

Mattingly, Gabrielle

From: Jodi <[REDACTED]>
Sent: Tuesday, July 25, 2017 10:26 PM
To: Mattingly, Gabrielle
Subject: Old Nichols library

Please don't tear down the old library. This is an historic building.

J Rondeau

Sent from my iPhone

Mattingly, Gabrielle

From: Mary Lu Lockhart <[REDACTED]>
Sent: Wednesday, July 26, 2017 8:17 AM
To: Mattingly, Gabrielle
Subject: Nichols Library

I grew up in Naperville during the 50's up to junior high. Formative years and the library was a big part of them. My memory is not the greatest, but I have definite recollections of wandering through the nooks and crannies to find the mystery section even though the librarians back then would not stock Nancy Drews. When we visited Naperville ten years ago, there was the old building. Hope it remains,

Sincerely,
Mary Lu Schwarz Lockhart

[REDACTED]

[REDACTED]

Mattingly, Gabrielle

From: winifred jones <[REDACTED]>
Sent: Wednesday, July 26, 2017 11:40 AM
To: council@naperville.il.us
Cc: Mattingly, Gabrielle
Subject: Old Nichols Library

Mayor Chirico and members of the City Council,

My husband and I are 34 year residents of Naperville and have memories of visiting the Old Nichols Library often with our children prior to the construction of the new library. In addition, my mother was a participant at Ecumenical Adult Care (senior day care) for five years while it was housed in the back of the library building.

Aside from the sentimental attachment we have to the building itself, we do think there's value in trying to preserve the few historic buildings remaining in Naperville. Seems the developer should have known about the restrictions prior to buying the property - and probably did but thought (or was told) he could work around them.

Like all long-term Naperville residents, we have seen countless changes downtown as Naperville has evolved from a lovely small town to a bustling destination city. The Riverwalk, restaurants and shops draw visitors from far and near. Residents have learned to time their visits downtown to increase their chances of getting a parking place. Many nearby towns would love to have that problem. But, we believe, that in addition to the various amenities available downtown, a big part of what makes it attractive to visitors (whether they're aware of it or not), is the feel of it being a REAL PLACE - not a created shopping destination like Danada Square etc.

The buildings that have special meaning in the history of the city should be preserved not only because they give the city character but also because Naperville didn't spring up from the prairie but was created and formed by those forward thinking city leaders and benefactors like James Nichols who have left us a legacy. As Dr. J.S. Bell, the first president of the library board said at the dedication of the library, "If we pay the debt we owe the past we must make some sacrifices to the future..."

Perhaps city tax receipts will not increase if the developer doesn't get to build his vision for the space but in turn, we believe the citizens of Naperville will be enriched because a piece of what makes Naperville a city with a rich history has been preserved.

Please consider the value of preserving an important piece of our history before making your decision.

Respectfully,

Winnie and Mike Jones
[REDACTED]

Mattingly, Gabrielle

From: Nancy Kett <[REDACTED]>
Sent: Wednesday, July 26, 2017 8:23 PM
To: Mattingly, Gabrielle
Subject: Please save Old Nichols Library!

Dear Historic Preservation Commission,

Please do the right thing and save Old Nichols Library. It is a beautiful building and an important component of Naperville's history. If you allow the destruction of structures such as this, you are facilitating Naperville becoming just another boring suburb, where treasures are disregarded and replaced with ugly modern buildings without any character whatsoever, all in the name of "progress."

Naperville should be proud of its rich history, and should make every effort to see that it is preserved. This is a no-brainer. Please do the right thing.

Thank you.

Sincerely,
Nancy Kett
Naperville resident from 1988 to 2013

Mattingly, Gabrielle

From: Helen Haugsnes <[REDACTED]>
Sent: Thursday, July 27, 2017 8:21 AM
To: Mattingly, Gabrielle
Subject: SAVE BEAUTIFUL NICHOLS

I cannot believe that I am writing the Historic Commission on behalf of saving another beautiful treasure, subject to be destroyed in our city of Naperville. You represent the reasons why it should not be done!!! If you need the numbers, than count my family of eight in this one plea.

As I have written every member of the city council, we do not need to turn Washington Street into a MALL. This is the only respite down town as an invitation to the park, the band shell, the playground, the recreation possibilities. There is absolutely no reason why an inventive use of this building, in which to serve the public, cannot be created proposed. This is not an either/or proposition. It is to be considered an Opportunity, not an Eye-Sore. It is only in keeping with that which makes Naperville Special ----- the Settlement, Centennial Beach, the River Walk, all of which say Welcome!

Helen Haugsnes [REDACTED]

Mattingly, Gabrielle

From: Deborah Zelman [REDACTED]
Sent: Thursday, July 27, 2017 12:16 PM
To: Mattingly, Gabrielle
Subject: Save Old Nichols Library

Friends of Historic Preservation,

I would like to voice my support for saving the former Nichols Library building.

I have been a Naperville resident for over twenty years.

One of the things that makes Naperville special, and different from the suburb where I grew up, Lombard, is how compelling the downtown area is. We have a beautiful, walk-able downtown, and it's not all new chain stores (which are great to have, too). Naperville has an old pond with paddle boats, Centennial Beach, the spire of Peter and Paul, a water trough fountain, Naper Settlement, a district of historic homes...

We have new and old side by side, and we are proud of it.

We need to honor Naperville's past, and our longstanding tradition of having an outstanding public library, by keeping Old Nichols Library standing. The old post office across the street has new life as a bank/post office, and we are thrilled with the transformation. Let's find a way to save the old Nichols Library, too.

If we tear Old Nichols Library down, we will never get it back. It would be a great loss for the city.

Most sincerely,
Deb Schertz Zelman

[REDACTED]

Mattingly, Gabrielle

From: Deirdre Dugdale [REDACTED]
Sent: Thursday, July 27, 2017 9:23 PM
To: Mattingly, Gabrielle
Subject: Old Nichols Library

The Library building should be saved, it is an architectural landmark downtown Naperville!

