

Russell, Kathleen

From: Mark Winters <mark@loveandjustice.org>
Sent: Friday, January 7, 2022 11:58 AM
To: Planning
Subject: 34 S. Washington historical designation

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Naperville Historic Preservation Commission,

In reference to the preservation of the 1910 YMCA building on S. Washington, I have a couple of thoughts I'd like to share with you.

First, I am a Naperville resident, living in the West Glen subdivision, but I'm also the pastor of First Congregational United Church of Christ, very near the property in question.

I very much appreciate history and historical architecture, and am pleased about Nichols Library being preserved, but I have some concerns about this particular building.

Having been a member of the Y for years, using their services and facilities was great because it was so close to my workplace. But I'm having a lot of difficulty imagining what else could happen in that space. It's a very disorganized building, with lots of stairs. It's in fact impossible for anyone who can't negotiate stairs to even enter the building, let alone move from one part to another.

Primarily however, as a pastor and church member, I intimately understand the financial challenges of a non-profit organization. If you are going to tie the hands of an organization like the YMCA, which results in a loss of value to their property, there really should be some financial compensation for the organization which built and maintained that site for over 100 years. It's a matter of justice.

Whatever happens, I'm appreciative of a balanced approach which honors and respects our past, but without the past becoming an albatross which ends up hurting us or future generations.

Thanks for your kind attention,

Mark Winters



The Rev. Mark Winters

mark@loveandjustice.org | 630.355.1024 | loveandjustice.org

First Congregational UCC Naperville, IL

Russell, Kathleen

From: Darcy Shannon [REDACTED]
Sent: Monday, January 10, 2022 1:21 PM
To: Planning
Subject: Fw: Landmark

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I realized I had a typo...sorry about that! Here is a revised comment. :)

I would like to voice my opinion to keep the YMCA downtown as a historical landmark. I'd like to start out by saying growing up in Naperville has been such a blessing. Now that I have grown up and moved up north a few towns away, I can look back at my childhood and realize how lucky I really was to have lived here!
My parents lived in Naperville 40 years and I feel it is important to keep a piece of my hometown that I love alive. I have so many happy memories growing up there. I took swim lessons as well teaching classes over the summers during high school. I worked with Nancy Ferguson there for several years and she made my summer camp experiences there so much fun. Working there helped me to decide that I wanted to go to college for teaching because I loved working with children so much there. Please do what you can to preserve the YMCA. Every time I drive by it, it puts a smile in my heart remembering all the happy memories there. It's more than just a building, it is a piece of Naperville's heart. Thank you for listening!

----- Forwarded Message -----

From: Darcy Shannon [REDACTED]
To: "planning@naperville.il.us" <planning@naperville.il.us>
Sent: Monday, January 10, 2022, 06:48:28 AM CST
Subject: Landmark

I would like to voice my opinion to keep the YMCA downtown as a historical landmark.
My parents lived in Naperville 40 years and I feel it is important to keep a piece of my hometown that I love alive. I have so many happy memories growing up there. I took swim lessons as well teaching classes over the summers during high school. I worked with Nancy Ferguson there for several years and she made my summer camp experiences there so

much fun. Working there helped me to decide to college for teaching because I loved working with children so much there. Please do what you can to preserve the YMCA. Every time I drive by it, it puts a smile in my heart remembering all the happy memories there. It's more than just a building, it is a piece of Naperville's heart. Thank you for listening!

Darcy Shannon

Sent from Yahoo Mail for iPhone

Russell, Kathleen

From: [REDACTED]
Sent: Monday, January 10, 2022 9:18 AM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

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Please designate the old YMCA as a landmark and afford it the protection it deserves as a municipal treasure.

Teresa

Sent from my Galaxy

Russell, Kathleen

From: A Dolan [REDACTED]
Sent: Monday, January 10, 2022 9:46 AM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

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Make this building a landmark.

Sent from my iPhone

Russell, Kathleen

From: Liz Rynex [REDACTED]
Sent: Monday, January 10, 2022 9:48 AM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

Follow Up Flag: Follow up
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Save the YMCA building. This building may hold more good memories for more napervillians, current and former than any other.

Whether it was swim lessons, team, junior jinx, the Friday night jr high dances, basketball camp, daycare on and on. Always a safe

Place to be, children and adults alike. It was a true cornerstone.

If, as is always the case now, it is decided that it should be made into multi unit housing, make them preserve the full façade of the current building, being next to the old library.

The YMCA housed men all along the way for many years, and that tradition could be upheld by it becoming housing again, and perhaps any height could be achieved using mostly the

Property most North, the pool area. Blocking the view or open feel to central park will be a real shame, creating a true, blocked off urban feel. Such a shame.

Make them do this right. This building, more than any other represented community, safety and kind and neighborly activities for 100 years.

Any addition should be dark brick, do not allow these light colored facades. Anyone wishing to purchase expensive condos enjoys the urban feel anyway. Find someone with taste

That will continue that feel instead of some new light façade. Thank for your efforts going forward to preserve this façade, at least.

No one buying these condos has much history in Naperville for the most part, and will likely remain mobile. Let them purchase something that reflects the history, ESPECIALLY at this Portion of the city. The builders and developer are already able to profit upon the history of the area, and the backing to the park and band concerts. For that, in return, they ought to Have to grace the space with leaving the Washington street side authentic.

Elizabeth Hawbecker Rynex

4th generation, many former NMB members, including a former President.

Keep Central Park a friendly place, not a claustrophobic urban park.

Russell, Kathleen

From: [REDACTED]
Sent: Monday, January 10, 2022 9:50 AM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

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I am in favor of the preservation of the Kroehler building.

Russell, Kathleen

From: Steven Wolfe [REDACTED]
Sent: Monday, January 10, 2022 12:46 PM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

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I'm all about progress, but maybe there's no need to exploit every single square inch of downtown Naperville. This building should be preserved as part of (what's left of) the historic landscape. Regardless of her future, it sure as heck can't justify being another TIF zone project. If any prospective buyer can't finance their project, then they can't afford to buy this.

I'd implore you to have some semblance of respect for this town's history but I'm actually getting tired of caring anymore. I've lived here since 1978, and Naperville's and I have outgrown the need for each other. **I'm not alone** in routinely asking myself why I still live here. Is it the warm weather? Maybe a mayor who genuflects to violent protesters? Fair taxes? Affordable utilities? Cost of living? All you've really got are good schools. Everything else is smoke & mirrors. Are you going to give me another reason to leave?

Russell, Kathleen

From: Liz Jusino [REDACTED]
Sent: Monday, January 10, 2022 2:29 PM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

Follow Up Flag: Follow up
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I support the petition to conserve this building as a landmark (HPC Case #21-4482)

Russell, Kathleen

From: [REDACTED]
Sent: Wednesday, January 12, 2022 9:16 AM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

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Please grant Landmark Designation to this building.

We need to preserve our history and the unique atmosphere buildings such as the YMCA provide the community.

Thank you,

Russell, Kathleen

From: Dee Wiedeman [REDACTED]
Sent: Thursday, January 13, 2022 7:14 AM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

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I agree and support that this Historic Library building be designated " Landmark" status.
Deanne Wiedeman
Sent from my iPad

Russell, Kathleen

From: Dee Wiedeman [REDACTED]
Sent: Thursday, January 13, 2022 7:16 AM
To: Planning
Subject: HPC Case #21-4482: Landmark Designation

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I absolutely support this Koehler YMCA HISTORIC building be deemed Landmark status.
Dee Wiedeman

Sent from my iPad

Russell, Kathleen

From: Sharon Goodwin [REDACTED]
Sent: Thursday, January 13, 2022 11:23 AM
To: Planning
Subject: Landmark designation of Kroehler YMCA

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Dear Ms. Simon all involved with the Kroehler YMCA property:

I am responding to the Notice of Public Hearing concerning the Landmark Designation of the Kroehler YMCA Building, HPC Case #21-4482. I live next door to the YMCA at 110 S. Washington St.

The preservation of our city's heritage is very important and an asset to the community. We can all name many cities throughout the nation and world where this has been done successfully with the preservation of buildings, open spaces, parks, and bridges, in tandem with progress and new construction. I feel Naperville has done an excellent job with the Naper Settlement, various historical parks, and statues. Certain buildings have already been designated as landmarks at North Central College and the Naperville Women's Club on Washington St. This designation was given when neither party planned on selling the property. I feel it is very unfair to the YMCA of Metropolitan Chicago to now designate the Kroehler YMCA as a historical building that must be maintained on the property. There are many reasons that I feel this property should not be given Landmark Designation.

1. The value of the property will most likely decrease significantly if the building must remain. This is unfair to the property owner. None of us

would like to see our home's value greatly decreased when we sell if a group would suddenly come in and for whatever reason do something to slash its value.

2. The Kroehler building is a brick, rectangular building with no architectural interest. It's just a plain, rundown old building. Even with a major renovation there is nothing that will make this building a significant contribution to the ambiance or history of Naperville.

3. Because of the many stairways and hallways in the interior I do not see how the building could ever be made ADA compliant at a reasonable cost to a potential buyer. Forty-two years ago I began to be very involved at the Kroehler YMCA. I taught several classes and brought my young children there for classes. I had to stop my children's involvement at the YMCA because of the inaccessibility of the building. My oldest son is unable to walk and uses a wheelchair. When he became too big for me to carry up and down the many stairs we stopped going to the "Y".

4. A city must always balance saving its history versus progress to allow new construction and development. The YMCA has served its purpose and now should be replaced with a new building.

