

	AURORA PRESERVATION COMMISSION	BELLEVILLE HISTORIC PRESERVATION COMMISSION	BELVIDERE HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	NO	YES	NO
Is this an effective tool for the protection of Landmarks?	YES	NO	YES
Average nominations/year?	2	3	1
Who can prepare designations?	Commission, third party, owner	Commission acts as advisor; Owner has to consent	Commission and third party, and owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	Very important for Commission to have ability but feels owner and third party nominations have greater importance.	It is easier for Commission to be more actively involved especially when funding becomes available; Commission can actively seek properties.	
How do you educate on the benefits of designation, persuade owners, and market programs?	Enlist neighborhood organizations as way to improve their neighborhood; mailings, websites; Enlist help of citizens who live in historic district or historic home by having them present their story	Publishes guideline books on period architecture; Holds presentations and restoration workshops	Tries to make themselves visible to the community through sponsorship at community events, tours, talks and presentations at historical societies about HP facts
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	Holbrook Mill: bank wanted to demolish for a parking garage; third party nomination saved building	Can't recall but Commission was founded after community lost courthouse in 1974	Simon Residence/Lampert-Wildflower House: empty for 16 years; built in 1837, first frame house in town; The Simons nominated it as local landmark, decided to purchase home afterwards; has restored it and currently conducts garden tours
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Publishes factsheet which points out that there are already restrictions on property in the first place (i.e. zoning) ; Also, there are regulations in place to preserve property value such as design guidelines (i.e. even new subdivisions have exterior design guidelines to preserve character)	Believes that there are certain situations when owner consent should not be mandatory; However, will most likely still seek for owner involvement for PR and political reasons; Can achieve this through education on importance of historic property; Has been fortunate, especially regarding districts, that city council agrees with Commission	N/A

Additional Comments?	No owner consent but tries to for "political reasons" and to build community support; Have over 1000 properties		Nominations go through City Council; public notice required
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	BLOOMINGTON HISTORIC PRESERVATION COMMISSION	CARBONDALE HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	NO	NO
Is this an effective tool for the protection of Landmarks?	YES	YES AND NO
Average nominations/year?	1	<1
Who can prepare designations?	Commission and owner but not many third party	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	Commission can call attention to the importance of property as others may not realize potential of benefits of historic designation.	Commission has never nominated; Relies primarily on property owners to nominate for designation
How do you educate on the benefits of designation, persuade owners, and market programs?	Façade program; very proactive in involving neighborhood associations; currently in talks about setting design standards not just for historic buildings but also for infill new construction especially within zoned historic districts	Holds workshops to educate about designation process; Column in bi-monthly City newsletter
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	About 20 years ago, city was deciding on what to do with downtown area, either demolish completely and start over or preserve and redevelop; Preservation won by one vote	Cannot recall but is "working on one case" trying to get an owner to agree to designation of property that is currently in disrepair
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Since lawsuit, tries to involve owner in practice but "not yet in writing"; Commission tries to be as flexible as possible especially with regards to "economics" of preservation; Realizes that certain restoration costs can be high; Has architect on staff for consultation; Offers grants as incentive	No

Additional Comments?	Requires owner consent in practice due to drawn-out lawsuit which occurred about 10 years ago by owner opposing landmark designation	HP ordinance and info about revisions online http://www.carbondale.il.us
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	CHAMPAIGN HISTORIC PRESERVATION COMMISSION	CHICAGO HEIGHTS HISTORIC PRESERVATION ADVISORY COMMITTEE
Owner Consent Clause?	NO	NO
Is this an effective tool for the protection of Landmarks?	YES AND NO	YES
Average nominations/year?	5	3
Who can prepare designations?	Commission, third party, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	Commission has never initiated nomination but has to formally nominate before the Planning Commission; Historically, only property owners and "local university students" have nominated	Can initiate discussion on designation with property owners
How do you educate on the benefits of designation, persuade owners, and market programs?	Meetings, educational tapes broadcast on public access channel; plaque program; Architeach program; feels that there is a problem trying to market benefits; cannot find "tangible benefits" for landmark designation ; tax freeze program monetary incentive "negligible" when taken expenses for upkeep of property into account; however feels program's recognition of historic property could raise its property value	Hands out design guidelines to property owners of potential landmarks; Will include historic photos; Assist with enhancement/restoration of façade; Hold programs, tours; Enlist HP consultants with surveys
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	none; still does not prevent demolition	72 West 19th Street: turn-of-century single family, frame, working class house; Mayor wanted to tear down; 2 houses in Historic district would have been torn down without intervention
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	"Owner consent factor"; takes into account owner objections in final designation ; can recall 2 objections in the past: 1 overturned, and 1 designated against owner's wishes due to "exceptional circumstances"	Will argue that zoning ordinances already affect property rights

