

Preservation Challenges in the Chicago Suburbs



Chicago Suburban Preservation Survey, 2015



LANDMARKS
ILLINOIS

**Losses over
the years**



Orson Welles' school, Woodstock (2010)



Fischer-Crane, Elmhurst (2006)



Marsh House, Winnetka (2002)



DuPage Theater Lombard (2000)



**Barat College
Lake Forest (2003)**

Tear Downs

Cedar Court
Park Ridge
(2004)



Wins Too!



Farnsworth House Plano (2003)



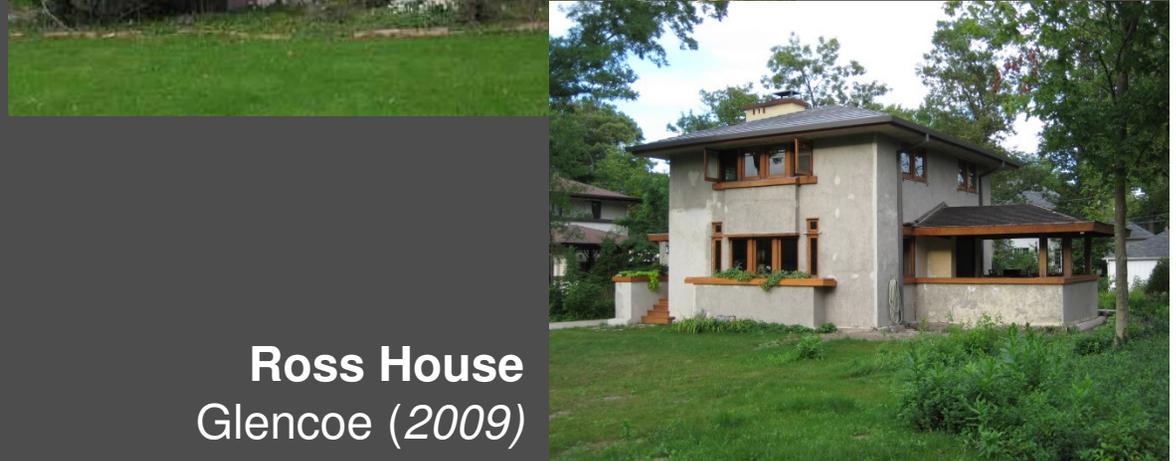
Zook House and Studio Hinsdale (2005)





**River Forest
Women's Club
(2005)**

Before/After: Siding and windows



**Ross House
Glencoe (2009)**



Wilder Mansion
Elmhurst (2006)



Rose House
Highland Park (2009)



Ames Library
Wheaton (2008)



**North Shore 'L'
Station
Skokie (1995)**



**Mallinckrodt Building
Wilmette (2002)**



**Iannelli Home and Studio
Park Ridge (2011)**

Overview of LI / IAHPC Chicago Suburban Preservation Survey Results

- Opened August 4 / Closed September 1, 2015
- 217 respondents

Overview of Survey Results

- Who responded?
 - 46.0% were current Commissioners
 - 19.4% were FT local planning staff
 - Others: Interested Citizens and Historical Society or Museum Staff
- From where?
 - 45.6% from western suburbs
 - 26.2% from north suburbs
- Significant numbers of respondent comments

Positives

ENGAGEMENT

217 survey responses, from all suburban areas

Preservation-related activities throughout the area

Landmarks are being designated and districts created

Awards programs, websites and social media outreach are being used

Positives

OPPORTUNITIES

HP is already part of Planning/Community Development department in most places

Monthly HPC meetings taking place

Surveys have been done in many communities

Preservation Commissions in the Chicago Metro Area

38 “CLGs” – Almost Half of Illinois’ total

6 - 2015

Cook County: Berwyn, Blue Island, Chicago, Chicago Heights, Evanston, Glenview, Maywood, Oak Park, Orland Park, Park Ridge, Riverside, Wilmette

DuPage County: Downers Grove, Glen Ellyn, Hinsdale, Naperville, West Chicago

Kane County: Aurora, Elgin, Geneva, Kane County, St. Charles, Wayne, West Chicago

Kendall County: Oswego

Lake County: Barrington, Highland Park, Lake Forest, Waukegan

McHenry County: Crystal Lake, Woodstock, McHenry County

Will County: Frankfort, Joliet, Lemont, Lockport, Plainfield, Will County

Challenges

Key Questions – top answers

What are the biggest challenges facing historic preservation in your community?

- Perception that historic preservation makes projects too expensive for residents, businesses and developers
- Historic preservation is not considered a planning or development tool by residents, elected officials and/or government staff

Challenges

Key Questions – top answers

Additional thoughts on challenges:

- Real estate market supports tear downs. Public officials see them as “economic engine” (increasing property taxes)
- Lack of funding for commissions and staff. Lack of training for staff liaisons.

Challenges

Key Questions – top answers

What is the best role for LI and IAHPC in strengthening historic preservation efforts in your community?

- Educate local government about historic preservation in partnership with APA IL
- Educate local elected officials about historic preservation in partnership with IL Municipal League

Next steps for Landmarks Illinois

Follow up on feedback...

Continue to work with suburban advocates on critical issues (Suburban Pres Alliance)

...and see Landmarks Illinois' other ongoing initiatives and resources that may be helpful:

Recent Past Survey

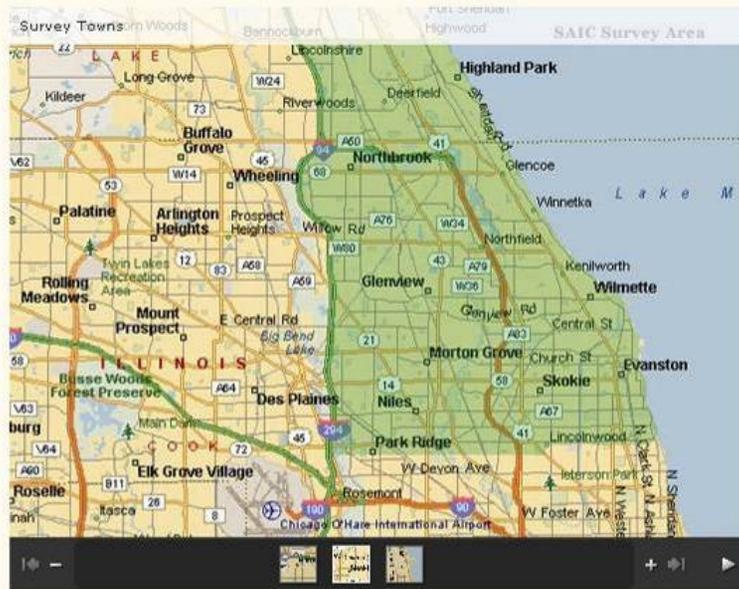
Suburban Cook County

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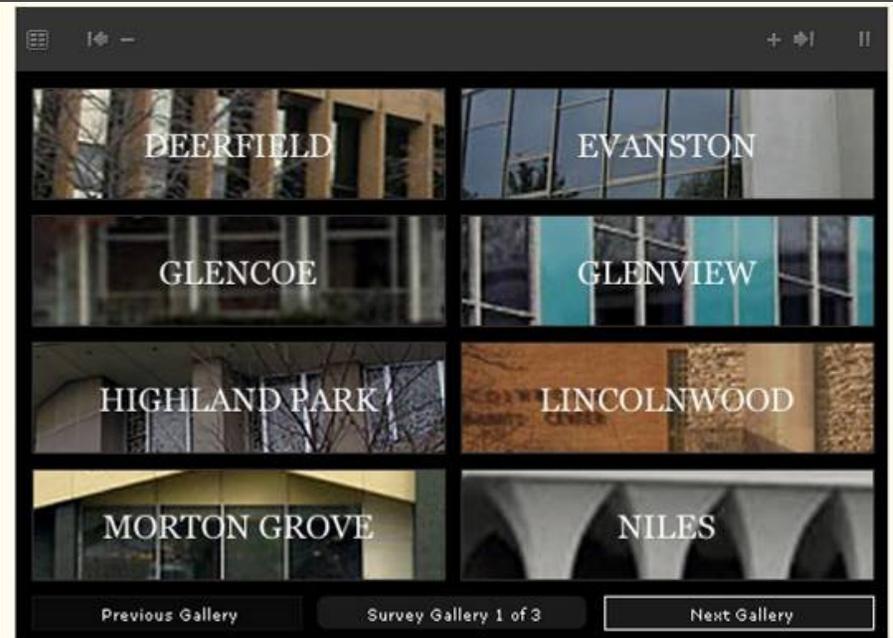
Preservation Resources RECENT PAST SURVEY

Significant Architectural Resources from Chicago's North Shore



Recent Past Survey Maps

The area surveyed is indicated by the three maps in this slide show. The first map shows the area's location (shaded) within the Chicago metropolitan region. The second map indicates the 16 communities that were covered by the field survey in Fall 2006. The final map indicates (by yellow dots) the concentrations of commercial, institutional, office, and religious buildings that were identified.



