Preservation Challenges in the Chicago Suburbs

Chicago Suburban Preservation Survey, 2015
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)
Before/After: Siding and windows

River Forest Women’s Club (2005)

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

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 in 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

**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.

**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.

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 specialties. The proceeds from these modest fees ($25/year) will help to maintain the on-line resources guide as it is regularly updated.
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/](http://illinoishpc.org/communities/)

• To provide educational opportunities for commissioners and staff
Question 1: In my local community, I am:

- **Current preservation commission member**: 46.0%
- **Full-time municipal or local government planning staff**: 19.4%
- **Former or ex-officio preservation commission member**: 14.4%
- **Member of another local Board or Commission**: 11.5%
- **Municipal or local government staff other than planning staff**: 5.0%
- **Elected official**: 3.6%
- **Part-time municipal or local government planning staff (time allocated to local preservation is 50% or less)**: 0.0%
Question 2: My local community is located in:

- Chicago’s South suburbs: 6.8%
- Chicago’s Southwest suburbs: 7.8%
- Chicago’s Northwest suburbs: 13.6%
- Chicago’s North suburbs: 26.2%
- Chicago’s West suburbs: 45.6%
Question 3: Local preservation activities in my community include:

- A local historic preservation commission that conducts active local outreach beyond Certificate of Appropriateness (COA) approvals: 43.8%
- Working to adopt a preservation ordinance within the next year: 9.9%
- Active local preservation organization, or league: 49.3%
- Not a Certified Local Government (CLG) but have local design or architectural review: 8.9%
- Active local historical society: 83.7%
- Certified Local Government (CLG) status: 53.7%
- Current or former Main Street program: 23.2%
Question 4: What are the three (3) biggest challenges facing historic preservation in your community? (All Responses)

- Perception that historic preservation makes projects too expensive for residents, businesses, and developers: 48.9%
- Historic preservation is not considered a planning or development tool by residents, elected officials, and/or local government staff: 41.0%
- Unsympathetic public officials (Mayor or Village President and City Council or Village Board members): 33.1%
- Misunderstanding of the local historic preservation ordinance: 33.1%
- Property rights advocacy: 33.1%
- Perception that historic preservation is unrelated to local land use or economic development: 27.5%
- Our Preservation Ordinance is not strong enough to protect local historic resources/properties or requires owner consent: 24.7%
- Our Commission’s processes or decisions are not respected by elected officials and/or local government staff: 24.2%
- Threats to landmarks owned by local governments or institutions: 15.7%
- Inability to attract qualified new preservation commissioners: 15.2%
- Poor quality Certificate of Appropriateness (COA) applications from local property owners: 7.3%
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?

- 5-7: 52.4%
- 8-11: 22.6%
- I don't know: 20.8%
- Less than 5: 5.4%
- 12-15: 1.2%
- More than 15: 0.0%
Question 8: How often does your local preservation commission meet each year?

- Monthly: 74.1%
- Every other month: 6.3%
- Quarterly: 4.4%
- I don't know: 11.4%
- Meet less than 3 times annually, or as agenda items occur: 3.8%
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.

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>Staff 1</th>
<th>Staff 2</th>
<th>Staff 3</th>
</tr>
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<tbody>
<tr>
<td>20% or less</td>
<td>58</td>
<td>9</td>
<td>7</td>
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<tr>
<td>20-40%</td>
<td>16</td>
<td>6</td>
<td>0</td>
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<tr>
<td>40-60%</td>
<td>8</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>60%-80%</td>
<td>4</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>80% or more</td>
<td>20</td>
<td>2</td>
<td>1</td>
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</table>

Additional Information Provided (# Responses) 53
Question 10: Historic preservation in my local government is based in which department?

- Planning: 40%
- Building and Inspections: 18%
- Community Development: 37%
- Economic Development: 3%
- Parks and/or Recreation: 2%
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?**

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>Response Percent</th>
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<tbody>
<tr>
<td>Before 2000</td>
<td>17.2%</td>
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<tr>
<td>2000-2004</td>
<td>14.9%</td>
</tr>
<tr>
<td>2005-2008</td>
<td>17.2%</td>
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<tr>
<td>2009-2012</td>
<td>25.4%</td>
</tr>
<tr>
<td>2012-2015</td>
<td>25.4%</td>
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</tbody>
</table>
Question 13: Does your community's most recent Comprehensive Plan or Plan update include specific sections, or chapters, that address any of the following?

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>Response Percent</th>
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<tbody>
<tr>
<td>Historic Preservation</td>
<td>35.0%</td>
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<tr>
<td>Community Character in Residential Areas</td>
<td>12.2%</td>
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<tr>
<td>Community Character in Commercial Areas</td>
<td>3.3%</td>
</tr>
<tr>
<td>Community History and/or Architecture</td>
<td>4.9%</td>
</tr>
<tr>
<td>Downtown Area and any additional local Traditional Commercial Districts</td>
<td>44.7%</td>
</tr>
<tr>
<td>Additional Planning Information Provided</td>
<td>38</td>
</tr>
</tbody>
</table>
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.)

- I don't know whether these activities have been conducted: 25.0%
- Redevelopment using the Federal Historic Tax Credit program: 11.2%
- Add landmark status to property titles for any local historic district or individual landmarks: 25.0%
- Develop a local preservation plan or strategy: 12.9%
- Survey a potential new district: 19.0%
- Nominate individual landmarks or historic districts to the National Register of Historic Places: 29.3%
- Designate individual local landmarks or local historic district: 54.3%
- Apply for and receive a Certified Local Government (CLG) grant: 18.1%
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.)

- Awards or recognition for local preservation projects: 58.0%
- Use website or web pages for communication and education: 47.6%
- Outreach to property owners about potential landmarks and economic incentives: 35.0%
- Regularly communicate via electronic and social media with the community about historic preservation: 25.9%
- Outreach to local realtors: 25.2%
- Other: 17.5%
- I don't know if these activities have been conducted: 14.7%
Question 16: If you obtained a CLG grant, as noted in Question 14 above, how were those grant proceeds used?

- Survey/inventory new landmarks or districts: 33.3%
- Survey/inventory a new area within our community or county: 25.0%
- Specific public education programs: 22.2%
- Commission educational sessions: 19.4%
- Preservation planning or strategy: 19.4%
- Joint programming or education with a partner entity: 16.7%
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.)

- Convene regional gatherings for local officials to discuss emerging preservation trends: 15.6%
- Conduct ongoing outreach to local government planning staff to identify emerging issues: 17.5%
- Educate local Commissions about statewide activities and incentives in partnership with the Illinois Historic Preservation Agency (IHPA): 20.5%
- Organize or facilitate regular training sessions for local Historic Preservation Commissions: 25.2%
- Identify and communicate any additional or emerging funding sources for local preservation programming: 30.0%
- Educate local government about historic preservation in partnership with the American Planning Association-Illinois (All APA-IL Chapters): 45.5%
- Educate local elected officials about historic preservation in partnership with such organizations as the Illinois Municipal League (IML): 50.4%
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