5. It is just plain wrong to forbid a property owner, in this case the YMCA of Metropolitan Chicago, to do what they want with property they own, within the confines of long standing zoning laws.

As a proud American who loves our country, its history, and the liberty we all receive from our Constitution, forcing the YMCA of Metropolitan Chicago to sell their property with the stipulation that the current building must remain is a major blow to the liberty we all receive from our Constitution.

I am asking that the requested Landmark Designation for the Kroehler YMCA be totally denied.

Thank you very much.

Sincerely,
Sharon Goodwin

Russell, Kathleen

From: Planning
Sent: Monday, January 17, 2022 12:56 PM
To: Russell, Kathleen
Subject: FW: Opposed to Landmark Designation of Kroehler YMCA

From: Robert Janowitz [REDACTED]
Sent: Monday, January 17, 2022 12:09 PM
To: Planning <Planning@naperville.il.us>
Subject: Opposed to Landmark Designation of Kroehler YMCA

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As new residents of Naperville living in the new Central Park Place condos adjacent to the Kroehler YMCA, we have a vested interest in the future of this vacant, rundown building. Below are our reasons to oppose this building achieving landmark status.

1. From the exterior, you see air conditioners in windows and uncontrolled ivy creeping up the sides of the building. The exterior is a red brick rectangle with no remarkable aesthetic or architectural appeal.
2. The interior of the building was in need of major improvements which the YMCA could not afford to do based upon the low membership at this location. It was losing money for some time. The interior is rundown and not ADA compliant.
3. We believe the owners of the YMCA have the right to sell this property without interference from the Naperville Historical Preservation Commission. The Naperville Historic Preservation Commission should not have the power to go against the YMCA's right to sell this property. Granting landmark designation is supposed to be sought by a property owner to help with taxes and restoration costs. This move by the Preservation Commission violates the rights of property ownership.
4. If this building is demolished, it will allow the downtown area to keep expanding north on Washington Street, and making this area a more integral part of Naperville's thriving downtown. Any number of new businesses could be attracted to this new building.

We are strongly opposed to granting landmark designation to the Kroehler YMCA.

Bob and Cindy Janowitz
[REDACTED]
[REDACTED]
[REDACTED]
|

Russell, Kathleen

From: Planning
Sent: Tuesday, January 18, 2022 4:32 PM
To: Russell, Kathleen
Subject: FW: HPC Case # 21-4482

From: GORDON TRAFTON [REDACTED]
Sent: Tuesday, January 18, 2022 4:26 PM
To: Planning <Planning@naperville.il.us>; napervillepreservation@gmail.com
Cc: Mayor <Mayor@naperville.il.us>; Council <Council@naperville.il.us>; chamber@naperville.net
Subject: HPC Case # 21-4482

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Naperville Planning and Zoning Commission
Naperville Preservation, Inc.

Please refer to the notice of public hearing regarding Naperville Preservation, Inc.'s, petition to seek approval of a Landmark Designation for the Kroehler YMCA Building at 34 South Washington Street in Naperville. The subject property is north of the new Central Park Place project which includes the landmark designated Old Nichols Library. We are residents of the Central Park Place condominiums and are directly impacted, as our unit has a north view which looks out on to the small park below and the Kroehler YMCA Building. After reading the notice of public hearing and doing some research, it is our view the the Naperville Historic Preservation Committee SHOULD NOT approve a petition by Naperville Preservation Inc., of a Landmark Designation for the 1910 Kroehler YMCA Building.

Preservation of Naperville's history is paramount to the city's culture and attractiveness. We believe the City has been an excellent caretaker of its heritage for years within the Naperville Local Historic District. Of note is the Old Nichols Library which is part of the development of Central Park Place project. While the Old Nichols Library is designated a landmark, the process and hurdles owners and developers face if a Landmark Destination is granted for a property can be overwhelming and financially unfeasible. The bureaucratic nature of the process and its requirements alone are enough to stymie any project and can be detrimental to the economic and cultural benefits new developments bring to any community, let alone the "new" history they can create.

We believe the Kroehler YMCA Building should not be granted Landmark Designation to all or any portion of the building by the Naperville Historic Preservation Commission for the following reasons:

- 1) The YMCA of Metropolitan Chicago owns the property and the building, and have not requested the building to be designated a landmark. It is unfair to them, as the owners of the property and building, that they would be penalized economically or restricted in the use of the property or building because of a landmark designation. If the Naperville Preservation, Inc., wishes to seek landmark designation, they should negotiate to buy the property and building at a price equal to what a developer is willing to pay.

2) If Naperville Preservation, Inc. wishes to seek landmark designation of the entire building or as their stated minimum, maintain the current west and south facades. There doesn't appear to us that there is anything significant in the architecture or appearance of the building including the west and south facades (which is covered primarily by ivy). Again, any restrictions placed upon the YMCA of Metropolitan Chicago regarding the entire building or any portion of it should be at the expense to Naperville Preservation, Inc.

3) The City of Naperville and the Naperville Historic Preservation Commission walk a fine line between preservation and development. While we believe both entities have done a good job of balancing these two competing efforts, the Kroehler YMCA Building would not be high on our preservation list versus the development list. We do not see the building or its history as significant enough and replacing it with an approved new development has the opportunity to provide economic growth and tax base to a downtown negatively impacted by the pandemic.

In closing, it is our view the Naperville Historic Preservation Committee SHOULD NOT approve a petition by the Naperville Preservation Inc., of a Landmark Designation for the 1910 Kroehler YMCA Building at 34 South Washington Street in Naperville, Illinois.

Sincerely,

Gordon Trafton
Susan Trafton



22 E. Chicago Ave., Suite 205
Naperville, IL 60540
P: 630-305-7701 ♦ F: 630-305-7793

January 11, 2022

Historic Preservation Commission
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

*RE: Naperville Preservation, Inc. Application Requesting Landmark Designation for:
Kroehler Family YMCA
34 South Washington Street, Naperville, Illinois 60540
HPC Case #21-4482*

Dear Chairman and Members of the Historic Preservation Commission:

On September 24, 2021, Naperville Preservation, Inc. (“Naperville Preservation”) filed an application to impose historical landmark designation on a portion of the Kroehler Family YMCA located at 34 North Washington Street, Naperville, Illinois 60540. We have reviewed the application filed by Naperville Preservation and the response in opposition to landmark designation filed by the Board of Trustees of the Young Men’s Christian Association of Chicago (“YMCA”). The Naperville Development Partnership (“NDP”) files this letter in opposition to the imposition of historical landmark designation.

Naperville Preservation asserts that because the YMCA was built in 1910 with the financial contribution of Naperville residents and business owners, the “people of Naperville” should have input into the future of the building despite the fact that the building is privately owned. (<https://www.napervillepreservation.org/>). Naperville Preservation further claims the people of Naperville have been **denied** input into the future of the YMCA because Naperville Preservation itself was denied the opportunity to tell the YMCA how the building should be subjected to adaptive reuse. Stated another way, Naperville Preservation suggests that because they did not have their own opportunity to advise YMCA how to deal with this property, somehow the people of Naperville have thus been denied a say into the future of the YMCA property. We believe this is a false premise.

The YMCA is not now, nor has it ever been, located within the Historic District. The Historic District was publicly vetted by the City of Naperville (“City”) between 1982 and 1984. When the final ordinance establishing the boundaries of the Historic District was adopted by City Council, the commercial properties of downtown Naperville including those like the YMCA with frontage on Washington Street, were expressly excluded from the Historic District regulations. This was a publicly vetted decision that included ample input from the people for whom Naperville Preservation now claims to speak.

In 2009 the City, the Naperville Park District and the Downtown Advisory Council undertook development of a Central Park Master Plan. This collaborative Master Plan was expressly created to “establish design recommendations that will improve the image and identity of Central Park to better represent the history and character of the community” (Central Park Master Plan, p. 1). The Master Plan specifically stated that “as development has occurred Central Park has become somewhat secluded without significant frontage on major roadways and surrounded by service areas of adjacent properties.” The Master Plan then even went on to tellingly include a photograph of the east elevations of the YMCA as one of the land uses deemed detrimental to what Central Park could and should become through redevelopment. (Central Park Master Plan, p. 6). Like the Historic District, this Master Plan was publicly developed with ample input from the very people for whom Naperville Preservation now claims to speak.

In 2010 the City, working in conjunction with the Development Planning Implementation Committee (“DPIC”), NPD and the Downtown Naperville Alliance (“DNA”), formed a new commission which included residential and business owners known as the Downtown Advisory Commission (“DAC”). Ultimately, the DAC developed the Naperville Downtown 2030 Plan formally approved by City Council on April 6, 2011 under Ordinance No. 11-055. This Naperville Downtown 2030 Plan “strives to articulate the community’s vision for downtown” and “establishes the ground rules for public and private improvements” in downtown Naperville. The Naperville Downtown 2030 Plan “describes the desired culture of downtown and recommends policies and action items to enhance the cultural landscape.” (Naperville Downtown 2030 Plan, Introduction, p. 2).

It is important to note that the YMCA site was specifically identified within the Naperville Downtown 2030 Plan as a “spotlight opportunity site” for **change**. The Naperville Downtown 2030 Plan also identified three specific prior “opportunity sites” from the 2000 Downtown Plan that had been redeveloped through demolition with entirely new structures that had “significantly added to the architectural character, business vitality, and culture of downtown.” Simply put, the YMCA site was called out for change and consistent with the three other “opportunity sites”, could include an entirely new development that would significantly enhance downtown Naperville. Yet again, the Naperville Downtown 2030 Plan was publicly vetted and developed with input from the same people for whom Naperville Preservation now claims to speak.