Click  icon to toggle back to gallery view after starting a slideshow.

Recent Past Survey Photos

These "slide shows" are intended to provide a sampling of buildings surveyed during Fall 2006 of 16 communities in northeast Cook County, Illinois. The survey was conducted by the School of the Art Institute of Chicago's Graduate Program in Historic Preservation.

Slide shows are organized by three themes: 1) specific community, 2) type of building, and 3) architectural details. Only non-residential buildings were covered by the survey, while commercial, institutional, office, and religious structures are included. The fact that a photograph is featured does not necessarily indicate a building's significance. The slide shows present a wide variety of building types and geographic distribution.

(No photographs are shown for Golf and Kenilworth, due to the limited amount of recent past structures in those communities.)



Prairiebrook strip mall
Palatine
By Stanley Tigerman



Preservation Resources

ILLINOIS RESTORATION RESOURCES

Online Guide

This on-line guide provides property owners and design professionals with access to professional services, products, craftspeople, and other experts related to the maintenance, restoration, and rehabilitation of older structures. The Illinois Restoration Resources guide does not represent paid listings. It is based, instead, on names received from an independent committee of preservation architects and other professionals. This list is not intended to be comprehensive. Nor does a listing indicate or imply an endorsement by Landmarks Illinois, which recommends a check of references before a service provider is hired.

Funding

Landmarks Illinois thanks the Graham Foundation for Advanced Studies in the Fine Arts for its generous support that made possible, in part, compilation and preparation of this on-line guide. The Graham Foundation does not assume responsibility for the specific service providers contained in the guide.

SEARCH DATABASE ➔

Service Providers

Although the service providers in this on-line guide were not required to pay a fee, some of the companies/individuals voluntarily have availed themselves—for a slight annual charge—of a direct web site connection and a brief summary of their specialities. The proceeds from these modest fees (\$25/year) will help to maintain the on-line resources guide as it is regularly updated.



Restoration Resources Directory

SELECT A CATEGORY

Abatement	Acoustics	Archaeologists
Architects	Awnings	Building Movers
Carpentry & Woodworking	Carving	Concrete
Conservators	Consultants	Decorative Arts
Engineers	Floors	Foundations
General Contractors	Hardware	HVAC Contractor
Landscape Restoration	Lighting	Masonry - Contractor
Masonry - Products	Masonry Cleaning	Material Testing & Analysis
Molded & Cast Ornament	Ornamental Metal	Photographic Documentation
Plaster	Roofing Specialists	Salvage
Specialties	Stained & Art Glass	Windows

Next steps for IAHPC

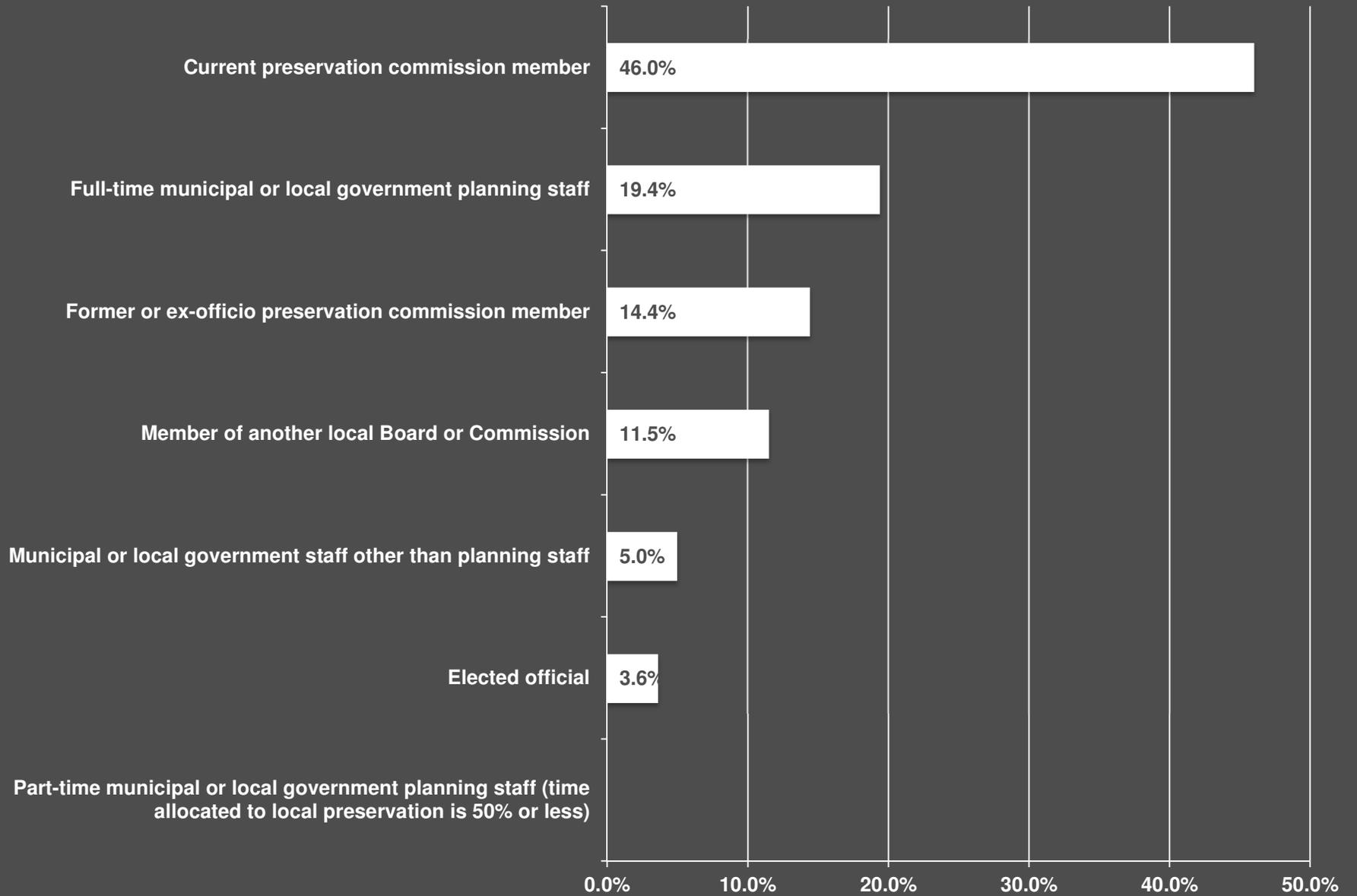
Follow up on feedback...

