

MINUTES
VILLAGE OF HINSDALE
HISTORIC PRESERVATION COMMISSION
SEPTEMBER 14, 2010

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

Chairman Pro Tem Arens called the meeting of the Historic Preservation Commission to order at 5:00 p.m. on September 14, 2010 in Memorial Hall in the Memorial Building, 19 East Chicago Avenue, Hinsdale IL.

Present: Chairman Pro Tem Arens, Commissioner Buczkowski, Commissioner Peterson, Commissioner McGue, Commissioner Massouras, Commissioner Bohnen, Commissioner Ives and Commissioner Murphy

Absent: Chairman Keseric

Also Present: Village Planner, Sean Gascoigne

Minutes

Chairman Pro Tem Arens presented the minutes from the April 13, 2010 meeting to the Commission and asked if they had any changes to the minutes up for approval. Commissioner McGue motioned for the approval of the minutes from April 13, 2010. Commissioner Ives seconded. The motion passed unanimously.

Discussion

Preservation Month

Chairman Arens welcomed everyone back and asked for Commissioners to provide feedback on the successes and shortfalls of Preservation Month.

Commissioner Ives offered thoughts and concerns regarding judging and offered suggestions in terms of improving the nomination process and the judging criteria.

Commissioner McGue indicated that she thought the publicity was great but maybe the Commissioners should be required to come up with some additional nominations.

Commissioner Buczkowski and Chairman Arens concurred and questioned whether maybe an even earlier start with nominations would be beneficial.

Commissioner Massouras offered his thoughts on the photo contest and how he thought that could be improved in the years to come. Like the nominations, he too thought that getting started earlier would benefit the photo contest.

Commissioner McGue indicated that she was very impressed with the actual awards ceremony and thought that it went very well.

Chairman Arens concurred and offered thoughts on how to improve attendance beyond the winners and their families. He then went on to identify problems that came up with securing prizes and stated that special attention should be given to how that should be handled in the future.

The Commissioners agreed that the coloring contest has maintained a successful history and almost runs itself.

Commissioner Murphy expressed her support in encouraging the Commissioners to submit nominations for Preservation Awards and that she had hoped they would have received more nominations.

Chairman Arens asked if there was a way to get a list of homes from the last three years.

Village Planner Gascoigne indicated that he would have to check with the Building Department, but he believed at very least, he may be able to obtain a listing of everything that has received a building permit within the last three years. Discussion ensued.

Commissioner Ives complemented everyone on how well everything went off.

Review of Existing Village Studies

Chairman Arens opened discussions on how to better utilize and publicize the existing studies the Village has that were completed by Granacki and Associates. He then suggested that maybe subcommittees be formed to disseminate some of that information.

He asked for thoughts or whether the Commission would rather take some time to think about it and discuss it next month.

Commissioner McGue indicated that waiting until next month would give the Commissioners some time to collect their thoughts and possibly come up with some suggestions on how to best utilize the studies.

Mr. Gascoigne asked the Commissioners to keep in mind the Open Meetings Act while considering whether and how to form subcommittees. He indicated that while the subcommittees were generally a good idea, special consideration needed to be given to the number of Commissioner's that could meet without violating the terms of the Act.

Discussion ensued regarding the studies.

Role, Responsibilities and Authority of the Historic Preservation Commission

Chairman Arens opened and introduced the discussion.

Mr. Gascoigne summarized the Historic Preservation Ordinance in terms of what requires a Certificate of Appropriateness. He indicated that the Preservation Ordinance was specific in that only items that are locally landmarked and meet specific criteria within that status require a certificate and nothing that falls within a nationally landmarked district would.

Discussion ensued regarding the specifics of certain properties within the Village at which point Chairman Arens asked that they keep the conversation general and that it wasn't his intent to discuss specific properties at this point in the discussions. He emphasized the importance of the entire Commission understanding the general authority and role of the Commission before moving on to specific properties. He then provided a brief history and explanation for the newer Commissioners.

Commissioner Bohnen clarified that the Commission only had authority over the locally landmarked structures.

Chairman Arens confirmed.

Commissioner Bohnen identified Section 11-303 in the Village's Zoning Code and summarized areas of the code. He identified a recent project in the downtown and indicated that per this Section of the Code, if there is a hearing at another Commission regarding a nationally landmarked structure, the Historic Preservation Commission should be made aware of it and should be obligated to review it and make comments.

Mr. Gascoigne duly noted Commissioner Bohnen's comments and indicated that he would have to seek an interpretation from the Village of Attorney, but that it was his understanding that Section 11-303 only applied when a Certificate of Appropriateness was required pursuant to the standards set forth in the Preservation Ordinance in the Villages' Municipal Code.

Commissioner Bohnen stated that was not his understanding of this Section and that an interpretation from the Village Attorney would be welcome. Mr. Bohnen indicated that it was his belief that the Commission is required to weigh in on decisions, even if it was on the National Register.

Chairman Arens stated that it was important to understand what the Commission's roles and responsibilities were and asked if staff would be willing to get an interpretation from the Village Attorney to this extent.

Mr. Gascoigne confirmed he would.

Commissioner Peterson stated his understanding of the ordinance was that the Commission's involvement was limited to a request by the Board rather than a proactive one.

