

recommendations shall be submitted to the City Council within 30 days after any recommendation is made. Failure of the Joint Review Board to submit its report on a timely basis as required by the Act shall not be cause to delay any public hearing or any other step in the process of designating or amending the Redevelopment Project or the Project Area, but shall be deemed to constitute approval by the Joint Review Board of the matters before it.

§ 32.237 BASIS FOR RECOMMENDATIONS

The Joint Review Board shall base its recommendation to approve or disapprove the Redevelopment Plan and the designation of the Project Area, the amendment of the Redevelopment Plan, or additions of parcels of property to the Project Area, on the basis of the Redevelopment Project, the Project Area, and the Redevelopment Plan satisfying the Redevelopment Plan requirements, the eligibility criteria defined in state statutes, and the objectives of the Act.

The Joint Review Board shall issue a written report describing why the Redevelopment Plan and Project Area, or the amendment thereof, meets or fails to meet, one or more of the objectives of the Act, and both the Redevelopment Plan requirements and the eligibility criteria defined in the Act. In the event the Board does not file a report, it shall be presumed that the taxing bodies represented on the Board find the Project Area and the Redevelopment Plan to satisfy the objectives of the Act and the Redevelopment Plan requirements and eligibility criteria.

§ 32.238 RECOMMENDATION TO REJECT MATTERS

If the Joint Review Board recommends rejection of the matters before it, the City Council will have 30 days within which to resubmit the plan or amendment. During this period, the City Council, or representatives thereof, will meet and confer with the Joint Review Board and attempt to resolve those issues set forth in the Joint Review Board's written report that lead to the rejection of the plan or amendment. In the event that the City Council and the Joint Review Board are unable to resolve these differences, or in the event that the resubmitted plan or amendment is rejected by the Joint Review Board, the City Council may proceed with the plan or amendment, but only upon a 3/5ths vote of the corporate authorities responsible for approval of the plan of amendment, excluding positions of members that are vacant, and those members that are ineligible to vote because of conflicts of interest.

(Ord. 2220, passed 1-18-00)

HISTORIC PRESERVATION COMMISSION

§32.240 ESTABLISHMENT; MEMBERSHIP

It is hereby established a Historic Preservation Commission, which shall consist of seven (7) voting members. All members shall be appointed by the Mayor, with the consent of the City Council. No appointment to the Commission may be made by any Mayor within thirty (30) days before the expiration of his term of office. Members shall serve without compensation.

§32.241 OATH OF OFFICE

The members of the Historic Preservation Commission shall be considered officers of the City, and shall file an oath of office with the City Clerk.

§32.242 QUALIFICATIONS

The members of the Historic Preservation Commission shall be residents of the City at the time of their respective appointments and at all times as they shall respectively serve thereafter. Appointment of members shall be based upon expertise, experience, and interest in architectural history, building construction, engineering, finance, historical preservation, architectural preservation, neighborhood organizing, or real estate.

§32.243 TERMS

All members of the Historical Preservation Commission shall serve for three (3) years, and until their respective successors are appointed and have been qualified. Of those members first being appointed, two (2) shall be appointed for one (1) year, three (3) for two (2) years, and two (2) for three (3) years. No member shall serve more than two (2) successive three-year terms. Vacancies shall be filled for the unexpired term only.

§32.244 POWERS AND DUTIES

The Commission shall have the following powers and duties:

- (A) To adopt its own procedural regulations;
- (B) To conduct an ongoing survey to identify historically and architecturally significant properties, structures and areas;
- (C) To investigate and recommend to the Council the adoption of ordinances designating or decertifying properties or structures having special historic, community, or architectural value as “landmarks”;

