

Architectural Design Review Board

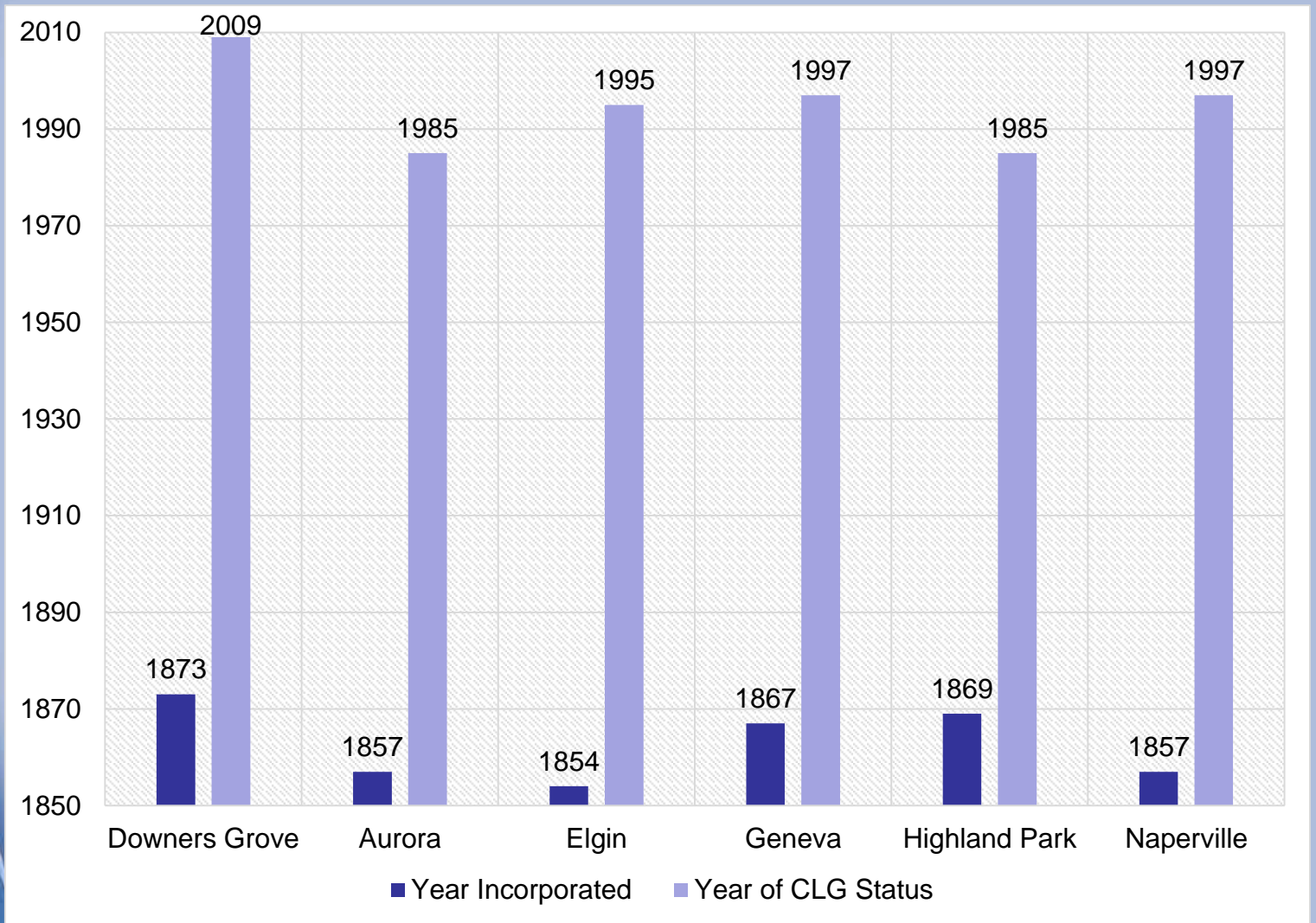
January 22, 2015