Dee Dugdale

[Sent from Yahoo Mail on Android](#)

Mattingly, Gabrielle

From: Sue Johnpeter [REDACTED]
Sent: Friday, July 28, 2017 7:37 AM
To: Chirico, Steve; Anderson, Becky; Boyd-Obarski, Rebecca; Brodhead, Judy; Coyne, Kevin; Gustin, Patty; Hinterlong, Paul; Krummen, John; White, Benny
Cc: Mattingly, Gabrielle
Subject: Please Save Old Nichols Library

Dear M.r Mayor, Council Members and Historic Preservation Commission,

It is with great optimism that I know you will do the right thing and preserve the Old Nichols Library.

This architectural treasure is one of the few remaining historic buildings that gives definition and character to our town.

We owe it to ourselves and to our founders to keep and protect it.

Thank you for doing the right thing.

Sincerely,

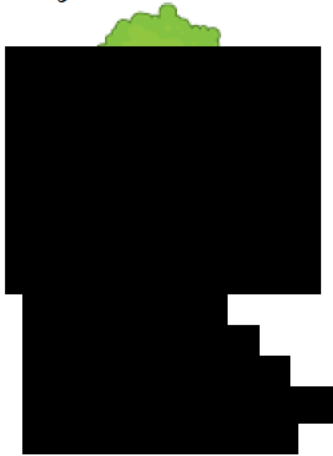
Sue Johnpeter
[REDACTED]

Mattingly, Gabrielle

From: Lynn Schopler [REDACTED]
Sent: Friday, July 28, 2017 9:07 AM
To: Mattingly, Gabrielle
Subject: I almost started to cry, when I saw this unbelievable proposal!

SAVE OLD NICHOLS LIBRARY.
THIS UNBELIEVABLE PROPOSAL IS HEARTBREAKING AND OUTRAGEOUS!
The historical society has saved homes from tear downs.
Why isn't this building protected!
My family has been one of the oldest farm names in Naperville!

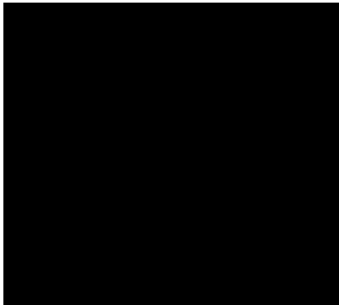
Lynn



Mattingly, Gabrielle

From: Lynn Schopler [REDACTED]
Sent: Friday, July 28, 2017 9:09 AM
To: council@naperville.il.us
Cc: Chirico, Steve; Anderson, Becky; Brodhead, Judy; Boyd-Obarski, Rebecca; council@naperville.il.us; Gustin, Patty; Hinterlong, Paul; Krummen, John; White, Benny; Mattingly, Gabrielle
Subject: I care so much, that I could send emails all day long!

Lynn



Mattingly, Gabrielle

From: George Howard [REDACTED]
Sent: Friday, July 28, 2017 2:20 PM
To: Mattingly, Gabrielle
Cc: Anderson, Becky; [REDACTED]
Subject: Historic Preservation Commission Member Recusal

July 28, 2017

Ms. Gabrielle Mattingly, Assistant Planner
City of Naperville

Dear Ms. Mattingly,

As the contact liaison for the Historic Preservation Commission (HPC), I am requesting that Mr. Kevin Peterson, Resident at Large Member, HPC, recuse himself from any discussion, deliberation, and voting regarding the request for landmark status for the Old Nichols Library, 110 South Washington Street, Naperville, IL pending consideration by HPC.

Mr. Peterson, dba K. Peterson Associates, Architects, Naperville, IL has been retained by and provided architectural services to Mr. Dwight Avram, Great Central Properties III, LLC, the current owner and developer for the Old Nichols Library building. Accordingly, Mr. Peterson has a conflict of interest and lack of impartiality on behalf of Mr. Avram and the future library development.

Thank you very much,

George Howard
Naperville, IL

Mattingly, Gabrielle

From: Sally Barclay [REDACTED]
Sent: Friday, July 28, 2017 2:55 PM
To: Mattingly, Gabrielle
Subject: Please save Nichols

To whom it may concern:

I was raised in Naperville and the old Nichols library is a big part of my childhood memories. I know it means a great deal to many people who grew up visiting it. I would like to strongly encourage you to raise the funds to preserve this important building and piece of Naperville history!

Sally LePage Barclay

(lived in Naperville 1960-1974)

Mattingly, Gabrielle

From: Diane Ladley, Haunted Hometowns Corp. [REDACTED]
Sent: Friday, July 28, 2017 3:52 PM
To: Anderson, Becky; Boyd-Obarski, Rebecca; Coyne, Kevin; Gustin, Patty; Krummen, John; White, Benny; Mattingly, Gabrielle; Brodhead, Judy; Chirico, Steve
Subject: Plea to save Old Nichols Library

I'm shocked that there's actually a proposal to tear down the landmark Old Nichols Library. Not only is it an architectural gem—crafted of Naperville limestone—its history tells the story of the willpower of a community to pull together to create something wonderful and lasting. Did you know that when the library opened, it didn't have any books? So the Naperville residents donated hundreds of their own books to fill the shelves in time for the grand opening.

I have many cherished memories of the place. I even remember the smell when I would walk in...the fine old wood, paper, and leather binding, even the smell of the ink pad the librarian used to stamp the due dates in the front of the books I'd check out. Together with its magnificent trees, the library adds a grace and dignity that other communities would love to have, and gives downtown Naperville a high visitor appeal unmatched in the area.

And of course, it's haunted! Many people have reported seeing a gentleman in a frock coat and hat suddenly appear, walk a few steps, and disappear again. Some believe it's Professor Nichols himself, but since he was already dead before it was built (basic funding for it was provided in his will), that's highly unlikely.

It would be an unforgivable crime to tear it down. Perhaps a compromise? Tear down only the addition and leave the original building standing. I always thought the addition was rather ugly anyway.

Please, vote to save the Old Nichols Library. Thank you.