- (D) To investigate and recommend to the Council the adoption of ordinances designating groups of properties or structures having special historic, community or architectural value as “historic districts”;
- (E) To keep a register of all properties and structures that have been designated as landmarks or historic districts, including all information required for each designation;
- (F) To determine an appropriate system of markers and make recommendations for the design and implementation of specific markings of the streets and routes leading from one landmark or historic district to another;
- (G) To advise owners of landmarks and property or structures within historic districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the State or National Register of Historic Places;
- (H) To inform and educate the citizens of Washington concerning the historic and architectural heritage of the City by publishing appropriate maps, newsletters, brochures, and pamphlets, and by holding programs and seminars;
- (I) To hold public hearings and to review applications for construction, alteration, removal, or demolition affecting proposed or designated landmarks or structures or historic districts and issue or deny Certificates of Appropriateness for such actions;
- (J) To develop specific guidelines for the alteration, demolition, construction, or removal of landmarks or property and structures within historic districts;
- (K) To review proposed zoning amendments, applications for special use permits or variances that affect proposed or designated landmarks and historic districts. Such review shall be made and findings submitted to the City Planning and Zoning Commission prior to the date of the hearing of these respective bodies;
- (L) To administer, on the behalf of the City of Washington, any property or full or partial interest in real property, including a conservation right as that term is used in 765 ILCS 120/1, which the City may have or accept as a gift or otherwise, upon designation by the Council;
- (M) To accept and administer on behalf of the City of Washington, upon designation by the Council, such gifts, grants and money as may be appropriate for the purpose of this ordinance;
- (N) To call upon available City staff members as well as other experts for technical advice;

- (O) To testify before all boards and commissions, including the City Planning and Zoning Commission, on any matter affecting historically and architecturally significant property and landmarks;
- (P) To periodically review the Washington Zoning Ordinance and to recommend to the City Planning and Zoning Commission and the Council any amendments appropriate for the protection and continued use of landmarks or property and structures within historic districts.

§32.245 OFFICERS

The officers of the Historic Preservation Commission shall consist of a Chairman, Vice-Chairman, and a Secretary elected by the Commission who shall serve a term of one (1) year. All officers shall be eligible for re-election, but no officer shall hold the same office for more than two (2) consecutive years.

- (A) The Chairman shall preside over meetings. In the absence of the Chairman, the Vice-Chairman shall perform the duties of the Chairman. If both are absent, an Acting Chairman shall be elected by those present.
- (B) The Secretary to the Commission shall have the following duties:
 - (1) Take minutes of each Commission meeting;
 - (2) Be responsible for publication and distribution of copies of the minutes, reports, and decisions of the Commission to the members of the Commission;
 - (3) Give notice as provided herein or by law for all public hearings conducted by the Commission;
 - (4) Advise the Mayor of vacancies on the Commission and expiring terms of members; and
 - (5) Prepare and submit to the Council a complete record of the proceedings before the Commission on any matter requiring Council consideration.

§32.246 MEETINGS

- (A) A quorum shall consist of a majority of the members. All decisions or actions of the Commission shall require the affirmative vote of a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at

regularly scheduled times to be established by resolution of the Commission at the beginning of each fiscal year of the City, or at any time upon the call of the Chairman.

- (B) No member of the Commission shall vote on any matter that may materially affect the property, income or business interest of that member.
- (C) No action shall be taken by the Commission that could in any manner deprive or restrict the owner of property in its use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at a public meeting of the Commission, as provided herein.
- (D) The Chairman, and in his absence the Vice-Chairman or Acting Chairman, may administer oaths and compel the attendance of witnesses.
- (E) All meetings of the Commission shall be open to the public and be called and conducted in accordance with the Illinois Open Meetings Act. The Commission shall keep minutes of its proceedings, showing the vote, and shall keep records of its examinations and other official actions, all of which shall be filed with the City Clerk of the City of Washington and shall be a public record.

§32.247 SURVEYS AND RESEARCH

The Commission shall undertake an ongoing survey and research effort in the City of Washington to identify neighborhoods, areas, sites, structures, and objects that have historic, community, architectural, or aesthetic importance, interest, or value. As part of the survey, the Commission shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs. The Commission shall identify potential landmarks and adopt procedures to nominate them in groups based upon the following criteria:

- (A) The potential landmarks in one identifiable neighborhood or district geographical area of the City of Washington;
- (B) The potential landmarks associated with a particular person, event, or historical period;
- (C) The potential landmarks of a particular architectural style or school, or of a particular architect, engineer, builder, designer or craftsman;
- (D) Such other criteria as may be adopted by the Commission to assure systematic survey and nomination of all potential landmarks within the City of Washington.

(Ord. 2750, passed 10-1-07)