IAHPC's ongoing initiatives and resources:

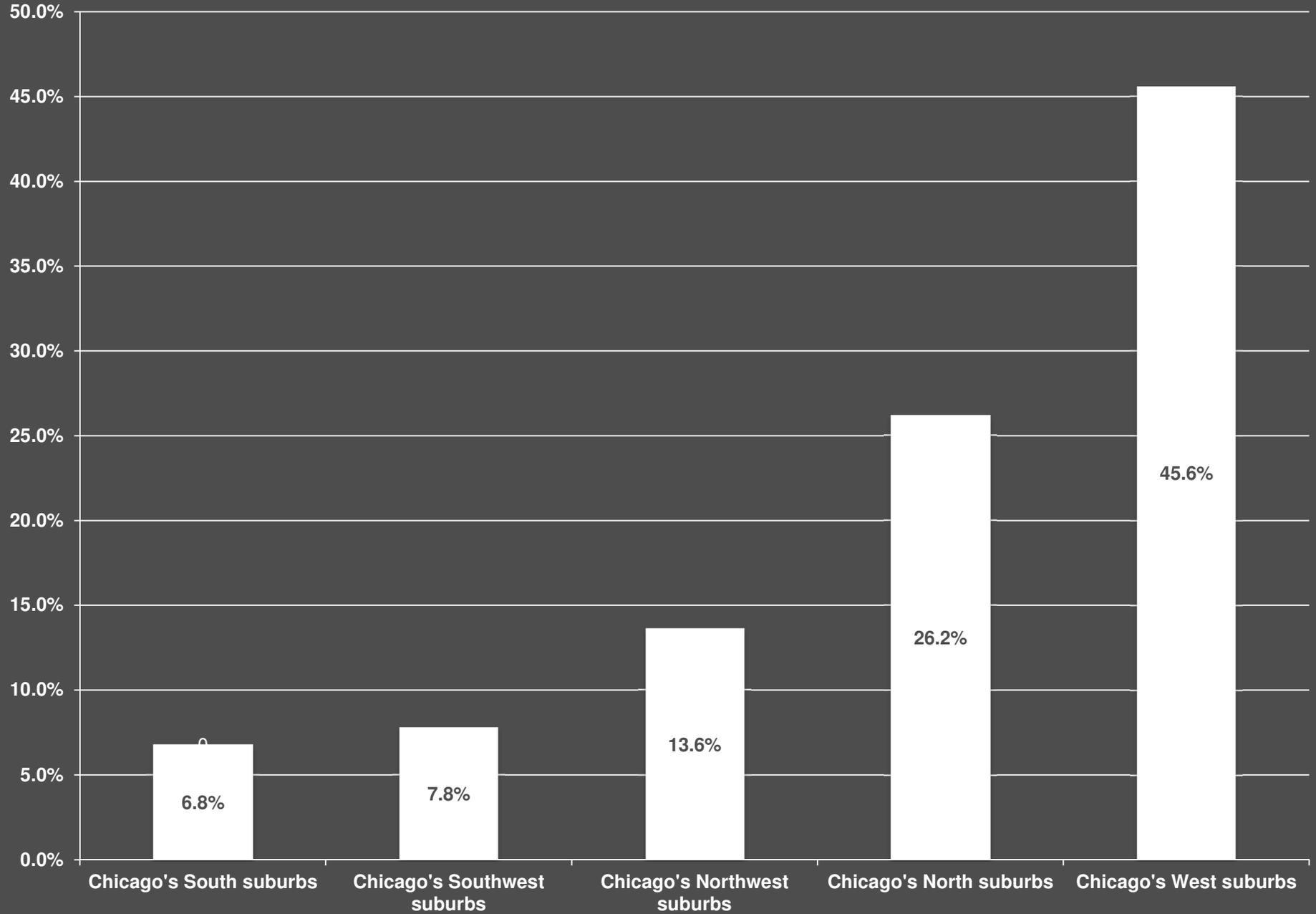
- An interactive community directory on our website with links to every community's preservation web page - <http://illinoishpc.org/communities/>
- to provide educational opportunities for commissioners and staff

SURVEY RESPONSES BY QUESTION

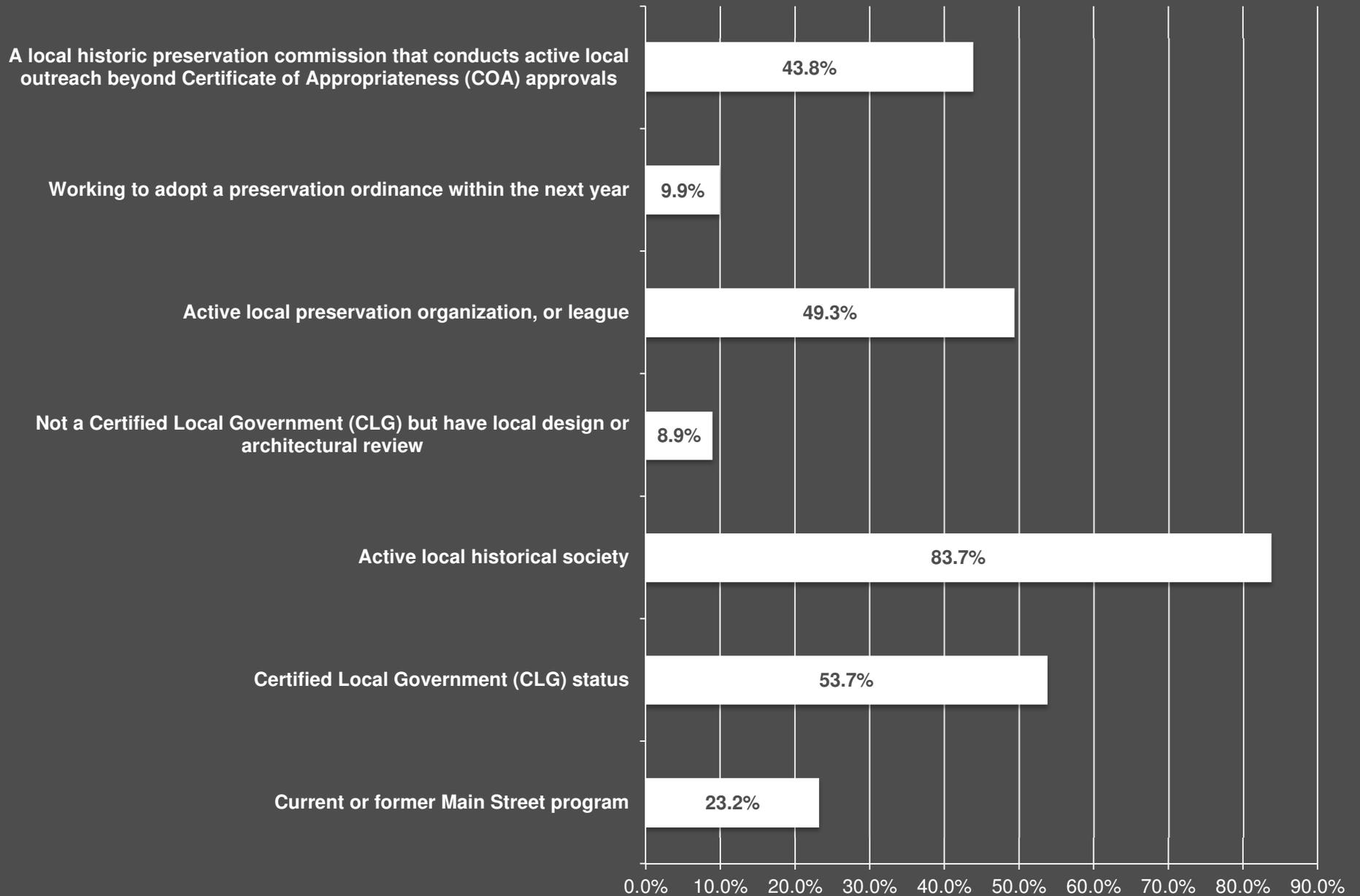
Question 1: In my local community, I am:



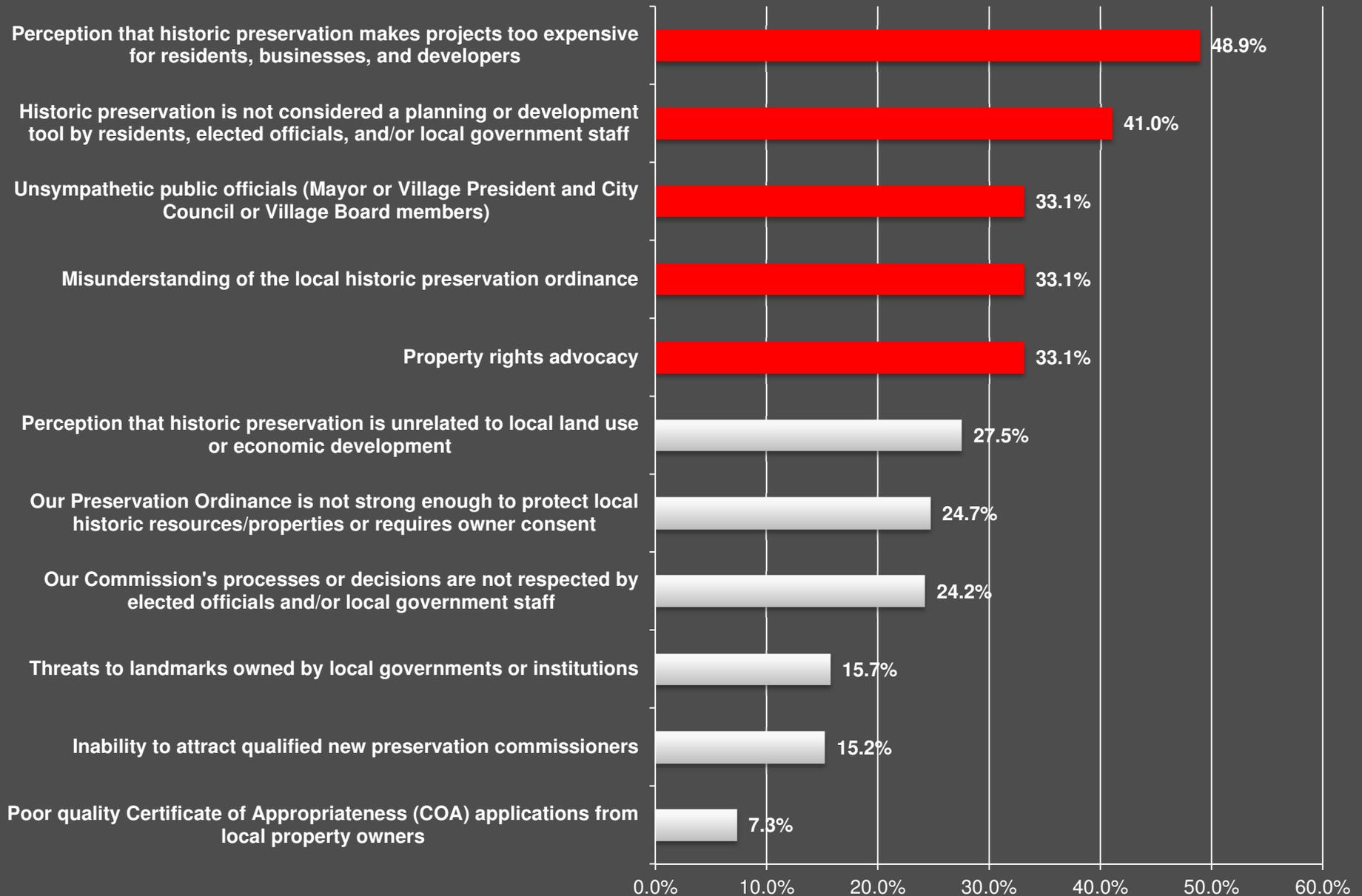
Question 2: My local community is located in:



Question 3: Local preservation activities in my community include:



Question 4: What are the three (3) biggest challenges facing historic preservation in your community? (All Responses)

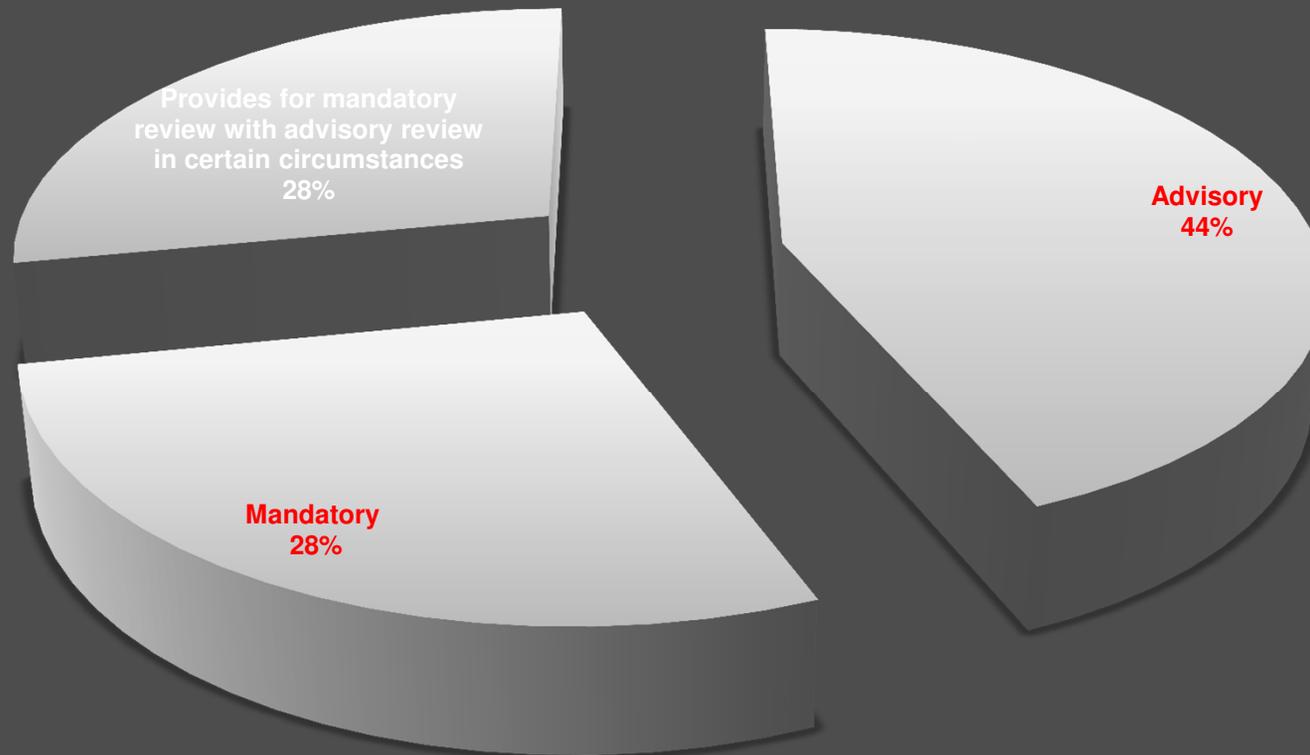


Question 5: If you have any additional thoughts about opportunities or challenges in your community please share them below.