When the YMCA closed permanently in May 2020, their legal staff, director of real estate and land planning and redevelopment consultant from The Lakota Group contacted NDP. Both I, in my capacity as President of the NDP, and Allison Laff, Senior Planner for the City, collaborated with the YMCA to help define the optimal vehicle for marketing the YMCA property in keeping with the city approved 2030 Plan.

The NDP is a public private partnership funded by both the City and the Naperville business community. The NDP is Naperville’s economic development arm that actively seeks to bring businesses to Naperville and is referenced as such in the 2030 Plan. The NDP was specifically created to provide precisely the type of planning and collaborative assistance sought and provided to the YMCA in creating a Request for Proposals (“RFP”) circulated by the YMCA to no fewer than 35 separate potential developers of the YMCA property. In creating the tools to assist the potential purchasers, direct computer links to the Naperville Downtown 2030 Plan were provided

in the YMCA Request for Qualification (“RFQ”). On behalf of the NDP, we submit the professional and detailed RFQ prepared and widely circulated by the YMCA is a textbook example of a downtown Naperville property being marketed to achieve the goals of the publicly vetted and approved downtown planning goals and objectives.

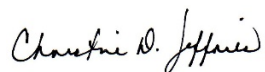
The RFQ circulated by the YMCA published a submittal deadline that required all 35 firms to submit their responses no later than the end of November, 2020. Naperville Preservation admits they failed to approach the YMCA until January 2021, two months after the RFQ deadline had expired. Now, because their tardy effort to advise the YMCA how to redevelop the property was not afforded the level of consideration to which Naperville Preservation deems necessary, they claim “the people of Naperville have been denied input into the future of the YMCA parcel.” On behalf of the NDP, we disagree.

The YMCA property has been subject to public scrutiny on a multitude of occasions. As noted above, the YMCA property is a key opportunity site for redevelopment within downtown Naperville and has never been located within the Historic District established by the City. The efforts to market the property were collaboratively and expensively pursued by the YMCA through exactly the economic development procedures designed and partially funded by the City itself. And all redevelopment efforts were done with full and transparent public participation and input.

The NDP supports the YMCA’s efforts to solicit and accomplish redevelopment of its Washington Street YMCA property consistent with decades of thoughtful and detailed City planning. This is a critical site currently occupied by an underdeveloped structure that no longer serves its original intended use and which fails to contribute any aesthetic enhancement to the only pedestrian entry into Central Park from Washington Street. This site presents an outstanding opportunity for enhancing the retail street wall along Washington Street and adding an architectural presentation far more interesting to those entering Central Park from Washington Street. To the extent there is a consensus of any kind, our Board and contributors believe the architecture Naperville Preservation seeks to forcibly preserve contrary to the YMCA’s wishes is at most, unremarkable. Based on the foregoing, the NDP respectfully requests that Naperville Preservation’s application be denied.

Respectfully Submitted,

NAPERVILLE DEVELOPMENT PARTNERSHIP



Christine D. Jeffries
President

C: NDP Board of Directors
Naperville City Council
William Novack, TED
Allison Laff, TED



January 18, 2022

Historic Preservation Commission
City of Naperville
400 South Eagle Street
Naperville, IL 60540

RE: Kroehler Family YMCA
HPC Case #21-4482 -Opposing the request

Dear Chairman and Members of the Historic Preservation Commission:

As an active business in Downtown Naperville for the past 42 years we've witnessed many challenges and successes over the years with the growth of downtown. Change and growth doesn't come without certain obstacles, but what we see today is the envy of what numerous communities seek in a successful downtown. As a Planning and Landscape Architecture business we conduct numerous tours with visiting public agencies, planning groups and private investors seeking to find out what Naperville did right over the years and how growth and change can be successful. Building on the history and successes of previous downtown Naperville plans, great leadership both public and private, and a solid vision are key.

I joined Hitchcock Design Group 32 years ago and immediately got involved with the community. I was a charter member of the Rotary Club of Naperville/Sunrise, served on the Transportation Advisory Board, Plan Commission and most recently served as Chairman of the Riverwalk Commission. We were also part of the design teams for many successful developments impacting the growth of downtown Naperville including the Central Park Master Plan, Water Street, Main Street Promenade and Main Place. We know firsthand how challenging the public process can be but with wise leadership and sometimes good old common sense good outcomes can prevail. We submit this letter opposing the historical landmark designation imposed by a small minority on the YMCA property for many reasons.

1. It just doesn't make sense. Being a user of the facility with my family over the years most everyone knew the building was not serving the YMCA to the best of its ability and they weren't properly competing with new competition, so it was no surprise by many to see their decision to close and sell the property. Due to the design of the facility, inaccessibility, ageing infrastructure and environmental issues most everyone saw the structure as a liability and had no inherent community value. Most saw that the YMCA had a valuable piece of land and should leverage that value into other mission driven services.
2. We were part of the group that helped create the Downtown Naperville 2030 Plan. The planning process include numerous public meetings where valuable input was put into action in the plan. Adhere to the 2030 plan that the community adopted as the guiding vision for the YMCA property and create an opportunity to enhance the connection of Central Park to the downtown. This site was identified as a significant opportunity due to the street frontage and green space connections. The current YMCA building is an eyesore and redevelopment is only economically possible by removing the existing structure. Those property rights need to be protected, not restricted to make this possible.
3. Properly redeveloped, this site can greatly add to the growing and successful downtown that so many cherish. Looking into the future, seeing a new development

22 E. Chicago Avenue
Suite 200 A
Naperville, Illinois 60540
630.961.1787

hitchcockdesigngroup.com



with mixed uses that enhances the streetscape and respects the adjacency of Central Park is the vision many want. I know there are a few who are on a mission to preserve older structures but in our opinion this older structure has no architectural or community value. In our community tours not one person saw this existing building of any historical or architectural significance. Quite the contrary, due to its prominence and location in downtown most saw the redevelopment opportunity for change and growth.

Swaying public opinion on these types of issues is always a slippery slope. It would be easy to support a Change.org survey about preserving the YMCA building as a historic landmark, but without proper context the preservation of this building is not the solution.

We submit this letter of opposition to designate this property as a historic landmark as there's nothing landmark about it and recommend this Commission and City Council deny their request and allow the growth and change to happen. In our opinion, the community value of allowing the property owner to redevelop this property without preservation restrictions outweighs the small historical significance. Plus, the economic hardship placed on the YMCA is not fair.

Sincerely,
Hitchcock Design Group

Geoffrey Roehll
Senior Principal

Russell, Kathleen

From: Peter Fissinger [REDACTED]
Sent: Wednesday, January 19, 2022 5:42 PM
To: Planning
Subject: Objection to landmark designation for Kroehler YMCA building

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

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Members of the Historic Preservation Commission:

I am writing you to object to the request the Kroehler YMCA be designated an historic landmark.

I have lived in Naperville for 30 years. My family and I lived in the Historic District for 13 years. After we moved out of the HD, I served for several year on the Historic Preservation Commission. I have appreciation for the history of Naperville and those who wish to preserve its heritage. In the case of the HD, homeowners move into the area voluntarily and understand there may be restrictions on how they can improve their property. They live in the HD because they value history and, perhaps, they believe the return on investment will outweigh any restrictions or costs associated with living in the HD. This is not the case with the YMCA building. The proposed Landmark would be imposed by people who have no investment in the building or the mission of the Y., and the Kroehler YMCA is not in the historic district. This Landmark designation would cost the Y significantly and I believe it is unfair.

For 11 years up until this past December 31, I served on the Board of the YMCA of Metropolitan Chicago. Prior to that I was a member of the Board of the Heritage Group YMCA, which served several communities in the western suburbs. We merged with Chicago Y because of the high cost of fulfilling the mission without the help of a larger organization. Since that merger, the Y has invested millions of dollars to keep serving people in Naperville. Many members and service recipients cannot afford the valuable services the Y provides, such as before and after school services for school age children, summer camp, Y membership and holiday meals provided to seniors in the area. Each year we spend hundreds of thousands of dollars on the services, strengthening families in our community. The Y reinvests every dollar available every year toward creating strong communities. Every dollar this designation will cost will reduce the services which can be made available to deserving members of the community.

The Kroehler Y building is not architecturally significant in any way. The designation would simply create costs born by a nonprofit institution at the behest of others and will result in lower services which could be provided to members of the community.

The heritage of the Y is important. There are ways to preserve this heritage, such as a space designated on the land and/or using Naperville Settlement. Both ideas have been proposed by the Y.

I implore you to consider these factors stated above, to deny the Landmark designation and recommend other great ways to preserve and celebrate the heritage of the Kroehler Y in Naperville.

Thank you.

Peter Fissinger
Senior Advisor



Russell, Kathleen

From: Eddie Yoon [REDACTED]
Sent: Thursday, January 20, 2022 1:22 PM
To: Planning
Subject: Please reject the landmark status for the Kroehler YMCA

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Ms. Simon and all involved with the Kroehler YMCA property:

I am responding to the Notice of Public Hearing concerning the Landmark Designation of the Kroehler YMCA Building, HPC Case #21-4482. I and my family live next door to the YMCA at 110 S. Washington St.

We have lived in Downtown Naperville since 2005. Our kids have attended Naper Elementary, Washington Junior High and currently Naperville North High School.

I've been a member of the Kroehler YMCA in the past, using it to exercise and teaching our kids to swim there. I have fond memories of this YMCA and have been a member there off and on over the years, and I believe in its overall mission.

