

HISTORIC PRESERVATION ORDINANCE REVISIONS

Public Meeting
November 18, 2010



Naperville

Planning Services Team

Why Revising the Ordinance?

- The Unified Recommendation proposed comprehensive revisions to the ordinance.
 - Prepared by a joint effort of the East Central Homeowners Organization, North Central College, Naperville Heritage Society and City of Naperville.
 - Approved by the City Council on May 19, 2009.
- The revised ordinance codified the changes approved through the Unified Recommendation.
- A number of clean-ups are also included to enhance the applicability and user-friendliness of the code.

Recommendations for
Naperville's Historic
Preservation Ordinance
and Commission

Unified Proposal Presented by the East Central Homeowners' Organization, North Central College, Naperville Heritage Society and the City of Naperville Planning Staff

A culmination of community discussion from November 2008 through April 2009.

Presented to the Naperville City Council on May 19, 2009.



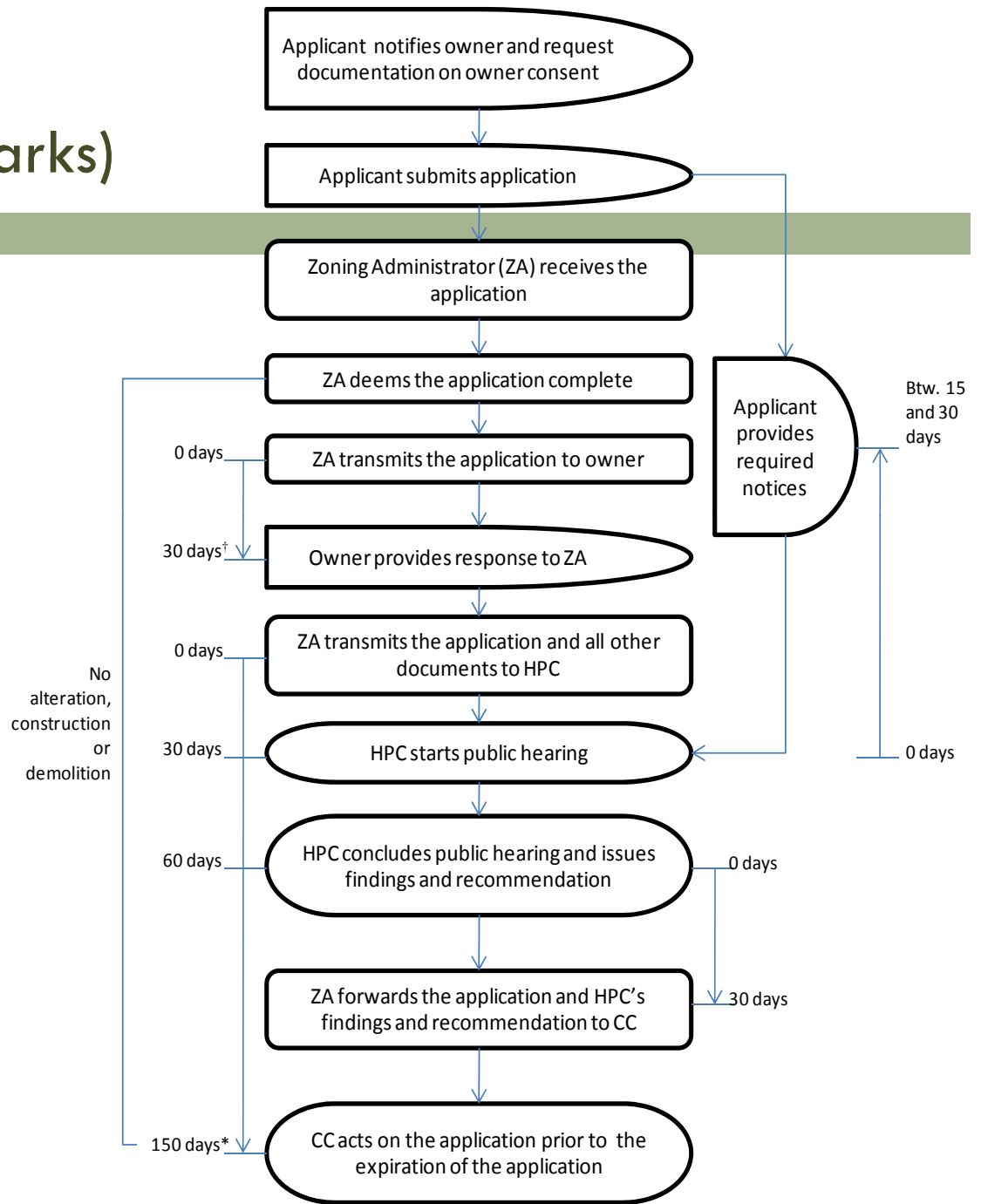
What is the Historic Preservation Ordinance?