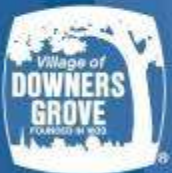
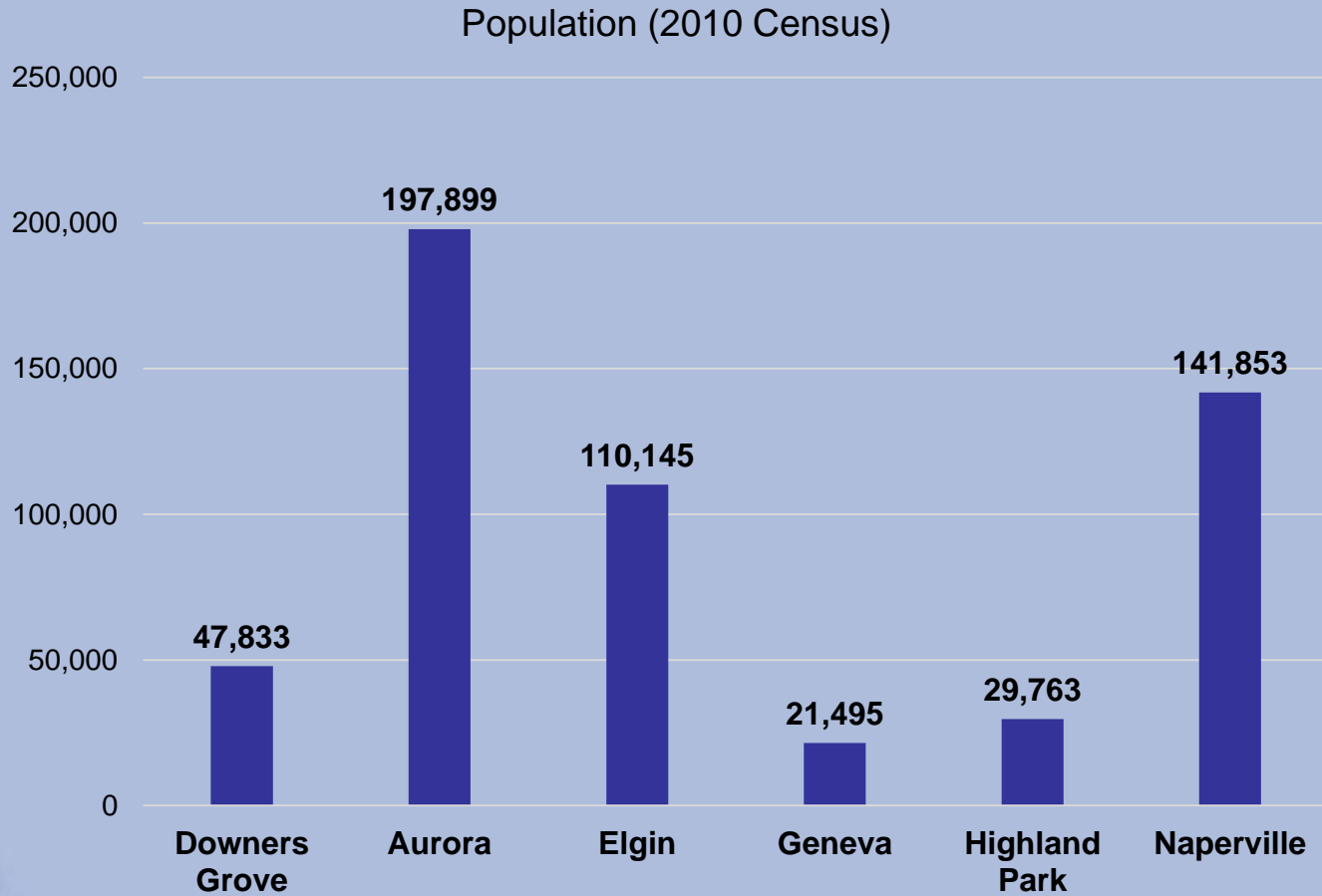
Certified Local Government Community Comparison



