

## HOW CAN I HAVE A PROPERTY DESIGNATED AS A CHAMPAIGN LANDMARK?

The following is a guide through the landmark designation process. More details about the process can be found in the City of Champaign's Zoning Ordinance.

### Step 1. Application to Nominate

Applications for nominating a landmark can be picked up at the Champaign Planning Department. The application needs to indicate why the property should be considered as a landmark. Planning Staff will guide the applicant through the application process and form.

### Step 2. HPC Review

Once the application is completed, it is reviewed by Staff and forwarded to the Historic Preservation Commission (HPC) for review. Based on its findings, the Commission will either approve or deny the application.

### Step 3. Plan Commission

If the HPC finds the property eligible for Landmark status, the Plan Commission will hold a public hearing on the application and review the findings.

### Step 4. City Council Final Approval

Based on findings from Staff, recommendations and approvals from both Commissions, and input from the public, the City Council designates the landmark.

### Post Approval Regulations

Significant changes to the exterior of a designated landmark are reviewed and approved by either Staff or the HPC, depending on the work proposed.

## ABOUT THE HISTORIC PRESERVATION COMMISSION...

The Historic Preservation Commission (HPC) is a nine member group appointed by the Mayor with the approval of City Council. Commissioners represent a demonstrated interest and expertise in historic preservation, history, architecture, architectural history, redevelopment, building and construction, and real estate.

The Historic Preservation Commission's responsibilities include:

- ◆ Advising the Plan Commission and the City Council on all potential landmark and district designations
- ◆ Overseeing an ongoing survey project to identify historically and architecturally significant properties and areas in the City of Champaign
- ◆ Protecting the distinctive visual characteristics of landmarks and districts by reviewing proposed changes to the exterior of such structures
- ◆ Undertaking other activities to protect and enhance the community's heritage

The HPC meets the first Thursday of each month at 4:00 p.m. in the City Council Chambers at 102 N. Neil St., Champaign. The meetings are televised and open to the public. Citizens are encouraged to attend.



Historic Preservation Commission & Planning Department

102 North Neil Street  
Champaign, IL 61820

Phone: 217-403-8800

Fax: 217-403-8810

[www.ci.champaign.il.us](http://www.ci.champaign.il.us)

## Champaign Landmarks



*A guide to landmark preservation in the City of Champaign*

City of Champaign  
Planning Department

*The New Art Theatre (formerly the Park Theatre) located at 126-128 West Church Street is one of Champaign's historic landmarks. The theater is the oldest operating motion picture theater in the City of Champaign.*

## WHAT IS LANDMARK DESIGNATION?

Landmark designation means that your property has significant benefit to the historic and architectural heritage of Champaign. It also means that the Champaign City Council officially recognizes the importance and value of the outward appearance of your property to the entire community.

## WHY ARE LANDMARK DESIGNATION AND HISTORIC PRESERVATION IMPORTANT?

Landmark designation and historic preservation benefit all citizens of Champaign. Landmarks help promote preservation and redevelopment of our residential and commercial neighborhoods. Preservation of our historic resources protects and enhances property values and can provide a significant economic benefit to the property owner and the entire community.

Champaign is a Certified Local Government (CLG). For additional information regarding state historic preservation programs and services available in Illinois, contact Tracey Sculle at:

Illinois Historic Preservation Agency  
Division of Preservation Services  
Old State Capitol  
Springfield, IL 62701  
(217) 785-4512

or visit the IHPA website at:  
[www.state.il.us/HPA](http://www.state.il.us/HPA)



*The Owens Funeral Home, located at 101 North Elm Street, is an example of a Georgian Revival home. It received landmark status for its architectural style as well as its visibility in the community. (For more information on researching historic buildings, see the Champaign Planning Department's brochure, "Researching Your Historic Property.")*

## WHAT ARE THE BENEFITS OF LANDMARK DESIGNATION?

- ◆ Enhances building's prestige
- ◆ Could potentially increase the value of the property
- ◆ Contributes to neighborhood stabilization
- ◆ Allows for potential economic benefits for buildings that are national or state landmarks\*

Owners may:

- ◆ Receive technical assistance from City Staff and the Champaign Historic Preservation Commission
- ◆ Receive a commemorative plaque for designated property

\*Property owners may receive grants through the State's CLG program and other tax benefits such as federal income tax credits for rehabilitating commercial buildings and state property tax assessment freezes for residential rehabilitation.

## WHAT TYPES OF PROPERTIES QUALIFY AS LANDMARKS?

Properties that have one or more of the following criteria:

- ◆ Historical, cultural, artistic, social or ethnic significance
- ◆ Association with an important person or event in history
- ◆ Important architecture - architectural values for studying a period in history, craftsmanship, or method of construction
- ◆ Rare architectural style or building that has undergone very little change since its construction
- ◆ Notable work of a master builder, designer, architect or artist
- ◆ Established and familiar visual feature in the community
- ◆ Honorary designations are also given to historic properties owned by other taxing districts
- ◆ Non-building objects such as bridges, public art, and statues may also be eligible for landmark status



*Historic landmarks may be commercial, religious, institutional, civic, or residential structures. They may also be public art, statues, or sites of historic places. The Buzard Pipe Organ Craftsman building, formerly the Women's Town Club, is one of the City's historic landmarks that is a commercial building.*