- Title 6 Zoning Regulations, Chapter 11 Historic Preservation of the Municipal Code, governing:
 - ▣ Procedures and standards for designation of Landmarks and Historic Districts
 - ▣ Procedures and standards for issuance of a Certificate of Appropriateness (COA)
- Primarily administered by the Historic Preservation Commission and City staff.



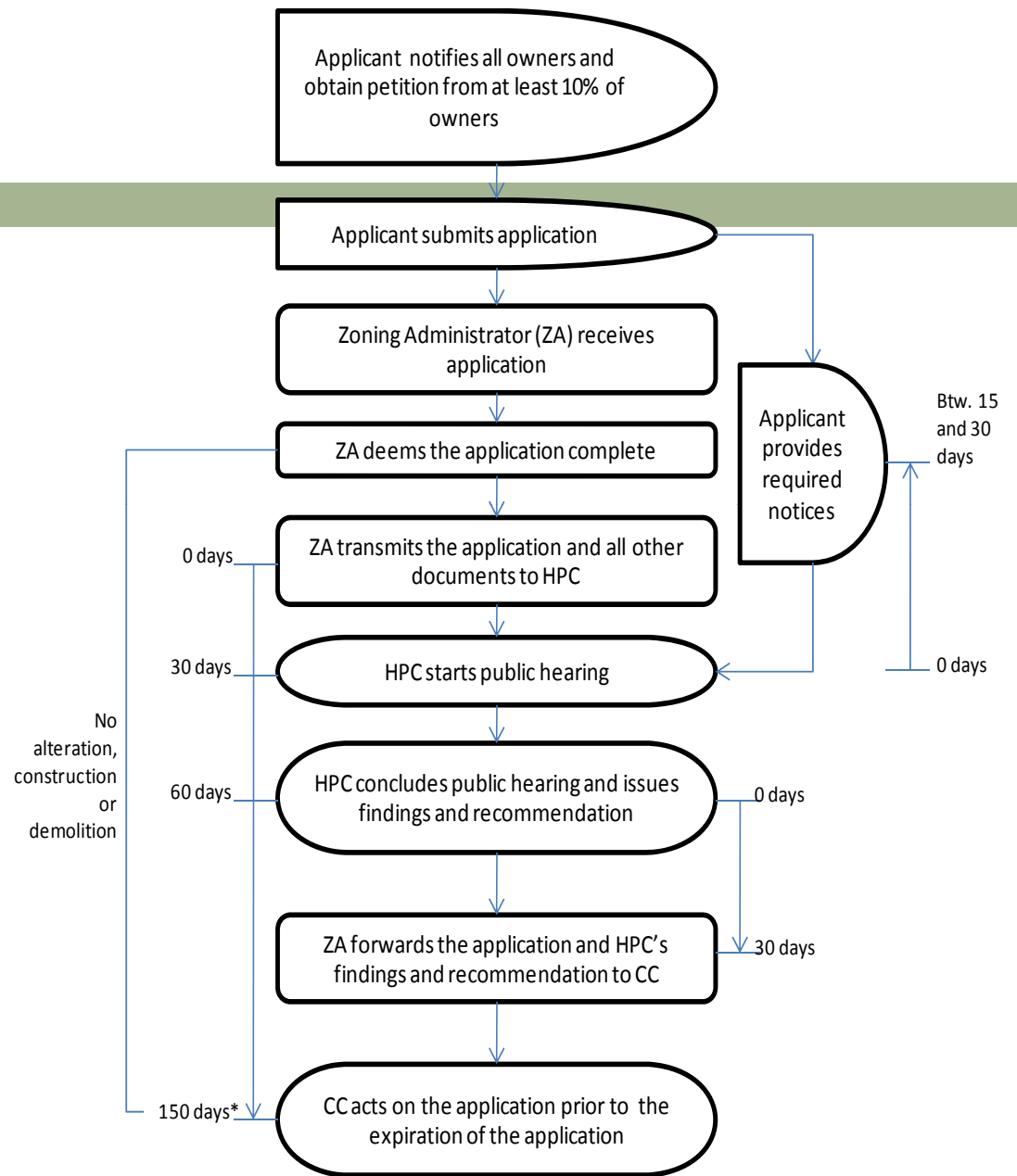
Key Changes (6-11-3 Designation of Landmarks)