Ironically, I stopped being a member the 1st time because the facilities were outdated and no longer appealing. I rejoined because enough members had stopped attending that I often found myself there with just a handful of other people, so I could exercise in private. There are a handful of YMCAs in Naperville that are much more modern and lovely facilities that I would use, if I was closer.

With that context, I wanted to express our views that the Kroehler YMCA should not be given landmark status for a few reasons.

1. The building is in no condition to be a landmark. I know that building very well and it is in deep disrepair.
2. It's not fair to the YMCA. As a prior member of the YMCA, I believe the Kroehler YMCA should be sold so that the broader YMCA can deploy those resources to the other facilities. This would allow it to further its mission.
3. The Kroehler YMCA is not unique/special even to Naperville. There are several YMCAs in the neighborhood.
4. Preserving the building carries an opportunity cost for what else could be there instead.
5. It holds Downtown Naperville back from becoming what it can be, which is a beacon and an example of what a modern suburban downtown can look like. COVID19 is causing dramatic shifts in where people choose to live. Density is no longer desirable, and downtown Naperville is poised well to take advantage of this...but only if Downtown Naperville is allowed to evolve and keep up with the times.

Given the above, I am asking that the requested Landmark Designation for the Kroehler YMCA be denied. Thank you very much.

Sincerely,
Eddie & Kristen Yoon

Russell, Kathleen

From: Aditya Karan [REDACTED]
Sent: Thursday, January 20, 2022 3:52 PM
To: Planning
Subject: HPC 27th Jan Comment

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Hi,

Having learnt to swim at the Kroehler YMCA, I have fond memories of the place. However, given the state of the facilities and the desire of both the property owners to sell for potential revamp and the city's own master plan noting the redevelopment opportunities - I oppose the designation. Making it part of the historic preservation will make it difficult for the YMCA to receive the full potential benefit of the sale and use the proceeds to benefit the community. While we can recognize how this spot has served the community in the past, I'm excited to see what future opportunities this site will hold. Making it a landmark will only weaken the full potential of the site.

Public Comment for the January 27, 2022 HPC Meeting regarding the HPC Case #21-4482 - 34 S. Washington (YMCA)

It is not city staff's, the Historic Preservation Commission's, nor City Council's job or responsibility to maximize the land value for a seller nor to maximize the City's tax revenue from a development. Local governments are to take a far more holistic view towards the community they serve. Part of that responsibility is to enforce and support the Naperville [Historic Preservation Ordinance](#) that recognizes "Naperville's historic architecture and the character of its historic neighborhoods contribute to the community's well-being and development". In their roles, they are to "protect these valuable resources" by:

1. *Fostering civic pride through public education and enhanced awareness of Naperville's rich history as embodied in its architecture and neighborhoods.*
2. *Preserving Naperville's heritage by proactively providing tools and oversight to identify and protect landmarks and historic districts.*
3. *Protecting neighborhood character by providing that rehabilitations, renovations and new improvements in an historic district are compatible in terms of scale, style, exterior features, building placement and site access.*
4. *Supporting property owners and property values for designated historic districts or landmarks by providing that repair, rehabilitations and renovations shall be compatible with the historic, architectural and aesthetic character of the historic districts and landmarks.*

The Naperville Historic Preservation Ordinance is not limited to Naperville's local designated Historic District. It covers Naperville in its entirety with special attention to Naperville's federal designated Historic District that include much of Naperville's core downtown. One such provision is the ability to designate an "improvement" as a local landmark. Such a designation does not force the owner of a building to return the building to its original state, does not impose constraints on interior alterations, does not prevent the building from ever being demolished, nor does it prevent all external modifications. **All local landmark designation does is formally recognize an historic building and place an additional review step to the many already imposed on construction within Naperville.** It is worth noting that regardless of any landmark designation, the [Downtown Building Design Standards](#) already places constraints on structures in Naperville's downtown and encourages appropriate alterations of buildings with historic interest.

As a key historic building in Naperville's downtown, the Kroehler Family YMCA is exceptionally worthy to be designated a landmark for the benefit of the Naperville community. I support the historic and architectural analysis [Naperville Preservation](#) provided in their application. The minimal criteria for local [designation of a landmark](#) is exceeded: It is over 50 years old, its roots originate with Peter Kroehler, it is included in the National Register of Historic Places, it was designed by Shattuck & Hussey (an internationally renown Chicago firm), and the style embodies the classic characteristics of early 20th century YMCA buildings.

Additionally, it is important to consider the following:

1. Once a building is demolished, there is no bringing it back. Naperville, compared to its [size and population](#), has few historic buildings older than 50 years to preserve. This adds great significance to the key buildings cited in the [2011 Downtown Naperville Survey](#) such as the Kroehler Family YMCA. **Once a building is demolished, there is no bringing it back.** To get a sense of the feat the citizens of Naperville accomplished in 1910 and its per capita explosive growth since 1950, please see the following table.

Year	Naperville		Aurora		Joliet	
	Population	Growth	Population	Growth	Population	Growth
1910	3,449		29,800		34,670	
1930	5,118	48%	46,589	56%	42,993	24%
1950	7,013	37%	50,600	8%	51,601	20%
1970	22,794	225%	74,200	46%	78,827	52%
1990	86,958	281%	100,279	35%	78,585	0%
2010	141,853	63%	197,899	97%	147,443	87%
Area 2014	39.2 sq mi		45.8 sq mi		63.8 sq mi	

2. The [Naperville Centennial 1831-1931](#) booklet cites the membership of the YMCA in 1931 as 900. That would represent approximately 17.5% of the city's population if membership had been limited to Naperville residents. But according to the [Naperville Events, Vol. 2 No.1, September 1931](#), the YMCA as late as 1931 was the only YMCA in DuPage County and it offered membership to "those of surrounding country and neighboring towns". Arthur R. Beidelman, the president of the Naperville Association of Commerce, states:

The "Y" means so much to Naperville. It means that Naperville can point out to your visitors "here is our 'Y'. Not another city in Illinois of this size can boast of a 'Y'."
In fact we have the only Y. M. C. A. in DuPage county.

This makes the YMCA an important historic structure to all of DuPage county, not just Naperville.

3. As the application for landmark designation notes, the Kroehler Family YMCA sits between two other of Naperville's local landmarks:
 - a. On [June 21, 2011](#), City Council unanimously designated the Naperville Woman's Club at 14 S Washington a local landmark as desired by the property owners.
 - b. On [September 19, 2017](#), City Council designated the Old Nichols Library at 110 S Washington a local landmark despite the owner's objection. Doing so, did not thwart the owner's plans for a 60' mixed-use development. Since then, the original structure has received much needed attention and the resulting redevelopment better serves as a gateway to Central Park than had a 60' structure been built along the western entrance to Central Park earlier planned.

These local landmark designations in the commercial core downtown are successful. While landmark designations are most preferably done with the owner's consent, granting landmark designation to the Kroehler Family YMCA over the owner's objection would clearly not be a first. Furthermore, provisions of the Naperville [Historic Preservation Ordinance](#) prevent a landmark designation from being economic hardship on the owner.

4. The Naperville [Municipal Code](#) defines a historic building as:

Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places; or the 2011 Downtown Naperville Architectural Survey.

As indicated in Naperville's [Historic Building Design and Resource Manual](#), Naperville's local Historic District (designated by City Council in 1986) is contained within Naperville's federal Historic District that was first designated by the [National Register of Historic Places](#) in 1977 and updated in 2012. One purpose of recognizing either a local or a federal historic district is to be able to maintain and preserve a high proportion of buildings that contribute to the historic character of the district over those that do not. As the narrative to the 2012 update to the federal district states, "**The preservation of historic buildings within the district is considered vital to defining the visual character of the city.**" (For the reader's convenience, I have extracted the pertinent page and include it as *exhibit 1* in these comments.) The 2012 update lists 492 contributing buildings and 86 non-contributing building, meaning 85% of the buildings within the federal Naperville Historic District contributed to its historic character. The update further recognizes that a large number of commercial properties are within the federal Naperville Historic District. Every contributing building in Naperville's downtown that is destroyed diminishes the "small town character" that the [Naperville Downtown 2030 plan](#) recognizes as a "special place – a destination that stands apart from other communities in the region".

5. The 1910 portion of the Kroehler YMCA is clearly recognized as a "contributing" to the federal Naperville Historic District both in 1977 and 2012. For the reader's convenience, I have extracted the pertinent pages indicating as such in 2012 and 1977 as *exhibit 2* and *exhibit 3* respectively. (The 1977 map

refers to “contributing” buildings as “old structures” and “non-contributing” as “intrusions”.) It should be recognized that the purpose of the 2012 update compiled by Johnson Lasky Architects was to extend the period of significance from 1977 to 1962. See *exhibit 1*. This allowed buildings such as the Old Post Office at 5 S Washington that was built around 1939 to be now listed as “contributing” to Naperville’s federal Historic District whereas in 1977 it was not. The update also allowed for buildings that had been demolished after 1977 and replaced by “non-contributing” building to be listed as such. Furthermore, not every of the 492 contributing buildings were photographed or cited. In fact, only 35 photographs were submitted, primarily to add visual support for the historic nature of the district. Of these 35 photographs, some newly contributing buildings and some non-contributing building were submitted. **The fact remains that in both the 1977 and 2012 listings, the original portion of the Kroehler Family YMCA is designated as a “contributing” building to the federal Naperville Historic District.**

6. The [Naperville Downtown 2030 plan](#) (2011) recognizes the Kroehler YMCA as part of the Downtown Core. Like the preceding 2000 plan, it strives to maintains a balance of between competing forces and needs through the over 50 year old “can do spirit and cooperation”. Key to that spirit, and hopefully cooperation, relate to historic buildings (as defined by the municipal code). For example:
 - a. Page v under the Executive Summary states two of the five fundamental themes carried over from the 2000 plan are:
 - *Valuing the existing residential neighborhoods surrounding the downtown;*
 - *Preserving downtown’s small town character through traditional building design constructed at a pedestrian scale;*
 - b. Page viii under the Executive Summary states:

“To respect Naperville’s unique culture, design and style, standards for new construction, additions and modifications to buildings have been established in a companion document, [Downtown Building Design Standards](#). Recommendations are also made regarding buildings of historic interest in Naperville Downtown2030.”
 - c. Page 17 states as principle for a successful 24-hour downtown that:

Efforts are made to preserve and reuse old buildings to respect Naperville’s heritage.
 - d. Two of the three key components on Page 20 regarding architecture for the pedestrian experience are:
 - *Maintaining the character and charm of the downtown*
 - *Keeping linkages to the past through downtown’s significant historic buildings*
 - e. The full description on page 25 of an opportunity site is:

Opportunity sites include vacant, deteriorated, and underutilized properties or properties where reuse or redevelopment is already being considered.