Additional Comments?	Program is "frustrating"; Not enough funds in budget to have financial incentives or provide assistance for upgrade	Maintains "close working relationship with the owner"
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	COLLINSVILLE HISTORIC PRESERVATION COMMISSION	CRYSTAL LAKE HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	YES	NO
Is this an effective tool for the protection of Landmarks?	YES	YES
Average nominations/year?	4	1
Who can prepare designations?	Commission, third party, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	"If we did not do it, i(Landmarking) probably would not happen in most cases." Most people are afraid of having restrictions on their property.	To preserve, promote, and maintain the community's historic resources.
How do you educate on the benefits of designation, persuade owners, and market programs?	Commission members consult with the owner of the property being nominated and encourage them to become a Landmark; Public presentations of the Landmark awards and explain the process and what it means to be a Landmark and what the obligations are; Tries to make it a matter of public pride.	Education occurs through the yearly heritage housewalk tour of historic houses, at the Commission meetings once a month, through the Commission website and by word of mouth.
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	Not yet, but several properties considering for nomination have been lost before able to have them listed, such as an old feed store and an old school.	"This is difficult to answer with certainty."
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Cannot list a property against the owner's wishes; consent is required ; If a listed property wishes to make changes to the façade, when they apply for a building permit the Commission is notified to review; if rejected for whatever purposes, the owner can appeal to the City Council , which has the final say in the matter.	The property owner may petition the City Council to not landmark the property

Additional Comments?	Have been successful; Only one challenge from someone who wanted to install vinyl siding; Denied the request due to the special nature of the house; Owner had the right of appeal but did not exercise it; Eventually decided not to do the siding, but more on economical grounds than moral ones.	
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	DANVILLE HISTORIC PRESERVATION COMMISSION	DEKALB LANDMARK COMMISSION
Owner Consent Clause?	NO	YES
Is this an effective tool for the protection of Landmarks?	YES AND NO	NO
Average nominations/year?	2	0
Who can prepare designations?	Commission, third party, owner	Commission and third party with owner's consent
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	"Why not?" Commission needs to have the option as municipal right	N/A
How do you educate on the benefits of designation, persuade owners, and market programs?	Renaissance Initiative; "How To" articles in local papers (i.e. how to remove paint, etc); Preservation Day, Placemats in local restaurants with HP related trivia; Uses vacant historic buildings in workshops for restoration techniques	"Some educational programs"; neighborhood planning; Commission acts as advisor
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	Lincoln Park historic district: Has seen gradual increase in building permit application in the area; Demolition by neglect has been curbed; increased reinvestment in community	none
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Never landmarked against owner; tries to involve property owners; "learned lesson from 1st Commission's mistake"	Owner consent is required