-Diane Ladley

[REDACTED]

[REDACTED]

Mattingly, Gabrielle

From: Gail Diedrichsen [REDACTED]
Sent: Saturday, July 29, 2017 7:54 AM
To: Mattingly, Gabrielle
Subject: Old Nichols Library

Please support preservation. Our community will lose the very charm I moved here to enjoy if we do not all work to save our history. If that old library building is sound, it should be reused and spared for future generations.

Thanks,
Gail Diedrichsen

Mattingly, Gabrielle

From: Petrille, Debbie [REDACTED]
Sent: Tuesday, August 01, 2017 10:43 AM
To: Mattingly, Gabrielle
Subject: Save Old Nichols Library

I have lived in Naperville most of my life. I still hang out with friends from 1st grade. I have seen Naperville change so much over the years some for the better and some for the worst. I love history and I love old buildings. How can you take away part of history?? Or should I say more of history from downtown Naperville? Please keep Nichols Library! Turn it into a restaurant or shops but don't tear it down!

Debbie Petrille

Mattingly, Gabrielle

From: Tim McKenzie [REDACTED]
Sent: Tuesday, August 01, 2017 2:39 PM
To: Mattingly, Gabrielle
Subject: Nichols Library

This building is a part of Naperville fabric and should not be torn down. This should be repurposed so that it remains a part of the community. It is a beautiful building that represents a part of Naperville history.

Thank you

Sent from my iPhone

Mattingly, Gabrielle

From: Doris Wood [REDACTED]
Sent: Tuesday, August 01, 2017 5:26 PM
To: Mattingly, Gabrielle

Please, please let the old library be a law office, accounting office, a city facility, anything but what seems to be planned for it. Naperville needs a few places that returning natives can recognize. I love all the new stuff and the new people but with all our tax money, we should be able to save a few landmarks.

Doris Wood, former Nichols board president

Mattingly, Gabrielle

From: Rosanne Kearney [REDACTED]
Sent: Friday, August 04, 2017 4:38 PM
To: Mattingly, Gabrielle; Chirico, Steve; Anderson, Becky; Boyd-Obarski, Rebecca; brodhead@naperville.il.us; Coyne, Kevin; Gustin, Patty; Hinterlong, Paul; Krummen, John; White, Benny
Subject: SAVE OLD NICHOLS LIBRARY!

All -
Please please please SAVE the old Nichols Library!!! Naperville doesn't need another non-descript high-rise. Saving a few of the stones from the library and adding them to the proposed structure doesn't count. Naperville is quickly losing it's charm that has made it a popular place for visitors and residents. We can have chain stores and a thousand Starbucks but we need to keep our buildings that make Naperville a unique town. Who wants to live in a town that looks like every other?

Please rethink what you are going to do! Not only for the Nicholas Library for the entire town.

Signed a Naperville resident and tax payer!

Mattingly, Gabrielle

From: Theresa Quain [REDACTED]
Sent: Sunday, August 06, 2017 8:55 AM
To: Mattingly, Gabrielle
Subject: Save Old Nichols Library

To the Historic Preservation Commission:

I am contacting you to beg you to save Old Nichols Library.

I have lived in Naperville for most of my life, and have fond memories of going to the old library as a kid. Naperville has changed so much. Although there have been many wonderful additions to the downtown area, there have also been losses. I hope you will see the wisdom of retaining those remnants of the past that allow me to recognize Naperville as my home town.

The building itself deserves respect and preservation, aside from my personal feelings about it. Destroying a sturdy masonry structure is a crime against the memory of those who labored to build it. Such craftsmanship is dying out, and its destruction is an offense to living craftsmen who care about quality.

I hope you will listen to the outpouring of objections you are receiving from the population, and not to those who are in a position to profit from the destruction of this piece of Naperville heritage.

Theresa Quain
[REDACTED]

Mattingly, Gabrielle

From: Jean Anderson [REDACTED]
Sent: Monday, August 14, 2017 10:47 PM
To: Chirico, Steve; Anderson, Becky; obarskir@naperville.il.us; brodhead@naperville.il.us; Coyne, Kevin; Gustin, Patty; Hinterlong, Paul; krummenjj@naperville.il.us; White, Benny
Cc: Mattingly, Gabrielle
Subject: Nichols Libraryr

August 14, 2017

Dear Mayor Chrico and Council Members,

One by one Naperville is losing its architectural and cultural history and its unique identity. As a lifelong resident, I have watched as residential, business and public structures have fallen, one by one. It is especially important that the old Nichols Library building be saved and preserved for future generations. Please ask yourselves how many other important historical structures still stand within central Naperville, the original heart of our city.

The building itself is such a significant reminder that we value our past as we travel past on Washington Street. Behind it and still visible from the street is Central Park. Many suggestions as to how the former library might be used have been given, and I'm confident a solution can be found.

Let's preserve what makes Naperville unique. We are not just another suburb that sprung up on the prairie after World War II!

Yours truly,

Jean K. Anderson

Mattingly, Gabrielle

From: Laff, Allison
Sent: Wednesday, August 16, 2017 6:15 PM
To: [REDACTED]
Cc: Mattingly, Gabrielle; Anderson, Becky; Charlie Wilkins; Laff, Allison
Subject: RE: Old Nichols Library PZC and HPC meetings

Mr. Howard,

Thank you for submitting your comments to the City. I have provided some additional information (below) in response to your comments. If you need anything further, please let me know.

Thanks!
Allison

Allison Laff, AICP
Deputy Director – Planning & Development | TED Business Group City of Naperville | 400 S. Eagle Street | Naperville, Illinois 60540
P: 630-420-6107 | E: laffa@naperville.il.us

From: George Howard [REDACTED]
Sent: Wednesday, August 16, 2017 3:22 PM
To: Mattingly, Gabrielle <MattinglyG@naperville.il.us>; Anderson, Becky <AndersonB@naperville.il.us>; [REDACTED]
Subject: Old Nichols Library PZC and HPC meetings

August 16, 2017

Ms. Gabrielle Mattingly, Assistant Planner

City of Naperville

Dear Ms. Mattingly,

Thank you so much for responding to my previous email regarding the Old Nichols Library and the Historic Preservation Commission.