Beyond including **reuse for opportunity sites**, it states that opportunity sites were selected to:

“Retain buildings or elements of buildings with historic or architectural interest.”

New investment does not compel a structure to be 100% demolished. Historic preservation combined with adaptive reuse is perfectly appropriate for consideration and should be considered with the historic portion of the Kroehler Family YMCA.

Also, the YMCA has long considered relocating out of Naperville’s downtown and participated in the both the [2009 5th Ave Study](#) and later [2018 5th Ave Study](#). That the owner of a cultural institution is desirous to leave a primarily commercial area is sufficient reason to flag it as an “opportunity site” in the [Naperville Downtown 2030 plan](#). It also indicates that the owner may have had little motivation to keep up with routine maintenance over at least the last 10 years.
 - f. The section on Buildings of Historic Interest on pages 98-99 state the following objective:

The objective of these preservation efforts is not to preclude new development or redevelopment – which is essential to a viable and healthy downtown – but rather to encourage property owners and developers to preserve and adapt locally significant buildings whenever possible.

And, in conjunction with the 2030 plan, the [Downtown Naperville Survey](#) was conducted to “provide insight into a property’s architecturally significant features, serving as an informational resource

to help downtown property owners preserve these features as renovation and restoration projects are undertaken.” This survey considers the original building of the Kroehler Family YMCA to be a “key structure in the city’s downtown”, in the same manner that the neighboring local landmarks at 14 S Washington and 110 S Washington were designated. Thus, the [Downtown Naperville Survey](#) is primary basis for whether historic preservation efforts are warranted and the term “key” is sufficient when examining a building’s significant contribution towards Naperville’s Downtown.

- g. Finally, regarding Buildings of Historic Interest on pages 98, the Naperville Downtown 2030 includes “the promotion of architectural design concepts that support the vitality of downtown by retaining the historical and architectural characteristics of the existing built environment are recommended” and that property owners are to be encouraged “to voluntarily pursue preservation efforts in excess of the guidelines established in the Downtown Design Standards”.

Overall, the Naperville Downtown 2030 plan encourages rather than discourages historic preservation and adaptive reuse. The process allowing for the destruction of any Naperville’s key and few historic buildings, should always be transparent. No other building in the [Downtown Naperville Survey](#) has served the Naperville community continually for over 100 years from its inception to its closing as the Kroehler Family YMCA. The Naperville community deserves to have a say as to its fate.

7. Shattuck & Hussey were world renown for their classical YMCA design. In 1915, the [Chinese YMCA hired a Shattuck and Hussey, to design its new headquarters](#):

*It was a foregone conclusion that Shattuck and Hussey would design the Chinese YMCA. After winning a design competition for the YMCA in the early 1900s, they ended up designing dozens of the association’s branches. As historian Paula Lupkin writes in her book *Manhood Factories: YMCA Architecture and the Making of Modern Urban Culture*, the firm’s architects “became quasi-employees, trusted to produce functional and low-cost buildings. Their understanding of YMCA building principals could be transferred from building to building, reducing risk for local building committees.”*

Exhibit 4 is a 2017 photograph of this YMCA that illustrates the classic design so similar to our own Kroehler Family YMCA.

8. [Naperville Preservation](#) is the only not-for-profit in Naperville promoting adaptive reuse of historic properties and landmark designations for our community. They are recognized by Naper Settlement as such. Last summer, the President & CEO of Naper Settlement responded to my inquiry regarding local landmark designation or adding a building to the National Register of Historic Places as follows:

You can find additional information on evaluating historically significant buildings in the links below, but be aware that nomination to any register is a monumental undertaking, There are companies and consultants that specialize in National Register nominations.

[HISTORIC PRESERVATION ORGANIZATION AND AGENCIES](#)

[Naperville Preservation Inc](#)

[People Saving Historic Places | Landmarks Illinois](#)

[Preserve History - Preservation \(illinois.gov\) \(Illinois State Historic Preservation Office\)](#)”

Without [Naperville Preservation](#) it is likely that the Old Nichols Library would have been demolished. They are willing to “work collaboratively with all interested parties to encourage adaptive reuse and historic preservation; developers, property owners, the Illinois State Historic Preservation Office, City Council, the Historic Preservation Commission, and Planning Zoning Commission”. It is unfortunate that the owners of the Kroehler Family YMCA have been unwilling to work collaboratively with them. It is even more disappointing that the owners of the Kroehler Family YMCA have little pride and interest in their place in Naperville and DuPage County history.

9. If an owner is opposed to landmark designation due to the physical condition of the building the [Historic Preservation Ordinance](#) suggests submitting evidence to that affect. For tax-exempt properties such as the Kroehler Family YMCA the suggested evidence is:

That the cost to restore or repair the improvement to a condition that complies with the standards

for issuance of an occupancy permit under the provision of Title 5 would meet or exceed fifty percent (50%) of the replacement cost of such building or structure.

The owner has elected not to provide either the replacement cost of a 3-story 17,929 square feet brick building nor what is lacking for an occupancy permit. Instead, the owner offers:

- a. A 2013 estimate assuming “100% of the interior will be renovated” of the “approximately 53,500 gross sqft” that came out to a \$13 million.
- b. A 2019 estimate to “simply address the deferred maintenance issues”, also of the total property, that came out to about \$6.5 million.
- c. A 2021 estimate to demolish and conduct contaminate cleanup for the entire property of \$568,700.

These estimates are non-responsive to the application for local landmark designation:

- a. Both of the estimates assume the use of the building would continue as a YMCA. This is no one’s intent. That it was costly to operate a “Y” either due to maintenance or declining membership is irrelevant. As mentioned before, the YMCA has been considering closing the location since at least 2009. While there are no plans to build a new “Y” at the site nor anywhere else in Naperville, the cost to build anew a “Y” of comparable size is expensive. [A Seattle area YMCA cost about \\$500 per sq ft in 2017 for a 50,000 sq ft building.](#) The 2018 estimate for [68,500 sq ft YMCA in Salem, Oregon was \\$26.5 million.](#)
- b. Both the 1977 [National Register of Historic Places](#) and its 2012 update appropriately consider the additions to the Kroehler Family YMCA “non-contributing”. The owner cites the interior of the original 3 story building as having 17,929 square feet out of the 41,205 square feet total for the property. Thus, the internal square footage of the original building is only 44% of the total. From the parcel map (see *exhibit 5*), it seems the footprint of the original structure is only about 30% of the current YMCA’s footprint. Since the additions are not under consideration for local landmark designations and whatever maintenance or renovations are desired or warranted for that portion of the property is superfluous discussions pertaining to the economics of the local landmark designation.
- c. Beyond that 2019 estimate covers all the original structure, the additions, plus outside elements, much of the quote consists of items that have more than 5 years of useful life. Extracting the costs for items with a life expectancy of 3 years or less for all of the entire site is only \$290,260. For 5 years or less is only \$1,066,325. Those estimates again are for the entire facility and its grounds. The cost for just the original structure would be considerably less. But again, this assumes the property would continue as “Y” which is no one’s intent.
- d. The pandemic has changed construction costs making the 2013 and 2019 estimates regarding a 53,500 sq ft “Y” even more irrelevant. For example, the Jackson, Michigan YMCA decided in December, 2021 to [adaptively reuse their existing building rather than demolishing it to build anew](#) citing an a roughly 17% increase in construction costs. The cost to update their 66,000 sq ft YMCA to 70,000 sq ft is \$25 million and their efforts are now focused on [“adaptive re-use to preserve valuable existing space and lower construction costs”](#).
- e. Nothing in the 2019 estimates that indicates the original structure or the entire structure is unsound. When the [YMCA closed in June, 2020](#), it had an occupancy permit and had been considered safely to hold classes for our community’s youth. The primary reason given was the pandemic, with maintenance and declining membership being secondary reasons. Thus, there is no reason to assume that the building currently cannot meet the city’s occupancy requirements.
- f. The remediation costs for asbestos abatement is only required if the original portion of the building is demolished which has not been shown to be necessary. (The 2019 estimate showed no need of any such abatement.) Similarly, the potential remediation due the former Haidu Cleaners may only be necessitated if original structure is demolished and the original structure is located over 75 feet away from the former dry-cleaner (see *exhibit 6*).

This leads me to believe that it may be more economical to preserve and re-adapt the 1910 building rather than minimally preserving the west and east façade as [Naperville Preservation](#) suggests.

