

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION

September 9, 2014

Memorial Hall – Memorial Building, 19 East Chicago Avenue, Hinsdale
5:00 P.M.

Chairman Peterson called the meeting of the Historic Preservation Commission to order at 5:00 p.m. on September 9, 2014 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Peterson, Commissioner Bohnen and Commissioner Harloe-Mowery

Absent: Commissioner Hutter and Commissioner Gonzalez

Also Present: Village Planner, Sean Gascoigne

Minutes

Chairman Peterson introduced the minutes from June 10th and July 8th, 2014. Commissioner Bohnen made a motion to approve the minutes. Commissioner Harloe seconded. The motion passed unanimously.

Discussion

Chairman Peterson opened discussions and summarized the mapping efforts stating that they are waiting on feedback from the Art Institute and now that school has started back up, they could improve efforts in this area.

General discussion ensued regarding the budget for the Preservation Commission and Chairman Peterson identified different areas of consideration that he would like to see funding for. These included the mapping project and various workshops, in addition to the Preservation Month budget.

Mr. Gascoigne identified a general timeframe as to when the Commission should have these proposals available for the Chairman to meet with the Village Manager for the upcoming budget year.

The Commission discussed additional ideas as to what they could potentially request funding for and the Chairman asked everyone to continue to come up with ideas for discussion at next month's meeting.

General discussion continued regarding various budget considerations and what could potentially be included in the proposal.

Chairman Peterson thanked the Commissioner's for the suggestions and moved on to the proposed language for the text amendment.

The Commission expressed general concern with the language in letter "e" and suggested that it be removed thereby replacing it with what was currently letter "f" in the proposed ordinance.

General discussion ensued and the Commission concurred that letter "e" in the proposed ordinance should be removed, and it would be replaced with the currently proposed letter "f".

Mr. Gascoigne indicated that he would confirm with the attorney that this was acceptable and would bring it back to the Commission for one last confirmation, before sending it to the ZPS and Village Board for final consideration.

Chairman Peterson moved on to the next discussion item regarding the possibility of a two-tiered landmarking process.

General discussion ensued and the Commission commented that offering a tier of landmarking that was non-binding, would be beneficial and help to promote preservation and further landmarking in the Village.

Commissioner Bohnen offered his thoughts, explaining that there were benefits to this system and that while landmarking is encouraged, a home didn't necessarily need to be landmarked to contribute to the preservation of the Village.

General discussion ensued regarding the possibility of a two-tiered system, with everyone agreeing that while the details still needed to be worked through, one of the tiers would be a non-binding process.

Commissioner Harloe suggested that one consideration could be somehow tying in the recognition for the non-binding tier, as part of Preservation Month.

General discussion ensued amongst the Commission regarding the benefits and need for Hinsdale to promote preservation to preserve its housing stock. They discussed different communities including Downers Grove, and what they were doing to promote the same.

Commissioner Bohnen appreciated the conversation and offered a distinction in what Downers Grove had, in that the Historical Society was promoting these efforts rather than a Preservation Commission through the Village.

Chairman Peterson asked Mr. Gascoigne to provide an update regarding the bracing/shoring discussions taking place at the Zoning and Public Safety Committee.

Mr. Gascoigne summarized the status. He stated that Building Commissioner, Robb McGinnis, had confirmed with Committee that the model codes already provided him the authority to require third-party plans, but the other option was a local amendment to restate what was currently in the model codes. With certain Committee members expressing interest in some type of oversight, Mr. McGinnis indicated that he would survey

other communities to determine how they currently handle it and bring those results back to Committee for further discussion.

The Commission offered some general thoughts and Mr. Gascoigne indicated that he would have a better idea once he had talked to Mr. McGinnis and the survey of communities was complete.

Chairman Peterson introduced the discussion item for 306 S. Garfield, regarding the placement of the property on the National Register.

Mr. Gascoigne indicated that nothing was required of the Commission, unless there was opposition to the nomination.

The Commission commended the homeowner for their efforts. They offered some comments regarding minor clerical corrections in the application, stating that otherwise they were in support of the request.

Adjournment

Commissioner Bohnen moved to adjourn. Commissioner Harloe seconded and the meeting adjourned at 6:00 p.m. on September 9, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner

PROPOSED HPC 2015 BUDGET

Draft October 14, 2014

Account #	Account Title Vendor/Item	Reason	Detail Amount	Total Amount
7707	<u>Historic Preservation Commission</u>			
	Historic Survey	300c60 (Woodlands)	0	
	Neighborhood Meeting	Miscellaneous Costs	0	
	Preservation Month	Miscellaneous Costs	300	
	Public Hearings	Legal notice, court reporter	300	
	Training	State Conference	0	
	National Trust Forum/IHPA/LPCI	Annual Dues	300	
	Miscellaneous	Meeting expenses	100	
		Current Budget		1,000
	Maps	Update Historic Maps	2,500	
	Workshops	Create interest in preservation	500	
	Promotions	Historic-presentation month	4,500	
	2nd Tier Landmarking	Promotion and plaques for homes	2,000	
	Prizes	HPC Historic Preservation month	500	
		Proposed 2015 budget		11,000

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 14 (HISTORIC PRESERVATION), CHAPTER 4 (WITHDRAWAL OF LANDMARK DESIGNATION), RELATIVE TO STANDARDS FOR WITHDRAWAL OF HISTORIC LANDMARK DESIGNATIONS

WHEREAS, the Village of Hinsdale ("Village") is authorized pursuant to Article 11, Division 48.2 of the Illinois Municipal Code (65 ILCS 5/11-48.2-1 *et seq.*), to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale ("Village Code") establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as local historic landmarks and historic districts; and

WHEREAS, Title 14 of the Village Code also provides, under Section 14-4-1, for the withdrawal of a previously granted local historic landmark designation in certain specified circumstances; and

WHEREAS, the President and Board of Trustees acknowledge that where the owner of the structure, building or site demonstrates that he or she is experiencing significant and continuing financial hardship of a nature that has, and will going forward, negatively impact the ability of the owner to adequately maintain the structure, building or site, withdrawal of a historic landmark designation may be appropriate; and

WHEREAS, the President and Board of Trustees find that the Village Code provisions relative to landmark designations should provide flexibility to the Historic Preservation Commission and Board of Trustees to recommend and allow the withdrawal of a historic landmark designation in instances where an owner is experiencing significant and continuing financial hardship of a nature that has, and will going forward, negatively impact the ability of the owner to adequately maintain the structure, building or site, and that the detailing of such a standard in the Village Code is in the best interests of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference.

SECTION 2: Title 14 (Historic Preservation), Chapter 4 (Withdrawal of Landmark Designation), Section 1 (Conditions for Withdrawal) is hereby amended to read in its entirety as follows:

14-4-1: CONDITIONS FOR WITHDRAWAL:

The designation of a structure, building, site, or area as a landmark may be withdrawn under any of the following conditions:

A. The structure, building, or site,~~or area~~ has ceased to meet the criteria for designation because the qualities which caused it to be originally designated have been lost or destroyed, or such qualities were lost subsequent to nomination, but before designation;

B. Additional information shows conclusively that the structure, building, site, or area does not possess sufficient significance to meet the designation criteria;

C. The original designation was clearly in error; ~~or~~

D. There was prejudicial procedural error in the designation process; or

E. The owner of the structure, building or site demonstrates that he or she is experiencing significant and continuing financial hardship of a nature that has, and will going forward, negatively impact the ability of the owner to adequately maintain the structure, building or site.

SECTION 3: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this _____ day of _____ 2014.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2014, and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Deputy Village Clerk