



WILL COUNTY HISTORIC PRESERVATION COMMISSION

GENERAL QUESTIONS ABOUT HISTORIC LANDMARK NOMINATION/DESIGNATION

1. Why was my building, structure, or site nominated?
Any property, structure, or natural feature located within unincorporated Will County which is worthy of rehabilitation, restoration, or preservation because of its historic, scenic, or architectural significance may be considered by the Will County Historic Preservation Commission.
2. **Is owner consent required when nominating a property?**
No. According to the Will County Historic Preservation Ordinance, owner consent is not required; however, it is considered during the nomination procedure. Any individual or group of individuals as well as the Will County Historic Preservation Commission may propose landmarks or preservation districts for designation by the County Board.
3. How will landmark designation affect my property rights?
Landmark designation is not intended to usurp your property rights. Property owners still maintain the right to alter or sell their property according to their own initiatives. (Alterations must be reviewed by the Will County Historic Preservation Commission. See question 9.)
4. Can landmark designation be appealed or rescinded?
Yes, in accordance with the provisions of the Will County Historic Preservation Ordinance. Public hearings are held in order to allow property owners the opportunity to present oral and/or written testimony concerning the nomination. Following the testimony articulated at the public hearing, and in addition to their own findings of fact, the Will County Historic Preservation Commission will determine whether or not the nomination should go forward or be withdrawn.
5. Will landmark designation affect my property or surrounding property values?
No. Typically, landmark designation will not increase or decrease the value of your property or surrounding properties.
6. Will landmark designation make my property more difficult to sell?
No. In most cases, designated historic properties are sold without any conflict over the sale price.
7. Will landmark designation increase my homeowner's insurance?
No. In most instances, landmark designation does not affect your insurance rates.
8. What effect will landmark designation have on a nominated property?
The Will County Historic Preservation Ordinance protects designated landmarks from

any alteration, construction or demolition and requires the maintenance of any designated landmark. All work must be completed after a Certificate of Appropriateness has been granted by the Commission according to the established Standards for Review. Failure to comply with the Ordinance shall be subject to financial penalties. In certain cases and upon documentation, the Commission may issue a Certificate of Economic Hardship.

9. What is a Certificate of Appropriateness?
According to the Will County Historic Preservation Ordinance, a Certificate of Appropriateness is a “certificate issued by a Preservation Commission indicating its approval of plans for alteration, construction, demolition, or removal affecting a nominated or designated landmark or property within a nominated or designated preservation district.
10. What is a Certificate of Economic Hardship?
According to the Will County Historic Preservation Ordinance, a Certificate of Economic Hardship is a “certificate issued by the Preservation Commission authorizing an alteration, construction, removal or demolition even though a Certificate of Appropriateness has previously been denied or may be denied.
11. Does landmark designation mean that I cannot alter my property without the consent of the Will County Historic Preservation Commission?
Yes. Proposed alterations of designated properties must be submitted and reviewed by the Will County Historic Preservation Commission. **However**, unless the changes will dramatically alter the architectural integrity of the building, structure, or site, the Commission will generally approve the proposed alteration(s).
12. Does landmark designation mean that I am obligated to rehabilitate my property?
Landmark designation does not obligate a property owner to rehabilitate his or her property. However, once a property is designated an historic landmark, it becomes eligible for various low-cost loans and grants to assist with rehabilitation.
13. How does landmark designation affect my right to demolish my historic building?
The Will County Historic Preservation Commission reviews all demolition applications in the County regardless of historic designation. In most cases, historic properties will be documented prior to approval for demolition. For designated historic landmarks, the Commission will give careful consideration to economic hardship and in most instances, provide a Certificate of Appropriateness/Certificate of Economic Hardship.