10. That a potential buyer demands a vacant site does not mean that all buyers will demand a vacant site. The

site is a prime location and I have heard other developers have shown an interest that would not demand a it be vacant. Redeveloping the property with an affordable housing component would be a great benefit to the community, economically viable, and still profitable to the sellers.

11. The [Fredenhagen's donated their Cock Robin property at 324 S. Washington to Naperville for a park](#) saying, "It was the best thing we ever did ". Yet despite the fact that the citizens of Naperville donated the property for the Kroehler Family YMCA, there is no guarantee that a penny of the potential \$1.6 million sale would be reinvested into Fry Family YMCA or within Naperville at all. Efforts to maximize the sale of the property with the loss of the historic building is simply not in the best interest of the community.

I moved to Naperville in 1987 as a working adult and have few nostalgic memories of the Kroehler Family YMCA. Buildings such of as the YMCA is what gave me as a newcomer insight into the soul of Naperville. Whenever I'm in the downtown I am aware of that soul. Going to a museum, reading a book, or looking at a plaque simply does not create the same sense of place. The individuals and institutions that made Naperville the community it is may be long gone, but their buildings live on in our community. Those buildings, such as the Kroehler Family YMCA warrant appropriate preservation, recognition, and celebration where they stand.

Marilyn L. Schweitzer
Naperville Resident

Naperville Historic District **Additional Documentation**
Name of Property

DuPage, Illinois
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Naperville Historic District is located along the DuPage River in the Western suburbs of Chicago, Illinois. An outgrowth of the original Naper Settlement established in 1831 by the founder Joseph Naper, the district is primarily comprised of 2-3 story, residential and commercial buildings representing historic architectural styles from the mid 1800s to the mid-twentieth century. The original streetscape of the Naperville Historic District is largely preserved, with the majority of residences maintaining their historic styles and not altering the buildings' relationship with the sidewalk and street with driveways and garages. The Naperville Historic District was listed in the National Register of Historic Places in 1977. This nomination identifies additional contributing properties to be added to the existing National Register district and excludes properties that have lost historic integrity or have been demolished.

At the time of the original National Register of Historic Places nomination for the Naperville Historic District, 1977, only properties that were fifty years old or older (dated before 1927) were evaluated for potential contribution to the district. This is because unless properties have exceptional importance, the National Register Criteria for Evaluation exclude properties that achieved significance within the past fifty years. Therefore, this amendment to the Naperville Historic District increases the earlier applied dates of significance to include properties that were built between 1927 and 1962. This period continues the architectural progression described in the original nomination up to the current 50 year mark for evaluation of significance.

Narrative Description

Summary and Description:

The Naperville Historic District is composed of the "old core" of the city, visually and spatially representing the growth of the original Naper settlement through the establishment of the modern suburb. The great array of architectural styles, building types, and functions are significant in explaining the time period over which the city expanded and adapted to a growing population. Land use in the district varies and includes commercial, religious, industrial, residential and governmental properties.

The Naperville Local Historic District is contained within the boundaries of the National Register District and composes the majority of the residential area of the National Register District. In the 2008 report on the architectural resources within the Naperville Local Historic District survey area, the large majority of the buildings within the Naperville Local Historic District (approximately 95%) were considered to be historic, built before 1958. Within this district, only 14 properties are newer than 1960. This ratio continues into the greater National Register District which also includes a large number of commercial properties.

The high quality, number and density of historic buildings within such a small geographic area weave a colorful portrait of a Midwestern town from the 1840s to the 1950s. The City of Naperville has engaged in an ongoing effort to preserve the historic character of this town while still allowing residents and businesses flexibility to accommodate a growing population. The preservation of historic buildings within the district is considered vital to defining the visual character of the city.

Naperville Historic District Additional Documentation

DuPage, Illinois

Name of Property

County and State

1918	204	WASHINGTON	N	ST	N/C	Split Levels/Dark Woods/Rubble Rock	1970s	
1919	208	WASHINGTON	N	ST	C	American Foursquare	1910s	
1920	216	WASHINGTON	N	ST	C	American Foursquare	1910s	
1921	220	WASHINGTON	N	ST	C	American Foursquare	1910s	
1922	226	WASHINGTON	N	ST	C	American Foursquare	1910s	
1923	232	WASHINGTON	N	ST	C	American Foursquare	1910s	
1924	5	WASHINGTON	S	ST	C	Architecture Moderne/ Starved Classicism	1939	
1925	10	WASHINGTON	S	ST	C	Gable Front Vernacular	1860s-1890s	
1926	14	WASHINGTON	S	ST	C	Gothic Revival	1899	
1927	18	WASHINGTON	S	ST	N/A	Vacant Lot		
1928	25	WASHINGTON	S	ST	N/C	Brick Colonial/larger A&C/ Prairie	1920s	
1929	33	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1930	34	WASHINGTON	S	ST	N/C	Brick Colonial/larger A&C/ Prairie	1920s	
1931	36	WASHINGTON	S	ST	C	Brick Colonial/larger A&C/ Prairie	1920s	
1932	103	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1933	110	WASHINGTON	S	ST	C	Richardsonian Romanesque	1897	Nichols Library, M.E. Bell architect
1934	115	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1935	123	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1936	127	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1937	131	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1938	133	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1939	135	WASHINGTON	S	ST	C	Brick Colonial	1920s	
1940	136	WASHINGTON	S	ST	N/C	New Construction	1980s-2000s	
1941	204	WASHINGTON	S	ST	C	Greek Revival	1890	

Exhibit 1

NAPERVILLE HISTORIC DISTRICT

*-None moved or destroyed by collapse
-Zoned B1, houses moved or destroyed
-Zoned B1, if a house, still standing for businesses*

- BOUNDARY
- SITES AND STRUCTURES CITED IN NOMINATION FORM
- OTHER STRUCTURES OF SPECIAL SIGNIFICANCE
- FURTHER PHOTOS BY ILL. HISTORIC STRUCTURES SURV.
- OTHER OLD STRUCTURES
- NON-INTRUSIVE RECENT STRUCTURES
- INTRUSIONS
- INTRUSIVE FRONTS ON OLDER STRUCTURES
- VACANT
- NO PERMANENT STRUCTURE EXTANT

X DENOLISHED or MOVED
X PUBLIC HEARING FOR ZONING (R1 to B1)

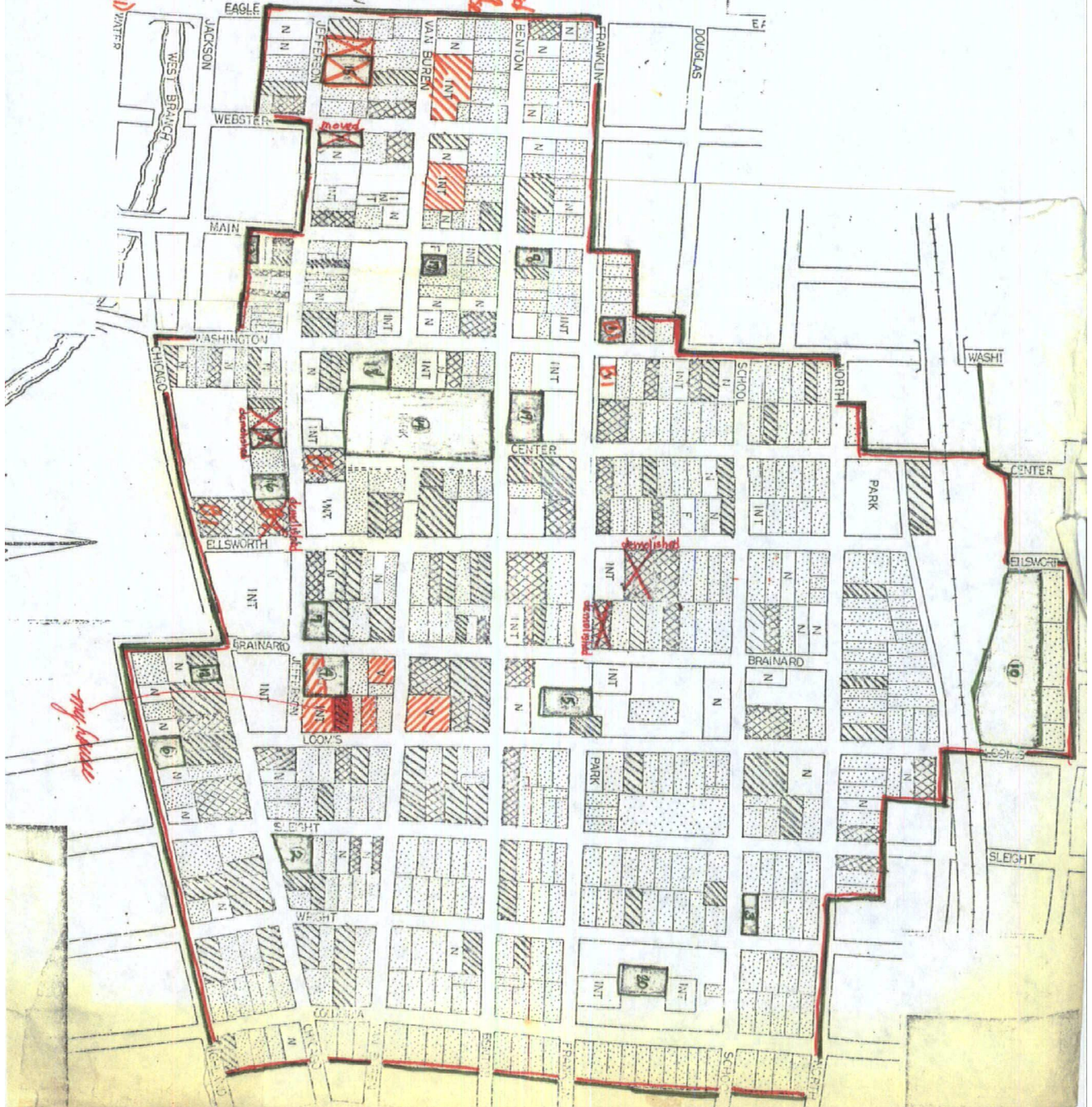


Exhibit 3: Page 13 from the National Register of Historic Places for the Naperville Historic District



Exhibit 4: Shattuck & Hussey's Hong Kong YMCA as photographed in 2017 from [HK Wikimedia Commons](#)



Exhibit 5: Estimates of the Kroehler Family YMCA footprints



Exhibit 6: Distance of the original Kroehler Family YMCA from the former Haidu Cleaners (18 S Washington)

My name is Signe Gleeson. I am now an "old timer" having lived in Naperville for more than 30 years.