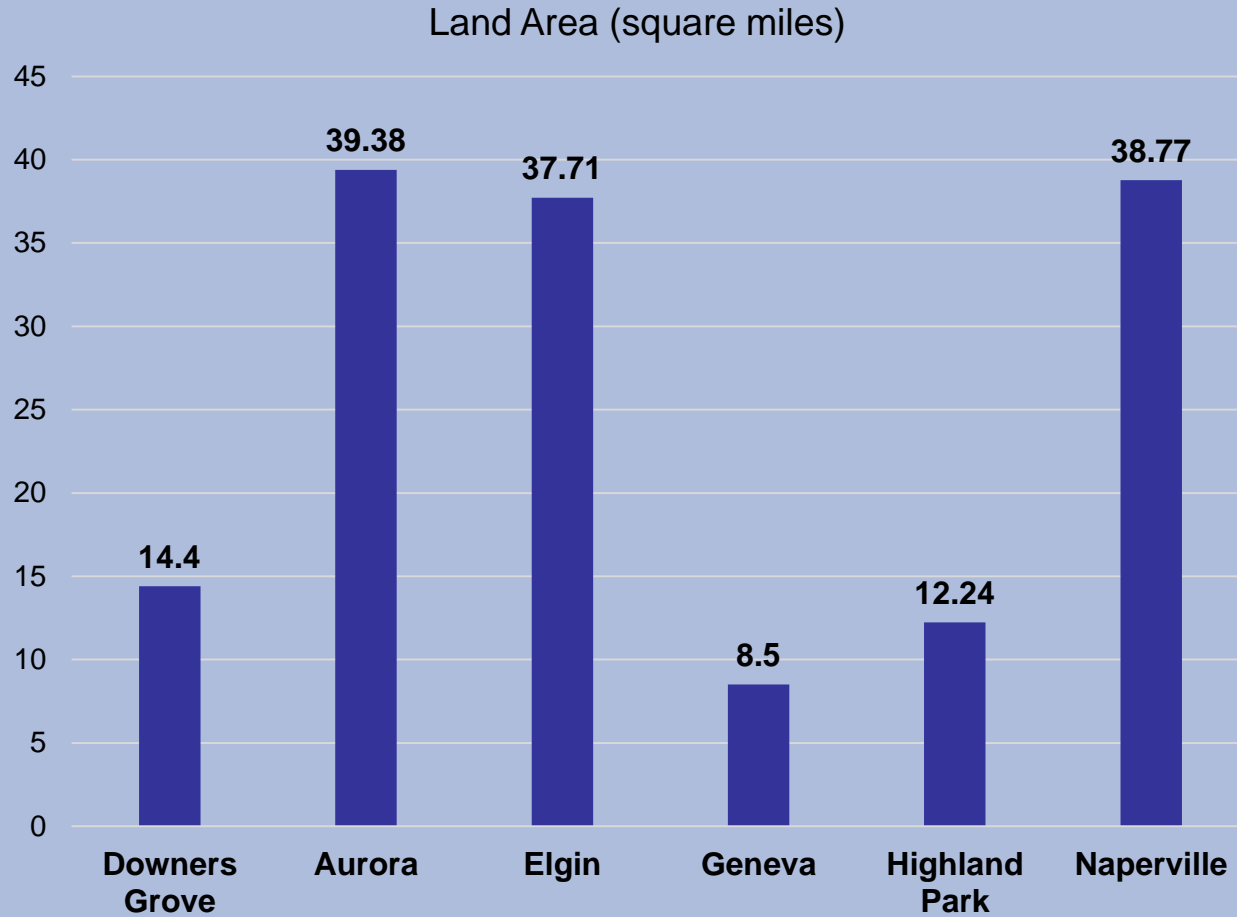
CLG Community Comparison



CLG Community Comparison

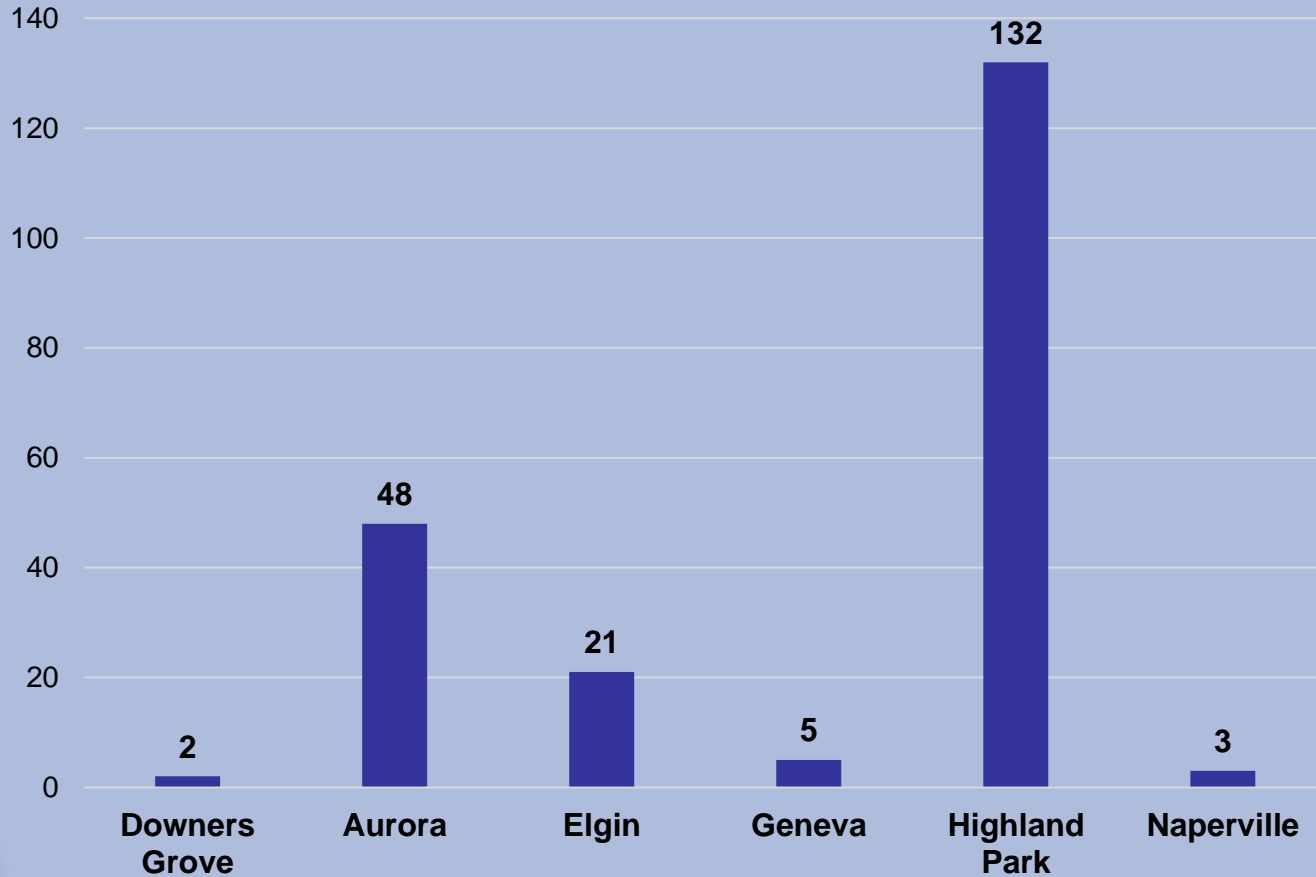


CLG Community Comparison



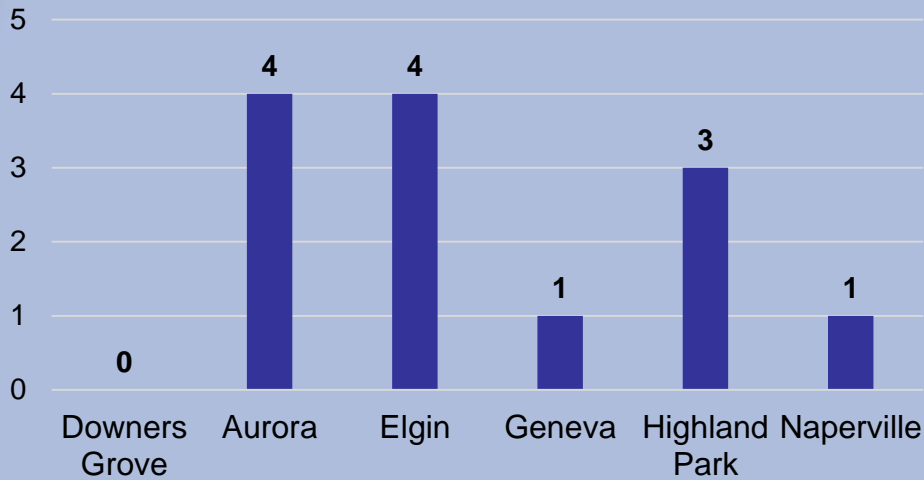