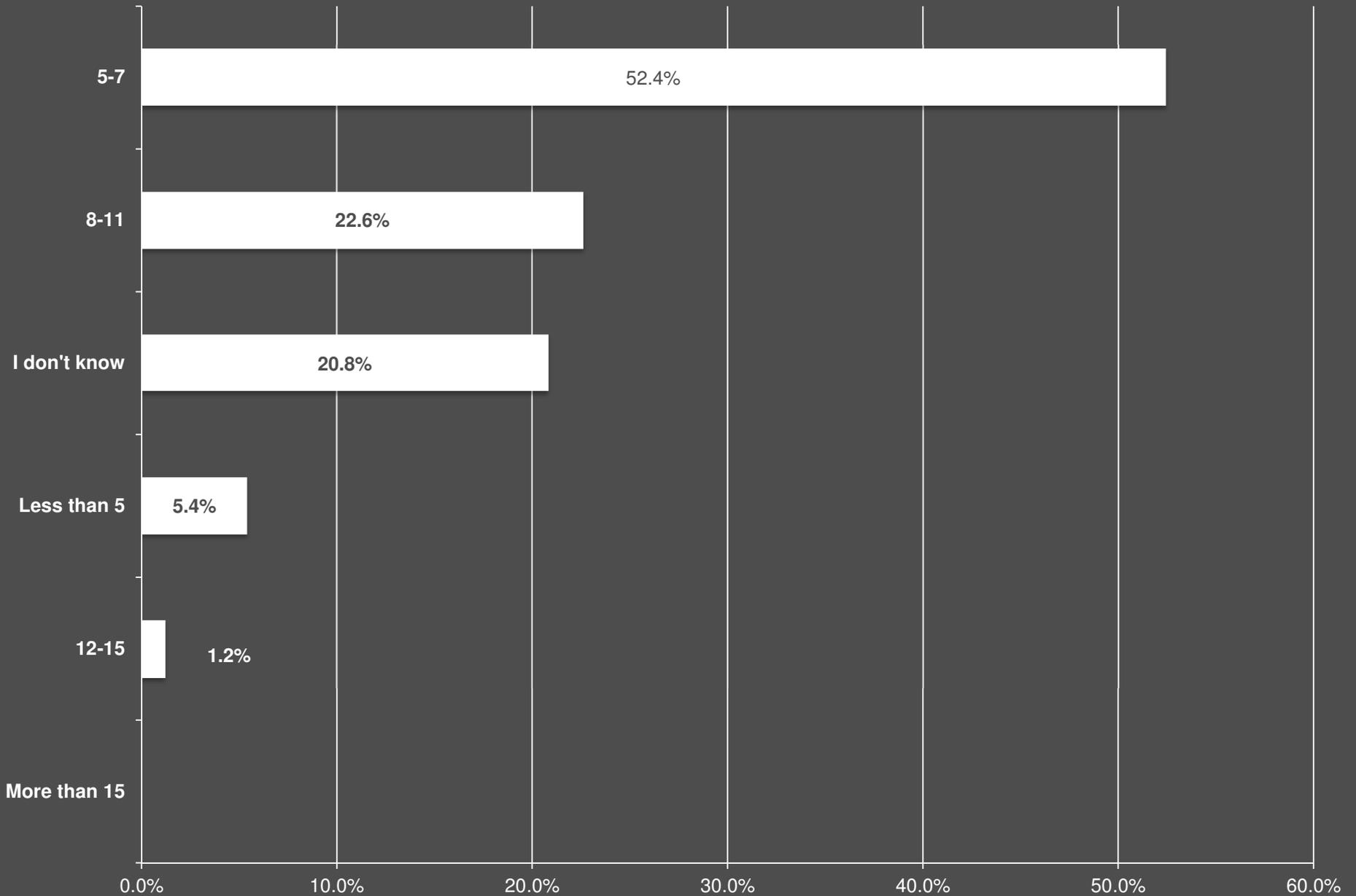
Top written comments:

- Public nonsupport / lack of understanding about preservation (11)
- Unsupportive Public officials (10)
- Need for funding / financial incentives (7)
- No ordinance / weak ordinance (5)
- Economics overrides preservation / All development is good development (4)
- Need for “Guidelines for Dummies” on LI website (1)

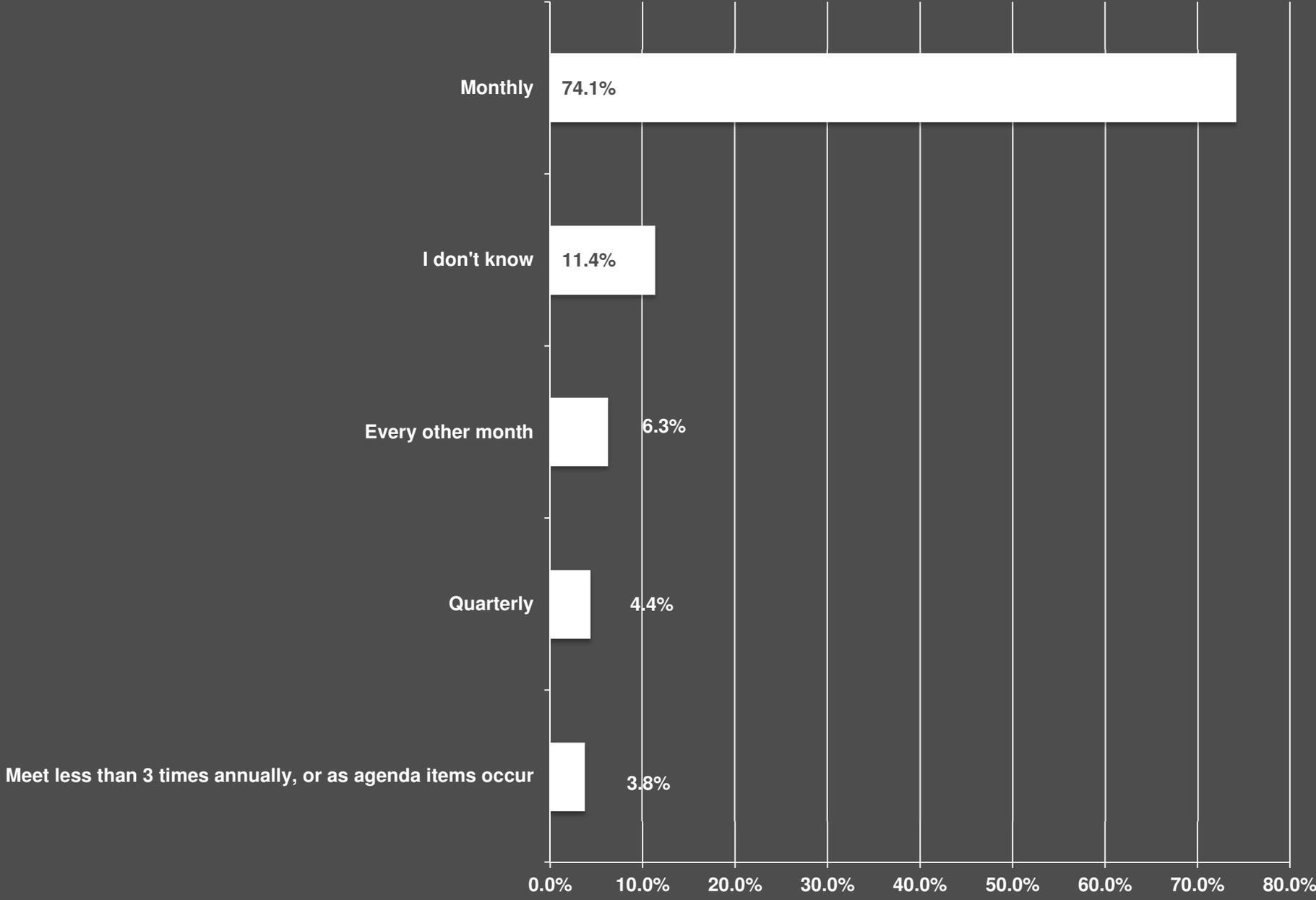
Question 6: According to your local preservation ordinance, is your local preservation commission's review one of the following?



Question 7: How many Commissioners are required for a full commission?