I am writing in support of the Petition for Landmark status for the Washington Street YMCA.

There are at least 2 compelling reason for moving forward with Landmark status.

First, I want to address the value and sensibility that preservation honors those that came before us and feeds the soul of our community. The YMCA, is part of Naperville history. That history is essential to the identity and unique character of our community. In increasing faceless and homogenous development, maintaining the local heritage of Naperville secures our unique identity, community culture and our sense of place that connects to our past. Without protection that Landmark status provides, the Y will be lost to our history forever and will diminish the significance of the historic buildings that are bookends to the Y, The Old Nichols library and the Naperville Women's Club that serve as a gateway to Central Park and the Historic District.

Secondly, I want to address the myth that preserving historic buildings costs more than demolition and development. Research shows us that rehabilitation efforts are no more costly than demolitions. The life span of new buildings is 30 to 40 years. We know historic buildings are durably constructed, utilize better materials that may no longer exist and have intricate detail are are too costly to replicate.

No new building will consume fewer resources than ones that exists. It is estimated that 25% of materials in landfills is demolition and construction waste. According to the EPA, even when building are new, green, energy efficient structures that include as much as 40% of recycled materials, it takes up to 65 years to recover the energy lost by demolishing a building. I

In short, new development is costlier and does more environmental damage than does preservation. Designation of landmark status for the Y not only preserves our history it helps preserve our fragile environment.

In 1966, Congress declared " preservation of our irreplaceable heritage is in the public interest so that the legacy of cultural, education and aesthetic benefits will be maintained and enriched for generations to come."

Our Naperville forefather and mothers have, through their foresight and community spirit, gifted us with the River Walk, Naperville Settlement and the Historic District.

I ask that members of the HPC carry on that cherished legacy and endorse Landmark status for the YMCA as petitioned by Naperville Preservation.

Thank you

Signe Gleeson

██████████



January 20, 2022

Historic Preservation Commission
City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

RE: *Kroehler Family YMCA*
34 South Washington Street, Naperville, Illinois 60540
Impact Landmark Designation Would Have On Valuation of the Property

Dear Chairman and Members of the Historic Preservation Commission:

On October 30, 2020 I completed an appraisal of the Kroehler Family YMCA property located at 34 South Washington Street in Naperville, Illinois. This report was requested to assist the YMCA in defining the fair cash market value of the property at its highest and best use. In applying the comparable sales approach to valuation, I concluded the fair cash market value of the property as of October 2, 2020 was \$2,150,000 for sale as a vacant site. In reaching this conclusion, I reported the following:

Highest and best use is defined as follows:

The reasonably probable use of property that results in the highest value...To be reasonably probable, a use must meet certain conditions:

- The use must be *physically possible* (or it is reasonably probable to render it so).
- The use must be *legally permissible* (or it is reasonably probable to render it so).
- The use must be *financially feasible*.

Uses that meet the three criteria of reasonably probable uses are tested for economic *productivity*, and the reasonably probable use with the highest value is the highest and best use. ¹

The site is legally and physically suitable for mixed-use residential redevelopment. The site is ideal for residential space, being adjacent to a park, for the green space as the serenity it provides. The downtown location is amenable for shopping, dining, and relaxing amidst national chain stores and renowned fine dining

¹ *The Appraisal of Real Estate*. 14th ed., (Chicago: Appraisal Institute, 2013) 332.

restaurants to casual eateries. The downtown encompasses the historic area, Riverwalk, green space, and is pedestrian-friendly. The current marketplace does not meet the demands for a YMCA, because there are several health clubs and fitness centers in the area.

The most profitable and competitive use of the land as though vacant is for mixed-use residential redevelopment; this coincides with the Facilities Master Plan of a five-story residential building with ground-floor retail space, and underground parking. The value as vacant is higher than that as improved.

I have reviewed the proposed Lakota building plan and find it agreeable. The Lakota plan entails 4,630 square feet of retail space on the first floor; and the second through fifth floors would consist of 50 residential units, totaling 57,520 square feet. The plan allows for 121 total parking spaces between the ground floor and underground levels.

I am now made aware that Naperville Preservation, Inc. has filed an application to forcibly impose landmark designation on the original 1910 portion of the more than 40,000 square foot building. I was asked to submit this letter to provide the Historic Preservation Commission with my professional appraisal opinion as to how landmark designation on less than half of the YMCA property would impact the fair cash market value of the property at its highest and best use.

Should landmark designation be imposed and restricted to requiring the redevelopment of the property to restore the original 1910 YMCA building, the highest and best use of the property would be rendered legally impossible as dictated by the market data. The market data and comparable sale records establish that in order to achieve the highest and best use of the property that is both legally viable and reasonably probable in economic terms, the prospective purchaser would look to the site as vacant land or capable of being rendered vacant land. The proposed landmark designation would legally prevent the site from being rendered vacant.

Forced partial preservation of the building would also increase demolition costs because rather than just removing the entire structure, two separate 1970's vintage additions would need to be carefully demolished and detached from the 1910 building. The condition of the north and east elevations cannot be evaluated by the prospective purchaser because they have been obliterated from view for well in excess of 40 years. The recreated structure would present multiple accessibility issues as the 1910 building (1) has no elevator; and (2) the structural integrity needed to provide for vertical addition is unknown without a structural evaluation which cannot be undertaken without interior demolition of all surfaces to expose the structural elements of the 1910 design. Simply stated, The Lakota Group concept plan for both density and configuration could not be achieved.

Lastly, the period needed to market and sell the property would be prolonged and unpredictable as it would be impossible to predict if the marketplace has any comparable sales revealing whether the forced economic hurdles imposed by landmark designation would reduce the fair cash market value of the property by 30%, 40% or even 50%. That said, landmark designation without the infusion of significant public funding to induce historic restoration will, in my professional

appraisal opinion: (1) severely reduce the fair cash market value of the property; (2) prevent the property from being marketed, sold or used at its highest and best use; and (3) require the new purchaser of the property to spend a likely inordinate amount of time and economic resources to find an adaptive reuse for a building no one has even seen for decades. As a result of the foregoing, in my professional opinion the proposed landmark designation sought by Naperville Preservation, Inc. will result in a significant economic injury and diminishment in the value of the YMCA property.

Respectfully Submitted,

MaRous & Company



Michael S. MaRous, MAI, CRE
Illinois Certified General- 553.000141 (9/23)

Russell, Kathleen

From: Tom Ryan [REDACTED]
Sent: Tuesday, January 25, 2022 9:59 AM
To: Russell, Kathleen
Subject: Fwd: Landmark Kroehler YMCA

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Hi Kathleen,

Hope all is well. My email system was giving me grief on the 20th, so I don't think my comments (below) got included in the official packet. Could you forward them to the appropriate parties for me?

Thanks,

Tom Ryan

----- Original Message -----

From: Tom Ryan [REDACTED]
To: "planning@naperville.il.us.com" <planning@naperville.il.us.com>
Date: January 20, 2022 5:01 PM
Subject: Landmark Kroehler YMCA

My Name is Tom Ryan, and I'm a long time (29 years) Naperville-based architect, responsible for the design, preservation and adaptive reuse of over 30 historic structures in Naperville. I'm currently a volunteer board member with Naperville Preservation, Inc. and former two-term (6 years) Historic Preservation Commissioner for the City of Naperville, helping assemble the Historic Building Design and Resource Manual in 2010.

Through the work I see and do on a regular basis, I believe that the original YMCA building at 34 S. Washington Street, is worthy of preservation and should be Landmarked by the City of Naperville. Following are four reasons, of many, for the Landmark designation.

Architectural merit - The building was designed in the Neoclassical style to evoke strength and permanence with grand, simple forms and a dramatic pilastered entrances scaled to fit the overall massing of the building. This style was also commonly used in government and academic settings where stone or brick buildings were built and meant to last for generations.

Adaptive reuse - This building, as part of a larger development, designed by an architecture firm with solid adaptive reuse experience, would put Naperville on par with some of the most respected cities in the region, state and country. Something to brag about besides how many yogurt shops we have to visit. In a recent article, Gensler, a well-respected multidisciplinary design firm describes in detail how forward-thinking developers are choosing adaptive reuse strategies over new builds.

<https://www.gensler.com/publications/dialogue/35/adaptive-reuse-strategies-for-a-net-zero-future>

Scale - Two and three story buildings are ideal for creating pedestrian-friendly environments and giving natural light a chance to bathe sidewalks in sunshine. The scale of the original YMCA building, similar to Old Nichols Library, is also ideal as an entrance from Naperville's downtown to Central Park.