I offer the following comments regarding upcoming commission meetings regarding Old Nichols Library:

1. The Planning Zoning Commission (PZC) should not consider or take action on any request by the developer, Dwight Avram, Great Central Properties, III, (GCP) until a final decision is rendered regarding the application for landmark status being reviewed by the Historic Preservation Commission (HPC) and the Naperville City Council. The status and nature of the proposed development may change depending on the final decision about approval of landmark status.

Staff Response: Per code, the developer is not prohibited from having his development request considered by the Planning and Zoning Commission (PZC) in advance of a decision being made by the Historic Preservation Commission (HPC) or the City Council on the landmark nomination. The Code specifies that during the review of the pending landmark application, any alterations of exterior features that would be subject to a Certificate of Appropriateness (i.e. features visible from the public right-of-way) are prohibited until the City Council has taken final action to grant or deny the application (interior modifications are permitted and fall outside the City's purview related to Landmark status).

With that being said, the petitioner's attorney submitted a request (see attached) to continue the PZC hearing on the Nichols Place development until the September 6th PZC meeting, in order to first allow the landmark nomination to be considered by the HPC.

2. The developer, GCP, has submitted an application for a Certificate of Appropriateness (COA) to the Zoning Administrator per Item Number 17-00003045. Based on the public information available, the GCP proposed development would be classified as "major" and would require review and a decision by HPC. Only work classified as "minor" would be able to be processed as an Administrative COA. No exterior work can be undertaken until a COA is approved. Again, no action should be taken by PZC in advance of a decision on a COA and landmark status.

Staff Response: To date, the developer has submitted a request to the City of Naperville for a zoning variance for Nichols Place. Along with this request, he has submitted technical drawings, including engineering plans, building elevations, streetscape/landscape plans, etc. A COA application is not required and has not been submitted for the subject property. A COA is only required for properties that are designated as local landmarks or are located within a local landmark district (neither of which currently applies to the subject property). Accordingly, the current plans are not reviewed or processed in compliance with the COA requirements. Rather, the plans are processed in accordance with Section 6-3-6 (Variances) of the Naperville Municipal Code, which requires a public hearing before the Planning and Zoning Commission with final review by the City Council.

Should the City Council designate the subject property as a local landmark at a future date, a COA would then be required for the modifications proposed to the exterior elevation facing Washington Street. Until City Council has made a decision on the landmark nomination, the code section provided under Response #1 above prevents alterations from being made to the front facade.

3. The PZC and HPC shall not conduct any hearings and/or take actions on any matter unless proper public notification is made in accordance with Title 6, Zoning Regulations, and Title 2, Boards and Commissions. The HPC has a non regular meeting scheduled for August 22, 2017, reportedly to discuss the application for landmark status. Without satisfaction of required public notification, no hearings shall take place. As of this date, it does not appear that the number of days required for public notification has been or will be satisfied prior to the upcoming HPC meeting.

Staff Response: Prior to the HPC's public hearing on the landmark nomination, the City was required to publish notice of the hearing in the paper and the landmark applicants were required to send written notice to surrounding property owners and post a sign on the subject property at least 15 days prior to the August 22nd HPC meeting. All required notice (as stated above) has been given; the City's notice was provided in the Naperville Sun on August 6th and the landmark applicants have submitted an Affidavit swearing that their required notice was completed per code requirements.

Your attention and comments are appreciated.

Thank you very much,

George Howard

Naperville, IL



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People saving places.

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August 17, 2017

Mark V. Urda, Presiding Chair
Historic Preservation Commission
City of Naperville
400 S. Eagle St.
Naperville, IL 60540

RE: Consideration for designation of 110 S. Washington Street (old Nichols Library) as a Landmark in accordance with the Naperville municipal code.

Dear Mr. Urda and Members of the Commission,

Landmarks Illinois is in full support of local landmark designation for the old Nichols Library at 110 S. Washington Street, built in 1898 as the city's first public library. While we understand that the owner does not consent to this proposed designation, we think protection of this extremely important property is merited. It meets the majority of possible landmark criteria required by ordinance and it is viewed by many as the best local example of Romanesque-Revival architecture. It has important local significance, not only for its style of architecture, but for its connection to an early Naperville family, its design by a significant architect and in that it contains locally quarried stone. It is also a prominent building in the Naperville Historic District, listed in the National Register of Historic Places. It is undoubtable one of the most recognizable historic buildings in downtown Naperville.

As we understand it, the owner has submitted plans to the Planning and Zoning Commission that includes demolition of the old Nichols Library and a proposal to rebuild a portion of its façade on a new structure. This is not in keeping with the intent of the city's covenant, which was put in place to protect the entire façade and vestibule of the building in its current location. It would seem that when the city placed a covenant on the building's most prominent features, the purpose was to indicate its importance and value to the public. However, it appears from the developer's proposal this protective tool is not being honored and it is now necessary to recommend full landmark protection.

We also understand that the owner, in his response to the landmark nomination, stated the building "has deteriorated and is now in poor repair." Yet, on August 9, on behalf of Save Old Nichols and Landmarks Illinois, the Association for Preservation Technology - Western Great Lakes Chapter (APT) produced an assessment report that states, "Generally, the Old Nichols Library building is in good to serviceable condition. Isolated repairs and

continued maintenance are recommended to limit water infiltration and associated minor deterioration.” The costs outlined to stabilize the building by APT are vastly different and more reasonable from the costs identified by the owner. In addition, because the building is listed in the National Register, the owner can utilize the 20% Federal Historic Tax Credit with a rehabilitation and income-producing reuse of the building. This could be undertaken with new construction added on the site as well.

Lastly, the owner states that landmark designation would “take the Property from the Owner without its consent.” The *Penn Central Transportation Co. v. New York City* case on this topic has held as rule of law since 1978. The Supreme Court found that the city’s landmarking of Grand Central Terminal did not amount to a taking. Landmark designation by any municipality, in this case as well, does not constitute a taking of the property as claimed by the owner of the old Nichols Library.