CLG Community Comparison

Number of Local Landmarks

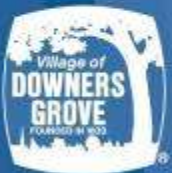
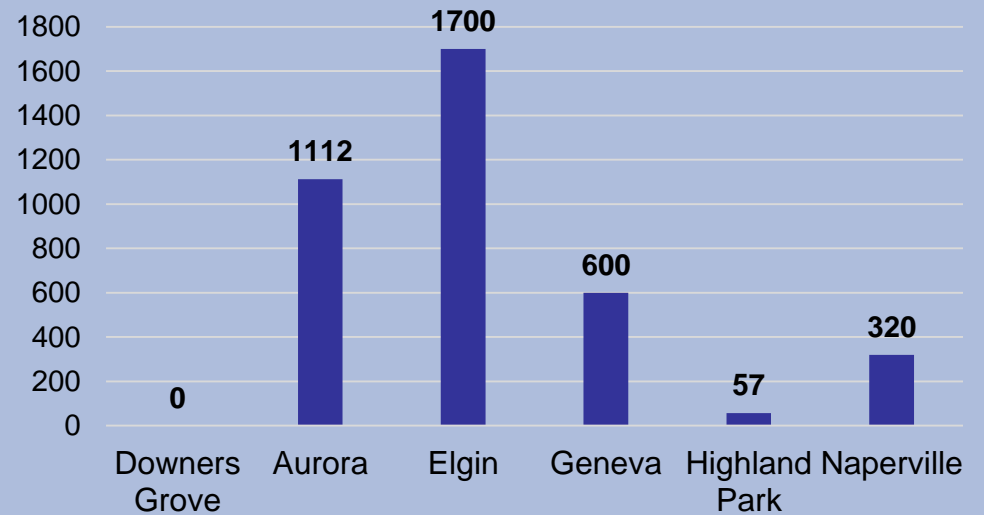


CLG Community Comparison