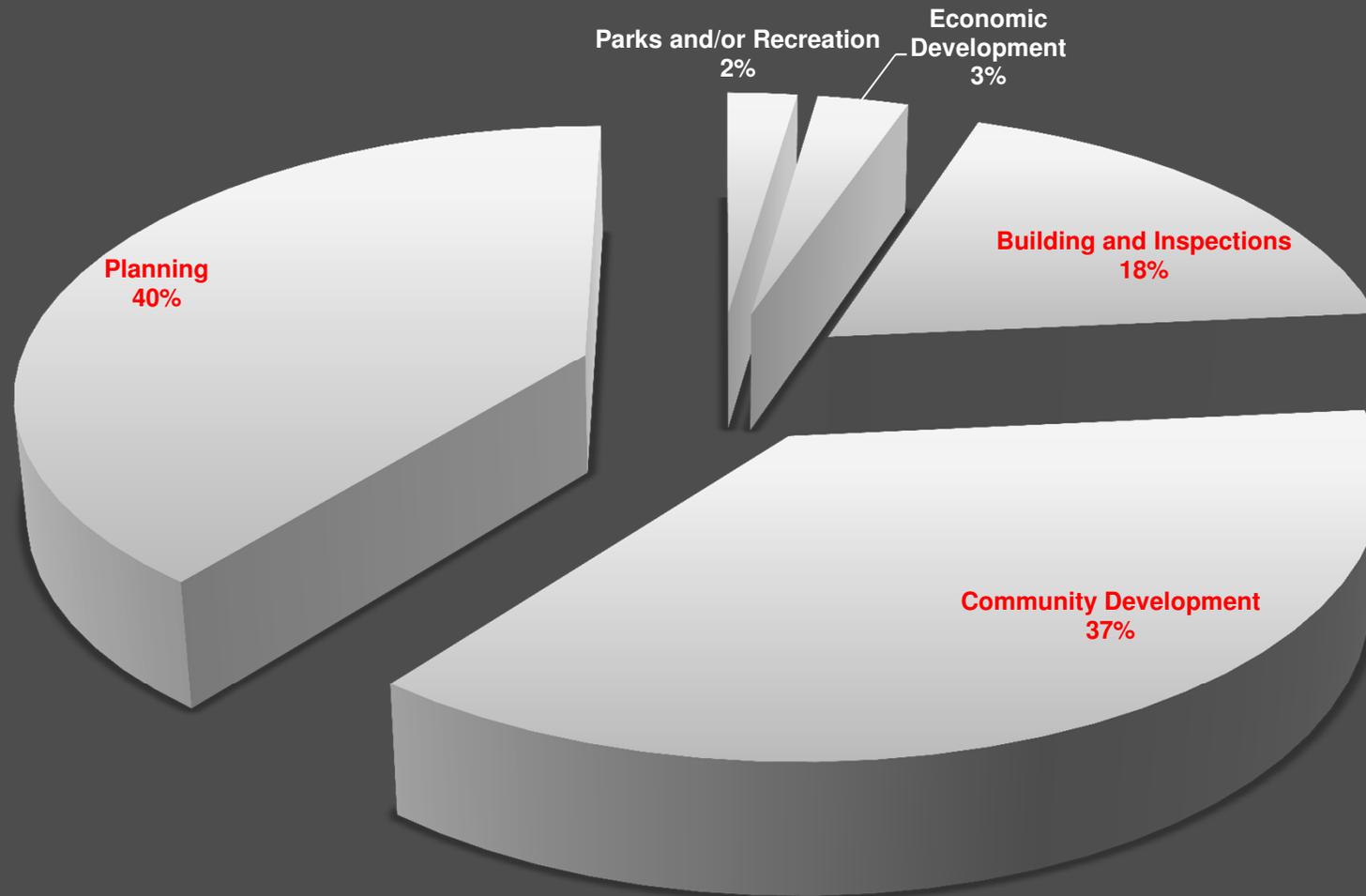
Question 8: How often does your local preservation commission meet each year?



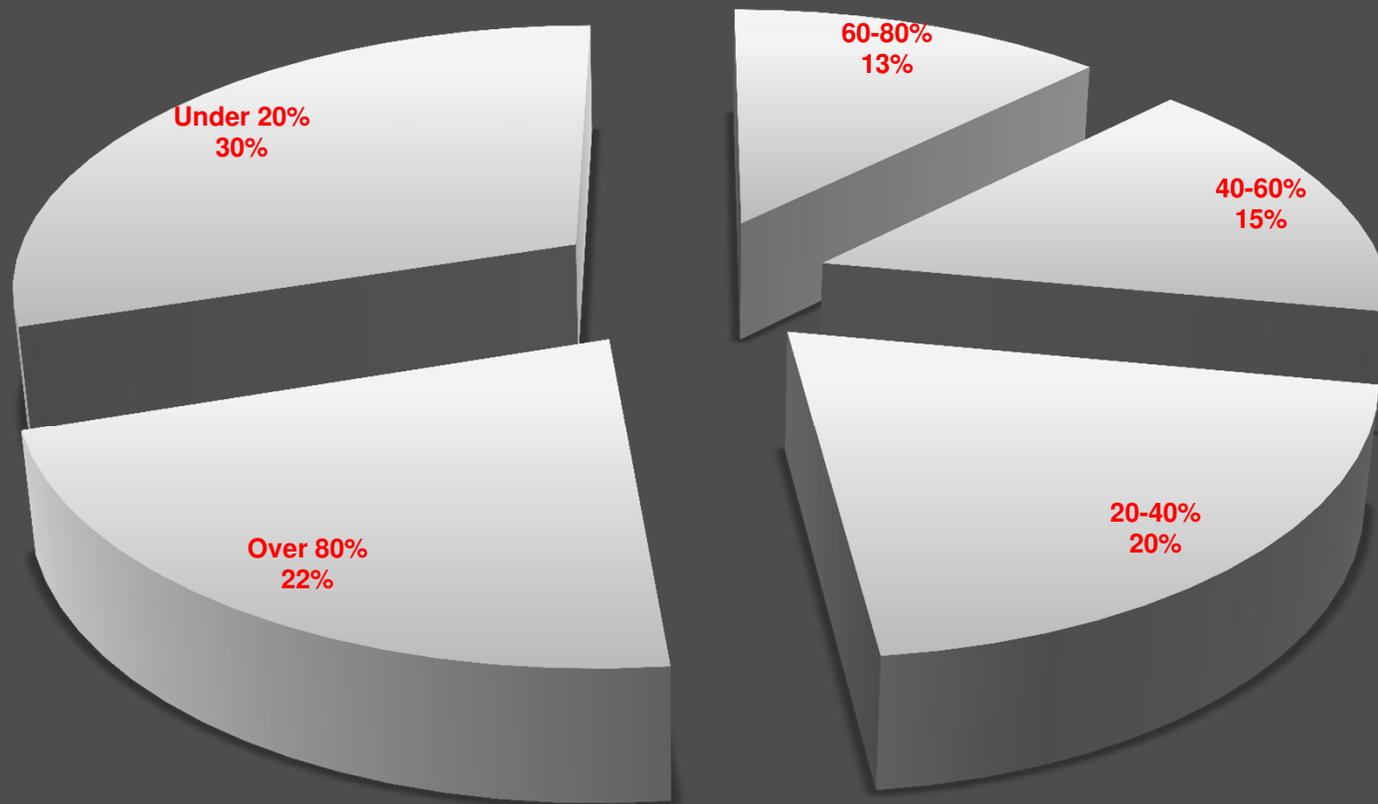
Question 9: How is local government staff time allocated to preservation or commission work? Please complete for yourself and for each staff member with preservation job responsibilities.

Answer Options	Staff 1	Staff 2	Staff 3
20% or less	58	9	7
20-40%	16	6	0
40-60%	8	0	1
60%-80%	4	1	1
80% or more	20	2	1
Additional Information Provided (# Responses)			
	53		

Question 10: Historic preservation in my local government is based in which department?



Question 11: How much of your local community or county has been surveyed to identify potential landmarks or historic districts?



Question 12: When was your community's Comprehensive Plan (or that Plan's most recent update) adopted?

Answer Options

Response Percent

Before 2000	17.2%
2000-2004	14.9%
2005-2008	17.2%
2009-2012	25.4%
2012-2015	25.4%

Question 13: Does your community's most recent Comprehensive Plan or Plan update include specific sections, or chapters, that address any of the following?