We hope you will share our strong support for recommending to City Council local landmark designation for this irreplaceable historic building.

Thank you for your consideration of this matter.

Sincerely,



Bonnie McDonald
President

cc: Mayor Steve Chirico
Doug Krieger, City Manager
Allison Laff, Deputy Director, TED Business Group
Gabrielle Mattingly, Assistant Planner

8/18/17

Mark V. Urda, Presiding Chair
Historic Preservation Commission
City of Naperville
400 S. Eagle St.
Naperville, Illinois 60540

Dear Mr. Urda,

Naperville is unique in the western suburbs for its vibrant downtown. This is due primarily to the city's recognition of the value of its historic buildings and the utilization of the Preservation Act of 1966 to preserve them. I became familiar with the Naperville Historic District in the 1990's when my firm provided professional services for Naper Settlement in the restoration of the Martin Mitchell Mansion and Coach House, with Director Debbie Grinnell. In 2012-13 we assisted CVG Architects as Historic Architects in the conversion of the 1939 US Post Office, 5 S. Washington St., to a branch of Geneva Bank and Trust. In order to utilize the Tax Incentives for Historic Preservation, the National Register of Historic Places, through IHPA, required the historic district to be surveyed and updated. We accomplished this by re-surveying the entire district, adding a number of structures including the US Post Office, which had become eligible and changing the district end date of significance to 1962.

Nichols Library is a major structure contributing significantly to the Naperville Historic District. Its location on Washington St. is valuable as it ties the primarily residential and college area of the east district to the commercial district immediately west. This connection is very important as Jefferson St and the Van Buren pathways are the primary access between the two areas along Washington. We believe the library building can be restored to proudly serve the community in new ways.

The problem with replacement projects is often the failure of the designers to respect the scale and materials of the historic district. The new buildings, rather than exhibiting a context with the district and becoming part of it, often create a wall dividing or shutting out the property behind. Naperville has a number of examples of new construction along Chicago Avenue and Van Buren west of Washington St. that do just that - provide a wall that separates the community.

Naperville has the choice to continue the wisdom of the city fathers that supported the historic district and made it the envy of DuPage County. It should restore and reuse the Nichols Library building. The architects and engineers can develop a way to provide new design context. They just need Naperville to firmly set the parameters.

Sincerely,

Johnson Lasky Kindelin Architects



Walker C. Johnson, FAIA
Principal

cc: Gabrielle Mattingly, Assistant Planner
Steve Chirico, Mayor
Doug Krieger, City Manager
Allison Laff, Deputy Director, TED Business Group

Via E-mail: mattinglyg@naperville.il.us

August 21, 2017

Mr. Mark V. Urda
Presiding Chair
Historic Preservation Commission
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

cc: Gabrielle Mattingly, Assistant Planner
Mayor Steve Chirico
Doug Krieger, City Manager
Allison Laff, Deputy Director, TED Business Group

Re: Old Nichols Library - Landmark Designation Recommendation

Dear Mr. Urda:

We are pleased to provide this letter recommending the Old Nichols Library for Landmark Designation in the City of Naperville, Illinois. The Old Nichols is a great example of the Richardsonian Romanesque style in a small-scale civic building. The prominent location of the Old Nichols library in downtown Naperville provides context to the historic development of the main street corridors in downtown Naperville and is an integral part of the historic fabric. The use of the Richardsonian Romanesque also enhanced the reputation of the institution and the buildings due the monumentality of the use of heavy stone and brick massing, suggesting permanence and stability, thus indicating that demolition would be a significant undertaking and expense.

On June 24, 2017, representatives of the Association for Preservation Technology - Western Great Lakes Chapter (APT WGLC) met with members of the Save Old Nichols group and performed a volunteer limited condition assessment. Our assessment included visual observations of readily accessible portions of the exterior envelope and select interior spaces within the building. We did not perform a structural analysis to evaluate the adequacy of the existing components, or perform any inspection openings to observe concealed conditions. A condition assessment report outlining the visual observations, recommended prioritized repairs and ballpark cost estimates for each of the repairs outlined was provided to the Save Old Nichols group and Landmarks Illinois dated August 9, 2017.

Beyond the historic significance of the Old Nichols Library as detailed in the landmark designation application, condition of the building is often a consideration for landmark status. APTWGLC's findings generally found the building in serviceable to good condition with the exception of the existing roofing materials. The following is excerpted and abbreviated from August 9, 2017 condition assessment report that was provided by APTWGLC:

Generally, the Old Nichols Library building is in good to serviceable condition. Isolated repairs and continued maintenance are recommended to limit water infiltration and associated minor deterioration. The brick masonry and limestone cladding at the building facades is generally in good condition.

Based on the lack of reported history of leakage directly through the masonry, the existing walls are performing as would be expected of properly functioning mass walls. That said, all masonry walls require ongoing maintenance, such as replacing or repairing cracked units, repointing, and/or replacing sealant joints, in order to continue to function as intended.

The existing asphalt shingle roofing is generally in poor condition and is approaching the end of its effective service life. Significant repairs to the roofing, including replacement of the shingles and other roof covering are necessary to limit ongoing water infiltration. An underlayment at the shingled portion of the roof is likely present, which may briefly deter leaks from occurring, however the underlayment is also likely an asphalt based material and will deteriorate when exposed to UV. The previous repairs made to the ridge and valleys indicate that a maintenance program already in place has likely begun addressing roofing leaks. At this point in the life of the roofing, these repairs should be considered a temporary measure until the roofing can be replaced in whole, as the remaining shingles appear to be in an advanced stage of deterioration.

The lack of proper drainage on the building exterior also threatens the water tightness of the building envelope. Missing or leaking downspouts allow water infiltration within the exterior masonry and foundation walls, causing erosion of the mortar and potential freeze-thaw related distress. The improper connection of the downspouts, which do not generate drainage away from the building, has resulted in some intrusion of water into the building. In addition, the portions of the masonry facade adjacent to these areas is exposed to water run down and subsequent minor damage and deterioration.