Number of Local Districts

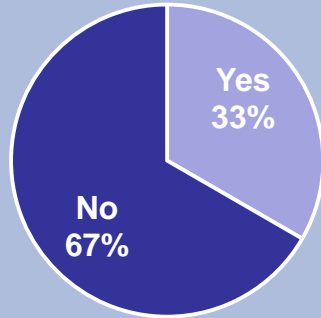


Number of Properties within the Local Districts

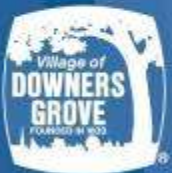
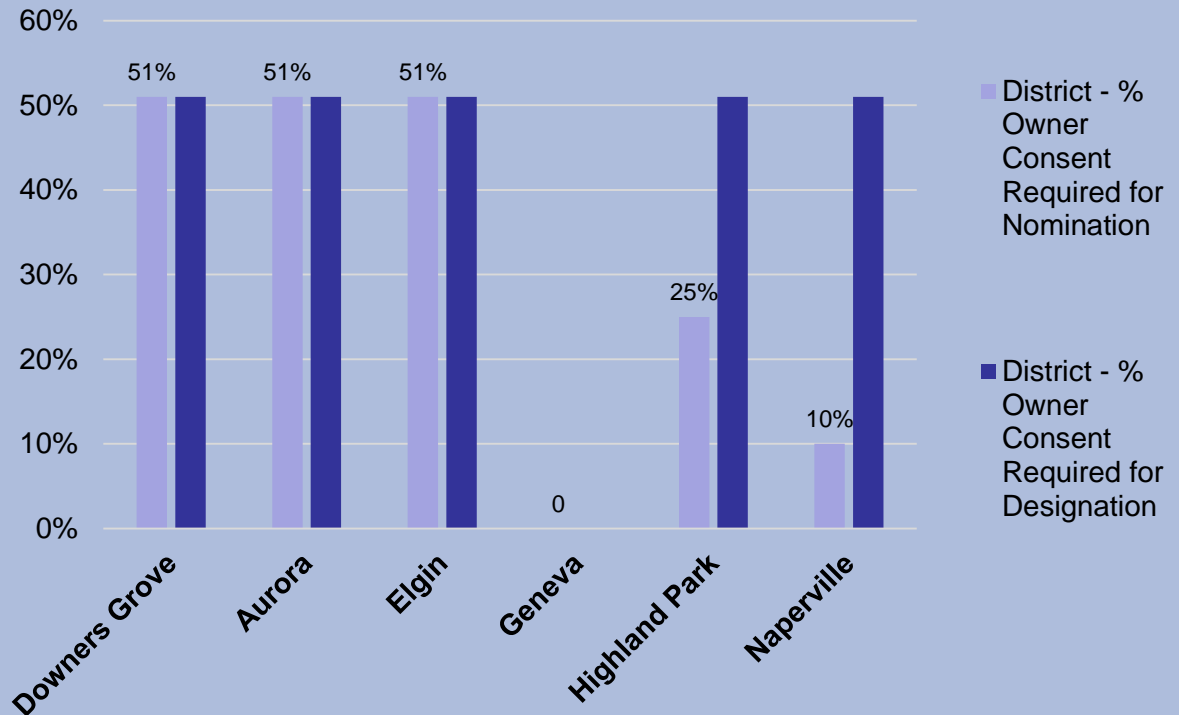