Additional Comments?	Difficult to persuade owners due to other issues in community such as unemployment rate, etc."need to have a gov't that is willing to be subjected to negative media attention"; Politics and negative media attention can result in nomination to be declined; Believes should start small and gain "happy spotlight" in order for success	"Not a real ordinance" ; Tries not interfere; Acts more like an advisor to property owners
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	ELGIN HERITAGE COMMISSION	EVANSTON PRESERVATION COMMISSION	GALESBURG HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	NO	NO	YES
Is this an effective tool for the protection of Landmarks?	YES AND NO	YES	NO
Average nominations/year?	N/A	2	0
Who can prepare designations?	Commission, owner, third party	Commission, third party, owner	Landmark Commission or owner; Most nominations come from Commission
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	If there is the danger of a potential landmark being demolished, there is an advocacy group in place to bring the discussion of saving the property to the table; Owner can legally object to the nomination using procedures available through the ordinance; City Council has the final say in designation	Commission has never nominated due to lack of provision as to who can review nominations prepared by Commission; Commission may get negative reaction from public if they initiate designation	Commissions have the expertise
How do you educate on the benefits of designation, persuade owners, and market programs?	Elgin Design Guideline Manual: "everything you ever wanted to know about historic preservation...but were afraid to ask..."; Staff provides technical assistance to property owners contemplating landmark designation; Awards and grants during Preservation Week; Architecture survey book	"Only if need arise"; Not many programs due to lack of staff; Has in the past held educational workshops and seminars for the public and real estate agencies informing them of what to expect from the Commission	Information is sent to owner regarding the significance of their property
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	Old Main Building, Elgin National Watch historic District, Lords Park Pavilion, Lord Memorial Museum	1314 Ridge Ave: Nat Reg/Local landmark status; Owner undergoing restoration and permit application to subdivide into single family dwellings; Feels landmark status and recognition increases desire to live in property	none
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Ensures that property owners are afforded due process by providing means to object to nomination	Commission only determines eligibility; City Council would be responsible when owner objects and whether that affects designation	N/A

Additional Comments?	Owner consent is an effective tool for protection of landmarks, since that brings the owners on board with the ordinance and implementation is easier and more effective. However, in the case of endangered potential landmarks where owners have dissented from designating their properties, it makes the job more difficult	Public hearing in place if owner objects; Final decision rests with city council	
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	GENEVA HISTORIC PRESERVATION COMMISSION	GLENVIEW HISTORIC PRESERVATION COMMISSION	HIGHLAND PARK HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	NO	NO	YES
Is this an effective tool for the protection of Landmarks?	YES	YES AND NO	NO
Average nominations/year?	1	0	1
Who can prepare designations?	Commission, third party, owner; Current landmarks initiated by Commission	Commission, third party, owner	Commission, third party, owner with owner consent
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	Commission is in position to do so	"In many cases they are in the best position to know what meets their criteria."	Commission needs owner consent; Prevents active pursuit of landmarks; Demolition delay ordinance (1 year delay) in place since 1998; Commission primarily finds potential landmarks through demo delay
How do you educate on the benefits of designation, persuade owners, and market programs?	Seminars at public library; Handouts regarding historic structure and building permit guidelines	Try to get articles in newspapers and contact property owners	Preservation awards, workshops, letters to owners of potential districts
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	none	none	none
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	N/A	Has not heard cases at this time	N/A

Additional Comments?	Has proposed district of mostly pre/post war homes not older than 80 yrs, most are 50yrs old; In discussion about creating separate design guidelines for these types of structures and looking forward to finding some interesting positive or negative feedback from public	Have yet to consider a property for landmarking	
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	HINSDALE HISTORIC PRESERVATION COMMISSION	JACKSONVILLE HISTORIC PRESERVATION COMMISSION	JOLIET HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	YES	NO	YES
Is this an effective tool for the protection of Landmarks?	YES	YES AND NO	YES
Average nominations/year?	5	3	12
Who can prepare designations?	Property owners and third party only with owner consent; Village Board and Commission cannot nominate	Commission, third party, owner	Commission, owner, third party with owner consent
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	Ordinance prohibits Commission to become involved in process	Within power and duty of Commission; Most nominations come from Commission	Keeps cost down; Citizens may feel that they need to hire a consultant to nominate; Commission can assist completion of forms and give advice
How do you educate on the benefits of designation, persuade owners, and market programs?	Handouts; Historic landmark property owners are available to discuss their experiences with the public	Not yet	Cable show; Cooperate with neighborhood associations; House walks; News articles; Flyers and welcome packets
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	none	Old Our Savior Church Rectory: Commission nominated and designated to prevent demolition	Pilcher Park and Steelworks Building
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	N/A	Has not happened	City would not landmark against an owner's wishes; However, if the property is neglected, the City may not be so sympathetic to the owner