Commissioner Bohnen indicated that there was a difference between the Preservation Ordinance in the Municipal Code and the Zoning Code which is what he was referencing.

Discussion ensued regarding the listing of the locally landmarked structures.

Commissioner Massouras clarified certain points of the discussion.

Commissioner Ives stated he had additional questions regarding how to monitor changes being made to the exterior of a locally landmarked home when the trigger is a building permit and some exterior modifications don't require permits.

Discussion ensued in regards to creating a detailed list to be provided to locally landmarked structures of what can and can't be done.

Chairman Arens identified these efforts as being supportive of the educational aspect of the ordinance.

Mr. Gascoigne summarized agenda items for next month.

The Commission asked for staff to provide an update as to whether anything has moved forwards as a result of the Burns Field study.

Mr. Gascoigne indicated he would check with Gina Hassett and would be happy to report back.

Chairman Arens summarized his thoughts for next month's meeting and asked for a motion to adjourn.

Adjournment

Commissioner Buczkowski moved to adjourn. Commissioner Ives seconded and the meeting adjourned at 5:58 p.m. on September 14, 2010.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Village of Hinsdale
Designated Landmarked Properties

1. **19 East Chicago Avenue**
Memorial Building – February 2001
2. **5901 South County Line Road**
Katherine Legge Memorial Lodge – February 2001
3. **350 North Vine Street**
Burns Field Warming Shelter – March 2001
4. **319 North Washington Street**
Barrow Family – June 2001
5. **122 South Adams Street**
Hasenbalg & Johnson Family – July 2001
6. **338 North Elm Street**
Saviski Family – October 2001
7. **302 South Grant Street**
Immanuel Hall – February 2002
8. **15 South Clay Street**
Hinsdale Historical Society – May 2002
9. **317 South Park Avenue**
Konroyd Family – October 2002
10. **514 South Garfield Street**
Winterfield Family – October 2002
11. **134 South Park Avenue**
O'Neill Family – October 2002
12. **244 East First Street**
Furey Family – October 2002
13. **806 Wilson Lane**
Strausser Family – December 2002
14. **27 Blaine**
Cowell Family – August 2003

15. **120 South Elm Street**
Kelly Family – November 2003
16. **741 South Garfield Street**
Murphy Family – November 2003
17. **202 East Fourth Street**
Eddins Family – December 2003
18. **239 East Walnut Street**
Weinberger Family – June 2004
19. **304 S. Lincoln Street**
Bauer Family – August 2005
20. **4 Washington Circle**
Zaccone Family – February 2006
21. **735 South Garfield Street**
Ives Family – May 2007
22. **319 North Lincoln Street**
Brueschke Family – May 2007

National Register

142 E. First Street

318 S. Garfield Street

8 E. Third Street

302 S. Grant Street

329 E. Sixth Street

Downtown Hinsdale District

Robbins Subdivision District

Last Updated: 1/25/10

Notice by mail as herein required shall be mailed no fewer than seven days in advance of the hearing or meeting date by regular United States mail.

(b) *Hearings on amendments, special use permits, and variations.* In addition to notice as required by Subparagraph B3(a) of this Section, notice of every hearing set pursuant to Subsection A of this Section in connection with any application for an amendment to this Code or the Zoning Map, a special use permit, or a variation shall be given:

- (i) By publication in a newspaper published in the Village at least once no less than 15 days nor more than 30 days in advance of the hearing date.
- (ii) If a specific parcel is the subject of the application, by certified mail, return receipt requested, or personal delivery to all owners of property within 250 feet of the subject property. Notice as required by this Subparagraph shall be given by the applicant not less than 15 days nor more than 30 days in advance of the hearing.
- (iii) If a specific parcel is the subject of application, by posting a sign on the subject property. Such sign shall be at least six square feet in area; shall bear on its face the words "Zoning Application Pending" and a telephone number to be called for additional information; shall be issued by the Village Manager to the applicant for posting by the applicant; shall be posted on the property, facing the street, at least 15 days prior to the date set for a hearing on the application; and shall be removed from the property and returned to the Village Man-

ager by the applicant following, but not before, the conclusion of the hearing.

(c) *Hearing on official comprehensive plan.* In addition to notice as required by Subparagraph B3(a) of this Section, notice of every hearing set pursuant to Subsection A of this Section in connection with the adoption or amendment of the Official Comprehensive Plan shall be given by publication in a newspaper of general circulation in DuPage and Cook Counties at least 15 days before such hearing.

C. Referral to village commissions and departments.

- 1. *Manager to refer applications.* The Village Manager, not later than the time set pursuant to Subsection B of this Section for giving public notice, shall refer every application for which this Code requires a hearing before either the Plan Commission, the Zoning Board of Appeals, or the Historic Preservation Commission to all appropriate Village commissions and departments.
- 2. *Review and comments.* Each Village commission and department to which an application is referred pursuant to this Subsection shall review such application and submit its comments thereon to the Staff Secretary of the hearing body for presentation to that body at the hearing to be held on such application. Such comments shall, whenever possible, be submitted at least two business days prior to the date set for the hearing and shall be made available to any person on request prior to the hearing.

D. Conduct of hearings

- 1. *Rights of all persons.* Any person may appear and testify at a public hearing, either in person or by a duly authorized agent or attorney, and may submit documentary evidence; provided, however, that