Fourteenth Amendments, as they allow for "reasonable returns" and adaptive use.
- A preservation ordinance is one type of *zoning ordinance*. To say that it is illegal would mean that zoning laws themselves are illegal.
- Preservation ordinances seek to *protect the rights of the community and individual homeowners*, especially under threatened circumstances.

FICTION: *Having a local preservation ordinance decreases property values.*

FACT: Countless studies over the years and across the country have shown that, overall, communities that enact a local preservation ordinance experience an *increase* in property values.

- Nationally known economist Donovan Rypkema recently reviewed over fifty communities with preservation ordinances: *not one* showed a reduction in property values.
- A 1998 study of ten historic districts in Maryland showed that buildings in the historic districts actually had a *29% greater appreciation* than buildings in adjacent, non-historic districts.
- A 20-year long Fredericksburg, VA study conducted by the Government Finance Research Center found that the value of property inside historic districts had increased *480%*, while property values outside the district saw an increase of only *280%*.

FICTION: *A preservation ordinance will create financial hardship for property owners.*

FACT: For owners whose property is designated significant via a local preservation ordinance and preservation commission, there are a number of financial advantages.

- Owners of historic properties may be eligible for an 8 to 12 year *tax assessment freeze* through the state of Illinois.
- Tax incentives are available to the owners of historic commercial properties.
- By protecting neighborhood character and scale, historic districts benefit all buildings within the district.

FICTION: *A preservation ordinance will stop development.*

FACT: Preservation ordinances do not stop new construction. Most ordinances do not even review new construction. Ordinances review additions and changes to buildings that are individually landmarked or to buildings that are within a local historic district. Preservation ordinances impact relatively few buildings in a community.

- Development continues in the over 1,500 American cities with preservation ordinances. In fact, some of the fastest growing cities (Atlanta and Phoenix) have found that preservation ordinances inspire both redevelopment and new development. Here in the Chicago area, many suburbs have preservation ordinances and yet their housing stock continues to grow and change with the times. The City of Chicago has one of the most restrictive preservation ordinances in Illinois and yet its real estate market is robust.
- Most teardowns would be permitted under the Hinsdale preservation ordinance.
- The Metropolitan Planning Council of Illinois encourages preservation as an economic development tool.

FICTION: *A preservation ordinance will create another layer of bureaucracy, cost the city money in paying a commission and staff, and require public funds to maintain historic structures.*

FACT: Many communities make preservation a part of their pre-existing zoning process, thus requiring no new staff. Preservation commissions, like nearly all such commissions in local governments, are made up of citizens who volunteer their time.

- The government is not required to make a financial commitment to maintain landmark buildings by any preservation ordinance in Illinois.

FICTION: *A preservation ordinance will prohibit a building owner from modernizing and making improvement and, force the restoration of all historic features.*

FACT: Preservation ordinances rarely concern themselves with a landmark building's interior or outbuildings. Only major alterations affecting the facade or proposing demolition need official approval.

- No ordinance in Illinois mandates restoration beyond current zoning requirements.
- Preservation actually *encourages additions and the modernization of buildings* in order to protect them and keep them useful and on the tax rolls.

FICTION: *Everything will become a landmark.*

FACT: Most communities only landmark a small number of buildings.

- Specific selection standards for landmarks and historic districts are written into an ordinance.
- Landmarking entails due process requirements similar to other types of zoning ordinances.

Historic and architectural landmarks define a community's character, teach its citizens about the lives of their predecessors and serve as a tangible source of historical information. Only a local preservation ordinance can save historic buildings from demolition and help preserve our sense of place.



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HISTORIC LANDMARK NOMINATION FORM

Please *print* or *type* all requested information.

1. PROPERTY INFORMATION

Common Name: _____

Historic Name: _____

Property Classification:

_____ Building _____ Structure _____ Object _____ Site _____ Historic District _____ Landscape

Original Construction Date/Period of Significance (this can be a single date or range) _____

Address (Include Street #, City, and Zip): _____

Township: _____ Section: _____ Range: _____

Names of Roads at Closest

Intersection: _____

Tax Assessor's Parcel Identification Number (P.I.N.) _____ - _____ - _____ - _____ - _____ - 0000

Description of Property Boundaries (or attach legal description):

Please attach a map indicating the property location and the boundaries of the property and/or landmark location to be nominated. Attach photographs which show sufficient detail, important features, and significant structures of the property to be nominated. Historic photographs of the property to be nominated are encouraged. If possible, please also provide photographs in digital format.

2. EXISTING RECOGNITION INFORMATION

Is the property and/or landmark to be nominated, or any part of it, listed on or nominated to the Will County, Illinois, or the National Register of Historic Places? _____ Yes _____ No

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

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



3. NOMINATION CRITERIA

Please indicate which of the following criteria apply to the nominated property. (Check all that apply.)

- Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, state, or nation.
- Property is the site of a significant local, county, state, or national event.
- Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
- Structure(s) embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
- Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, community, county, state, or nation.
- Structure(s) embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance which is recognized locally, regionally, or nationally.
- Structure(s) embodies design elements that make the nominated property structurally or architecturally innovative.
- Property has a unique location or physical location which makes the nominated property a familiar visual feature in the area.
- Structure(s) is a particularly fine or unique example of a utilitarian structure with a high level of integrity, architectural significance, or historic importance.
- Property is suitable for preservation or restoration.
- Property is located on the National Register of Historic Places.
- Property has yielded, or is likely to yield, information important to prehistory, history, or other areas of archaeological significance.

Attach a statement describing the property, its historical significance, and the reasons why it should be designated as an historic landmark. Please include a list of the sources of information and bibliographic references.