Answer Options

Response Percent

Historic Preservation 35.0%

Community Character in Residential Areas 12.2%

Community Character in Commercial Areas 3.3%

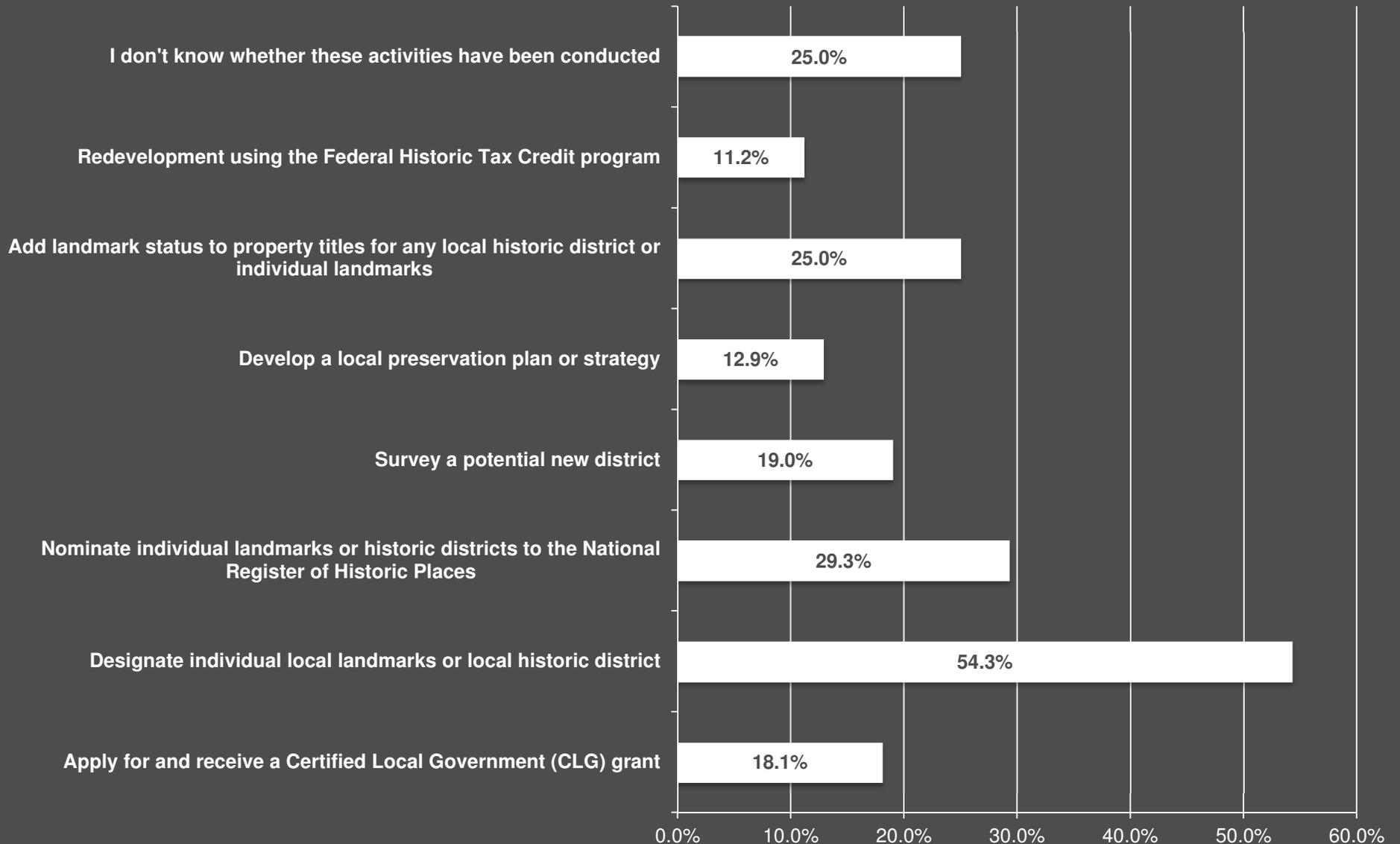
Community History and/or Architecture 4.9%

Downtown Area and any additional local Traditional Commercial Districts 44.7%

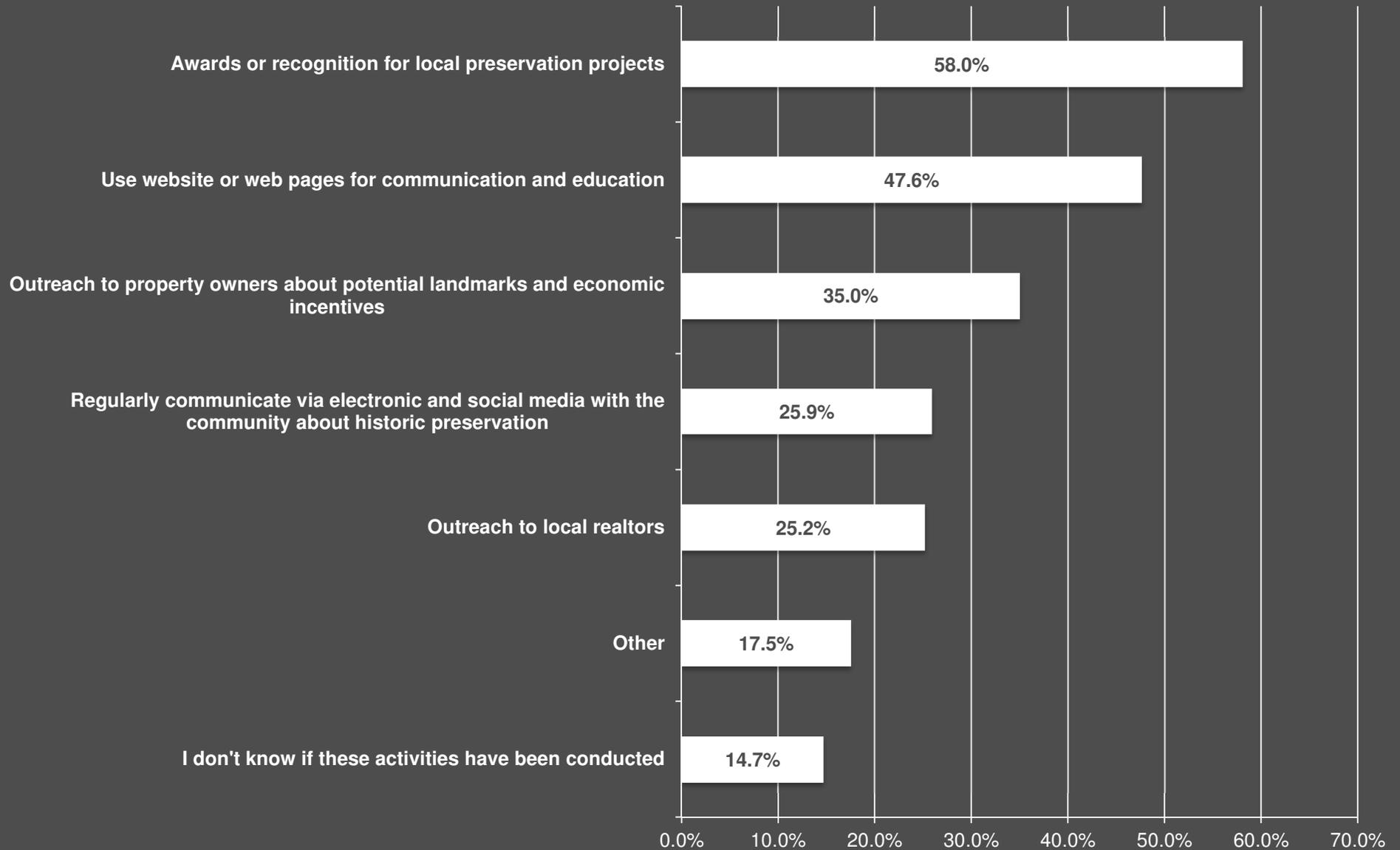
Additional Planning Information Provided