Additional Comments?	Feels that there is a need for documents or educational pamphlets for real estate agencies that state why landmarked properties do not lose property value	Tries to "work it out with the owners" before nomination since it may affect decision by City Council; In the process of updating ordinance	
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	KANE COUNTY HISTORIC PRESERVATION COMMISSION	LAKE FOREST HISTORIC PRESERVATION COMMISSION	LEMONT HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	NO	NO	NO
Is this an effective tool for the protection of Landmarks?	NO	YES	YES AND NO
Average nominations/year?	3	2	1
Who can prepare designations?	Commission, third party, owner	Commission, third party, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	"If there was an instance where a significant historic structures fate were uncertain, the Commission could consider it for landmark designation however they would probably not nominate the property themselves, someone else would have to do that. This situation has not yet occurred"	Commission's duty	Commission is in an ideal position to know what buildings are landmarks and to see nomination through
How do you educate on the benefits of designation, persuade owners, and market programs?	Inform landmark owners of benefits through phone conversations and letters; Includes literature from IHPA and National Park Service	Had first preservation workshop in May	Excellence in Restoration program draws attention to good restoration projects
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	none	A subdivision "indirectly threatened" designated as a landmark; Most are in districts; No provisions for approval of designation based on majority of owner consent	St. James Academy: first secondary school in town; Archdiocese wanted to demolish section of building; Commission landmarked building against owner's wishes
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	There is a public hearing process in place when a property is landmarked; Afterwards, the nomination goes before the County Development Committee and finally to the County Board for designation; Property owner has opportunity to comment at each meeting	Has not happened	Can go to public hearing to present case; City Council has authority to decide; Commission tries to include owners by practice

Additional Comments?		Has had ordinance for 5 years	Based on IHPA model ordinance; Only had ordinance for 2.5 years; Did first 3 landmarks this past year prepared by Commission and with community support
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	MCHENRY COUNTY HISTORIC PRESERVATION COMMISSION	MONTICELLO HISTORIC PRESERVATION COMMISSION	MOUNT CARROLL HISTORIC PRESERVATION ADVISORY COMMITTEE
Owner Consent Clause?	NO	YES	NO
Is this an effective tool for the protection of Landmarks?	YES AND NO	YES AND NO	NO
Average nominations/year?	2	<1	<1
Who can prepare designations?	Commission, third party, owner	Commission, third party, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	N/A	"By designating, we are acknowledging structures and buildings which have historic, architectural, or cultural significance to our town."	It is up to Commission to raise awareness
How do you educate on the benefits of designation, persuade owners, and market programs?	Helps interested owners find resources for restoring structures along with tax relief programs	"We don't really have a marketing for designation. Our hopes are by publicly making our first nomination/designation aware to the public through our local newspaper, it will open the doors for other nominations. We are still waiting for city council approval on our first nomination/designation."	Architectural tours for elementary school; Architectural "treasure hunt" and walking tours
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	"Nomination offers absolutely no protection and landmark status offers very little more; A local landmark is just harder to demolish; Commission tried to save home of Chuck Comiskey located on IDNR property; Commission nominated but before County Board voted, IDNR demolished the structure for a bike path."	NO	Spring House: raised awareness through LPCI's 10 Most Endangered program
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Has not nominated against property owner's wishes; feels that Commission may not even consider since they prefer to work with property owners whether landmark or not	Have not had to deal with this issue	Commission "laid low" for the last two years and starting with educational programs rather than actively seeking out properties to avoid community backlash

Additional Comments?	Commission is bound to survey the nominated property/ structure to determine historical significance and integrity; report is basis for determining next step; Commission recommends and Council votes		Difficulty lies in lack of funds and community involvement; Tries to get consent and feels that there would be community backlash if public not involved
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	NAPERVILLE HISTORIC SITES COMMISSION	NORMAL HISTORIC PRESERVATION COMMISSION	OAK PARK HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	NO	NO	NO
Is this an effective tool for the protection of Landmarks?	YES	YES AND NO	YES
Average nominations/year?	<1	1	3
Who can prepare designations?	Commission, third party, owner	Commission, town council, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	It is goal of Commission to preserve historic character of town; The public may not have time to seek out and nominate potential landmarks	"Commissioners are among the most qualified individuals in the community to make such a nomination, as they are very educated on historic integrity." Serves as the community advocate and takes pressure off the elected Town Council	Most effective means to protect a property
How do you educate on the benefits of designation, persuade owners, and market programs?	Current focus of Commission is on education of current owners of historic property	Preservation Week; Press releases; Website; Historic grant program	Brochure: "Oak Park Historic Landmarks: The Details" 2003, Commission created inventory of properties worthy of designation, "Potential Landmark Inventory"; Copies of brochures were sent to owners of properties listed on inventory
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	City Council requires owner consent		Since ordinance passed in 1994, this issue has not come up
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	N/A	Has not happened	Have not dealt with this issue yet