CLG Community Comparison

Landmark - Owner Consent Required for Nomination and Designation

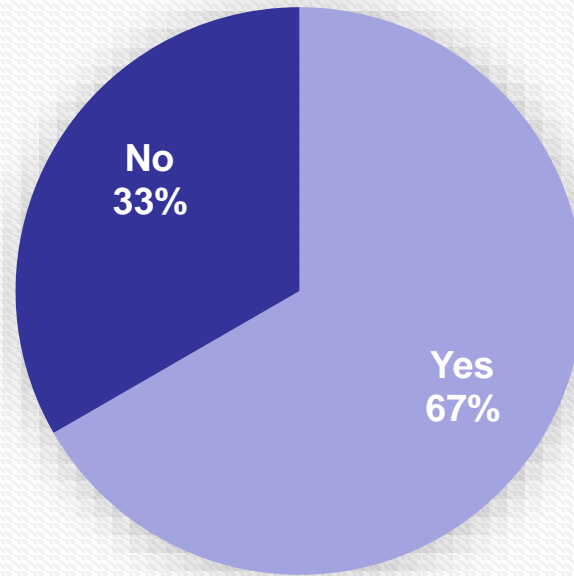


District - Owner Consent Required



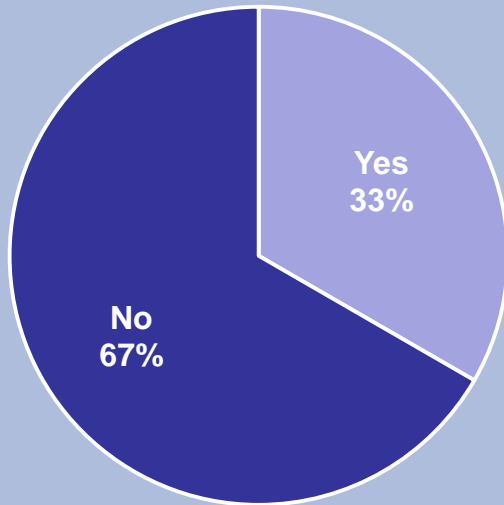
CLG Community Comparison

Process to Remove Designation Status

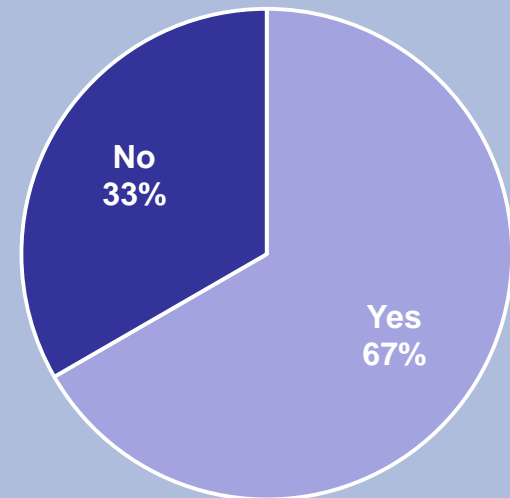


CLG Community Comparison

COA Required for Routine Maintenance/Repairs

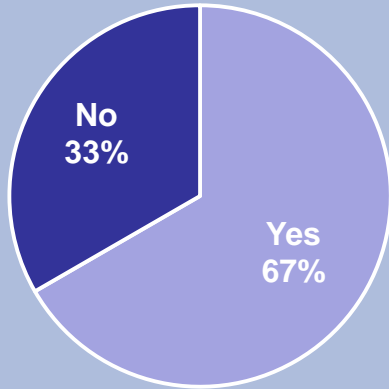


Certificate of Economic Hardship Provisions

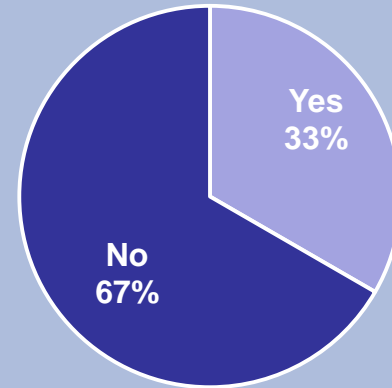


CLG Community Comparison

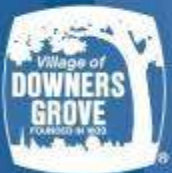
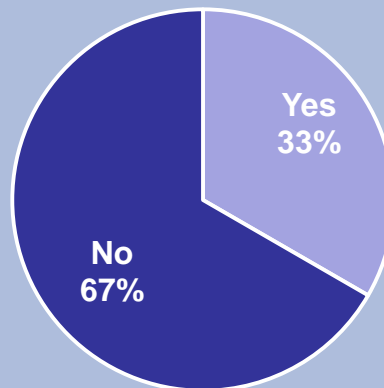
Active Educational Activities



Funded Grant Program



Preservation Program Budget



CLG Community Comparison

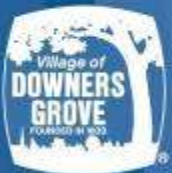
Unique Aspects of Certain Communities' Ordinances:

- Naperville & Aurora – defines public view (affects COA requirements)
- Elgin – Temporary Accessory Structure
- Geneva – Review of Subdivision, PUD, Rezoning or Variation for Designated Properties
- Aurora:
 - Urban Conservation District
 - Aurora Preservation Commission is decision-making body for designations & COAs
- Aurora, Highland Park, Geneva, Naperville - Emergency Repairs w/o COA



Historic Preservation Ordinance

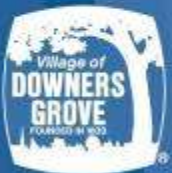
Chapter 12



Historic Preservation Ordinance

