



June 30, 2014

Ms. Anne Sullivan  
School of the Art Institute of Chicago  
Program Director – Historic Preservation  
36 South Wabash Avenue  
Room 1257  
Chicago, Illinois 60602

I hope this finds you well. I recently met with Zurich Esposito EVP of AIA Chicago who provided me with your contact information. As Chairman of the Historical Preservation Commission in the Village of Hinsdale we have a number of initiatives that we are trying to achieve. We consulted with Zurich to discuss some of the challenges we are facing in accomplishing some of our goals. He shared that the Master's Program in Historic Preservation at the School of the Art Institute might be able to help.

The project at hand is updating the Village of Hinsdale's Architectural Guide Map. The current guide/map is out of date and was last revised in 2002. Not only is a face lift necessary, pictures need to be updated, demolished homes need to be removed, and new homes need to be added, etc. (Some of this information has already been accomplished with our commissioners). We also feel the document will be more useful in an electronic format. The goal is to increase awareness and enthusiasm for historic architectural resources in Hinsdale. The thought is to engage two graduate students to help research and create the new format so it is easy to update in the future and becomes a useful tool that all audiences can understand.

My fellow Commissioner Stacey Harloe-Mowery and I would like to set up a time to meet and discuss potential options with us after the July 4th holiday. Please let us know if you would be amenable to this. We could really use your help and feel this would be a great project for two graduate students to undertake. We do have some funds available to help offset expenses for the project and think it is an exciting opportunity to help one another.

Let us know if this is something that interests you. We would welcome the opportunity to collaborate with you.

Regards,

Scott Peterson  
Chairman, Hinsdale Preservation Commission

CC: Commissioner Stacey Harloe-Mowery

**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 effect of landmark designations on property values is a complex issue involving multiple variables that vary widely by community; and

**WHEREAS**, notwithstanding the fact that there are a number of studies that have shown that there is generally no link between the designation of historic landmark properties and districts and a decrease in property values, the President and Board of Trustees of the Village of Hinsdale acknowledge that there may be specific instances where owners of landmarked property within the Village may be faced with conditions that negatively impact their ability to obtain a reasonable return on a property due, in whole or in part, to a historic landmark designation; 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 able to establish that his or her ability to obtain a reasonable return on a specific property is being negatively impacted by a historic landmark designation, and that the detailing of an economic hardship 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 designation is affirmatively shown to have a significant negative impact on the owner's ability to achieve a reasonable economic return on the building, site or structure, thereby creating a hardship for the owner. "Economic return," for purposes of this subsection, means a financial profit or capital appreciation from use or ownership of a building, site or structure.

**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

STATE OF ILLINOIS     )  
COUNTY OF DUPAGE    ) SS  
COUNTY OF COOK      )

**CLERK'S CERTIFICATE**

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**ORDINANCE NO. \_\_\_\_\_**

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

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the \_\_\_ day of \_\_\_\_\_, 2014, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the \_\_\_ day of \_\_\_\_\_, 2014.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this \_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Village Clerk

[SEAL]