Additional Comments?	City Council will not likely approve designation unless owner consents; Has not had any nominations since "the 1980s" when current historic district was designated	If owner files protest, Council must vote to designate the structure with a super majority.	NO owner consent per ordinance but required by practice unless building is threatened
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	ORLAND PARK HISTORIC PRESERVATION REVIEW COMMISSION	PEORIA HISTORIC PRESERVATION COMMISSION	QUINCY PRESERVATION COMMISSION
Owner Consent Clause?	YES	NO	NO
Is this an effective tool for the protection of Landmarks?	YES AND NO	YES	YES
Average nominations/year?	0	1	4
Who can prepare designations?	Commission, third party, owner	Commission, third party, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	Among the responsibilities of the Commission	"As protectors of the history of the city, the Commission deserves the ability to nominate. Commissions tend to have a thorough knowledge of a property's historic qualities. "	"No other means to protect historic property"
How do you educate on the benefits of designation, persuade owners, and market programs?	Information regarding the landmarks process is available at the Community Development Department and is also mailed to residents and business owners in the historic district	"We do little to 'sell' historic properties but are actively working on information packets to increase benefit awareness."	Presentations during Preservation week; Plaque program and awards; Recognition in local paper; There has been an increase in realtor inquiries about historic status of homes
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	none	803 North Perry Ave. was to be razed for an apartment YWCA project; Third party nomination	City Council requires owner consent in writing; however there was an instance of a property de-landmarked because new owner did not adhere to rehab standards after landmark home suffered fire damage; owner aware of landmark status but did not know of its implications
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	N/A	Explain to the owner the unique history or/and architecture the home has and the value it adds to the community; Offer to educate of the benefits of historic property ownership	N/A

Additional Comments?	Unsure if designation can prevent demolition; There is no local register in place yet nor demolition policy; Currently undergoing study to determine which structures have potential landmark status	Still asks owner for consent by practice	City Council will not approve unless owner consent placed in writing
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	RIVERSIDE PRESERVATION COMMISSION	ROCK ISLAND PRESERVATION COMMISSION	ROCKFORD HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	YES	NO	NO
Is this an effective tool for the protection of Landmarks?	YES	YES	YES
Average nominations/year?	2	2	1
Who can prepare designations?	Commission, third party, owner with consent	Commission, third party, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	Commission has been proactive with seeking out potential landmarks; developed a list of properties and approaches owners	Commission never nominates even though allowed by ordinance because can be perceived as conflict of interest; Commission members have prepared nominations but were formally submitted by Rock Island Preservation Society	Commission' duty; Can't restrict ability of Commission, however, third party nomination bears great importance as well
How do you educate on the benefits of designation, persuade owners, and market programs?	New residents get educational material; Commission sponsors an annual education program; website; direct mailing by the Commission to home owners	Website, brochures, design guidelines	NONE
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	"When a house disappears, the Commission usually asks itself why they never approached the owner."	Villa de La Chantal at http://www.rigov.org/citydepartments/cerd/villadechantal.html	Four Squires building: commercial storefront; owner requested demolition for parking lot, third party who owned another building nominated building, now has been sold and redeveloped
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Owner consent required; Has been successful because of reputation of Riverside; Most residents are aware and willing to preserve community character	Property owners go through Certificate of Appropriateness procedures like everyone else; Contentious landmark battles can be avoided by identifying potential landmarks early and in positive ways	Tries to work with owners first; Those who oppose Commission (esp. mandatory design review) may appeal to court instead of City Council (has not happened). Although the ordinance calls for no owner consent a recent ammendment states that when a property is landmarked, a super majority vote, 10 out of the 14 City Council members, must approve landmarking over an owner's objection.