Based on their materials and design, the majority of the windows observed appear to be original to the building, therefore approximately 120 years old. Considering their age, windows are generally in very good condition; this is likely due in part to the density and rot resistance of the lumber available during the building's construction. Due to the wood materials currently available, it is unlikely that modern wood replacement windows would have similar longevity.

Most conditions observed can be addressed by routine maintenance. Cracked glass should be replaced to limit air and water infiltration and to prevent shards dislodging from the sash.

Due to the historic significance of the Old Nichols library and association with Mr. Nichols as outlined in the landmark designation form dated June 5, 2017 prepared by members of the Save Old Nichols group Ms. Barbara Hower and Mr. Charlie Wilkins, as well as the condition of the building outlined above and the findings from the condition assessment report prepared by APTWGLC on August 9, 2017, we recommend that the Old Nichols library be considered for local landmark designation by the City of Naperville.

If you further questions, please do not hesitate to contact us.

Sincerely,

WESTERN GREAT LAKES CHAPTER - ASSOCIATION FOR PRESERVATION TECHNOLOGY.

Rachel Will
Past-President - APTWGLC

Jamie Morris
President - APTWGLC

Mattingly, Gabrielle

From: [REDACTED]
Sent: Sunday, September 10, 2017 2:01 PM
To: Anderson, Becky; Boyd-Obarski, Rebecca; Coyne, Kevin; Gustin, Patty; Hinterlong, Paul; Krummen, John; Chirico, Steve; Mattingly, Gabrielle; Boyd-Obarski, Rebecca; White, Benny
Subject: FW: Save Old Nichols: the Time To Call Is Now

DO THE RIGHT THING!!!
VOTE TO LANDMARK OLD NICHOLS LIBRARY!!!

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: Save Old Nichols: the Time To Call Is Now
Date: September 10, 2017 at 5:59:31 AM CDT

[REDACTED]

[View this email in your browser](#)



Countdown to City Hall!

Nine days until the City Council meets to decide landmark status for Old Nichols Library! Old Nichols is not safe yet -- it is still at risk of demolition. Let your City Council members know you want them to protect your hometown history!

Call your City Council

Now is the time to call! If you have already called, it is OK to call again and tell them to landmark Old Nichols Library. Let City Council know this is still an important issue!

[Dr. Benjamin White](#)

(630) 305-5318

[John Krummen](#)

(630) 305-5333

[Paul Hinterlong](#)

(630) 305-5362

[Patty Gustin](#)

(630) 305-5332

[Kevin Coyne](#)

(630) 305-5331

[Judith Brodhead](#)

(630) 305-5335

[Rebecca Boyd-Obarski](#) [Becky Anderson](#) [Steve Chirico, Mayor](#)

(630) 305-5334

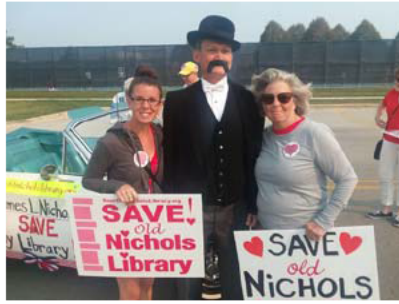
(630) 305-5336

(630) 420-6018

Mark your calendars City Council meeting, Tuesday, Sept 19th, 7 pm, City Hall

The most important thing is for you to be there in the room. Council needs to see the room packed! You can sign up to speak if you want to, but the most important thing is just to be there!

James L. Nichols In the Labor Day Parade!



Liz Nichols, "James L. Nichols," and Mary Nichols, at the Naperville Labor Day Parade

Here's What Happens Next:

9/19/17 City Council Meeting - 7 PM at the Naperville Municipal Center

City Council is will vote on Old Nichols Library's landmark status (see story above).

[More information](#)

10/4/17 Planning & Zoning Commission Meeting - 7 PM at the Naperville Municipal Center

The variance petition to allow a 4-story multi-use building to be built in place of Old Nichols will now go to the Planning & Zoning Commission on this date. Show that you support Old Nichols, not the new development.

[More information](#)

Thank you for your support!



Copyright © 2017 Save Old Nichols Library, All rights reserved.

Hello! You are receiving this email because you provided your email address when you expressed support for saving Old Nichols Library. Be assured that we will not share your email address without your permission. If you would no longer like to receive these emails, please unsubscribe using the link below.

Our mailing address is:

Save Old Nichols Library

Naperville

Naperville, IL 60540

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).

The MailChimp logo is displayed in a white, cursive font within a grey rectangular box with rounded corners.

Mattingly, Gabrielle

From: [REDACTED]
Sent: Sunday, September 10, 2017 9:18 AM
To: Mattingly, Gabrielle
Subject: (no subject)

Landmark Washington Street, Jefferson Street, what's left of Jackson and surrounding Landmarks structural or not,

Roberta A. Besch (65 years a resident of Naperville)
47 Glencoe Ct.
Naperville, IL 60565

[REDACTED]

September 8, 2017

City Council Members
400 S Eagle Street
Naperville, IL 60540

RE: Nichols Library Property

Dear City Council,

I moved my organization's office to Naperville this past summer. I belong to the NACC and love doing business here in Naperville.

The issue of the old Nichols Library Property has come to my attention and as a business owner here, I find it necessary voice my opinion:

1. The property sits in private hands and I own several buildings myself.
 - a. If someone tried to place Landmark status on one of my buildings after I had purchased it, I would likely be ruined financially for purchasing the property.
 - b. Furthermore, Landmark status, without a proper funding plan, will likely cause the property to be vacant and continue to deteriorate - not something that is in anyone's favor.
2. The group fighting this development project present no solution on HOW they intend to pay for the costly restoration and preservation. Anything that would come back to bite taxpayers is not something I am in favor of.
3. I have seen the proposed development plans and I believe it does a successful job of showcasing the history of the Nichols Library while empowering Naperville to pursue its Vision.

In summation, I hope you and the mayor take the time to weigh each side's actual plans inclusive of how any work will be funded. I will be in attendance on September 19th.