- Overall process is improved (Table 1).
- Greater protection for non-applicant owners
 - Ability to provide input prior to public hearing.
 - Be notified by the applicant twice prior to public hearing.
- The Commission and City Council will consider owner's consent in reaching decisions.

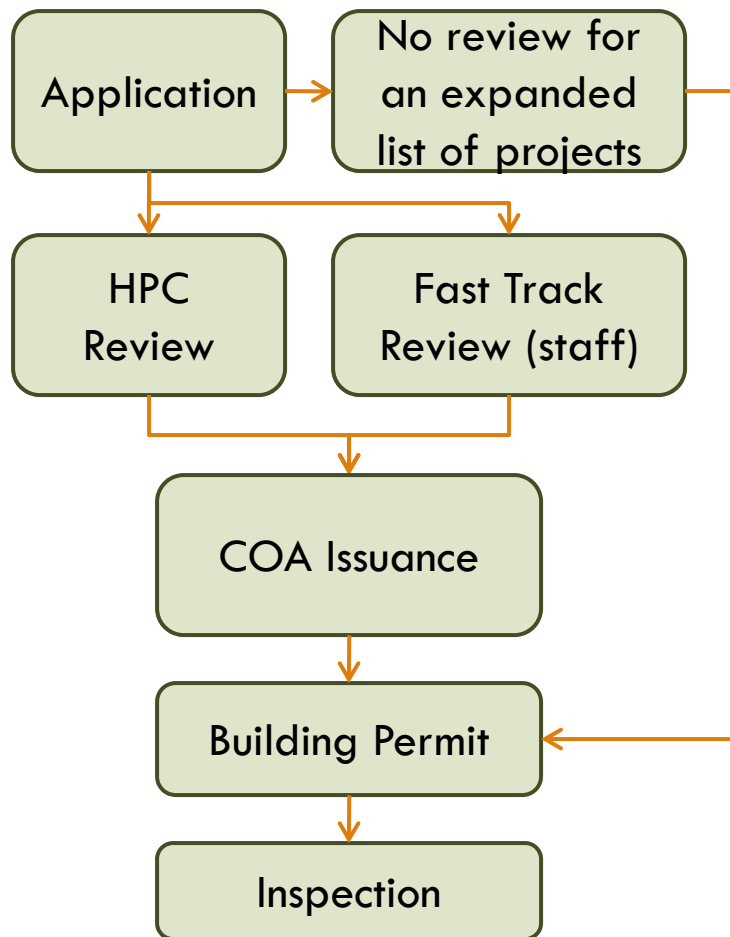


Key Changes (6-11-4 Designation of Historic Districts)

- ❑ Overall process is improved (Table 2).
- ❑ 10% owner consent to initiate the process.
- ❑ 51% owner opposition to stop the process.
- ❑ Applicant required to notify all owners twice prior to public hearing.