Additional Comments?		Information regarding whether owner consents or not is entered into record at public hearing	Has problems with future owners of landmarked buildings; Always say "not aware" of designation or its implications therefore notification is important; Notifies owner within 3 days of receipt of nomination. Letters are sent once a year to properties within historic districts and to landmarked properties that explain the design review process. This action is mandated by the ordinance.
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	ST. CHARLES HISTORIC PRESERVATION COMMISSION	URBANA HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	NO	NO
Is this an effective tool for the protection of Landmarks?	YES	YES
Average nominations/year?	4	1
Who can prepare designations?	Commission, third party, owner	Third party and owner only; Commission and its members cannot nominate
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	Ordinance can stop demolition ; Commission actively seeks potential landmarks; Finds out about potential landmarks by being alerted when application for rezoning for a potential landmark	Commission cannot nominate per ordinance
How do you educate on the benefits of designation, persuade owners, and market programs?	Workshops, restoration guidelines, anti-synthetic siding policy; provides info on how to research house	Annual preservation program and brochures
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	1. Greek revival home, 1st mayor's house, current owner also a real estate agent inquired at Commission about demolition without revealing she is also owner; Commission found out and nominated the house with City Council approving designation and without consent; house sold soon after landmark designation to a preservationist with owner making \$100,000 profit; 2. Developers asked about property they claim was for sale; no for sale sign so Commission contacted owners, convinced wife but not husband; designated landmark; church bought house, currently in restoration	Commission prefers that owner consents to the nomination even though the ordinance does not require it
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Practices "friendly preservation"; Only against owner's wishes in special circumstances	N/A

Additional Comments?	Tries to work with owner; Landmarking against owner's wishes is "last ditch effort"	
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	WAYNE HISTORIC PRESERVATION COMMISSION	WEST CHICAGO HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	NO	NO
Is this an effective tool for the protection of Landmarks?	YES	YES AND NO
Average nominations/year?	1	1
Who can prepare designations?	Commission, third party, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	It is within power of Commission	Commission has the ability to go against owner; Usually knows more about potential landmarks ; Can guide owners through preservation related issues
How do you educate on the benefits of designation, persuade owners, and market programs?	Have sent out informational flyers; Commission does not regularly have educational programs but tries at least once a year; Usually only when need arises	Held meetings for residents in proposed districts, workshops; Preservation honor roll, historic signage; Very difficult to involve the public
Any specific cases in which a property would have disappeared unless the Commission or a third party had been able to nominate it for Landmarking?	Has not had any issues concerning demolitions however, currently revising ordinance and landmarking process in order to prepare for when such situations arise	1869 house and lot : protected from further subdivision of land by future owners
How does the Commission deal with the issue of property owner's rights when their property is landmarked against their wishes?	Has not had situation; currently revising ordinance to prepare for such situations	In district, did not include homes where owners did not consent; City council decides but can be influenced by political pressure

Additional Comments?	Tries to get consent in practice; Feels owner cooperation is important in future dealings regarding the property	Tries to get consent to avoid legal battles and controversy
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	WILL COUNTY HISTORIC PRESERVATION COMMISSION	WILMETTE HISTORIC PRESERVATION BOARD	WOODSTOCK HISTORIC PRESERVATION COMMISSION
Owner Consent Clause?	YES	NO	NO
Is this an effective tool for the protection of Landmarks?	YES	YES	YES
Average nominations/year?	4	3	<1
Who can prepare designations?	Commission, third party, owner with consent	Commission, third party, owner	Commission, third party, owner
Why does the Historic Preservation Commission need to be able to nominate a property for Landmark designation?	The commission and the staff need to have the initiative to start the process	N/A	It's the Commission's duty and purpose for existing
How do you educate on the benefits of designation, persuade owners, and market programs?	Speaking engagements, media, brochures, public communication; County website and internet links	Sent letters to owners of significant property as listed on architectural and historical survey which ask owners if they are interested in landmarking their property	Workshops, publicity, flyers describing nomination process
Any specific cases in which a property would have been demolished unless the Commission or a third party had been able to nominate it for Landmarking?	"can only speculate"	none	none
How does the Commission deal with the issue of property owner's rights when an owner's property is landmarked against his or her wishes?	Has not happened	Have not had issue	City Council considers owner objection when deciding landmark designation

Additional Comments?	Majority of nominations come from owners; Re: districts, needs to be 51% majority	Try to work with owners who are interested in landmarking their homes but feel that if necessary, would landmark a threatened significant building regardless of consent	The ordinance allows for the nomination of historic districts without owner consent.
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