Sincerely,



Ryan McIntyre

From: McBroom,Josh [REDACTED]
Sent: Friday, September 8, 2017 10:53 AM
To: undisclosed.for.privacy [REDACTED]
Subject: Nichols Library Project

Hello Mayor and City Council-

My Name is Josh McBroom and I'm a Naperville resident. I would like to put on the record my support for the Development project at Nichols Library. I believe I have done sufficient research and spoken with enough people to understand what is happening here. My understanding is the developer has gone to great lengths to attempt satisfy those who are advocating for land mark status. These include plans to honor the Nichols history within he development, as well as an offer to literally move the property. If council rules to Land Mark this property, I believe it will be an extreme over reach of their duties. Not only will it likely force this developer to sue the city, costing me money as a tax payer- it also sets a precedent that puts into question how secure property rights are in Naperville.

Please do the right thing here. The city sold this property for good reason- it's a deteriorating liability. Now this citizen who owns this property wants to put millions of dollars into improving it, which will of course improve the tax receipts for Naperville, all while honoring the legacy of the Old Nichols Library.

Thank you for your consideration and service

Sincerely,

Josh McBroom

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Office [REDACTED]

Fax [REDACTED]

Email [REDACTED]

September 10, 2017

Mayor Steve Chirico
Councilwoman Becky Anderson
Councilwoman Rebecca Boyd-Obarski
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman John Krummen
Councilman Dr. Benjamin M. White

Dear Mr. Mayor & City of Naperville Council

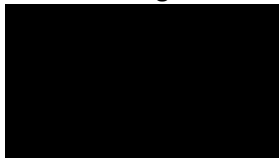
I am writing to encourage you to NOT grant landmark status to the old Nichols Library property. The ramifications of designating landmark status on this property appear destined to be a huge drain of city financial resources without a tangible return benefit to residents. Reacquisition of the property and refurbishing costs with estimates of up to \$2 million without a planned use, and/or legal costs, under a scenario where the status is challenged, would be a poor use of city resources.

It is my understanding that the current owner and developer have been willing and open to a variety of concepts, including donating and moving the original building or façade, but there has been no return interest. Furthermore, I understand that the development plans fit with the City's vision for downtown Naperville. Handcuffing the private owner with landmark status on a property that has generally been neglected for 20+ years is foolish versus the alternative of working towards a redevelopment plan in an area where there is ample market demand for modern office, retail, and residential space.

I have been a resident of Naperville since 2004, love the community, and very much support maintaining the feel of the downtown area. I do not believe that the City should be overreaching with its resources to acquire and maintain the old Nichols Library, which was consciously divested over two decades ago. I encourage the council to work towards being a municipality that maintains vision in planning, yet not so rigid that development dollars are directed to other cities who are not so difficult to work with.

Thank you for your consideration and continued service to the City of Naperville.

Eric Schlesinger



From: Matthew Ewald [REDACTED]
Sent: Monday, September 11, 2017 12:09 PM
To: Lynch, Reggie <LynchR@naperville.il.us>
Subject: Nicols Library

Good afternoon,

Please share these concerns with the city council members.

I'm writing to state my opposition to any attempt to landmark status this property. Please do not landmark this building. Any attempt by the city to spend a single dollar or prevent the development of this property is wrong. The city and supporters had its chance when it sold the property originally. Please do not waste anymore time or resources on this property.

Thanks.

--
Matthew Ewald
[REDACTED]
[REDACTED]

[REDACTED]

--
[REDACTED]
[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Walker, Drew [REDACTED]
Sent: Monday, September 11, 2017 3:46 PM
To: Christina Caton Kitchel
Subject: RE: Nichols Library

Sure, here is the e-mail I sent the mayor. I sent from my personal e-mail:

Dear Mayor Chirico,

I'm a Naperville resident at 1221 Atlas Lane and have been seeing a lot of signs lately for "Saving Old Nichols". When I started researching the issue though, I discovered that it appears this campaign is trying to create a historical landmark on a piece of private real estate in our downtown that has been forgotten and is in dire need of repairs. After talking with fellow residents, it's clear this building has not been a high functioning use of space for a long time.

From what I gather, there is a push by a local developer to revitalize this space while making a conscious effort to preserve the character and memory of the building. To me, this is a huge opportunity for Naperville to see continued, high-quality, growth in our downtown core.

I wanted to write to you and members of the City Council to urge that they assist in the project proposed by developer moving forward. I think it will be great for the City and will transform a lost building into a new vibrant space that preserves the memory of time past without stifling progress for the City.

Thanks,
Drew Walker

Drew Walker, PE
[REDACTED]
[REDACTED]

From: Christina Caton Kitchel [REDACTED]
Sent: Monday, September 11, 2017 3:39 PM
To: Walker, Drew [REDACTED]
Subject: RE: Nichols Library

Drew,
Thank you so much for doing that. It actually does really help. If you don't mind, can you send what you sent? They are keeping a record of it so that the city council has positive amo to balance out the petitioners.

Thanks again!



Christina Caton Kitchel
[REDACTED]

[REDACTED]

[REDACTED]

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From: Walker, Drew [REDACTED]
Sent: Monday, September 11, 2017 10:52 AM
To: Christina Caton Kitchel [REDACTED]
Subject: RE: Nichols Library

Christina,

I send an e-mail to the Mayor and received a reply back this morning saying thank you. Probably doesn't make too much difference but hopefully if he is receiving several e-mails it will pay off.

Thanks,

Drew Walker, PE

[REDACTED]

[REDACTED]

[REDACTED]

From: Christina Caton Kitchel [REDACTED]
Sent: Friday, September 08, 2017 4:23 PM
To: Walker, Drew [REDACTED]
Subject: RE: Nichols Library

*Drew,
Thanks for reaching out. It has been beyond frustrating lately. Oddly enough, I just sent out yesterday the below email to my Naperville Chamber leads group. There is all the contact emails of the mayor and city councilman plus some key points in the attached doc. Basically, we just need to start getting the public to weigh in on what they think as the opposition is quite loud.*

Have a great weekend and let me know if you have any questions.