History - A building can also be worthy of preservation due to the activities that occurred within and around it. The building has a long history of being part of many Naperville residents stories among every background and demographic. What an opportunity to tell a story!

Thanks,

Tom Ryan

Russell, Kathleen

From: Gail Diedrichsen [REDACTED]
Sent: Tuesday, January 25, 2022 12:23 PM
To: Planning
Subject: old YMCA building

Follow Up Flag: Follow up
Flag Status: Completed

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We need to save our original buildings in downtown Naperville which have historical significance. Naperville needs to set itself apart as a community interested in our history. Nobody builds buildings like these anymore. There is no reason to tear it down only to build a newer and less impressive building with no history. Once it's gone, that's it! What a shame it would be to lose that bit of history. Seeing the Veteran Memorial Statue framed against that building is beautiful. Please spare this building.

Art and Gail Diedrichsen

Russell, Kathleen

From: Planning
Sent: Tuesday, January 25, 2022 5:43 PM
To: Russell, Kathleen
Subject: FW: Further Public Comment for the January 27, 2022 HPC Meeting: Case #21-4482 - 34 S. Washington (YMCA)

From: Marilyn L.Schweitzer [REDACTED]
Sent: Tuesday, January 25, 2022 5:41 PM
To: Planning <Planning@naperville.il.us>
Cc: Council <Council@naperville.il.us>
Subject: Further Public Comment for the January 27, 2022 HPC Meeting: Case #21-4482 - 34 S. Washington (YMCA)

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After I sent in my comments last week, I learned about the Centre Avenue YMCA in Pittsburgh. It was built in 1922 by Shattuck & Hussey, made a local landmark in 1995, and added to the National Register of Historic Places on 11/3/2021. For \$7 million this 4 story building was renovated for affordable housing. There are many articles about [how proud and excited their community is about the renovations](#). Please though take a moment to watch this video that demonstrates not only their community pride, but how the renovations met a community need at an affordable cost: <https://vimeo.com/622565490>

A quote from around the 4 minute mark nails it:

***"It shows the values of preservation and investing in existing buildings.
Our cost per unit on this project was lower than it is for new constructions."***

I realize that Pittsburgh is not Naperville and I'm not advocating that the building remain a "Y". The YMCA of Metropolitan Chicago has been planning to vacate the site for over 13 years and haven't been investing in it as is their choice. But, the historic Kroehler YMCA building speaks to the community spirit of "Can Do" that started with pride in the "Y" and lasted well into the '80s when I moved here. That pride of place should be rekindled and the beneficial economic aspects of adaptive reuse should not be ignored.

Sincerely,

Marilyn

Marilyn L. Schweitzer

[REDACTED]

[REDACTED]

|

[REDACTED]

—
Marilyn L. Schweitzer

Russell, Kathleen

From: P Buchanan [REDACTED]
Sent: Tuesday, January 25, 2022 10:19 PM
To: Mayor; Council; Planning; Bill Simon; Russell, Kathleen
Subject: Kroehler YMCA

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January 25,2022

Mayor Steve Chirico
Councilman Paul Hinterlong
Councilwoman Patty Gustin
Councilwoman Theresa Sullivan
Councilman Dr. Benjamin White
Councilman Patrick Kelly
Councilman Ian Holzhauer
Councilwoman Jennifer Bruzan Taylor
Councilman Paul Leong

Naperville Municipal Center
400 S. Eagle Street
Naperville, IL 60540

Dear Mayor and Council Members-

The DuPage County History Museum Foundation Board members expresses strong support for the preservation and landmark of the Kroehler YMCA building.

Naperville Preservation Inc.--the successor to Save Old Nichols Inc.—believes that the Kroehler YMCA has important historical significance in the cultural history of Naperville. Our landmark application makes that clear. We also believe that—even though it is privately owned—the people of Naperville, whose predecessors paid for the building long ago, should have input into its future.

Several key points:

- * The Kroehler YMCA was built through a robust community effort and dedicated in 1910. It is a testament to how Naperville has always been a community that takes care of its people and is a part of our rich history. Throughout its history it has been a place that brought people together. There are numerous stories of how the activities of the Kroehler YMCA contributed to the growth and well-being of Naperville, helping make it the wonderful community that it is today.
- * The building is located between two other local designated historical landmarks – Old Nichols Library and the Naperville Woman’s Club. The YMCA, with the others, forms a “Gateway” to the downtown historic center of Naperville, including Grace Presbyterian Church, Saints Peter and Paul Church, North Central College, and Central Park.
- * Historic preservation purists would advocate for preserving the entire structure. Naperville Preservation has never done so. In fact, as we indicated earlier, we would have been willing to withdraw our landmark application if the Metro YMCA and/or the potential buyers agreed to preserve the west (Washington Street) and south facades. The adaptive reuse of certain elements of the structure would acknowledge the historical contribution of the building while allowing repurposing of the site.
- * Naperville Preservation is not asking that the building be restored to its prior use. Nor are we asking that the entire building be preserved. Even though we have not been permitted to tour the building, we understand that there are significant problems with the original structure and the 1970’s additions. We seek to preserve elements of the building that speak to the “Gateway” nature of the building, especially the front (west) façade and portions of the south façade.
- * Naperville Preservation contacted the YMCA seven times between January and July, 2021 to attempt to discuss the building. Our repeated requests for a meeting and for a tour of the building were denied. We also prepared a sketch showing an example of how the property could be expanded and redeveloped while preserving those facades. YMCA representatives discouraged us from bringing that sketch to our single meeting with them.
- * Adaptive re-use has been done successfully at many Naperville locations. For example, the old Post Office, directly across the street from the Kroehler YMCA, has been successfully repurposed using tax incentives. We believe these same tax incentives from the Illinois Historic Preservation Tax Credit Program (25%) and the Federal Historic Preservation Tax Credits (20%) would be available to the YMCA of Metropolitan Chicago or a buyer, contributing to the value of the property. North Central College has done several adaptive reuse projects nearby with excellent results. Perhaps they could provide some advice.
- * YMCA buildings throughout the country have been repurposed for new uses. The Young Men’s Christian Association Movement coincided with the growth of American cities. Many original YMCA buildings have been re-purposed to acknowledge the contribution of the YMCA to that change in American culture. Just as we provided adaptive re-use examples during the effort to save Old Nichols, we note such adaptive reuse of YMCA buildings, such as the Central YMCA in San Francisco, the YMCA building on the Texas A&M campus, and one of the Chicago YMCA buildings, now The Duncan apartments.
- * There are many economic benefits to even the moderate adaptive re-use that Naperville Preservation is advocating for the Kroehler YMCA. Not only does it save on cost of materials and demolition, it is environmentally friendly. This would make the property more valuable.
And the most sustainable building is the one you already have.

We strongly suggest that this historically important building be preserved as a Naperville and DuPage County landmark and to entertain adaptive reuse solutions over sale and demolition.

Sincerely,

David Theil, President

Marty Keller, Vice President

Bob Jacobsen

Philip Buchanan

Melody Coleman

DuPage County History Museum Foundation Board

Russell, Kathleen

From: Mary Beth Nagai [REDACTED]
Sent: Wednesday, January 26, 2022 1:50 PM
To: Planning
Subject: YMCA Landmark Designation Support

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Dear Historic Preservation Commission Members,

My name is Mary Beth Nagai and am a 22-year resident in Naperville. I am writing in support of the landmark designation for the YMCA.

There are three reasons why I support the YMCA landmark designation. First, the Naperville Preservation, Inc. application advises that the building meets all the criteria for a landmark building, making it a candidate for this designation.

When I walk the path between the YMCA and the old Nichols Library towards the bandshell, the buildings, the gazebo, and the ornately designed wrought-iron benches evoke a feeling of being transported back in time. This area creates a charming little pocket of history on an otherwise bustling 21st-century street. Because of the great lengths that went into saving the old Nichols library, it would be disappointing to see this historic “companion building” to the Central Park entrance torn down and replaced. In this hyper-digital world, having tangible reminders of our history is important to keep us grounded in who we are as Napervillians, Midwesterners, and Americans.

Second, Naperville is keen on presenting itself as a community that values sustainability. A common quote that “the greenest building is one that is already built” highlights the reason we should preserve more and tear down less. The opportunity for adaptive reuse of this building could create a showcase project for Naperville’s efforts in sustainability.

Third, the adaptive reuse of this building presents an opportunity for affordable housing, something that is desperately needed in Naperville. Experience has taught that developers building new residential buildings in Naperville loathe providing any affordable units. An adaptive reuse project provides a more hopeful possibility of affordable units.

Thank you,

Mary Beth Nagai

Russell, Kathleen

From: Kristine Donahue [REDACTED]
Sent: Wednesday, January 26, 2022 7:51 PM
To: Planning
Subject: landmark status for YMCA

Follow Up Flag: Follow up
Flag Status: Completed

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I definitely think that landmark status for the old YMCA building should be denied. I am unable to make the meeting tomorrow night but would like to make my opinion known. Unlike the old library building next door, the old YMCA building has no aesthetic value. Just because a building is somewhat old does not mean that the building is worthy of being preserved. I used to be a member of the YMCA several years ago and I often noted as I walked in, that the building was just a plain, old building. I think too many people are confusing their happy memories of activities/companionship in the building as part of the worthiness of it being preserved. I have lived in Naperville for 29 years and have seen many changes in the downtown area, some of which I appreciate and some of which I don't. I think there are much better uses for that parcel of land than hamstringing any future buyer with the "landmark" status. I cringed when I heard via Facebook that the building was being considered for landmark status. Thank you for the opportunity to respond. Kristine Donahue