Promote the protection, enhancement, perpetuation, and use of improvements of special character or historical interest or value in the Village:

- Mechanism to identify & preserve character
- Promote civic pride in Village's history
- Stabilize & improve economic value of designated properties
- Protect and enhance the appeal of the Village
- Foster & encourage preservation – prevent future urban blight



Historic Preservation Ordinance

Landmark

- Building, structure or site
- Owner Consent
- Public Hearing – ADRB
- Designation – VC

Historic District

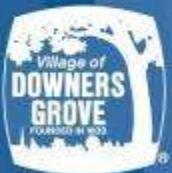
- Two or more contiguous properties within a geographic area
- Consent of 51% of property owners
- Preliminary Public Hearing – ADRB
- Public Hearing – ADRB
- Designation - VC



Historic Preservation Ordinance

Landmark Criteria:

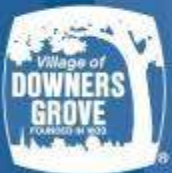
- Significant value – historic, heritage or cultural characteristics
- Person(s) as significant contributor to development (community, county, state or nation)
- Distinguishing characteristics of architecture
- Notable work of master builder, designer, architect or artist
- Location or physical characteristics – familiar visual feature
- Utilitarian structure with high level of integrity or architectural significance
- Area containing information important in history or prehistory
- Source of civic pride or identity



Historic Preservation Ordinance

District Criteria:

- Two or more contiguous properties
- Significant concentration of structures that qualify as landmarks
- Area establishes sense of time and place unique to the Village
- Area exemplifies or reflects cultural, social, economic, political or architectural history
- Area is identifiable by clear and distinct boundaries



Historic Preservation Ordinance

Certificate of Appropriateness:

- Required for exterior modifications on all designated properties
- Administrative approval:
 - Typical repair work – painting, replacing wood or asphalt shingles, restoring architectural features)
 - Construction/alteration – fence, patio, driveway, sidewalk, shed, rear porch or deck
 - Demolition/alteration – non-contributing accessory structure
- ADRB approval – Major exterior modifications



Work Plan: Existing Goals



Comprehensive Plan

Purpose – The comprehensive plan helps preserve & protect important existing features and resources, coordinate new growth and development, and establish a strong, positive community identity.

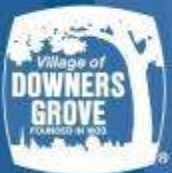
Vision – a plan that carries on the tradition and character of the community while continuously addressing new challenges



Comprehensive Plan

Residential Areas Plan Recommendations:

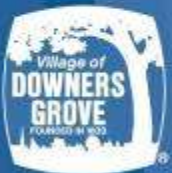
- Preserve and enhance the distinguishing features of residential neighborhoods
- Create a guide/tool to encourage and promote expansion and redevelopment that is a desirable scale and character
- Consider voluntary and regulatory protections for the Village's notable historic homes



Comprehensive Plan

Commercial Areas Plan Recommendations:

- Establish a program to assist with façade improvements, landscaping, parking and modernization of aging structures and facilities
- Create design and development standards for commercial areas to guide the scale, appearance, orientation and overall character of new development to maintain compatibility with adjacent properties
- Establish a regulatory framework, such as form-based code, to foster desired and predictable built form in the downtown



Comprehensive Plan

Other Recommendations:

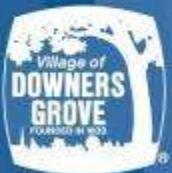
- Encourage the maintenance and preservation of parkway trees
- Consider regulations to preserve and protect trees and other environmental features throughout the Village and its neighborhoods



Historic Preservation Plan

Goal 1 – Identify and preserve architecturally significant buildings, neighborhoods and sites throughout the Village

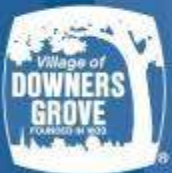
1. Complete annual surveys of buildings based on estimated construction dates and location within the Village. Building surveys of the downtown area and immediately surrounding neighborhoods should take precedent.
2. Conduct Architectural Design Review Board meetings to review requests for historic districts and landmarks.
3. Coordinate with other local governments to identify potentially historic sites and buildings.



Historic Preservation Plan

Goal 2 – Develop public outreach and education for historic preservation

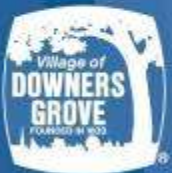
1. Partner with local community organizations to promote historic preservation.
2. Reach out to residents through printed materials in Village sponsored media outlets and partnerships with local community groups.
3. Investigate partnership opportunities with local historic preservation college programs to develop and complete survey programs.
4. Maintain historic preservation expertise by having ADRB and Village staff members attend preservation training opportunities.



Historic Preservation Plan

Goal 3 – Become an Illinois Certified Local Government and maintain certification

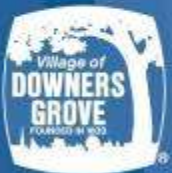
1. Complete application.
2. Maintain certification through an annual report.
3. Develop historic preservation projects which may qualify for CLG grant funding.



Historic Preservation Plan

Goal 4 – Provide grants to local business owners to undertake historically sensitive rehabilitations on existing downtown buildings

1. Develop downtown design guidelines.
2. Establish grant program through Village Council budget process and downtown TIF fund.
3. Establish grant requirements and technical review committee.



Work Plan: Brainstorming



Work Plan

Next Steps:

- Identify what updates are required/desired
- Assess other historic preservation programs
- Establish consolidated list of goals and activities
- Determine time frame for completion of actions
- Identify responsible party for each action
- ADRB approval
- Receive Council approval – budgeted items
- Implement



Architectural Design Review Board

January 22, 2015