*I truly appreciate the help!
Christina*

Team,

Thank you for allowing myself and Kevin to stand on our soapbox today in the meeting to update the Old Nichols Library status. As you know, we have passionately been working on this for over 7 years and it is coming to a head in the

community within the next few weeks. There is a very vocal and visible group in the community that oppose our project and are trying to Landmark status privately owned property. We would appreciate your support in reaching out to the mayor and city councilman to voice your opinion on the project and/or landmark status. See below the contact emails and attached updates regarding key points of the project. In addition, if you would join us on Sept. 19th for the city council meeting to decide status, we would welcome the support. Please feel free to reach out to me if you have any additional questions, I would be happy to discuss it further.

Letters can be sent to:

chiricos@naperville.il.us and to the council members via their secretary Reggie- lynchr@naperville.il.us


Letters can also go to the Naperville Sun:



Submit letters to the editor via email to suburbanletters@tribpub.com. Please include your name and town of residence for publication. Please include phone number and email address for confirmation. Letters should be no more than 250 words.

Please encourage them to speak on September 19. They need to arrive at 6:30 to sign in to speak at the City Clerk's office.

Thank you!


Christina Caton Kitchel


The information contained in this e-mail is intended for the use of the individual or entity named above and is privileged and confidential. If you are not the intended recipient, please do not read, copy, use or disclose this communication to others. Any dissemination, distribution or copying of this communication other than to the person or entity named above is strictly prohibited. If you have received this communication in error, please immediately notify the sender by replying to this message, and then delete it from your system.

From: Walker, Drew 
Sent: Friday, September 8, 2017 12:13 PM
To: Christina Caton Kitchel 
Subject: Nichols Library

Christina,

Is there some way I can be for your moving or redeveloping old Nichols library? I keep seeing signs in people's yards saying "Save Old Nichols" and it is super frustrating. No one even knows where it is and its prime real estate to continue to build and grow the corps of downtown. The fact that you guys are planning to save the facade and some of the character strikes me as the best possible scenario. Anyway, as a Naperville resident, I'm anxious to back up the project if there is a way to do so.

Thanks,

[REDACTED]

Mattingly, Gabrielle

From: Josh McBroom [REDACTED]
Sent: Tuesday, September 12, 2017 7:53 AM
To: Christina Caton Kitchel
Subject: Fwd: Nichols Library

Go about a dozen responses like this. Hope it helps.

Josh McBroom
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Comcast [REDACTED]
Date: September 12, 2017 at 7:16:04 AM CDT
To: Josh McBroom [REDACTED]
Subject: Re: Nichols Library

Josh

Thanks for taking the initiative to send this out. It's easy for us all to sit back and watch this stuff happen in the background as you stated. I read about this a few weeks ago and thought it was ridiculous but wouldn't have bothered to share my opinion until your prompt. The mayor and council got a letter from me. See you soon.

Eric

Sent from my iPhone

On Sep 8, 2017, at 10:25 AM, Josh McBroom [REDACTED] wrote:

Hi everyone. I'm emailing you because you are a friend of mine and Naperville resident. You may have heard some chatter about the old Nichols Library, maybe some "save Nichols" signs around town. Like many of you I have a busy life and this has been pretty much back round noise to me. I also could not imagine that this project could actually be stopped due to a small opposition group. Well turns out they are small in numbers but very vocal. Based on some people I have spoken with there is a real possibility that this group may succeed in pressuring the city to "land mark status" this property. Which essentially means the city will be telling private citizens they cannot improve their property, a property which the city sold to this developer in the mid 90s. The opposition group has not put forward any solutions for how to maintain the property under landmark status. In all likelihood it would force this developer to sue the city, costing the tax payer. This developer has already went to extreme lengths to satisfy the opposition, including offering to literally move the library to Naperville settlement. The city

does not want the property, and why would they? It hasn't been maintained for decades and the tax payers would be on the hook for repairs. The developer has also proposed preserving the outside facade as well telling the Nichols library story in the new development. None of this is satisfying to the opposition group. They want landmark status period. Attached are some key points to consider. I would encourage anyone who lives in Naperville to reach out to the mayor and city council representatives to voice your opinion on the project vs landmark status. It's doesn't have to be time consuming or lengthy. Just a simple email. In my opinion I do not believe the city should be telling a private citizen that they must halt development of a property they own and purchased from the city. Especially considering there is a demand downtown for residential and commercial space, and this developer plans to honor the Nichols story within the development project.

See below the contact emails and attached updates regarding key points of the project. In addition, if you wanted to take it a step further [on Sept. 19th](#) the city council will be meeting to decide status, you are welcome to attend.

Letters can be sent to:

chiricos@naperville.il.us and to the council members via their secretary Reggie-lynchr@naperville.il.us

Letters can also go to the [Naperville Sun](#):

Submit letters to the editor via email to suburbanletters@tribpub.com. Please include your name and town of residence for publication. Please include phone number and email address for confirmation. Letters should be no more than 250 words.

<Key Points.docx>

Josh McBroom



Sent from my iPhone

Key Points

-City sold the property as a liability in 1995 after it sat virtually vacant for almost 10 years. It is now privately owned.

-At the time of the sale, the City listed over \$500K in repairs needed including asbestos mitigation

-Property was not adequately maintained over last 20+ years resulting in issues with roof, foundation, windows, water infiltration, mold, asbestos, lead paint. It would take up to \$2 million to bring the original building up to code. Who will own? Who will pay? For what purpose?

-The developer looked at multiple schemes to honor the covenant given physical and financial challenges, including donating and moving the original building or the facade. There has been no one so far who has stepped up with any money or a plan.

-Landmark status will only cause the building to be left to sit until someone else could invest in buying, repairing and using it. It will continue to deteriorate.

-There is market demand for additional downtown housing and office space. The developer's proposal meets the City's own vision for the downtown.

-The developer proposes telling the Nichols story in the development while building a building that will serve the community for another 100+years