38

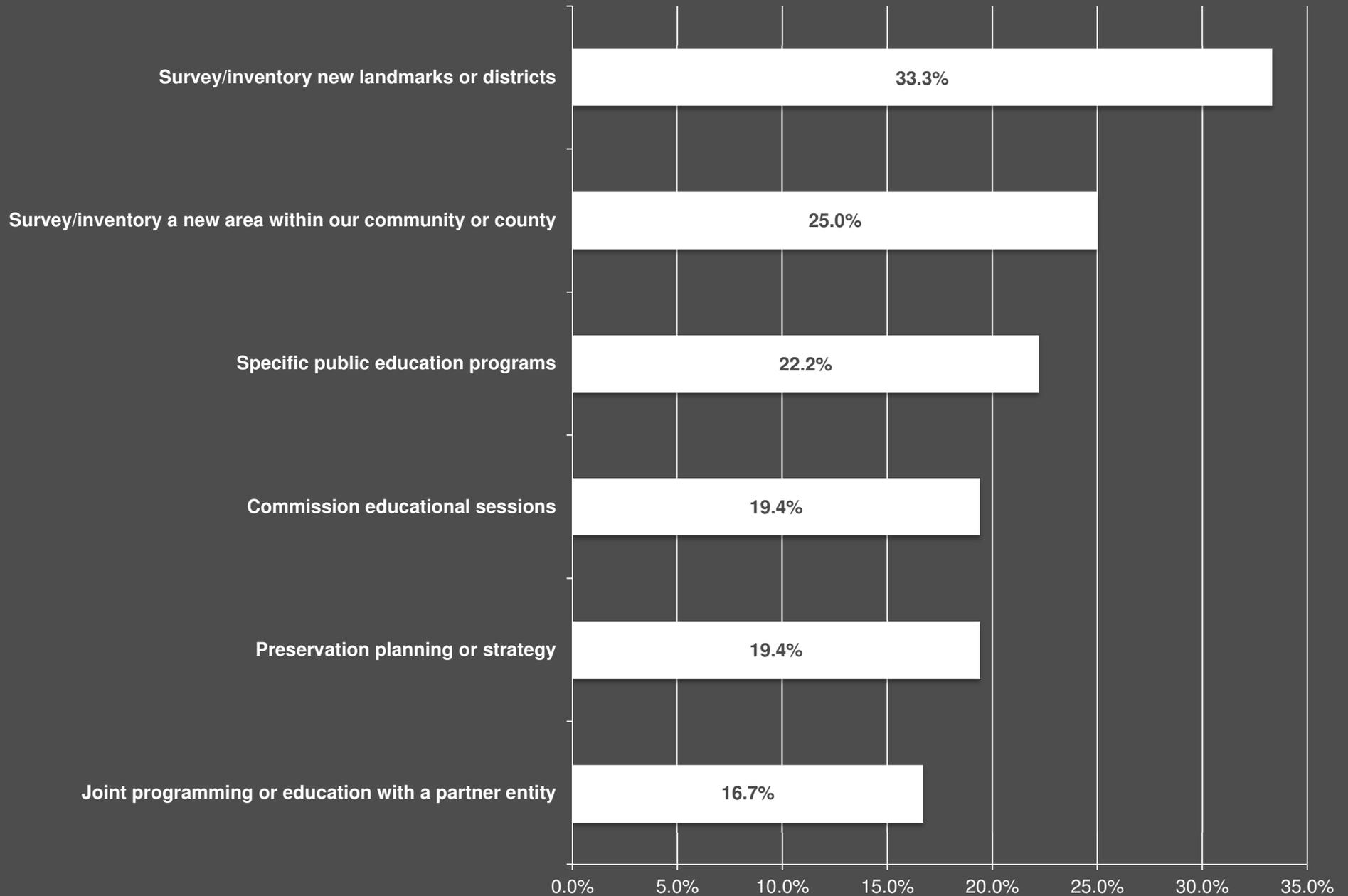
Question 14: Which of the following historic preservation activities or functions have been conducted in your community or county within the last eighteen (18) months? (Please check all that apply.)



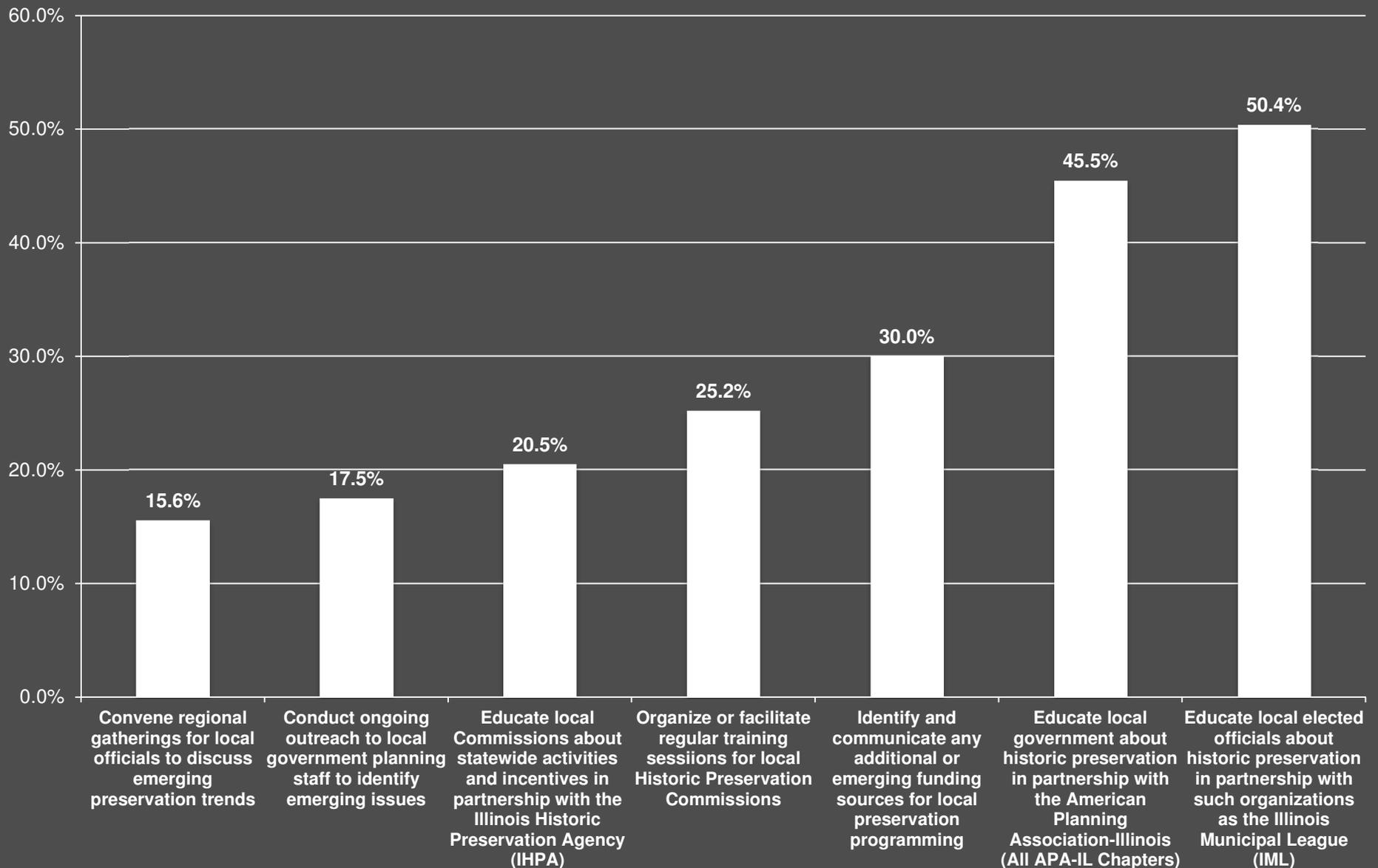
Question 15: Which of the following outreach or communication activities supporting historic preservation have been conducted in your community or county within the last 18 months? (Please check all that apply.)



Question 16: If you obtained a CLG grant, as noted in Question 14 above, how were those grant proceeds used?



Question 17: What is the best role for Landmarks Illinois and IAHPC in strengthening historic preservation efforts in your community? (Please rank the following responses.)



LI and IAHPC will continue working with IHPA to assist CLGs.

REMINDER:

The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level.

Certified Local Government Program in Illinois administered by the Illinois Historic Preservation Agency (IHPA) – Contact Rachel Leibowitz

(217) 785-5031

79 “CLGs” – in Illinois





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www.Landmarks.org



<http://illinoishpc.org>