Key Changes (6-11-6, 7&8 Certificate of Appropriateness)



Three levels of review:

No review

- Rear yard improvements
- Detached garages
- Rear additions not visible from street

Fast track staff review

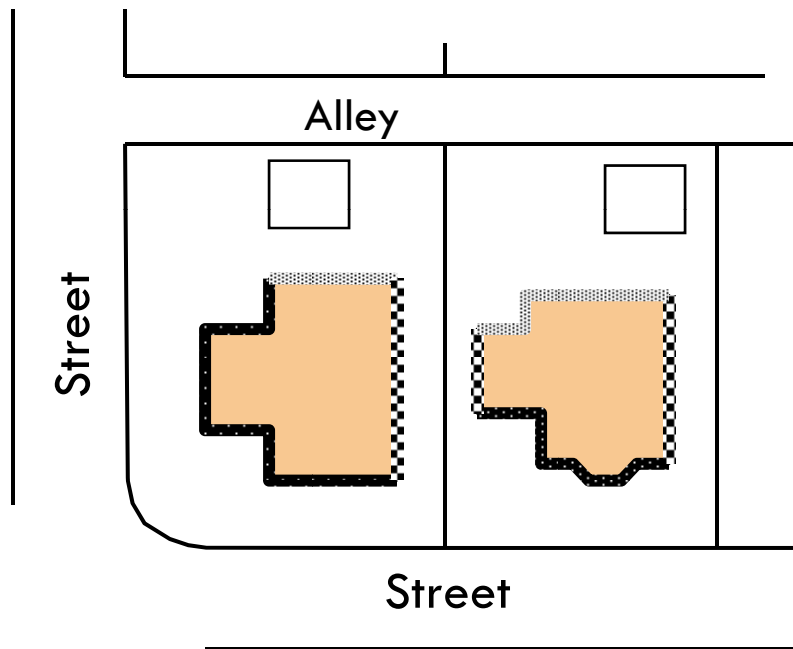
- In-kind replacement

HPC review

- Changes in visible style and character



Key Changes (6-11-6, 7&8 Certificate of Appropriateness)



- Primary façade
- Secondary façade
- Rear façade

- Review limited to primary façades of principal structures:
 - Primary façade is the street side of the house
 - Includes roofline changes and rear additions that protrude beyond the existing elevation



Key Changes (6-11-6, 7&8 Certificate of Appropriateness)

Existing COA Procedures		Proposed HPC COA Procedures	
Public Hearing:		Public Meeting:	
When:	Demolition, Partial Demotion, Removal of Exterior	When:	All COA requests subject to the HPC review
Notification:	<ul style="list-style-type: none"> ○ Notice in the Newspaper published 15 days prior to the hearing. ○ Written notification to the persons to whom the current real estate tax bills are sent, within 250' of the subject property, sent 15 days prior to the hearing ○ Notification for a public meeting 	Notification:	<ul style="list-style-type: none"> ○ Sign on the property 10 days prior to the meeting ○ Written notification to residents or property owners within 250' of the subject property sent 10 days prior to the meeting ○ Notification for a public meeting
Testimony:	Commission is required to take testimony	Testimony:	Commission is required to take public comments
Public Meeting:			
When:	All other COA requests such as new construction, addition, alteration, renovation, etc.		
Notification:	Notification for a public meeting		
Testimony:	Commission is not required to accept testimony		

Key Changes (6-11-6, 7&8 Certificate of Appropriateness)

- Set COA expiration deadline to – within 3 years of issuance + extension up to 2 years.
- Remove the reference to the “Secretary of the Interior’s Standards for Rehabilitation.”



What happens next?



HPC review
(12/9/10)

Plan Commission
review
(Jan or Feb
2011)

City Council
final review
(TBD)



How to stay involved?

- Provide feedback prior to 11/22/2010.
- Attend future public meetings
- Website updates
(www.naperville.il.us/preservation.aspx)
- E-News updates (sign up at
www.naperville.il.us/enews.aspx)



Open house

Ying Liu, AICP

Community Planner

Phone: 630-548-2950

Email: liuy@naperville.il.us