4. APPLICANT INFORMATION

Include the name, address, telephone number, fax number, e-mail address, and signature of the person(s) submitting this nomination application.

Name: _____

Address: _____

Daytime Telephone Number: _____ / _____

Evening Telephone Number: _____ / _____

Fax Number: _____ / _____

E-mail: _____

Signature: _____

Attach additional signature sheets if more than one person/family is making application.

ADDITIONAL INFORMATION AND PHOTOGRAPHS TO SUPPORT THIS NOMINATION MAY BE REQUIRED BY THE WILL COUNTY HISTORIC PRESERVATION COMMISSION IF THE PROPERTY IS FOUND TO HAVE MERIT FOR CONSIDERATION FOR LANDMARK DESIGNATION.



Commission Staff Use Only

Document Number: _____

Application Complete? ___ Yes ___ No

Date Received _____

Staff Acknowledgment: _____

Commission Meeting Date: _____

Action: ___ HPC ___ LUPZDC ___ County Board

Distribution Date:

___ HPC ___ Will County Land Use Planning, Zoning, & Development Comm.

___ Will County Exec. Committee ___ Will County Board



5. PROPERTY OWNERSHIP INFORMATION

Include the name, address, and telephone number of all legal owners of record of the nominated property. If the property has more than two (2) owners, use Attachment 3.

PLEASE NOTE: When nominating a landscape which incorporates more than one property or when nominating a district, Attachment 1-3 **must** be completed and submitted with this application.

Name: _____

Address: _____

Telephone Number: _____ / _____

Name: _____

Address: _____

Telephone Number: _____ / _____

Has the applicant notified the property owner(s) that this property is being recommended for landmark designation to the Will County Historic Preservation Commission?

_____ Yes _____ No

If yes, was notification made by the applicant _____ in person? _____ by telephone?
_____ in writing?

Has the property owner(s) indicated support or lack of support for nomination of this property?

_____ Support _____ Lack of support?

6. PROPERTY STATUS INFORMATION

At the time of the application, is the nominated property:

_____ threatened by demolition or neglect? *(Please provide detailed explanation.)*

_____ considered for new development? *(Please provide detailed explanation.)*

_____ likely to remain in its present condition?



Please note: Completion of Attachment 1 is necessary for historic district and landscape nominations only.

HISTORIC LANDMARK NOMINATION FORM

ATTACHMENT 1

Tax Assessor's Parcel Identification Numbers (P.I.N.)

Complete this attachment when nominating a district or landscape. (If necessary, please attach additional sheets.)

- 1. _____ - _____ - _____ - _____
- 2. _____ - _____ - _____ - _____
- 3. _____ - _____ - _____ - _____
- 4. _____ - _____ - _____ - _____
- 5. _____ - _____ - _____ - _____
- 6. _____ - _____ - _____ - _____
- 7. _____ - _____ - _____ - _____
- 8. _____ - _____ - _____ - _____
- 9. _____ - _____ - _____ - _____
- 10. _____ - _____ - _____ - _____



Please note: Completion of Attachment 2 is necessary for historic district and landscape nominations only.

HISTORIC LANDMARK NOMINATION FORM

ATTACHMENT 2

Name and Address of property listed on or nominated to the Illinois or National Register of Historic places within proposed boundaries of a district or landscape nomination.

Complete this attachment form when nominating a district or landscape and when the answer is "Yes" under the section entitled "Existing Recognition Information"

In the spaces provided below, please record the name and address of each property within the proposed district or landscape nomination which is currently listed or nominated to the Will County, Illinois, or National Register of Historic Places. For each property listed, please check the space which indicates the appropriate register listing. (If necessary, please attach additional sheets.)

1. Name: _____
Address: _____

- National Register
- Illinois
- Will County

2. Name: _____
Address: _____

- National Register
- Illinois
- Will County

3. Name: _____
Address: _____

- National Register
- Illinois
- Will County

4. Name: _____
Address: _____

- National Register
- Illinois
- Will County

5. Name: _____
Address: _____

- National Register
- Illinois
- Will County



Please note: Completion of Attachment 3 is necessary for historic district and landscape nominations only.

HISTORIC LANDMARK NOMINATION FORM

ATTACHMENT 3

Names, addresses, and telephone numbers of property owners within the proposed district or landscape.

Complete this attachment when nominating a district or landscape.

In the spaces provided below, please record the requested information for each property owner within the proposed district or landscape. (If necessary, please attach additional sheets.)

1. Name: _____
Address: _____

2. Name: _____
Address: _____

3. Name: _____
Address: _____

4. Name: _____
Address: _____

5. Name: _____
Address: _____

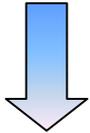


WILL COUNTY LANDMARK DESIGNATION PROCESS

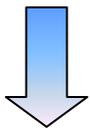
www.willcountylanduse.com



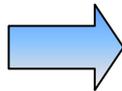
1. Identify Landmark Potential*



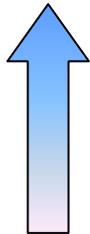
2. Submit Completed Application



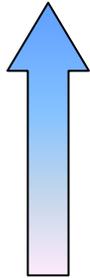
3. Staff Review



4. Review by Historic Preservation



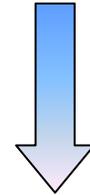
5. Initial Report & Recommendation of Commission



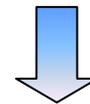
6. Schedule/Hold Public Hearing



7. Final Recommendation of Commission



8. Decision of County Board
(Further Review May be Required)



9. Property is Designated a County Landmark

Review by Land Use Development Committee

Review by Executive Committee

*Landmark Process is approximately 3-6 months

*Pictured: Patrick Fitzpatrick House, Designated a Will County Landmark January 18, 2002

